

RESIDENTIAL REAL ESTATE

A Chicago bungalow is now asking over \$2 million — a first for the style

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The Chicago bungalow, a beloved style native to the city and numbering something like 80,000 today, crossed a new horizon when an extensively rehabbed red brick bungalow hit the market priced at over \$2 million yesterday.

The highest sale on record for a Chicago-style bungalow is an Evanston property that sold in March for \$1.71 million, according to Crain's research in real estate records, and in the city the highest is \$1.65 million, the price that two different bungalows reeled in. One is on West Carmen Avenue in Lincoln Square, sold in March, and the other is on West Castlewood Terrace in Uptown, sold in 2024.

"We're going to break the ceiling," said Jill Halpern, the @properties Christie's International Real Estate agent representing the property, a 1918 Lincoln Square bungalow rehabbed and expanded in the past 15 months. Its asking price is \$2.25 million.

Several factors play into the asking price, not the least of which is that all housing is more expensive these days. Specific to this West Sunnyside Avenue property are:

- The 6,095-square-foot lot, compared to the city norm of 3,125;
- The location, in a pretty, somewhat secluded section of Lincoln Square called **Ravenswood Gardens**, with the North Branch of the Chicago River, Horner and Welles parks and the CTA Brown Line's Rockwell station all within walking distance; and
- The rehab and expansion by Consortian Construction, which bought the bungalow in July 2025 for \$796,000.

Consortian added an attached garage and a second floor that sits back from the edge, avoiding the bulky “**pop the top**” result that distresses admirers of original Chicago bungalows.

The rehab also included installing all new windows, thick insulation, a heat pump and gas cooking, Halpern said. Along with these energy-sipping features are visual updates, including stylish bathrooms, and cabinets and a cooking hood in the kitchen that resemble cabinetry of the home's original era. Cabinets flank the living room fireplace, in traditional bungalow style, and a square bay of windows wraps a sun room, also a characteristic of the venerable bungalow.



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When it went up for sale last year, the bungalow had been in one family's hands for at least 40 years, according to the Cook County Clerk, and Halpern said it sorely needed updating.

While no rules prevented demolition, she said, she and Consortian's principal, Ari Killian, “respect bungalows and didn't want that to happen.” At least two other bidders for the property were developers, she said, but whether they planned a teardown is not known.



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The lot size would allow a significantly larger replacement house. Halpern said “it would have been cheaper to tear (the bungalow) down and build a new house” than to go the route Killian chose.

In 2013, Killian’s restoration work on a 19th century building in Ukrainian Village received a **Preservation Excellence Award** from the Commission on Chicago Landmarks.

Consortian also does new construction. In 2025, a five-bedroom house the firm built on West Cullom Avenue, a little less than half a mile from the Sunnyside bungalow, landed a buyer in 11 days and sold for just under \$1.47 million. That was a sign of the “real demand” for houses in the neighborhood, Halpern said.

In the current low-inventory climate, Lincoln Square houses have found strong demand.

In September, there were eight houses on the market and five sales, meaning there was enough inventory to supply less than two months’ sales. That’s according to data from the Chicago Association of Realtors, Midwest Real Estate Data and ShowingTime. Citywide, there was enough inventory on the market to fuel a slightly longer time, 2.2 months.

It used to be said that a balanced market has four to six months’ inventory, but Chicago hasn’t reached that level in several years.

The median price of single-family homes sold in Lincoln Square in the first nine months of the year is \$1.3 million, up 15% from the same time last year, according to the real estate groups’ data. As in most city neighborhoods, the majority of those sales are on standard 3,125-square-foot lots, or thereabouts.

Mostly built in the early decades of the 20th century, **Chicago bungalows** were a popular housing solution for the working-class and middle-class families, many of them immigrants, pouring into the region during its industrial heyday. They generally cost between \$4,000 and \$8,000, **according to the Chicago Bungalow Association**. In today's dollars, that range is from about \$67,000 to \$134,000.

It's hard to calculate the average current-times bungalow sale price, but real estate records indicate about 350 have sold in the city in the past 12 months. Recent representative prices include the \$350,000 that buyers paid for **a rehabbed bungalow in Auburn Gresham** yesterday and \$690,000, for **a rehabbed Edison Park bungalow** that sold Oct. 13.