

WELCOME TO THE NEIGHBORHOOD

GARFIELD RIDGE



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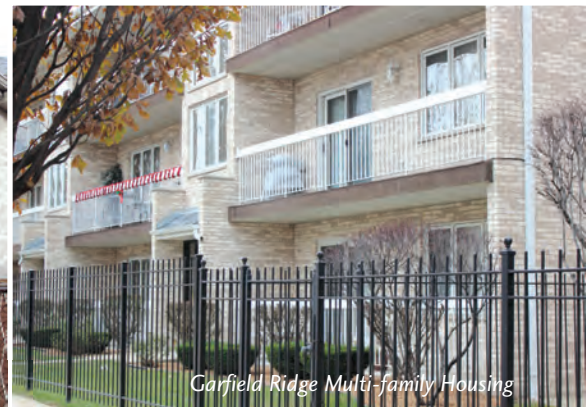
GARFIELD RIDGE



Home Run Inn



Garfield Ridge Bungalow



Garfield Ridge Multi-family Housing

From good jobs and transportation, to tasty bakeries and delis, to family-friendly housing and parks: Garfield Ridge has it all.

This thriving residential community on Chicago's far southwest side boasts a good balance of business and industry. The neighborhood stretches from its northernmost point at Pershing Road (just north of I-55) south to 59th Street, with the Midway Orange Line stop serving as its southeastern boundary. Its western border begins at Harlem Avenue and 59th, continuing north up to I-55 and then the border heads back east towards Cicero Avenue. Archer Avenue, which runs diagonally into downtown Chicago, serves as the community's main artery.

In the beginning, Garfield Ridge was home to substantial agriculture production, which continued until the early 20th century when many Eastern European immigrants began calling the area home. Fueled by post-WWII industrialism, many jobs were brought to the area, especially with the opening of the Chicago Municipal Airport (later renamed Midway) in 1926. Unfortunately, these jobs started to dry up once major airlines began relocating their service to O'Hare, which resulted in Garfield Ridge residents moving as well.

But times are changing. Jobs are returning to the area and the pool of affordable housing is growing.

C.A.R. Board Member Sonia Anaya, managing broker for America Real Estate, has sold homes in the Garfield Ridge neighborhood for more than 20 years. She reports that 2013 sale prices through November ranged from \$22,000 to \$400,000, with a median price of \$155,000. "This makes the area affordable for larger families, and for many Chicago Public School teachers, firefighters and police

officers who make it their home to fulfill the city of Chicago residence requirement," Sonia said.

"For city workers seeking some type of suburban lifestyle, it's about as far away from the city center as you can go and still be within the city limits," said @properties Consultant/Broker Stephen Katsouris. "Garfield Ridge offers relatively low crime, and great proximity to shopping and transportation. Plenty of community-minded young families and young singles make this a great starter community."

What's selling in...
GARFIELD RIDGE?
FastSTATS 3rd Quarter 2013 (8056)

| Attached Single Family | Detached Single Family |
|------------------------|-------------------------|
| Units: 1 | Units: 103 |
| Median Price: \$40,000 | Median Price: \$167,000 |

*Check out neighborhood stats for all 77 Chicagoland neighborhoods and select suburbs at www.ChicagoREALTOR.com.
 FastSTATS consists of average sales price, median sales price, market time, units sold and percent change for Chicago and the suburbs.*

Patricia Pulido, a residential consultant with Dream Town Realty, grew up in the neighborhood and lived in her old family manse until recently. When asked why she likes it so much, she said, "Garfield Ridge is an older, quieter area, and everyone takes care of one another."

The community's history as an agricultural area, coupled with an influx of immigrants, has contributed to a heritage and devotion to family-owned and operated bakeries and specialty food shops. Locals flock to a variety of these hotspots like Pticek & Son Bakery (5523 S. Narragansett Ave) and Racine Bakery (6216 S. Archer Ave.) — both of which specialize in Polish and Lithuanian sweets.

But one bakery seems to stand out amongst the rest: Weber's. In the heart of Garfield Ridge (7055 W. Archer Ave.), Weber's Bakery is one of Chicago's oldest. Originally opened in 1930 by German immigrants, Weber's has occupied its current location on Archer Avenue since 1979. The Weber family still owns and operates the shop and continues to produce delicious European specialties such as kolaches and sauerkraut rye bread, as well as American favorites like pumpkin pie and chocolate cake donuts.

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Pticek's and Son Bakery



Garfield Ridge Single Family



Holiday Treats at Weber's Bakery

European-style delis are also a staple in Garfield Ridge. Once serving only immigrants longing for a taste of the old county, these delis have gained loyal regulars who couldn't imagine lunch without them. Joe and Frank's Sausage Company (7147 W. Archer Ave.) is the community's preferred spot, offering an incredible selection of smoked and cured meats, cheeses, and traditional Polish pastries.

Steve Divincenzo, a NuVision Real Estate broker, says that Garfield Ridge offers many activities for children and adults, plus a neighborhood watch. "It's a strong community with residents who care," he said. "The typical buyer here wants a better life for his or her family."

Garfield Ridge has a variety of recreational and entertainment options available for residents, including two parks: Wentworth (5625 S. Mobile Ave.) and Vittum (5010 W. 50th St., Chicago). Wentworth is home to just over 15 acres of green space, and offers amenities such as a gym, clubhouse, and large number of sports facilities like baseball fields, basketball courts, and an ice rink in winter. At 12 acres, Vittum Park may be smaller than Wentworth but it lacks little in terms of amenities. Vittum boasts multiple fields for games like soccer and football, a fieldhouse with a kitchen that can be rented for special occasions, horseshoe pits, and a playground for young children. The Garfield Ridge Chamber of Commerce also offers a variety of events, including the Patriot's Day Parade, Pumpkin Jamboree, Turkey Raffle, and Snack with Santa.

Kevin Kelly, real estate consultant for @properties, grew up in Garfield Ridge

and predicts that its housing market will be stable with modest appreciation in 2014. "People will continue to want to move to this community because it has good private schools and is a great place to raise a family," Kelly said. "It's also a fun place to grab a hot dog and fry at a local fast food joint, or a beer along Archer Avenue."

Continued low interest rates, increased consumer confidence, and a growing economy will translate into an improved housing market for the Garfield Ridge community, says John Kmiecik, senior vice president of Century 21 Affiliated. "People who purchase homes here are hardworking, and feel they've achieved the American dream," he said. "They're not just buying a house, they're buying a quality of life. It's a real privilege to drive down the streets of Garfield Ridge and say 'I helped this family buy their home.'" **CR**

Photos by Mary Beth Durkin, Chicago Association of REALTORS®.

