

# ROSCOE VILLAGE

## 2008 Market Results

www.ChicagoHousingBubble.com

All information courtesy of the Multiple Listing Service of Northern Illinois

### AREA DEFINITION:

Belmont (3200N) – Addison (3600N)  
Ashland (1600W) – Western (2400W)

**Note:** Roscoe Village is usually measured as part of the North Center and/or Lakeview neighborhoods as defined by the MLS. As usual, I have used coordinates to look more closely at what buyers and sellers more typically define as Roscoe Village.

### 2-4 FLATS

<b>Total sold</b>	23
<b>Average Market time</b>	90 days
<b>2008 Median sales price</b>	\$610,000 <b>(-2%)</b>
<b>2007 Median sales price</b>	\$625,000

	2 units	3 units	4 units
<b>Number sold</b>	12	8	3
<b>Median price</b>	\$595,000 (+0%)	\$605,625 (-10%)	\$854,000 (+24%)
<b>Market Time</b>	96 days	51 days	170 days

### SINGLE FAMILY HOMES

<b>Total sold</b>	54
<b>Average Market time</b>	117 days
<b>2008 Median sales price</b>	\$947,900 <b>(-6%)</b>
<b>2007 Median sales price</b>	\$1,010,000

	0-2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
<b>Number sold</b>	3	13	17	21
<b>Median price</b>	\$518,000 (+0%)	\$665,000 (+6%)	\$942,000 (+2%)	\$1,300,000 (-8%)
<b>Market Time</b>	180 days	108 days	95 days	132 days

### CONDOMINIUMS

<b>Total sold</b>	233
<b>Average Market time</b>	112 days
<b>2008 Median sales price</b>	\$400,000 <b>(+4%)</b>
<b>2007 Median sales price</b>	\$385,000

	0-1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
<b>Number sold</b>	23	127	76	7
<b>Median price</b>	\$282,500 (+4%)	\$367,500 (+0%)	\$486,000 (-5%)	\$725,000 (+17%)
<b>Market Time</b>	92 days	105 days	133 days	61 days

### REAL ESTATE MARKET ANALYSIS

If you have questions or comments about your specific property or any other property on the market, please call us at (773) 883-5757 for an analysis. This information alone should not be used to determine a property's value.

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