

»»» REAL ESTATE NEWSLETTER

BUENA PARK

WRITTEN BY TIM WINCHESTER <<<



»»» WHAT'S IMPORTANT TO KNOW?

In my Summer newsletter I highlighted how few homes and condominiums there were for sale in Buena Park. In June there were only 42 residential properties for sale. Now there are only 37! Only 2 studios! Only 13 one bedrooms! Only 5 freestanding homes! This is historically low inventory, which is great news for sellers.

ARE PROPERTIES SELLING FAST? <<<

Absolutely, yes. Historically fast. The median time on market for a property in Buena Park - from being listed for sale to being under contract - is eight days! That's incredible. But not surprising given that people who are looking to buy are competing for so few options right now. Demand is greater than supply.



»»» WHAT ABOUT RENTING?

As with sales, the inventory of available rental properties is also very low, and rents have never been higher. Renting definitely has a season, and that season starts to end with the turning of the leaves and falling temperatures. But we're not there yet.

HOW'S THE NEIGHBORHOOD DOING? <<<

Let's look at Buena Park sales prices compared to the rest of Chicago. For attached properties (i.e. condominiums), the median sale price in all of Chicago is up 2.7% over the last year, and the median sale price in Buena Park is up 6.1% over the last year! Buena Park is outperforming the city average!



>>> A VIDEO WITH ADDITIONAL INFO

Point your phone camera at the QR code to the left - or go to www.haxtonclare.com/buena - for a video of Tim Winchester providing some additional thoughts.

LOCAL IS ESSENTIAL <<<

Hello. I'm Tim Winchester.

I'm the author of these newsletters and a 20+ year resident of Buena Park.

I'm also a highly accomplished real estate broker focused on Buena Park.

More and more people are realizing how essential it is to have a local realtor handle their real estate transactions.

I personally host every showing, have an enhanced ability to describe life in the neighborhood, and add the credibility of being a neighbor.

The result is the highest possible sale price, in the least amount of time, and the smoothest possible transaction.

Feel free to contact me anytime to sell or rent your property.



Contact Tim for your residential sales and leasing needs.

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