



Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Berwyn

MLS 402



Canvassed in 11/2010

Because a neighborhood encompasses so much more than what its demographics and statistics reveal, a canvassing report is crucial for creating a more complete picture that also includes non-statistical information, such as the physical condition of buildings, true accessibility, public transportation options, ratio of visitors to residents and the graffiti and littering that a canvasser can witness. Through visits and photos of communities taken during peak hours, an outsider can gain a comprehensive understanding of a neighborhood that falls beyond its demographics.

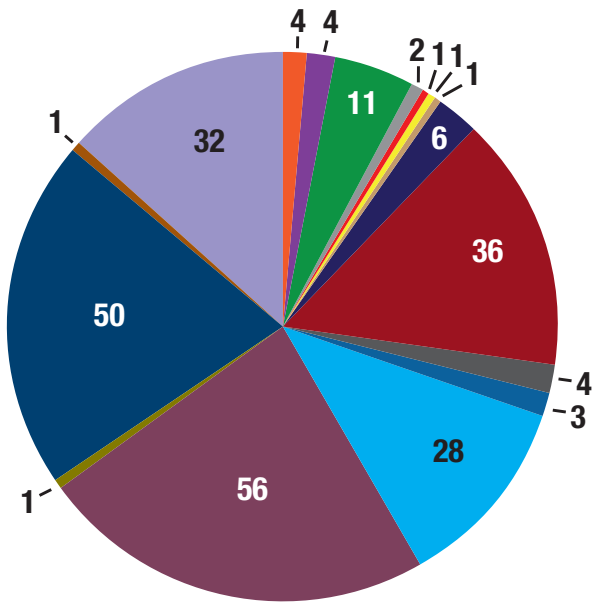
Following is our finding.

The commercial corridor is densely built and storefronts are conveniently adjacent to the street. Berwyn is paying attention to its streetscape. On the day of canvassing, many sidewalks, especially on the east side of the corridor, were being repaved for pedestrian appeal. Improved sidewalks will serve the area well aesthetically and also increase the safety of passers-by. Benches are located on many corners and bike racks are placed on every block. Street parking is metered along much of the corridor but businesses tend to have free parking tucked behind their buildings.

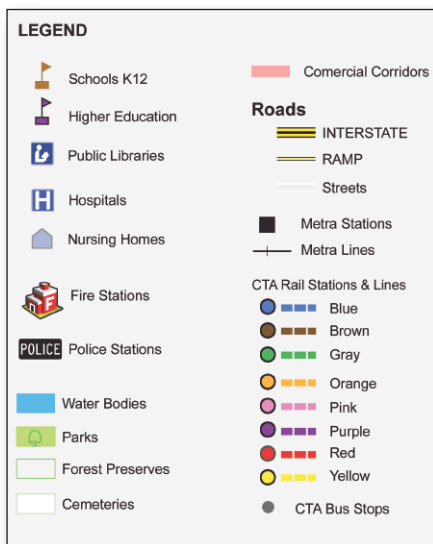
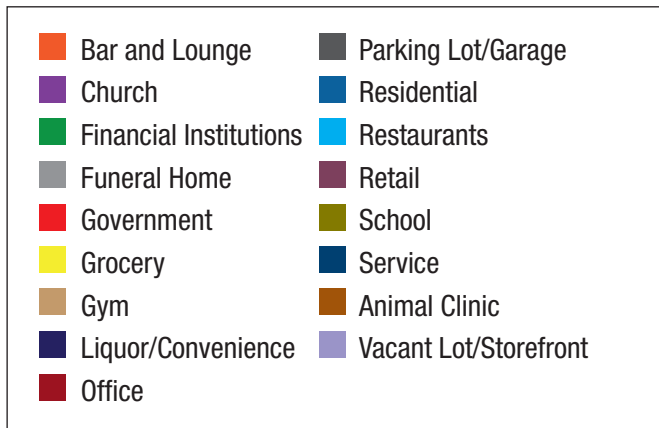
At the east end of the corridor there are a few empty storefronts. On the west end there is a large, suburban-style shopping mall that offers a wealth of shopping and dining options.

Residential Profile:
Housing stock on corridor side streets is very similar to what is found in Chicago communities on the edge of the city: bungalow-style single-family homes with lawns and a density typical of city living.

Cermak Rd. (22nd St.) Snapshot



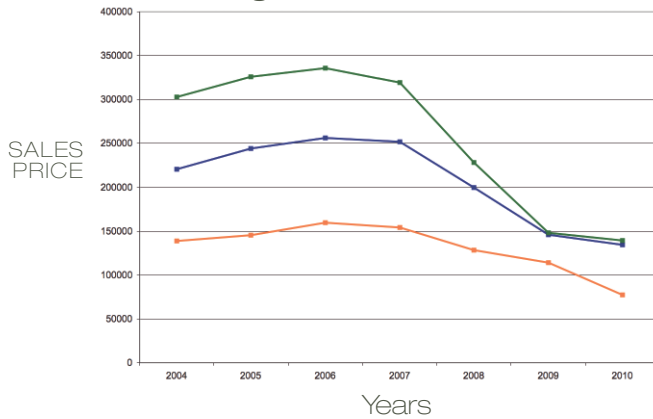
241 Businesses in Surveyed Area of Berwyn



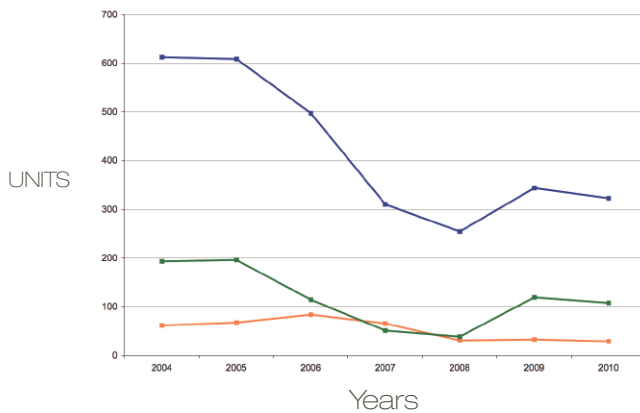
Berwyn by the Numbers

Housing Statistics

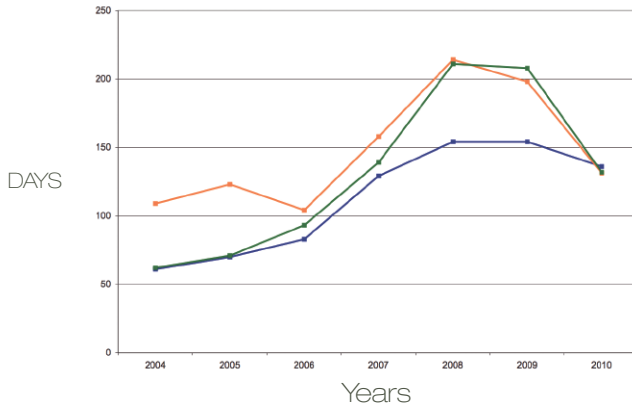
Average Residential Sale Price



Number of Units Sold



Average Days on the Market



— Type 1 — Type 2 — Type 3

MLS Information (2004-2010) Property Type Classifications:

Type 1 - Single Family Detached; Type 2 - Multi Unit Attached; Type 3 - 2, 3, 4 Flats

STATISTIC SOURCE: Midwest Real Estate Data LLC (MRED)

Street/Corridor

Cermak Rd.
Berwyn - Cermak
Berwyn - Oak Park
Berwyn - Cermak

Bus Routes

CTA 21
Pace 304
Pace 311
Pace 322

Ridership - 2007

2,607,238
N/A
N/A
N/A

2008

2,993,205
N/A
N/A
N/A

2009

3,121,930
N/A
N/A
N/A

2010*

2,618,779
N/A
N/A
N/A

Street/Corridor

54th/Cicero

CTA "L" Train/Metra

Pink Line

Ridership - 2007

568,079

2008

620,949

2009

585,577

2010

485,097

*2010 Chicago Transit Authority ridership numbers are through November 2010 only. Chicago Transit Authority (CTA) ridership numbers were sourced through the CTA website www.transitchicago.com.

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