



## WASHINGTON PARK SOLD MARKET REPORT SUMMARY JANUARY-DECEMBER 2009

Prepared by: **SHELLEY BRIDGE**

### EAST SIDE

<b>AVERAGE</b>	<b>\$774,947</b>	<b>\$706,381</b>	<b>96%</b>	<b>90</b>	<b>2001</b>	<b>\$362.03</b>
<b>MEDIAN</b>	<b>\$627,450</b>	<b>\$579,250</b>				<b>\$365.47</b>

PROPERTY ADDRESS	STYLE	LIST PRICE	ORIG PRICE	SOLD PRICE	% ORIG TO SOLD	DOM	SQ FT	\$/SQ FT	SOLD DATE	Fin Sq Ft	Beds	Baths	Car Storage	Spaces	Zoning	Lot Size
1567 S University Blvd	R	\$199,800	\$199,900	\$152,500	76.00%	78	1,375	\$110.91	23-Nov-09	1,750	2	2	G		R1	5570
273 S Franklin St	R	\$239,900	\$239,900	\$235,000	98.00%	3	750	\$313.33	13-Aug-09	750	1	1	G,D	1	R1	2462
1411 S Marion St	R	\$275,000	\$275,000	\$236,200	86.00%	11	970	\$243.51	15-Dec-09	970	2	2	G	2	R-1	5990
360 S Humboldt St	R	\$324,900	\$347,000	\$275,000	85.00%	149	989	\$278.06	30-Apr-09	989	3	1	G,D	3	R-2	4760
1439 S University Blvd	R	\$269,900	\$259,900	\$275,000	102.00%	5	893	\$307.95	26-May-09	1,741	3	2	G,D	2	R1	5980
354 S Humboldt St	R	\$324,900	\$347,000	\$286,825	88.00%	151	1,041	\$275.53	11-May-09	1,041	3	1	G,D	2	R-2	4760
348 S Humboldt St	R	\$324,900	\$347,000	\$290,000	89.00%	102	989	\$293.23	27-Feb-09	989	3	1	G,D	2	R-2	4760
276 S Franklin St	R	\$329,900	\$349,000	\$320,000	97.00%	92	882	\$362.81	2-Oct-09	882	2	2	G,D	1	R1	4200
300 S Humboldt St	R	\$349,000	\$385,000	\$322,000	92.00%	114	1,164	\$276.63	26-Mar-09	2,037	4	2	G,D	2	R-2	6350
333 S Gilpin St	R	\$360,000	\$360,000	\$324,000	90.00%	0	1,038	\$312.14	21-Aug-09	1,038	2	1	G,D	1	RES	5060
1033 S Vine St	R	\$350,000	\$360,000	\$329,000	94.00%	40	905	\$363.54	2-Jul-09	1,543	3	1	G,D	2	R1	3052
410 S York St	R	\$350,000	\$350,000	\$350,000	100.00%	9	950	\$368.42	25-Aug-09	1,805	2	2	G,D	1	R1	6240
1051 S York St	R	\$385,000	\$439,999	\$355,000	92.00%	273	1,139	\$311.68	31-Mar-09	2,117	2	1	G	2	R	6300
1594 S Gaylord St	R	\$375,000	\$400,000	\$366,000	98.00%	41	1,264	\$289.56	13-Jul-09	2,400	4	2	G,D	2	RES	6250
1431 E Virginia Ave	R	\$379,000	\$550,000	\$370,000	98.00%	219	937	\$394.88	7-Jul-09	937	2	1	G,D	1	R2	3900
444 S Williams St	R	\$399,900	\$399,900	\$372,000	93.00%	12	1,378	\$269.96	27-Oct-09	1,811	2	1	G,A	1	R1	6240
1471 S Gaylord St	R	\$399,500	\$399,500	\$375,000	94.00%	122	1,554	\$241.31	23-Feb-09	2,151	5	3	G,D	2	R1	6300
1418 S Marion St	R	\$375,000	\$399,975	\$375,000	100.00%	50	1,334	\$281.11	2-Dec-09	2,204	3	2	G,A	2	R1	5990
507 S Race St	R	\$385,000	\$350,000	\$385,000	100.00%	1	1,010	\$381.19	30-Nov-09	1,425	1	1	G,D	1	R-1	6240
459 S University Blvd	R	\$399,000	\$399,000	\$389,000	97.00%	11	950	\$409.47	10-Jun-09	1,805	3	2	G,D	4	R1	6240
435 S University Blvd	R	\$399,000	\$527,000	\$390,500	98.00%	108	952	\$410.19	30-Sep-09	1,677	3	2	G,D	3	R1	6240
732 S Race St	R	\$400,000	\$446,900	\$406,000	102.00%	164	921	\$440.83	7-Aug-09	1,181	2	2	G,D	1	R1	4680
375 S University Blvd	S 1/2	\$427,900	\$629,900	\$408,500	95.00%	145	2,277	\$179.40	20-May-09	3,000	4	3	G,A	1	RES	9370
462 S Lafayette St	2S	\$425,000	\$429,900	\$410,000	96.00%	168	1,436	\$285.52	16-Dec-09	1,705	3	3	G,A	2	R4	
477 S Vine St	R	\$429,500	\$449,000	\$410,000	95.00%	90	912	\$449.56	29-Dec-09	1,824	3	2	G,D	3	R1	4680
1432 S Vine St	R	\$419,000	\$459,000	\$412,000	98.00%	59	976	\$422.13	22-May-09	1,865	3	2	G,D	3	R1	5290
1093 S York St	R	\$425,000	\$425,000	\$413,000	97.00%	16	1,042	\$396.35	30-Jan-09	1,111	2	1	G,D	2	R1	6300
216 S Humboldt St	R	\$429,900	\$429,900	\$414,900	97.00%	15	1,125	\$368.80	19-Nov-09	1,841	3	1	G,D	2	R2	4660
463 S Vine St	R	\$475,000	\$475,000	\$435,000	92.00%	30	1,008	\$431.55	7-May-09	1,814	3	2	G	2	R1	
372 S Gilpin St	R	\$450,000	\$499,000	\$435,000	97.00%	149	1,756	\$247.72	31-Jul-09	1,756	2	2	G,D	2	R1	4370
1296 S Race St	2S	\$400,000	\$400,000	\$436,000	109.00%	17	1,952	\$223.36	20-Jan-09	2,774	4	2	G,O	2	RES	8158
762 S Gilpin St	R	\$436,000	\$436,000	\$436,000	100.00%	0	1,128	\$386.52	14-Aug-09	1,612	3	2	G,D	1	R1	6250
418 S Vine St	R	\$463,800	\$463,800	\$437,400	94.00%	34	992	\$440.93	26-Jun-09	1,736	3	2	G,A	1	R1	4680
468 S Race St	R	\$472,900	\$472,900	\$452,500	96.00%	14	1,008	\$448.91	7-Jan-09	1,814	3	1	G,D	1	RES	
1234 S York St	R	\$469,900	\$469,900	\$459,900	98.00%	27	1,576	\$291.81	2-Mar-09	2,362	3	2	G,A	2	R1	6300
630 S Gilpin St	R	\$470,000	\$470,000	\$460,000	98.00%	0	1,252	\$367.41	10-Sep-09	1,502	2	1	G,D	2	R1	4680

458 S Gilpin St	R	\$479,000	\$495,000	\$469,000	98.00%	77	1,224	\$383.17	16-Jun-09	2,435	2	2	G,D	1	R1	6240
924 S Vine St	R	\$489,000	\$489,000	\$470,000	96.00%	4	1,476	\$318.43	27-Apr-09	2,166	3	2	G,A	2	R1	6300
468 S Lafayette St	2S	\$484,900	\$499,900	\$470,000	97.00%	189	1,818	\$258.53	24-Jun-09	1,818	2	3	G,A	2	RES	1592
1019 S York St	R	\$492,500	\$492,500	\$473,000	96.00%	20	999	\$473.47	11-Sep-09	1,998	3	2	G,D	2	R1	6300
821 S Vine St	R	\$489,600	\$525,000	\$474,000	97.00%	297	990	\$478.79	25-Sep-09	1,881	3	2	G,A	1	R1	4680
867 S Vine St	R	\$469,900	\$469,900	\$475,000	101.00%	9	925	\$513.51	25-Feb-09	1,850	3	2	G,D	1	R1	
1346 S Lafayette St	R	\$515,000	\$515,000	\$475,000	92.00%	8	1,505	\$315.61	2-Jun-09	1,505	4	2	G,D	1	R1	6240
625 S Race St	R	\$489,000	\$489,000	\$485,000	99.00%	7	1,012	\$479.25	23-Apr-09	1,771	3	2	G,D	2	R1	4680
628 S Vine St	R	\$515,000	\$545,000	\$488,500	95.00%	108	994	\$491.45	6/31/09	1,976	3	2	G,D	2	RES	5120
754 S York St	R	\$494,900	\$549,900	\$490,000	99.00%	114	1,280	\$382.81	10-Nov-09	2,496	3	3	G,D	2	R1	6250
1382 S Humboldt St	R	\$525,000	\$525,000	\$495,000	94.00%	40	989	\$500.51	2-Apr-09	1,978	3	2	G,D	2	RES	6240
219 S Humboldt St	R	\$519,900	\$519,900	\$499,000	96.00%	12	1,000	\$499.00	30-Mar-09	2,000	3	3	G,D	3	R2	
1442 S York St	R	\$479,900	\$479,900	\$500,000	104.00%	14	1,125	\$444.44	20-Apr-09	2,125	3	2	G,D	3	R1	6174
825 S Gaylord St	R	\$525,000	\$575,000	\$502,444	96.00%	85	1,147	\$438.05	28-Dec-09	2,122	4	2	G,D	2	RES	4680
720 S High St	R	\$505,000	\$514,500	\$505,000	100.00%	57	1,086	\$465.01	22-May-09	2,118	3	2	G,D	2	R1	4690
412 S Gilpin St	R	\$519,950	\$539,950	\$509,000	98.00%	84	1,081	\$470.86	6-Mar-09	2,053	4	2	G,D	2	R1	4160
455 S York St	R	\$509,000	\$509,000	\$509,000	100.00%	1	1,238	\$411.15	11-Aug-09	1,861	3	2	G,D	1	R1	6240
1265 S Gaylord St	R	\$519,900	\$537,900	\$509,900	98.00%	119	1,055	\$483.32	26-Feb-09	2,110	4	2	G,D	1	R1	6300
863 S Race St	R	\$529,900	\$529,900	\$512,500	97.00%	59	1,135	\$451.54	10-Jun-09	2,156	3	2	G,D	2	R1	4690
1058 S High St	R	\$479,000	\$479,000	\$515,300	108.00%	1	1,148	\$448.87	12-Jun-09	2,239	3	2	G,D	2	R1	6300
1365 S Vine St	R	\$550,000	\$599,000	\$520,000	95.00%	174	1,652	\$314.77	17-Apr-09	2,604	3	3	G,D	2	R1	6300
1253 S Race St	R	\$539,000	\$539,000	\$525,000	97.00%	57	1,222	\$429.62	14-Sep-09	2,068	3	2	G,D	2	R-1	4662
684 S Race St	R	\$519,900	\$515,900	\$531,500	102.00%	39	1,152	\$461.37	6-Aug-09	2,247	3	2	G,D	2	R1	4680
1186 S Gaylord St	R	\$550,000	\$550,000	\$535,000	97.00%	4	1,379	\$387.96	4-Feb-09	2,561	5	2	G,D	2	R1	6300
714 S High St	R	\$536,000	\$536,000	\$536,000	100.00%	4	1,086	\$493.55	20-Mar-09	2,118	3	2	G,D	2	R1	4690
931 S York St	R	\$549,900	\$549,900	\$536,400	98.00%	52	1,135	\$472.60	5-Oct-09	2,135	3	2	G,D	2	RES	4720
552 S Williams St	3S	\$540,000	\$540,000	\$540,000	100.00%	30	2,256	\$239.36	8-May-09	3,384	5	4	G,D	1	R1	6240
837 S Williams St	R	\$559,900	\$559,900	\$540,000	96.00%	23	1,128	\$478.72	29-Oct-09	2,086	3	2	G,D	2	R1	4690
719 S Williams St	R	\$559,900	\$569,900	\$543,500	97.00%	36	1,222	\$444.76	3-Dec-09	2,200	3	2	G,D	2	RES	5500
628 S HIGH St	R	\$569,000	\$650,000	\$555,000	98.00%	23	1,250	\$444.00	25-Nov-09	2,450	3	2	G,D	2	R1	6240
474 S Franklin St	2S	\$555,999	\$785,000	\$555,000	100.00%	156	2,814	\$197.23	16-Dec-09	4,100	4	4	G,A	2	R2	3370
962 S Vine St	R	\$574,900	\$574,900	\$557,000	97.00%	9	1,380	\$403.62	29-Jun-09	1,945	3	2	G,D	1	R1	4720
1224 S Gaylord St	R	\$599,000	\$612,000	\$568,500	95.00%	42	2,057	\$276.37	15-Jan-09	2,956	4	3	G,D	2	R1	6300
1323 S Lafayette St	2S	\$619,000	\$619,000	\$590,000	95.00%	39	1,577	\$374.13	27-Jul-09	2,066	2	3	G,D	2	R1	7120
110 S Lafayette St	R	\$620,000	\$699,500	\$597,000	96.00%	119	2,331	\$256.11	14-Jan-09	2,331	4	2	G,D	2	RES	6230
885 S Gaylord St	R	\$625,000	\$625,000	\$605,000	97.00%	26	1,518	\$398.55	5-May-09	2,522	3	3	G	2	R1	4680
951 S Williams St	S 1/2	\$624,900	\$624,900	\$621,900	100.00%	3	2,336	\$266.22	29-Sep-09	2,654	4	3	G,D	3	R1	6540
1049 S Race St	2S	\$654,900	\$719,900	\$625,000	95.00%	67	2,402	\$260.20	20-Mar-09	2,819	4	3	S	2	RES	6300
228 S Pennsylvania St	2S	\$630,000	\$630,000	\$630,000	100.00%	60	2,043	\$308.37	25-Aug-09	2,744	4	4	G,D	2	R	
1325 S York St	S 1/2	\$649,900	\$659,000	\$632,075	97.00%	99	1,841	\$343.33	2-Nov-09	1,841	3	2	G,D	1	RES	6300
889 S Williams St	2S	\$649,000	\$649,000	\$635,000	98.00%	5	1,820	\$348.90	4-Dec-09	2,788	4	2	G	1	R1	
1157 S Williams St	S 1/2	\$634,900	\$695,000	\$636,000	100.00%	61	2,386	\$266.55	15-May-09	2,386	5	2	C,O	2	R1	6300
955 S Gilpin St	2S	\$669,000	\$725,000	\$638,000	95.00%	382	2,130	\$299.53	20-May-09	2,380	3	3	G,D	2	RES	4690
851 S High St	R	\$675,000	\$695,000	\$644,200	95.00%	62	1,244	\$517.85	30-Jun-09	1,150	4	2	G,D	1	RES	6250
1259 S University Blvd	2S	\$679,900	\$699,000	\$659,900	97.00%	154	2,904	\$227.24	2-Mar-09	3,504	5	5	G,D	2	R1	6250
150 S Humboldt St	R	\$699,000	\$699,000	\$690,000	99.00%	17	1,755	\$393.16	30-Apr-09	2,691	3	3	G,D	2	R0	4670

435 S Williams St	2S	\$695,000	\$840,000	\$693,000	100.00%	246	2,690	\$257.62	19-Feb-09	3,525	5	4	G	2	R1	4990
1294 S Vine St	2S	\$750,000	\$824,900	\$700,000	93.00%	127	2,402	\$291.42	4-Aug-09	3,260	4	4	G,D	1	R1	6300
1215 E Virginia Ave	R	\$707,615	\$707,615	\$707,615	100.00%	0	1,702	\$415.75	14-May-09	3,074	4	2	G,D	2	R2	8730
572 S Gaylord St	2S	\$729,900	\$749,900	\$709,900	97.00%	87	1,929	\$368.01	15-Jan-09	2,809	5	4	G,D	3	R1	4680
842 S York St	R	\$729,500	\$729,500	\$715,000	98.00%	77	1,816	\$393.72	30-Dec-09	3,200	5	3	G,D	1	R1	6250
545 S Gaylord St	2S	\$750,000	\$750,000	\$725,000	97.00%	30	2,609	\$277.88	15-Apr-09	3,109	3	4	G,D	1	R1	4160
500 S High St	2S	\$744,900	\$744,900	\$725,000	97.00%	15	2,701	\$268.42	21-Jul-09	3,848	5	5	G,D	2	RES	4740
463 S Williams St	2S	\$749,000	\$749,000	\$735,000	98.00%	109	2,160	\$340.28	12-Feb-09	3,060	4	4	G,D	2	R1	6240
955 S Race St	2S	\$749,000	\$749,000	\$735,000	98.00%	144	2,880	\$255.21	20-Jul-09	4,136	4	3	G,D	2	R1	6300
916 S Race St	2S	\$799,500	\$899,000	\$738,000	92.00%	291	2,488	\$296.62	9-Sep-09	2,788	4	3	G,D	2	R1	6300
600 S High St	R	\$759,000	\$759,000	\$742,000	98.00%	13	1,960	\$378.57	21-Oct-09	3,200	5	4	G,D	3	RES	6310
234 S Humboldt St	2S	\$764,900	\$764,900	\$745,000	97.00%	0	2,440	\$305.33	12-Mar-09	3,660	4	4	G,D	2	R2	3885
1089 S Williams St	3S	\$839,900	\$999,900	\$749,900	89.00%	123	4,791	\$156.52	19-May-09	4,791	5	6	G,A		RES	9400
685 S Vine St	2S	\$825,000	\$825,000	\$785,000	95.00%	39	2,274	\$345.21	2-Nov-09	3,400	5	4	G,D	2	RES	4680
832 S Vine St	2S	\$839,000	\$895,000	\$798,000	95.00%	46	2,201	\$362.56	23-Jul-09	3,029	4	4	G,D	2	R-1	4680
332 S Race St	2S	\$849,000	\$959,000	\$800,000	94.00%	191	2,171	\$368.49	20-Feb-09	3,418	4	3	G,D	3	R1	6240
841 S Race St	2S	\$875,000	\$875,000	\$848,000	97.00%	32	2,584	\$328.17	29-Apr-09	3,624	5	4	G,D	2	RES	4690
826 S High St	2S	\$870,000	\$870,000	\$850,000	98.00%	17	2,563	\$331.64	14-May-09	3,700	4	4	G,D	2	R1	4690
362 S Williams St	2S	\$899,000	\$899,000	\$850,000	95.00%	51	2,471	\$343.99	2-Oct-09	3,731	4	4	G,D	2	RES	4680
479 S Franklin St	2S	\$890,000	\$890,000	\$850,000	96.00%	24	2,736	\$310.67	25-Sep-09	3,820	4	4	G,D	2	RES	4760
325 S High St	2S	\$985,000	\$985,000	\$860,000	87.00%	135	3,108	\$276.71	2-Apr-09	3,944	4	4	G,D	3	R-1	6240
1465 S Vine St	2S	\$899,000	\$965,000	\$865,000	96.00%	250	2,884	\$299.93	16-Nov-09	4,307	4	5	G,D	2	RES	
427 S Gilpin St	2S	\$899,000	\$899,000	\$873,000	97.00%	55	2,512	\$347.53	25-Aug-09	3,811	5	4	G,D	2	R1	
359 S Gaylord St	2S	\$895,000	\$895,000	\$875,000	98.00%	37	3,106	\$281.71	7-Jul-09	4,106	6	4	G,D	2	R1	6240
646 S Race St	2S	\$994,900	\$1,049,900	\$880,000	88.00%	66	2,864	\$307.26	23-Jan-09	4,376	5	5	G,D	2	R1	4697
359 S Gilpin St	2S	\$949,000	\$979,000	\$895,000	94.00%	126	2,224	\$402.43	24-Mar-09	3,224	5	4	G,D	3	R1	6740
772 S Williams St	2S	\$950,000	\$950,000	\$920,000	97.00%	15	3,041	\$302.53	4-Dec-09	3,041	4	3	G,A	2	R1	5370
1040 S Franklin St	2S	\$987,000	\$1,080,000	\$928,500	94.00%	42	2,160	\$429.86	31-Aug-09	3,008	4	3	G,A	4	RES	6300
1250 S Vine St	2S	\$975,000	\$995,000	\$940,000	96.00%	74	3,081	\$305.10	30-Apr-09	4,341	5	4	G,D	2	R1	6300
1134 S High St	2S	\$1,098,500	\$1,360,000	\$950,000	86.00%	355	3,033	\$313.22	30-Jul-09	3,033	3	3	G,D	2	R1	5343
560 S High St	2S	\$1,019,200	\$1,100,000	\$960,500	94.00%	120	3,625	\$264.97	2-Mar-09	5,125	4	5	G,A	2	RES	6240
465 S Humbolt St	2S	\$995,000	\$995,000	\$975,000	98.00%	7	2,779	\$350.85	23-Oct-09	3,950	4	4	G,D	2	RES	4760
921 S Race St	2S	\$1,089,000	\$1,089,000	\$1,037,000	95.00%	44	3,324	\$311.97	14-Oct-09	4,174	5	4	G,D	2	R1	6300
682 S Franklin St	2S	\$1,080,000	\$1,080,000	\$1,050,000	97.00%	1	2,912	\$360.58	20-Feb-09	2,912	4	2	G,D	4	R1	6740
1115 S High St	2S	\$1,185,000	\$1,185,000	\$1,050,000	89.00%	169	3,155	\$332.81	18-Dec-09	4,142	5	5	G,D	2	RES	5040
233 S Gilpin St	2S	\$1,100,000	\$1,289,000	\$1,065,000	97.00%	296	2,895	\$367.88	18-Mar-09	4,370	4	5	G,A	2	R1	5050
663 S High St	2S	\$1,269,000	\$1,269,000	\$1,100,000	87.00%	133	2,764	\$397.97	28-Jan-09	4,162	5	4	G,D	2	R1	4680
777 S High St	2S	\$1,199,000	\$1,219,000	\$1,100,000	92.00%	60	2,928	\$375.68	15-Jul-09	4,392	4	4	G,D	2	8	4688
1083 S High St	3S	\$1,198,000	\$1,579,000	\$1,121,000	94.00%	578	3,509	\$319.46	30-Jun-09	4,837	5	6	G,D	2	R1	4720
1164 S High St	2S	\$1,355,000	\$1,441,252	\$1,195,000	88.00%	241	3,517	\$339.78	27-Mar-09	3,517	6	5	G,D	3	R1	6650
1144 S High St	2S	\$1,225,000	\$1,473,762	\$1,200,000	98.00%	330	3,225	\$372.09	29-Jul-09	3,225	4	4	G,A	3	R1	
1160 S High St	2S	\$1,250,000	\$1,443,328	\$1,200,000	96.00%	330	3,480	\$344.83	30-Jul-09	3,480	5	5	G,A	3	R1	6650
1155 S York St	2S	\$1,395,000	\$1,495,000	\$1,285,000	92.00%	218	3,369	\$381.42	25-Mar-09	4,944	5	5	G,A	3	R1	6300
894 S Gaylord St	2S	\$1,465,000	\$1,500,000	\$1,290,000	88.00%	158	3,147	\$409.91	4-May-09	4,503	4	5	G,A	2	R1	6243
945 S Race St	2S	\$1,337,639	\$1,337,639	\$1,337,639	100.00%	0	2,978	\$449.17	17-Aug-09	4,508	4	5	G,A	2	R1	6300
890 S Race St	2S	\$1,352,855	\$1,352,855	\$1,352,855	100.00%	0	3,294	\$410.70	17-Jun-09	3,290	4	4	G,A	2	R1	6250

511 S Williams St	2S	\$1,449,000	\$1,549,000	\$1,364,000	94.00%	204	3,402	\$400.94	6-Nov-09	5,185	4	6	G,A	2	99	6240
250 S Williams St	2S	\$1,495,000	\$1,595,000	\$1,395,000	93.00%	203	3,383	\$412.36	5-May-09	4,943	5	6	G,A	3	RES	6220
190 S Humboldt St	2S	\$1,400,000	\$1,400,000	\$1,400,000	100.00%	0	3,361	\$416.54	16-Jul-09	5,142	4	6	G,A	2	R1	6230
919 S Gilpin St	2S	\$1,569,000	\$1,569,000	\$1,400,000	89.00%	38	3,451	\$405.68	11/31/09	5,211	5	5	G,A	2	r1	6250
1167 S Gilpin St	2S	\$1,495,000	\$1,495,000	\$1,470,000	98.00%	12	3,901	\$376.83	29-Oct-09	5,559	6	7	G,A	3	R1	6315
965 S Race St	2S	\$1,795,000	\$2,100,000	\$1,632,150	91.00%	418	2,966	\$550.29	21-Aug-09	4,527	4	5	G,D	3	R1	6300
900 S Williams St	3S	\$1,690,000	\$1,885,000	\$1,670,000	99.00%	285	4,650	\$359.14	8-Sep-09	6,357	4	6	G,C	3	R1	11503
918 S Franklin St	2S	\$1,825,000	\$1,825,000	\$1,828,111	100.00%	0	2,915	\$627.14	20-Jul-09	4,432	4	4	G,A	2	808	5938
932 S Franklin St	2S	\$2,300,000	\$2,300,000	\$2,266,500	99.00%	0	3,857	\$587.63	15-Jun-09	5,850	5	8	G,D	3	R1	6870
1034 S Franklin St	3S	\$2,495,000	\$2,495,000	\$2,275,000	91.00%	164	4,703	\$483.73	6-Oct-09	6,000	5	7	G,A,O	2	R1	6250

**WASHINGTON PARK SOLD MARKET REPORT SUMMARY  
JANUARY-DECEMBER 2009**



**Prepared by: SHELLEY BRIDGE**

**WEST SIDE**

<b>AVERAGE</b>	<b>\$409,845</b>	<b>\$380,243</b>	<b>98%</b>	<b>79</b>	<b>1398</b>	<b>\$283.54</b>
<b>MEDIAN</b>	<b>\$385,000.00</b>	<b>\$353,500.00</b>				<b>\$275.78</b>

PROPERTY ADDRESS	STYLE	LIST PRICE	ORIG PRICE	SOLD PRICE	% ORIG TO SOL	DOM	SQ FT	\$/SQ FT	SOLD DATE							
300 S Lincoln St	2S	\$94,900	\$129,900	\$87,000	92%	258	1,476	\$58.94	16-Mar-09	1,845	3	1	N		RES	2882
451 S Lincoln St	R	\$134,900	\$139,900	\$124,000	92%	80	700	\$177.14	15-Jul-09	700	1	1	OS	2	RES	
243 E Alameda Ave	R	\$150,000	\$150,000	\$136,000	91%	4	658	\$206.69	23-Feb-09	808	2	1	N		R3	1298
681 S Logan St	R	\$142,500	\$142,500	\$160,000	112%	5	757	\$211.36	19-Jun-09	757	2	1	G,D	2	RES	4690
129 E Exposition Ave	R	\$162,000	\$168,000	\$167,000	103%	96	553	\$301.99	28-Aug-09	553	1	1	N		R2	
176 S Sherman St	R	\$175,000	\$197,000	\$172,500	99%	220	739	\$233.42	24-Jul-09	739	2	1	OS		RES	913
734 S Lincoln St	R	\$176,900	\$186,120	\$172,500	98%	34	918	\$187.91	23-Oct-09	918	2	1	G,D	1	R2	4690
772 S Lincoln St	2S	\$180,000	\$335,000	\$175,250	97%	296	1,665	\$105.26	13-Jul-09	1,665	3	2	G,D	3	RES	4690
453 S Lincoln St	R	\$179,500	\$179,500	\$179,500	100%	5	776	\$231.31	21-Sep-09	961	2	1	OS	2	R2	2095
127 S Pennsylvania St	2S	\$199,810	\$210,326	\$189,991	95%	64	1,384	\$137.28	18-Sep-09	1,384	5	3	OS	2	RES	
801 S Logan St	R	\$193,000	\$190,000	\$190,000	98%	111	656	\$289.63	31-Jul-09	656	1	1	OS	1	R2	1285
282 S Pearl St	R	\$199,900	\$199,900	\$194,500	97%	8	773	\$251.62	5-Jun-09	773	1	1	G,D	1	R2	2202
290 S Washington St	R	\$199,500	\$217,900	\$194,700	98%	174	765	\$254.51	30-Jan-09	1,512	3	2	G,D	1	R2	3212
794 S Lincoln St	2S	\$199,900	\$199,900	\$195,000	98%	44	1,436	\$135.79	1/8/09	1,436	4	2	G,D	3	R2	6250
646 S Lincoln St	R	\$199,900	\$252,900	\$195,000	98%	150	970	\$201.03	4/14/09	1,450	3	2	G,D	1	RES	4687
728 S Sherman St	R	\$205,000	\$186,000	\$205,000	100%	6	907	\$226.02	5/1/09	1,142	2	1	G,D	1	RES	3125
25 S Sherman St	R	\$219,900	\$219,900	\$215,000	98%	20	883	\$243.49	8/25/09	1,052	2	1	G,D	1	R3	1562
31 Pennsylvania St	R	\$217,000	\$217,000	\$217,000	100%	57	788	\$275.38	9/28/09	788	1	1	OS	2	RES	2241
425 E Ellsworth Ave	R	\$219,900	\$219,900	\$218,000	99%	7	730	\$298.63	6/19/09	730	1	1	N		R1	1628
515 E Center Ave	R	\$221,100	\$221,100	\$221,100	100%	2	759	\$291.30	5/22/09	759	1	1	N	0	R2	1630
614 E Ellsworth Ave	R	\$229,900	\$234,900	\$225,000	98%	25	741	\$303.64	5/29/09	741	2	1	G,A	2	R3	1893
256 S Pearl St	R	\$225,000	\$225,000	\$225,000	100%	32	702	\$320.51	9/29/09	922	1	1	OS	2	R-1	1880
328 S Logan St	R	\$239,000	\$239,000	\$229,000	96%	35	785	\$291.72	9/28/09	785	3	1	G,D	2	R2	4670
865 E Alameda Ave	R	\$234,900	\$234,900	\$234,900	100%	3	857	\$274.10	2/27/09	1,182	2	2	OS	2	R2	2650
26 Pennsylvania St	R	\$235,000	\$235,000	\$235,000	100%	0	849	\$276.80	6/30/09	1,006	1	1	G,D	1	R2	2343
1154 S Clarkson St	R	\$235,000	\$229,000	\$235,800	100%	5	639	\$369.01	6/29/09	739	1	1	G,D	1	R2	1950

45 S Pennsylvania St	R	\$243,500	\$243,500	\$237,500	98%	6	777	\$305.66	8/11/09	777	2	1	N	0	R3	3120
187 S Pearl St	2S	\$235,000	\$265,000	\$238,500	101%	72	1,041	\$229.11	11/9/09	1,041	2	1	G,A	1	R3	
846 S Emerson St	S 1/2	\$239,500	\$239,500	\$239,500	100%	26	1,045	\$229.19	11/17/09	1,045	2	1	G,D	2	SHR2	4750
81 Pennsylvania St	2S	\$239,900	\$239,900	\$240,000	100%	17	1,603	\$149.72	12/1/09	1,603	2	3	G,D	2	R3	3125
459 S Clarkson St	R	\$249,900	\$249,900	\$245,000	98%	7	707	\$346.53	5/15/09	707	1	1	OS	1	R2	
307 S Washington St	R	\$245,000	\$245,000	\$246,000	100%	3	948	\$259.49	4/22/09	1,185	2	1	G,D	2	R2	3737
1129 S Emerson St	R	\$249,900	\$249,900	\$247,900	99%	2	912	\$271.82	6/30/09	912	1	1	G,D	2	R1	3122
865 S Sherman St	S 1/2	\$258,000	\$322,500	\$253,250	98%	152	1,063	\$238.24	1/13/09	1,783	4	2	OS	2	R2	4690
111 S Logan St	2S	\$269,900	\$269,900	\$255,000	94%	0	1,844	\$138.29	8/21/09	1,844	3	1	G,D	2	RES	4310
18 Logan St	2S	\$258,500	\$274,900	\$258,500	100%	102	1,866	\$138.53	6/5/09	1,866	3	2	G,D	2	RES	3123
941 S Pearl St	R	\$279,000	\$279,000	\$260,700	93%	13	812	\$321.06	10/29/09	1,154	3	2	G,D	1	R3	3080
34 Corona St	R	\$270,000	\$284,900	\$261,000	97%	54	1,278	\$204.23	7/17/09	1,278	3	1	G,D	1	R3	4760
147 S Logan St	2S	\$275,000	\$275,000	\$266,000	97%	131	1,671	\$159.19	10/2/09	1,671	3	2	G,D	1	RES	3830
109 S Emerson St	2S	\$269,900	\$269,900	\$267,000	99%	6	1,895	\$140.90	10/15/09	1,895	3	2	G,D	2	R3	3972
301 S Ogden St	R	\$249,900	\$249,900	\$272,000	109%	9	1,011	\$269.04	12/9/09	1,011	2	1	G,D	2	R2	6350
945 S Clarkson St	R	\$284,950	\$309,950	\$276,000	97%	69	988	\$279.35	3/6/09	988	2	1	OS	4	R2	3800
1050 S Pennsylvania St	R	\$277,000	\$285,000	\$276,500	100%	245	853	\$324.15	7/2/09	853	2	1	G,D	2	RES	4160
24 Pearl St	S 1/2	\$284,900	\$284,900	\$277,000	97%	146	943	\$293.74	7/22/09	943	2	1	C	2	R-3	3119
1181 S Emerson St	R	\$284,000	\$284,000	\$279,000	98%	17	822	\$339.42	7/6/09	822	1	1	OS	3	R1	4680
777 S Ogden St	R	\$300,000	\$300,000	\$280,000	93%	13	947	\$295.67	4/30/09	947	2	1	OS		RES	4690
315 E Bayaud Ave	R	\$275,000	\$275,000	\$281,500	102%	5	960	\$293.23	5/13/09	1,296	2	1	OS	1	R3	2090
902 S Washington St	R	\$295,000	\$295,000	\$282,000	96%	30	1,113	\$253.37	2/12/09	1,113	3	2	G,D	1	R2	4160
1056 S Pennsylvania St	R	\$285,000	\$292,500	\$283,000	99%	47	1,033	\$273.96	7/27/09	1,033	2	1	OS		R2	4160
38 S Emerson St	S 1/2	\$285,000	\$259,900	\$285,000	100%	0	1,637	\$174.10	1/29/09	1,637	2	2	G,D	2	R1	3120
51 S Sherman St	3S	\$290,000	\$320,000	\$285,000	98%	194	1,425	\$200.00	9/24/09	1,425	2	2	G,O	1	R3	1,561
1319 S Ogden St	R	\$300,000	\$300,000	\$287,400	96%	6	915	\$314.10	4/4/09	1,365	2	1	G,A	3	RES	6240
1234 S Clarkson St	R	\$289,000	\$300,000	\$289,000	100%	47	902	\$320.40	9/28/09	1,102	3	1	G,D	2	R2	
519 S Lincoln St	2S	\$299,520	\$324,900	\$290,000	97%	91	1,624	\$178.57	11/16/09	1,624	4	5	G,D	2	RES	4690
281 S Washington St	R	\$299,000	\$329,000	\$292,000	98%	54	1,070	\$272.90	7/24/09	1,595	3	1	OS		R2	4690
681 S Logan St	R	\$295,000	\$295,000	\$295,000	100%	17	860	\$343.02	11/18/09	860	2	1	G,D	2	R2	
714 S Grant St	R	\$299,999	\$340,000	\$295,200	98%	200	1,546	\$190.94	10/23/09	1,545	2	2	N		R2	3410
879 S Grant St	R	\$299,900	\$319,000	\$296,900	99%	118	896	\$331.36	7/29/09	1,096	2	1	G,D,O	1	R2	4750
514 S Clarkson St	R	\$300,000	\$300,000	\$300,000	100%	2	904	\$331.86	8/13/09	1,463	2	1	G,D	2	R2	4760
657 S Logan St	2S	\$317,900	\$389,900	\$301,000	95%	119	1,866	\$161.31	3/16/09	1,866	4	2	G,D	2	R2	3175
350 S Clarkson St	Tri	\$315,000	\$315,000	\$305,000	97%	32	1,455	\$209.62	9/25/09	1,455	3	2	OS	1	R2	2780
211 S Pennsylvania St	R	\$319,900	\$330,000	\$308,000	96%	37	983	\$313.33	9/23/09	983	2	1	G,D	2	R2	4170
1125 E Kentucky Ave	S 1/2	\$300,000	\$300,000	\$308,000	103%	5	1,466	\$210.10	11/18/09	1,466	2	2	OS	1	R1	2294
781 S Sherman St	S 1/2	\$319,900	\$410,000	\$312,000	98%	91	1,482	\$210.53	10/28/09	1,482	3	2	G,D	2	R2	4120
919 S Emerson St	R	\$324,950	\$329,950	\$315,000	97%	81	1,174	\$268.31	3/10/09	1,174	2	1	G,C	3	R2	4750
548 S Lincoln St	2S	\$325,000	\$350,000	\$315,000	97%	80	2,133	\$147.68	6/6/09	2,985	5	3	G,D	4	R-3	9895
665 S Logan St	2S	\$285,000	\$285,000	\$316,000	111%	12	1,794	\$176.14	3/13/09	1,794	3	2	G,D	2	RES	3375
726 S Grant St	R	\$314,900	\$314,900	\$316,000	100%	8	1,000	\$316.00	9/11/09	1,850	3	2	G,D	1	R2	4690
271 S Emerson St	R	\$334,900	\$449,900	\$318,000	95%	134	1,073	\$296.37	12/21/09	1,073	2	2	G,D	2	RES	4760
224 S Clarkson St	2S	\$349,000	\$454,000	\$319,000	91%	211	1,595	\$200.00	1/30/09	1,595	3	2	G,D	1	RES	6470
615 S Sherman St	R	\$319,900	\$319,900	\$319,900	100%	2	868	\$368.55	9/4/09	868	2	1	G,D	2	R2	4170
806 S Sherman St	R	\$324,900	\$329,900	\$319,900	98%	64	814	\$393.00	11/17/09	1,506	3	2	G,D	1	R2	4190

1061 S Downing St	R	\$319,900	\$319,900	\$319,900	100%	4	1,092	\$292.95	12/1/09	2,130	3	2	G,C	3	R1	4750
732 S Grant St	R	\$319,900	\$319,900	\$320,000	100%	14	1,248	\$256.41	7/13/09	1,535	2	1	G,D	3	R2	4690
616 S Logan St	2S	\$335,000	\$350,000	\$320,000	96%	79	1,067	\$299.91	10/9/09	1,067	2	2	G,D	1	R-1	3110
355 S Grant St	2S	\$339,900	\$385,000	\$323,000	95%	551	2,236	\$144.45	11/20/09	2,236	5	2	N	0	RES	3720
1025 S Ogden St	2S	\$355,000	\$355,000	\$325,000	92%	14	1,676	\$193.91	3/6/09	1,676	3	1	OS		R2	4760
750 S Washington St	R	\$345,000	\$345,000	\$325,000	94%	21	1,181	\$275.19	6/5/09	1,605	2	1	G,D	1	RES	4160
80 Washington St	2S	\$335,000	\$359,000	\$325,000	97%	349	1,689	\$192.42	10/22/09	2,263	3	4	OS	2	R3	3121
657 S Grant St	S 1/2	\$284,500	\$284,500	\$325,000	114%	3	2,008	\$161.85	7/13/09	2,008	3	2	G,D	1	RES	4690
651 S Logan St	R	\$329,000	\$342,500	\$327,000	99%	27	1,128	\$289.89	5/28/09	1,128	2	2	G,D	1	R-2	4170
1000 S Washington St	R	\$335,000	\$335,000	\$328,000	98%	22	982	\$334.01	4/16/09	1,306	3	1	G,D	1	RES	2891
658 S Emerson St	R	\$300,000	\$300,000	\$328,000	109%	12	1,008	\$325.40	4/24/09	1,008	2	1	N		R1	5375
808 S Logan St	R	\$325,000	\$369,900	\$328,750	101%	217	1,154	\$284.88	6/12/09	1,154	3	1	G,D	1	R2	6220
230 S Downing St	R	\$329,900	\$329,900	\$331,000	100%	1	1,317	\$251.33	6/29/09	1,317	3	1	G,D	2	R2	4960
77 Sherman St	2S	\$345,000	\$345,000	\$335,000	97%	6	1,928	\$173.76	6/5/09	1,928	3	2	G,D	1	R-3	3060
206 S Emerson St	R	\$339,900	\$355,000	\$335,000	99%	167	1,013	\$330.70	5/28/09	1,513	2	2	G,D	1	R2	3147
35 S Clark St	R	\$335,000	\$610,000	\$335,000	100%	73	2,236	\$149.82	8/16/09	4,372	6	3	G,D	2	R3	6000
408 S Corona St	R	\$369,500	\$374,900	\$336,000	91%	59	1,206	\$278.61	9/11/09	2,100	4	2	G,D	1	R1	4760
40 Grant St	R	\$345,000	\$345,000	\$342,500	99%	4	1,246	\$274.88	6/16/09	1,246	2	2	G,D	2	R3	3350
1022 S Emerson St	R	\$359,500	\$369,800	\$343,000	95%	49	1,207	\$284.18	11/25/09	1,554	3	1	G,D	3	RES	4760
663 S Pennsylvania St	R	\$345,000	\$345,000	\$343,700	100%	14	1,350	\$254.59	12/18/09	1,350	2	1	G,D,O	1	R2	6220
304 S Emerson St	S 1/2	\$355,000	\$365,000	\$345,000	97%	60	1,549	\$222.72	7/7/09	1,549	3	2	G,D	2	R1	4190
250 S Ogden St	S 1/2	\$350,000	\$359,900	\$345,000	99%	34	1,251	\$275.78	7/31/09	1,251	2	1	G,D	2	R1	6340
144 S Emerson St	R	\$349,900	\$349,900	\$347,500	99%	14	1,660	\$209.34	10/27/09	1,660	3	2	G,D,O	4	R3	4763
701 S Emerson St	R	\$349,000	\$349,000	\$349,000	100%	7	925	\$377.30	5/14/09	1,803	3	2	G,D	1	R2	3129
531 S Sherman St	R	\$359,900	\$399,500	\$349,500	97%	53	912	\$383.22	5/8/09	1,164	2	2	G,D	2	R2	3910
705 S Emerson St	R	\$349,900	\$349,900	\$349,900	100%	6	925	\$378.27	5/29/09	1,757	3	2	G,D	1	R2	3849
678 S Pennsylvania St	R	\$350,000	\$350,000	\$350,000	100%	25	1,030	\$339.81	3/13/09	1,642	3	2	G,D	2	R2	6250
1150 E Arkansas Ave	Tri	\$389,900	\$389,900	\$350,000	90%	152	2,770	\$126.35	2/9/09	2,770	3	3	G,A	2	R1	5990
534 S Pearl St	R	\$350,000	\$359,800	\$350,000	100%	56	965	\$362.69	5/22/09	1,100	2	2	G,D	1	RES	4690
707 S Clarkson St	R	\$359,900	\$359,900	\$350,000	97%	89	972	\$360.08	5/8/09	1,265	3	1	G,D,O	2	R-2	4310
726 S Logan St	S 1/2	\$359,900	\$445,900	\$353,000	98%	182	1,373	\$257.10	2/26/09	1,373	2	2	G,D	2	R2	6130
387 S Downing St	R	\$374,900	\$399,900	\$353,500	94%	98	993	\$355.99	6/24/09	1,380	2	1	G,D	1	R2	4760
63 Grant St	2S	\$359,000	\$385,000	\$357,000	99%	143	1,518	\$235.18	6/15/09	1,518	3	2	G,D	2	RES	3447
33 S Washington St	2S	\$365,000	\$375,000	\$357,000	98%	14	1,361	\$262.31	2/19/09	1,541	3	2	OS	0	R3	4162
74 S Grant St	S 1/2	\$368,000	\$368,000	\$358,000	97%	13	1,414	\$253.18	10/1/09	1,539	2	2	G,D	2	RES	3120
881 S Emerson St	2S	\$364,500	\$399,000	\$359,000	98%	78	1,372	\$261.66	2/6/09	1,545	3	2	G,D	2	R1	4020
649 S Lincoln St	2S	\$359,000	\$425,000	\$359,000	100%	82	1,336	\$268.71	4/29/09	1,786	3	3	G,D	4	R3	6250
158 S Pennsylvania St	2S	\$370,000	\$370,000	\$361,000	98%	14	1,466	\$246.25	8/25/09	1,466	3	2	G,D	2	R3	3900
895 S Clarkson St	R	\$379,900	\$398,000	\$362,400	95%	123	1,240	\$292.26	11/30/09	1,240	3	1	G,D,O	1	R2	6460
232 S Ogden St	R	\$375,000	\$375,000	\$365,000	97%	46	1,409	\$259.05	8/21/09	1,773	2	2	G,D,O	2	RES	4
432 S Pearl St	S 1/2	\$374,900	\$385,000	\$365,400	97%	69	1,387	\$263.45	12/30/09	1,387	3	2	N		R2	3120
409 S Sherman St	2S	\$379,000	\$379,000	\$365,500	96%	2	1,535	\$238.11	11/2/09	1,535	3	2	G,D	1	R2	4470
954 S Washington St	2S	\$385,000	\$385,000	\$375,000	97%	8	1,372	\$273.32	6/30/09	1,554	3	2	G,D	2	RES	4160
1027 S Emerson St	R	\$384,000	\$395,000	\$380,000	99%	75	1,001	\$379.62	6/10/09	1,444	2	1	G	1	R2	4750
845 S Pearl St	S 1/2	\$388,900	\$439,900	\$381,200	98%	86	2,022	\$188.53	4/2/09	2,442	4	3	G,D	2	R2	4120
83 S Clarkson St	S 1/2	\$369,000	\$369,000	\$382,500	104%	1	1,369	\$279.40	8/7/09	2,056	3	2	G,D	1	R3	4500

670 S Ogden St	R	\$400,000	\$445,000	\$383,000	96%	136	1,221	\$313.68	9/4/09	1,585	2	1	G,O	1	R2	4440
600 S Washington St	R	\$389,000	\$459,000	\$384,000	99%	273	1,317	\$291.57	7/31/09	2,403	3	2	G,D	1	R2	5110
255 S Downing St	R	\$389,000	\$399,900	\$385,000	99%	98	1,401	\$274.80	8/10/09	1,401	2	2	G,D	2	R2	4690
384 S Corona St	2S	\$400,000	\$400,000	\$385,000	96%	21	1,440	\$267.36	8/17/09	1,800	3	1	G,D	1	RES	4480
942 S Pearl St #105	3S	\$399,900	\$399,900	\$390,000	98%	13	1,750	\$222.86	12/22/09	1,750	3	3	G,A	1	R3	
76 S Sherman St	2S	\$409,900	\$409,900	\$392,000	96%	24	1,442	\$271.84	6/19/09	2,127	3	3	G,D	2	RES	3120
636 S Ogden St	R	\$429,900	\$559,000	\$393,000	91%	447	932	\$421.67	5/7/09	1,118	3	1	G,D	2	R-2	6350
936 S Pearl-101 St	3S	\$399,900	\$459,900	\$394,000	99%	270	1,750	\$225.14	12/15/09	1,750	3	3	G	2	R3	
187 S Clarkson St	2S	\$399,900	\$439,900	\$395,000	99%	97	1,600	\$246.88	2/2/09	2,300	3	3	G,O	2	R3	4000
257 S Pennsylvania St	R	\$399,900	\$429,900	\$395,000	99%	136	1,365	\$289.38	3/13/09	2,662	4	2	G,D,O	1	R2	6250
318 S Downing St	R	\$399,000	\$399,000	\$395,000	99%	76	958	\$412.32	9/25/09	1,676	3	2	G,D	2	RES	4440
930 S Pearl St #101	3S	\$399,900	\$459,900	\$397,000	99%	259	1,750	\$226.86	11/24/09	1,750	3	3	G,A	2	RES	
386 S Sherman St	2S	\$399,900	\$429,900	\$397,000	99%	98	1,869	\$212.41	11/27/09	1,869	4	2	G,D	1	RES	4160
580 S Clarkson St	R	\$415,000	\$415,000	\$398,000	96%	3	833	\$477.79	8/25/09	1,500	3	2	G	2	R2	4760
678 S Corona St	R	\$400,000	\$400,000	\$400,000	100%	3	951	\$420.61	5/15/09	1,902	2	2	G,D	2	R2	4760
601 S Downing St	R	\$495,000	\$495,000	\$400,000	81%	53	1,208	\$331.13	7/31/09	1,208	3	1	G,D	1	R1	6350
665 S Corona St	R	\$400,000	\$400,000	\$400,000	100%	2	1,106	\$361.66	7/27/09	1,659	3	1	OS	3	RES	4760
104 S Lincoln St	2S	\$415,500	\$415,500	\$400,000	96%	31	2,046	\$195.50	10/15/09	2,046	4	4	G,D	3	RES	4800
181 S Clarkson St	2S	\$409,900	\$438,500	\$404,900	99%	124	1,600	\$253.06	12/16/09	2,240	4	2	G,D	2	R3	3987
678 S Clarkson St	R	\$410,000	\$410,000	\$410,000	100%	5	893	\$459.13	12/30/09	1,696	3	2	G,D,O	2	R1	4230
155 S Sherman St	R	\$422,500	\$440,000	\$411,500	97%	54	1,428	\$288.17	8/25/09	2,236	3	3	G,D	2	R3	4500
1015 S Ogden St	R	\$415,000	\$415,000	\$412,000	99%	9	1,105	\$372.85	8/27/09	1,480	3	2	G,D	1	R2	4750
665 S Washington St	S 1/2	\$432,000	\$432,000	\$415,000	96%	12	1,635	\$253.82	8/17/09	1,911	3	2	G,D,O	2	R2	3880
641 S Washington St	R	\$429,000	\$445,000	\$417,000	97%	22	1,332	\$313.06	1/2/09	1,942	3	2	G,D,O	2	R1	4170
409 E Virginia Ave	2S	\$439,900	\$439,900	\$417,000	95%	21	1,576	\$264.59	5/29/09	1,801	3	2	G,D	1	R2	3760
516 S Pearl St	2S	\$424,900	\$439,900	\$417,900	98%	65	1,598	\$261.51	6/29/09	2,069	3	3	G,C	2	R2	4500
564 S Grant St	2S	\$425,000	\$437,900	\$419,000	99%	147	1,765	\$237.39	11/25/09	1,888	3	2	G	3	R2	4690
571 S Emerson St	R	\$439,500	\$439,500	\$419,500	95%	12	1,091	\$384.51	9/24/09	1,967	3	2	G,C	3	R1	6350
942 S Pearl St #103	3S	\$439,000	\$439,000	\$420,000	96%	0	1,750	\$240.00	12/23/09	1,750	3	3	G,A	1	RES	
989 S Emerson St	S 1/2	\$425,000	\$425,000	\$424,000	100%	4	1,360	\$311.76	5/28/09	1,960	3	3	G,D	2	R1	4760
135 S Corona St	R	\$425,000	\$425,000	\$425,800	100%	8	1,560	\$272.95	10/8/09	1,560	3	2	G,D	1	R2	3729
756 S Clarkson St	R	\$444,900	\$444,900	\$429,900	97%	13	1,260	\$341.19	7/30/09	1,449	2	2	G,D	1	RES	6340
1059 S Downing St	S 1/2	\$419,900	\$419,900	\$430,900	103%	4	1,910	\$225.60	11/30/09	2,700	4	3	G,D	3	R1	4750
886 S Washington St	S 1/2	\$449,000	\$449,000	\$431,000	96%	19	1,309	\$329.26	9/30/09	1,741	2	2	G,D	3	RES	4160
568 S Washington St	2S	\$450,000	\$465,000	\$432,191	96%	132	1,790	\$241.45	11/20/09	2,161	3	2	G,D,O	1	R2	3910
232 S Pennsylvania St	R	\$425,000	\$425,000	\$434,997	102%	0	1,135	\$383.26	8/25/09	2,037	2	3	G,D	2	R	
532 S Clarkson St	S 1/2	\$443,000	\$443,000	\$443,000	100%	5	1,148	\$385.89	10/1/09	1,977	4	2	G,C	2	R1	4760
630 S Clarkson St	R	\$449,990	\$538,991	\$444,000	99%	312	1,168	\$380.14	11/9/09	1,724	3	2	G,D	1	RES	4760
1175 S Ogden St	S 1/2	\$435,000	\$565,000	\$445,000	102%	167	1,616	\$275.37	6/1/09	2,416	3	3	G,D,O	2	R1	6240
568 S Pearl St	S 1/2	\$469,000	\$476,000	\$453,000	97%	50	1,874	\$241.73	7/15/09	1,874	3	2	G,D	2	R2	4690
1328 S Downing St	R	\$474,900	\$474,900	\$455,000	96%	25	1,203	\$378.22	4/30/09	1,922	3	2	G,D,O	1	R1	5990
201 S Lincoln St	2S	\$479,900	\$479,900	\$457,000	95%	36	2,206	\$207.16	3/5/09	2,206	3	3	G,D,O	2	R3	4160
1187 S Corona St	R	\$475,000	\$499,000	\$467,500	98%	130	1,262	\$370.44	7/28/09	1,518	3	2	G,A	1	R1	4680
424 S Clarkson St	R	\$487,000	\$487,000	\$477,000	98%	6	1,223	\$390.02	3/31/09	2,145	3	2	G,D,O	2	R2	4760
1141 S Emerson St	R	\$498,000	\$508,500	\$490,000	98%	36	1,140	\$429.82	6/25/09	2,016	4	2	G,D	2	R1	4680
682 S Clarkson St	R	\$499,000	\$519,900	\$490,000	98%	69	1,261	\$388.58	6/30/09	2,270	3	3	G,D	2	R1	4230

511 S Downing St	R	\$525,000	\$500,000	\$497,500	95%	101	1,025	\$485.37	9/1/09	1,999	3	2	G,D	2	R1	6350
445 S Emerson St	R	\$520,000	\$520,000	\$499,900	96%	7	1,210	\$413.14	7/27/09	2,152	4	2	OS	2	R2	4760
262 S Emerson St	R	\$519,900	\$519,900	\$510,000	98%	21	1,222	\$417.35	4/24/09	2,444	4	2	G,C	2	RES	4760
621 S Emerson St	R	\$511,900	\$511,900	\$510,000	100%	15	1,152	\$442.71	6/12/09	2,189	3	3	G,D	1	R2	6350
993 S Emerson St	S 1/2	\$520,000	\$520,000	\$510,000	98%	13	1,538	\$331.60	6/26/09	1,958	3	2	G,D,O	2	R2	4760
648 S Grant St	2S	\$525,000	\$549,900	\$510,000	97%	38	1,926	\$264.80	8/31/09	2,329	4	3	G,D,O	2	R2	4690
764 S Corona St	R	\$529,900	\$529,900	\$517,500	98%	13	1,137	\$455.15	4/10/09	1,807	3	2	G,D	2	R1	4760
1107 S Corona St	R	\$537,000	\$569,900	\$518,000	96%	145	1,161	\$446.17	5/5/09	2,263	3	3	G,D	2	R1	4680
515 S Grant St	2S	\$549,900	\$549,900	\$520,000	95%	127	2,196	\$236.79	7/23/09	3,311	3	3	G,D,O	2	R2	4690
655 S Corona St	R	\$550,000	\$550,000	\$522,000	95%	20	1,092	\$478.02	6/5/09	2,184	3	2	G,D,O	1	R2	4760
321 S Emerson St	2S	\$572,000	\$598,000	\$523,000	91%	121	2,158	\$242.35	12/30/09	2,150	3	2	G,D	2	R1	6470
733 S Corona St	R	\$530,000	\$530,000	\$530,000	100%	17	1,214	\$436.57	7/7/09	2,185	2	2	G,D	2	R2	6340
525 S Pearl St	2S	\$544,900	\$554,900	\$532,900	98%	43	2,072	\$257.19	5/29/09	2,072	4	2	G,D	2	R2	4690
851 S Emerson St	2S	\$565,000	\$700,000	\$535,000	95%	264	2,000	\$267.50	6/11/09	2,950	3	4	G,D	2	R2	3170
841 S Washington	2S	\$569,900	\$569,900	\$541,000	95%	8	2,456	\$220.28	6/25/09	2,456	3	3	G,D	4	R2	6250
445 S Ogden St	2S	\$575,000	\$575,000	\$543,000	94%	30	1,494	\$363.45	10/8/09	2,203	3	2	G,D	1	R1	4760
970 S Clarkson St	2S	\$598,500	\$598,500	\$550,000	92%	136	1,918	\$286.76	11/20/09	2,889	3	4	G,D	2	R1	
200 S Washington St	3S	\$595,000	\$995,000	\$565,000	95%	195	3,930	\$143.77	7/16/09	5,100	5	3	G,D	3	R2	7870
721 S Corona St	S 1/2	\$575,000	\$600,000	\$565,000	98%	137	2,249	\$251.22	9/25/09	3,329	4	2	G,D	2	R2	6340
537 S Pearl St	2S	\$599,000	\$599,000	\$575,000	96%	10	2,132	\$269.70	3/9/09	2,132	3	3	G,D	2	R2	4690
360 S Ogden St	2S	\$600,000	\$600,000	\$580,000	97%	12	2,034	\$285.15	7/31/09	2,500	3	2	G,D	2	R2	6350
363 S Corona St	R	\$620,000	\$620,000	\$585,000	94%	83	1,294	\$452.09	3/12/09	2,588	3	3	G,D,O	2	R	4760
557 S Clarkson St	2S	\$599,999	\$640,000	\$586,000	98%	91	2,141	\$273.70	6/12/09	2,801	3	4	G,D	2	R1	3310
1339 S Corona St	R	\$599,900	\$629,000	\$587,000	98%	80	1,638	\$358.36	8/27/09	1,638	3	3	T	2	RES	6240
853 S Emerson St	2S	\$624,900	\$624,900	\$602,500	96%	7	2,000	\$301.25	2/18/09	2,950	4	4	G,D	2	R2	3170
440 S Corona St	2S	\$629,000	\$695,000	\$605,000	96%	237	2,403	\$251.77	10/23/09	3,503	4	4	G,A	2	RES	3174
583 S Downing St	2S	\$649,000	\$725,000	\$610,000	94%	470	1,847	\$330.27	8/20/09	2,682	3	4	G,D	2	R2	
240 S Pennsylvania St	2S	\$625,000	\$625,000	\$620,000	99%	88	2,043	\$303.48	10/2/09	2,744	3	4	G,D	2	R	
236 S Pennsylvania St	2S	\$625,000	\$625,000	\$625,000	100%	79	2,043	\$305.92	10/28/09	2,744	3	4	G,D	2	R	
228 S Pennsylvania St	2S	\$630,000	\$630,000	\$630,000	100%	60	2,043	\$308.37	8/25/09	2,744	4	4	G,D	2	R	
864 S Washington St	2S	\$650,000	\$650,000	\$635,000	98%	148	1,862	\$341.03	6/17/09	2,793	3	4	G,D,O	2	R2	3125
973 S Ogden St	R	\$647,000	\$647,000	\$637,000	98%	7	1,540	\$413.64	3/2/09	2,719	3	2	G,D	2	RES	4750
409 S Emerson St	2S	\$650,000	\$675,000	\$640,000	98%	86	2,316	\$276.34	6/22/09	2,316	4	2	G,D	2	R-2	4760
350 S Emerson St	2S	\$649,000	\$669,000	\$649,000	100%	264	1,920	\$338.02	3/5/09	2,720	3	4	G	2	R2	3125
1110 S Emerson St	2S	\$675,000	\$750,000	\$656,000	97%	108	1,836	\$357.30	12/10/09	2,754	3	4	G,D	3	RES	6240
539 S Clarkson St	2S	\$699,000	\$774,900	\$665,000	95%	424	1,936	\$343.49	12/21/09	2,489	4	3	G,D,O	2	RES	4410
915 S Downing St	2S	\$699,900	\$749,500	\$699,000	100%	171	2,134	\$327.55	9/10/09	3,075	4	3	G,O	2	RES	4750
644 S Emerson St	2S	\$739,000	\$774,000	\$699,000	95%	87	2,460	\$284.15	11/24/09	3,285	5	4	G,D		R2	5375
775 S Corona St	2S	\$719,500	\$725,000	\$699,500	97%	100	2,025	\$345.43	6/2/09	3,000	4	4	G,D	2	RES	3125
978 S Corona St	S 1/2	\$699,900	\$700,000	\$699,900	100%	35	2,170	\$322.53	5/4/09	3,392	5	3	G,D,O	2	R2	5280
740 S Ogden St	2S	\$750,000	\$824,900	\$714,420	95%	126	2,397	\$298.05	10/14/09	3,106	5	4	G,D,O	2	R1	4760
737 S Clarkson St	2S	\$769,900	\$829,900	\$745,000	97%	277	2,885	\$258.23	11/25/09	4,300	4	5	G,D	2	RES	5010
470 S Ogden St	2S	\$799,900	\$995,000	\$768,000	96%	513	2,350	\$326.81	4/15/09	2,650	4	3	G,D,O	2	R2	4320