

Owen Report

The High-End **Single Family Home** Market
Chicago's **GOLD COAST / STREETERVILLE** Area
As of Friday, July 31, 2015

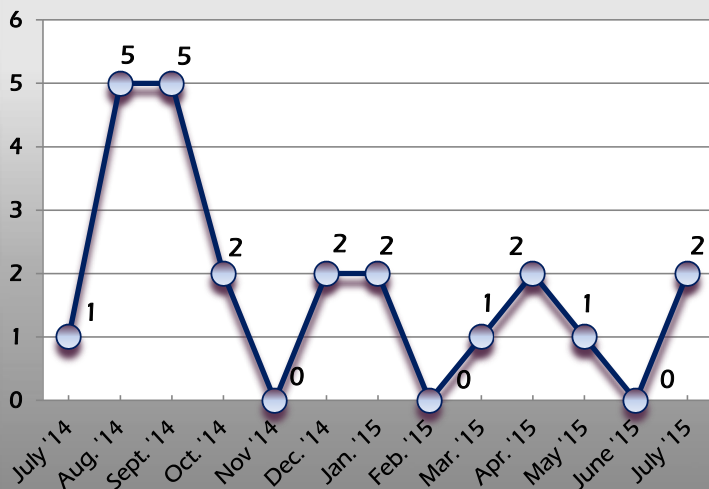
Monthly Statistics for July Sales, \$1.5M+

Average Price:	\$1,937,500
Median Price:	\$1,937,500
Maximum Price:	\$2,150,000
Total Sales Volume:	\$3,875,000
Total Units Sold:	2
Average Market Time of Units Sold:	26 days
Total Units Currently Active:	39
Avg. Mkt. Time of Currently Active Units:	358 days

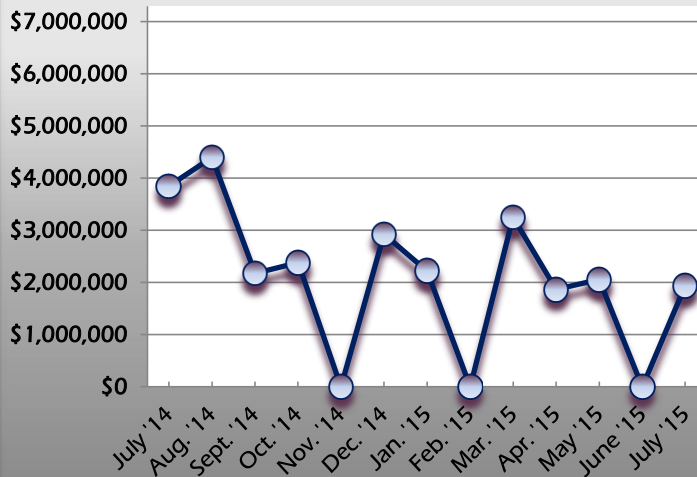
% +/- Since Last Month

N/A (no sales in June)
N/A (no sales in June)
N/A (no sales in June)
N/A (no sales in June)
N/A (no sales in June)
N/A (no sales in June)
0%
-5.79%

Units Sold One Year Trend



Median Price One Year Trend



Source: Midwest Real Estate Data (MRED / MLS)



Janet Owen

312.268.0700 direct
jowen@koenigrubloff.com
www.RealtorJanetOwen.com

Exceptional Residences...
Extraordinary Results



BERKSHIRE HATHAWAY
HomeServices

KoenigRubloff
Realty Group

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The High-End **Single Family Home** Market
Chicago's **LINCOLN PARK** Area
As of Friday, July 31, 2015

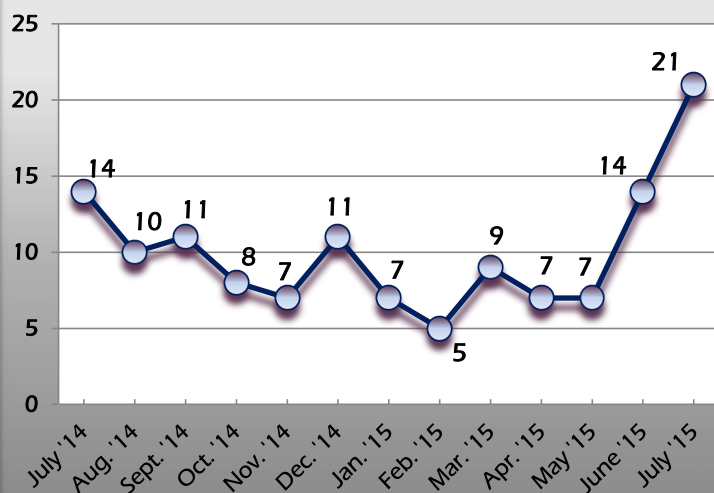
Monthly Statistics for July Sales, \$1.5M+

Average Price:	\$2,437,238
Median Price:	\$2,630,000
Maximum Price:	\$4,750,000
Total Sales Volume:	\$51,182,000
Total Units Sold:	21
Average Market Time of Units Sold:	133 days
Total Units Currently Active:	84
Avg. Mkt. Time of Currently Active Units:	183 days

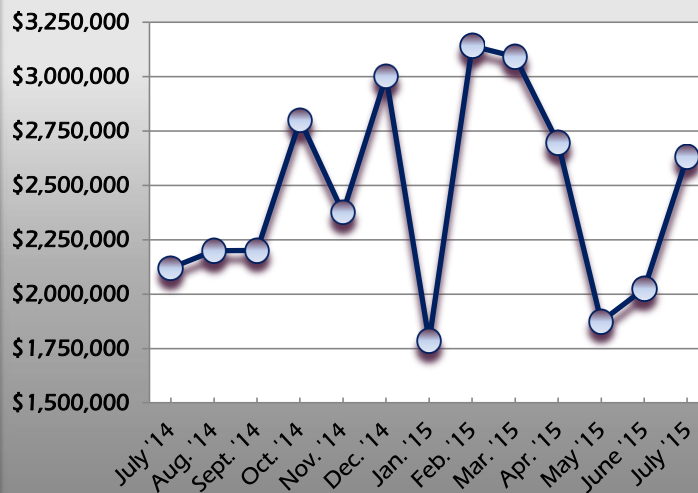
% +/- Since Last Month

+10.69%
+29.88%
+28.38%
+66.03%
+50.00%
-8.90%
+1.20%
-3.17%

Units Sold One Year Trend



Median Price One Year Trend



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The High-End **Cooperative** Market Chicago's **GOLD COAST / STREETERVILLE** Area As of Friday, July 31, 2015

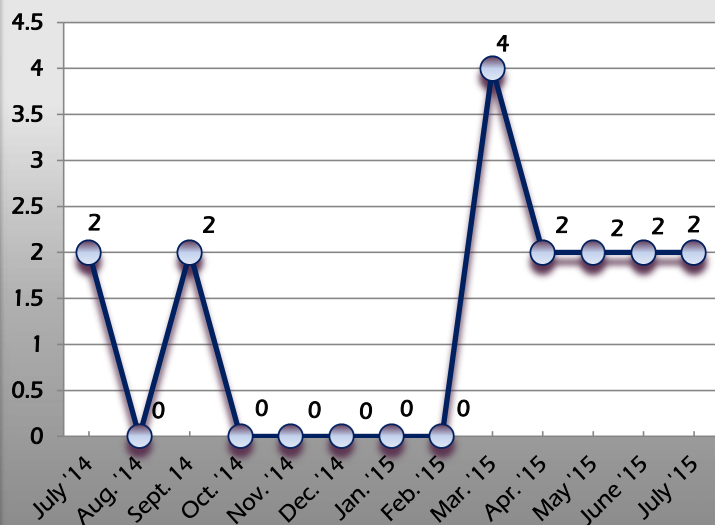
Monthly Statistics for July Sales, \$1M+

Average Price:	\$2,823,200
Median Price:	\$2,823,200
Maximum Price:	\$4,500,000
Total Sales Volume:	\$5,646,400
Total Units Sold:	2
Average Market Time of Units Sold:	1027 days
Total Units Currently Active:	26
Avg. Mkt. Time of Currently Active Units:	385 days

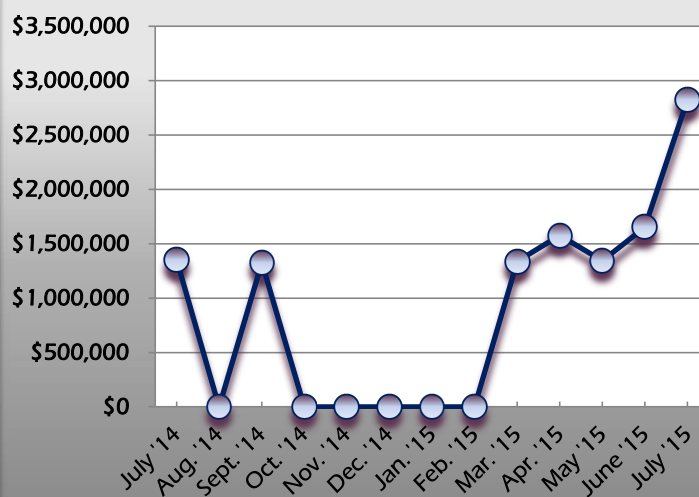
% +/- Since Last Month

+71.10%
+71.10%
+150.00%
+71.10%
0%
+128.73%
+23.81%
-9.41%

Units Sold
One Year Trend



Median Price
One Year Trend



Source: Midwest Real Estate Data (MRED / MLS)



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The High-End **Cooperative** Market
Chicago's **LINCOLN PARK** Area
As of Friday, July 31, 2015

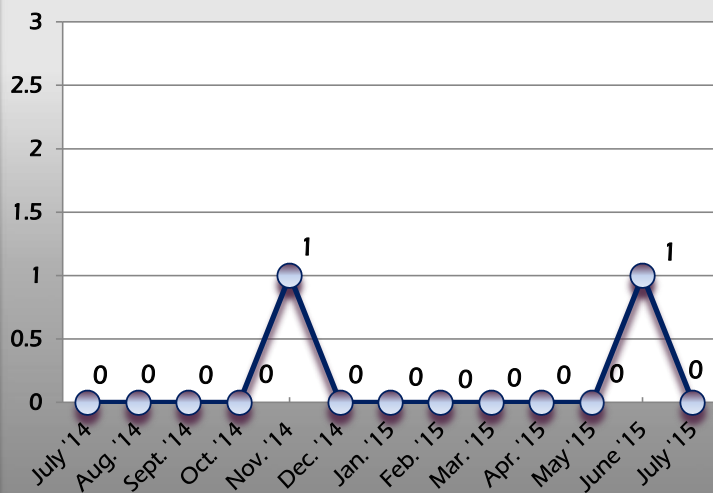
Monthly Statistics for July Sales, \$1M+

Average Price:	\$0
Median Price:	\$0
Maximum Price:	\$0
Total Sales Volume:	\$0
Total Units Sold:	0
Average Market Time of Units Sold:	N/A
Total Units Currently Active:	4
Avg. Mkt. Time of Currently Active Units:	459 days

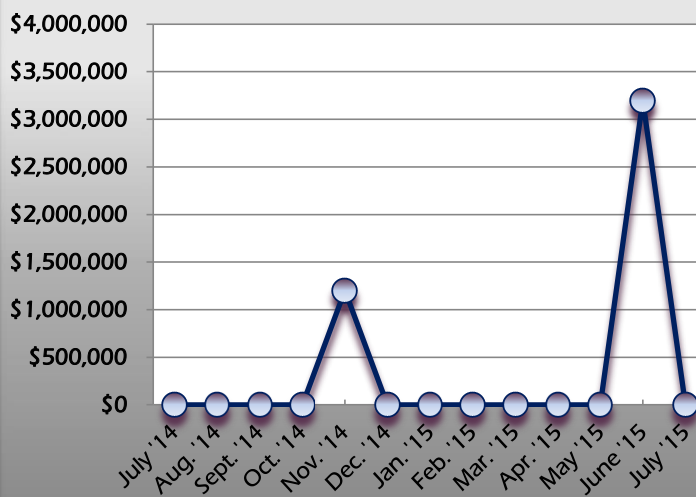
% +/- Since Last Month

-100%
-100%
-100%
-100%
-100%
N/A
0%
+6.50%

Units Sold One Year Trend



Median Price One Year Trend



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The High-End **Condominium** Market Chicago's **GOLD COAST / STREETERVILLE** Area As of Friday, July 31, 2015

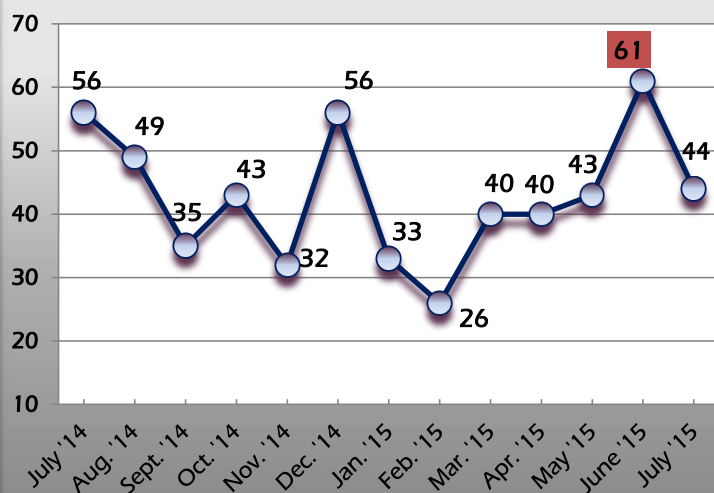
Monthly Statistics for July Sales, \$700k+

Average Price:	\$1,340,125
Median Price:	\$1,132,500
Maximum Price:	\$4,400,000
Total Sales Volume:	\$58,965,500
Total Units Sold:	44
Average Market Time of Units Sold:	106 days
Total Units Currently Active:	276
Avg. Mkt. Time of Currently Active Units:	163 days

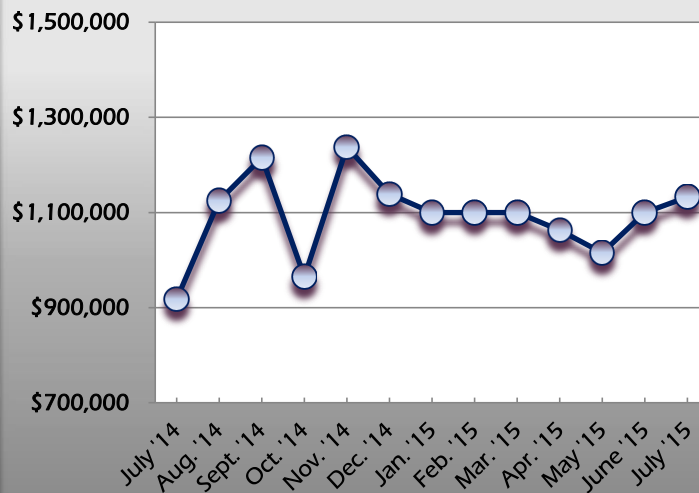
% +/- Since Last Month

-1.52%
+2.95
+3.53%
-28.97%
-27.87%
+49.30%
-7.07%
-1.81%

Units Sold One Year Trend



Median Price One Year Trend



Source: Midwest Real Estate Data (MRED / MLS)



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The High-End **Condominium** Market
Chicago's **LINCOLN PARK** Area
As of Friday, July 31, 2015

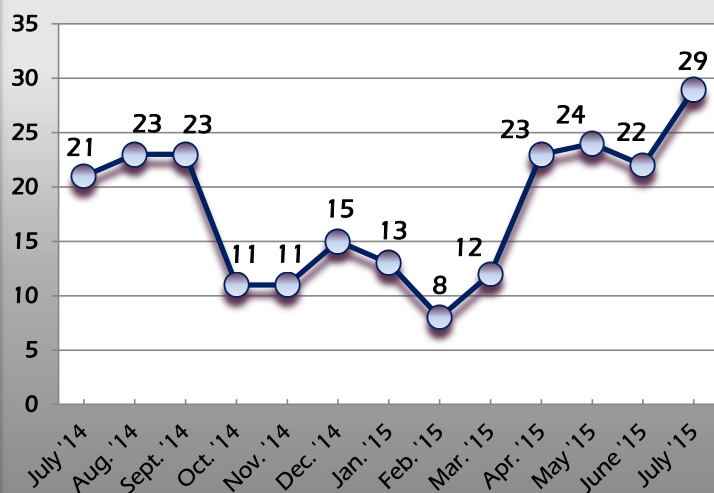
Monthly Statistics for July Sales, \$700k+

Average Price:	\$972,481
Median Price:	\$865,000
Maximum Price:	\$3,100,000
Total Sales Volume:	\$28,201,950
Total Units Sold:	29
Average Market Time of Units Sold:	40 days
Total Units Currently Active:	69
Avg. Mkt. Time of Currently Active Units:	137 days

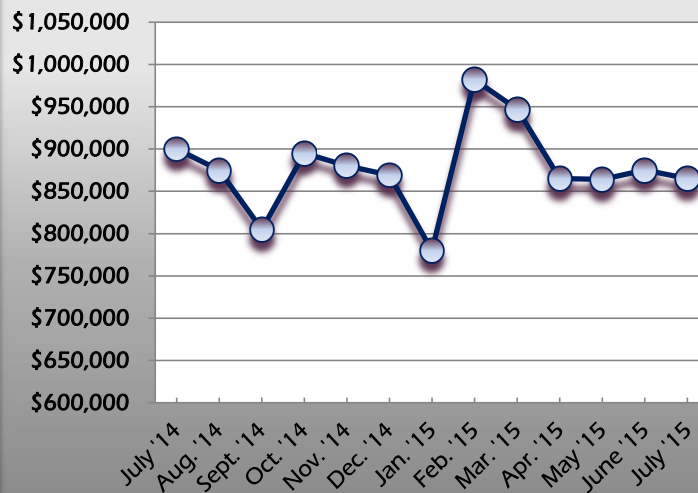
% +/- Since Last Month

+7.10%
-1.14%
+82.35%
+41.18%
+31.82%
-40.30%
0%
+2.24%

Units Sold One Year Trend



Median Price One Year Trend



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Property Details for the Sales in July 2015

Property Address	Sales Price	Asking Price	Closed Date	Market Time in Days
<i>Single Famile Homes in Gold Coast/Streeterville</i>				
1507 North Mohawk Street	\$1,725,000	\$1,850,000	7/27/2015	38
48 East Schiller Street	\$2,150,000	\$2,150,000	7/17/2015	13
<i>Single Family Homes in Lincoln Park</i>				
2523 North Marshfield Avenue	\$1,500,000	\$1,549,000	7/31/2015	169
1936 North Sedgwick Street	\$1,500,000	\$1,599,000	7/15/2015	532
2431 North Marshfield Avenue	\$1,530,000	\$1,574,000	7/23/2015	123
2021 North Bissell Street	\$1,585,000	\$1,650,000	7/29/2015	92
521 West Grant Place	\$1,685,000	\$1,749,000	7/27/2015	59
2632 North Lakewood Avenue	\$1,733,000	\$1,799,000	7/20/2015	95
2115 North Fremont Street	\$1,829,000	\$1,829,000	7/16/2015	32
2142 North Fremont Street	\$1,880,000	\$1,899,000	7/30/2015	380
610 West Belden Avenue	\$1,970,000	\$2,195,000	7/22/2015	141
2110 North Fremont Street	\$2,020,000	\$2,050,000	7/1/2015	25
1829 North Bissell Street	\$2,630,000	\$2,695,000	7/13/2015	51
1865 North Maud Avenue	\$2,650,000	\$2,849,000	7/13/2015	30
2029 North Fremont Street	\$2,695,000	\$2,695,000	7/13/2015	4
1913 North Fremont Street	\$2,715,000	\$2,989,000	7/20/2015	61
1907 North Lincoln Park West	\$2,805,000	\$2,895,000	7/31/2015	7
1841 North Orleans Street	\$2,900,000	\$2,990,000	7/24/2015	286
2712 North Lakewood Avenue	\$2,925,000	\$3,200,000	7/6/2015	25
2631 North Burling Street	\$3,000,000	\$3,195,000	7/17/2015	36
1825 North Cleveland Avenue	\$3,280,000	\$3,499,000	7/31/2015	622
1733 North Park Avenue	\$3,600,000	\$3,950,000	7/1/2015	13
2224 North Dayton Street	\$4,750,000	\$3,575,000	7/23/2015	16
<i>Cooperatives in Gold Coast/Streeterville</i>				
232 East Walton Place #11W	\$1,146,400	\$1,239,000	7/21/2015	1010
209 East Lake Shore Drive #7E	\$4,500,000	\$4,995,000	7/16/2015	1043
<i>Cooperatives in Lincoln Park</i>				
N/A (no sales in July)				
<i>Condominiums in Gold Coast/Streeterville</i>				
175 East Delaware Place #6305	\$700,000	\$735,000	7/14/2015	115
375 West Erie Street #510	\$711,500	\$730,000	7/13/2015	12
200 West Grand Avenue #2601	\$720,000	\$695,999	7/20/2015	224
505 North McClurg Court #3205	\$735,000	\$725,000	7/16/2015	8
600 North Lake Shore Drive #3909	\$735,000	\$699,900	7/30/2015	10
21 East Huron Street #1203	\$740,000	\$798,000	7/24/2015	26
1501 North State Parkway #6C	\$745,000	\$749,000	7/2/2015	8
1503 North Mohawk Street #1W	\$745,000	\$765,000	7/13/2015	6
1300 North Astor Street #28A	\$816,000	\$800,000	7/15/2015	10
839 North Dearborn Street #C	\$848,000	\$864,900	7/1/2015	112
500 West Superior Street #1905	\$875,000	\$825,000	7/14/2015	13
55 East Erie Street #1604	\$877,500	\$899,500	7/28/2015	142

See More Property Details for Sales in July 2015 on Following Page

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Property Details for the Sales in July 2015

Property Address	Sales Price	Asking Price	Closed Date	Market Time in Days
<i>Condominiums in Gold Coast/Streeterville (Continued)</i>				
1212 North Lake Shore Drive #19CN	\$880,000	\$899,000	7/30/2015	85
21 East Huron Street #2404	\$890,000	\$995,000	7/10/2015	29
1212 North Lake Shore Drive #34CN	\$915,000	\$967,000	7/28/2015	300
1340 North Dearborn Parkway #3A	\$920,000	\$879,000	7/1/2015	4
250 East Pearson Street #1501	\$925,000	\$925,000	7/1/2015	44
55 West Delaware Place #502	\$975,000	\$959,000	7/16/2015	15
100 East Bellevue Place #30E	\$1,000,000	\$1,095,000	7/1/2015	302
349 West Superior Street #B	\$1,050,000	\$1,150,000	7/10/2015	69
500 West Superior Street #1910	\$1,100,000	\$1,100,000	7/13/2015	228
950 North Michigan Avenue #3005	\$1,100,000	\$1,149,000	7/1/2015	376
635 North Dearborn Street #2802	\$1,165,000	\$1,189,000	7/28/2015	3
180 East Pearson Street #6005	\$1,200,000	\$1,250,000	7/8/2015	2
55 East Erie Street #1805	\$1,225,000	\$1,275,000	7/10/2015	9
849 North Franklin Street #1608	\$1,247,500	\$1,299,900	7/31/2015	41
1550 North State Parkway #803	\$1,275,000	\$1,339,000	7/21/2015	72
111 East Chestnut Street #49KJ	\$1,280,000	\$1,259,000	7/17/2015	22
600 North Lake Shore Drive #1704	\$1,300,000	\$1,299,000	7/17/2015	296
25 East Superior Street #2806	\$1,307,500	\$1,349,900	7/13/2015	8
25 East Superior Street #4005	\$1,375,000	\$1,450,000	7/10/2015	29
30 West Erie Street #402	\$1,400,000	\$1,482,000	7/15/2015	9
1317 North Sutton Place (Townhome)	\$1,400,000	\$1,499,000	7/23/2015	196
600 North Lake Shore Drive #1211	\$1,425,000	\$1,534,900	7/30/2015	38
25 East Superior Street #2501	\$1,445,000	\$1,550,000	7/17/2015	47
25 East Superior Street #3002	\$1,500,000	\$1,600,000	7/30/2015	420
10 East Delaware Place #19E	\$1,687,500	\$1,725,000	7/6/2015	172
401 North Wabash Avenue #2646	\$1,687,500	\$1,950,000	7/16/2015	505
1040 North Lake Shore Drive #16D	\$2,162,500	\$2,400,000	7/10/2015	46
401 North Wabash Avenue #49G	\$2,500,000	\$2,800,000	7/22/2015	65
180 East Pearson Street #5106	\$2,550,000	\$2,495,000	7/2/2015	6
445 East North Water Street #2205	\$2,730,000	\$3,295,000	7/23/2015	218
11 East Walton Street #3001	\$3,700,000	\$3,750,000	7/14/2015	294
159 East Walton Place #19A	\$4,400,000	\$4,900,000	7/17/2015	45

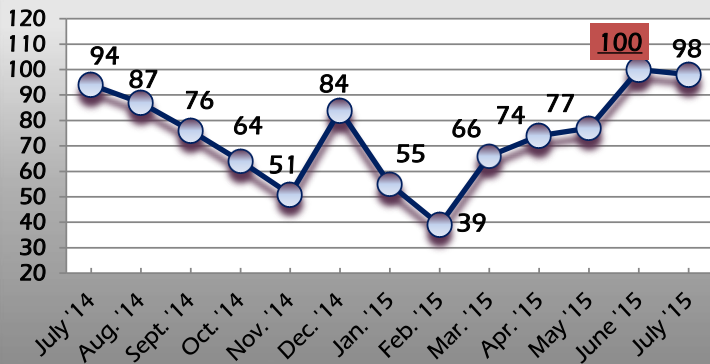
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Property Details for the Sales in July 2015

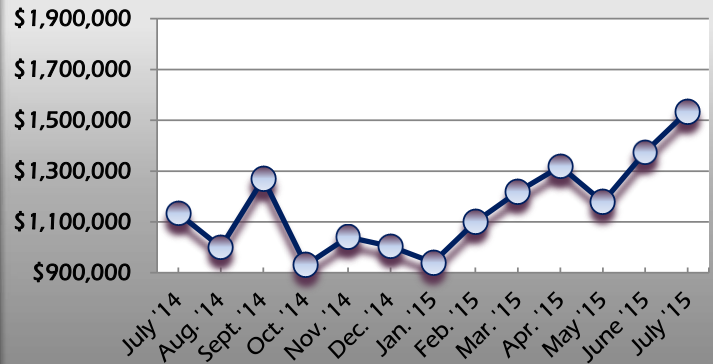
Property Address	Sales Price	Asking Price	Closed Date	Market Time in Days
<i>Condominiums in Lincoln Park</i>				
2206 North Lakewood Avenue (Townhome)	\$700,000	\$735,000	7/22/2015	25
600 West Drummond Place #312	\$710,000	\$674,500	7/1/2015	3
2755 North Lakewood Avenue #3S	\$714,500	\$769,000	7/20/2015	13
2717 North Lehmann Court #1S	\$738,500	\$759,000	7/1/2015	200
2040 North Racine Avenue #3	\$745,000	\$769,000	7/29/2015	2
2717 North Lehmann Court #7	\$760,000	\$759,000	7/24/2015	5
1040 West Altgeld Street #1S	\$775,000	\$799,000	7/30/2015	12
1912 North Halsted Street #1N	\$776,000	\$749,000	7/24/2015	6
2751 North Kenmore Avenue #1	\$793,000	\$797,900	7/31/2015	35
1845 North Hudson Avenue #A	\$799,000	\$799,000	7/24/2015	5
1046 West Altgeld Street #1S	\$799,000	\$799,000	7/17/2015	1
2501 North Wayne Avenue #6	\$799,950	\$799,950	7/17/2015	7
434 West Armitage Avenue #C	\$803,000	\$800,000	7/6/2015	4
2041 North Bissell Street #1	\$810,000	\$800,000	7/13/2015	11
2657 North Bosworth Avenue #1S	\$865,000	\$875,000	7/24/2015	212
2130 North Lincoln Park West #5N	\$870,000	\$949,000	7/2/2015	5
2711 North Hermitage Ave (Townhome)	\$875,000	\$899,900	7/1/2015	38
2130 North Lincoln Park West Ave #16N	\$875,000	\$875,000	7/9/2015	2
2038 North Sedgwick Street #A	\$880,000	\$895,000	7/7/2015	8
1430 West Wrightwood Ave (Townhome)	\$975,000	\$999,900	7/31/2015	10
2040 North Racine Avenue #1	\$979,000	\$979,000	7/2/2015	12
1956 North Mohawk Street #B	\$990,000	\$999,900	7/1/2015	7
2617 North Wayne Avenue #3S	\$995,000	\$1,025,000	7/31/2015	77
1046 West Altgeld Street #3	\$1,025,000	\$1,025,000	7/1/2015	1
414 West Wisconsin Street #B	\$1,115,000	\$1,195,000	7/16/2015	143
410 West Wisconsin Street #F	\$1,135,000	\$1,179,000	7/31/2015	11
1901 North Hudson Avenue #1901	\$1,175,000	\$1,249,000	7/1/2015	56
2550 North Lakeview Avenue #N404	\$1,625,000	\$1,699,900	7/16/2015	35
2550 North Lakeview Avenue #S32-02	\$3,100,000	\$3,150,000	7/15/2015	213

**Units Sold
One Year Trend**



Total Units: 98

**Median Price
One Year Trend**



Median Price: \$1,535,000

Recently Sold by Janet Owen



159 E. Walton The Palmolive Residence #5B

Offering Price \$1,775,000

2 Bedrooms + Library | 2 Full, 1 Half Baths

- Absolutely stunning residence in premier condominium building, steps from Magnificent Mile!
- ONE MILLION DOLLARS in exquisite upgrades
- Clive Christian Kitchen
- Glorious formal Dining Room
- Splendid Master Suite with Room-sized Sitting Area
- Poliform closets
- 2 Pets OK
- Price & assessment includes 1 parking space
- Best home at sought after Palmolive!



1825 N. Cleveland East Lincoln Park Single Family Residence

Offering Price \$3,499,000

5 Bedrooms | 5 ½ Baths

- East Lincoln Park desirable location
- Lincoln Elementary District
- 4,800 bottle true Wine Room with Tasting Area
- 6,500 gross square feet
- Idyllic 2-story Patio off Family Room plus Terraces
- Elevator to all levels
- Very highly upgraded home
- Attached 2 car Garage
- Near Lincoln Park, Bauler Playground, Oz Park
- Absolutely beautiful and has everything on your wish list!

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of 159 East Walton #5B:**

<http://tours54.vht.com/PPI/T433220750>

**CLICK HERE OR COPY AND PASTE FOR VIRTUAL TOUR:
of 1825 North Cleveland Avenue:**

<http://tour.vht.com/391688157>