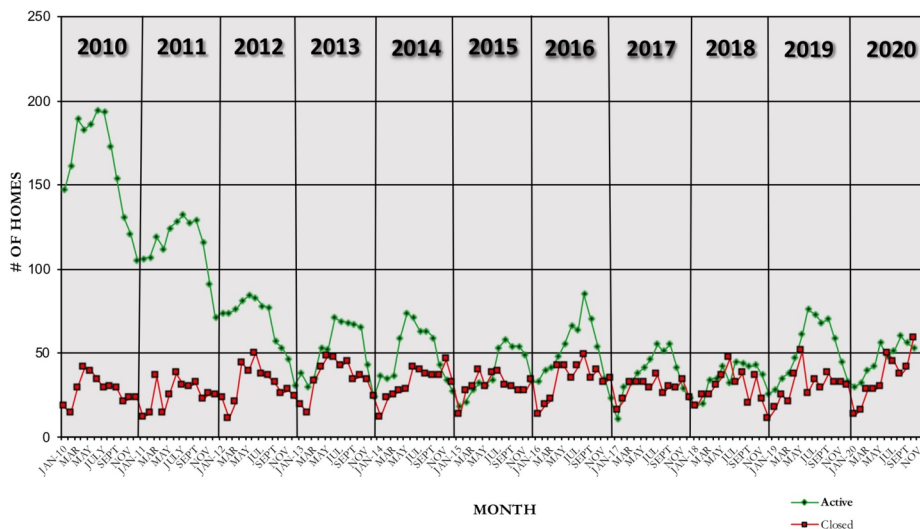
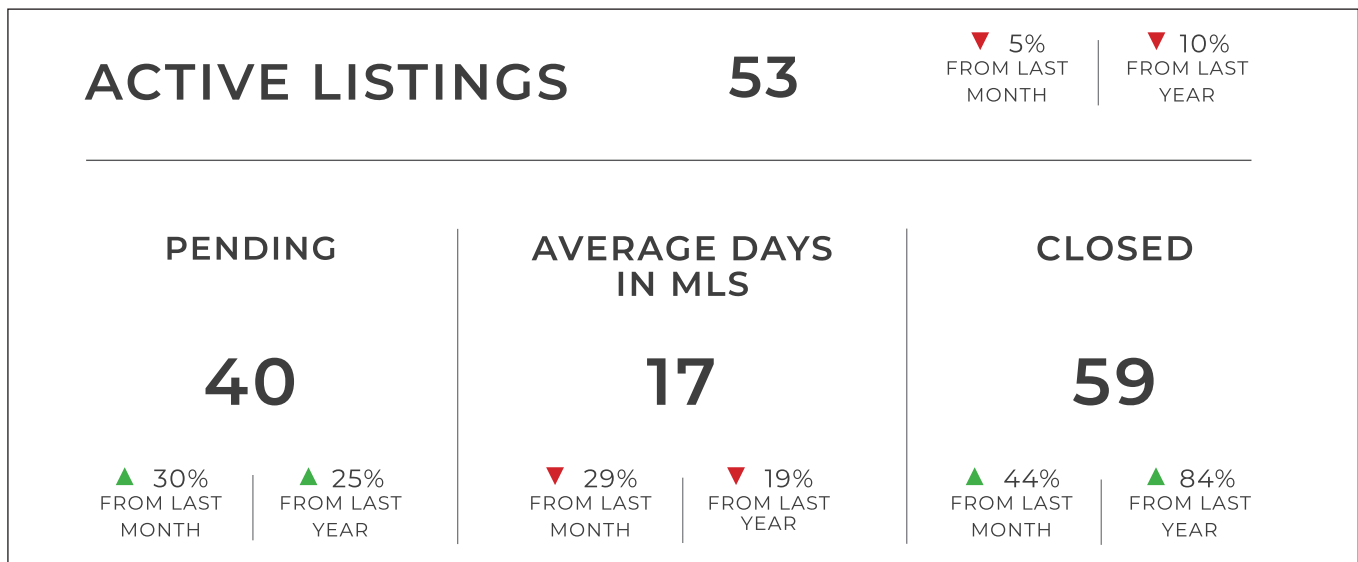


Not Just Good But Record Breaking Good

Look at the whopping 59 closings in October 2020. It is not only up 84% from the same month last year but it is the biggest closing month in the last 10 years and likely much longer. With only 53 homes available, we are absorbing pretty much all of the inventory we can get in 17 days. That truly is remarkable.

If you own property in Washington Park and have ever thought of selling it, now would be a great time to do so. Conditions for Sellers have never been better. If we may be of service, please don't hesitate to be in touch, your call will be warmly received.

Erin Bridge



Structure Type	List Price	Address	Bathrooms Full	Bedrooms Total	Above Grade Finished Area (Sq. Ft)	Living Area (Sq. Ft)	Building Area Total (Sq. Ft)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS	Close Date	Close Price
CLOSED														
Townhouse	\$289,500	95 S Clarkson Street	1	1	560	560	560	\$483.93	0	1948	1,002	11	10/22/20	\$271,000
Townhouse	\$449,000	952 S Pearl Street #3	1	2	888	888	1,226	\$490.99	0	1924	1,463	4	10/30/20	\$436,000
Duplex	\$499,000	302 S Clarkson Street	0	2	1,392	1,392	1,809	\$354.17	0	1916	2,001	21	10/22/20	\$493,000
House	\$539,900	1186 S Emerson Street	1	2	925	925	1,228	\$605.41	1	1912	4,680	5	10/6/20	\$560,000
Duplex	\$540,000	69 S Pearl Street	1	2	999	999	1,379	\$534.53	0	1900	3,120	17	10/7/20	\$534,000
House	\$549,900	520 E Dakota Avenue	0	3	1,312	1,312	1,640	\$419.13	0	1904	2,700	3	10/9/20	\$549,900
House	\$550,000	1025 S Washington Street	1	2	1,080	1,080	1,277	\$518.52	2	1904	4,690	1	10/23/20	\$560,000
House	\$555,000	1090 S Emerson Street	1	2	976	976	1,393	\$599.39	2	1911	4,750	4	10/1/20	\$585,000
House	\$575,000	1049 S Pennsylvania Street	1	4	1,087	1,716	2,048	\$501.38	2	1907	6,350	27	10/13/20	\$545,000
House	\$585,000	40 S Emerson Street	2	4	1,473	1,473	1,697	\$417.52	2	1892	3,125	7	10/8/20	\$615,000
House	\$589,900	1051 S Pearl Street	1	2	1,520	1,894	1,894	\$389.14	1	1900	3,120	3	10/5/20	\$591,500
House	\$599,500	57.5 S Pearl Street	2	3	1,601	1,769	2,162	\$374.45	1	1890	2,500	26	10/9/20	\$599,500
House	\$599,900	707 S Clarkson Street	1	2	972	1,265	1,280	\$643.00	2	1907	4,310	4	10/14/20	\$625,000
House	\$639,900	107 S Logan Street	1	3	1,632	1,632	1,848	\$400.74	2	1900	3,560	3	10/1/20	\$654,000
House	\$650,000	1161 S University Boulevard	1	2	762	1,524	1,524	\$825.46	2	1922	6,500	34	10/19/20	\$629,000
House	\$650,000	318 S Downing Street	2	3	958	1,676	1,916	\$678.50	2	1925	4,440	1	10/1/20	\$650,000
House	\$660,000	426 S Lincoln Street	2	3	1,748	1,748	2,358	\$377.57	2	1908	4,470	7	10/19/20	\$660,000
House	\$679,000	1187 S Clarkson Street	1	3	1,406	1,406	1,604	\$476.53	0	1900	2,690	7	10/5/20	\$670,000
House	\$710,000	1041 S Ogden Street	0	2	1,095	1,095	2,190	\$611.92	2	1925	4,750	6	10/30/20	\$670,048
House	\$725,000	604 S Pennsylvania Street	1	3	1,508	1,508	2,262	\$483.20	2	1908	3,750	5	10/30/20	\$728,665
Townhouse	\$745,000	25 S Washington Street #1	1	3	1,713	1,713	1,713	\$421.48	2	2019	0	19	10/2/20	\$722,000
House	\$749,000	461 S Logan Street	1	3	1,590	2,062	2,062	\$471.07	0	1908	4,460	7	10/14/20	\$749,000
House	\$749,000	130 S Corona Street	1	4	1,868	1,868	2,224	\$428.27	1	1905	4,760	2	10/16/20	\$800,000
House	\$750,000	462 S Clarkson Street	0	3	1,053	2,053	2,106	\$712.25	2	1918	4,760	2	10/16/20	\$750,000
Townhouse	\$759,000	340 E Exposition Avenue #5	3	3	1,511	2,033	2,033	\$506.26	2	2020		0	10/7/20	\$764,960
Townhouse	\$764,900	340 E Exposition Avenue #4	3	3	1,511	2,033	2,033	\$506.29	2	2020		57	10/20/20	\$765,000
Townhouse	\$765,000	340 E Exposition Avenue #3	3	3	1,511	2,033	2,033	\$506.29	2	2020		18	10/21/20	\$765,000
Townhouse	\$765,000	340 E Exposition Avenue #6	3	2	1,511	2,033	2,033	\$506.29	2	2020		0	10/7/20	\$765,000
House	\$769,000	354 S Humboldt Street	1	3	1,041	1,607	1,607	\$738.71	2	1917	4,760	8	10/14/20	\$769,000
Townhouse	\$775,000	340 E Exposition Avenue #2	3	3	1,511	2,033	2,033	\$512.91	2	2020		2	10/9/20	\$775,000
House	\$775,000	993 S Emerson Street	1	3	1,526	1,838	2,138	\$517.37	2	1912	4,760	4	10/6/20	\$789,500
Townhouse	\$775,000	707 S Logan Street	3	3	1,552	2,101	2,101	\$509.48	2	2020		0	10/23/20	\$790,714
House	\$819,000	563 S Race Street	1	4	936	1,844	1,872	\$854.70	2	1926	4,680	34	10/15/20	\$800,000
Townhouse	\$839,000	340 E Exposition Avenue #7	3	3	1,511	2,033	2,033	\$555.26	2	2020		0	10/5/20	\$839,000
House	\$849,000	438 S Humboldt Street	3	5	1,605	2,605	2,745	\$504.72	2	1924	4,760	33	10/29/20	\$810,070
House	\$875,000	246 S Gilpin Street	1	4	1,860	1,860	2,308	\$483.87	0	1910	4,680	4	10/13/20	\$900,000
House	\$875,000	1066 S Vine Street	1	3	998	1,943	1,943	\$901.80	1	1940	6,300	4	10/15/20	\$900,000
House	\$875,000	782 S Clarkson Street	1	4	960	1,887	1,920	\$946.88	2	1928	4,750	3	10/16/20	\$909,000
House	\$890,000	582 S York Street	2	4	1,353	2,569	2,633	\$650.41	2	1928	6,240	3	10/7/20	\$880,000
House	\$895,000	566 S Emerson Street	2	3	1,037	2,022	2,074	\$908.39	2	1924	5,560	4	10/9/20	\$942,000
Townhouse	\$905,000	701 S Logan Street	3	3	1,865	2,528	2,528	\$485.25	2	2020		0	10/20/20	\$905,000
House	\$925,000	150 S Humboldt Street	2	3	1,683	2,483	2,691	\$525.56	2	1914	4,670	88	10/15/20	\$884,520

House	\$925,000	1210 S Ogden Street	1	3	1,899	1,899	2,170	\$487.10	3	1907	4,680	5	10/8/20	\$925,000
House	\$940,000	232 S Pennsylvania Street	1	3	1,143	1,143	2,286	\$831.15	2	2008	3,880	1	10/19/20	\$950,000
House	\$950,000	713 S Washington Street	1	4	2,245	2,245	2,628	\$427.62	2	1891	3,120	7	10/15/20	\$960,000
House	\$1,165,000	1544 S YORK Street	2	5	2,796	3,596	3,623	\$401.29	2	1976	6,350	24	10/14/20	\$1,122,000
House	\$1,295,000	566 S York Street	1	4	1,365	2,591	2,655	\$948.72	2	1928	6,240	4	10/16/20	\$1,295,000
House	\$1,325,000	480 S Race Street	3	5	2,807	4,487	4,597	\$459.57	2	1996	4,680	4	10/29/20	\$1,290,000
House	\$1,385,000	182 S Humboldt Street	2	3	2,537	2,950	3,127	\$526.21	2	1910	6,227	4	10/9/20	\$1,335,000
House	\$1,450,000	620 S Race Street	3	4	2,191	3,091	3,204	\$661.80	2	2005	4,720	3	10/22/20	\$1,450,000
House	\$1,495,000	901 S Williams Street	1	4	1,939	2,779	2,779	\$771.02	0	1906	6,770	10	10/23/20	\$1,495,000
House	\$1,725,000	1150 S Gilpin Street	2	4	2,936	3,516	4,191	\$565.40	2	1951	6,300	104	10/30/20	\$1,660,000
House	\$1,750,000	400 S Gaylord Street	2	4	2,628	3,839	3,903	\$654.49	2	2019	5,280	13	10/8/20	\$1,720,000
House	\$1,949,999	408 S Franklin Street	1	5	3,367	4,981	5,069	\$564.30	2	2017	5,060	113	10/14/20	\$1,900,000
House	\$1,999,900	456 S Vine Street	4	4	2,753	4,103	4,103	\$726.44	2	2020	4,680	26	10/14/20	\$1,999,900
House	\$2,299,000	417 S Gilpin Street	3	5	3,266	4,940	4,940	\$703.92	2	2020	5,060	131	10/8/20	\$2,299,000
House	\$2,750,000	1074 S Gilpin Street	2	5	3,096	4,396	4,496	\$859.17	2	1960	6,250	51	10/28/20	\$2,660,000
House	\$2,800,000	1266 S Williams Street	2	5	3,657	5,422	5,422	\$765.65	2	2020	6,300	1	10/30/20	\$2,800,000
House	\$2,875,000	876 S Williams Street	2	4	3,394	4,813	5,112	\$836.03	2	2017	6,250	5	10/6/20	\$2,837,500
TOTAL CLOSED = 59 AVERAGE DAYS IN MLS = 17														

Structure Type	List Price	Address	Bathrooms Full	Bedrooms Total	Above Grade Finished Area (Sq. Ft)	Living Area (Sq. Ft)	Building Area Total (Sq. Ft)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS
PENDING												
House	\$515,000	614 S Lincoln Street	1	2	1,050	1,263	1,477	\$490.48	3	1905	4,690	6
Townhouse	\$540,000	41 S Logan Street	1	2	1,415	1,810	1,831	\$381.63	1	1900	1,985	2
Duplex	\$575,000	324 S Logan Street	2	2	1,157	1,157	1,157	\$496.97	0	1898	3,120	6
Townhouse	\$585,000	948 S Pearl Street #104	1	3	1,550	1,550	1,550	\$377.42	1	2008	848	4
Townhouse	\$599,000	42 S Washington Street #B	1	2	1,633	1,633	1,633	\$366.81	1	1985	950	3
House	\$609,000	672 S Sherman Street	1	3	1,640	1,640	2,019	\$371.34	2	1905	4,690	30
House	\$619,900	124 S Emerson Street	2	3	1,515	1,655	2,214	\$409.17	3	1900	4,750	3
House	\$625,000	876 S Grant Street	1	3	1,462	1,462	1,820	\$427.50	2	1908	4,500	45
House	\$649,000	613 S Logan Street	1	2	1,043	1,457	1,457	\$622.24	2	1903	4,690	42
House	\$669,000	425 S University Boulevard	1	3	1,453	2,582	2,582	\$460.43	1	1930	6,240	93
House	\$675,000	364 S Franklin Street	1	2	1,008	1,008	1,445	\$669.64	1	1914	4,490	1
House	\$698,500	551 S Pearl Street	1	2	1,273	1,273	1,811	\$548.70	2	1890	4,690	4
House	\$700,000	756 S Clarkson Street	1	2	1,260	1,260	2,167	\$555.56	1	1925	6,340	3
Townhouse	\$724,000	19 S Washington Street #1	1	3	1,713	1,713	1,713	\$422.65	2	2019	6,250	87
House	\$725,000	375 S Pennsylvania Street	1	3	1,355	1,835	1,937	\$535.06	1	1906	4,110	1
House	\$725,000	158 S Grant Street	1	3	1,924	1,924	2,380	\$376.82		1900	2,640	13
House	\$725,000	464 S Logan Street	1	4	1,931	1,931	2,780	\$375.45	1	1900	4,530	5
House	\$749,000	276 S Franklin Street	1	3	882	1,629	1,629	\$849.21	0	1908	4,200	6
House	\$765,000	220 S Clarkson Street	2	3	1,725	2,010	2,675	\$443.48	2	1905	6,210	4
House	\$778,000	685 S Logan Street	2	5	2,131	3,266	3,323	\$365.09	1	1906	6,250	3
Duplex	\$779,000	1817 E Center Avenue	2	3	1,123	2,133	2,246	\$693.68	2	1929	3,301	2
Duplex	\$820,000	320 S Ogden Street	3	3	1,970	2,959	2,959	\$416.24	2	2006	3,175	96
House	\$825,000	907 S York Street	0	0	1,174	1,174	2,348	\$702.73	0	1921	5,350	37
Duplex	\$880,000	350 S Emerson Street	3	3	1,910	2,766	2,861	\$460.73	2	2007	3,175	8
House	\$925,000	918 S Gaylord Street	1	3	1,121	2,242	2,242	\$825.16	2	1916	4,720	29
House	\$995,000	221 S Emerson Street	2	4	1,449	2,180	2,180	\$686.68	3	1905	4,760	32
House	\$1,000,000	982 S Pennsylvania Street	1	3	1,757	2,250	2,350	\$569.15	2	1914	4,170	9
House	\$1,075,000	761 S Clarkson Street	1	4	2,381	2,541	2,755	\$451.49	2	1919	4,945	5
House	\$1,095,000	955 S Gilpin Street	2	3	2,129	2,129	2,590	\$514.33	0	1923	4,690	4
House	\$1,199,000	1283 S Vine Street	2	3	2,143	2,767	2,930	\$559.50	3	1990	5,040	37
House	\$1,275,000	959 S Gaylord Street	2	3	1,933	2,884	2,934	\$659.60	2	1910	6,300	48
House	\$1,550,000	626 S Race Street	3	5	2,426	3,372	3,513	\$638.91	2	1930	4,680	6
House	\$1,550,000	672 S Gilpin Street	2	5	2,383	3,633	3,633	\$650.44	2	1919	4,680	5
House	\$1,685,000	865 S Gilpin Street	2	4	2,902	3,552	3,662	\$580.63	2	1913	6,720	32
House	\$1,699,990	921 S High Street	2	5	2,909	4,762	4,860	\$584.39	2	1912	4,720	20
House	\$2,149,000	1164 S High Street	3	5	3,898	4,976	5,747	\$551.31	3	2006	6,648	72

House	\$2,200,000	601 S High Street	4	5	2,852	4,113	4,113	\$771.39	2	2021	4,740	76
House	\$2,295,000	895 S High Street	4	6	3,381	4,881	5,092	\$678.79	2	2007	6,250	3
House	\$2,349,999	1057 S York Street	4	5	3,456	5,105	5,205	\$679.98	3	2015	6,300	85
House	\$2,750,000	1102 S York Street	4	6	4,102	5,498	5,847	\$670.40	2	2016	6,300	34
TOTAL PENDING = 40												

Structure Type	List Price	Address	Bathrooms Full	Bedrooms Total	Above Grade Finished Area (Sq. Ft)	Living Area (Sq. Ft)	Building Area Total (Sq. Ft)	PSF Above Grade	Garage Spaces	Year Built	Lot Size (Sq. Ft.)	Days In MLS
ACTIVE												
Duplex	\$529,999	300 S Clarkson Street	1	3	1,392	1,809	1,809	\$380.75	0	1916	1,679	29
Duplex	\$575,000	407 S Clarkson Street	1	3	889	1,788	1,788	\$646.79	0	1921	4,665	36
House	\$575,800	877 S Grant Street	1	2	828	828	1,104	\$695.41	0	1908	3,870	69
House	\$582,900	420 E 1st Avenue	1	2	1,498	1,498	1,881	\$389.12	1	1890	2,020	82
House	\$620,000	826 S Pennsylvania Street	1	2	1,073	1,073	1,541	\$577.82	1	1909	4,690	34
House	\$625,000	361 S Logan Street	1	4	1,196	2,392	2,392	\$522.58	2	1921	4,460	46
House	\$625,000	191 S Logan Street	1	3	1,396	1,696	1,747	\$447.71	0	1898	2,910	33
House	\$649,900	1529 S University Boulevard	1	4	1,038	2,130	2,188	\$626.11	2	1952	5,580	11
House	\$659,900	57 S Pearl Street	2	3	1,398	1,398	1,767	\$472.03	1	1905	3,745	12
House	\$700,000	72 N Lincoln Street	2	3	1,992	1,992	2,311	\$351.41	3	1890	4,620	12
House	\$799,000	532 E 1st Avenue	2	4	1,680	2,127	2,370	\$475.60	0	1901	2,414	53
Townhouse	\$819,000	709 S Logan Street	3	3	1,553	2,101	2,101	\$527.37	2	2020		22
House	\$850,000	438 S Franklin Street	1	2	1,078	1,078	1,738	\$788.50	0	1920	5,390	132
Townhouse	\$869,000	715 S Logan Street	3	3	1,553	2,101	2,101	\$559.56	2	2020		43
Townhouse	\$869,000	17 S Washington Street	2	3	2,404	2,404	2,404	\$361.48	2	2019	6,250	90
House	\$898,000	623 S Logan Street	2	3	2,296	2,296	2,869	\$391.11	2	1900	4,690	33
House	\$900,000	735 S Washington Street	2	4	2,032	2,422	2,451	\$442.91	2	1906	4,160	19
House	\$900,000	1641 E Virginia Avenue	1	3	1,270	2,210	2,270	\$708.66	1	1910	5,620	37
House	\$925,000	777 S Ogden Street	1	5	1,283	2,466	2,566	\$720.97	0	1924	4,690	4
House	\$925,000	1362 S University Boulevard	4	4	2,316	3,424	3,474	\$399.40	1	1924	6,250	138
House	\$930,000	108 S Lincoln Street	2	3	2,600	3,120	3,120	\$357.69	2	1890	4,800	60
House	\$948,000	714 S High Street	0	3	1,085	2,168	2,168	\$873.73	2	1924	4,690	33
House	\$1,050,000	372 S Downing Street	2	4	1,967	2,887	2,935	\$533.81	2	1925	4,440	48
House	\$1,050,000	1380 S Downing Street	4	5	2,282	3,353	3,353	\$460.12	2	1952	5,990	84
House	\$1,090,000	1630 E Virginia Avenue	2	4	1,938	2,814	2,865	\$562.44	1	1931	3,210	54
House	\$1,095,000	201 S Sherman Street	1	5	3,029	3,029	3,300	\$361.51	2	1890	6,000	40
Duplex	\$1,095,000	837 S Downing Street	3	3	2,481	3,614	3,737	\$441.35	2	2002	3,346	81
House	\$1,125,000	811 S Pearl Street	3	3	2,122	3,139	3,193	\$530.16	2	2016	4,120	48
House	\$1,175,000	664 S Sherman Street	2	5	2,488	2,963	3,166	\$472.27	2	1905	4,170	32
House	\$1,300,000	229 S Ogden Street	3	4	2,253	3,306	3,306	\$577.01	2	1895	3,170	12
House	\$1,345,000	1271 S Vine Street	3	4	2,465	3,683	3,717	\$545.64	3	1991	5,040	127
House	\$1,375,000	845 S Gilpin Street	3	5	2,176	3,136	3,186	\$631.89	2	1906	6,720	4
House	\$1,400,000	164 S Lafayette Street	1	5	2,531	3,831	4,014	\$553.14	2	1914	4,670	20
Duplex	\$1,450,000	1182 S Ogden Street	2	4	2,346	3,302	3,302	\$618.07	2	2020	3,094	16
House	\$1,465,000	930 S Gaylord Street	3	5	1,865	3,006	3,006	\$785.52	2	2020	4,720	69
House	\$1,499,000	2330 E Louisiana Avenue	4	4	3,570	5,619	5,864	\$419.89	3	2007	7,666	116

House	\$1,549,000	2393 E Alameda Avenue	2	5	2,850	4,317	4,317	\$543.51	3	1988	13,584	6
House	\$1,625,000	410 S York Street	3	3	1,870	2,824	2,824	\$868.98	3	2010	6,240	32
House	\$1,649,500	922 S Clarkson Street	3	4	3,177	4,013	4,547	\$519.20	2	2020	4,750	18
House	\$1,650,000	119 S Lafayette Street	2	3	3,355	3,792	3,792	\$491.80	2	2002	4,670	52
House	\$1,674,995	519 S Gaylord Street	4	4	3,109	4,886	4,886	\$538.76	4	1929	6,240	88
House	\$1,685,000	790 S Gaylord Street	4	6	2,894	4,078	4,228	\$582.24	3	1929	6,250	89
House	\$1,795,000	1184 S Clarkson Street	2	5	3,454	4,864	4,864	\$519.69	3	2015	4,815	11
House	\$1,795,000	264 S Franklin Street	2	4	2,589	3,703	3,887	\$693.32	2	2020	4,480	47
House	\$1,799,000	900 S Vine Street	2	5	2,415	3,543	3,543	\$744.93	2	1913	5,220	14
House	\$1,849,000	808 S Williams Street	2	4	2,226	3,447	3,447	\$830.64	2	2017	6,250	80
House	\$1,995,000	1060 S Gilpin Street	3	5	3,371	4,309	4,409	\$591.81	2	1942	6,250	43
House	\$2,160,000	800 S Gaylord Street	3	4	3,636	4,615	4,815	\$594.06	2	1912	8,080	19
House	\$2,479,999	1181 S Vine Street	3	5	3,229	4,694	4,694	\$768.04	2	2020	6,250	75
House	\$2,650,000	470 S York Street	4	5	4,048	6,021	6,121	\$654.64	2	2014	6,240	48
House	\$2,775,000	1334 S Race Street	3	6	3,587	5,037	5,252	\$773.63	3	2020	6,300	68
House	\$4,500,000	850 S Franklin Street	3	5	4,932	7,688	7,888	\$912.41	2	1989	10,100	132
House	\$5,000,000	1991 E Alameda Avenue #5	3	4	4,499	5,857	6,041	\$1,111.36	3	1984	20,400	151
TOTAL ACTIVE = 53												