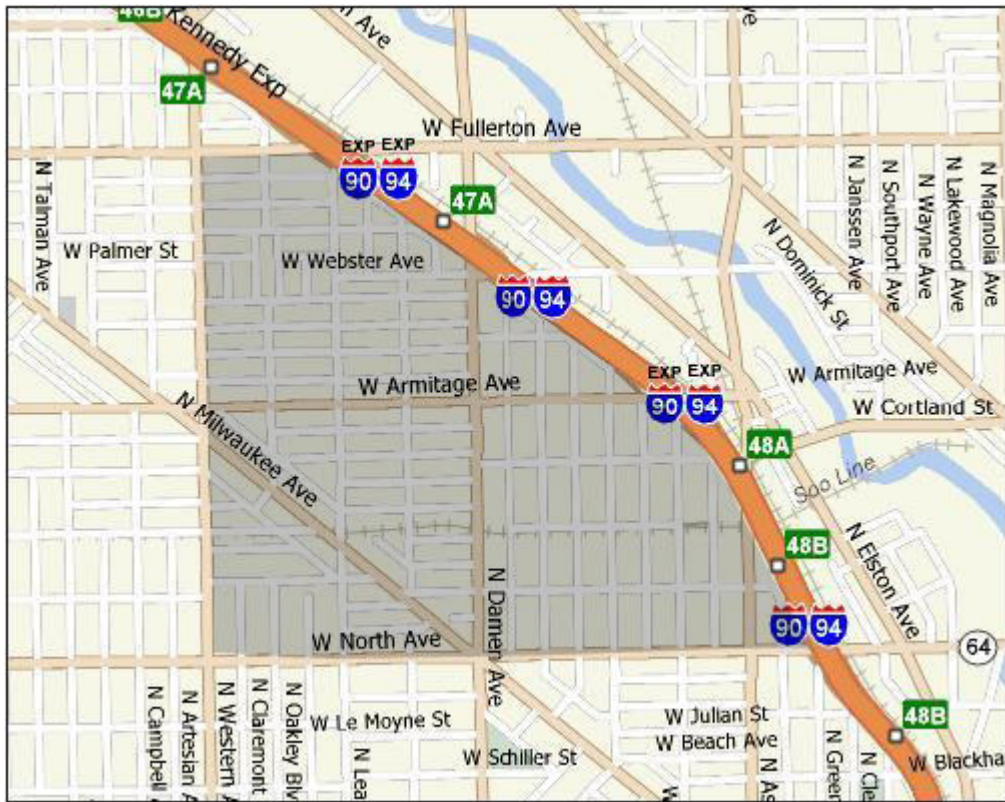


## Bucktown Neighborhood Information:

### *Bucktown Map:*



### *Bucktown Boundaries:*

Kennedy Expressway to Western (2400W)  
North (1600N) to Fullerton (2400N)

### *Bucktown Surrounding Areas:*

Neighbors to the North: **Logan Square**  
Neighbors to the West: **Humboldt Park**  
Neighbors to the South: **Wicker Park**  
Neighbors to the East: **Lincoln Park**

***About Bucktown/History of Bucktown:***



The name "Bucktown", interestingly enough, comes from the goats (male goats, also called bucks) that the poor immigrant residents that once lived in the area would keep tied up in their yards.

As recent as a decade ago, Bucktown had been known as a haven for the artsy set. In the past ten years however, the neighborhood has really grown in popularity and the landscape has changed significantly. At one time, the streets were much less crowded. These days they are bustling with numerous exotic restaurants, nightspots, and exclusive clothing stores.

One square mile is the size of this exciting part of the city, bordered by Kennedy Expressway to the east, North Avenue to the south, Western Avenue to the west, and Fullerton Avenue to the north. It contains a mix of single-family homes, condos and multi-unit buildings. Considering all that is going on here, and its locale within two miles of downtown, no wonder this area has become so sought after!

***Bucktown Attractions:***

- **Bucktown Arts Fest:** Every August
- **Green Dolphin Street:** 2200 N. Ashland: (773) 395-0066: [www.jazzitup.com](http://www.jazzitup.com)
- **The Johnsonese Gallery:** 2149 W. Armitage: (773) 252-8750: [www.johnsonese.com](http://www.johnsonese.com)
- **Caro d'Offay Gallery:** 2204 W. North: (773) 235-7400: [www.carodoffaygallery.com](http://www.carodoffaygallery.com)

***Bucktown Library:***

- **Bucktown Branch Library:** 1701 N. Milwaukee: (312) 744-6022: [www.chipublib.org](http://www.chipublib.org)

***Bucktown Police Station District #13:***

- 937 N. Wood: (312) 746-8350: [www.cityofchicago.org/police](http://www.cityofchicago.org/police)

***Bucktown Fire Stations:***

- 1901 N. Damen: [www.cityofchicago.org/fire](http://www.cityofchicago.org/fire)

***Bucktown Post Office:***

- 1635 W Division: 773-278-2069: [www.usps.com](http://www.usps.com)

***Bucktown Alderman's Office:***

- **Scott Waguespack:** 32<sup>nd</sup> Ward Office: 2657 N. Clybourn: (773) 248-1330
- **Manny Flores:** 1<sup>st</sup> Ward Office: 2058 N. Western: (773) 278-0101: [www.flores1stward.com](http://www.flores1stward.com)

***Bucktown Chamber of Commerce:***

- 1601 N. Milwaukee, 2<sup>nd</sup> floor: (773) 384-2672: <http://wickerparkbucktown.com>

***Recommended Bucktown Dining:***

- **Pizza**  
**Barcello's:** 1647 N. Milwaukee: (773) 486-8444: [www.barcelloschicago.com](http://www.barcelloschicago.com)  
**Lucia's Deli:** 1825 W. North: (773) 292-9700
- **Italian**  
**A Tavola:** 2148 W. Chicago: (773) 276-7567: [www.atavolachicago.com](http://www.atavolachicago.com)  
**Francesca's Forno:** 1576 N. Milwaukee: (773) 770-0184: [www.miafrancesca.com](http://www.miafrancesca.com)
- **Sushi**  
**Mirai:** 2020 W. Division: (773) 862-8500  
**Bob San:** 1805 W. Division: (773) 235-8888: [www.bob-san.com](http://www.bob-san.com)
- **Pub Grub**  
**Bar Louie:** 1704 N. Damen: (773) 645-7500: [www.barlouieamerica.com](http://www.barlouieamerica.com)  
**Darwin's:** 1935 N. Damen: (773) 252-8530
- **Breakfast**  
**Alliance Bakery and Cafe:** 1736 W. Division: (773) 278-0366: [www.alliance-bakery.com](http://www.alliance-bakery.com)  
**Bongo Room:** 1470 N. Milwaukee: (773) 489-0690

***Bucktown Shopping:***

- **North and Damen Avenues**

***Bucktown Grocery Stores:***

- **Cub Foods:** 2627 N Elston: (773) 252-6400: [www.cub.com](http://www.cub.com)
- **Dominick's:** 2550 N Clybourn: (773) 935-5777: [www.dominicks.com](http://www.dominicks.com)

***Bucktown Theaters:***

- **The Double Door:** 1572 N Milwaukee: (773) 489-3160: [www.doubledoor.com](http://www.doubledoor.com)
- **Trap Door Productions:** 1655 W Cortland: (773) 384-0494: [www.trapdoortheatre.com](http://www.trapdoortheatre.com)

***Bucktown Schools:***

***Public Elementary Schools***

- **Pritzker Elementary School:** 2009 W Schiller: (773) 534-4415: [www.pritzkerschool.org](http://www.pritzkerschool.org)
- **Drummond Elementary School:** 1845 W Cortland: (773) 534-4120: [www.drummondschool.org](http://www.drummondschool.org)
- **Sabin Elementary Magnet School:** 2216 W Hirsch: (773) 534-4491
- **Burr Elementary School:** 1621 W Wabansia: (773) 534-4090: [www.burr.cps.k12.il.us](http://www.burr.cps.k12.il.us)

***Private Elementary Schools***

- **Josephinum Academy:** 1501 N Oakley: (773) 276-1261: [www.josephinum.org](http://www.josephinum.org)
- **St. Mary of the Angels:** 1810 N Hermitage: (773) 486-0119: [www.sma-school.org](http://www.sma-school.org)
- **St. Stanislaus Kostka School:** 1255 N Noble : (773) 278-4560: [www.ststanskschool.com](http://www.ststanskschool.com)
- **St. Helen School:** 2347 W Augusta: (773) 486-1055: [www.sthelenchicago.org](http://www.sthelenchicago.org)

***Public High Schools***

- **Clemente Community Academy:** 1147 N Western: (773) 534-4000: [www.clementehs.org](http://www.clementehs.org)
- **Wells Community Academy:** 936 N Ashland : (773) 534-7010: [www.wells.cps.k12.il.us](http://www.wells.cps.k12.il.us)

***Private High School***

- **Holy Trinity High School:** 1443 W Division: (773) 278-4212: [www.holytrinity-hs.org](http://www.holytrinity-hs.org)
- **Josephinum Academy:** 1501 N Oakley : (773) 276-1261: [www.josephinum.org](http://www.josephinum.org)

***Bucktown Transportation:***

[www.transitchicago.com](http://www.transitchicago.com)

***Bucktown CTA Train Lines and Stops:***

***CTA Blue Line***

Western

Damen

***Bucktown Bus Routes:***

#74 Fullerton

#73 Armitage

#72 North

#50 Damen

#09 Ashland

#49 Western

***Bucktown Metra Stop:***

Clybourn

***Bucktown New Construction:***

There are always new construction projects being built in Bucktown, as well as vintage apartment buildings being converted to condos. For information on the latest new construction give me a call!

***Bucktown Housing Stock:*** New condo buildings, loft apartments, 2-4 flats and single family homes

**Bucktown Pricing/Appreciation:** Bucktown is a part of a greater area of Chicago called West Town

### Studios:

Neighborhood Area	Census Tract Code	Year	Average Sale Price	Average List Price	Average Sale Price To List Price Ratio	Avg Market Time (Days)	# Units Sold	% Change In Average Sale Price
West Town	8024	1998	\$186,500	\$198,600	93.91%	129	4	
West Town	8024	1999	\$97,855	\$95,158	102.83%	53	8	-47.53%
West Town	8024	2000	\$131,215	\$123,700	106.08%	1	2	34.09%
West Town	8024	2001	\$170,800	\$180,760	94.49%	53	5	30.17%
West Town	8024	2002	\$214,750	\$209,450	102.53%	36	2	25.73%
West Town	8024	2003	\$192,850	\$214,360	89.97%	89	5	-10.20%
West Town	8024	2004	\$0	\$0	N/A	0	0	N/A
West Town	8024	2005	\$182,725	\$184,450	99.06%	143	2	N/A
West Town	8024	2006	\$195,700	\$192,400	101.72%	22	2	7.10%
West Town	8024	2007	\$169,500	\$172,400	98.32%	36	2	-13.39%
West Town	8024	2008	\$160,435	\$169,420	94.70%	205	4	-5.35%
<b>Total Appreciation</b>								<b>-13.98%</b>

### One Bedroom Condos:

Neighborhood Area	Census Tract Code	Year	Average Sale Price	Average List Price	Average Sale Price To List Price Ratio	Avg Market Time (Days)	# Units Sold	% Change In Average Sale Price
West Town	8024	1998	\$142,871	\$144,080	99.16%	52	101	
West Town	8024	1999	\$162,289	\$162,205	100.05%	54	102	13.59%
West Town	8024	2000	\$184,765	\$188,345	98.10%	28	69	13.85%
West Town	8024	2001	\$205,672	\$201,658	101.99%	36	171	11.32%
West Town	8024	2002	\$209,423	\$211,540	99.00%	43	136	1.82%
West Town	8024	2003	\$221,229	\$224,350	98.61%	72	143	5.64%
West Town	8024	2004	\$237,540	\$234,101	101.47%	135	192	7.37%
West Town	8024	2005	\$249,231	\$247,418	100.73%	69	201	4.92%
West Town	8024	2006	\$260,522	\$259,266	100.48%	114	210	4.53%
West Town	8024	2007	\$257,425	\$259,042	99.38%	93	147	-1.19%
West Town	8024	2008	\$259,348	\$264,821	97.93%	97	76	0.75%
<b>Total Appreciation</b>								<b>81.53%</b>

**Two Bedroom Condos:**

Neighborhood Area	Census Tract Code	Year	Average Sale Price	Average List Price	Average Sale Price To List Price Ratio	Avg Market Time (Days)	# Units Sold	% Change In Average Sale Price
West Town	8024	1998	\$204,082	\$205,750	99.19%	60	414	
West Town	8024	1999	\$239,385	\$240,825	99.40%	76	386	17.30%
West Town	8024	2000	\$276,458	\$277,178	99.74%	44	474	15.49%
West Town	8024	2001	\$289,240	\$289,500	99.91%	59	534	4.62%
West Town	8024	2002	\$298,922	\$299,891	99.68%	54	671	3.35%
West Town	8024	2003	\$317,450	\$323,656	98.08%	96	724	6.20%
West Town	8024	2004	\$324,274	\$326,985	99.17%	94	947	2.15%
West Town	8024	2005	\$348,035	\$352,045	98.86%	80	955	7.33%
West Town	8024	2006	\$353,878	\$358,661	98.67%	89	837	1.68%
West Town	8024	2007	\$358,762	\$364,215	98.50%	99	905	1.38%
West Town	8024	2008	\$355,703	\$365,345	97.36%	100	621	-0.85%
<b>Total Appreciation</b>								<b>74.29%</b>

**Three Bedroom Condos:**

Neighborhood Area	Census Tract Code	Year	Average Sale Price	Average List Price	Average Sale Price To List Price Ratio	Avg Market Time (Days)	# Units Sold	% Change In Average Sale Price
West Town	8024	1998	\$245,601	\$246,786	99.52%	71	137	
West Town	8024	1999	\$326,702	\$321,572	101.60%	54	159	33.02%
West Town	8024	2000	\$344,423	\$345,906	99.57%	44	173	5.42%
West Town	8024	2001	\$374,913	\$375,900	99.74%	86	313	8.85%
West Town	8024	2002	\$400,284	\$406,599	98.45%	59	338	6.77%
West Town	8024	2003	\$404,967	\$412,879	98.08%	120	339	1.17%
West Town	8024	2004	\$411,782	\$418,153	98.48%	87	435	1.68%
West Town	8024	2005	\$450,866	\$456,624	98.74%	84	520	9.49%
West Town	8024	2006	\$463,280	\$472,231	98.10%	87	412	2.75%
West Town	8024	2007	\$480,260	\$489,109	98.19%	106	454	3.67%
West Town	8024	2008	\$479,479	\$493,208	97.22%	122	322	-0.16%
<b>Total Appreciation</b>								<b>95.23%</b>

Bucktown Neighborhood Information

**Single Family:**

Neighborhood Area	Census Tract Code	Year	Average Sale Price	Average List Price	Average Sale Price To List Price Ratio	Avg Market Time (Days)	# Units Sold	% Change In Average Sale Price
West Town	8024	1998	\$290,082	\$296,965	97.68%	47	139	
West Town	8024	1999	\$352,736	\$361,442	97.59%	117	154	21.60%
West Town	8024	2000	\$402,281	\$412,563	97.51%	35	138	14.05%
West Town	8024	2001	\$454,005	\$465,832	97.46%	37	129	12.86%
West Town	8024	2002	\$487,729	\$503,598	96.85%	52	136	7.43%
West Town	8024	2003	\$561,520	\$583,418	96.25%	112	181	15.13%
West Town	8024	2004	\$612,582	\$632,612	96.83%	87	166	9.09%
West Town	8024	2005	\$655,205	\$673,207	97.33%	99	210	6.96%
West Town	8024	2006	\$782,669	\$810,030	96.62%	113	169	19.45%
West Town	8024	2007	\$794,083	\$823,687	96.41%	123	134	1.46%
West Town	8024	2008	\$781,375	\$830,548	94.08%	175	120	-1.60%
<b>Total Appreciation</b>								<b>169.36%</b>

**Two Flats:**

Neighborhood Area	Census Tract Code	Year	Average Sale Price	Average List Price	Average Sale Price To List Price Ratio	Avg Market Time (Days)	# Units Sold	% Change In Average Sale Price
West Town	8024	1998	\$208,744	\$218,283	95.63%	42	156	
West Town	8024	1999	\$253,950	\$266,271	95.37%	34	149	21.66%
West Town	8024	2000	\$260,634	\$272,130	95.78%	38	122	2.63%
West Town	8024	2001	\$294,196	\$311,856	94.34%	51	113	12.88%
West Town	8024	2002	\$320,798	\$338,863	94.67%	43	148	9.04%
West Town	8024	2003	\$349,513	\$368,173	94.93%	106	134	8.95%
West Town	8024	2004	\$397,641	\$412,779	96.33%	64	156	13.77%
West Town	8024	2005	\$419,854	\$436,171	96.26%	129	152	5.59%
West Town	8024	2006	\$470,214	\$485,492	96.85%	76	90	11.99%
West Town	8024	2007	\$428,970	\$451,907	94.92%	91	70	-8.77%
West Town	8024	2008	\$426,982	\$452,789	94.30%	165	58	-0.46%
<b>Total Appreciation</b>								<b>104.55%</b>

Bucktown Neighborhood Information

**Three Flats:**

Neighborhood Area	Census Tract Code	Year	Average Sale Price	Average List Price	Average Sale Price To List Price Ratio	Avg Market Time (Days)	# Units Sold	% Change In Average Sale Price
West Town	8024	1998	\$287,125	\$297,030	96.67%	47	76	
West Town	8024	1999	\$327,696	\$340,736	96.17%	33	96	14.13%
West Town	8024	2000	\$351,391	\$361,988	97.07%	35	70	7.23%
West Town	8024	2001	\$419,318	\$436,657	96.03%	46	54	19.33%
West Town	8024	2002	\$403,243	\$428,358	94.14%	42	83	-3.83%
West Town	8024	2003	\$467,246	\$484,541	96.43%	87	67	15.87%
West Town	8024	2004	\$512,269	\$529,845	96.68%	106	90	9.64%
West Town	8024	2005	\$547,840	\$562,006	97.48%	90	94	6.94%
West Town	8024	2006	\$586,460	\$613,487	95.59%	95	79	7.05%
West Town	8024	2007	\$590,304	\$624,046	94.59%	114	41	0.66%
West Town	8024	2008	\$436,772	\$460,877	94.77%	158	27	-26.01%
<b>Total Appreciation</b>								<b>52.12%</b>

Data Collected from Multiple Listing Service of Northern Illinois  
 All information deemed reliable but not guaranteed.