



SUBURBAN CHICAGO LAND SALES

FOR MARKET-RATE MULTIFAMILY DEVELOPMENTS

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SUBURBAN CHICAGO LAND SALES FOR MARKET-RATE MULTIFAMILY DEVELOPMENTS (>25 UNITS)

LOCATOR #	PROPERTY	TOWN	STYLE	DEVELOPER	UNITS	CONSTRUCTED	YEAR SOLD	PRICE/UNIT	TIF	TOD
1	Springs at Canterfield	West Dundee	Garden	Continental	260	2018	2017	\$16,135		
2	Springs at South Elgin	South Elgin	Garden	Continental	300	2018	2017	\$15,000		
3	Albion at Evanston	Evanston	Mid-Rise	Albion	273	2019	2017	\$28,707		X
4	The Marke of Elmhurst	Elmhurst	Mid-Rise	Opus	164	2019	2017	\$23,957	X	X
5	Uptown 500	Wheeling	Mid-Rise	Atlas Residential	321	2020	2017	\$9,346	X	X
6	Elan Yorktown	Lombard	Mid-Rise	Greystar	295	2019	2017	\$36,364		
7	The Albion at Oak Park	Oak Park	High-Rise	Albion	265	2019	2017	\$26,792	X	X
8	Arlington 425	Arlington Hts.	Mid-Rise	Norwood	319	Approved	2017	\$13,922		X
9	The Link Evanston	Evanston	Mid-Rise	Focus	242	2020	2017	\$21,143		X
10	Village Place	Romeoville	Garden	Ed Rose and Sons	216	2020	2017	\$8,889		
11	Ellison	Des Plaines	Mid-Rise	Opus	113	2019	2017	\$28,982		X
12	The Monarch	Des Plaines	Mid-Rise	Covington	236	2019	2017	\$23,305		
1	Avidor Glenview	Glenview	Mid-Rise	Trammell Crow	168	2019	2018	\$40,744		
2	Springs at Oswego	Oswego	Garden	Continental	280	2019	2018	\$13,929		
3	Apex 400 Apartments	Glen Ellyn	Mid-Rise	GSP Development	104	2022	2018	\$17,308	X	X
4	Lumen Fox Valley	Aurora	Garden	Centennial	304	2022	2018	\$12,500		
5	Madison West	Forest Park	Mid-Rise	Michigan Avenue	37	2020	2018	\$20,270		
6	Element at Veridian	Schaumburg	Mid-Rise	Vennpoint	260	2020	2018	\$17,788	X	
7	Montgomery Place	Montgomery	Garden	S.R. Jacobson	468	2021	2018	\$5,182		
8	Sixteen 30	Plainfield	Garden	Wingspan	284	2021	2018	\$5,986		
9	246 Greenbay	Highwood	3-Story	Benchmark	31	2020	2018	\$26,290		
10	Four North	Arlington Heights	Mid-Rise	Benchmark	76	2020	2018	\$18,421	X	
11	10 N Main	Mount Prospect	Mid-Rise	Harlem Irving	97	2021	2018	\$6,701	X	

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1	Quincy Station	Westmont	Mid-Rise	Holladay	94	2022	2019	\$33,213	X	X
2	The Fynn	Elmhurst	Mid-Rise	Quarterra	213	2021	2019	\$36,250	X	X
3	Bloomington Trails	Bloomington	Garden	Noah	91	2021	2019	\$19,231		
4	The Westlyn	Warrenville	Mid-Rise	Covington	242	2022	2019	\$14,050		
5	Avere On Duane	Glen Ellyn	Mid-Rise	Reva	48	2021	2019	\$56,250		X
6	Welkin Apartments	Des Plaines	Mid-Rise	Bayview/ Compass Point	212	2022	2019	\$18,042		X
7	Everton Flats	Warrenville	Garden	Atlantic Residential	259	2020	2019	\$15,000		
8	Four North Apartments	Arlington Heights	Mid-Rise	Benchmark	76	2022	2019	\$27,632	X	X
9	Roselle Apartments	Roselle	TH	Noah	73	2020	2019	\$22,192		
10	Reserve Randall Road	West Dundee	Garden	Fiduciary	380	2020	2019	\$12,368		
11	Orland Ridge	Orland Park	TH - Ranch	S.R. Jacobson	294	2021	2019	\$13,605		
12	730 E. Irving Park	Roselle	3-Story	Noah	72	2020	2019	\$23,056		X
13	Willow Glen	Willow Springs	Garden	West Point	168	2022	2019	\$29,167	X	X
14	Albion at Highland Park	Highland Park	Mid-Rise	Albion	250	2020	2019	\$15,048		X
15	Main Street Townhomes	Antioch	TH	Peterson	35	2022	2021	\$15,396		
1	Lilac Station	Lombard	Mid-Rise	Holladay	118	2021	2020	\$12,712	X	X
2	The Residences at 1555 Ridge	Evanston	Mid-Rise	Michigan Ave	68	2022	2020	\$57,353		X
3	Springs at Three Oaks	Crystal Lake	Garden	Continental	280	2023	2020	\$11,324		
4	The Residences at Sawmill Station	Morton Grove	Mid-Rise	Urban Street	250	2021	2020	\$22,500	X	
5	The Vantage Naperville	Naperville	Garden	Prime Property	112	2021	2020	\$29,911		
6	Cumberland Crossings	Des Plaines	Mid-Rise	Terra Carta/Lakota	348	2021	2020	\$14,943		X

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1	1012 Chicago	Evanston	Mid-Rise	MCZ	116	2023	2021	\$32,328		X
2	Downers Grove Apartments	Downers Grove	Mid-Rise	Opus	167	2023	2021	\$18,563	X	X
3	River East Apartments	St. Charles	Mid-Rise	Frontier	48	2022	2021	\$46,354		
4	Vogue Apartments	Evanston	Mid-Rise	Catapult	120	2022	2021	\$30,375	X	X
5	Porter	Oak Park	Mid-Rise	Focus	158	2022	2021	\$27,215		
6	609 S. 3rd Street	Geneva	3-Story	Sumac	60	TBD	2021	\$15,417		X
7	Eco Terra	Villa Park	Mid-Rise	Hawthorne	348	2023	2021	\$14,333	X	X
8	Evanston Gateway	Evanston	Mid-Rise	LG	26	2022	2021	\$96,154	X	X
9	Authentix	Mchenry	Garden	Continental	288	2023	2021	\$6,201		
10	Lincoln at Citygate	Naperville	Mid-Rise	Lincoln Property	285	2022	2021	\$11,000		
11	Glenwood Station	Glen Ellyn	Mid-Rise	Holladay	86	2022	2021	\$32,849	X	X
12	Redwood Lockport	Lockport	Ranch	Redwood Living	159	2022	2021	\$11,635		
13	Prospect Place	Mount Prospect	Mid-Rise	Noah	80	2022	2021	\$20,938	X	X
14	Springs at Lily Cache Creek	Bolingbrook	Garden	Continental	320	2022	2021	\$13,438		
15	Albion at Renaissance Place	Highland Park	Mid-Rise	Albion	89	2022	2021	\$58,258		X
16	Algonquin at Old Plum Grove	Schaumburg	Garden	Finger	373	2022	2019	\$15,416		
17	The Domain at Hawthron Row	Vernon Hills	Midrise	Atlantic Residential	303	2022	2021	\$15,396		
1	Seasons at Plainfield	Plainfield	TH	Fiduciary	320	2023	2022	\$19,688		
2	Onyx	Plainfield	TH	Wingspan	238	2023	2022	\$3,655		
3	HQ Residence	Mount Prospect	Mid-Rise	Harlem Irving/Hamilton	88	2023	2022	\$22,727	X	X

Notes:

- TIF - Development within Tax Increment Financing District
- TOD - Transit Oriented Development - within 1/2 mile of Metra or CTA train station
- Price/Unit - Excludes donation dollars to municipality
- TH - Townhome-style units



