

2015 sees a shortage of homes for sale in the Park Neighborhoods

Prices of homes also undergoing rapid increase



Three years ago, there would have been over 40 single-family homes available in the Park Neighborhoods. In October 2014 there were only 12. There were about the same number of multiple-family homes. Three years ago single-family homes were priced between \$10,000 and \$84,000. Today they are going from \$45,000 to \$120,000.

What happened?

The economy changed, of course. The home buying crisis is nearly over.

In addition, many efforts went forward to improve the image of the Park Neighborhoods to prospective homebuyers. Urban Anthropology Inc. (UrbAn) was one organization that worked to change this image. Whenever a home was for sale, UrbAn would drop off binders of information to home sellers that promoted the neighborhood—information such as the local assets, services, recreation facilities, businesses, parks, and more. In addition, UrbAn worked with the Greater Milwaukee Foundation and the NIDC to secure grants on neighborhood improvement features. From these grants came public art, over 100 large planters filled with plants and flowers, 35 homes rehabbed, a neighborhood museum, plays and events on neighborhood cultural history, 78 home flower boxes, 14 homes landscaped, gateway sign, new trees for Kosciuszko Park, walking tour of the neighborhood, and more.

Homes available now in Park Neighborhoods

Single family listings

While single family listings are scarce these days in the Park Neighborhoods, there still are some good buys in Lincoln Village, Polonia, and Bay View.

Lincoln Village



The above home is located at 2673 S. 7th Street near the newly developing Kinnickinnic River and is listed at only \$45,000. It is a 2-bedroom cape with a 2-car garage and a fenced in backyard. The property is sold "as is" and is a good fixer-upper. See more information at UrbAn's website listed at the end of the article.

Bay View



The above bungalow is located at 2543 S. Burrell Street and is listed at \$119,800. It is a well-maintained 3-bedroom, 1 1/2 bath home with a charming enclosed front porch, bright eat-in kitchen with appliances, *(continued on back page)*

Park Neighborhoods fast becoming Milwaukee's premiere immigrant area



A look at the records of homes sold during the past three years in the Park Neighborhoods shows that it is becoming a neighborhood of choice by new immigrant groups. In the past it was mainly Latino immigrants/migrants purchasing homes here, but more recently it has also been Europeans—mainly those from Eastern European countries such as Poland and Russia. In looking at the details of the 2013 MLS list of sold single family homes (where the buyers were less likely to be investors), buyers with Latino surnames comprised only 44 percent of the total. Buyers with non-Latino surnames (mostly Polish, Russian, and other Eastern European) comprised 41 percent of the total. (The other buyers were LLCs, banks, investment companies, etc.) This suggests that European Americans may be returning to the area.

There has been a relatively strong influx of Polish immigrants that have moved to the Park Neighborhoods in the past several years. Their numbers are strong enough to sustain a Polish travel agency and Polish deli (with Polish-speaking clerks and Polish language signs) in the center of the Park Neighborhoods.

Advantages of immigrant neighbors

It is commonly stated that the United States is a nation of immigrants. The diversity of this country has led to its greatness. US immigration policy also guarantees that those entering this country legally have the kind of resources, education, skills, and civic background that will make them strong contributing citizens. The Park Neighborhoods has a reason to be proud.

(Homes available: continued from front page)

many updates throughout. The lower level has a rec room. The backyard is fenced in with a patio, perennial gardens, and a 2-car parking space and retaining wall. See more information at UrbAn's website listed at the end of the article.

Polonia

Two lovely homes are available in the Polonia neighborhood—both near 6th and Oklahoma.



The above bungalow is available at 2905 S. 6th Street for \$99,500. It is a 3-bedroom brick single family home with a 2-car garage and a 4-car parking slab. It has 2 full bathrooms. See more information at UrbAn's website listed at the end of the article.



The above ranch home is available at 2900 S. 7th Street for \$94,000. It is a 3-bedroom home with a kitchen with a lot of counter space. The yard is fenced in with a patio.

For more details on any of the homes listed above, see the website of Urban Anthropology: www.urban-anthropology.org/Home-savailable.html

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