


919 West Wisconsin Street

Comparable Sales

Historic Lincoln Park Townhomes

Over 100 Years Old, Brick & Stone, 3 Bedrooms, Fee Simple, Lot Size < .25 Acres, With Variable Rehabilitation

MLS # Photo	Address	List Price	Sold Price	Clsd Dt	# Rms	Beds	Baths	Year	Annual Real Estate Taxes	Average List Price	Average Sold Price
7511857	 1700 N. Crilly	\$1,490,000	\$1,420,000	9/1/2010	9	3	3.0		\$15,525		
7576541	 1922 N. Burling, Unit 1 (of 2)	\$975,000	\$925,000	10/7/2010	7	3	3.1		\$10,064		
7570617	 2019 N Seminary	\$1,327,000	\$1,225,000	10/8/2010	8	3	3.5		\$13,409		
7639655	 2426 N Seminary	\$699,900	\$675,000	11/15/2010	6	3	2.5		\$9,567		
7479895	 851 W Diversey	\$949,000	\$861,200	12/17/2010	10	3	3.1		\$11,439	\$1,088,180	\$1,021,240
N/A	 2019 N Seminary	\$1,225,000	\$1,225,000	2/8/2011	11	3	2.5		\$17,423		
7661574	 1870 N Maud	\$899,000	\$875,000	3/30/2011	9	3	3.5		\$12,291		
7640833	 1851 N Bissell	\$1,299,000	\$1,250,000	4/29/2011	11	3	2.5		\$20,688		
7780672	 2025 N Kenmore	\$1,175,000	\$1,117,000	7/12/2011	7	3	3.5		\$16,222		
7837785	 2501 N Racine	\$899,000	\$875,000	8/11/2011	8	3	3.5		\$9,958		
7825800	 535 W. Arlington	\$1,195,000	\$1,125,000	08/19/2011	8	3	2.5		\$17,070		
7807766	 2108 N Bissell (Back to CTA)	\$619,000	\$590,000	8/12/2011	8	3+	3.0		\$11,771		
7791022	 814 W Webster (Pre-Rehab 3 Unit)	\$795,000	\$700,000	9/6/2011	8	3	3.0		\$10,486		
7876787	 1815 N Hudson	\$1,199,900	\$900,000	10/3/2011	10	3	2.0		\$10,822.00		
7705755	 2124 N Fremont ("Renovated in 60's & Needs Refurbishing")	\$850,000	\$765,000	10.19.2011	6	3	1.5		\$7,228	\$1,015,590	\$942,200
7820328	 960 W Dickens [Separate Leased Parking]	\$795,000			9	3	2.5		\$10,999		
7854407	 358 W Wisconsin	\$950,000			9	3+	2.5		\$10,877		
7896931	 2019 N Dayton	\$1,150,000			8	3	3.0		\$14,713		
7896653	 2427 N Orchard	\$1,050,000			8	3	3.0		\$13,881		
7800936	 563 W Arlington	\$1,199,999			7	3	3.0		\$13,880	\$1,020,060	
One Year Average	2010 and 2011				8.5	3.0	3.0		\$12,931	\$1,039,787	\$968,547
Year To Date Average	2011				8.8	3.0	3.0		\$13,396	\$1,015,590	\$942,200

7732118		919 West Wisconsin Street			10+3+ Green House	3	2.5		\$3,656	\$900,000	
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Incentive Priced vs. Average 2011 Comparable Sales									(\$9,740)	(\$115,590)	(\$42,200)
									-73%	-11%	-4%