

Presents...

The Chicago Neighborhood Initiative:

Revitalizing Our Marketplace

Near West Side

MLS 8028



Canvassed in 6/2010

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.

Near West Side buildings range from good to excellent condition. The area seems popular with young families and couples, likely first-time home buyers seeking easy access to work, restaurants and



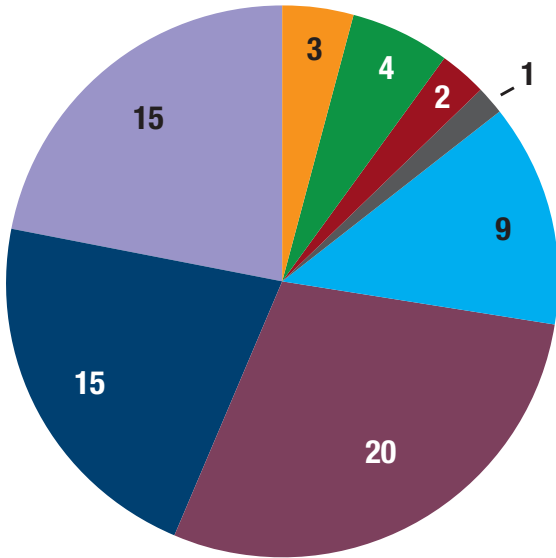
A detailed map of Chicago's neighborhoods. The 'Near West Side' neighborhood is highlighted in orange. Other labeled neighborhoods include Edison Park, Norwood Park, Forest Glen, West Ridge, Rogers Park, North Park, North Branch, Edgewater, Uptown, Lincoln Square, Albany Park, Irving Park, Portage Park, Dunning, Belmont Cragin, Logan Square, Lincoln Park, West Town, Near North Side, The Loop, Near South Side, Lower West Side, North LaVerde, South LaVerde, Bridgeport, Douglas, Kenwood, Hyde Park, Washington Park, Englewood, Greater Grand Crossing, South Shore, South Chicago, East Side, Hegewisch, Riverdale, Pullman, South Deering, Calumet Heights, Chatham, Avon Park, Beverly, Morgan Park, West Pullman, West Loop, Chicago Lawn, West Elsdon, Archer Heights, Brighton Park, McKinley Park, Grand Boulevard, and West Loop.

Chicago Metropolitan Agency for Planning, 2010.

Drivers can find multiple places to park within the corridor. Street parking is metered and parking garages are tucked into buildings. This feature minimizes traffic congestion and maximizes pedestrian safety. The Near West Side is a welcoming community with easy access to the city.

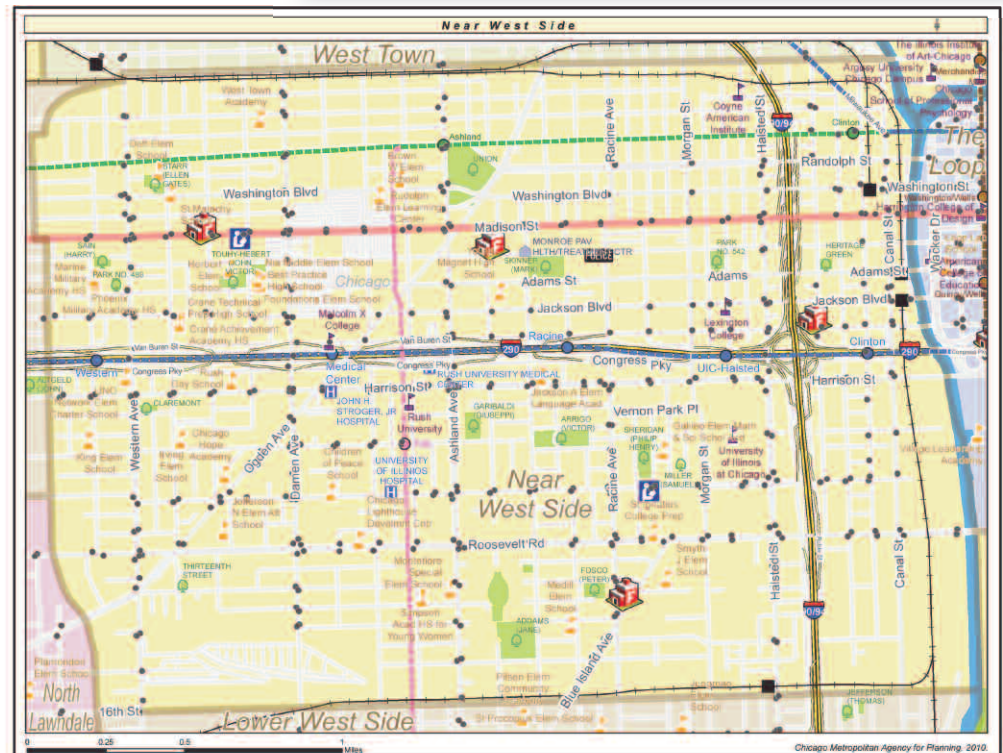
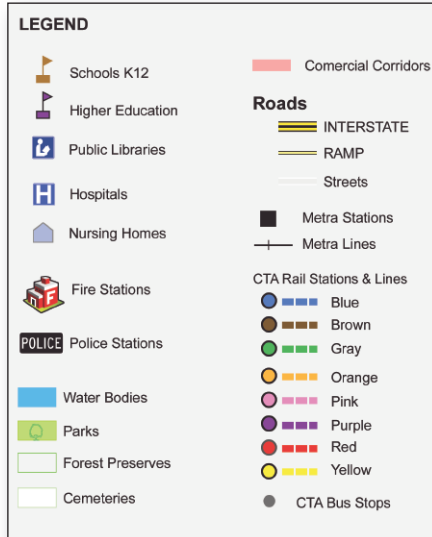
Residential Profile: Much of the area's housing is condo loft buildings, along with a few townhome developments.

Madison Avenue Snapshot



69 Businesses in Surveyed Area of Near West Side

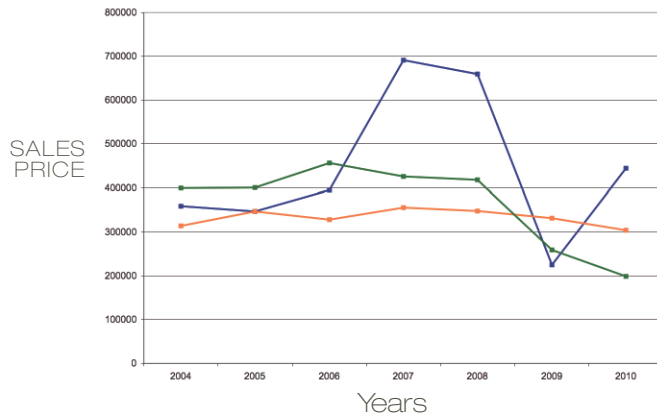
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|------------------------|-----------------------|
| Bar and Lounge | Restaurants |
| Financial Institutions | Retail |
| Office | Service |
| Parking Lot/Garage | Vacant Lot/Storefront |



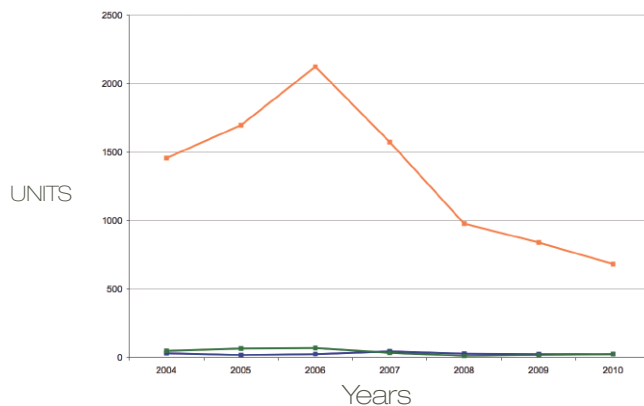
Near West Side by the Numbers

Housing Statistics

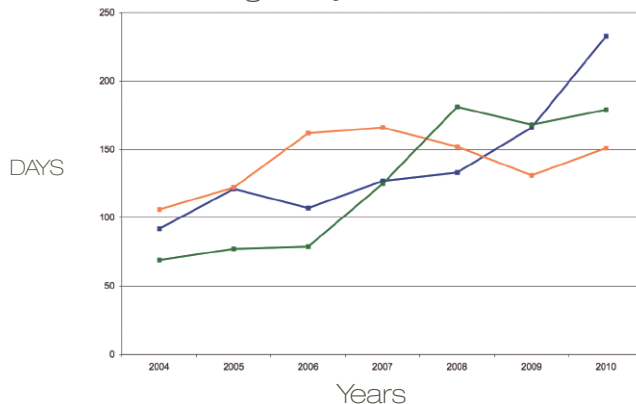
Average Residential Sale Price



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	Bus Routes	Ridership - 2007	2008	2009	2010
Madison	CTA 20	6,783,961	6,809,210	6,621,703	6,224,615
Jackson	CTA 126	2,793,253	2,935,291	2,663,720	2,174,725
Ashland	CTA 9	7,761,503	8,026,210	7,497,612	8,781,029
Halsted	CTA 8	6,353,409	7,230,738	7,446,453	6,489,684

Street/Corridor	CTA "L" Train/Metra	Ridership - 2007	2008	2009	2010
Medical Center	Blue Line	697,637	767,582	809,642	838,178
Racine	Blue Line	619,126	636,239	609,172	593,651
Halsted-UIC	Blue Line	1,286,209	1,406,969	1,340,464	1,375,351
Clinton	Pink and Green Lines	1,030,100	125,362	1,186,882	1,116,235
Ashland	Pink and Green Lines	688,732	747,001	746,589	687,164

*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.

Reports created by Caitlin Malloy, Chicago Association of REALTORS®, Department of Government Affairs. Designed by Jim August, Senior Graphic Designer, Chicago Association of REALTORS®. In collaboration with DePaul University, Chaddick Institute; with great support from Steven Field, Brian Izzo and Martin Ellinger-Locke, Technical support from The Full Circle Project at Chicago Metropolitan Agency for Planning.