



***About Roscoe Village/History of Roscoe Village:***



Once a sleepy area to the west of Lakeview, Roscoe Village has blossomed into a very desirable neighborhood. The area has easy access to downtown by way of "the el", buses, and is not far from the major highway running through the city, the Kennedy Expressway.

The main thoroughfare of this area is Roscoe Street - which has dozens of restaurants, stores, and bars running the half-mile width of Roscoe Village - from Damen Avenue to Western Avenue.

One unique aspect of the area is the antique stores. On the southern border of Roscoe Village you can find several antique shops, arguably one of the largest collections of antique stores in the entire Midwest.

***Roscoe Village Attractions:***

- **Retro on Roscoe:** every August: on Roscoe St. between Damen and Leavitt
- **Roscoe Village Farmer's Market:** W. Belmont & N. Wolcott

***Roscoe Village Library:***

- **Independence Branch:** 3548 W. Irving Park Rd: (312) 744-0900: [www.chipublib.org](http://www.chipublib.org)

***Roscoe Village Police Station District #18:***

- 2100 N California: [www.cityofchicago.org/police](http://www.cityofchicago.org/police)
- 3600 N Halsted: [www.cityofchicago.org/police](http://www.cityofchicago.org/police)

***Roscoe Village Fire Stations:***

- 2214 W. Barry: [www.cityofchicago.org/fire](http://www.cityofchicago.org/fire)

***Roscoe Village Post Office:***

- 1343 W Irving Park: (800) ASK-USPS: [www.usps.com](http://www.usps.com)

***Roscoe Village Alderman's Office:***

- **Scott Waguespack:** 32<sup>nd</sup> Ward Office: 2657 N. Clybourn: (773) 248-1330
- **Gene Schuler:** 47<sup>th</sup> Ward Office: 4237 N. Lincoln: (773) 348-8400: [www.ward47.com](http://www.ward47.com)

***Roscoe Village Chamber of Commerce:***

- 2248 West Belmont, Suite 111: [www.roscoevillage.org](http://www.roscoevillage.org)

***Recommended Roscoe Village Dining:***

- **Pizza**  
**Piazza Bella Trattoria:** 2116 W Roscoe: (773) 477-7330: [www.piazzabella.com](http://www.piazzabella.com)
- **Italian**  
**Terragusto:** 1851 W. Addison: (773) 248-2777
- **Sushi**  
**Kaze:** 2032 W. Roscoe St.: (773) 327-4860: [www.kazesushi.com](http://www.kazesushi.com)
- **Pub Grub**  
**Four Moon Tavern:** 1847 W. Roscoe St: (773) 929-6666  
**Village Tap:** 2055 W. Roscoe St: (773) 883-0817: [www.thevillagetap.com](http://www.thevillagetap.com)
- **Chinese**  
**Chang's Chinese Restaurant:** 3718 N. Elston: (773) 588-6906
- **Breakfast**  
**Kitsch'n on Roscoe:** 2005 W. Roscoe.: (773) 248-7372: [www.kitschn.com](http://www.kitschn.com)

***Roscoe Village Shopping:*** Antique Row: Belmont from Ravenswood to Western

***Roscoe Village Grocery Stores:***

- **Traders Joe:** 3745 N Lincoln: (773) 248-4920: [www.traderjoes.com](http://www.traderjoes.com)
- **Whole Foods:** 3300 N Ashland: (773) 244-4200: [www.wholefoodsmarket.com](http://www.wholefoodsmarket.com)
- **Dominicks:** 3350 N Western: (773) 929-8910: [www.dominicks.com](http://www.dominicks.com)

***Roscoe Village Theaters:***

- **Mercury Theater:** 3745 N. Southport Ave: (773) 325-1700
- **Music Box Theatre:** 3733 N. Southport Ave: (773) 871-6604: [www.musicboxtheatre.com](http://www.musicboxtheatre.com)

***Roscoe Village schools:***

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

- **Hamilton Elementary School:** 1650 W Cornelia : (773) 534-5484: [www.hamilton.cps.k12.il.us](http://www.hamilton.cps.k12.il.us)
- **Audubon Elementary School:** 3500 N Hoyne: (773) 534-5470: [www.audubon.cps.k12.il.us](http://www.audubon.cps.k12.il.us)
- **Jahn Elementary School:** 3149 N Wolcott: (773) 534-5500
- **Bell Elementary School:** 3730 N Oakley: (773) 534-5150: [www.agbellschool.com](http://www.agbellschool.com)

***Private Schools***

- **St. Andrew School:** 1710 W Addison St: (773) 248-2500: [www.saintandrewchicago.com](http://www.saintandrewchicago.com)
- **St. Benedict Elementary School:** 3920 N Leavitt : (773) 463-6797
- **St. Luke Lutheran School:** 1500 W Belmont: 773-472-3383: <http://www.stlukechicago.org/>

***Public High Schools***

- **Lake View High School:** 4015 N Ashland: (773) 534-5440: [www.lakeviewhs.com](http://www.lakeviewhs.com)
- **Lane Technical High School:** 2501 W Addison: (773) 534-5400: [www.lanetech.org](http://www.lanetech.org)

***Roscoe Village Transportation:***

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

***Roscoe Village CTA Train Lines and stops:***

***CTA Red Line***

Addison  
Paulina

***Roscoe Village Bus Routes:***

#49 Western  
#50 Damen  
#11 Lincoln  
#77 Belmont

***Roscoe Village Metra Stop:***

Ravenswood or Clybourn

***Roscoe Village New Construction:***

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

***Roscoe Village Housing Stock:*** New and converted condo buildings, 2-4 flats and single family homes

***Roscoe Village Pricing/Appreciation:*** Roscoe Village is a part of a bigger area called North Center

**Studios:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
North Center	8005	1998	\$0	\$0	N/A	0	0	
North Center	8005	1999	\$0	\$0	N/A	0	0	N/A
North Center	8005	2000	\$0	\$0	N/A	0	0	N/A
North Center	8005	2001	\$0	\$0	N/A	0	0	N/A
North Center	8005	2002	\$0	\$0	N/A	0	0	N/A
North Center	8005	2003	\$0	\$0	N/A	0	0	N/A
North Center	8005	2004	\$0	\$0	N/A	0	0	N/A
North Center	8005	2005	\$122,000	\$139,000	87.77%	137	1	N/A
North Center	8005	2006	\$0	\$0	N/A	0	0	N/A
North Center	8005	2007	\$0	\$0	N/A	0	0	N/A
North Center	8005	2008	\$0	\$0	N/A	0	0	N/A
<b>Total Appreciation</b>								<b>N/A</b>

**One Bedroom:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
North Center	8005	1998	\$145,777	\$150,768	96.69%	33	22	
North Center	8005	1999	\$148,286	\$151,209	98.07%	76	48	1.72%
North Center	8005	2000	\$187,478	\$192,626	97.33%	43	15	26.43%
North Center	8005	2001	\$185,837	\$190,008	97.80%	18	37	-0.88%
North Center	8005	2002	\$204,148	\$209,560	97.42%	34	30	9.85%
North Center	8005	2003	\$203,091	\$205,804	98.68%	45	45	-0.52%
North Center	8005	2004	\$234,614	\$234,825	99.91%	68	49	15.52%
North Center	8005	2005	\$232,792	\$235,267	98.95%	61	59	-0.78%
North Center	8005	2006	\$249,509	\$253,998	98.23%	84	51	7.18%
North Center	8005	2007	\$238,010	\$240,043	99.15%	102	53	-4.61%
North Center	8005	2008	\$240,440	\$247,104	97.30%	82	20	1.02%
<b>Total Appreciation</b>								<b>64.94%</b>

**Two Bedrooms:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
North Center	8005	1998	\$204,126	\$202,764	100.67%	41	82	
North Center	8005	1999	\$245,059	\$247,085	99.18%	72	92	20.05%
North Center	8005	2000	\$276,582	\$279,716	98.88%	37	130	12.86%
North Center	8005	2001	\$285,143	\$286,114	99.66%	53	124	3.10%
North Center	8005	2002	\$304,044	\$305,470	99.53%	52	225	6.63%
North Center	8005	2003	\$306,082	\$311,460	98.27%	105	224	0.67%
North Center	8005	2004	\$310,923	\$315,088	98.68%	67	258	1.58%
North Center	8005	2005	\$331,602	\$335,171	98.94%	95	276	6.65%
North Center	8005	2006	\$351,088	\$355,281	98.82%	107	272	5.88%
North Center	8005	2007	\$352,506	\$358,231	98.40%	119	291	0.40%
North Center	8005	2008	\$332,464	\$340,888	97.53%	117	156	-5.69%
<b>Total Appreciation</b>								<b>62.87%</b>

**Three Bedrooms:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
North Center	8005	1998	\$258,798	\$255,757	101.19%	51	26	
North Center	8005	1999	\$313,213	\$304,799	102.76%	66	28	21.03%
North Center	8005	2000	\$341,169	\$345,652	98.70%	50	42	8.93%
North Center	8005	2001	\$379,775	\$383,119	99.13%	41	56	11.32%
North Center	8005	2002	\$381,780	\$384,948	99.18%	59	117	0.53%
North Center	8005	2003	\$396,845	\$402,115	98.69%	138	104	3.95%
North Center	8005	2004	\$423,789	\$430,368	98.47%	107	147	6.79%
North Center	8005	2005	\$446,318	\$452,554	98.62%	109	183	5.32%
North Center	8005	2006	\$486,784	\$492,306	98.88%	120	111	9.07%
North Center	8005	2007	\$489,940	\$498,417	98.30%	128	146	0.65%
North Center	8005	2008	\$478,365	\$493,199	96.99%	132	118	-2.36%
<b>Total Appreciation</b>								<b>84.84%</b>

**Single Family:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
Single Family:	8005	1998	\$293,637	\$301,563	97.37%	36	172	
North Center	8005	1999	\$373,974	\$385,701	96.96%	35	199	27.36%
North Center	8005	2000	\$443,690	\$455,425	97.42%	36	214	18.64%
North Center	8005	2001	\$483,491	\$498,762	96.94%	38	174	8.97%
North Center	8005	2002	\$501,998	\$518,906	96.74%	43	200	3.83%
North Center	8005	2003	\$589,957	\$611,033	96.55%	96	242	17.52%
North Center	8005	2004	\$661,169	\$672,570	98.30%	81	211	12.07%
North Center	8005	2005	\$776,545	\$798,657	97.23%	117	244	17.45%
North Center	8005	2006	\$851,864	\$876,705	97.17%	103	216	9.70%
North Center	8005	2007	\$923,600	\$960,161	96.19%	128	193	8.42%
North Center	8005	2008	\$912,701	\$948,734	96.20%	140	178	-1.18%
<b>Total Appreciation</b>								<b>210.83%</b>

**Two Flats:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
North Center	8005	1998	\$272,988	\$282,959	96.48%	26	125	
North Center	8005	1999	\$324,736	\$334,834	96.98%	28	126	18.96%
North Center	8005	2000	\$359,636	\$375,424	95.79%	29	126	10.75%
North Center	8005	2001	\$399,168	\$420,661	94.89%	32	108	10.99%
North Center	8005	2002	\$409,430	\$428,865	95.47%	34	125	2.57%
North Center	8005	2003	\$474,884	\$490,484	96.82%	70	146	15.99%
North Center	8005	2004	\$510,033	\$521,120	97.87%	56	101	7.40%
North Center	8005	2005	\$570,586	\$588,741	96.92%	56	104	11.87%
North Center	8005	2006	\$584,098	\$605,283	96.50%	88	80	2.37%
North Center	8005	2007	\$571,746	\$601,581	95.04%	98	53	-2.11
North Center	8005	2008	\$562,305	\$594,098	94.65%	123	51	-1.65%
<b>Total Appreciation</b>								<b>105.98%</b>

**Three Flats:**

Neighborhood Area	Code	Year	Average Sale Price	Average List Price	Average Sale Price to Average List Price Ratio	Avg. Market Time (Days)	# Units Sold	%Change in Average Sale Price
North Center	8005	1998	\$319,275	\$327,055	97.62%	29	29	
North Center	8005	1999	\$354,865	\$367,050	96.68%	16	32	11.15%
North Center	8005	2000	\$403,000	\$419,604	96.04%	32	25	13.56%
North Center	8005	2001	\$483,483	\$506,883	95.38%	31	24	19.97%
North Center	8005	2002	\$456,371	\$481,613	94.76%	43	31	-5.61%
North Center	8005	2003	\$505,808	\$531,181	95.22%	62	38	10.83%
North Center	8005	2004	\$614,151	\$633,648	96.92%	63	39	21.42%
North Center	8005	2005	\$620,130	\$642,264	96.55%	87	20	0.97%
North Center	8005	2006	\$655,621	\$679,814	96.44%	107	32	5.72%
North Center	8005	2007	\$655,669	\$688,499	95.23%	119	21	0.01%
North Center	8005	2008	\$536,525	\$573,260	93.59%	127	10	-18.17%
<b>Total Appreciation</b>								<b>68.04%</b>

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