

WICKER PARK

2008 Market Results

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All information courtesy of the Multiple Listing Service of Northern Illinois

AREA DEFINITION:

Division (1200N) – North (1600N)
Ashland (1600W) – Western (2400W)

Note: Some people define Wicker Park in the same area as Ukrainian Village (going south to Grand), but others do not. I used what (in my experience) is the more traditional definition of the neighborhood. Isn't that what's magical about Chicago? No one can agree on what each neighborhood is. As a Realtor I do the best I can to define it from the perspective of buyers and sellers.

2-4 FLATS

Total sold	16
Average Market time	91 days
2008 Median sales price	\$565,000 (-9%)
2007 Median sales price	\$618,500

	2 units	3 units	4+ units
Number sold	11	2	3
Median price	\$535,000 (-8%)	\$689,250 (-10%)	\$580,000 (-20%)
Market Time	98	45	97

SINGLE FAMILY HOMES

Total sold	24
Average Market time	145 days
2008 Median sales price	\$757,500 (-2%)
2007 Median sales price	\$772,500

	0-2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Number sold	2	10	10	2
Median price	\$426,400 (+9%)	\$696,500 (+9%)	\$868,000 (-4%)	\$1,120,000 (-7%)
Market Time	154	149	139	140

CONDOMINIUMS

Total sold	224
Average Market time	102 days
2008 Median sales price	\$416,000 (-1%)
2007 Median sales price	\$420,000

	0-1 bedrooms	2 bedrooms	3 bedrooms	4+ bedrooms
Number sold	8	123	92	1
Median price	\$261,750 (-3%)	\$383,000 (-3%)	\$515,000 (+2%)	\$450,000 (-3%)
Market Time	81	91	118	45

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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