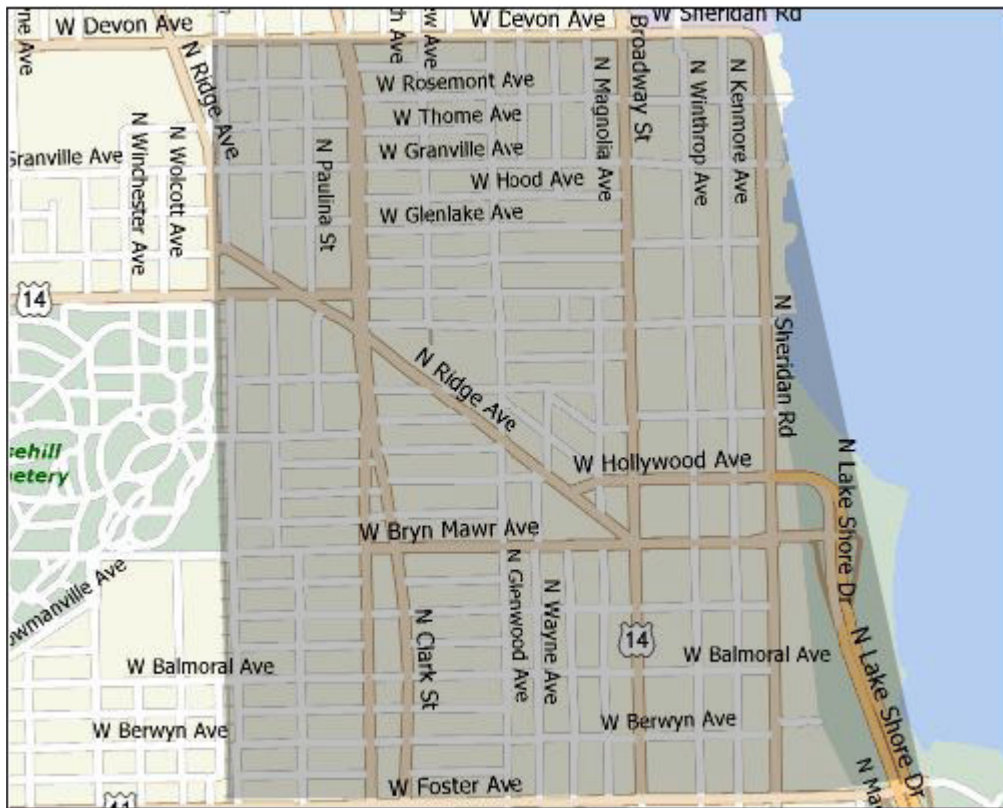


## Edgewater Neighborhood Information:

### *Edgewater Map:*



### *Edgewater Boundaries:*

Foster (5200N) to Devon (6400N)  
Lake Michigan to Ravenswood (1800N)

### *Edgewater Sub Neighborhoods:*

#### **Andersonville**

Glenwood to Ravenswood, Foster to Bryn Mawr

#### **Bryn Mawr Historic District**

Sheridan to Winthrop along Bryn Mawr

#### **Edgewater Glen**

Elmdate to Granville, Broadway to Clark

#### **Lakewood Balmoral**

Magnolia to Wayne, Foster to Bryn Mawr

### *Edgewater Surrounding areas:*

Neighbors to the North: **Rogers Park**

Neighbors to the West: **Lincoln Square and West Ridge**

Neighbors to the South: **Uptown**

***About Edgewater/History of Edgewater:***



Edgewater is a neighborhood made up of other sub-areas, such as: Andersonville, Edgewater Glen, and Lakewood-Balmoral. It is the area located in between Uptown and Rogers Park - running along Lake Michigan from Devon Avenue to the north down to Foster Avenue to the south, and bordered on the west by Ravenswood Street.

Scandinavian culture, has played a large part in how this area has defined itself. This is evidenced by several shops promoting their customs and cuisine in the neighborhood - many of which can be found on one of its major thoroughfares, Clark Street in Andersonville.

The housing here varies dramatically - from attractive single family homes, to multi-flat (3-6 unit) buildings, to larger courtyard buildings, to the 50+ story buildings running along Sheridan Road on the shores of Lake Michigan.

***Edgewater Attractions:***

- **Swedish American Museum:** 5211 N. Clark: (773) 728-8111: [www.samac.org](http://www.samac.org)
- **Edgewater Farmer's Market:** Broadway & Thorndale
- **The Edgewater Beach Hotel:** landmark building: 5555 N. Sheridan

***Edgewater Library:***

- **Edgewater Branch:** 1210 W. Elmdale: (312) 744-5295: [www.chipublib.org](http://www.chipublib.org)

***Edgewater Hospitals:***

- **Kindred Chicago Lake Shore:** 6130 N. Sheridan: (773) 381-1222: [www.kindredhealthcare.com](http://www.kindredhealthcare.com)

***Edgewater Police Station District #20:***

- 5400 North Lincoln: (312) 742-8714: [www.cityofchicago.org/police](http://www.cityofchicago.org/police)

***Edgewater Fire Station:***

- 1545 W Rosemont: [www.cityofchicago.org/fire](http://www.cityofchicago.org/fire)

***Edgewater Post Office:***

- 1723 W Devon: (800) ASK-USPS: [www.usps.com](http://www.usps.com)

***Edgewater Alderman's Office:***

- **Patrick O'Connor:** 40<sup>th</sup> Ward Office: 5850 N Lincoln: (773) 769-3804: [www.aldermanoconnor.com](http://www.aldermanoconnor.com)
- **Mary Ann Smith:** 48<sup>th</sup> Ward Office: 5533 N Broadway: (773) 784-5277: [www.masmith48.org](http://www.masmith48.org)
- **Joe Moore:** 49<sup>th</sup> Ward Office: 7356 N Greenview: 773 338-5796: [www.ward49.com](http://www.ward49.com)

***Edgewater Chamber of Commerce:***

- 1210 West Rosedale: (773) 561-6000: [www.edgewater.org](http://www.edgewater.org)

***Recommended Edgewater Dining:***

- **Pizza**
  - Barry's Spot:** 5759 N. Broadway: (773) 769-2900
  - Pizzeria Aroma:** 1125 W. Berwyn: (773) 769-4900
- **Italian**
  - Francesca's Bryn Mawr:** 1039 W. Bryn Mawr: (773) 506-9261: [www.miafrancesca.com](http://www.miafrancesca.com)
  - Leonardo's Ristorante Tuscan Bistro:** 5657 N. Clark: (773) 561-5028
- **Sushi**
  - Indie Cafe:** 5951 N. Broadway: (773) 561-5577: [www.indiecafe.us](http://www.indiecafe.us)
- **Pub Grub**
  - The Edgewater:** 5600 N. Ashland: (773) 878-3343
  - Moody's Pub:** 5910 N. Broadway: (773) 275-2696: [www.moodyspub.com](http://www.moodyspub.com)
- **Chinese**
  - Mei Shung:** 5511 N. Broadway: (773) 728-5778
  - Moe Choy:** 5143 N. Clark: (773) 769-1300
- **Breakfast**
  - Pause:** 1107 W. Berwyn: (773) 334-3686
  - M. Henry:** 5707 N Clark: (773) 561-1600: [www.mhenry.net](http://www.mhenry.net)

***Edgewater Shopping:***

- **Andersonville shopping strip:** Clark between Foster and Bryn Mawr

***Edgewater Grocery Stores:***

- **Jewel-Osco:** 5516 N Clark: (773) 728-7730: [www.jewelosco.com](http://www.jewelosco.com)
- **Dominick's:** 6009 N. Broadway: (773) 769-2300: [www.dominicks.com](http://www.dominicks.com)

***Edgewater Schools:***

***Public Elementary and Junior High Schools***

- **Hayt Elementary School:** 1518 W Granville: (773) 534-2040: [www.hayt.cps.k12.il.us/](http://www.hayt.cps.k12.il.us/)
- **Goudy Elementary School:** 5120 N Winthrop: (773) 534-2480
- **Trumbull Elementary School:** 5200 N Ashland: (773) 534-2430

***Private Elementary Schools***

- **Rogers Park Montessori School:** 1800 W. Balmoral: (773) 271-1700: [www.rpmschool.org](http://www.rpmschool.org)
- **Lake Shore School:** 5611 N Clark: (773) 561-6707

***Public High Schools***

- **Senn High School:** 5900 N Glenwood: (773) 534-2365

***Edgewater Transportation:***

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

***Edgewater CTA Train Lines and stops:***

***CTA Red Line:***

Berwyn  
Bryn Mawr  
Thorndale  
Granville

***Edgewater Bus Routes:***

#50 Ashland  
#92 Foster  
#22 Clark  
#36 Broadway  
#84 Ridge  
#151 Sheridan  
#147 Sheridan  
#155 Devon

***Edgewater Metra Stop:***

Ravenswood and Rogers Park

***Edgewater New Construction:***

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

***Edgewater Housing Stock:*** High Rises, Condominiums, Mid-rise Buildings, 2-4 unit properties and Single Family Homes

**Edgewater Pricing/Appreciation:****Studios:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Average Market Time (Days)	# Units Sold	% Change In Average Sale Price
Edgewater	8077	1998	\$38,248	\$40,827	93.68%	21	43	
Edgewater	8077	1999	\$51,591	\$53,419	96.58%	20	46	34.89%
Edgewater	8077	2000	\$66,324	\$69,008	96.11%	21	66	28.56%
Edgewater	8077	2001	\$81,066	\$84,213	96.26%	41	70	22.23%
Edgewater	8077	2002	\$92,970	\$97,627	95.23%	46	69	14.68%
Edgewater	8077	2003	\$98,734	\$103,261	95.62%	103	58	6.20%
Edgewater	8077	2004	\$101,405	\$104,897	96.67%	113	69	2.71%
Edgewater	8077	2005	\$108,936	\$112,906	96.48%	99	76	7.43%
Edgewater	8077	2006	\$113,287	\$116,065	97.61%	96	58	3.99%
Edgewater	8077	2007	\$104,815	\$110,215	95.10%	67	33	-7.48%
Edgewater	8077	2008	\$102,700	\$107,985	95.11%	130	21	-2.02%
<b>Total Appreciation</b>								<b>168.51%</b>

**One Bedroom:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Average Market Time (Days)	# Units Sold	% Change In Average Sale Price
Edgewater	8077	1998	\$65,272	\$68,393	95.44%	39	268	
Edgewater	8077	1999	\$78,623	\$81,302	96.70%	25	300	20.45%
Edgewater	8077	2000	\$103,768	\$106,646	97.30%	25	315	31.98%
Edgewater	8077	2001	\$125,659	\$127,706	98.40%	38	371	21.10%
Edgewater	8077	2002	\$141,653	\$144,513	98.02%	50	390	12.73%
Edgewater	8077	2003	\$146,810	\$149,937	97.91%	118	403	3.64%
Edgewater	8077	2004	\$154,997	\$157,114	98.65%	118	427	5.58%
Edgewater	8077	2005	\$159,679	\$162,733	98.12%	122	487	3.02%
Edgewater	8077	2006	\$166,192	\$170,397	97.53%	109	328	4.08%
Edgewater	8077	2007	\$167,333	\$170,055	98.40%	112	321	0.69%
Edgewater	8077	2008	\$157,679	\$162,422	97.08%	147	201	-5.77%
<b>Total Appreciation</b>								<b>141.57%</b>

## Edgewater Neighborhood Information

**Two Bedrooms:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Average Market Time (Days)	# Units Sold	% Change In Average Sale Price
Edgewater	8077	1998	\$125,475	\$127,938	98.07%	63	348	
Edgewater	8077	1999	\$150,215	\$152,647	98.41%	41	345	19.72%
Edgewater	8077	2000	\$177,491	\$180,656	98.25%	40	334	18.16%
Edgewater	8077	2001	\$202,255	\$207,014	97.70%	44	360	13.95%
Edgewater	8077	2002	\$223,888	\$228,315	98.06%	45	439	10.70%
Edgewater	8077	2003	\$240,332	\$244,198	98.42%	98	451	7.34%
Edgewater	8077	2004	\$248,016	\$253,355	97.89%	85	444	3.20%
Edgewater	8077	2005	\$274,141	\$268,986	101.92%	104	449	10.53%
Edgewater	8077	2006	\$286,858	\$289,802	98.98%	108	500	4.64%
Edgewater	8077	2007	\$282,452	\$285,619	98.89%	133	425	-1.54%
Edgewater	8077	2008	\$277,174	\$283,797	97.67%	157	294	-1.87%
<b>Total Appreciation</b>								<b>120.90%</b>

**Three Bedrooms:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Average Market Time (Days)	# Units Sold	% Change In Average Sale Price
Edgewater	8077	1998	\$175,908	\$181,398	96.97%	55	74	
Edgewater	8077	1999	\$195,239	\$198,207	98.50%	37	90	10.99%
Edgewater	8077	2000	\$233,609	\$242,172	96.46%	39	69	19.65%
Edgewater	8077	2001	\$274,653	\$280,094	98.06%	43	76	17.57%
Edgewater	8077	2002	\$315,705	\$319,981	98.66%	48	106	14.95%
Edgewater	8077	2003	\$307,513	\$315,645	97.42%	93	95	-2.59%
Edgewater	8077	2004	\$329,855	\$334,876	98.50%	95	111	7.27%
Edgewater	8077	2005	\$364,333	\$374,331	97.33%	115	128	10.45%
Edgewater	8077	2006	\$382,819	\$389,800	98.21%	143	100	5.07%
Edgewater	8077	2007	\$387,273	\$394,820	98.09%	123	120	1.16%
Edgewater	8077	2008	\$382,635	\$396,462	96.51%	175	63	-1.20%
<b>Total Appreciation</b>								<b>117.52%</b>

## Edgewater Neighborhood Information

**Single Family:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Average Market Time (Days)	# Units Sold	% Change In Average Sale Price
Edgewater	8077	1998	\$275,421	\$284,990	96.64%	37	66	
Edgewater	8077	1999	\$322,079	\$335,237	96.08%	28	64	16.94%
Edgewater	8077	2000	\$355,568	\$370,902	95.87%	32	75	10.40%
Edgewater	8077	2001	\$432,474	\$452,456	95.58%	47	66	21.63%
Edgewater	8077	2002	\$459,907	\$481,439	95.53%	45	71	6.34%
Edgewater	8077	2003	\$454,540	\$471,020	96.50%	92	64	-1.17%
Edgewater	8077	2004	\$578,734	\$570,566	101.43%	75	92	27.32%
Edgewater	8077	2005	\$611,867	\$623,894	98.07%	88	92	5.73%
Edgewater	8077	2006	\$647,251	\$665,127	97.31%	97	62	5.78%
Edgewater	8077	2007	\$721,074	\$747,141	96.64%	108	69	11.41%
Edgewater	8077	2008	\$688,158	\$721,745	95.35%	153	41	-4.56%
<b>Total Appreciation</b>								<b>149.86%</b>

**Two Flats:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Average Market Time (Days)	# Units Sold	% Change In Average Sale Price
Edgewater	8077	1998	\$240,955	\$249,542	96.56%	37	42	
Edgewater	8077	1999	\$314,859	\$327,105	96.26%	17	37	30.67%
Edgewater	8077	2000	\$339,525	\$344,183	98.65%	30	37	7.83%
Edgewater	8077	2001	\$414,960	\$427,332	97.10%	26	28	22.22%
Edgewater	8077	2002	\$411,990	\$426,373	96.63%	38	50	-0.72%
Edgewater	8077	2003	\$478,850	\$492,022	97.32%	68	36	16.23%
Edgewater	8077	2004	\$501,205	\$521,107	96.18%	90	41	4.67%
Edgewater	8077	2005	\$553,317	\$571,824	96.76%	67	41	10.40%
Edgewater	8077	2006	\$600,538	\$616,267	97.45%	53	31	8.53%
Edgewater	8077	2007	\$575,154	\$598,309	96.13%	93	22	-4.23%
Edgewater	8077	2008	\$517,647	\$540,863	95.71%	79	11	-10.00%
<b>Total Appreciation</b>								<b>114.83%</b>

## Edgewater Neighborhood Information

**Three Flats:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Average Market Time (Days)	# Units Sold	% Change In Average Sale Price
Edgewater	8077	1998	\$366,600	\$376,836	97.28%	31	15	
Edgewater	8077	1999	\$404,535	\$416,271	97.18%	22	14	10.35%
Edgewater	8077	2000	\$510,625	\$532,737	95.85%	22	8	26.23%
Edgewater	8077	2001	\$552,678	\$567,762	97.34%	28	16	8.24%
Edgewater	8077	2002	\$563,939	\$580,271	97.19%	61	14	2.04%
Edgewater	8077	2003	\$529,285	\$554,971	95.37%	55	14	-6.14%
Edgewater	8077	2004	\$604,402	\$624,533	96.78%	65	18	14.19%
Edgewater	8077	2005	\$750,222	\$766,842	97.83%	78	14	24.13%
Edgewater	8077	2006	\$655,450	\$684,533	95.75%	143	12	-12.63%
Edgewater	8077	2007	\$680,800	\$711,180	95.73%	168	10	3.87%
Edgewater	8077	2008	\$580,166	\$642,166	90.35%	112	6	-14.78%
<b>Total Appreciation</b>								<b>58.26%</b>

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