

A collage of Chicago cityscape images. The top left shows the Willis Tower and the Ferris wheel at dusk. The top right shows the reflective, curved architecture of the Aon Center. The bottom shows a night view of skyscrapers with lights. A green diagonal band runs across the middle, containing the title text.

Chicago

31 Neighborhoods

Monthly Report - June 2017

KEY TAKEAWAYS...

- Median sales price for all type of properties in June increased to \$251,000 from \$246,000 compared to last month and were up 3.5% from last year, according to the data from MRED. Median sales price for attached single-family increased to \$210,000 from \$208,000 in May and increased by 5.0% compared with last year respectively. Detached single-family increased to \$274,000, with a growth of 5.4% compared with last year respectively.
- Total number of homes for sale in June increased by 3.52% to \$37,959 compared to last month and it was 14.4% lower than last year. There were 10,293 attached single-family properties (including townhouse and condo) for sale and 27,666 detached single family housing for sale. It continued to be a seller-market in real estate industry.
- Median market times for all type of properties decreased from 22 days in May to 21 days this month. The trends went down in these years both for attached single-family properties and the detached single-family properties.
- The real estate market is performing a significant emerging trend during the second season of 2017. After reaching the peaking value of the whole year, the increasing speed has been slow down.
- Our Monthly Report covers 31 Chicago neighborhoods and market areas by providing detailed information on market activity to keep you informed.

Chicagoland PMSA— June 2017

Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry, and Will

+2.0%

Change in
New Listing
All properties

+3.1%

Change in
Closed Sales
All properties

-14.4%

Change in
Inventory of Homes
All properties

Overview of 31 Neighborhoods



Average Median Sales Prices From Jan 2012

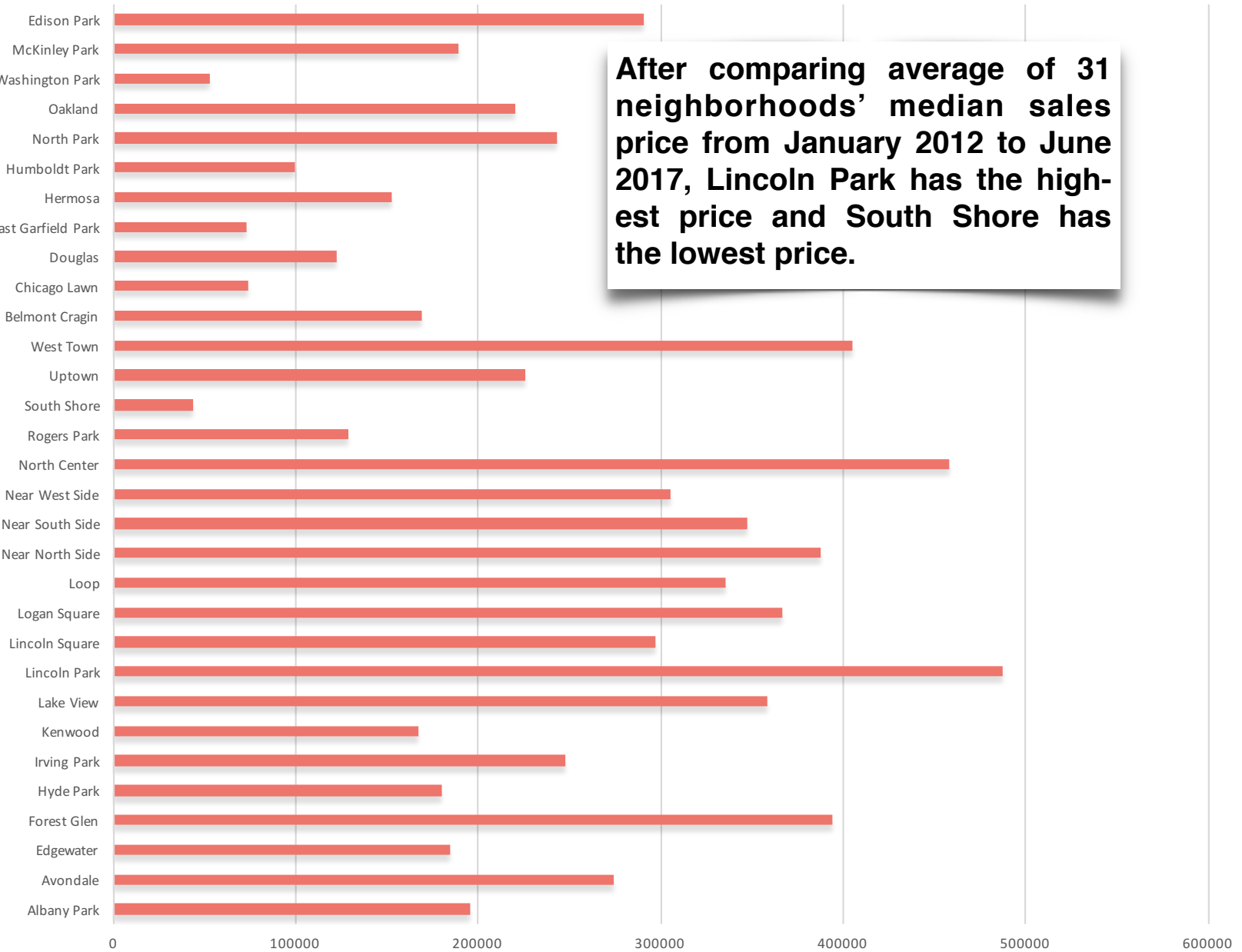


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PahRoo Appraisal & Consultancy is an award-winning Chicago real estate appraisal firm founded and operating on the ethos that real estate valuation and analysis is best provided by professionals who have substantive experience in the valuation of real estate, as well as in real estate ownership, management, development, and financing.

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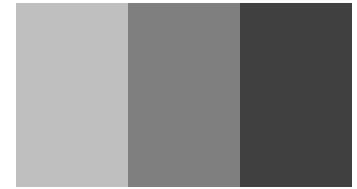
- **Cook County**
- **DuPage County**
- **Lake County**
- **Kane County**
- **Kendall County**
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INTRODUCTION & METHODOLOGY



Monthly Update—June 2017

This report creates a comprehensive picture of the real market for each neighborhood based on monthly metrics. The metrics allow the reader comprehension and insight into the demand and supply influences of the real estate market. The data-provider *Infosparks*, by *MRED LLC*, has been used for data analysis.

Our purpose of this informative monthly report is to describe the condition of the Chicago-land real estate market by analyzing the statistical data from 31 representative Chicago neighborhoods and identifying the market trends. Understanding the market fluctuations are a significant benefit to clients seeking cutting edge information market-leading industries. For all Chicago neighborhoods, detached and attached Single Family properties are segmented.

We hope this report provides market insights that allow for timely decisions and informed planning based on the latest market sales activity for Chicago neighborhoods and suburbs.

P.S. We appreciate any feedback you might have to offer. Please leave comments or suggestions about the monthly report to help us benefit from your experience Email us at

appraisal@Pahroo.com

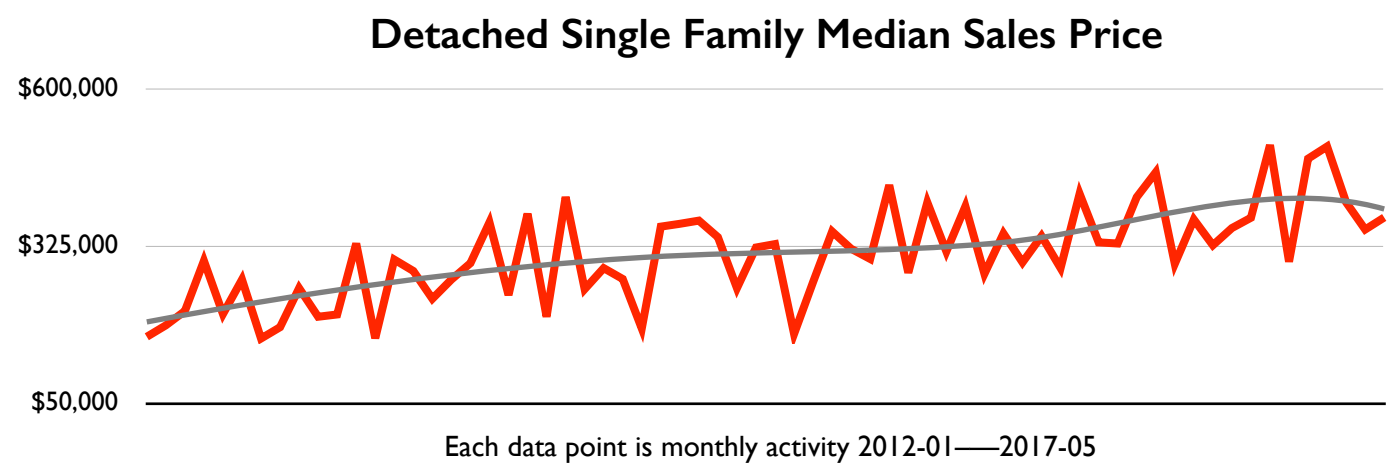
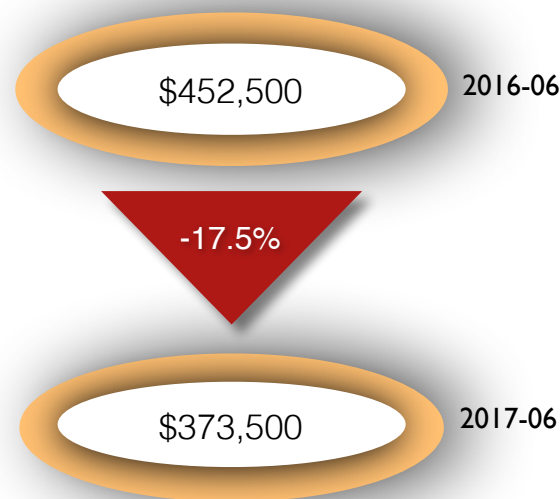
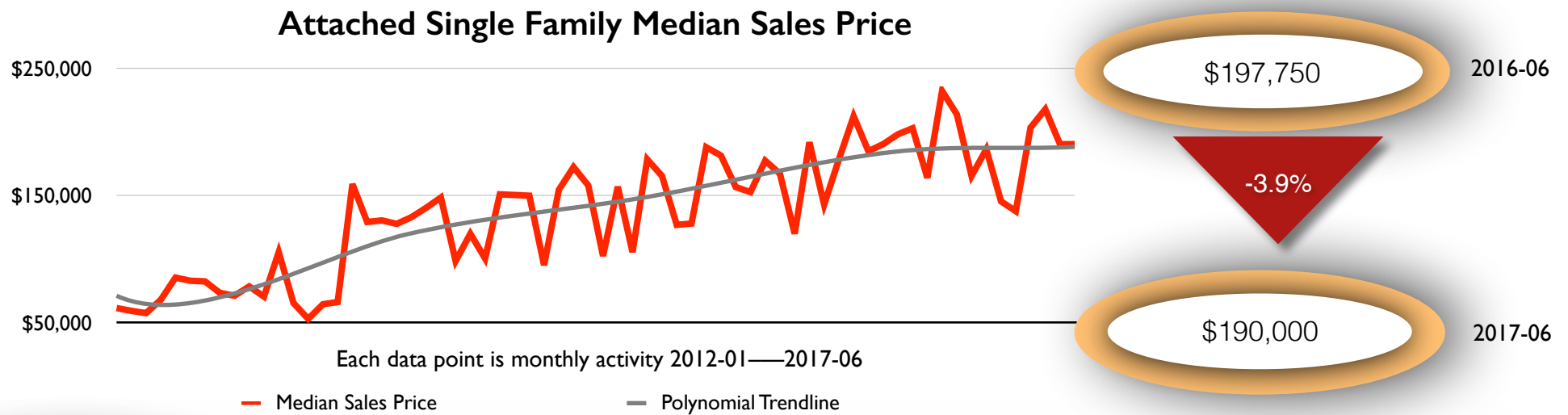
We'd more than Welcome it.

Albany Park

Monthly Update 2017-06



-14.5%	+4.9%	-34.1%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



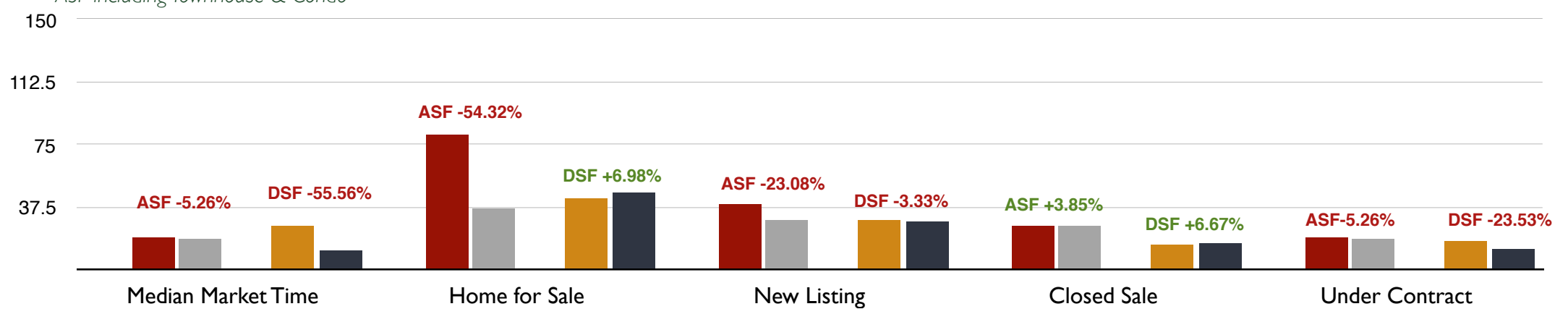
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	19	18	-5.26%
Home for Sale	81	37	-54.32%
New Listing	39	30	-23.08%
Closed Sale	26	27	+3.85%
Under Contract	19	18	-5.26%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	27	12	-55.56%
Home for Sale	43	46	+6.98%
New Listing	30	29	-3.33%
Closed Sale	15	16	+6.67%
Under Contract	17	13	-23.53%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Monday, July 16, 2017

Avondale

Monthly Update 2017-06



-21.4%

Changes in
New Listings
All Properties

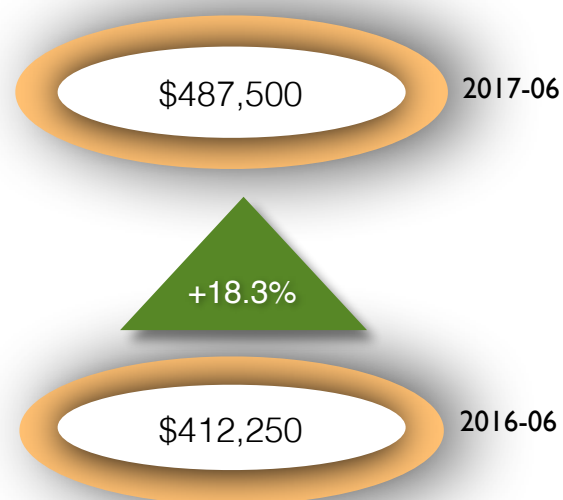
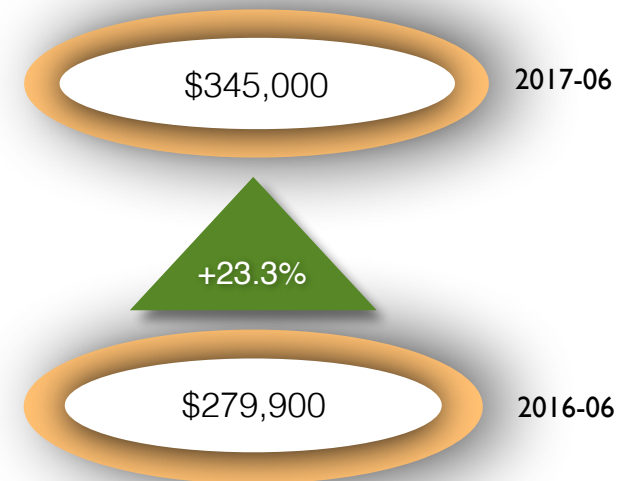
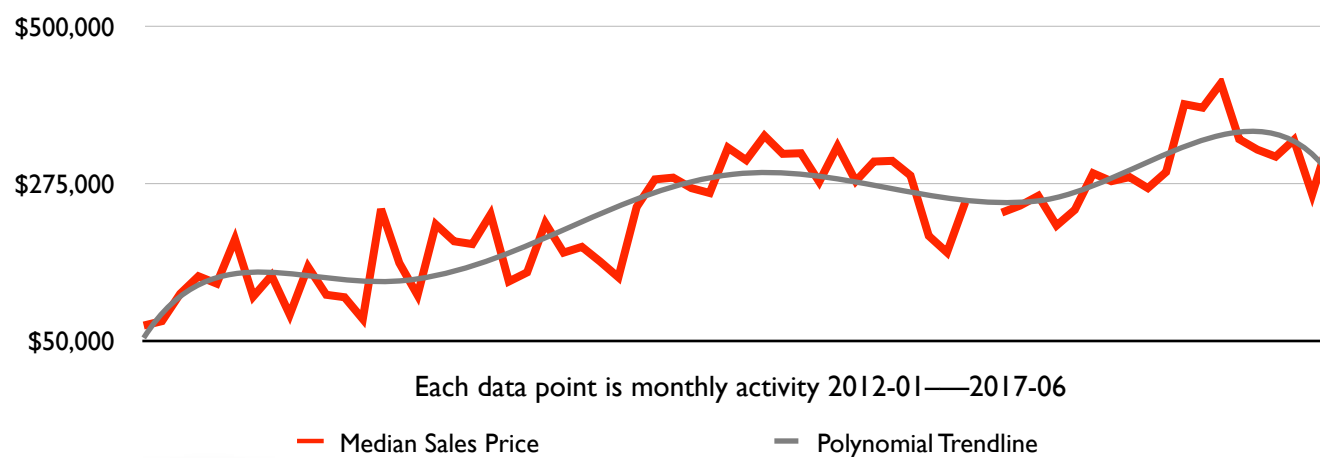
-16.2%

Changes in
Closed Sale
All Properties

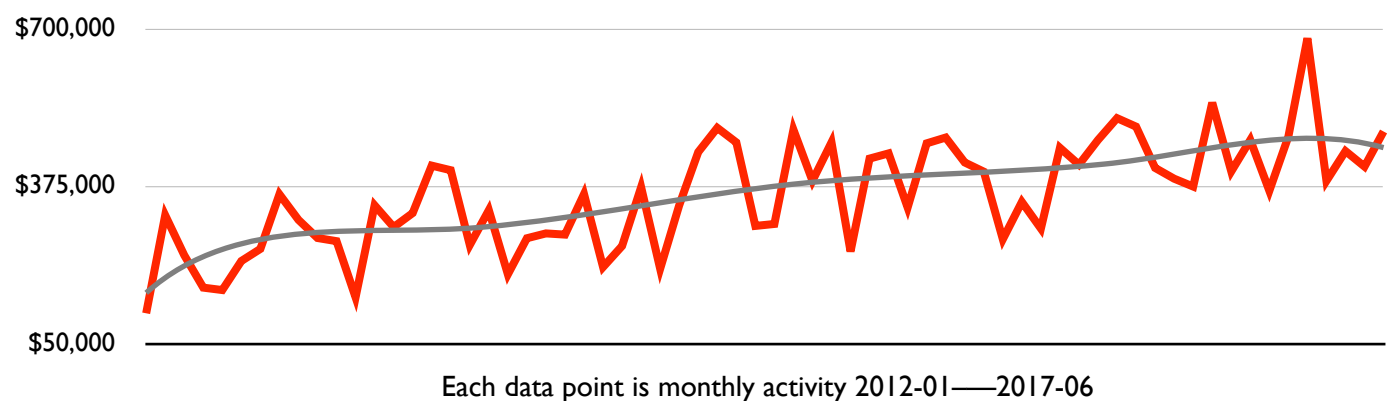
-27.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



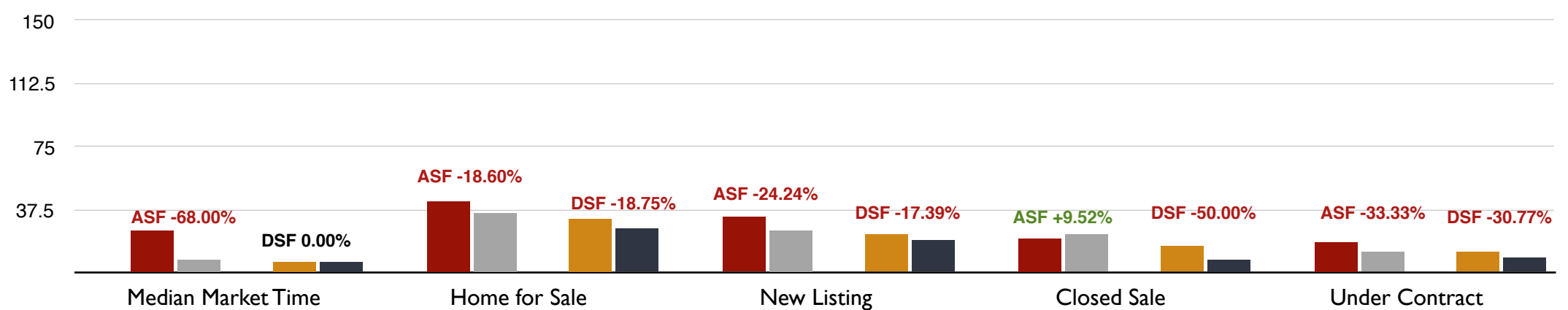
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	25	8	-68.00%
Home for Sale	43	35	-18.60%
New Listing	33	25	-24.24%
Closed Sale	21	23	9.52%
Under Contract	18	12	-33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	7	7	0.00%
Home for Sale	32	26	-18.75%
New Listing	23	19	-17.39%
Closed Sale	16	8	-50.00%
Under Contract	13	9	-30.77%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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Edgewater

Monthly Update 2017-06



+36.9%

Changes in
New Listings
All Properties

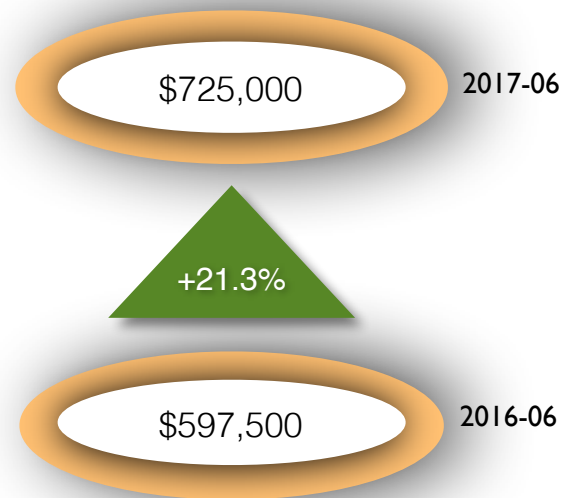
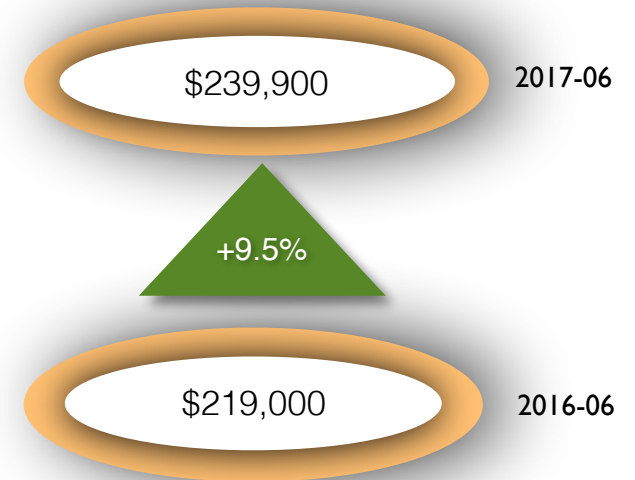
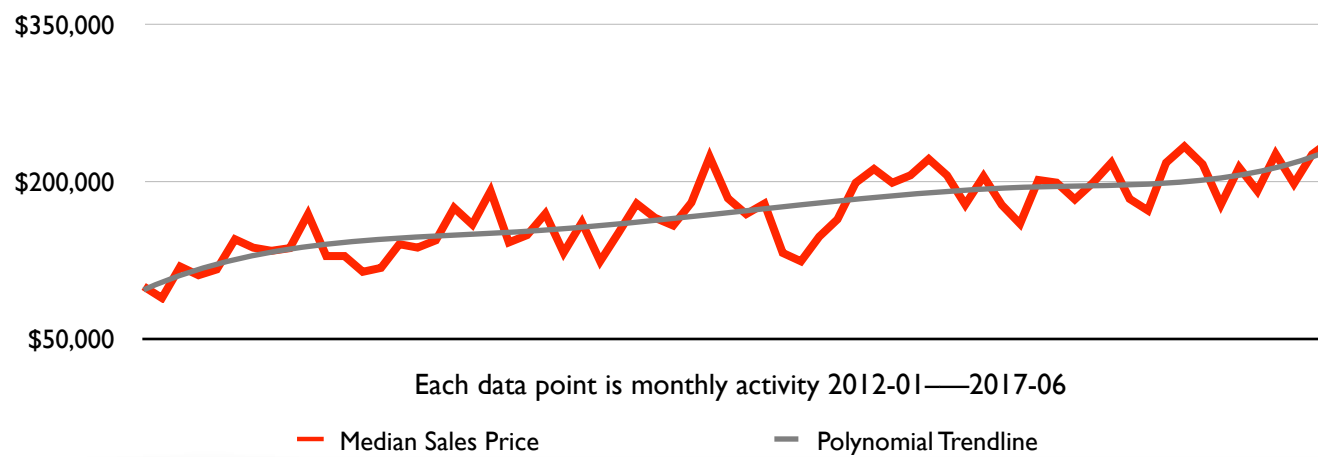
-23.3%

Changes in
Closed Sale
All Properties

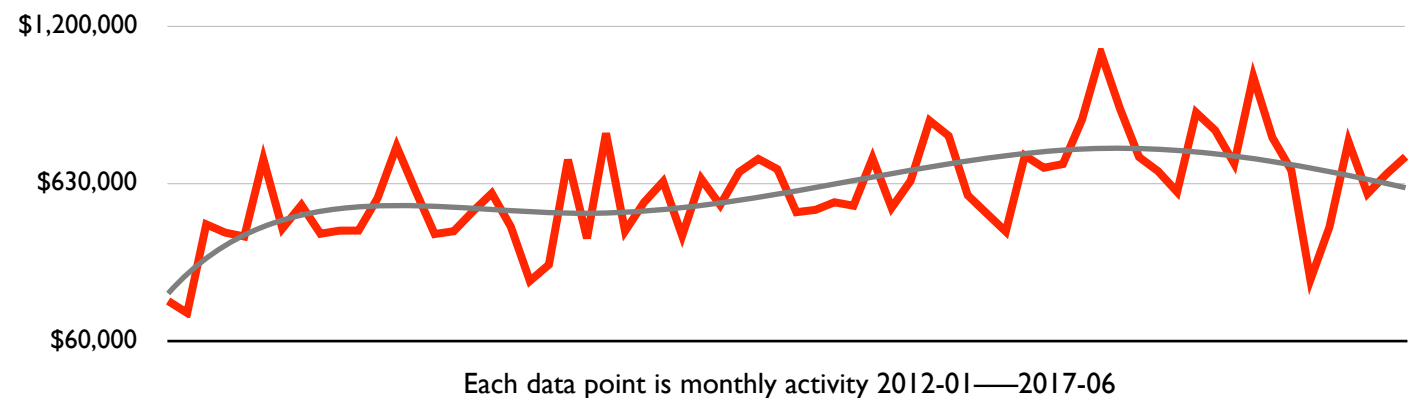
-8.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



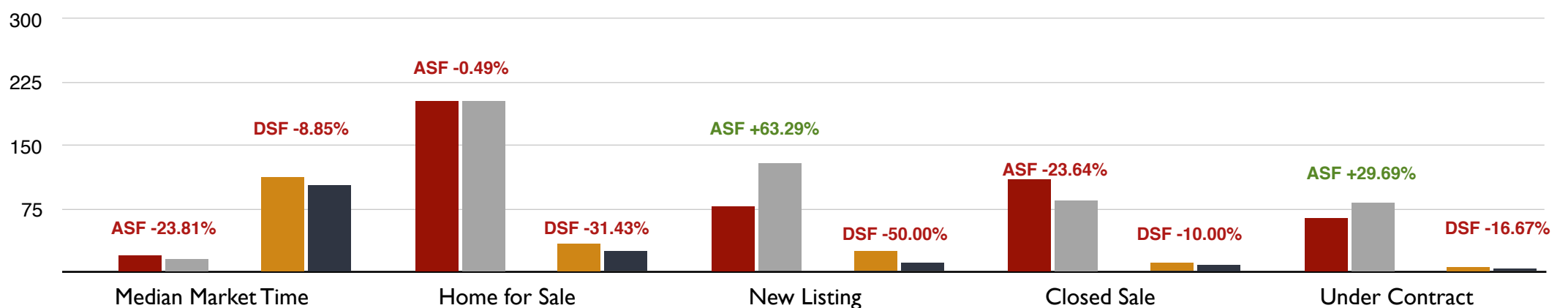
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	21	16	-23.81%
Home for Sale	203	202	-0.49%
New Listing	79	129	63.29%
Closed Sale	110	84	-23.64%
Under Contract	64	83	29.69%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	113	103	-8.85%
Home for Sale	35	24	-31.43%
New Listing	24	12	-50.00%
Closed Sale	10	9	-10.00%
Under Contract	6	5	-16.67%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

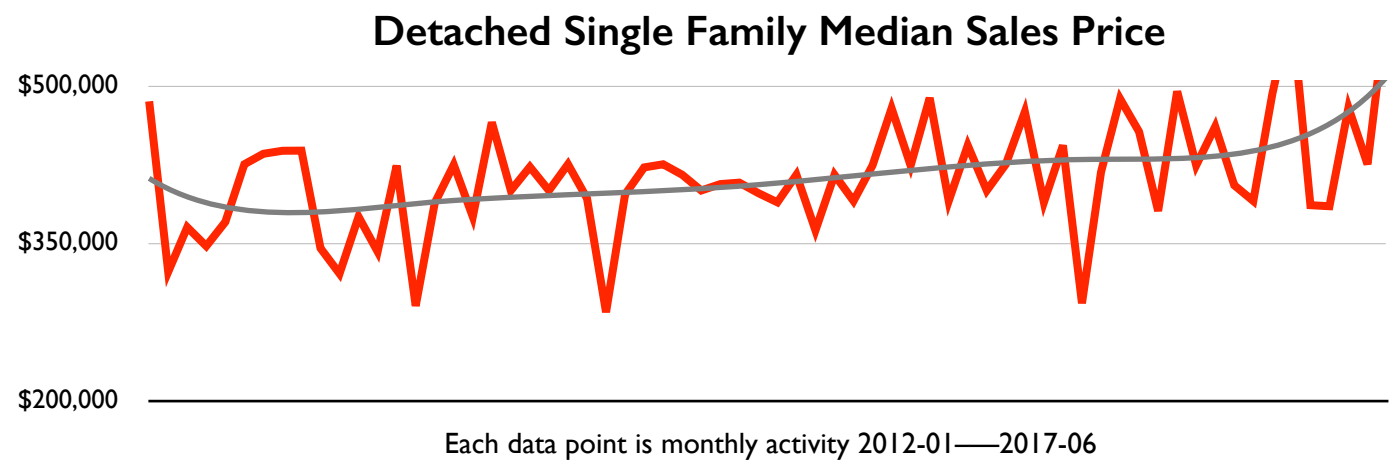
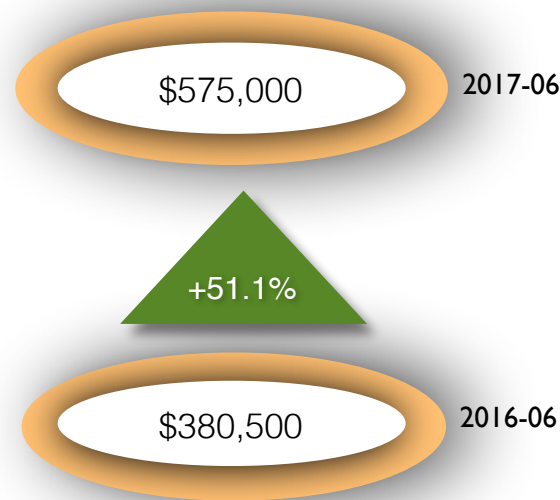
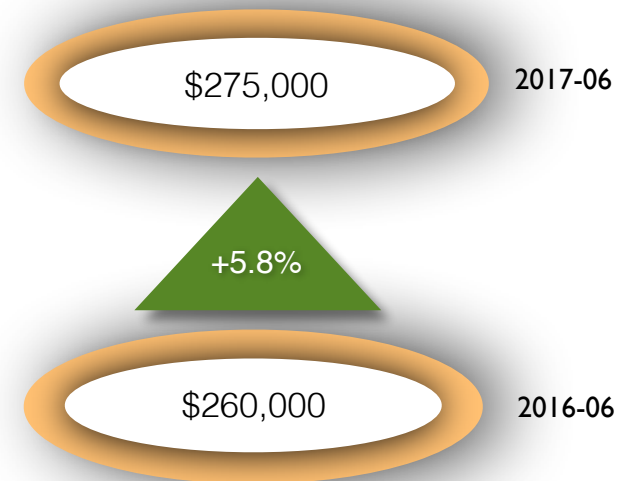
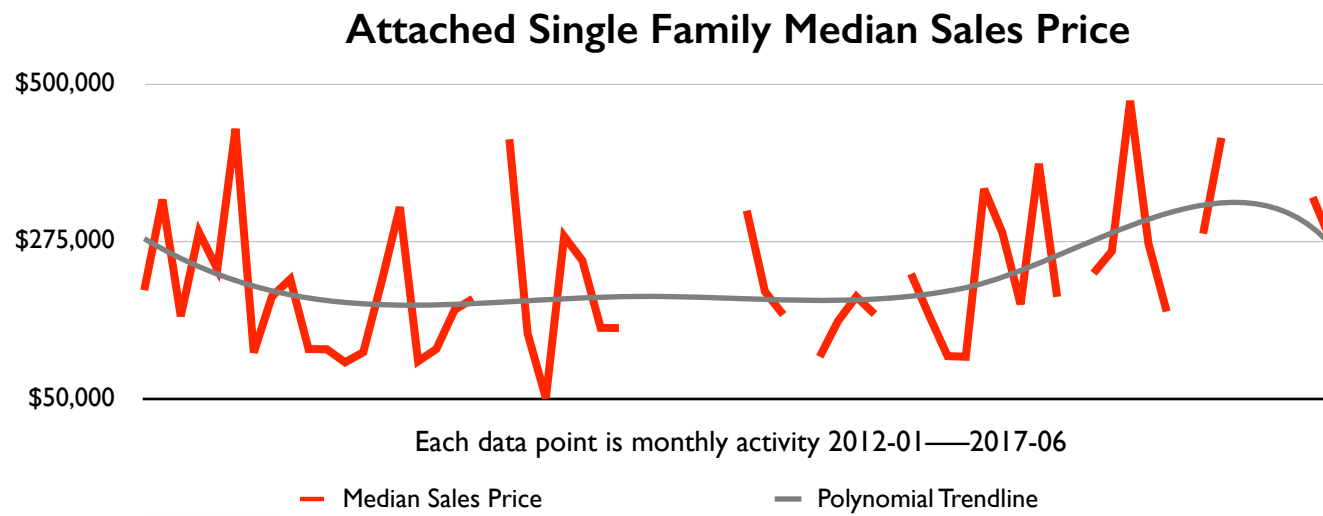
Monday, July 17, 2017

Forest Glen

Monthly Update 2017-06



-29.5%	+7.7%	0.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



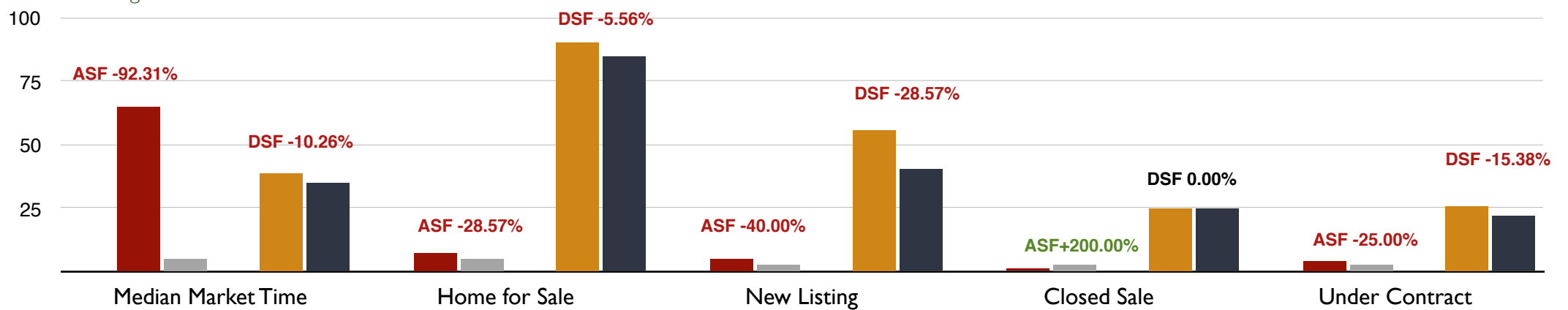
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	65	5	-92.31%
Home for Sale	7	5	-28.57%
New Listing	5	3	-40.00%
Closed Sale	1	3	200.00%
Under Contract	4	3	-25.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	39	35	-10.26%
Home for Sale	90	85	-5.56%
New Listing	56	40	-28.57%
Closed Sale	25	25	0.00%
Under Contract	26	22	-15.38%



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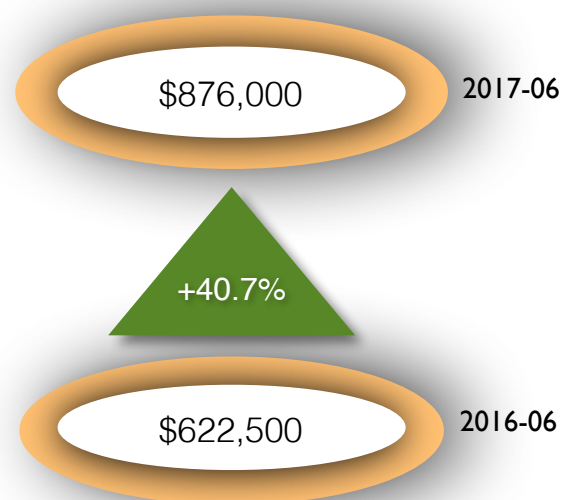
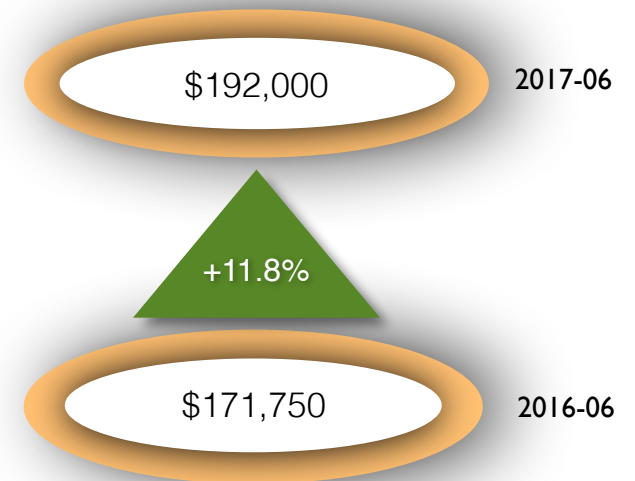
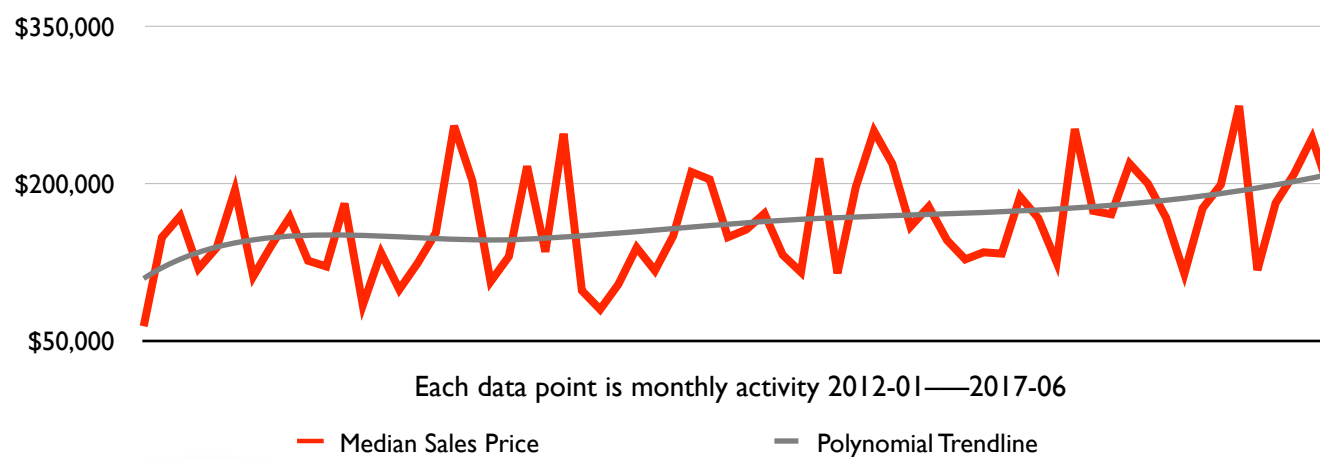
Hyde Park

Monthly Update 2017-06

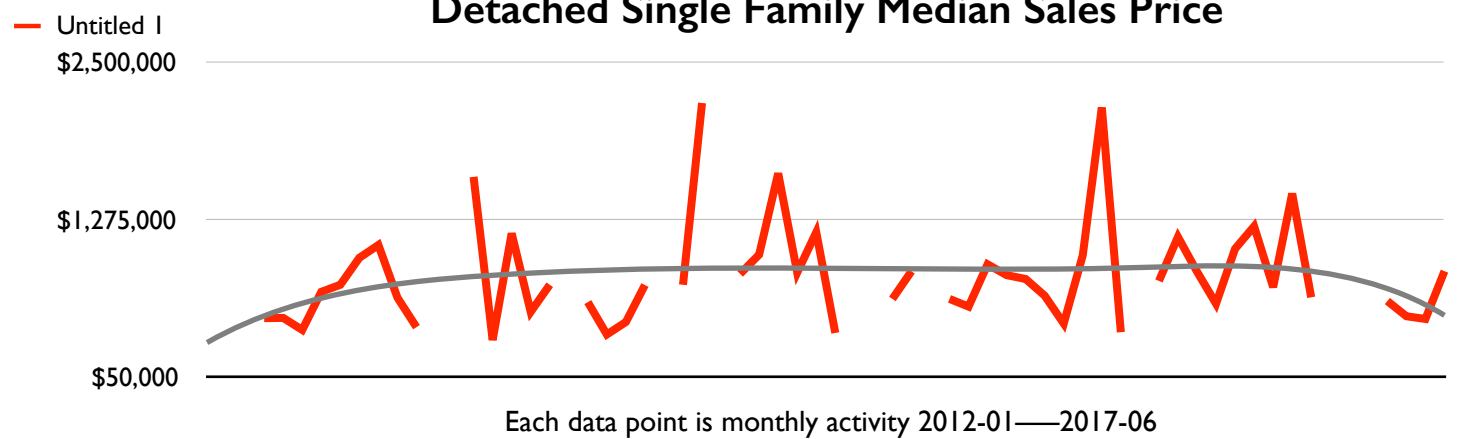


-5.7%	+4.0%	-24.5%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



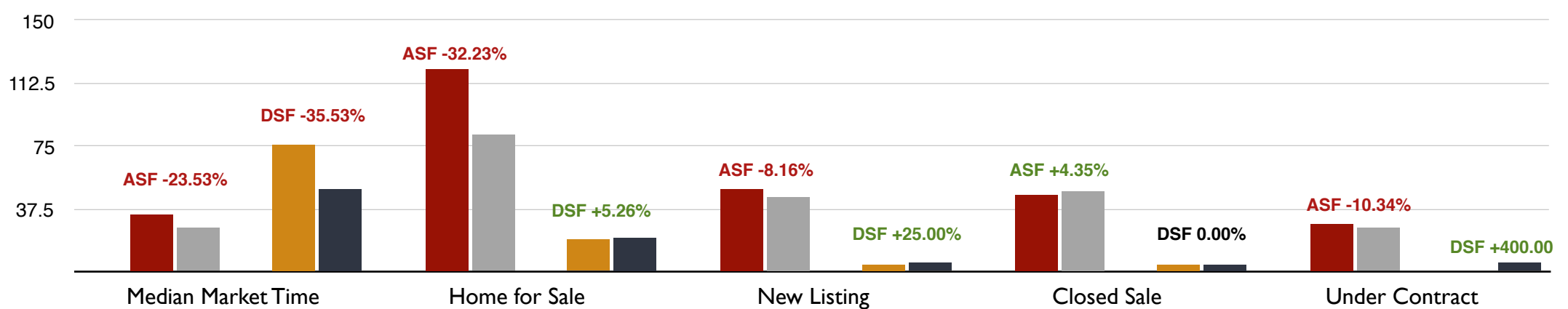
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	34	26	-23.53%
Home for Sale	121	82	-32.23%
New Listing	49	45	-8.16%
Closed Sale	46	48	4.35%
Under Contract	29	26	-10.34%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	76	49	-35.53%
Home for Sale	19	20	5.26%
New Listing	4	5	25.00%
Closed Sale	4	4	0.00%
Under Contract	1	5	400.00%



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Irving Park

Monthly Update 2017-06



-21.3%

Changes in
New Listings
All Properties

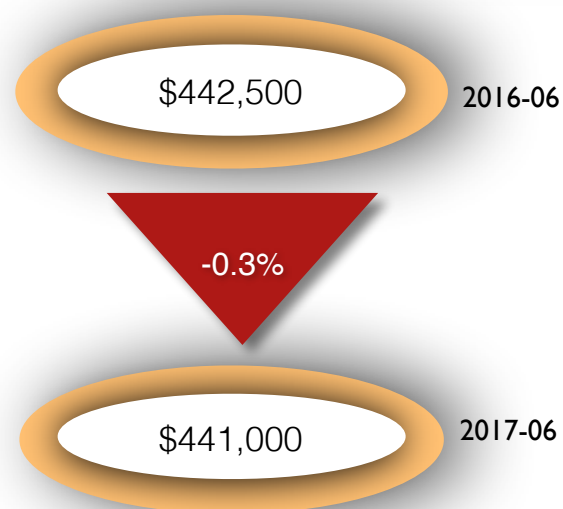
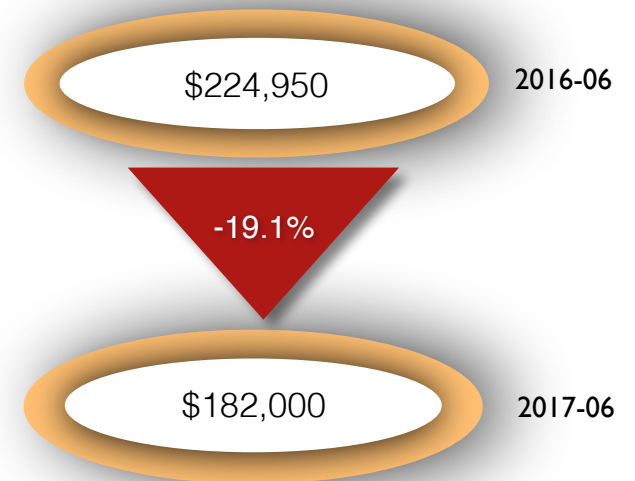
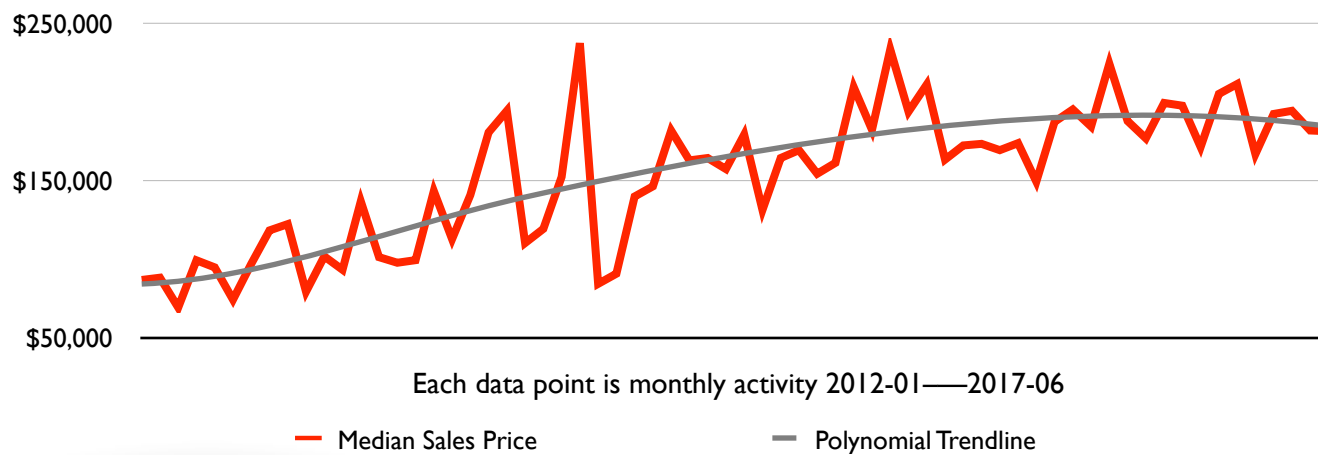
+5.6%

Changes in
Closed Sale
All Properties

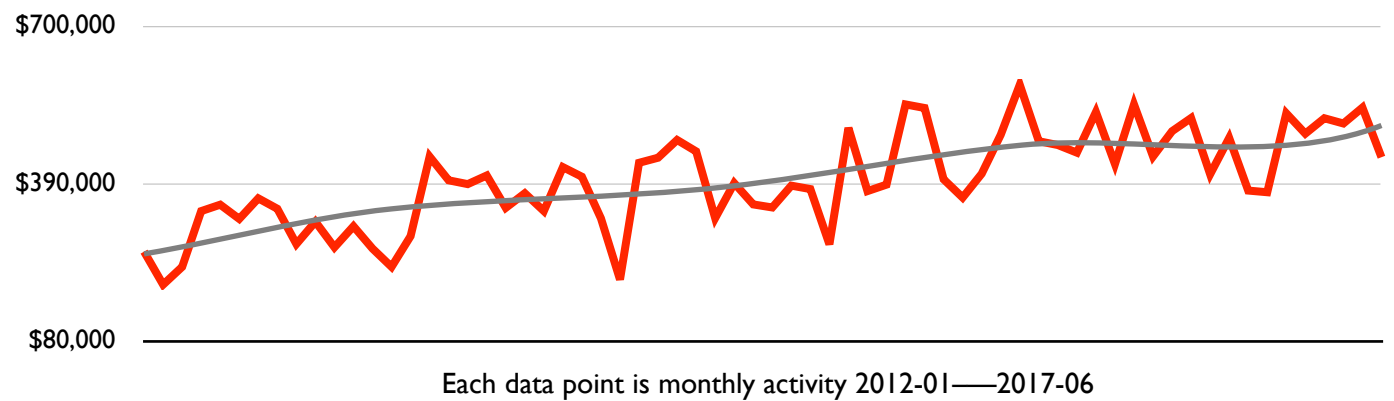
-28.2%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price

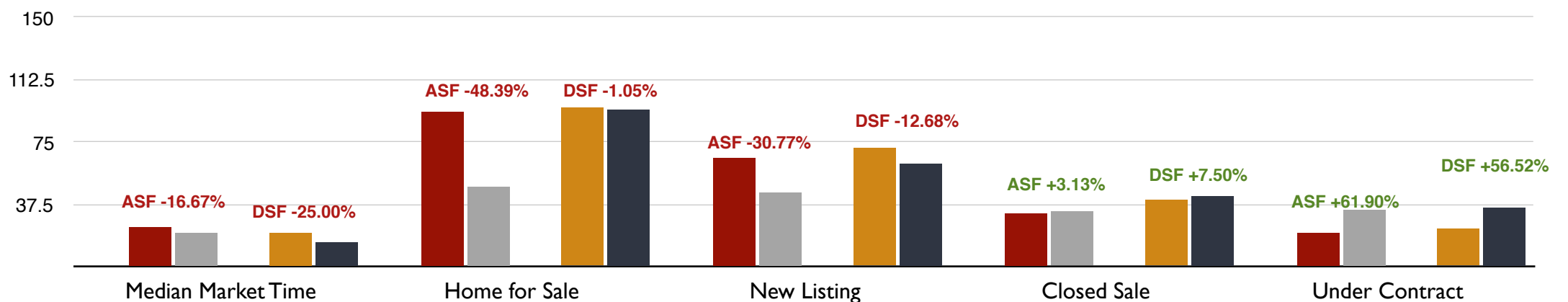


Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	24	20	-16.67%
Home for Sale	93	48	-48.39%
New Listing	65	45	-30.77%
Closed Sale	32	33	3.13%
Under Contract	21	34	61.90%

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	20	15	-25.00%
Home for Sale	95	94	-1.05%
New Listing	71	62	-12.68%
Closed Sale	40	43	7.50%
Under Contract	23	36	56.52%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Kenwood

Monthly Update 2017-06



+22.9%

Changes in
New Listings
All Properties

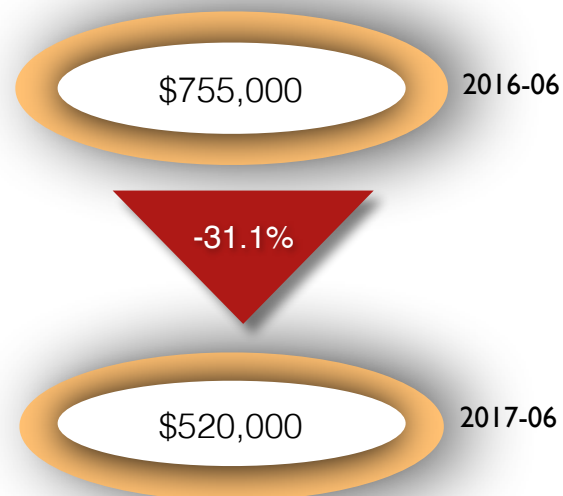
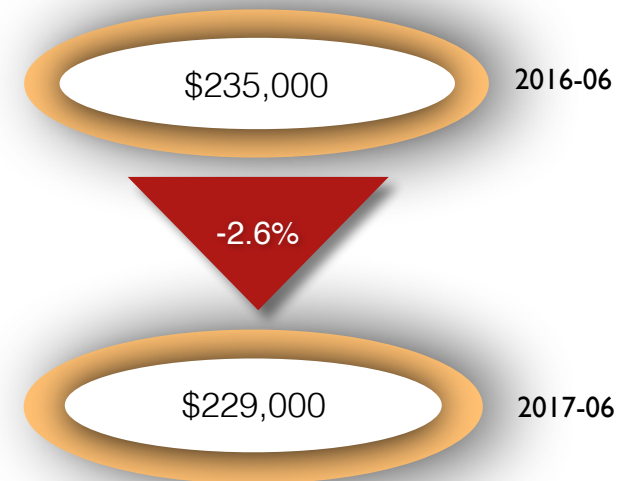
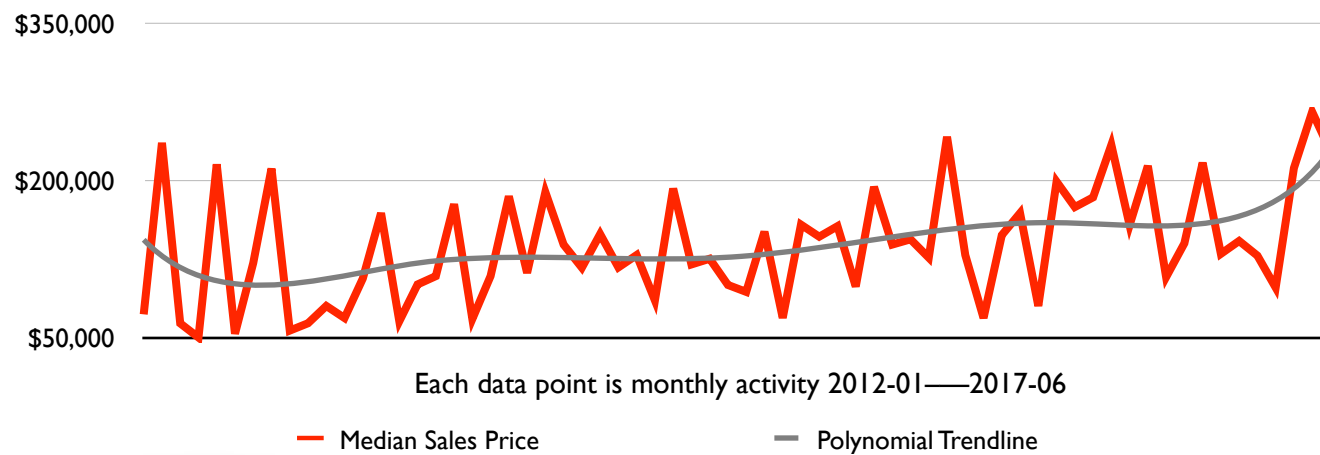
+8.3%

Changes in
Closed Sale
All Properties

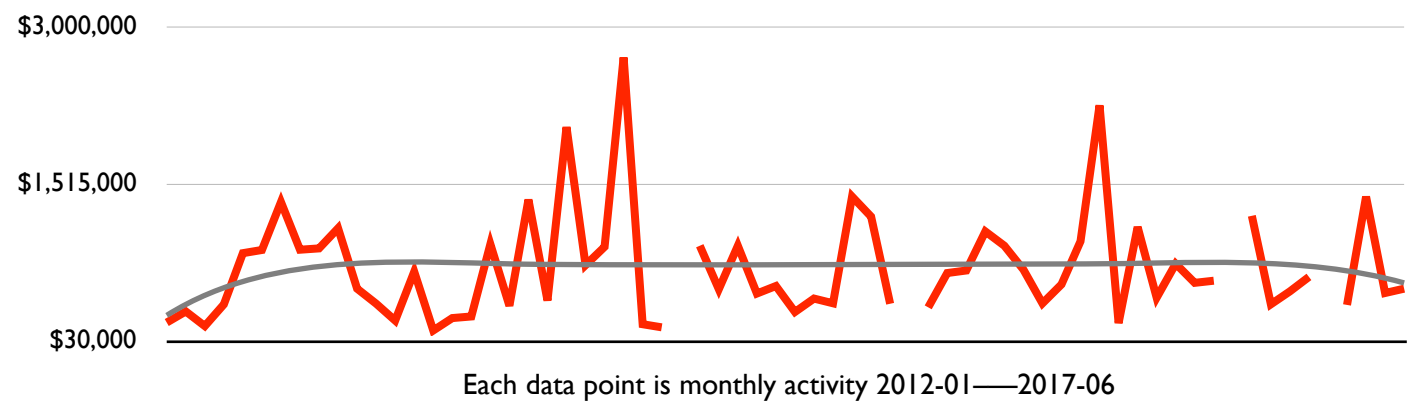
-4.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



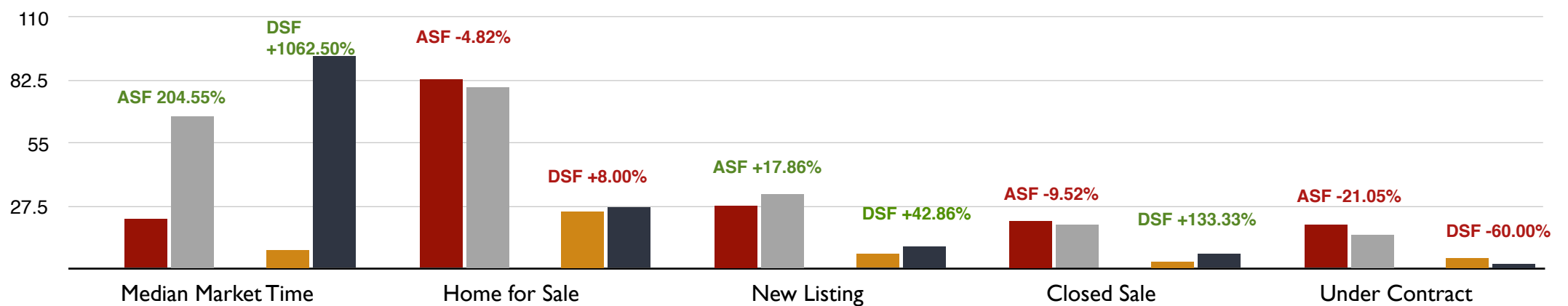
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	22	67	204.55%
Home for Sale	83	79	-4.82%
New Listing	28	33	17.86%
Closed Sale	21	19	-9.52%
Under Contract	19	15	-21.05%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	8	93	1062.50%
Home for Sale	25	27	8.00%
New Listing	7	10	42.86%
Closed Sale	3	7	133.33%
Under Contract	5	2	-60.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

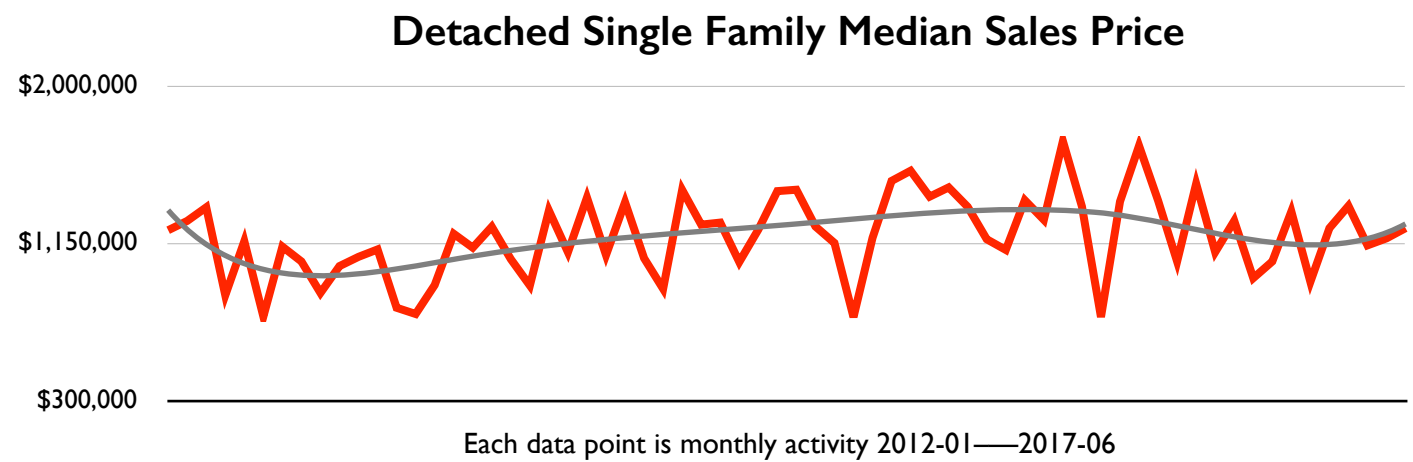
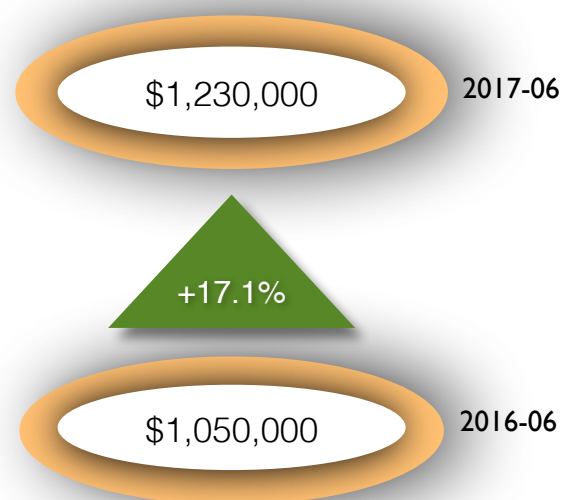
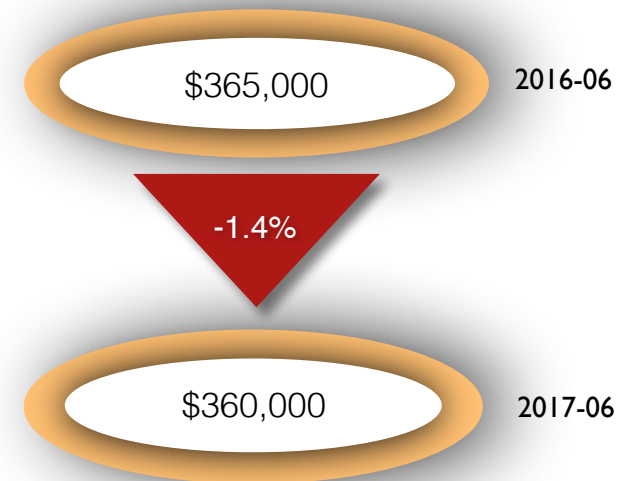
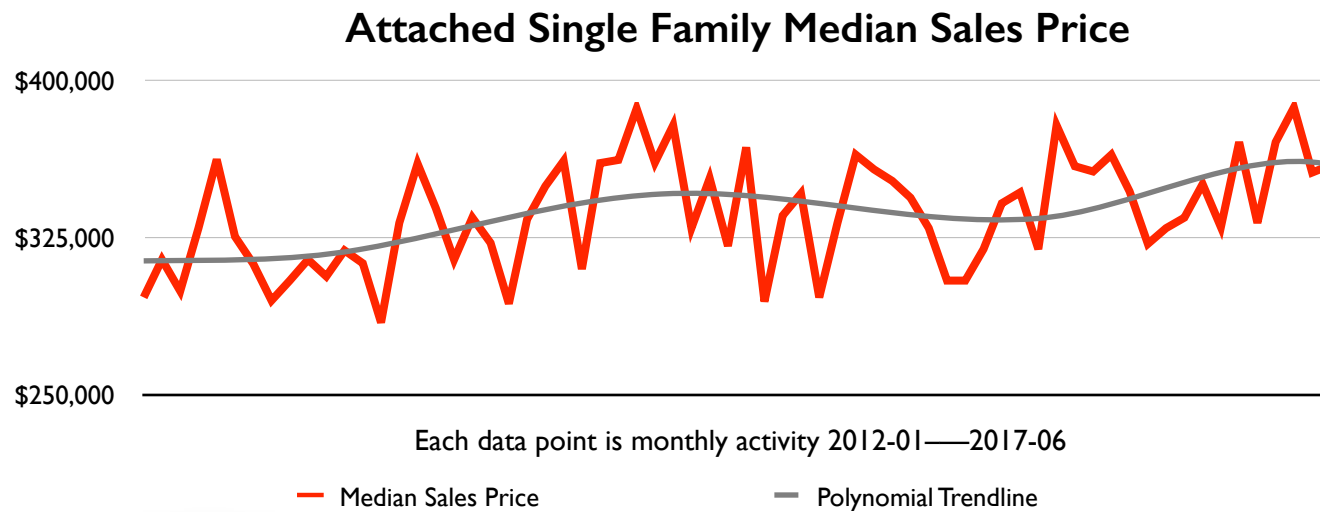
Monday, July 17, 2017

Lake View

Monthly Update 2017-06



-0.8%	+8.2%	-3.1%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



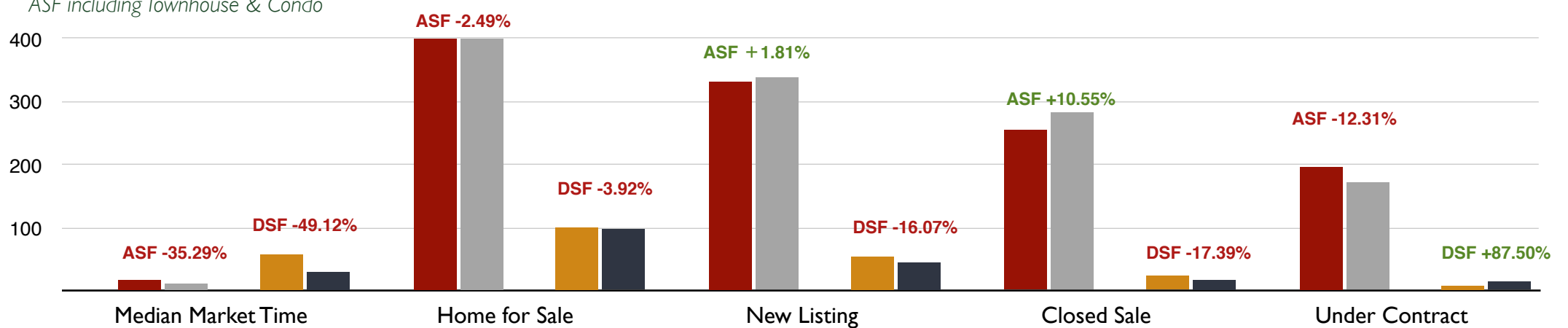
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	17	11	-35.29%
Home for Sale	482	470	-2.49%
New Listing	332	338	1.81%
Closed Sale	256	283	10.55%
Under Contract	195	171	-12.31%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	57	29	-49.12%
Home for Sale	102	98	-3.92%
New Listing	56	47	-16.07%
Closed Sale	23	19	-17.39%
Under Contract	8	15	87.50%



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Lincoln Park

Monthly Update 2017-06



+3.6%

Changes in
New Listings
All Properties

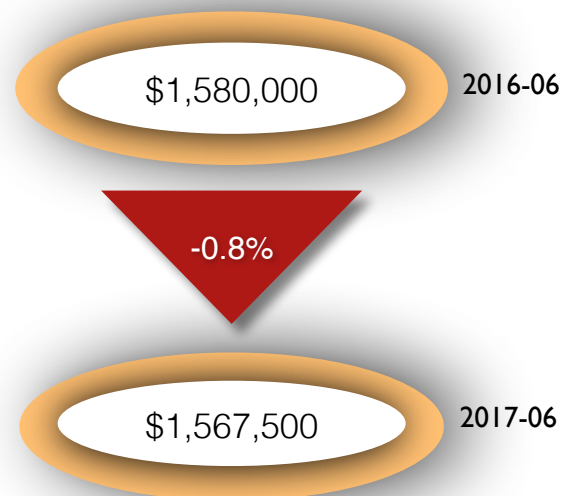
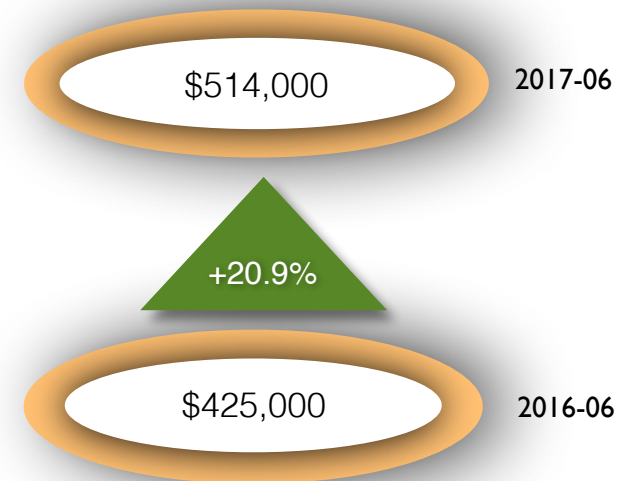
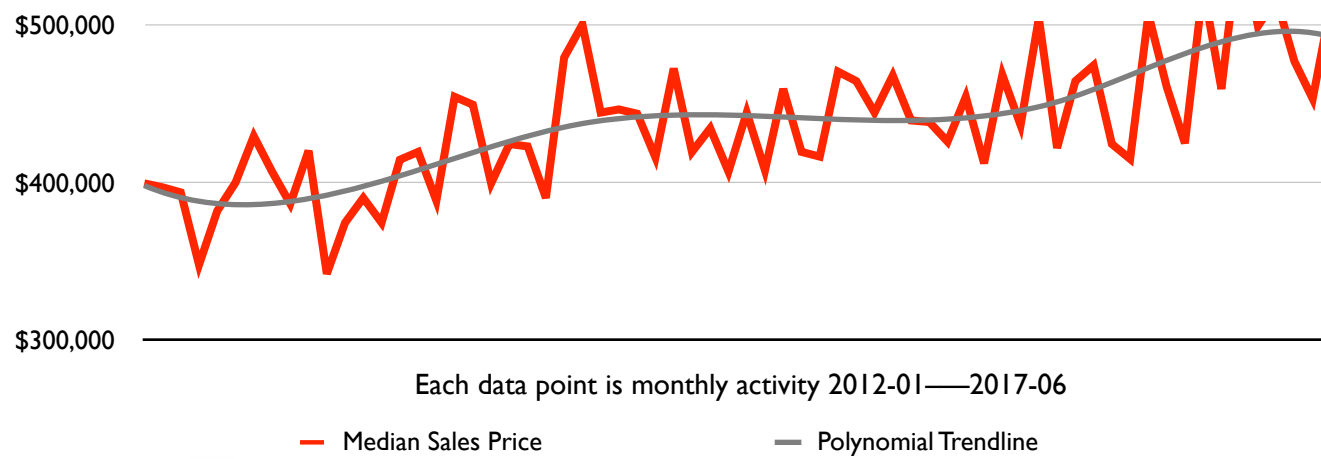
-4.2%

Changes in
Closed Sale
All Properties

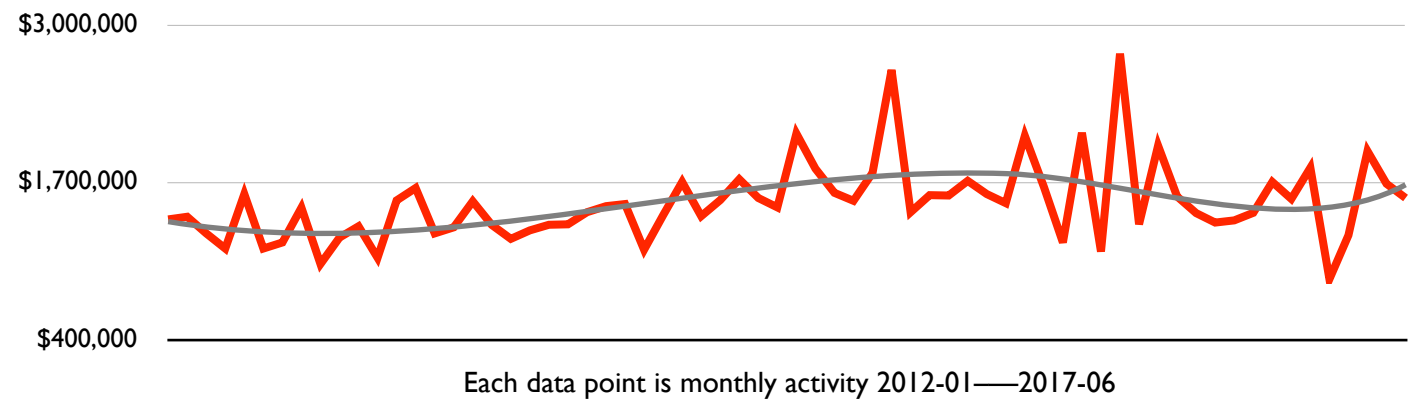
+8.1%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	20	13	-35.00%
Home for Sale	325	327	0.62%
New Listing	207	229	10.63%
Closed Sale	182	168	-7.69%
Under Contract	126	113	-10.32%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	25	65	160.00%
Home for Sale	147	169	14.97%
New Listing	75	60	-20.00%
Closed Sale	31	36	16.13%
Under Contract	16	16	0.00%



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Monday, July 17, 2017



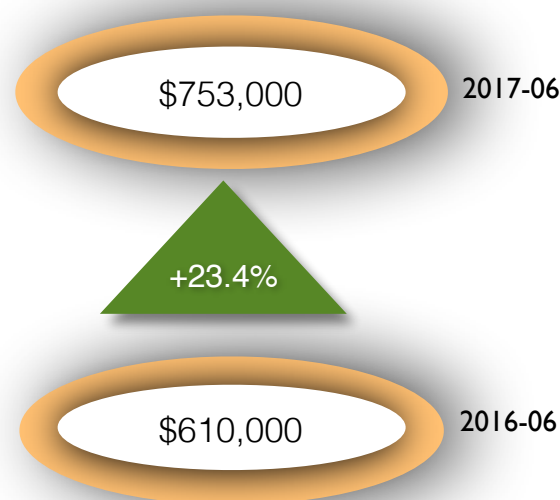
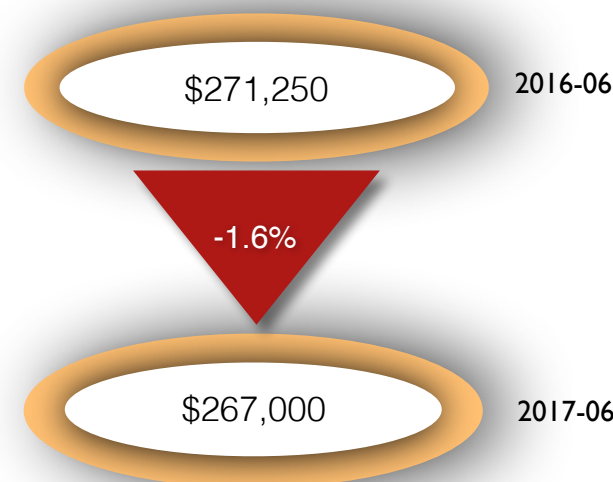
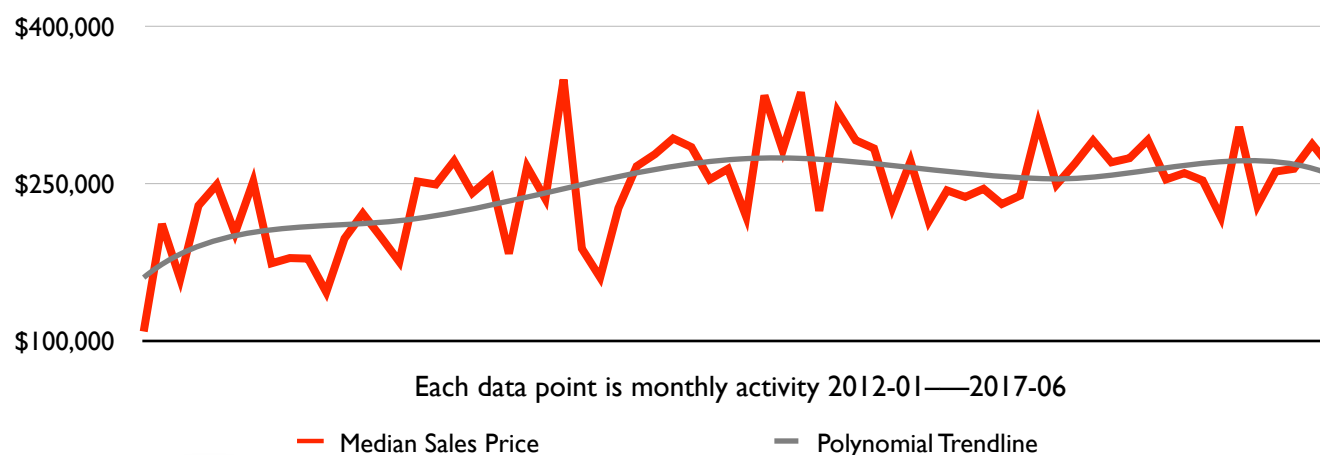
Lincoln Square

Monthly Update 2017-06

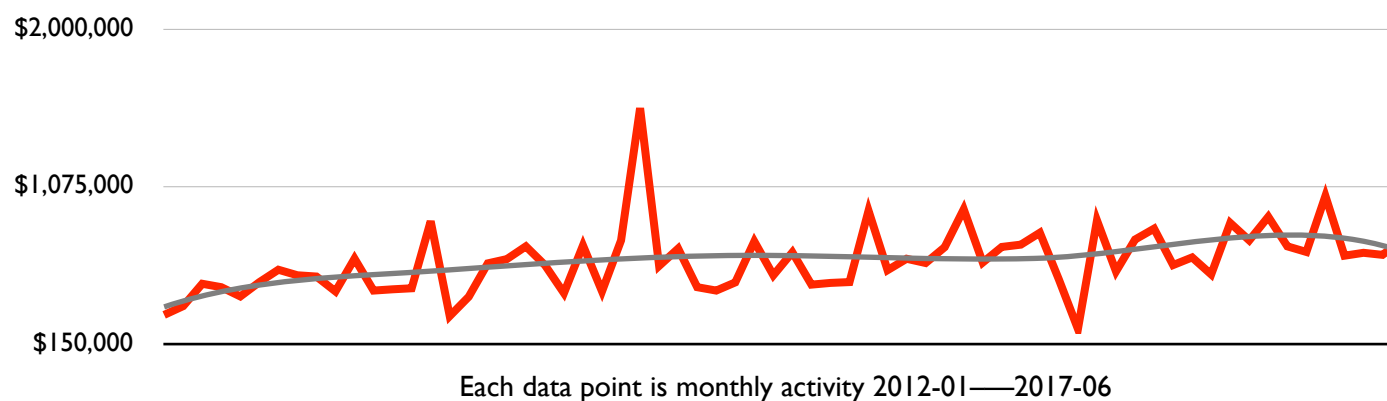


-10.5%	+14.1%	-34.1%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



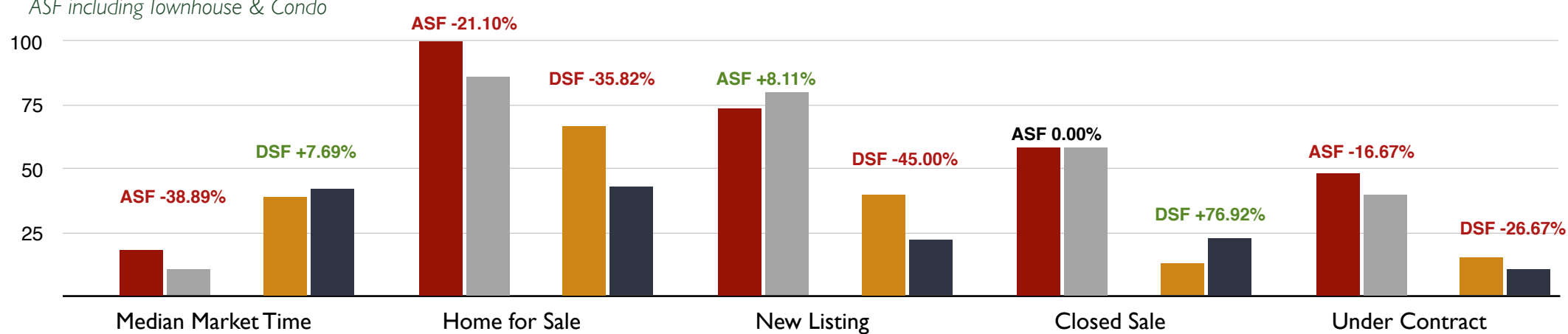
Attached Single Family (ASF)

	2016-06	2017-05	Changes
Median Market Time	18	11	-38.89%
Home for Sale	109	86	-21.10%
New Listing	74	80	8.11%
Closed Sale	58	58	0.00%
Under Contract	48	40	-16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-05	Changes
Median Market Time	39	42	7.69%
Home for Sale	67	43	-35.82%
New Listing	40	22	-45.00%
Closed Sale	13	23	76.92%
Under Contract	15	11	-26.67%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

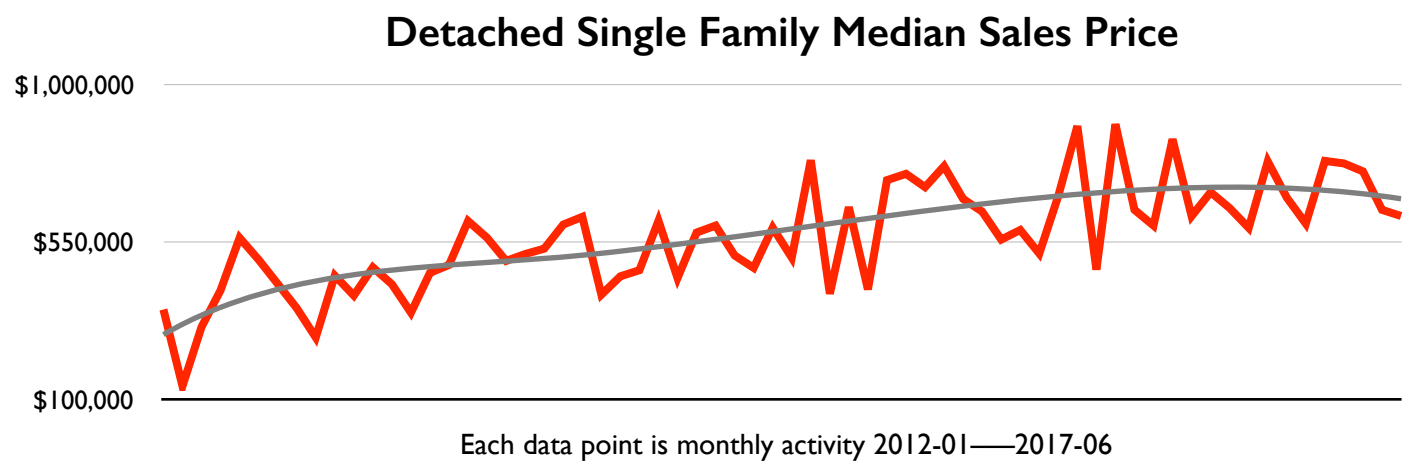
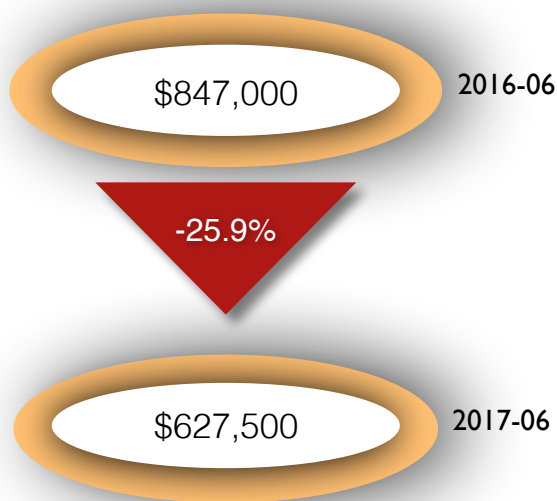
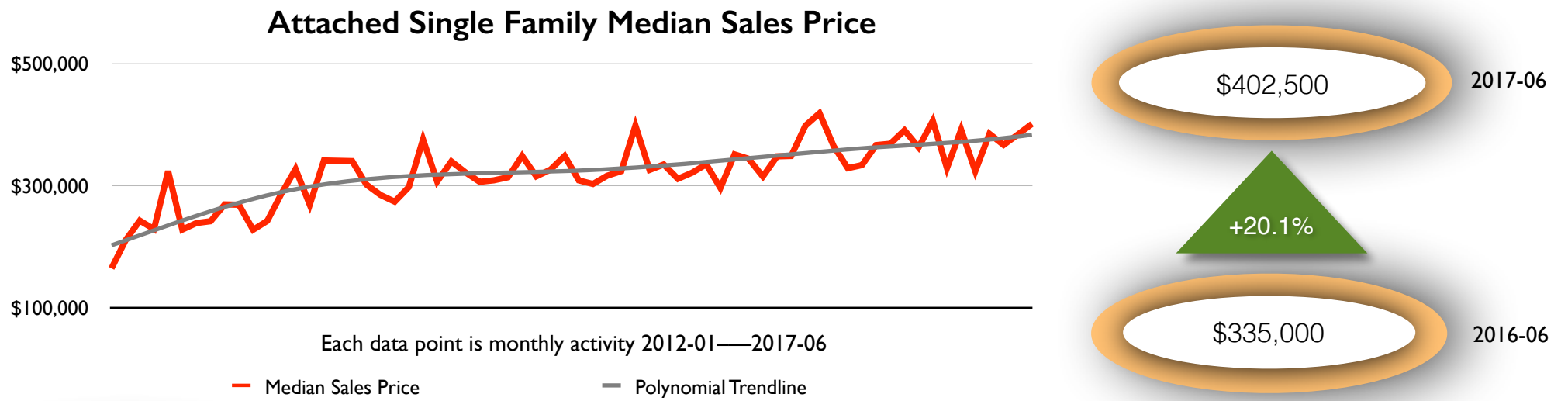
Monday, July 17, 2017

Logan Square

Monthly Update 2017-06



+1.3%	-24.0%	+4.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

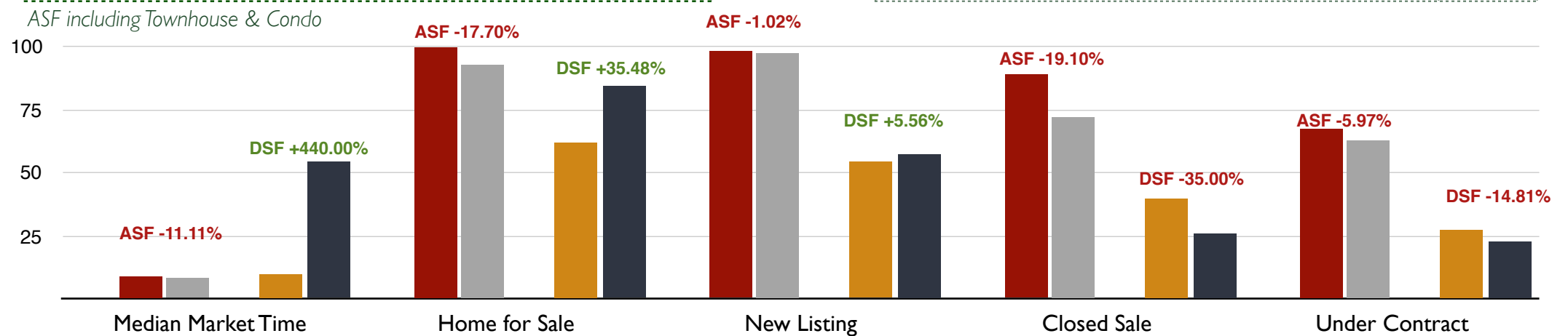


Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	9	8	-11.11%
Home for Sale	113	93	-17.70%
New Listing	98	97	-1.02%
Closed Sale	89	72	-19.10%
Under Contract	67	63	-5.97%

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	10	54	440.00%
Home for Sale	62	84	35.48%
New Listing	54	57	5.56%
Closed Sale	40	26	-35.00%
Under Contract	27	23	-14.81%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Monday, July 17, 2017

Loop

Monthly Update 2017-06



-9.9%

Changes in
New Listings
All Properties

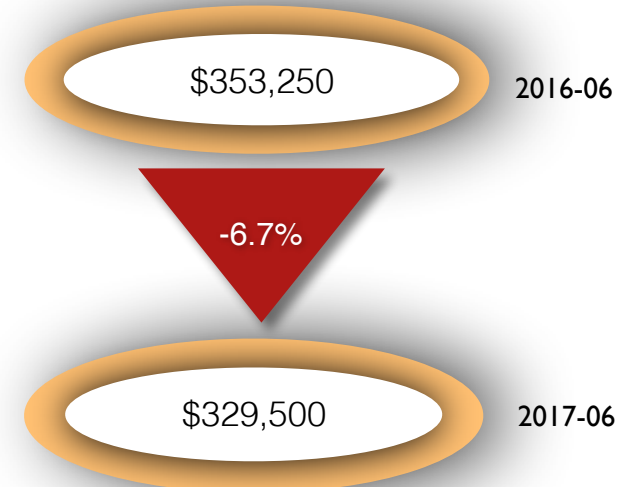
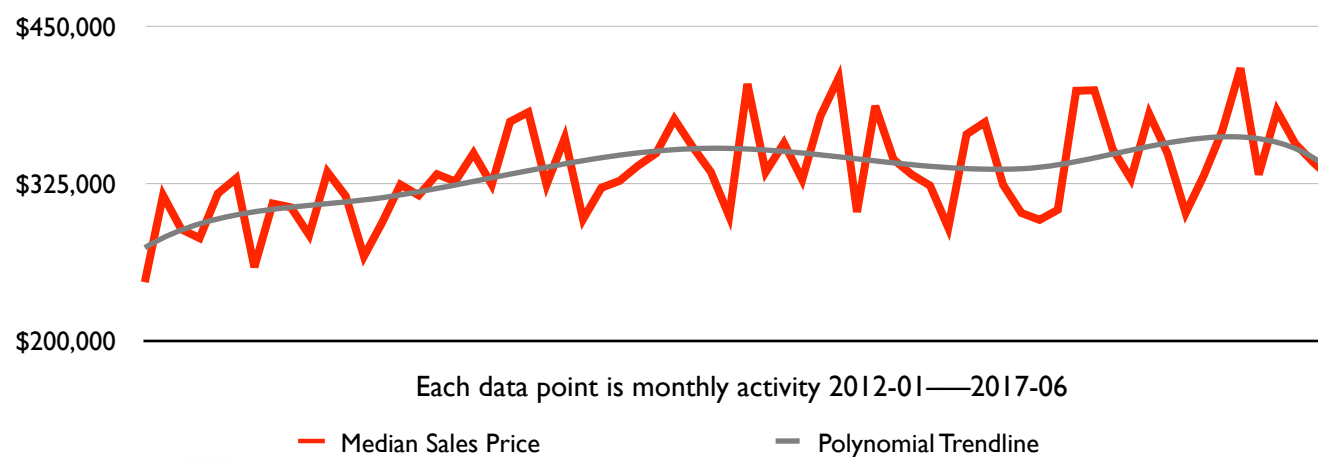
-1.9%

Changes in
Closed Sale
All Properties

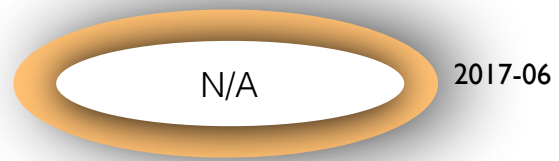
+14.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



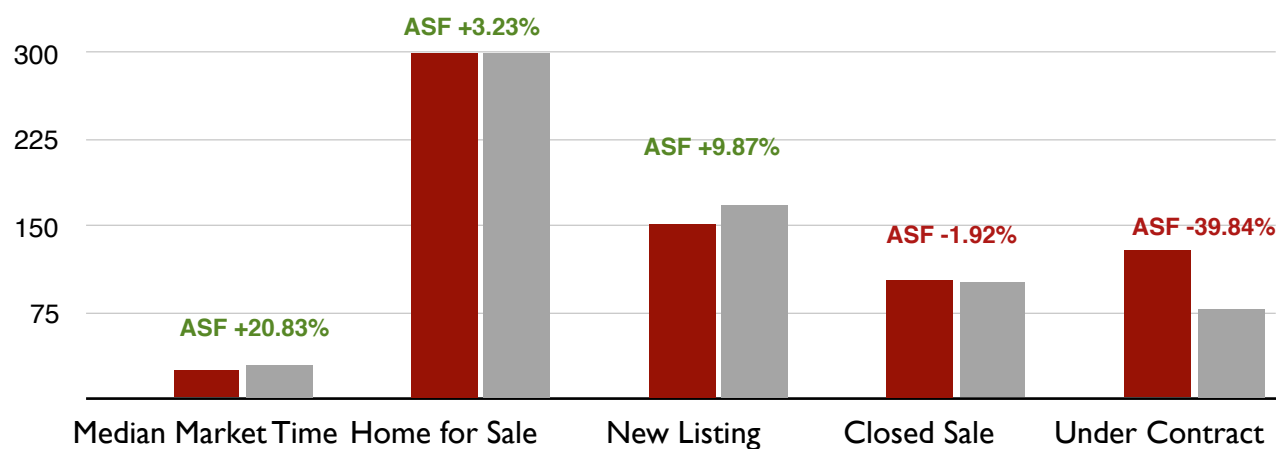
Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	24	29	20.83%
Home for Sale	341	352	3.23%
New Listing	152	167	9.87%
Closed Sale	104	102	-1.92%
Under Contract	128	77	-39.84%

ASF including Townhouse & Condo



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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Near North Side

Monthly Update 2017-06



+14.9%

Changes in
New Listings
All Properties

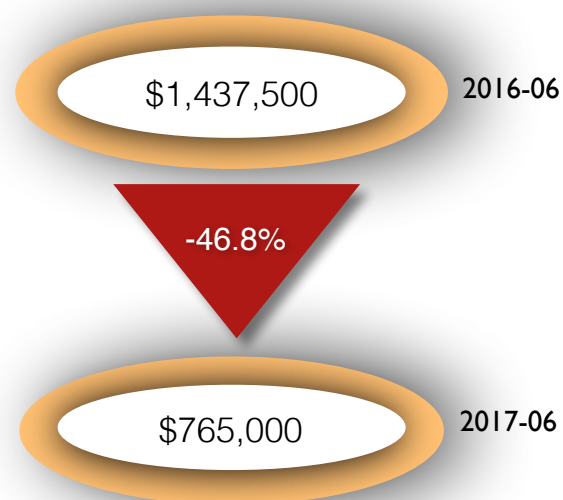
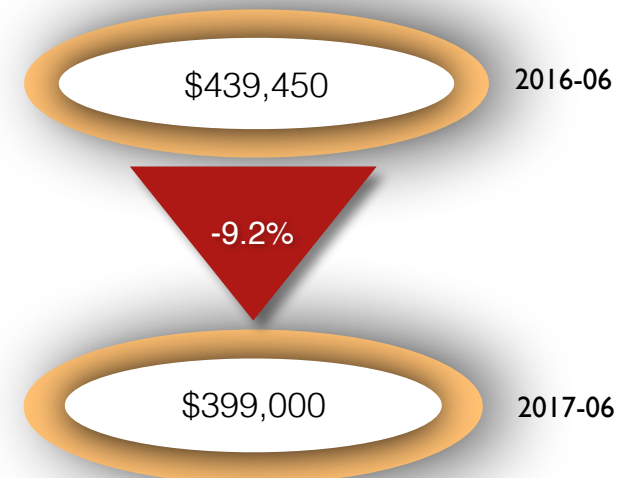
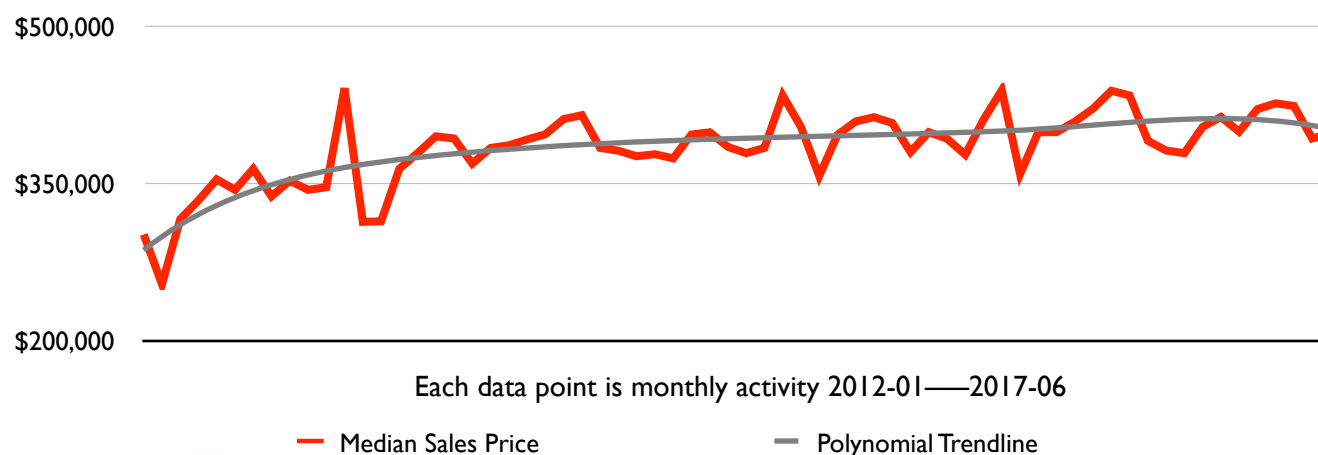
-4.1%

Changes in
Closed Sale
All Properties

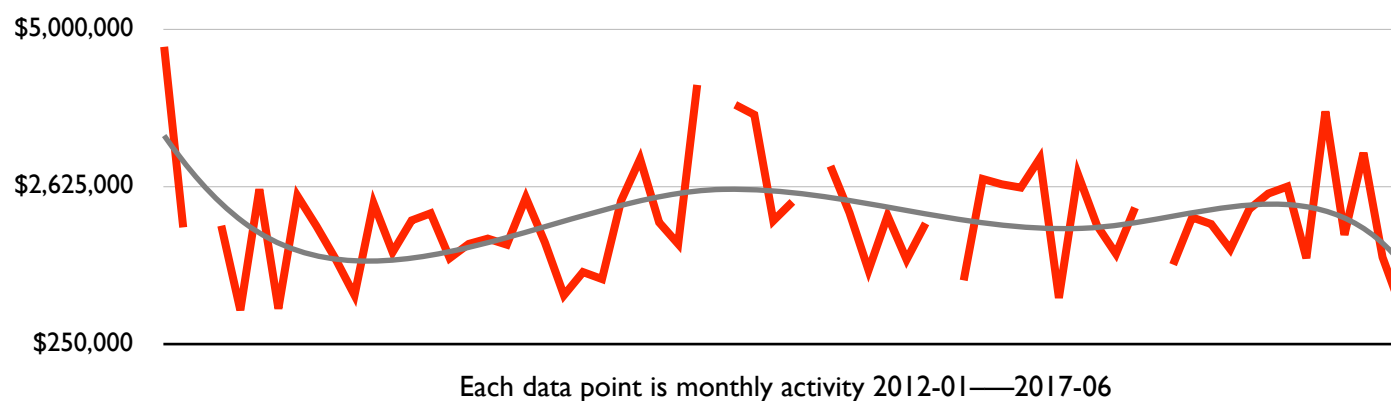
+26.2%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



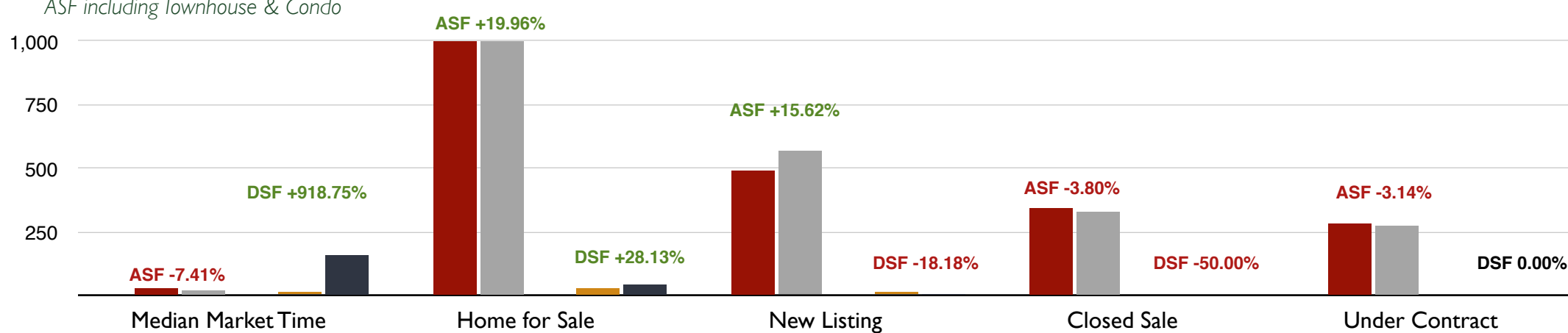
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	27	25	-7.41%
Home for Sale	997	1196	19.96%
New Listing	493	570	15.62%
Closed Sale	342	329	-3.80%
Under Contract	287	278	-3.14%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	16	163	918.75%
Home for Sale	32	41	28.13%
New Listing	11	9	-18.18%
Closed Sale	2	1	-50.00%
Under Contract	3	3	0.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

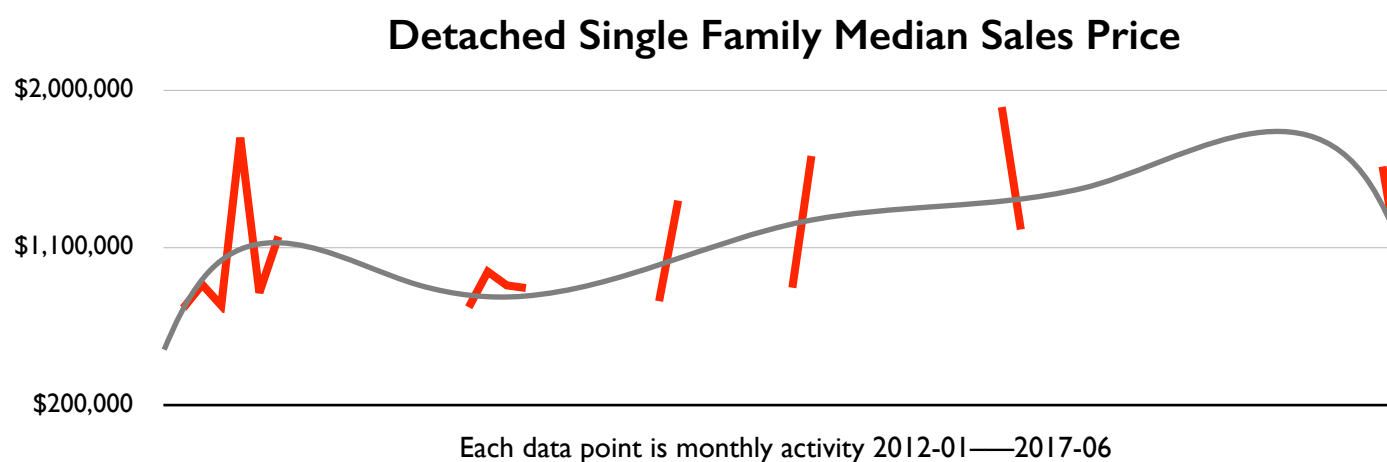
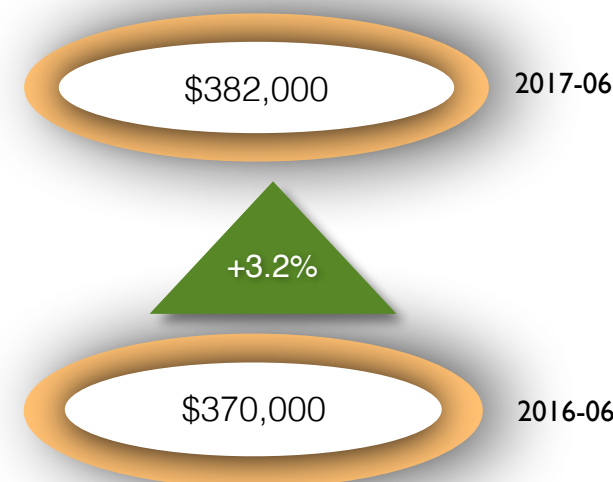
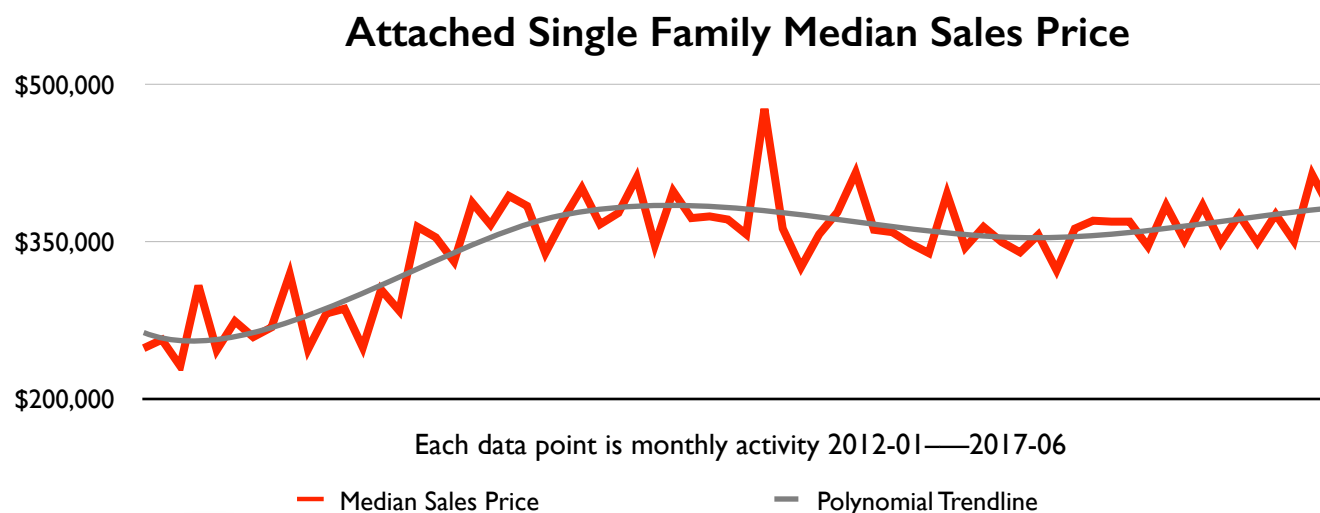
Monday, July 17, 2017

Near South Side

Monthly Update 2017-06



-1.2%	+24.7%	+11.5%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	20	21	5.00%
Home for Sale	203	217	6.90%
New Listing	165	160	-3.03%
Closed Sale	93	115	23.66%
Under Contract	114	99	-13.16%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	-	19	
Home for Sale	3	5	66.67%
New Listing	0	3	
Closed Sale	0	1	
Under Contract	0	0	



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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Near West Side

Monthly Update 2017-06



+18.0%

Changes in
New Listings
All Properties

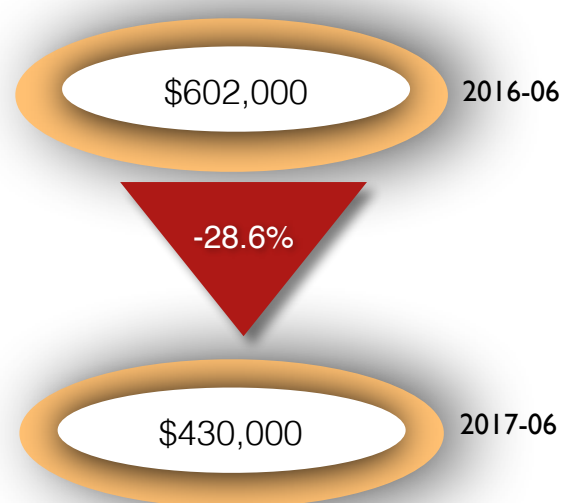
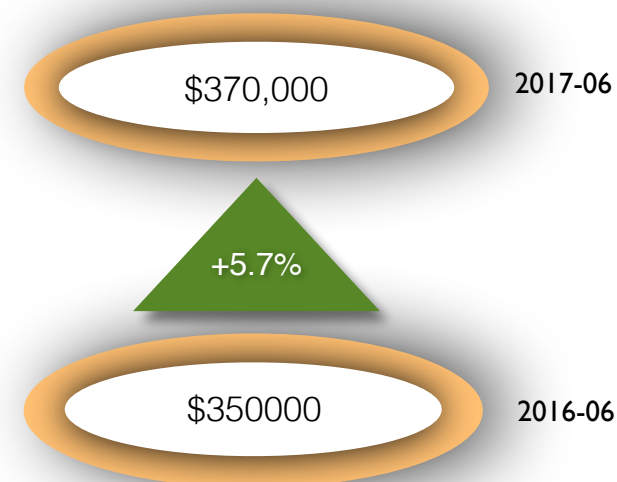
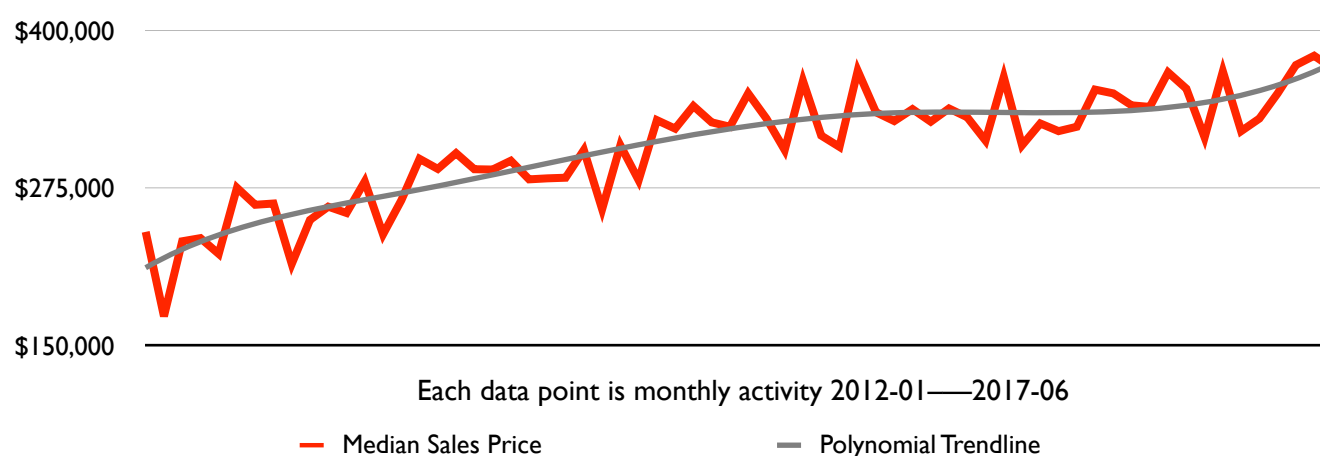
-5.3%

Changes in
Closed Sale
All Properties

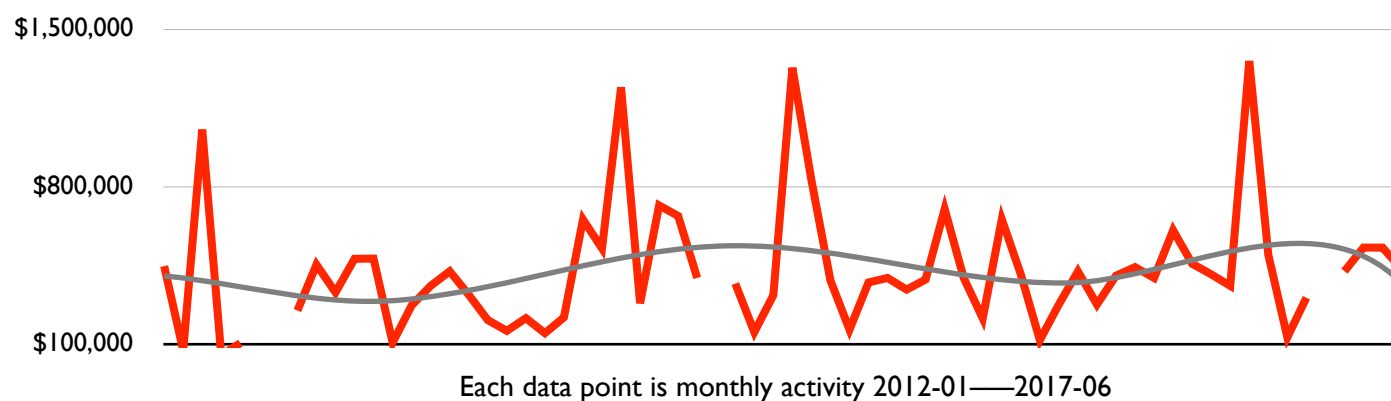
+8.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



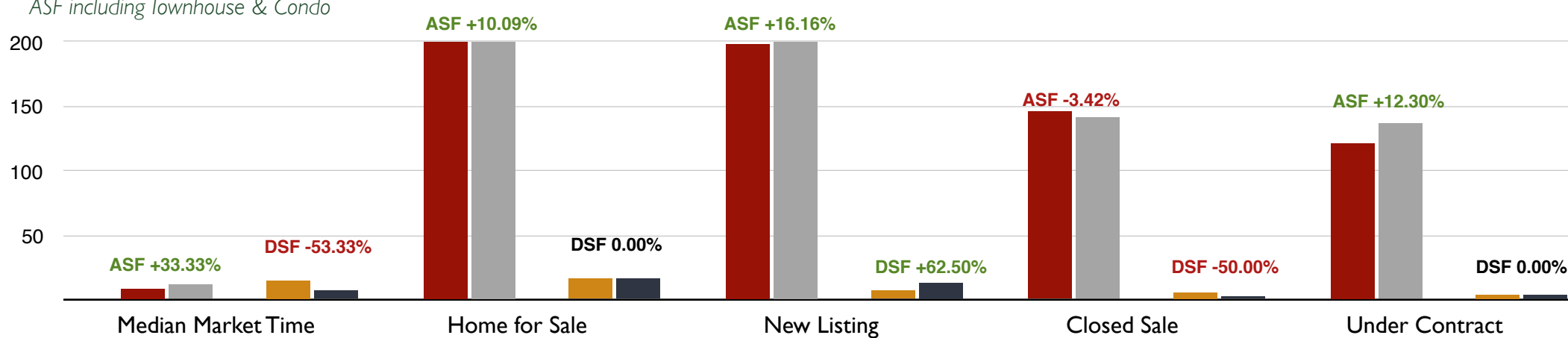
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	9	12	33.33%
Home for Sale	228	251	10.09%
New Listing	198	230	16.16%
Closed Sale	146	141	-3.42%
Under Contract	122	137	12.30%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	15	7	-53.33%
Home for Sale	17	17	0.00%
New Listing	8	13	62.50%
Closed Sale	6	3	-50.00%
Under Contract	4	4	0.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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North Center

Monthly Update 2017-06



+5.7%

Changes in
New Listings
All Properties

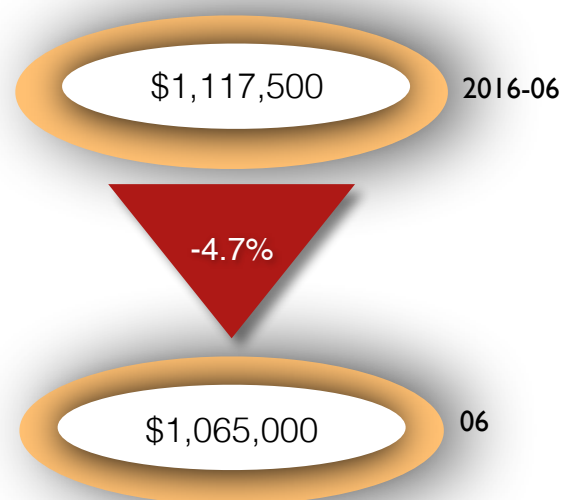
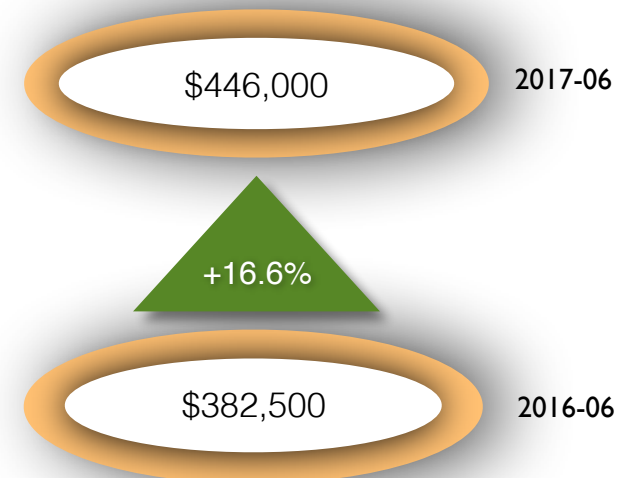
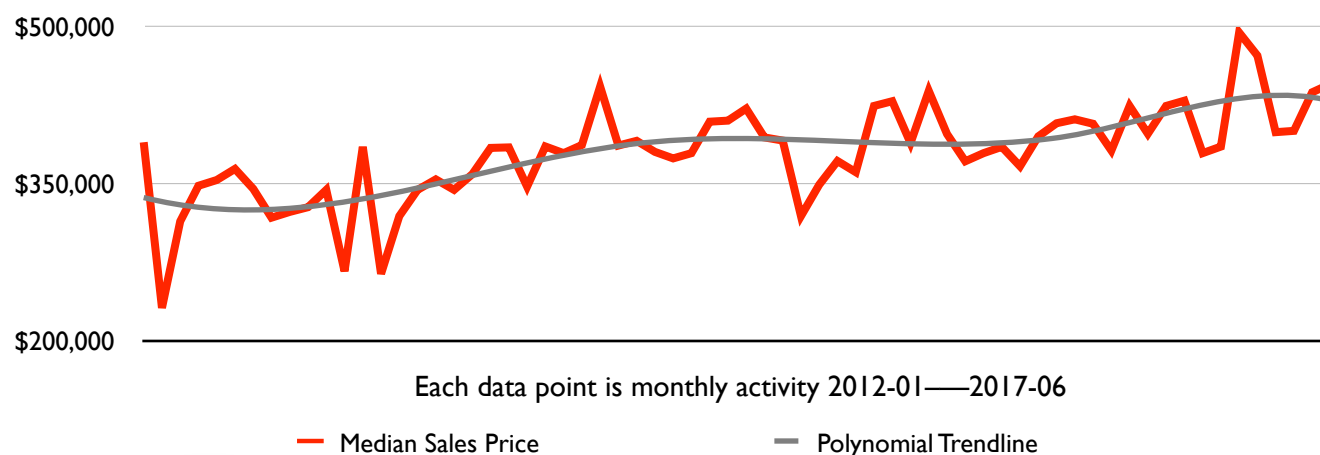
+10.8%

Changes in
Closed Sale
All Properties

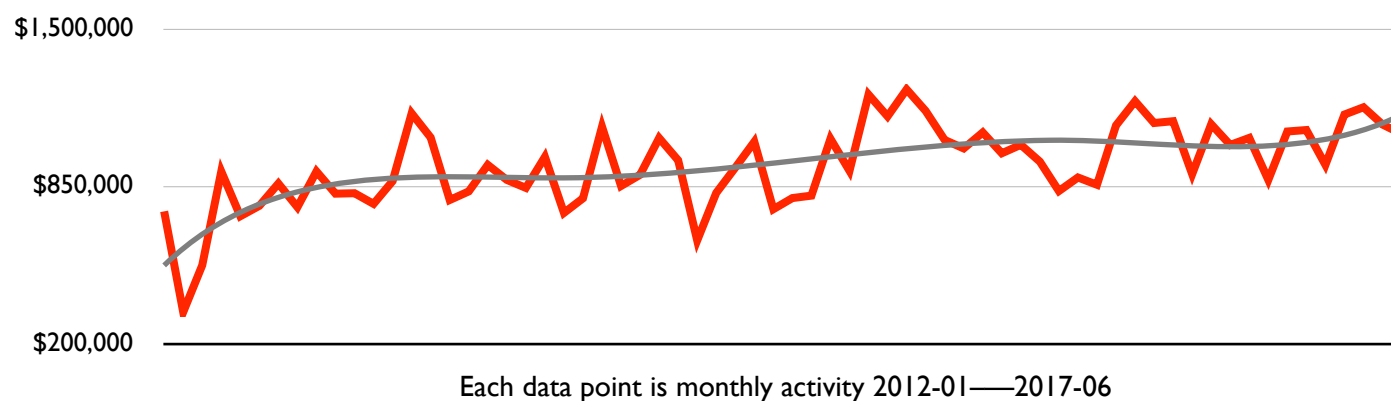
+12.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	13	9	-30.77%
Home for Sale	76	80	5.26%
New Listing	82	71	-13.41%
Closed Sale	46	49	6.52%
Under Contract	49	38	-22.45%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	52	44	-15.38%
Home for Sale	110	120	9.09%
New Listing	59	78	32.20%
Closed Sale	37	43	16.22%
Under Contract	17	17	0.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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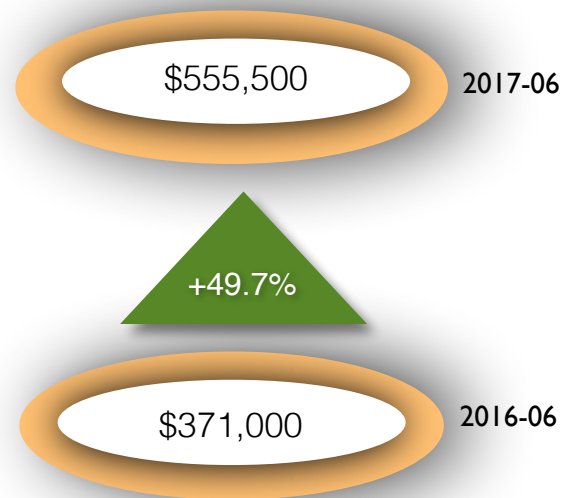
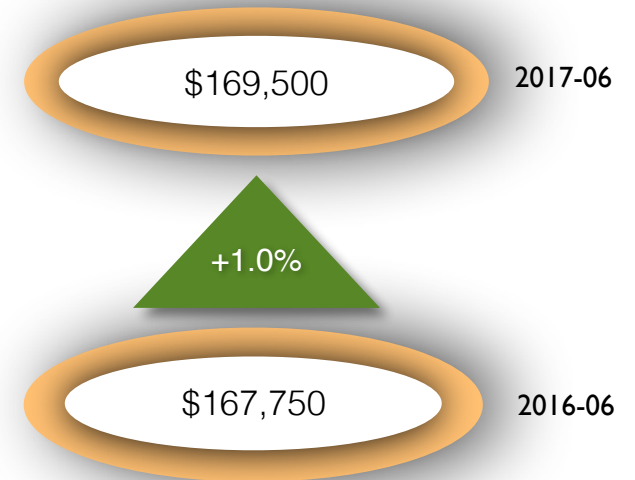
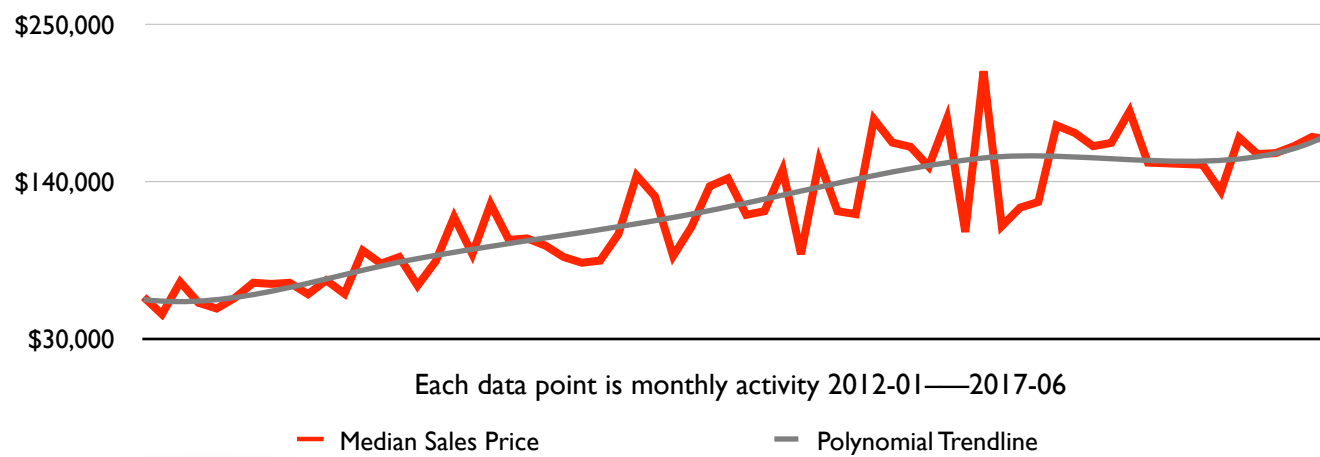
Rogers Park

Monthly Update 2017-06

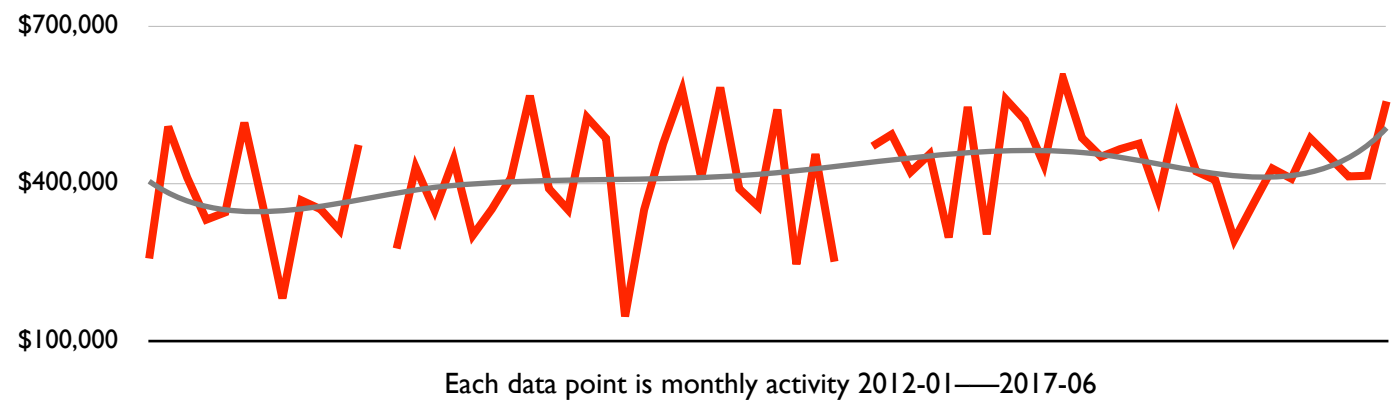


-24.8%	+28.8%	-48.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



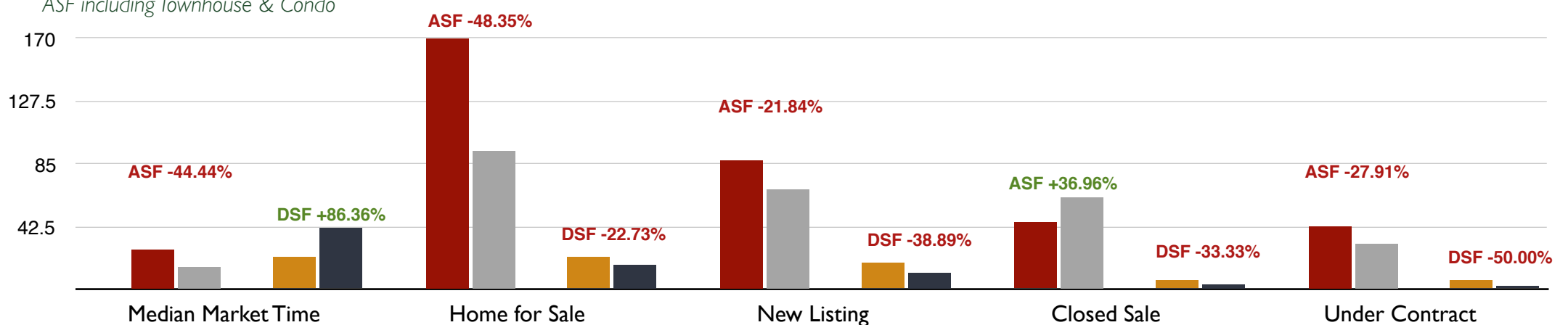
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	27	15	-44.44%
Home for Sale	182	94	-48.35%
New Listing	87	68	-21.84%
Closed Sale	46	63	36.96%
Under Contract	43	31	-27.91%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	22	41	86.36%
Home for Sale	22	17	-22.73%
New Listing	18	11	-38.89%
Closed Sale	6	4	-33.33%
Under Contract	6	3	-50.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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South Shore

Monthly Update 2017-06



-12.5%

Changes in
New Listings
All Properties

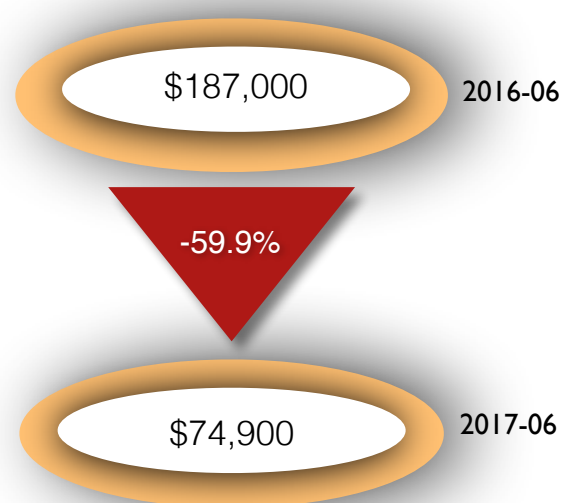
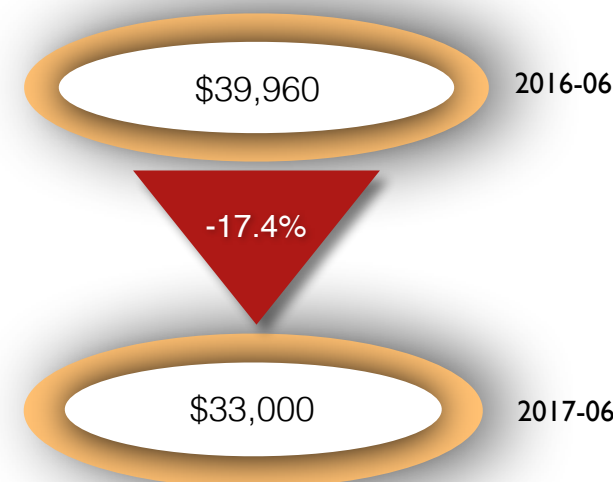
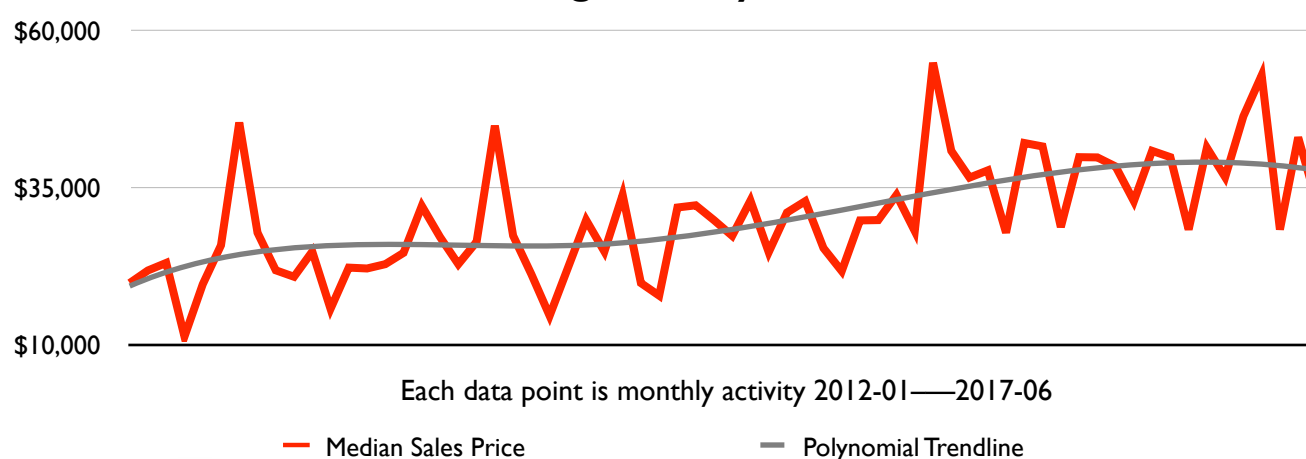
+15.8%

Changes in
Closed Sale
All Properties

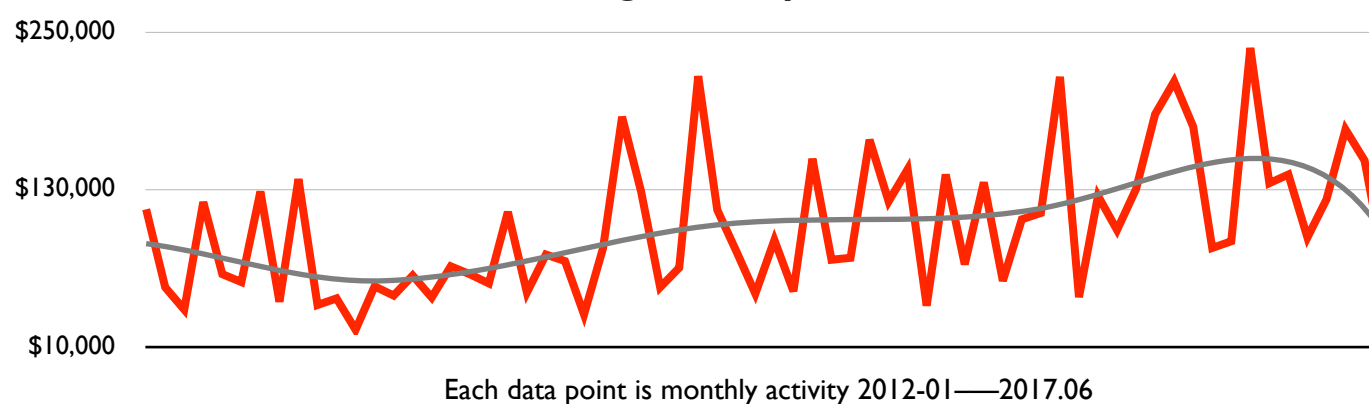
-4.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



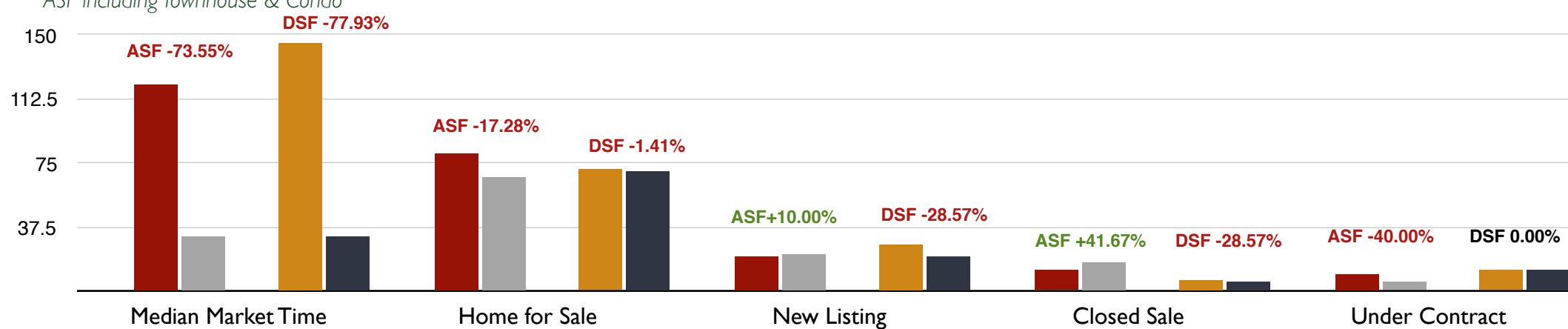
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	121	32	-73.55%
Home for Sale	81	67	-17.28%
New Listing	20	22	10.00%
Closed Sale	12	17	41.67%
Under Contract	10	6	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	145	32	-77.93%
Home for Sale	71	70	-1.41%
New Listing	28	20	-28.57%
Closed Sale	7	5	-28.57%
Under Contract	13	13	0.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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Uptown

Monthly Update 2017-06



-8.8%

Changes in
New Listings
All Properties

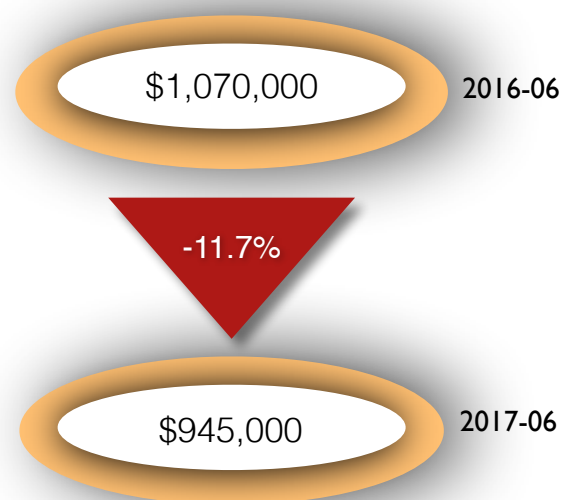
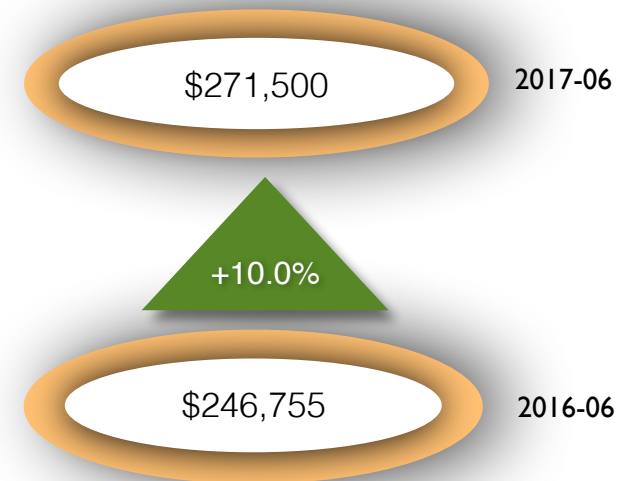
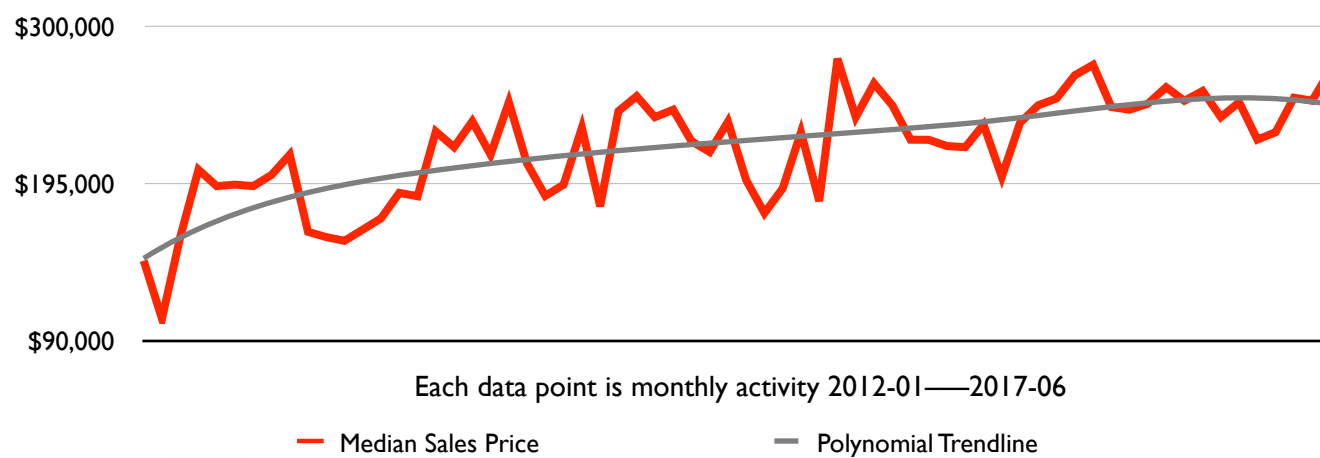
-2.3%

Changes in
Closed Sale
All Properties

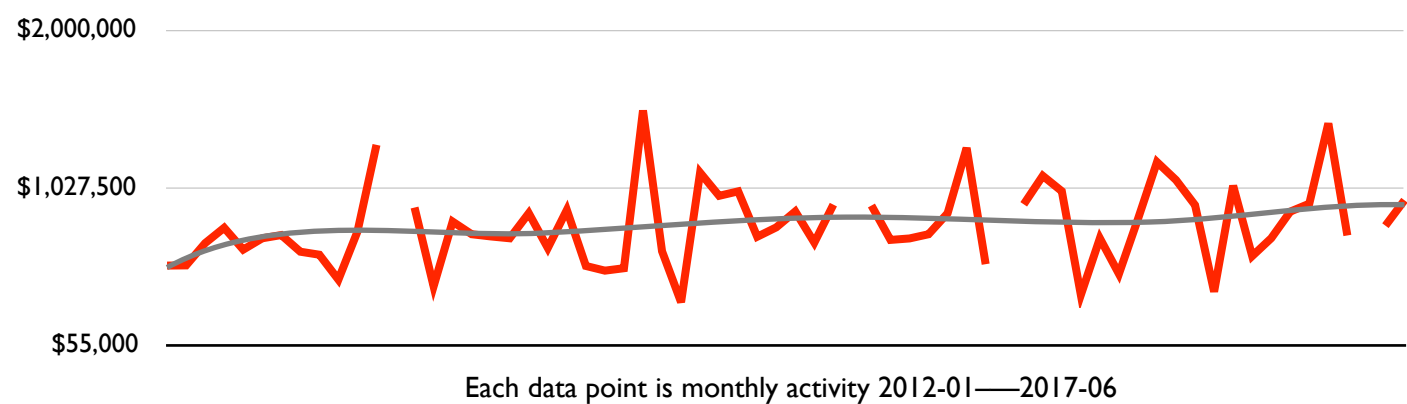
-29.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



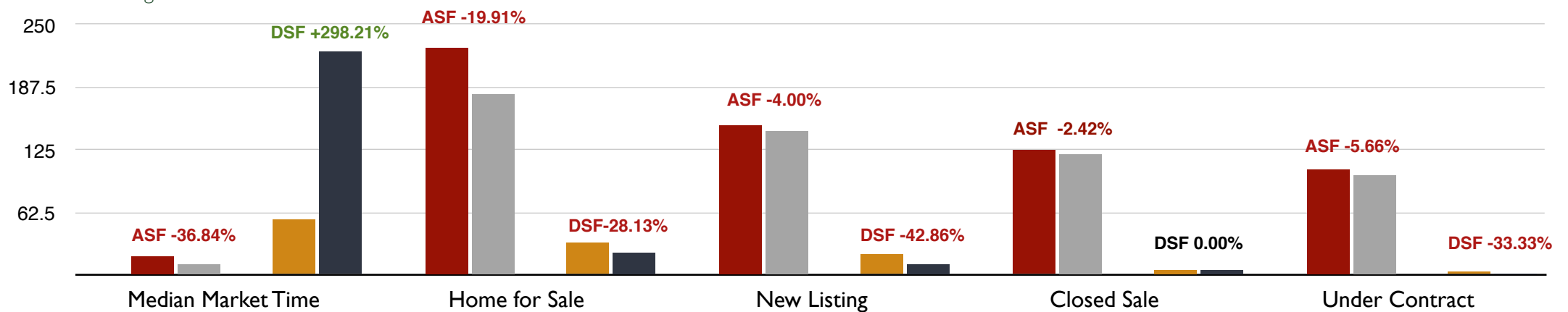
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	19	12	-36.84%
Home for Sale	226	181	-19.91%
New Listing	150	144	-4.00%
Closed Sale	124	121	-2.42%
Under Contract	106	100	-5.66%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	56	223	+298.21%
Home for Sale	32	23	-28.13%
New Listing	21	12	-42.86%
Closed Sale	5	5	0.00%
Under Contract	3	2	-33.33%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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West Town

Monthly Update 2017-06



+14.3%

Changes in
New Listings
All Properties

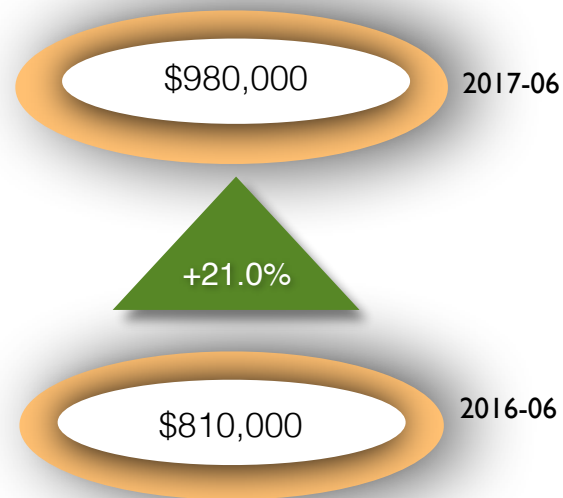
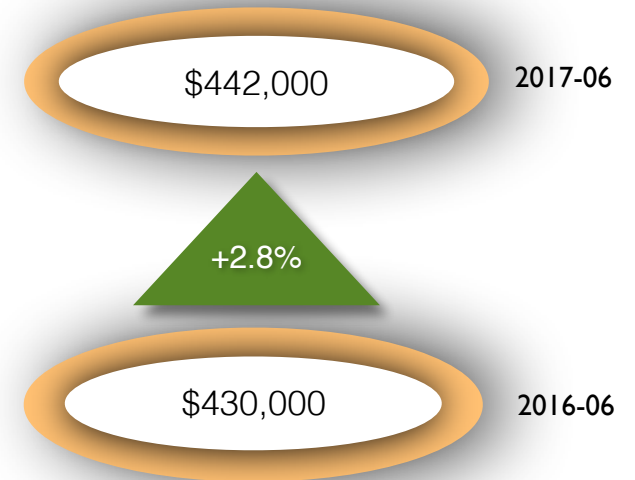
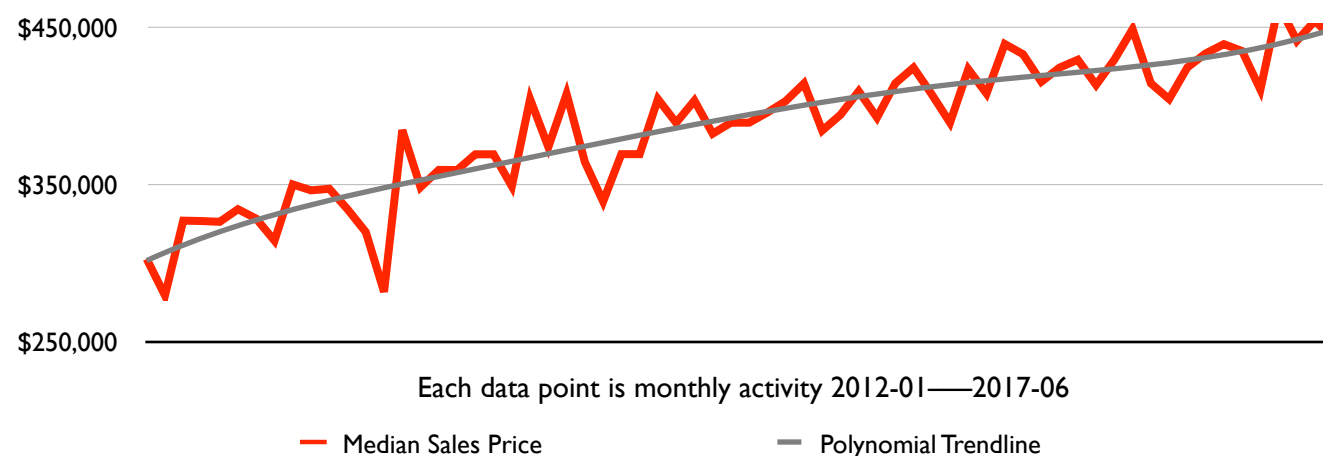
+16.5%

Changes in
Closed Sale
All Properties

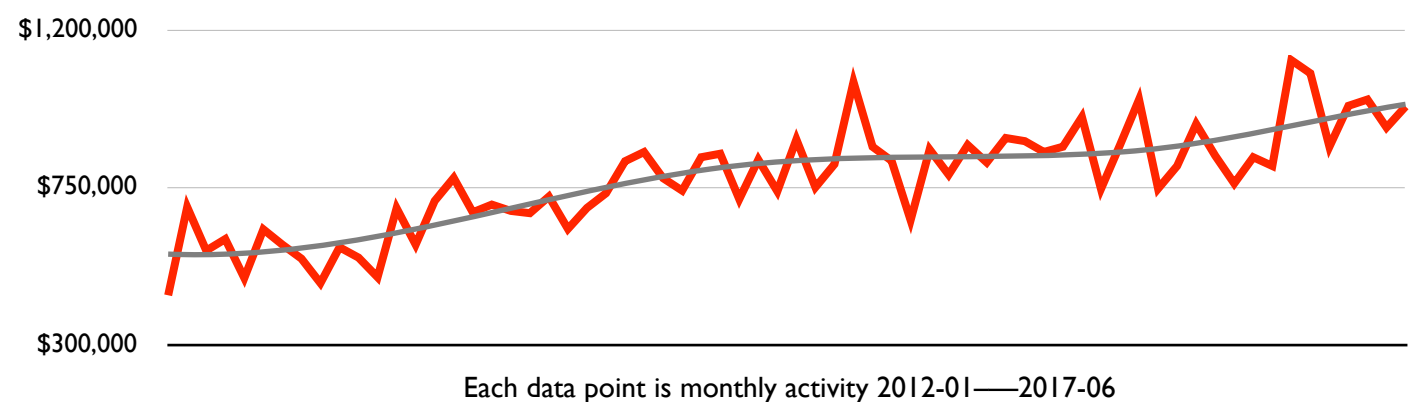
+4.2%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



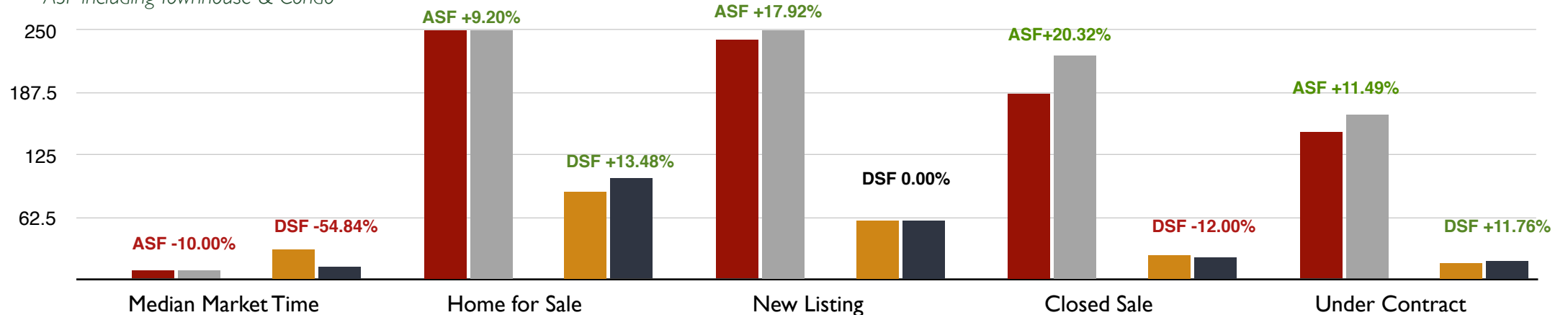
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	10	9	-10.00%
Home for Sale	261	285	9.20%
New Listing	240	283	17.92%
Closed Sale	187	225	20.32%
Under Contract	148	165	11.49%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	31	14	-54.84%
Home for Sale	89	101	13.48%
New Listing	60	60	0.00%
Closed Sale	25	22	-12.00%
Under Contract	17	19	11.76%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

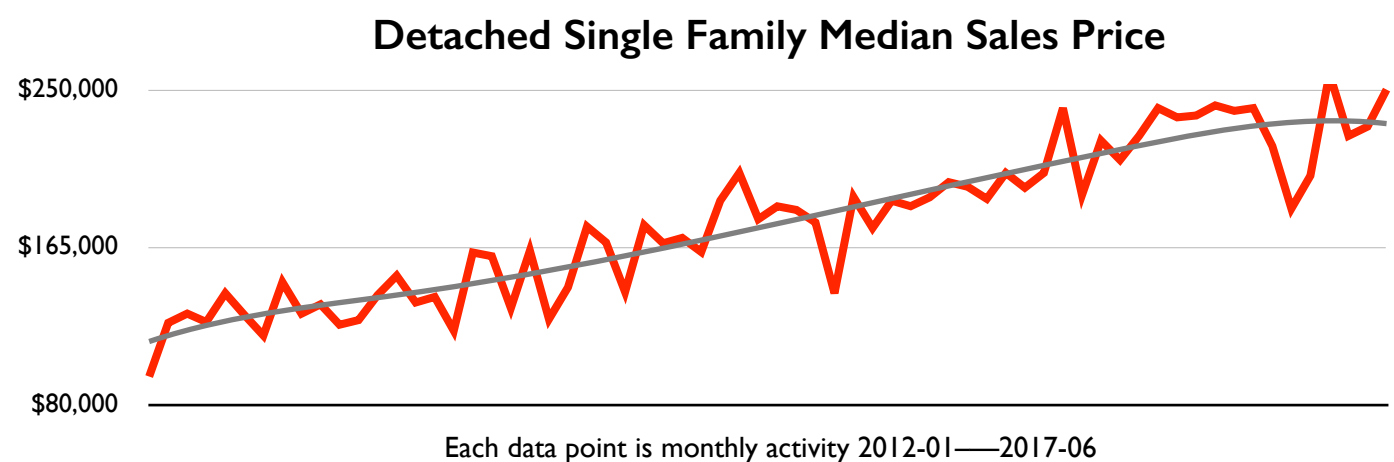
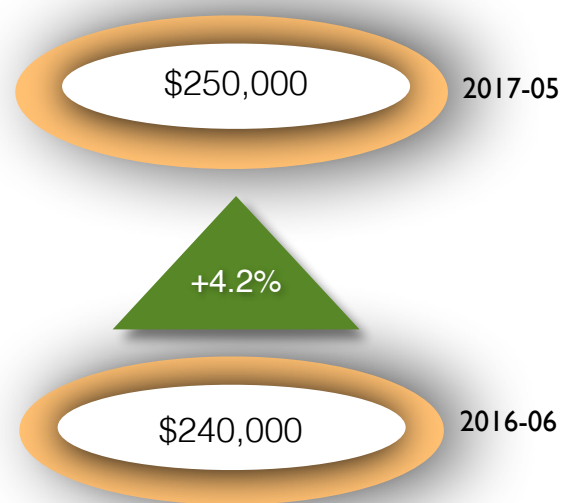
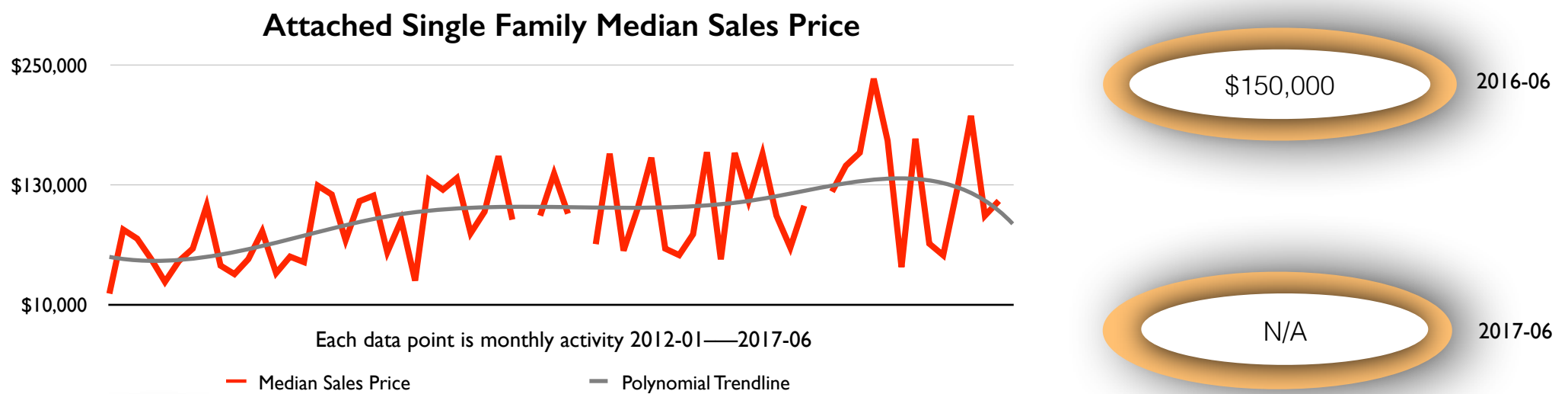
Monday, July 17, 2017

Belmont Cragin

Monthly Update 2017-06



-3.0%	-9.8%	-18.4%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



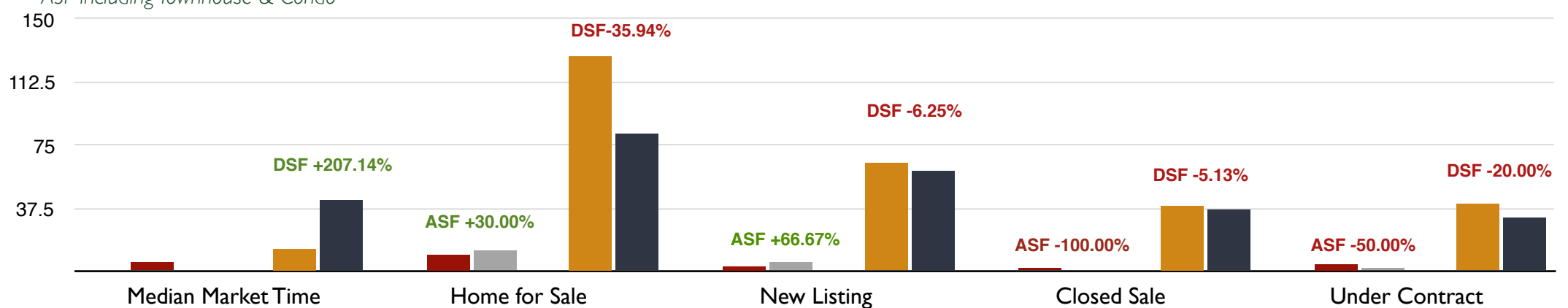
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	6	-	
Home for Sale	10	13	30.00%
New Listing	3	5	66.67%
Closed Sale	2	0	-100.00%
Under Contract	4	2	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	14	43	207.14%
Home for Sale	128	82	-35.94%
New Listing	64	60	-6.25%
Closed Sale	39	37	-5.13%
Under Contract	40	32	-20.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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Chicago Lawn

Monthly Update 2017-06



+23.9%

Changes in
New Listings
All Properties

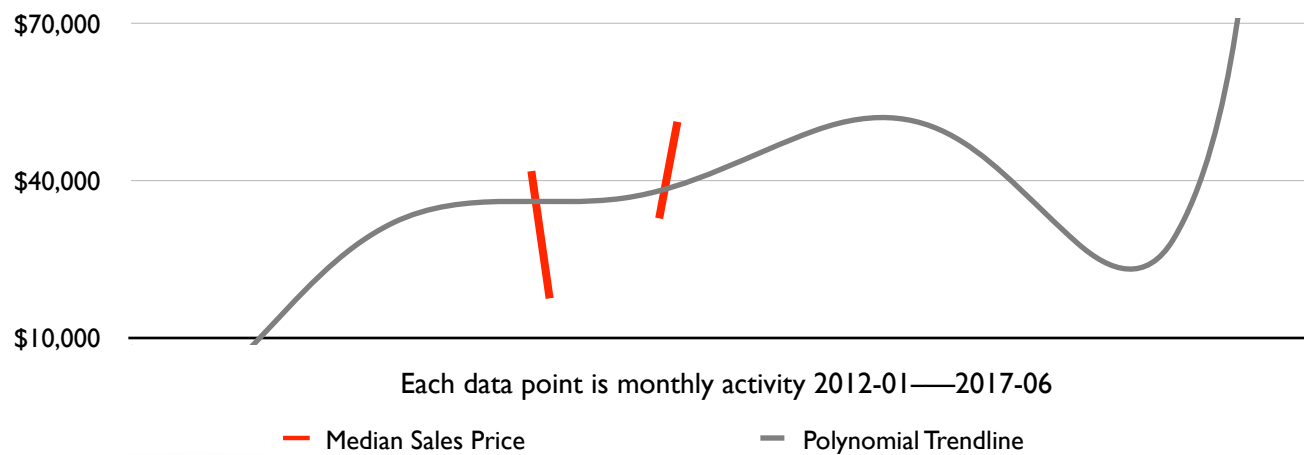
-18.8%

Changes in
Closed Sale
All Properties

-21.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



N/A 2017-06

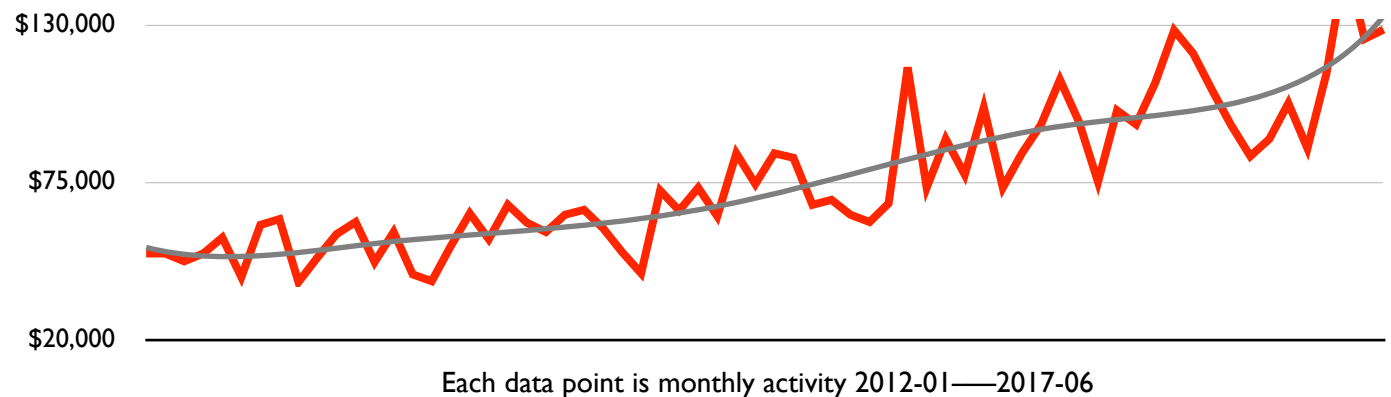
N/A 2016-06

\$128,250 2017-06

+17.1%

\$109,551 2016-06

Detached Single Family Median Sales Price



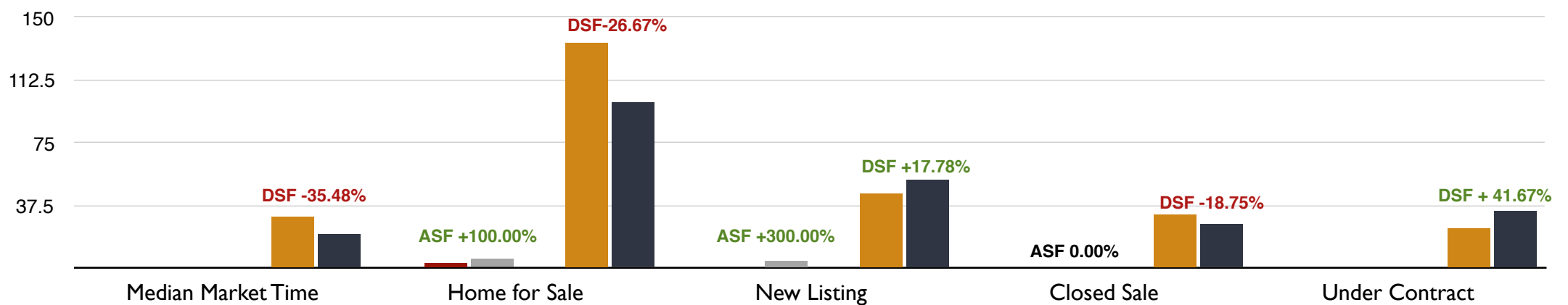
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	-	-	-
Home for Sale	3	6	100.00%
New Listing	1	4	300.00%
Closed Sale	0	0	0.00%
Under Contract	0	0	-

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	31	20	-35.48%
Home for Sale	135	99	-26.67%
New Listing	45	53	17.78%
Closed Sale	32	26	-18.75%
Under Contract	24	34	41.67%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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Douglas

Monthly Update 2017-06



+11.8%

Changes in
New Listings
All Properties

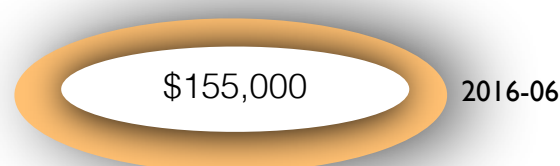
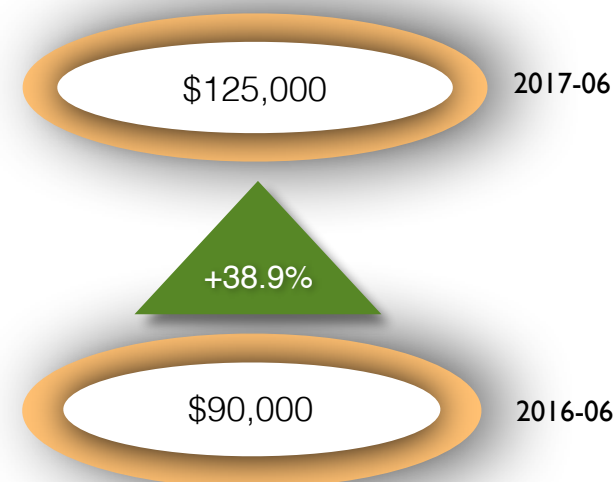
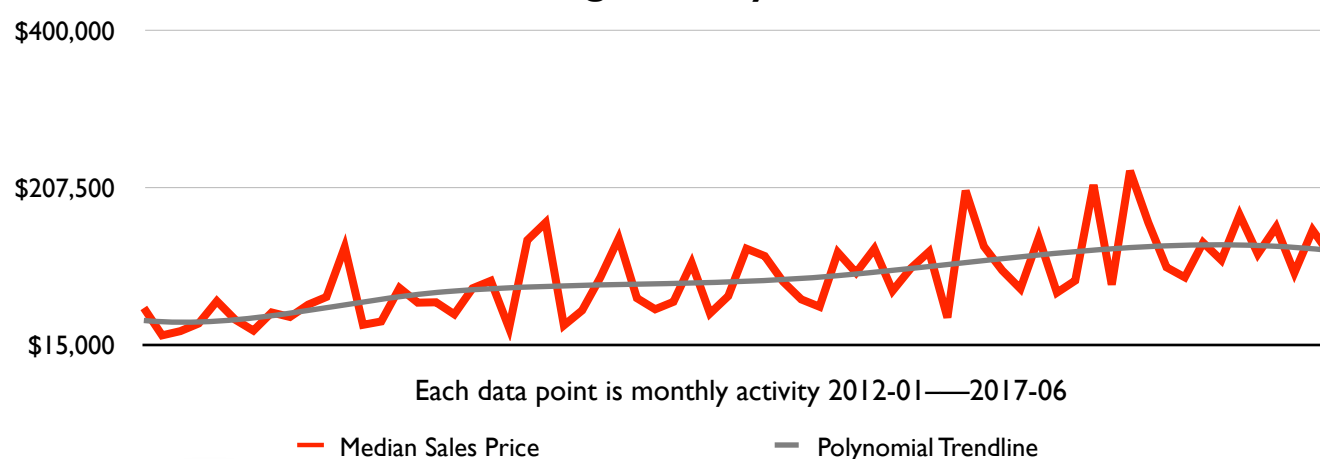
-30.0%

Changes in
Closed Sale
All Properties

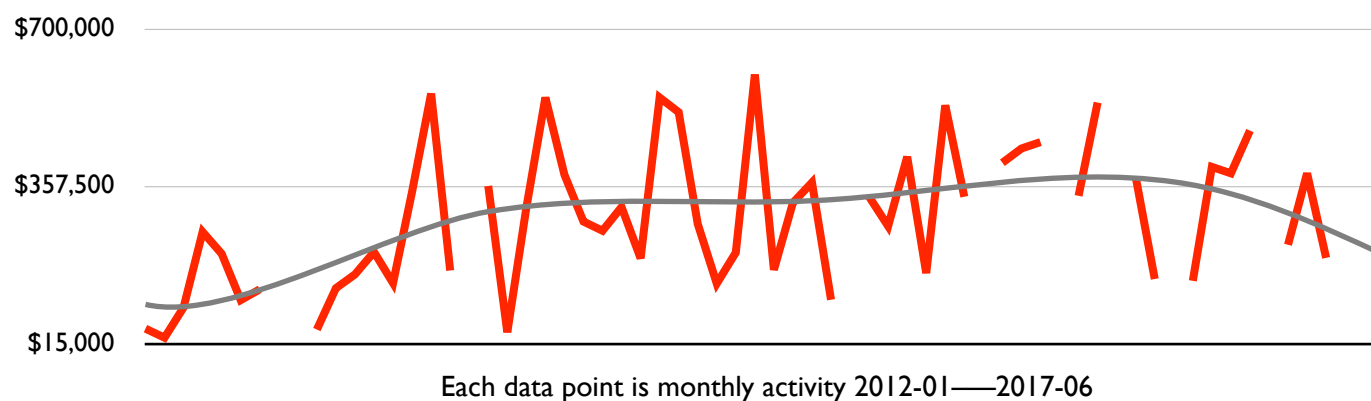
-52.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



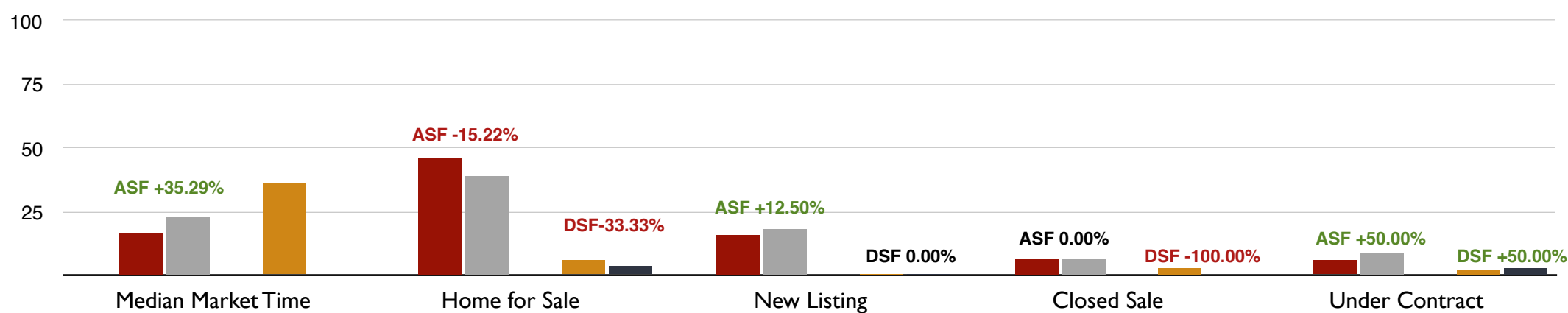
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	17	23	35.29%
Home for Sale	46	39	-15.22%
New Listing	16	18	12.50%
Closed Sale	7	7	0.00%
Under Contract	6	9	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	36	-	-
Home for Sale	6	4	-33.33%
New Listing	1	1	0.00%
Closed Sale	3	0	-100.00%
Under Contract	2	3	50.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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East Garfield Park

Monthly Update 2017-06



-15.8%

Changes in
New Listings
All Properties

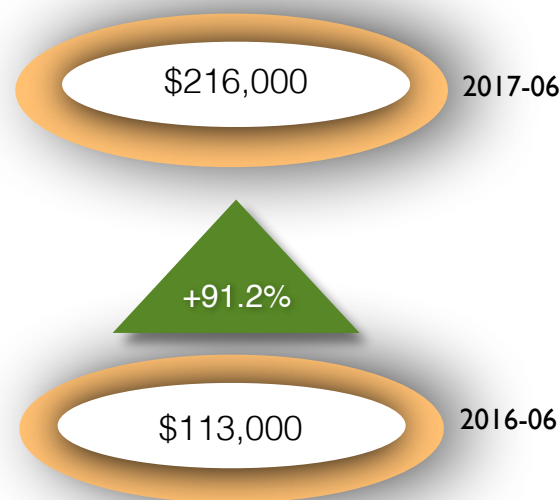
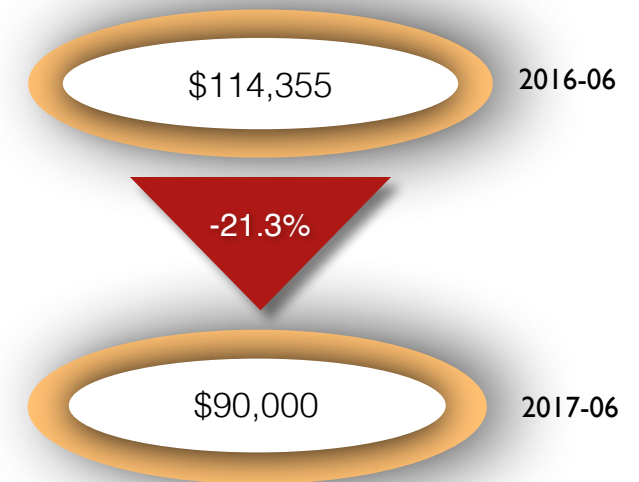
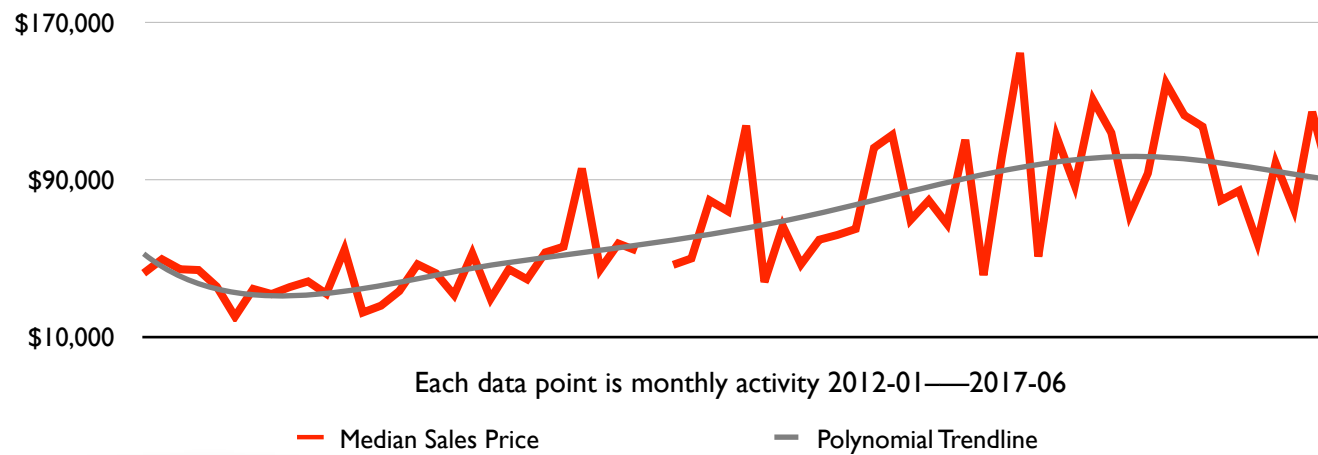
-62.5%

Changes in
Closed Sale
All Properties

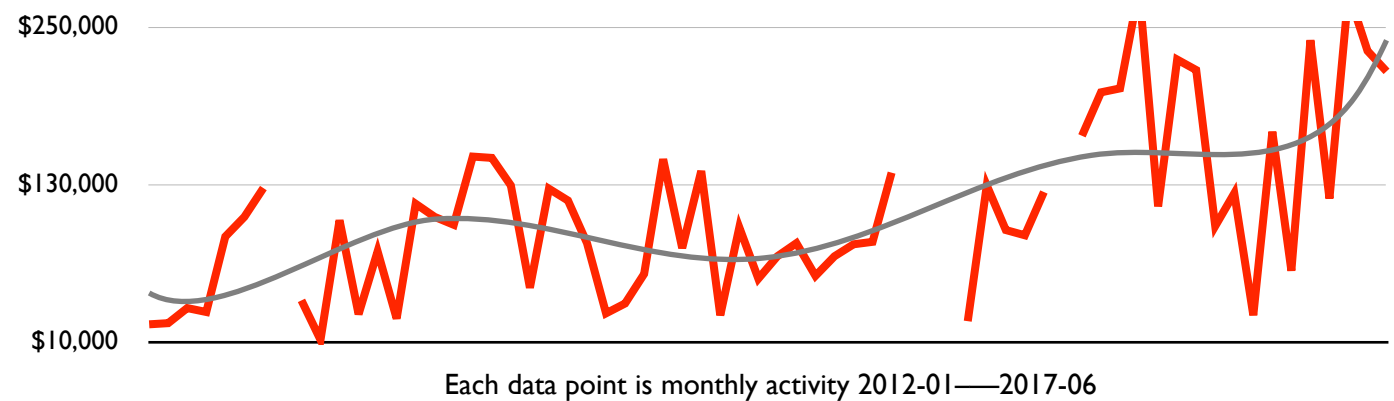
-50.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price

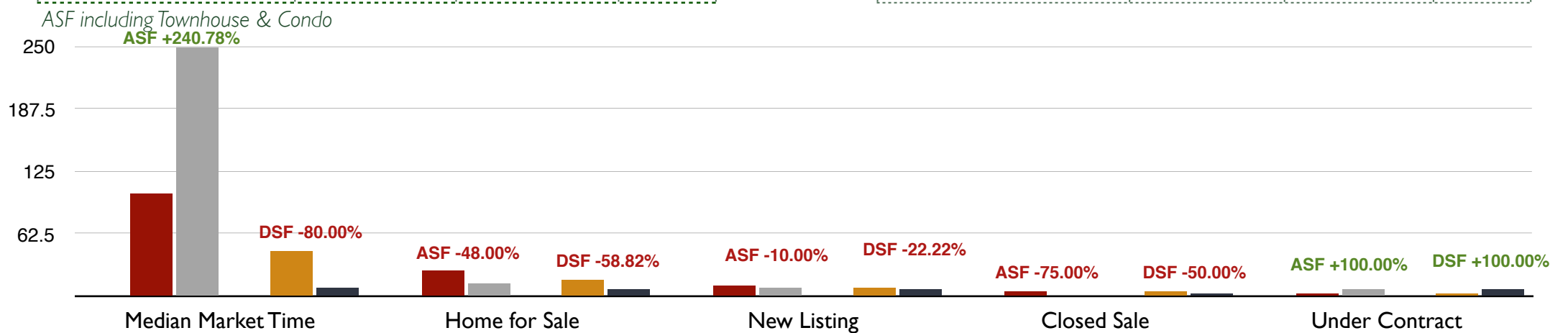


Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	103	351	+240.78%
Home for Sale	25	13	-48.00%
New Listing	10	9	-10.00%
Closed Sale	4	1	-75.00%
Under Contract	3	6	+100.00%

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	45	9	-80.00%
Home for Sale	17	7	-58.82%
New Listing	9	7	-22.22%
Closed Sale	4	2	-50.00%
Under Contract	3	6	+100.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

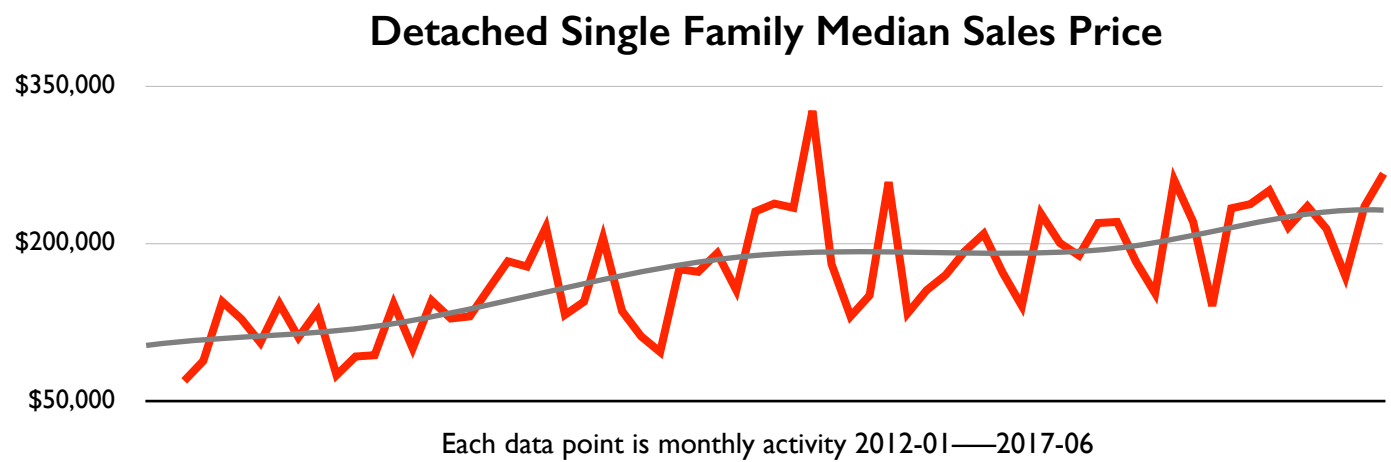
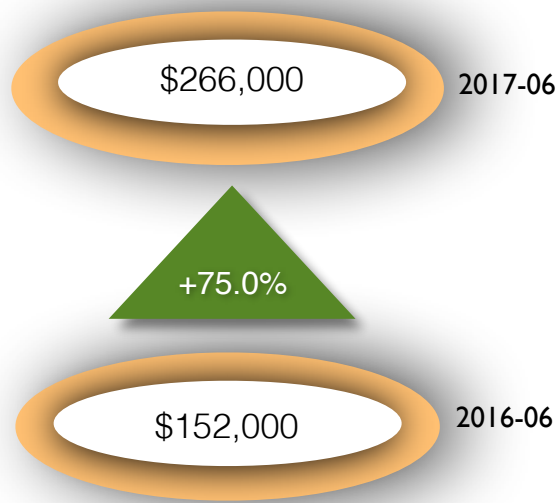
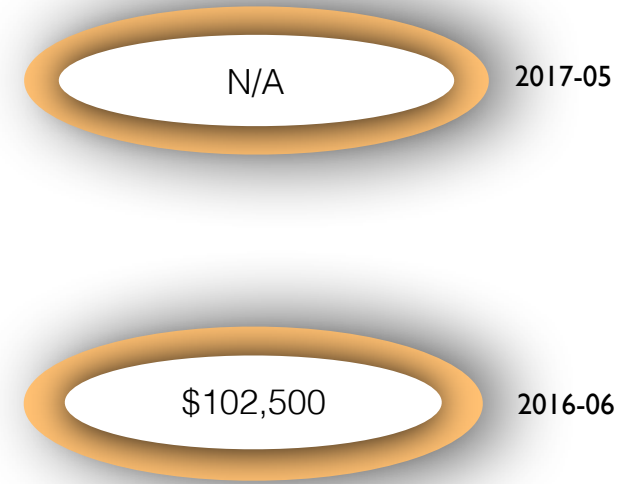
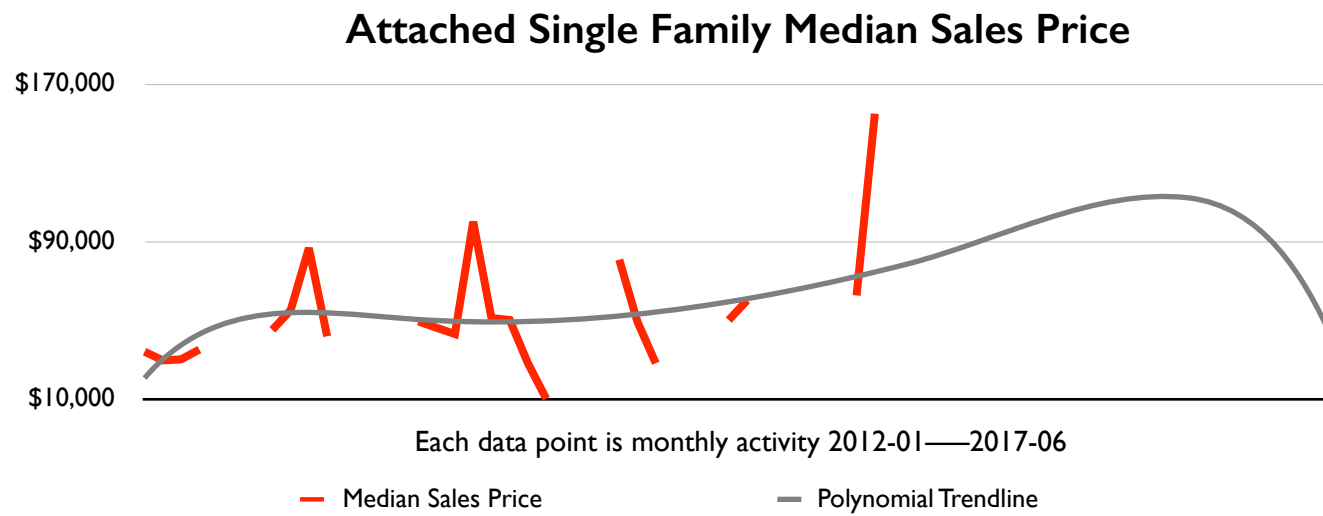
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Hermosa

Monthly Update 2017-06



-17.6%	-18.2%	-30.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



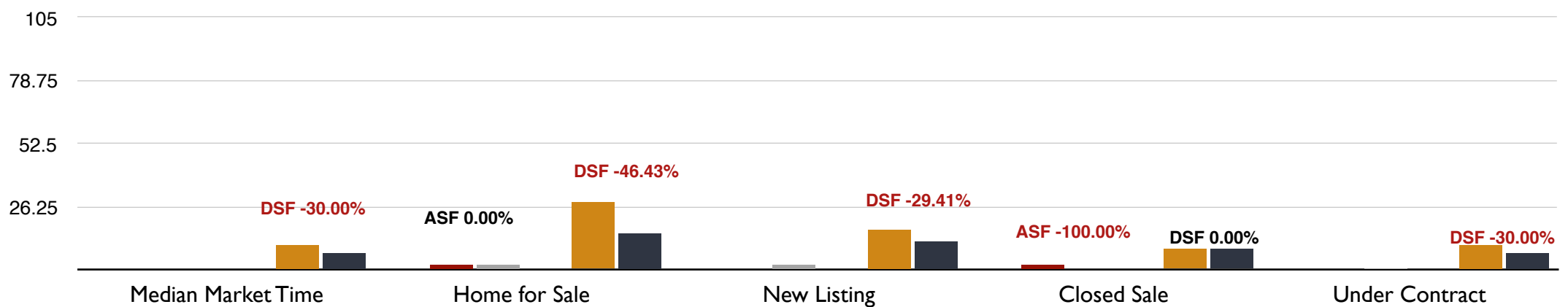
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	-	-	
Home for Sale	2	2	0.00%
New Listing	0	2	
Closed Sale	2	0	-100.00%
Under Contract	0	1	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	10	7	-30.00%
Home for Sale	28	15	-46.43%
New Listing	17	12	-29.41%
Closed Sale	9	9	0.00%
Under Contract	10	7	-30.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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Humboldt Park

Monthly Update 2017-06



-27.5%

Changes in
New Listings
All Properties

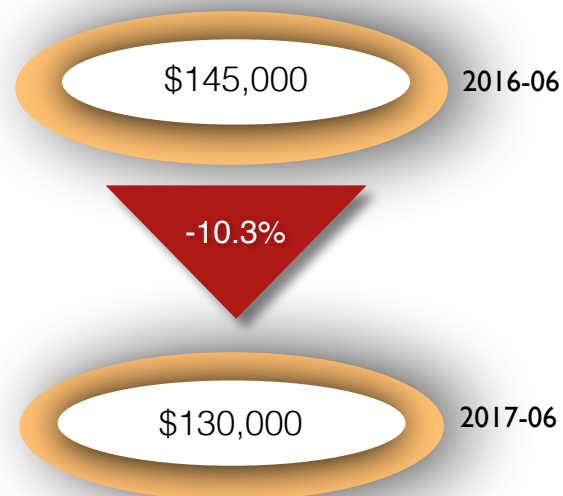
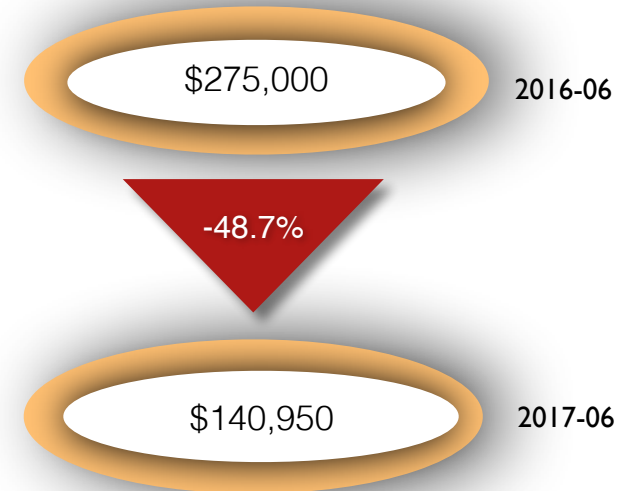
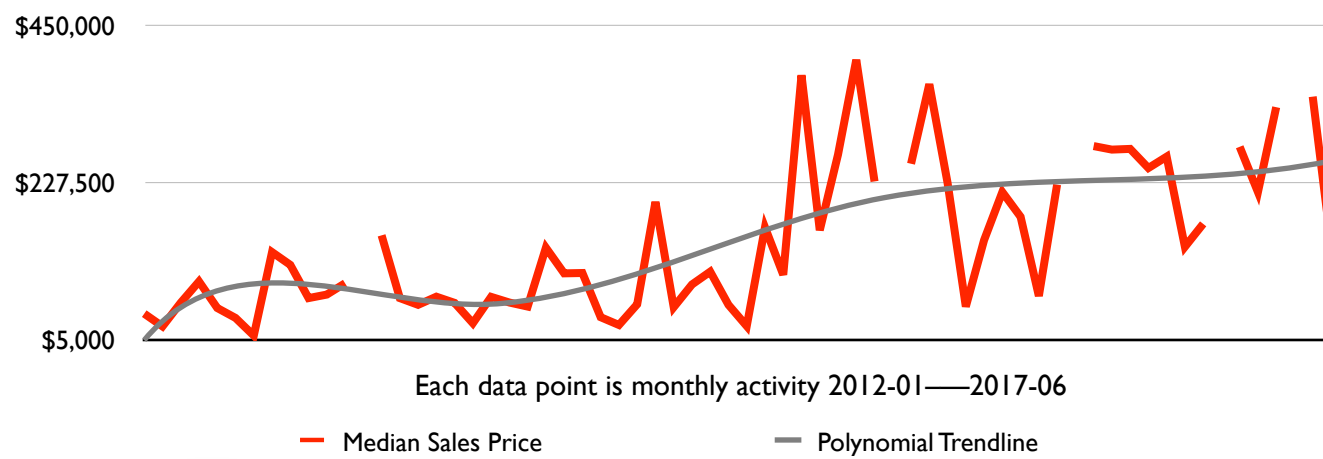
-21.1%

Changes in
Closed Sale
All Properties

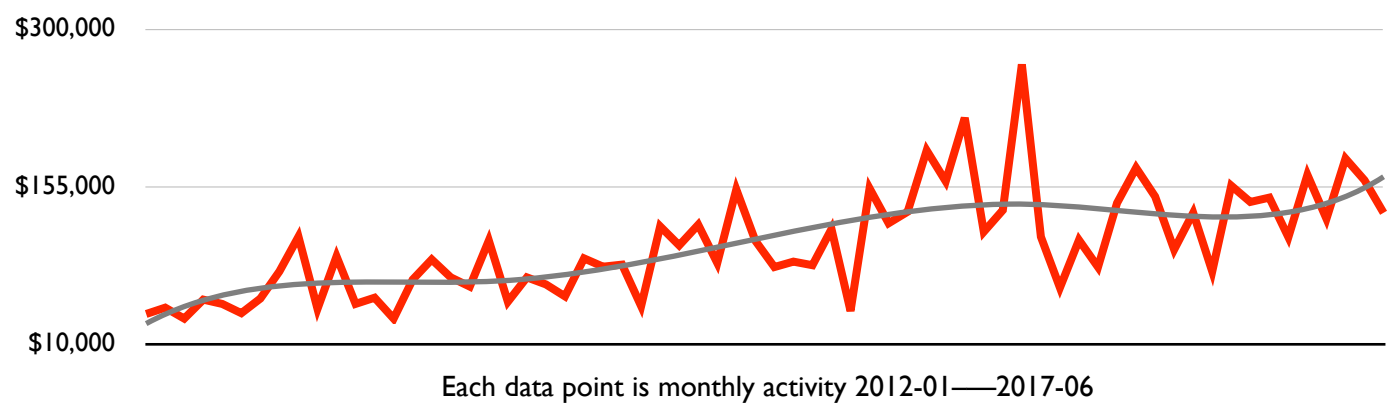
-36.2%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



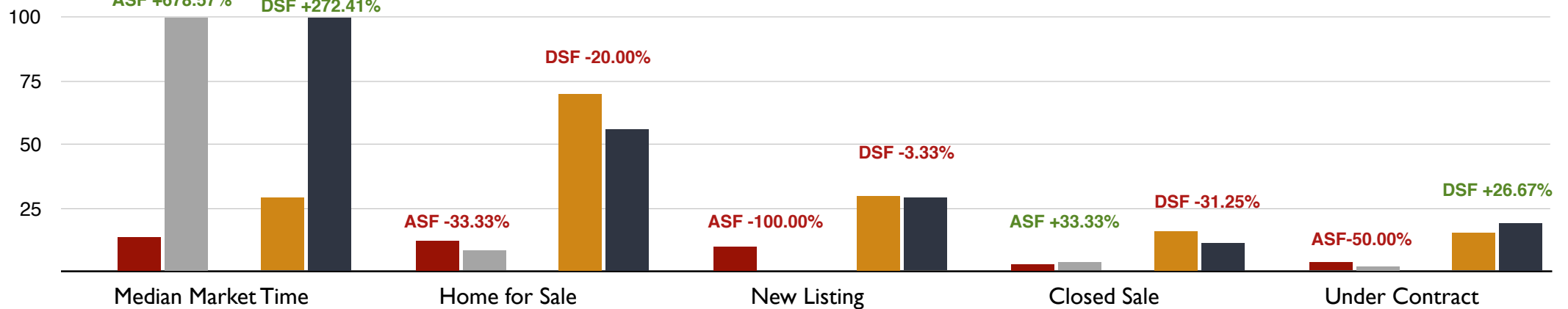
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	14	109	678.57%
Home for Sale	12	8	-33.33%
New Listing	10	0	-100.00%
Closed Sale	3	4	33.33%
Under Contract	4	2	-50.00%

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	29	108	272.41%
Home for Sale	70	56	-20.00%
New Listing	30	29	-3.33%
Closed Sale	16	11	-31.25%
Under Contract	15	19	26.67%

ASF including Townhouse & Condo
ASF +678.57% DSF +272.41%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

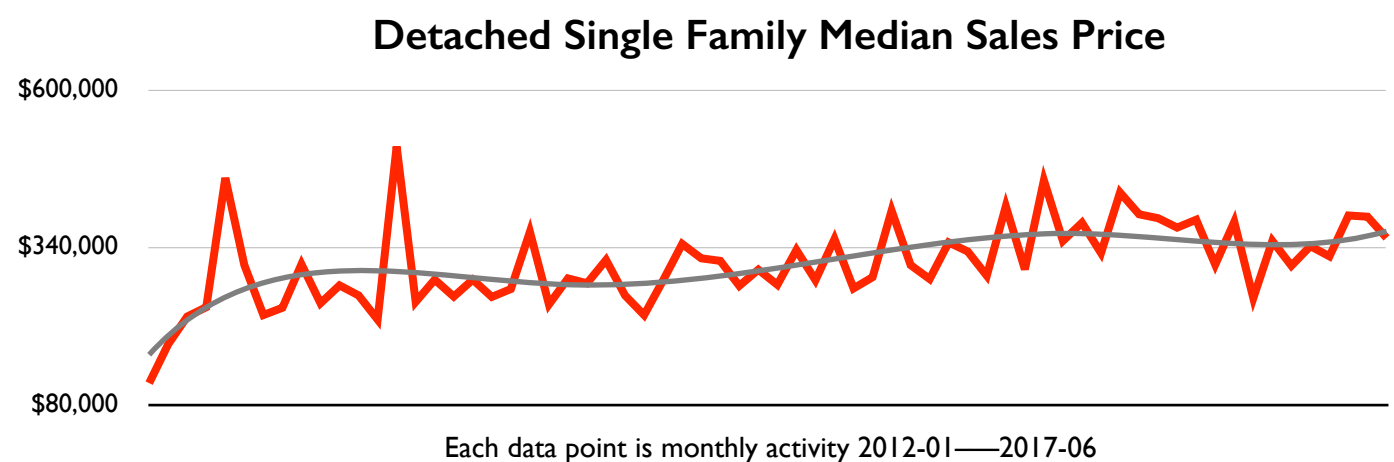
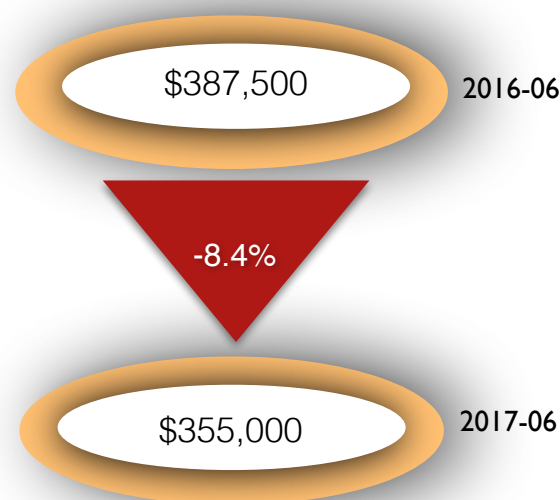
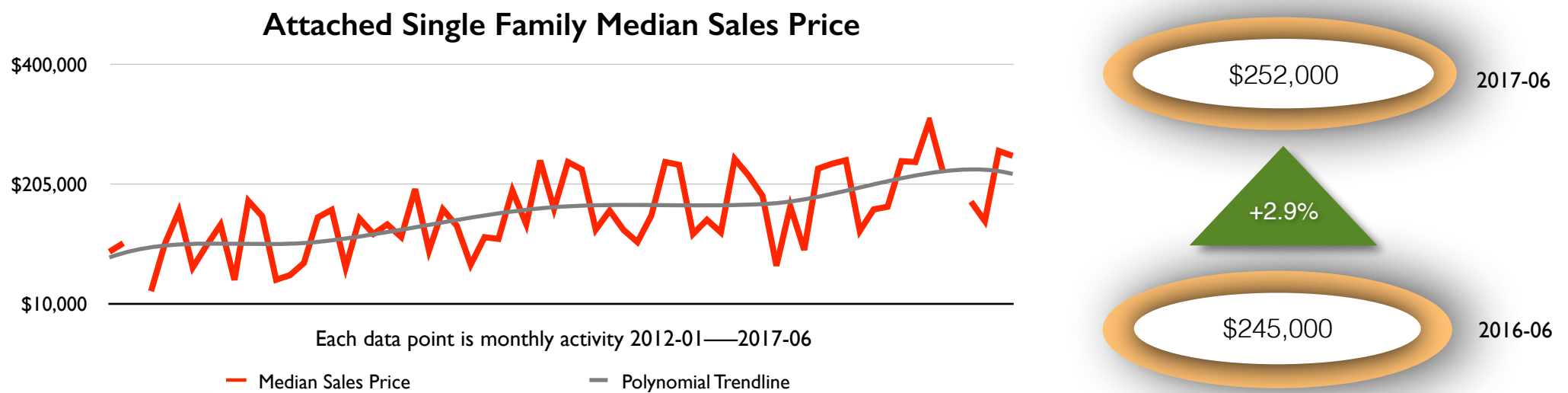
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North Park

Monthly Update 2017-06



+33.3%	-47.1%	+18.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



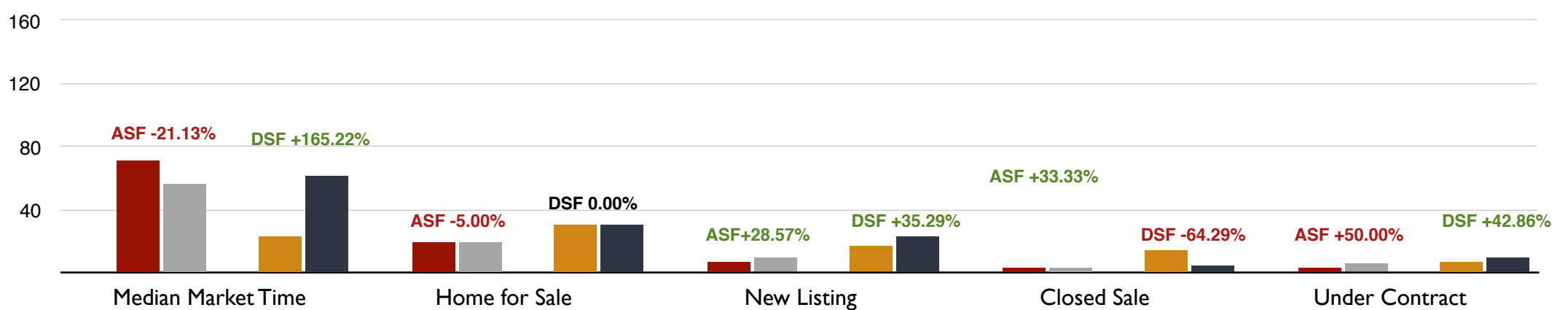
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	71	56	-21.13%
Home for Sale	20	19	-5.00%
New Listing	7	9	28.57%
Closed Sale	3	4	33.33%
Under Contract	4	6	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	23	61	165.22%
Home for Sale	31	31	0.00%
New Listing	17	23	35.29%
Closed Sale	14	5	-64.29%
Under Contract	7	10	42.86%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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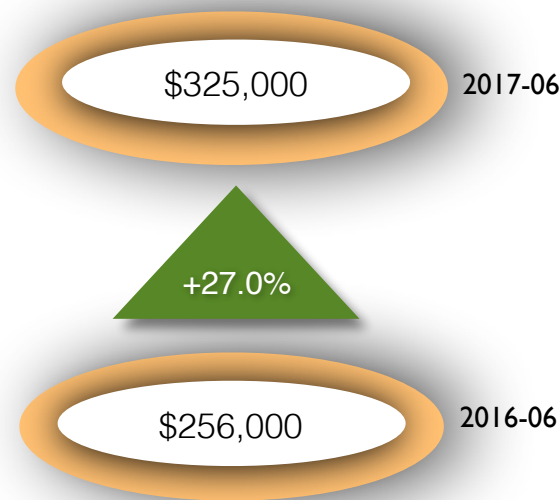
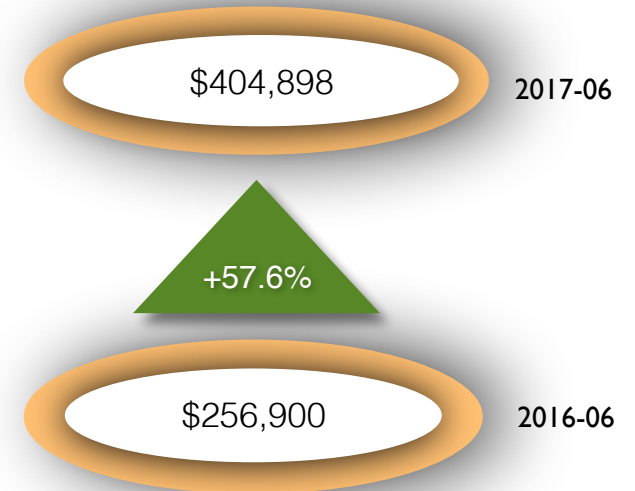
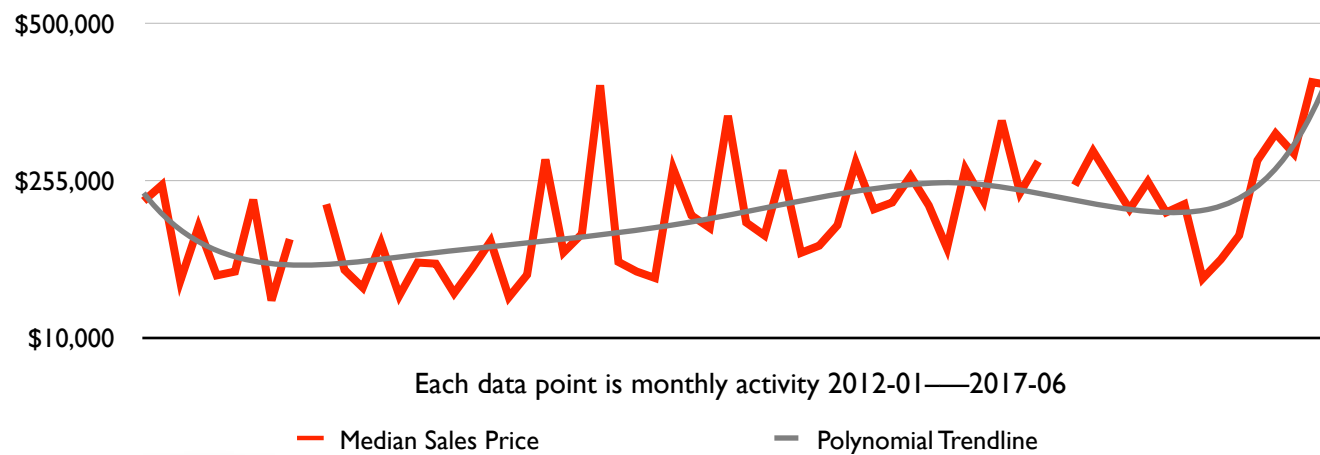
Oakland

Monthly Update 2017-06

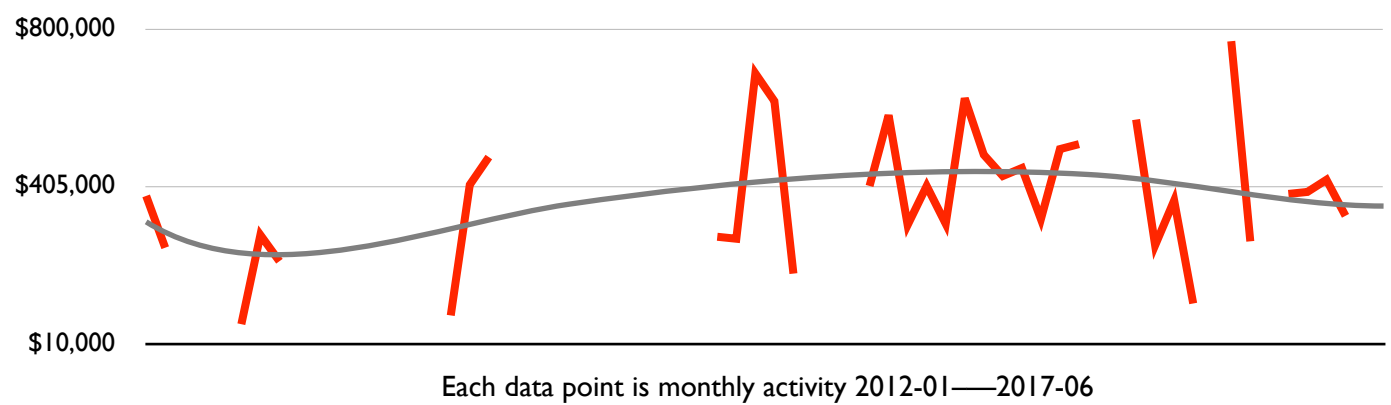


+20.0%	-62.5%	-20.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price

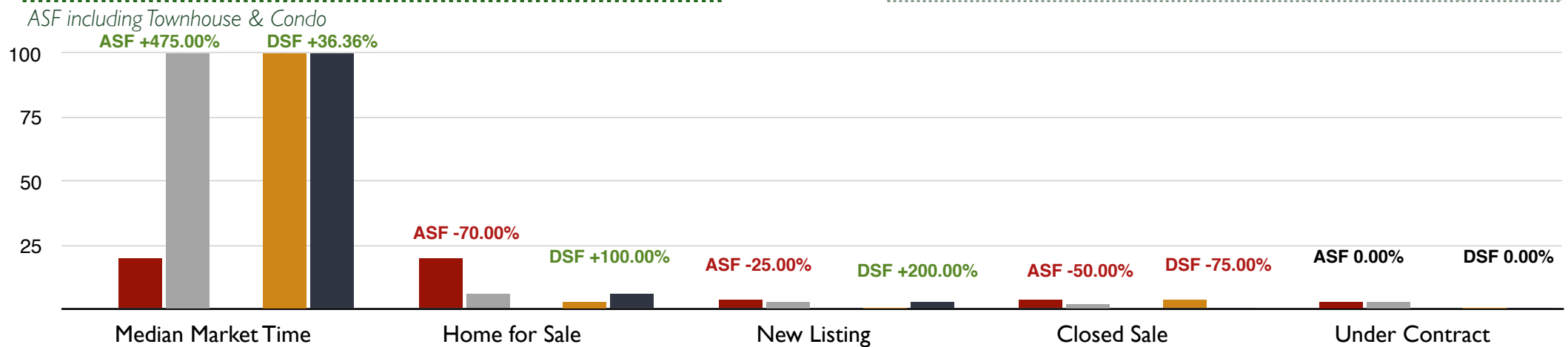


Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	20	115	475.00%
Home for Sale	20	6	-70.00%
New Listing	4	3	-25.00%
Closed Sale	4	2	-50.00%
Under Contract	3	3	0.00%

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	187	255	36.36%
Home for Sale	3	6	100.00%
New Listing	1	3	200.00%
Closed Sale	4	1	-75.00%
Under Contract	1	1	0.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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Washington Park

Monthly Update 2017-06



-14.3%

Changes in
New Listings
All Properties

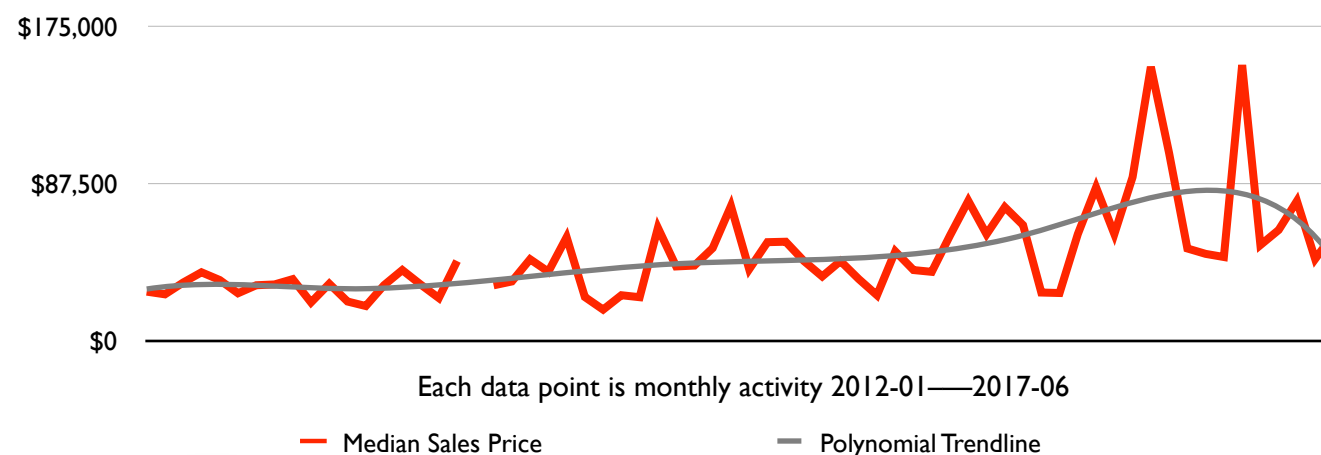
-66.7%

Changes in
Closed Sale
All Properties

-30.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



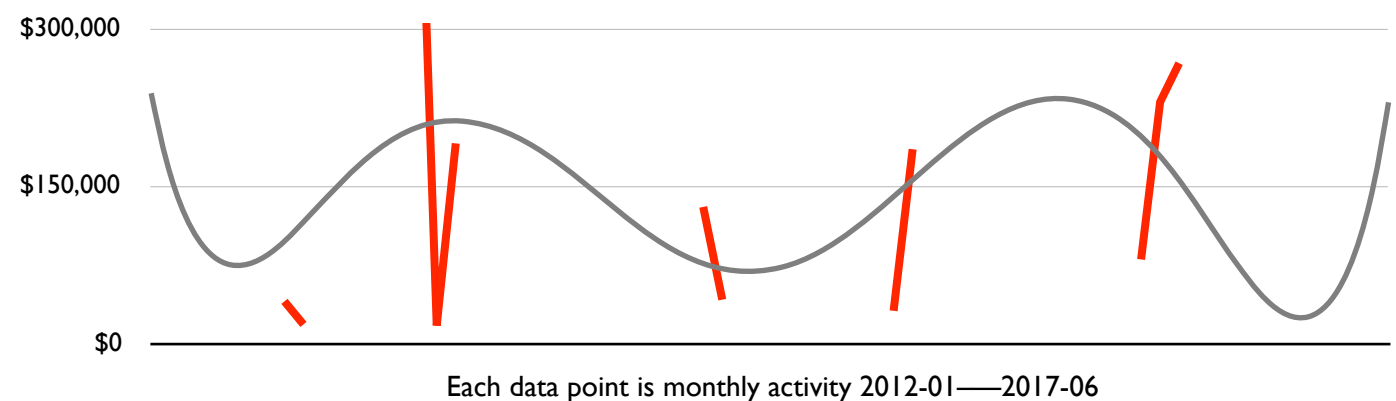
\$60,000 2016-06

\$60,000 2017-06

\$230,000 2016-06

N/A 2017-06

Detached Single Family Median Sales Price



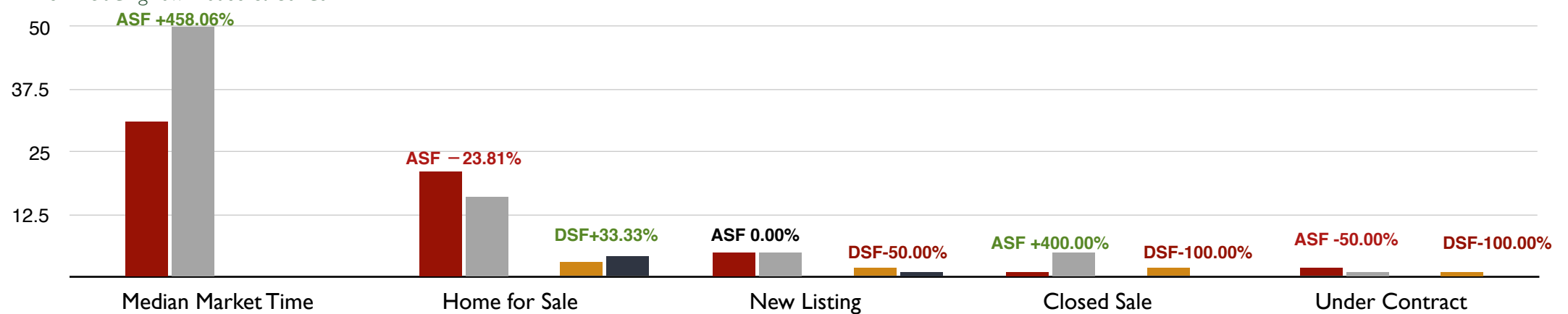
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	31	173	458.06%
Home for Sale	21	16	-23.81%
New Listing	5	5	0.00%
Closed Sale	1	5	400.00%
Under Contract	2	1	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	-	-	
Home for Sale	3	4	33.33%
New Listing	2	1	-50.00%
Closed Sale	2	0	-100.00%
Under Contract	1	0	-100.00%



All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

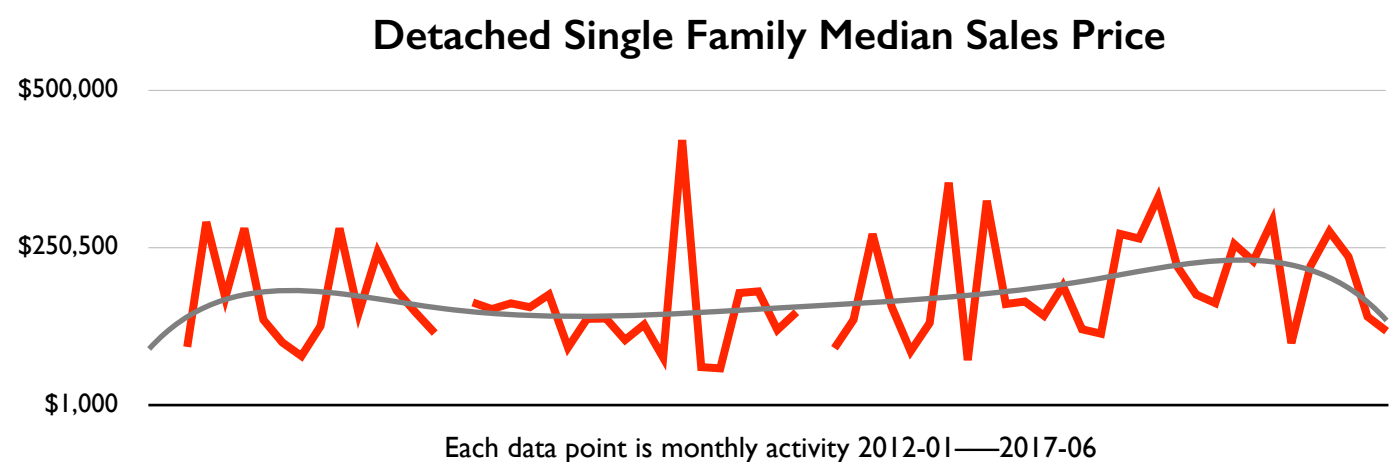
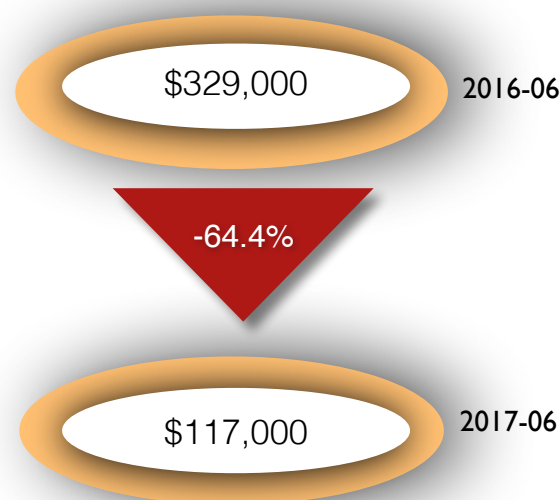
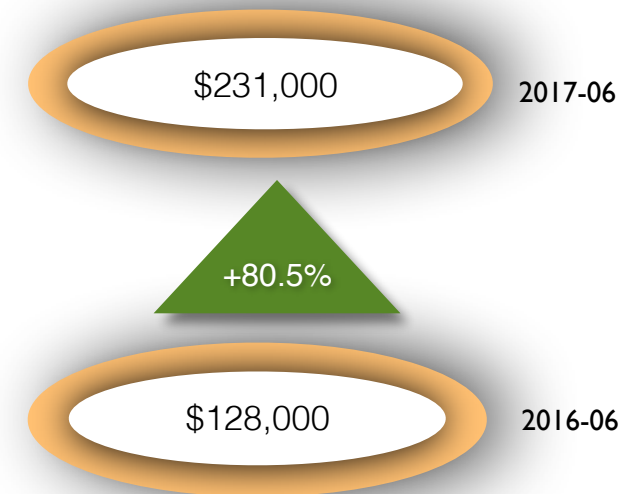
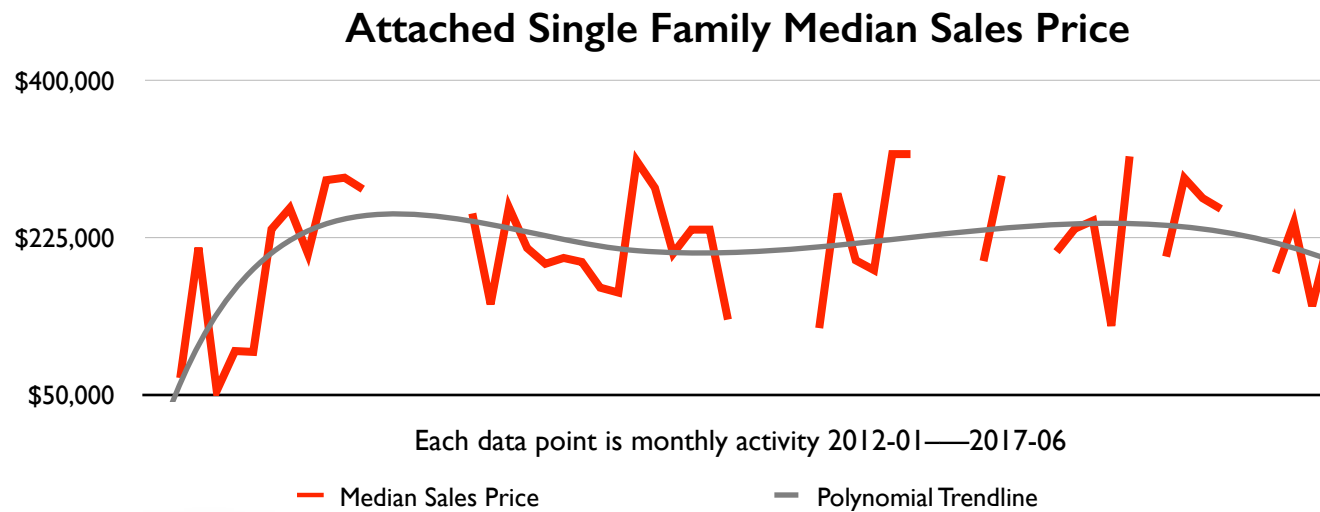
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McKinley Park

Monthly Update 2017-06



+15.4%	-42.9%	-11.4%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



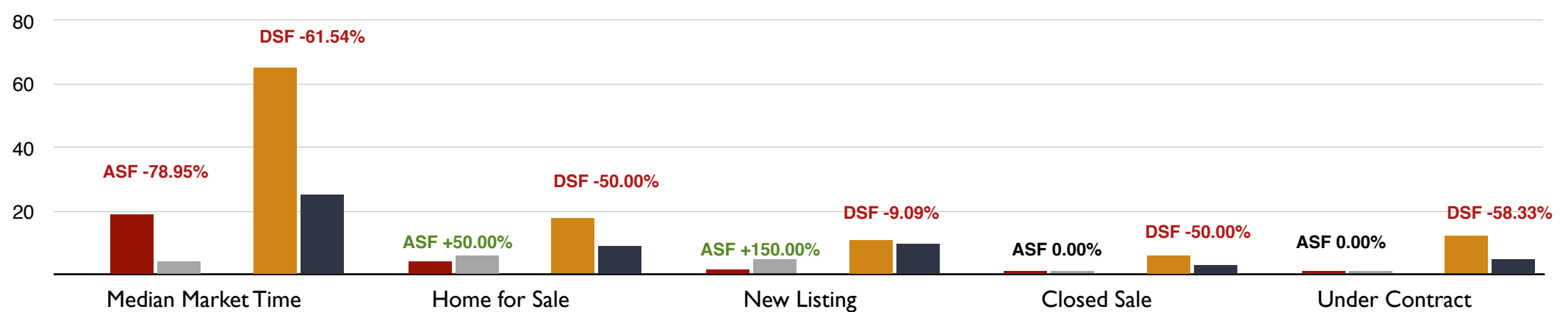
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	19	4	-78.95%
Home for Sale	4	6	50.00%
New Listing	2	5	150.00%
Closed Sale	1	1	0.00%
Under Contract	1	1	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	65	25	-61.54%
Home for Sale	18	9	-50.00%
New Listing	11	10	-9.09%
Closed Sale	6	3	-50.00%
Under Contract	12	5	-58.33%



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Edison Park

Monthly Update 2017-06



-5.7%

Changes in
New Listings
All Properties

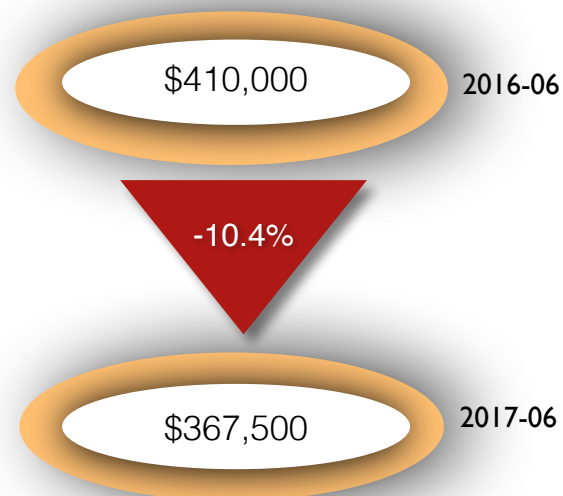
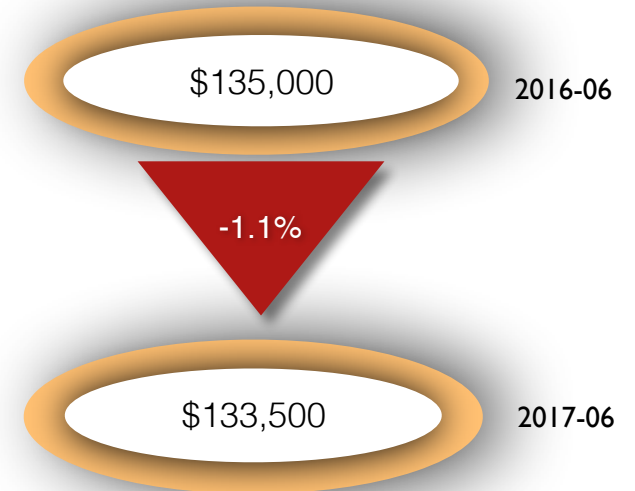
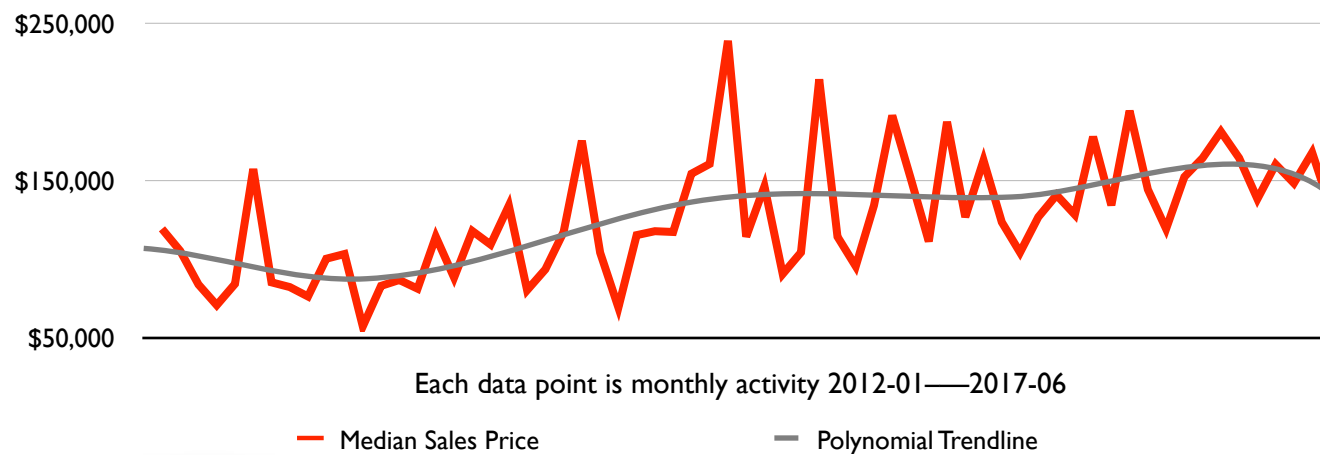
+17.6%

Changes in
Closed Sale
All Properties

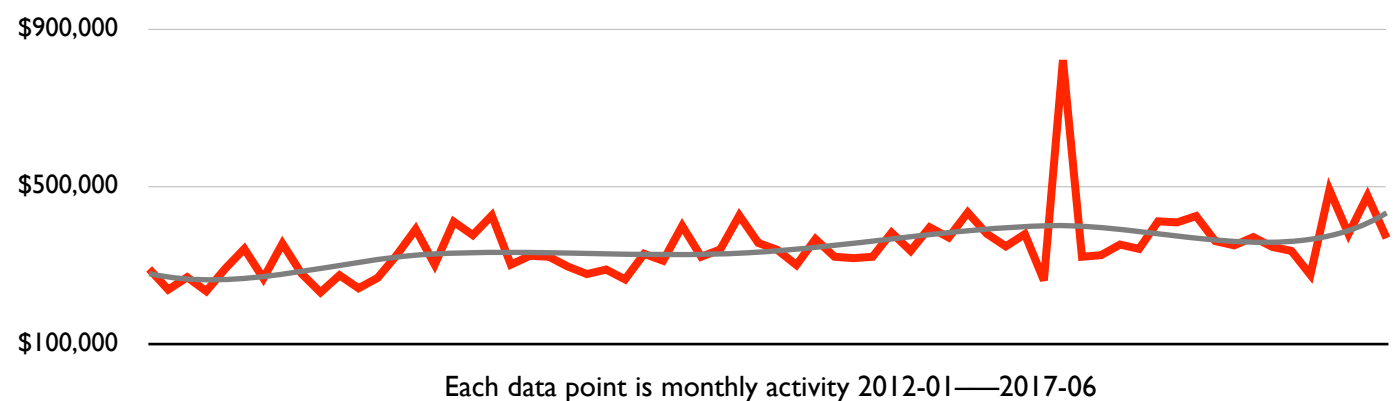
-20.9%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



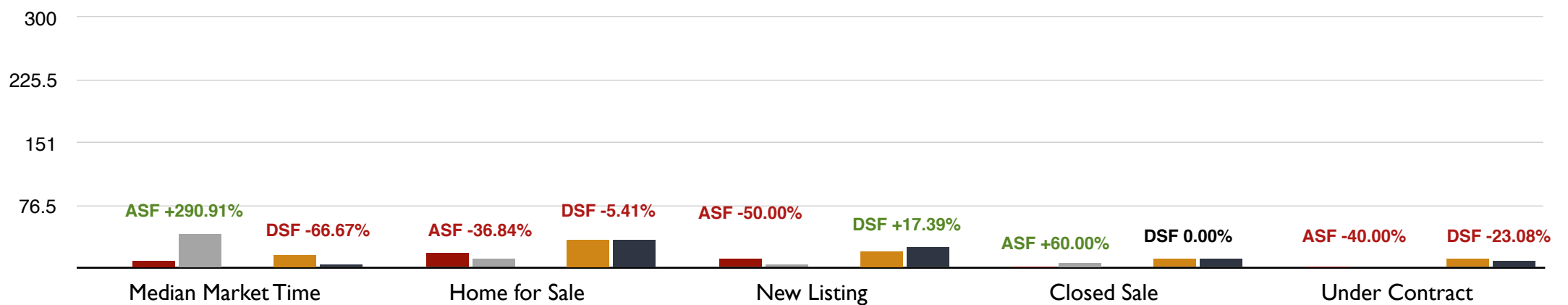
Attached Single Family (ASF)

	2016-06	2017-06	Changes
Median Market Time	11	43	290.91%
Home for Sale	19	12	-36.84%
New Listing	12	6	-50.00%
Closed Sale	5	8	60.00%
Under Contract	5	3	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-06	2017-06	Changes
Median Market Time	18	6	-66.67%
Home for Sale	37	35	-5.41%
New Listing	23	27	17.39%
Closed Sale	12	12	0.00%
Under Contract	13	10	-23.08%



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