

LINCOLNWOOD

North Suburbs



Population	11,342
Avg. home value	\$322,032
Avg. income (est.)	\$84,917
Average tax bill	\$4,027
Median age	45
Bldg. permits	7
Avg. apt. rent	\$880
Village Hall	847-673-1540

Location, diversity and redevelopment are three words that quite accurately describe Lincolnwood, 10 miles north of the Loop. It is an ideal commuter town, and revenue produced from light industry has helped to keep the affluent community's taxes lower than in many other northern suburbs.

Its close proximity to the Loop has helped to make Lincolnwood a popular choice for home buyers. There is, however, an active and viable business community right in the neighborhood.

Housing. Home values are some of the strongest in the North Suburbs. Styles include expansive, new custom models as well as older Georgians, Cape Cods, Colonials and split-levels. Single-family homes ranged from \$100,000 to \$875,000 in 1998. The average 1998 sale price was \$322,032. Custom-built houses on half-acre lots in the Lincolnwood Towers area can cost in excess of \$1.3 million.

Condominiums range from \$110,000 to \$400,000; while townhouses are priced between \$130,000 and \$300,000. There are no apartment complexes and virtually no rental units in Lincolnwood. The 1998 average attached housing sale price was \$178,694.

Schools. Elementary-aged children attend Lincolnwood Elementary School in district 74. The school offers a pre-kindergarten program for four-year-olds and has a privately contracted child care center on the premises.

High school students attend Niles Township West High School district 219 in Skokie.

Transportation. The Edens Expressway (I-94) cuts through the west side of Lincolnwood. Drive time to the Loop is 15 minutes. O'Hare Airport is 13 minutes away, and Midway is a 45-minute drive.

CTA trains reach the Loop in 32 minutes from nearby Skokie. Metra trains stop in nearby Evanston and Edgebrook.