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Home values jump at western end of 606 trail



By DENNIS RODKIN | 



Photo by Dennis Rodkin

The 606 trail's bridge across Milwaukee Avenue

Home values have risen sharply in the areas along the western portion of the 606 trail in the three years since construction of the parkway got serious, according to a study.

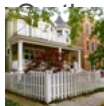
Values have risen more than 48 percent in the western reaches of the 2.7-mile elevated trail since its official groundbreaking in 2013, according to **the report**, by the Institute for Housing Studies at DePaul University. Since

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east side of the trail, in Wicker Park and Bucktown, home values have risen 13.8 percent since the trail opened, IHS found. This eastern section already was "a million-dollar home sales triple in Edgewater" and 4.3 percent since the trail opened, IHS found. This eastern section already was "a pretty strong and stable housing market," the report said.

Developers have been eyeing the rising market along the 606's western edge. In January, a builder launched a project of **five homes priced in the \$900,000s**. Just a few years earlier, the area could support prices only in the \$400,000s, he said.



Developer building 2 mega-homes on Winnetka's lakefront

Owners on the more affluent east side have been impressed by the 606, too. The owners of a home at the trail's eastern end that's listed for \$1.95 million **told Crain's last week** that when they bought the house months before the trail opened, "We didn't know how great (the trail) was going to be when the construction was finished."

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