



# CHICAGO

## NEIGHBORHOOD MARKET REPORT

SEPTEMBER 2015

# KEK TAKEAWAYS...



- According to the Data from MRED, home prices continue to rise after the summer of 2015. Looking closely at the Chicago housing market it shows strong sign of seller's market.
- Based on the data of Chicagoland PMSA (Primary Metropolitan Statistical Area) home sales for the month of September 2015 were up 6.2% from September 2014. Home inventory continues to fall as well, homes for sale down were 2 percent from last year making a competitive market for homebuyers.
- The Median Sales Price in Chicagoland PMSA was up 2.9 percent to \$220,250 for detached single family and 6.4 percent to \$175,000 for attached properties which includes attached single family, townhouse and condo style properties.
- New listings were up 0.2 percent for detached single family in Chicagoland PMSA from the past 12 months and down 4.9 percent for attached properties. Listing under contract increased 18.7 percent for detached homes and 9.2 percent for attached properties.
- Looking further for some specific neighborhoods in the Chicago area, we find that the neighborhoods with the largest percentage increase in home sales from the past year include Avondale, Lincoln Square, North Center, Logan Square, West Town and Lakeview.

This monthly report will provide more comprehensive information covering 30 Chicago neighborhoods, please check out for more details.

## Chicagoland PMSA— September 2015

<b>-1.6%</b>	<b>+6.2%</b>	<b>-10.6</b>
Change in <b>New Listing</b> All properties	Change in <b>Closed Sales</b> All properties	Change in <b>Inventory of Homes</b> All properties

# TABLE OF CONTENTS:

ALBANK PARK	3	NORTH CENTER	18
AVONDALE	4	ROGERS PARK	19
EDGEWATER	5	SOUTH SHORE	20
FOREST GLEN	6	UPTOWN	21
HYDE PARK	7	WEST TOWN	22
IRVING PARK	8	BELMONT CRAGIN	23
KENWOOD	9	CHICAGO LAWN	24
LAKEVIEW	10	DOUGLAS	25
LINCOLN PARK	11	EAST GARFIELD PARK	26
LINCOLN SQUARE	12	HERMOSA	27
LOGAN SQUARE	13	HUMBOLDT PARK	28
LOOP	14	NORTH PARK	29
NEAR NORTH SIDE	15	OAKLAND	30
NEAR SOUTH SIDE	16	WASHINGTON PARK	31
NEAR WEST SIDE	17	MCKINLEY PARK	32

## **PahRoo Appraisal & Consultancy**

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# INTRODUCTION & METHODOLOGY



## Monthly Update—September 2015

The purpose of this monthly report is to describe the actual situation of Chicago-land real estate market by analyzing the statistical data from 30 representative Chicago neighborhoods and identifying the market trends. Many different metrics will be used within the report, also calculating their monthly and annually changes to understand the market fluctuation. Furthermore, for all Chicago neighborhoods, there will be a differentiation between detached and attached Single Family properties, for better understand their specific trends.

The report created a comprehensive picture of the real market for each neighborhood based on monthly update, the metrics including but not limited to New Listings, Closed Sales, Monthly Supply, % Last List Price, Median Sales Price, Median Original List Price, Median Market Time, Home for Sale and the number of Under Contract. The data-provider *Infosparks*, product distributed by *MRED LLC*, has been used to find and

download data concerning those metrics.

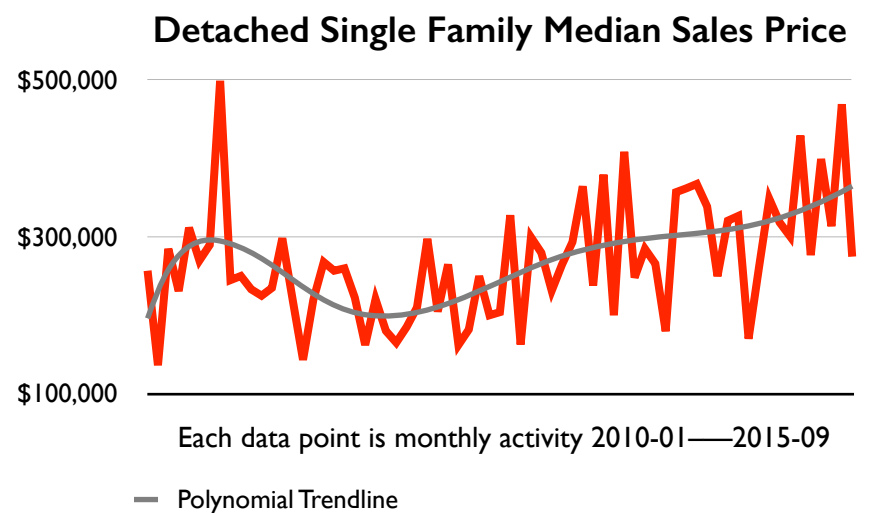
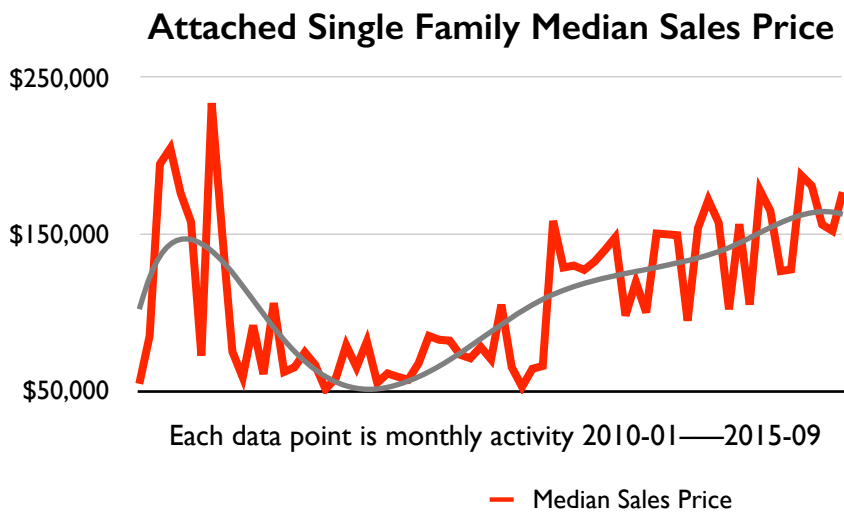
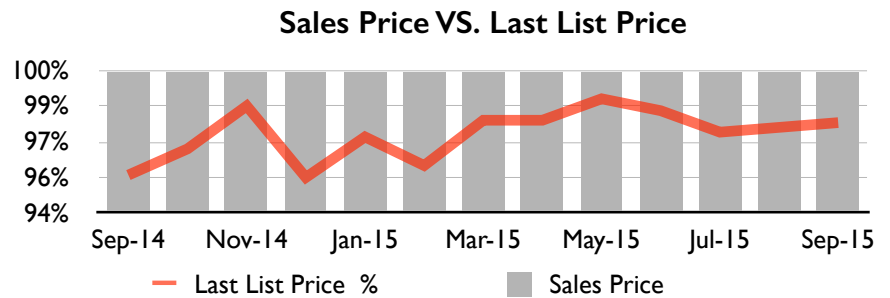
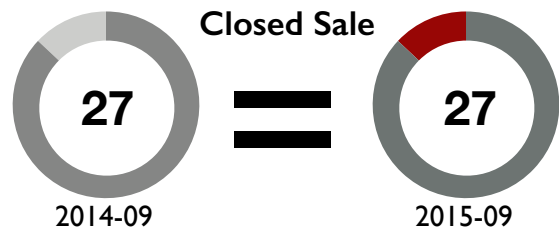
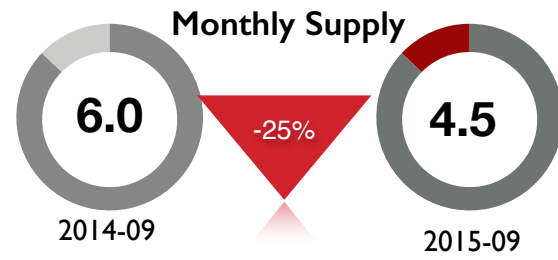
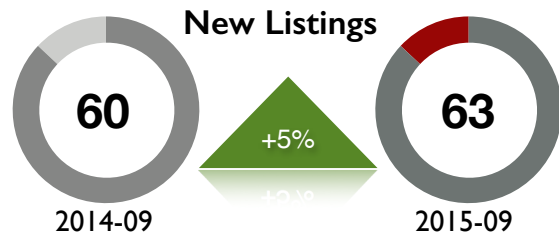
By doing this report we hope to provide market insights for real estate owners, investors, agents, assets managers, who are interested in the Chicago market, and offer them the latest market update for some specific neighborhoods.

**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](mailto:appraisal@Pahroo.com) We'd more than Welcome it.**



# Albank Park

Monthly Update 2015-09



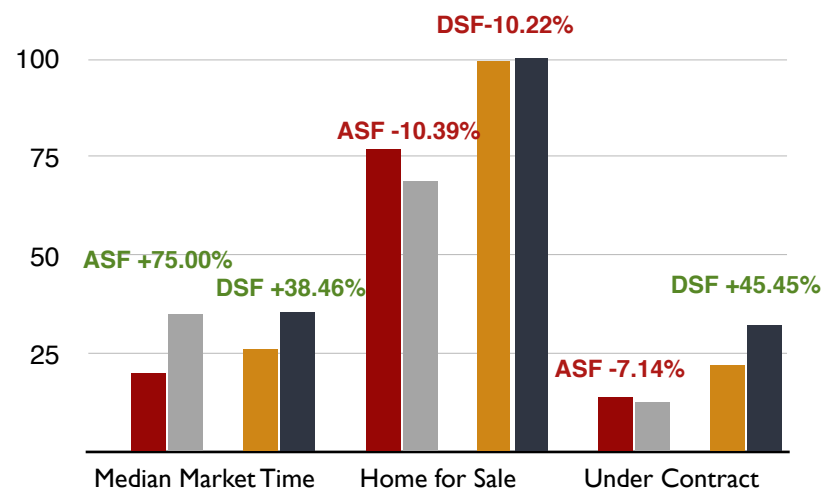
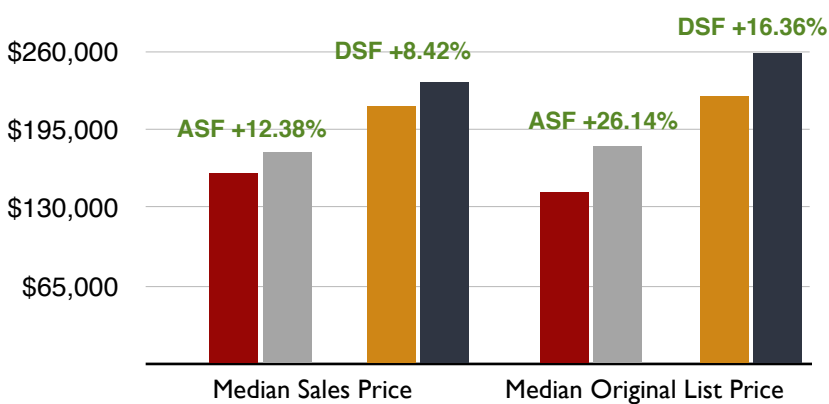
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$157,500	\$177,000	<b>12.38%</b>
Median Original List Price	\$143,450	\$180,950	<b>26.14%</b>
Median Market Time	20	35	<b>75.00%</b>
Home for Sale	77	69	<b>-10.39%</b>
Under Contract	14	13	<b>-7.14%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$214,900	\$233,000	<b>8.42%</b>
Median Original List Price	\$222,500	\$258,900	<b>16.36%</b>
Median Market Time	26	36	<b>38.46%</b>
Home for Sale	137	123	<b>-10.22%</b>
Under Contract	22	32	<b>45.45%</b>

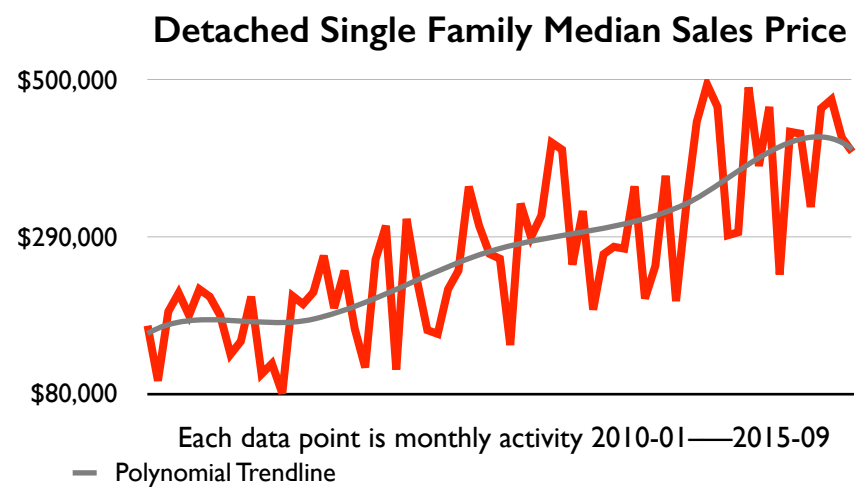
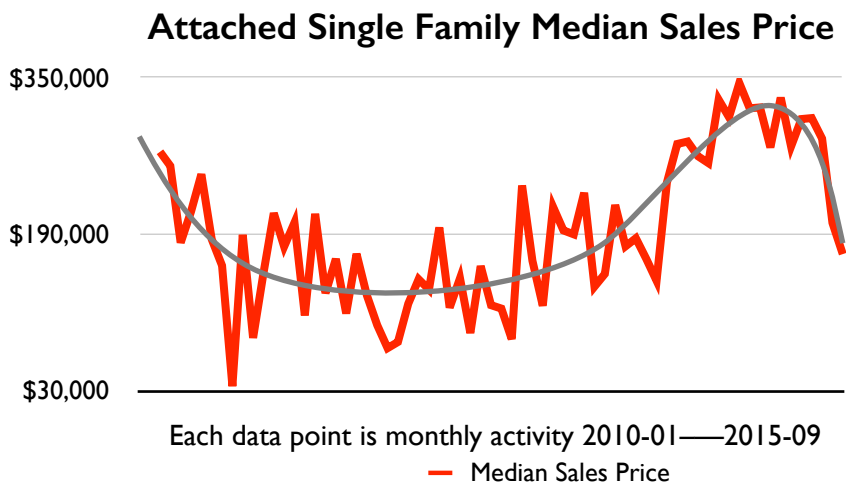
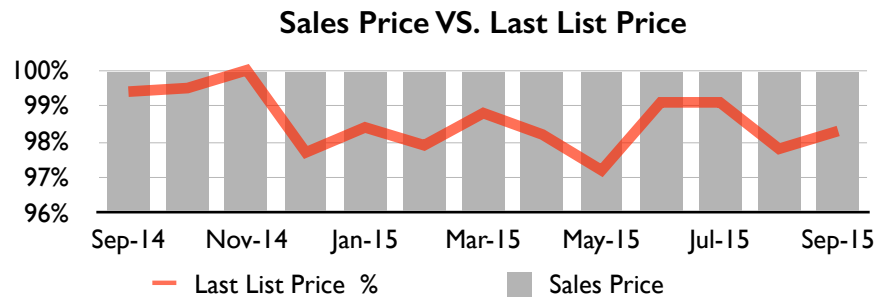
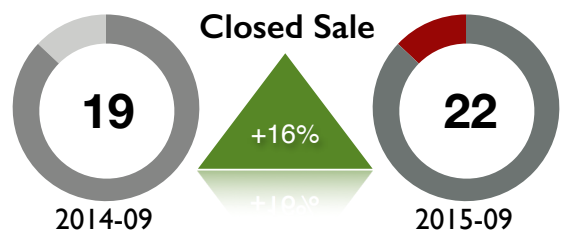
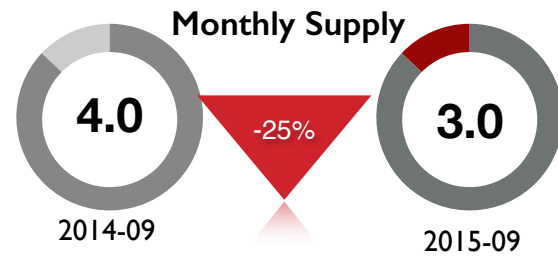


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Thursday, October 8, 2015

# Avondale

## Monthly Update 2015-09



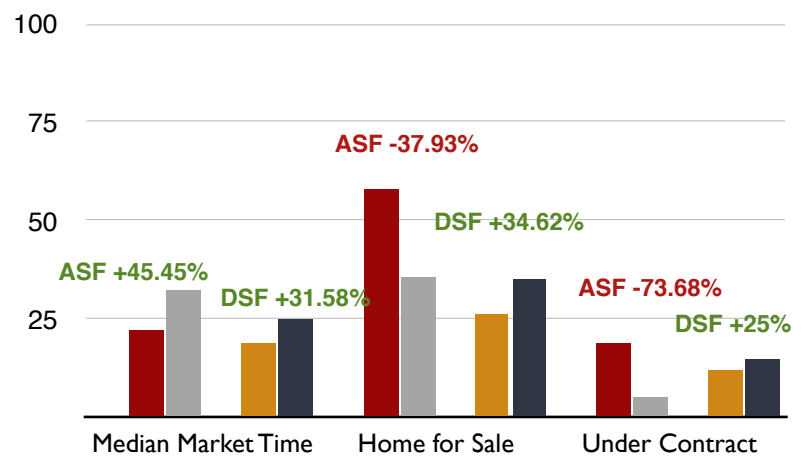
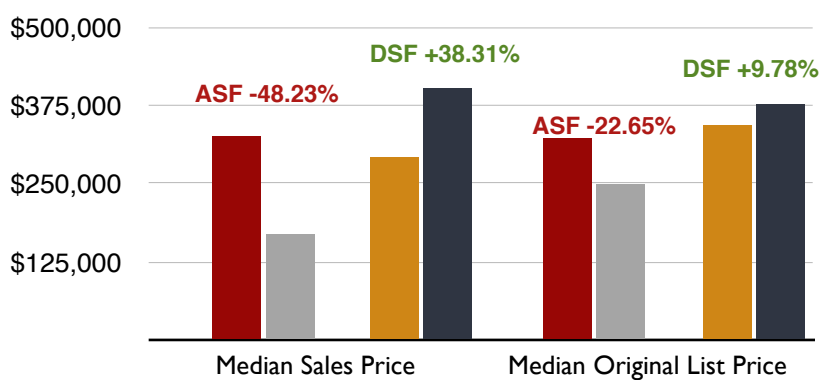
### Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$327,900	\$169,750	<b>-48.23%</b>
Median Original List Price	\$319,900	\$247,450	<b>-22.65%</b>
Median Market Time	22	32	<b>45.45%</b>
Home for Sale	58	36	<b>-37.93%</b>
Under Contract	19	5	<b>-73.68%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$292,450	\$404,500	<b>38.31%</b>
Median Original List Price	\$342,400	\$375,900	<b>9.78%</b>
Median Market Time	19	25	<b>31.58%</b>
Home for Sale	26	35	<b>34.62%</b>
Under Contract	12	15	<b>25.00%</b>

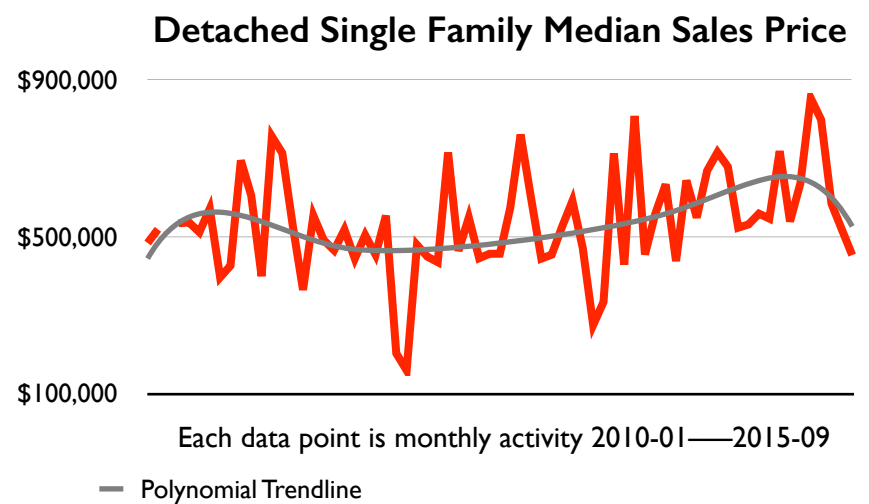
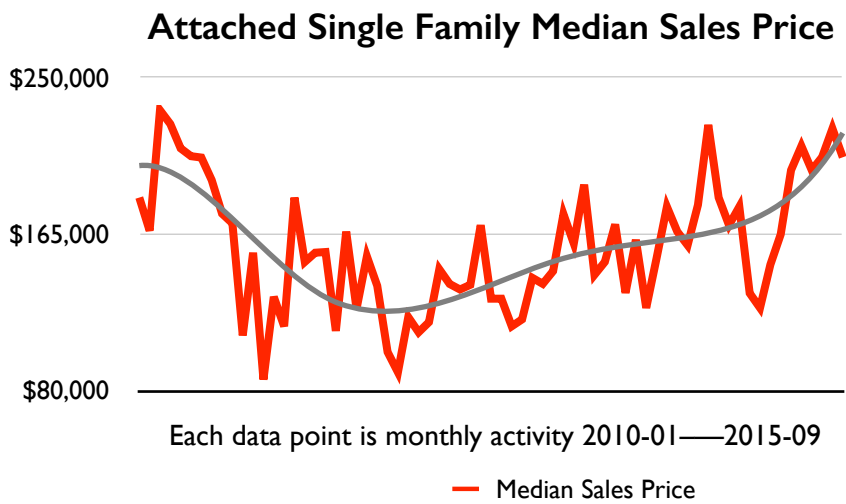
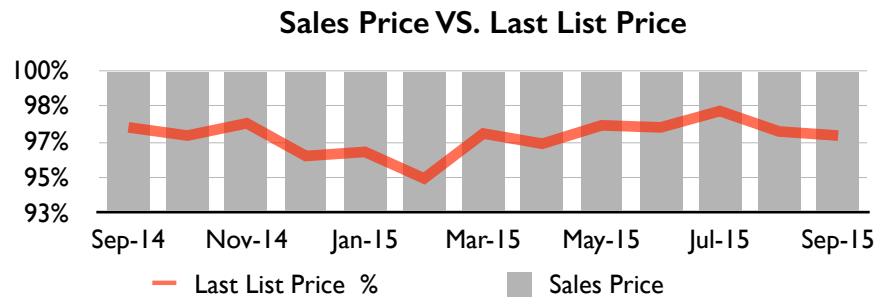
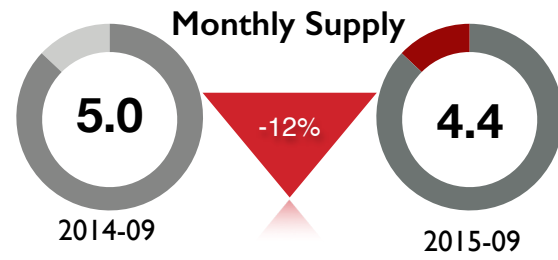


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# Edgewater

Monthly Update 2015-09



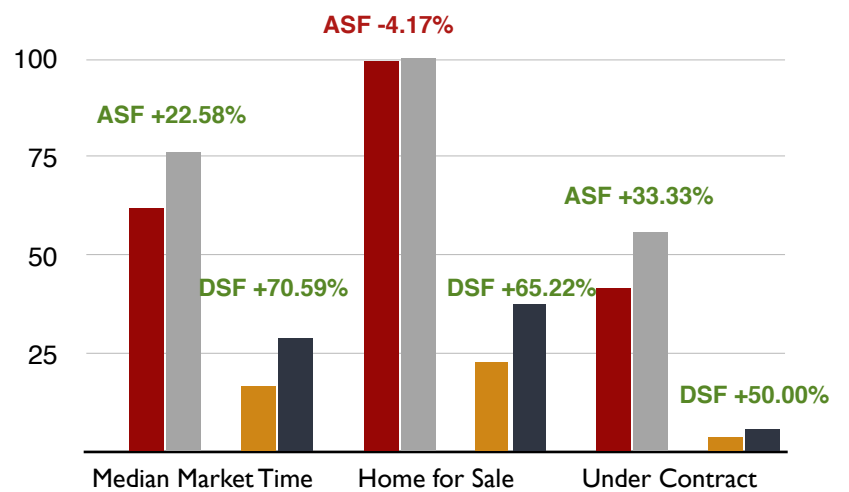
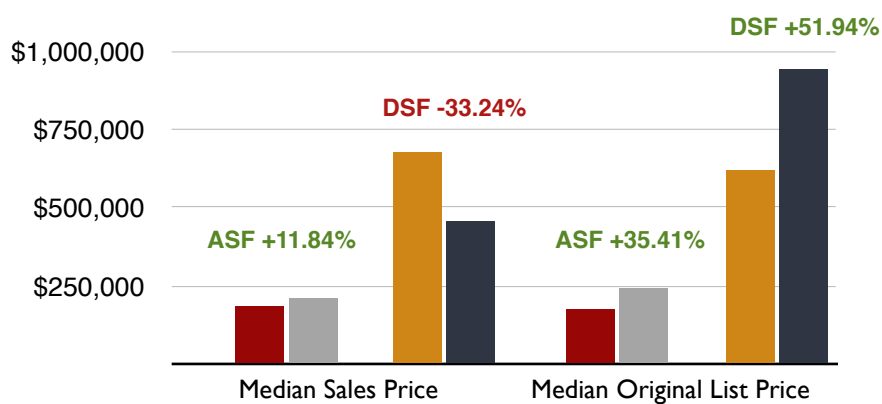
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$185,000	\$206,906	<b>11.84%</b>
Median Original List Price	\$176,500	\$239,000	<b>35.41%</b>
Median Market Time	62	76	<b>22.58%</b>
Home for Sale	288	276	<b>-4.17%</b>
Under Contract	42	56	<b>33.33%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$680,000	\$454,000	<b>-33.24%</b>
Median Original List Price	\$621,950	\$945,000	<b>51.94%</b>
Median Market Time	17	29	<b>70.59%</b>
Home for Sale	23	38	<b>65.22%</b>
Under Contract	4	6	<b>50.00%</b>



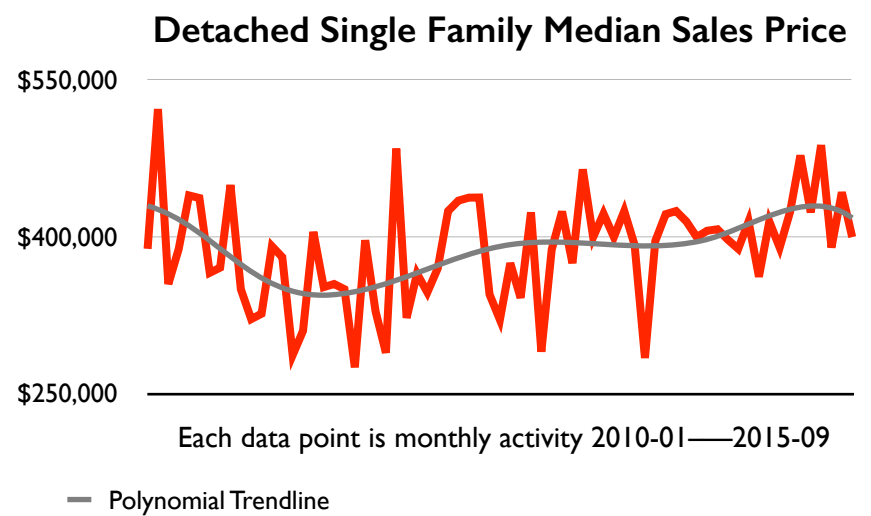
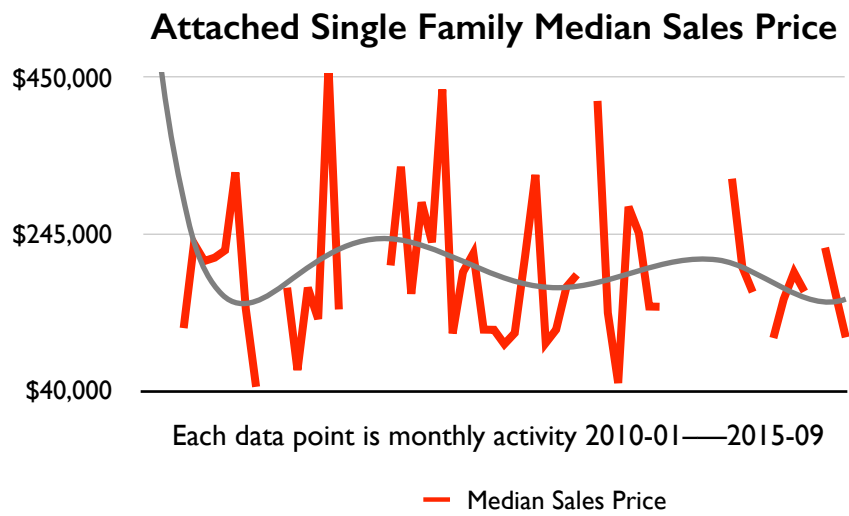
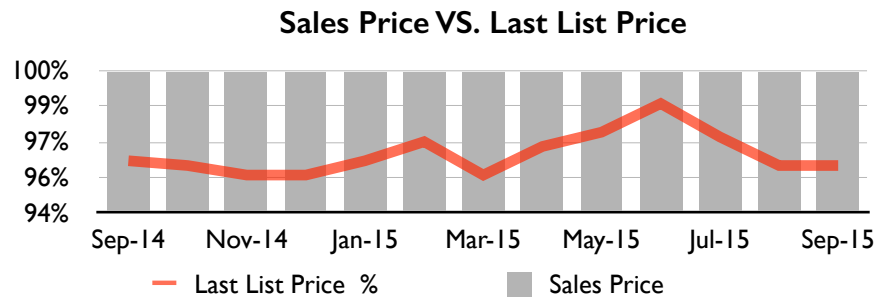
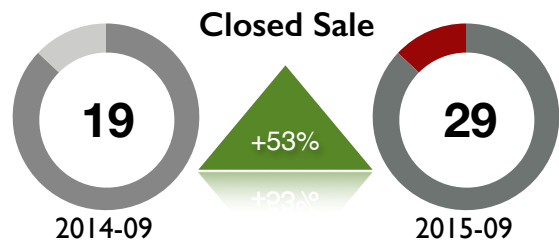
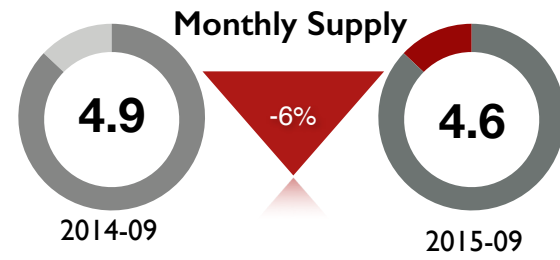
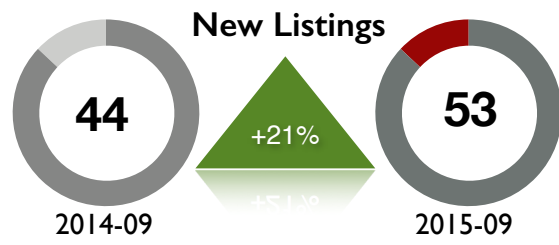
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# Forest Glen

Monthly Update 2015-09



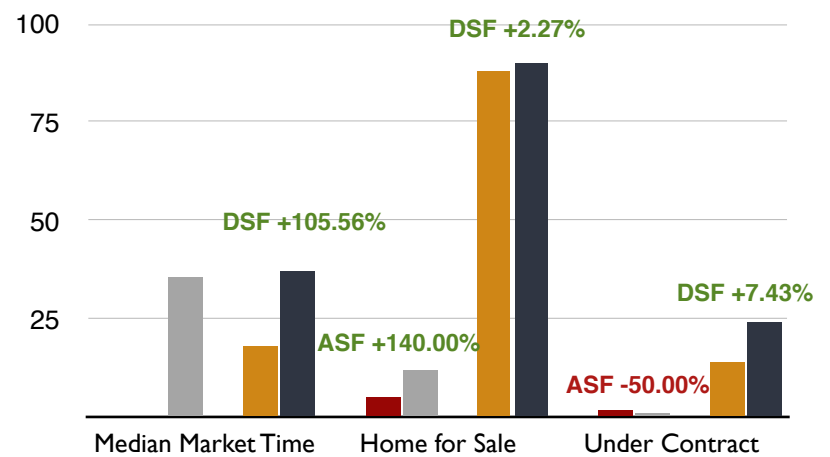
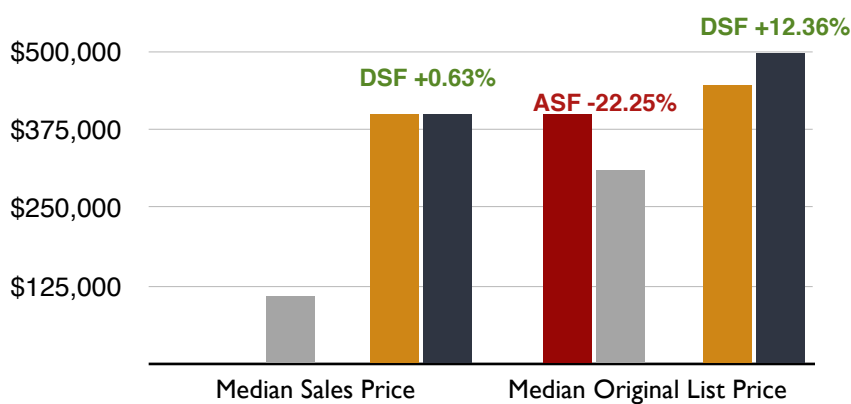
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	N/A	\$109,900	
Median Original List Price	\$398,000	\$309,450	<b>-22.25%</b>
Median Market Time	N/A	36	
Home for Sale	5	12	<b>+140.00%</b>
Under Contract	2	1	<b>-50.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$397,500	\$400,000	<b>0.63%</b>
Median Original List Price	\$444,900	\$499,900	<b>12.36%</b>
Median Market Time	18	37	<b>+105.56%</b>
Home for Sale	88	90	<b>2.27%</b>
Under Contract	14	24	<b>+71.43%</b>

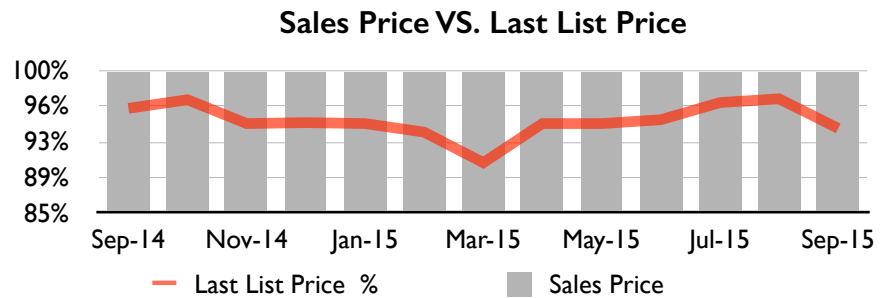
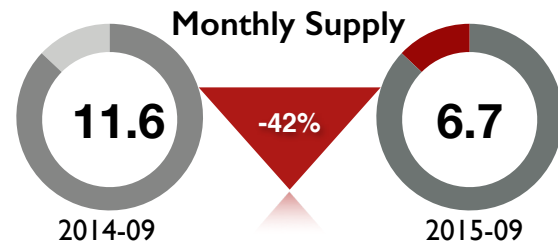
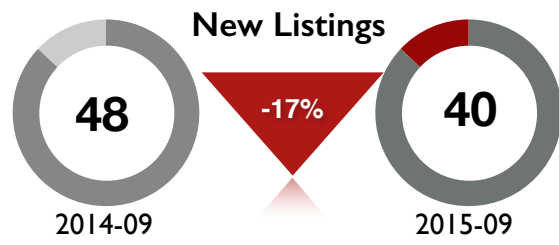


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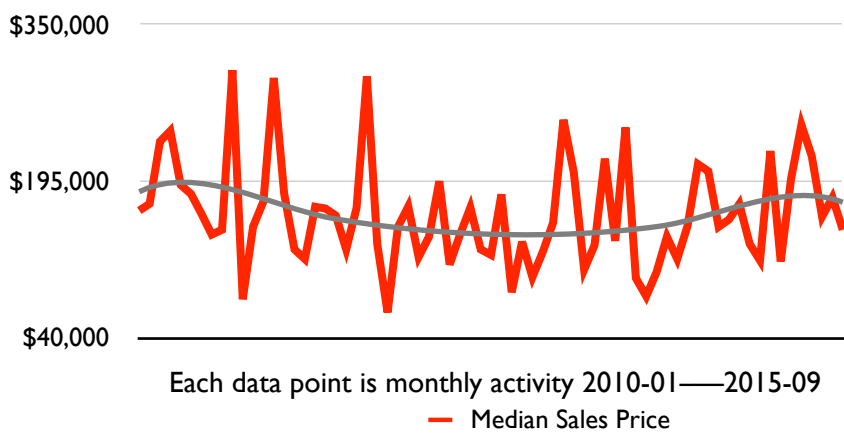
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# Hyde Park

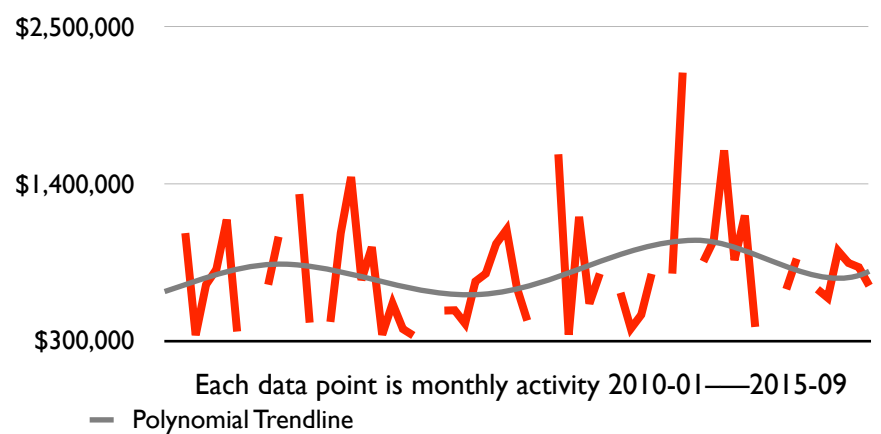
Monthly Update 2015-09



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



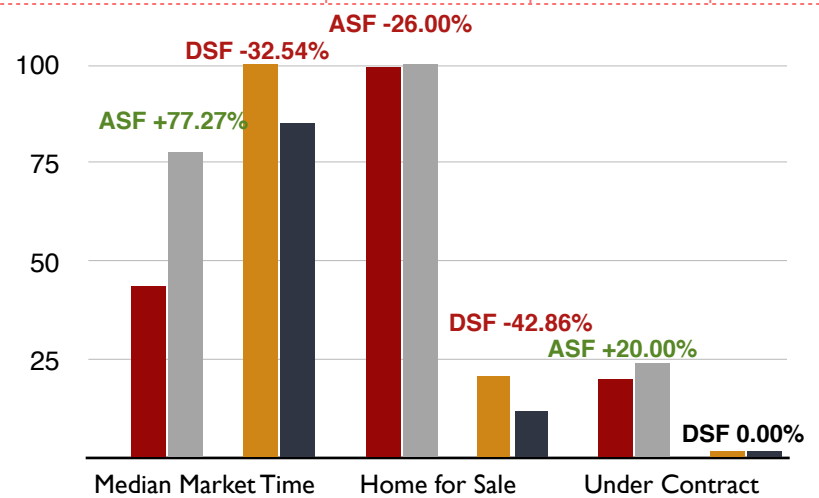
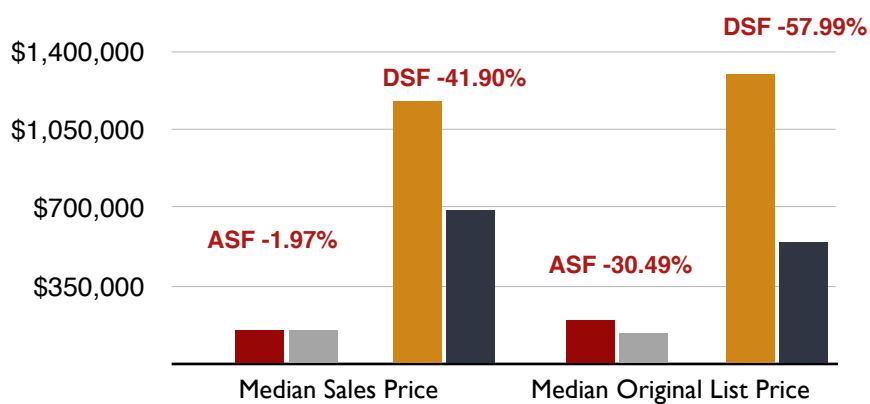
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$149,900	\$146,950	-1.97%
Median Original List Price	\$199,900	\$138,950	-30.49%
Median Market Time	44	78	77.27%
Home for Sale	200	148	-26.00%
Under Contract	20	24	20.00%

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$1,179,000	\$685,000	-41.90%
Median Original List Price	\$1,295,000	\$544,000	-57.99%
Median Market Time	126	85	-32.54%
Home for Sale	21	12	-42.86%
Under Contract	2	2	0.00%

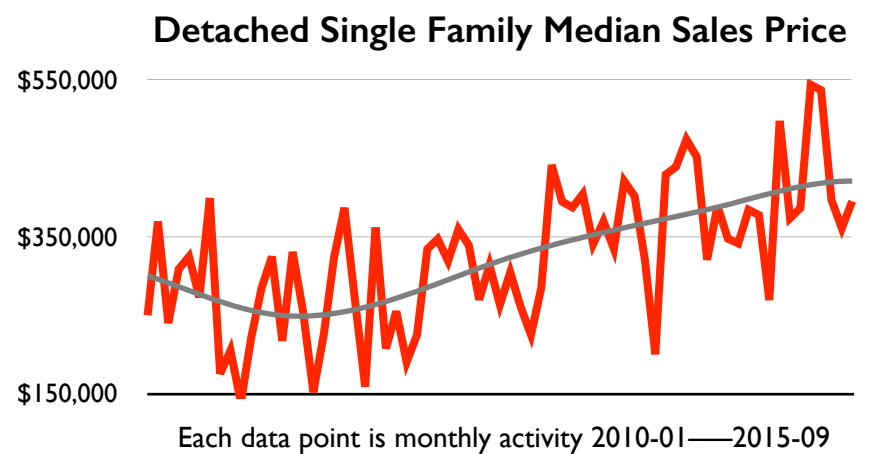
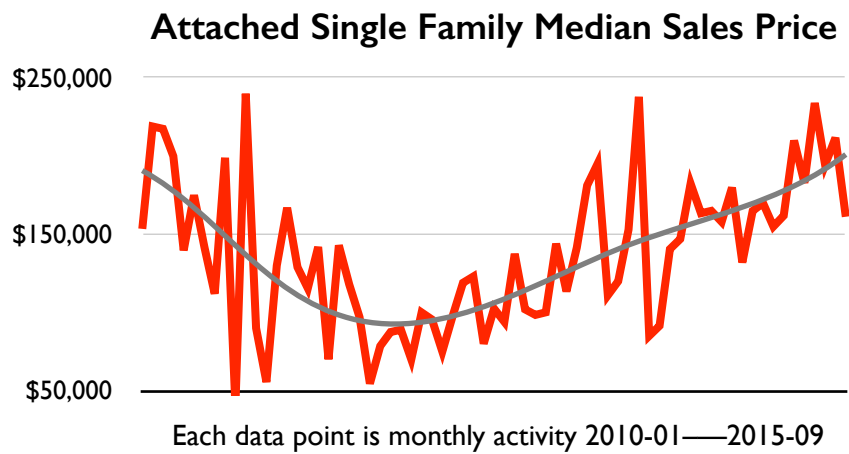
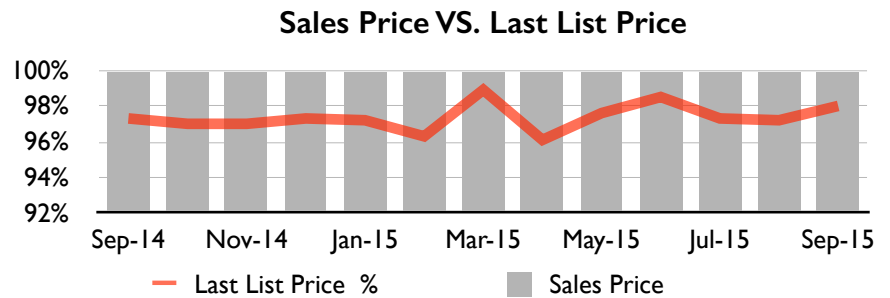
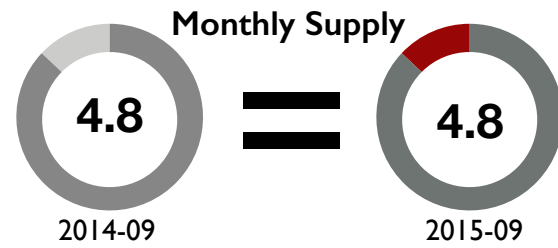


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# Irving Park

Monthly Update 2015-09



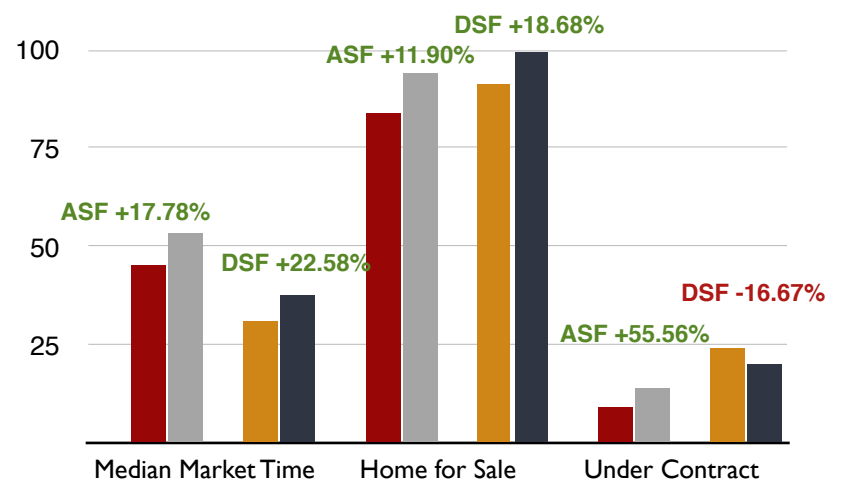
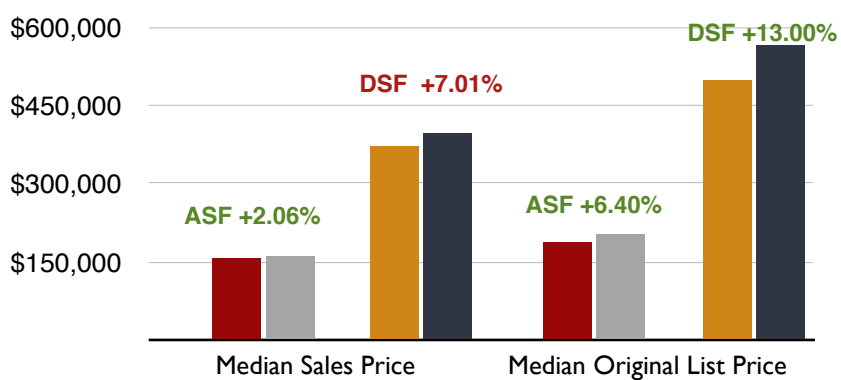
Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$158,000	\$161,250	2.06%
Median Original List Price	\$187,450	\$199,450	6.40%
Median Market Time	45	53	17.78%
Home for Sale	84	94	11.90%
Under Contract	9	14	55.56%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$370,000	\$395,950	7.01%
Median Original List Price	\$500,000	\$565,000	13.00%
Median Market Time	31	38	22.58%
Home for Sale	91	108	18.68%
Under Contract	24	20	-16.67%



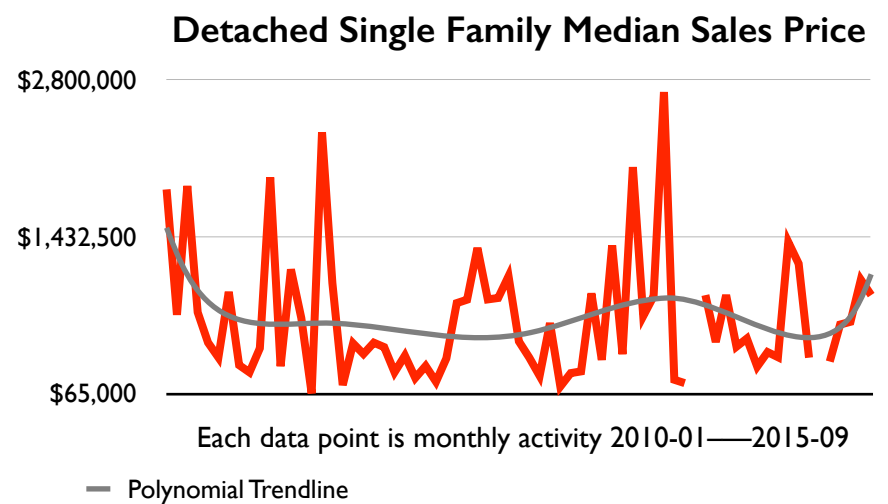
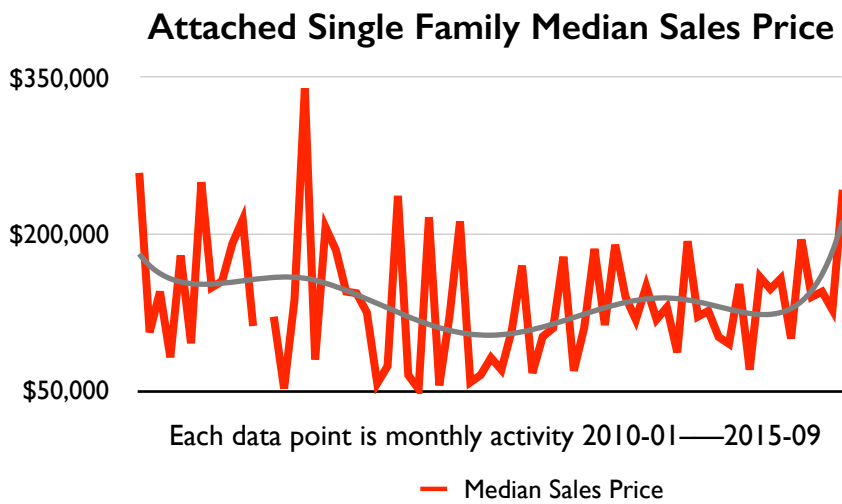
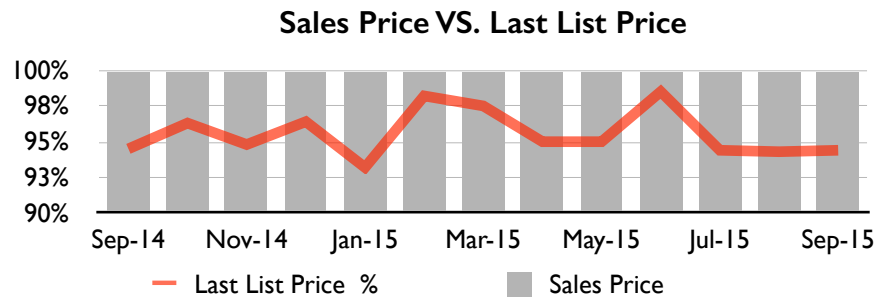
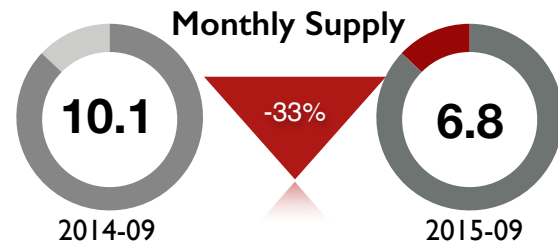
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# Kenwood

## Monthly Update 2015-09



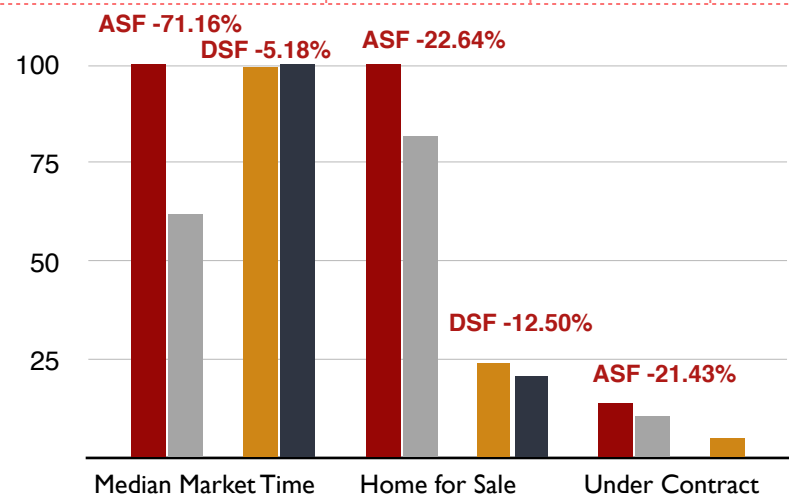
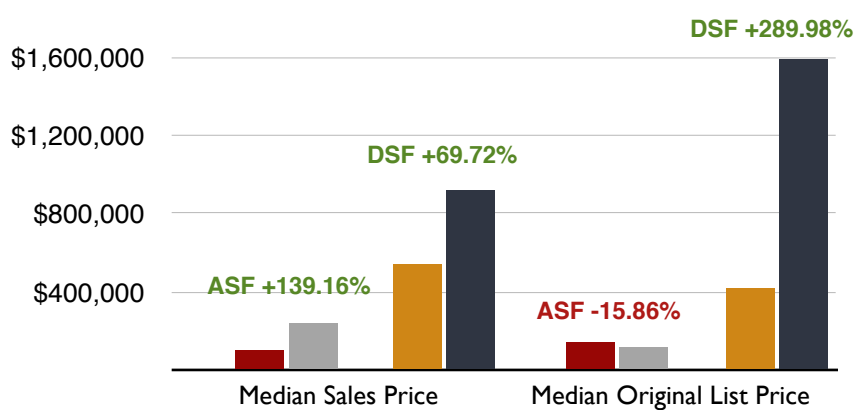
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$101,500	\$242,750	<b>+139.16%</b>
Median Original List Price	\$145,000	\$122,000	<b>-15.86%</b>
Median Market Time	215	62	<b>-71.16%</b>
Home for Sale	106	82	<b>-22.64%</b>
Under Contract	14	11	<b>-21.43%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$545,000	\$925,000	<b>+69.72%</b>
Median Original List Price	\$409,000	\$1,595,000	<b>+289.98%</b>
Median Market Time	367	348	<b>-5.18%</b>
Home for Sale	24	21	<b>-12.50%</b>
Under Contract	5	0	

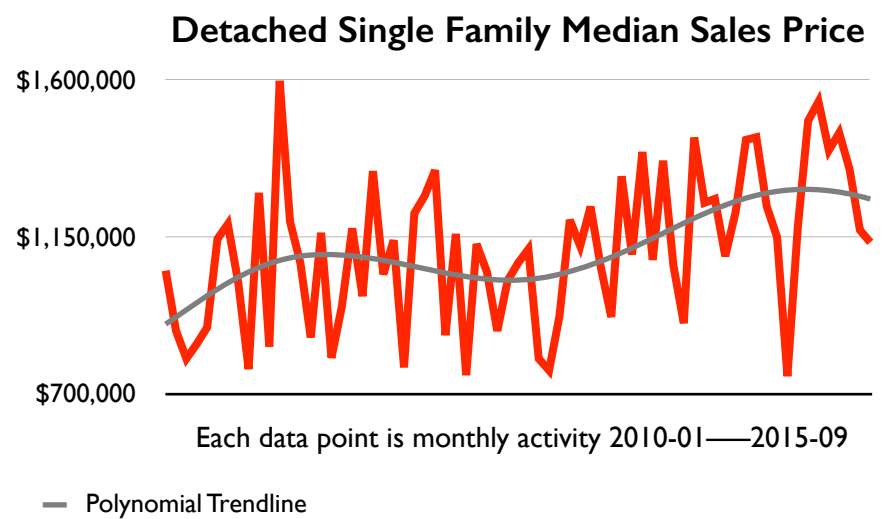
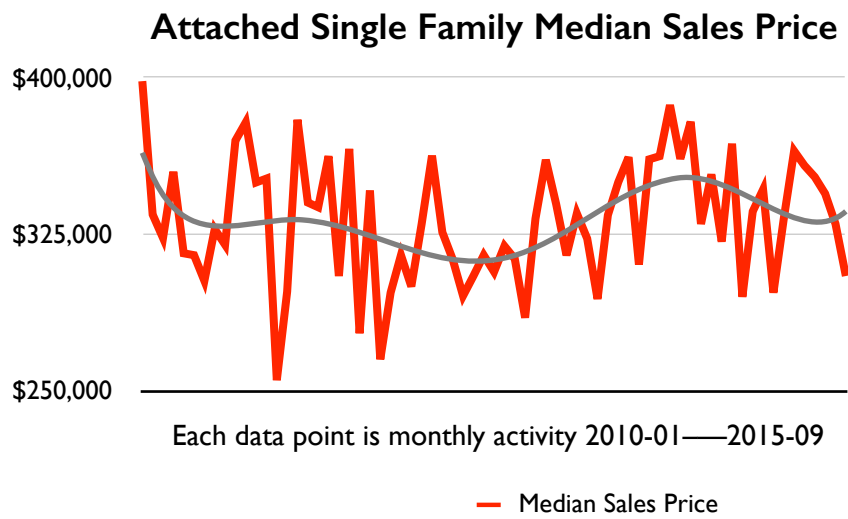
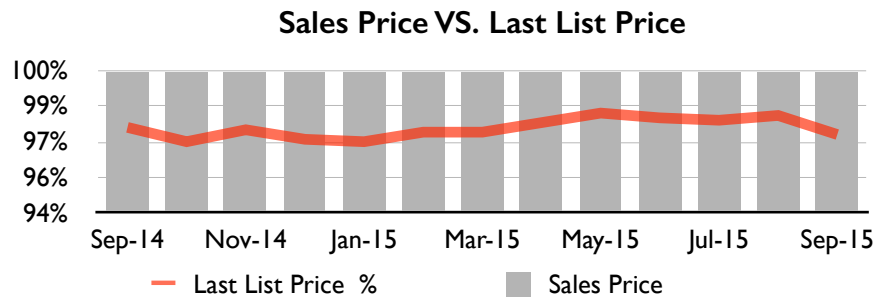
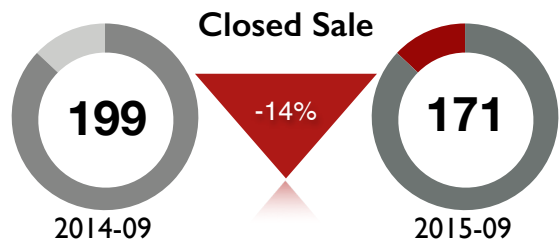
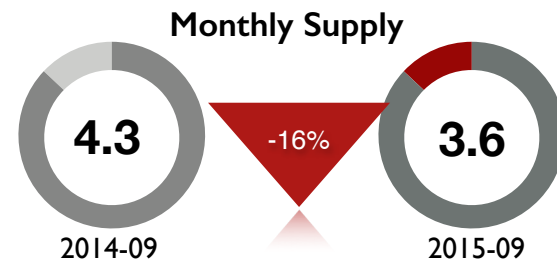
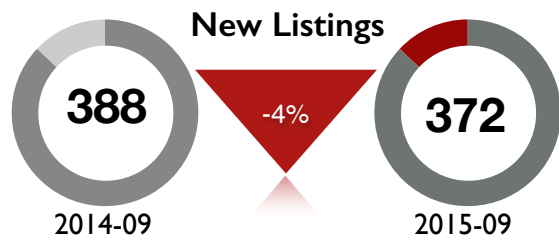


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, October 8, 2015

# Lakeview

## Monthly Update 2015-09



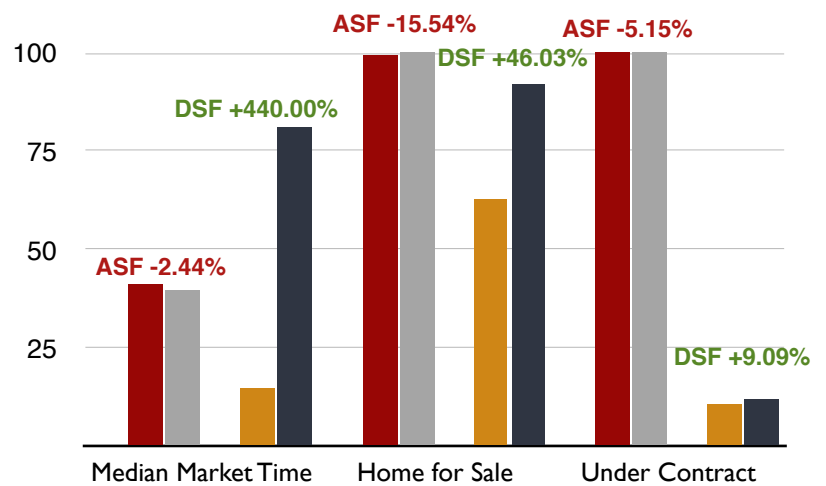
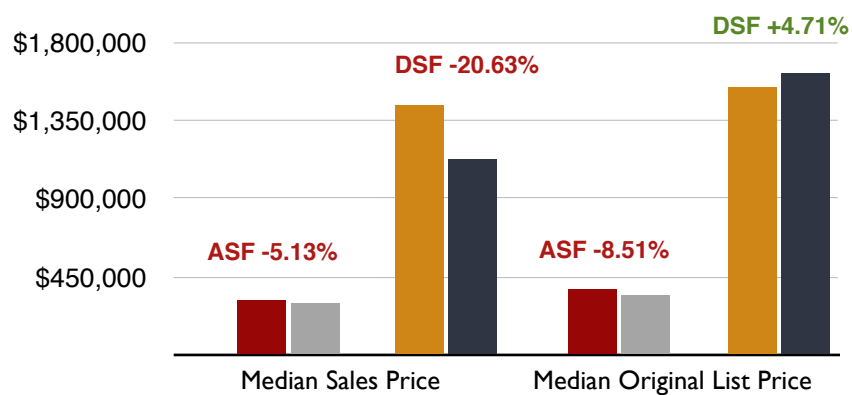
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$321,500	\$305,000	<b>-5.13%</b>
Median Original List Price	\$381,950	\$349,450	<b>-8.51%</b>
Median Market Time	41	40	<b>-2.44%</b>
Home for Sale	663	560	<b>-15.54%</b>
Under Contract	136	129	<b>-5.15%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

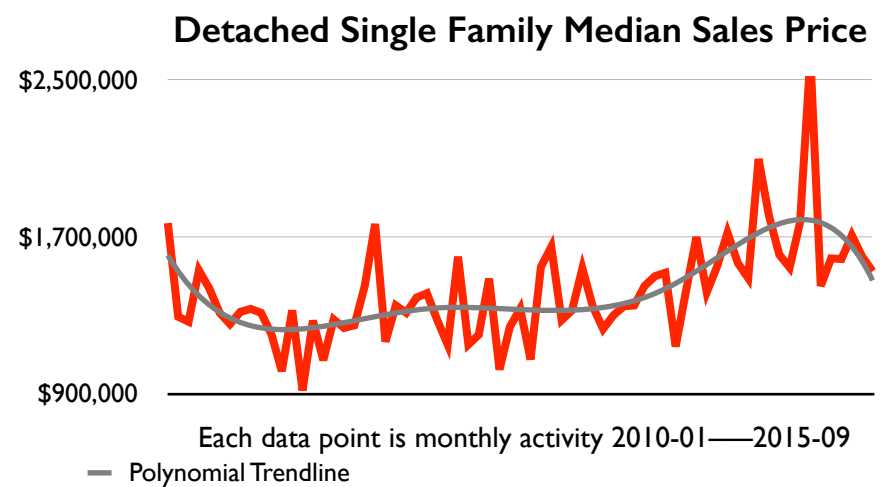
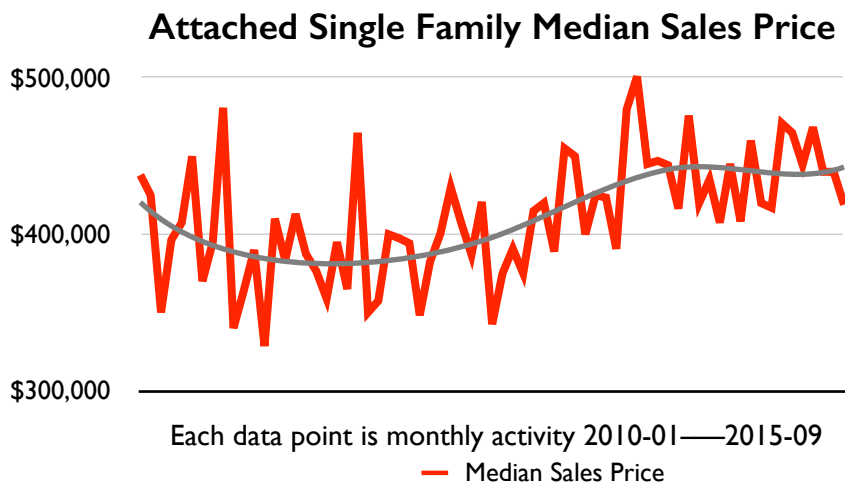
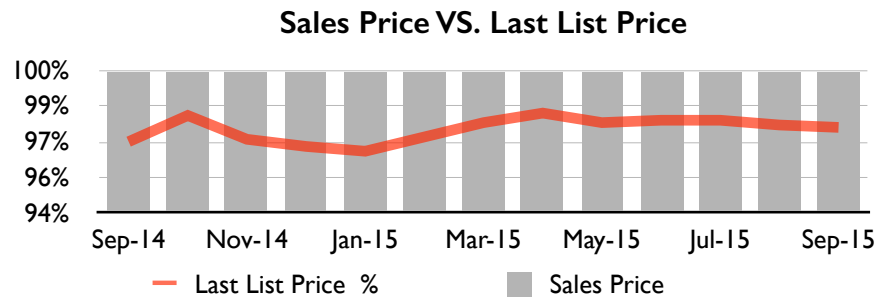
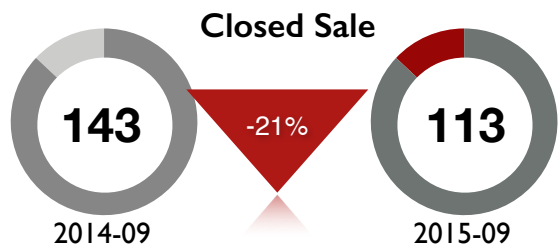
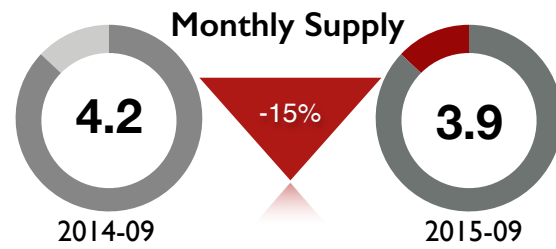
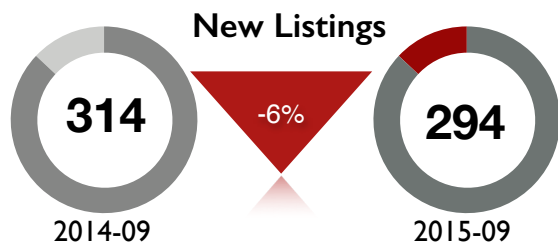
	2014-09	2015-09	Changes
Median Sales Price	\$1,430,000	\$1,135,000	<b>-20.63%</b>
Median Original List Price	\$1,549,000	\$1,622,000	<b>4.71%</b>
Median Market Time	15	81	<b>440.00%</b>
Home for Sale	63	92	<b>46.03%</b>
Under Contract	11	12	<b>9.09%</b>



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

# Lincoln Park

Monthly Update 2015-09



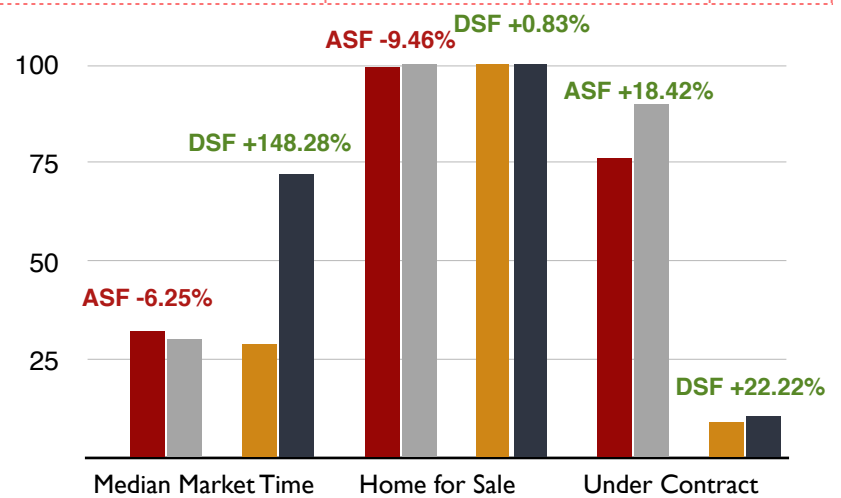
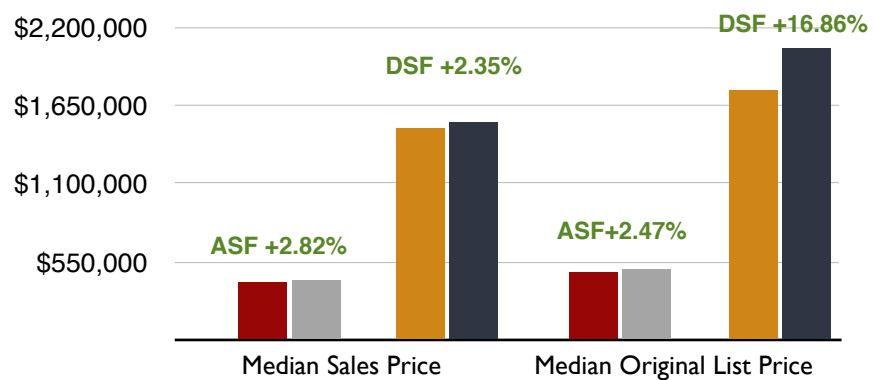
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$407,500	\$419,000	2.82%
Median Original List Price	\$485,000	\$497,000	2.47%
Median Market Time	32	30	-6.25%
Home for Sale	423	383	-9.46%
Under Contract	76	90	18.42%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$1,490,000	\$1,525,000	2.35%
Median Original List Price	\$1,750,000	\$2,045,000	16.86%
Median Market Time	29	72	148.28%
Home for Sale	120	121	0.83%
Under Contract	9	11	22.22%

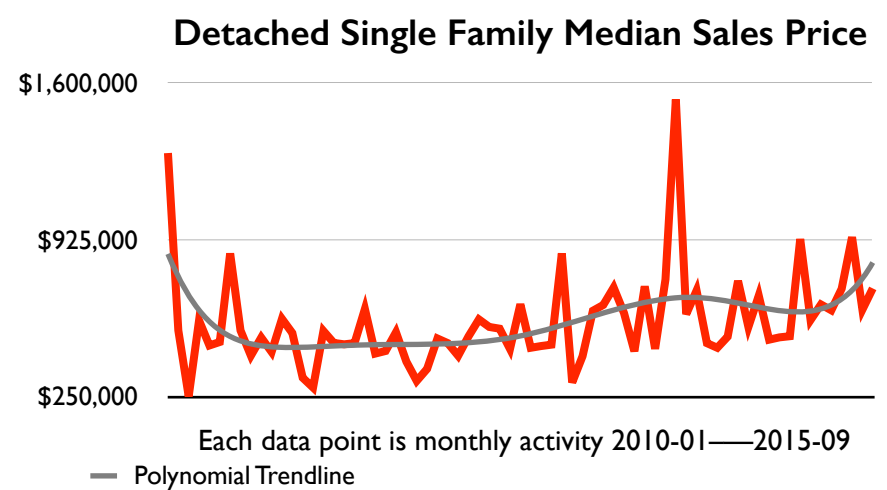
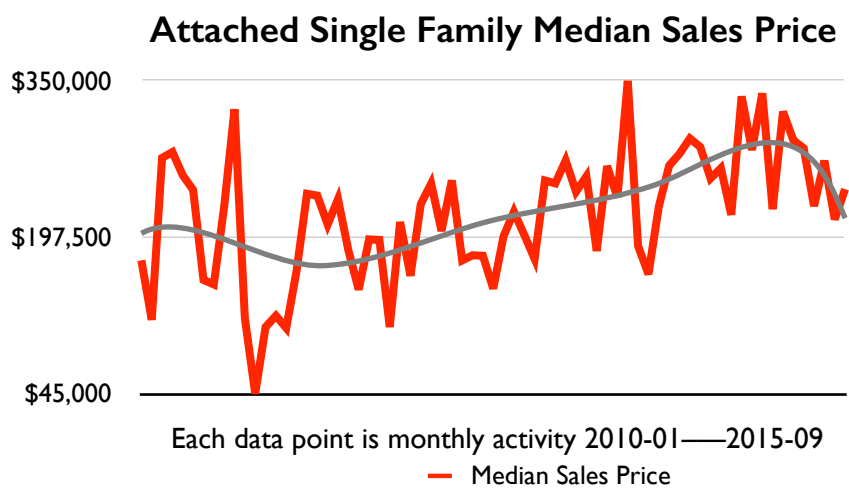
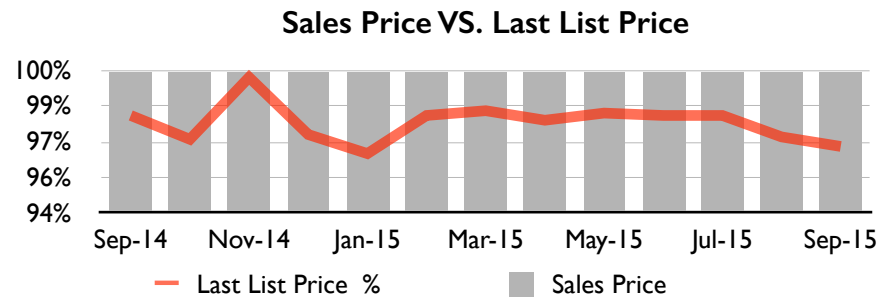
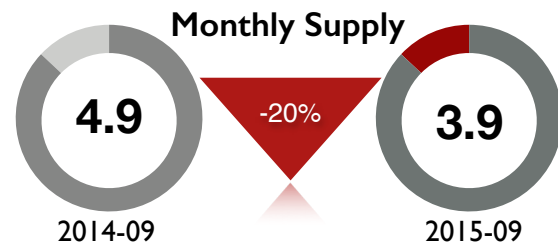


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.



# Lincoln Square

Monthly Update 2015-08



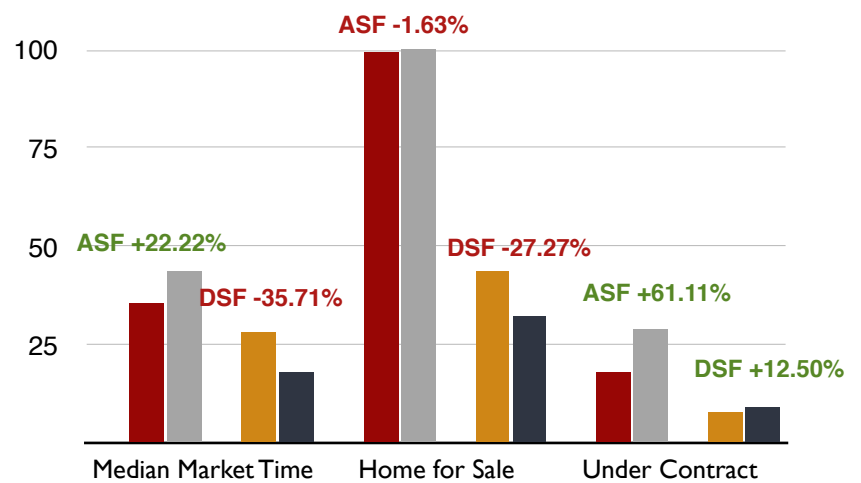
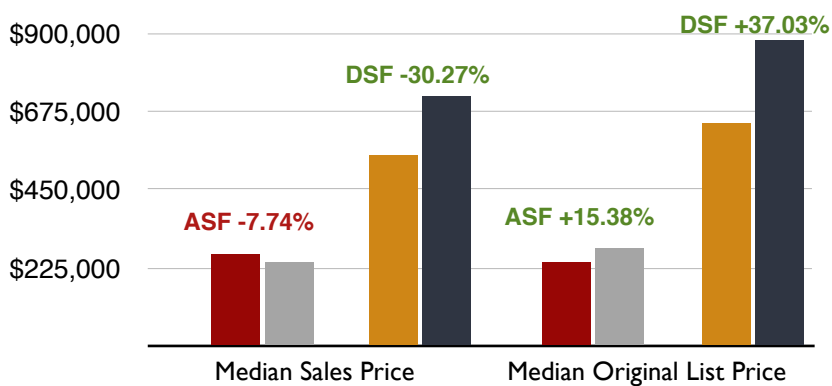
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$265,000	\$244,500	-7.74%
Median Original List Price	\$244,400	\$282,000	15.38%
Median Market Time	36	44	22.22%
Home for Sale	123	121	-1.63%
Under Contract	18	29	61.11%

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$550,000	\$716,500	30.27%
Median Original List Price	\$644,000	\$882,450	37.03%
Median Market Time	28	18	-35.71%
Home for Sale	44	32	-27.27%
Under Contract	8	9	12.50%

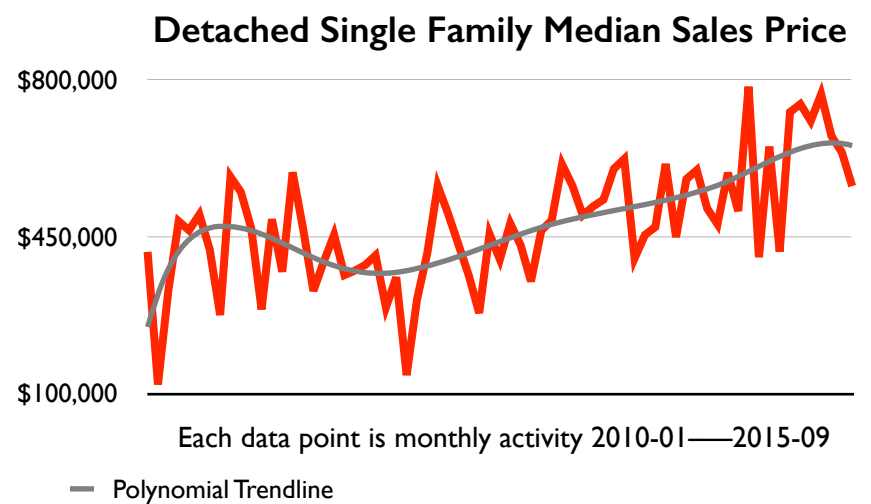
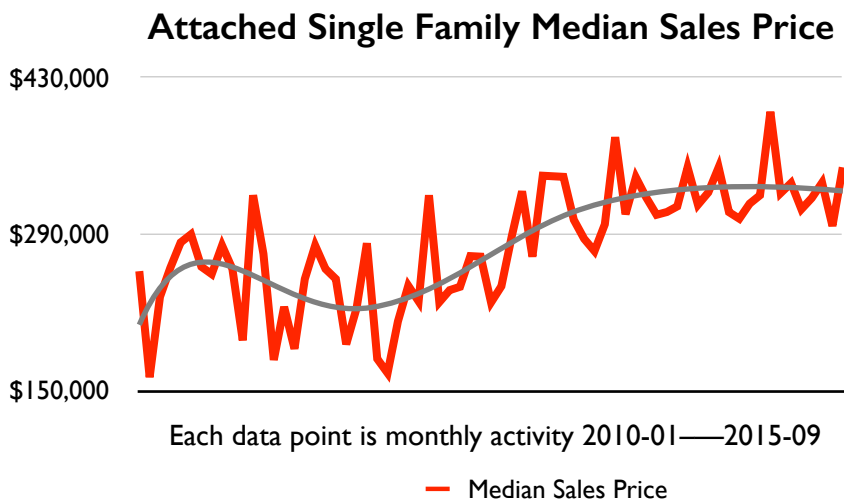
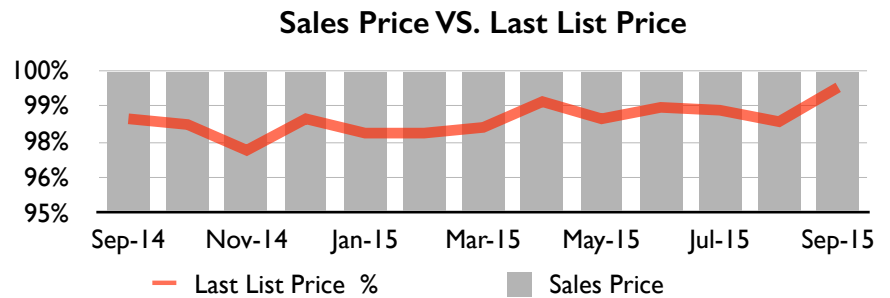
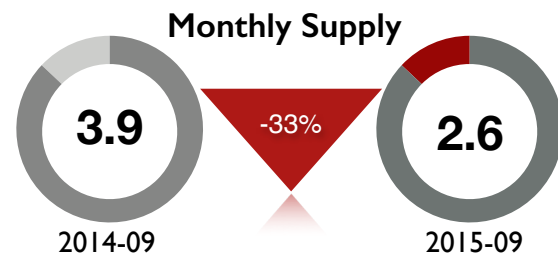
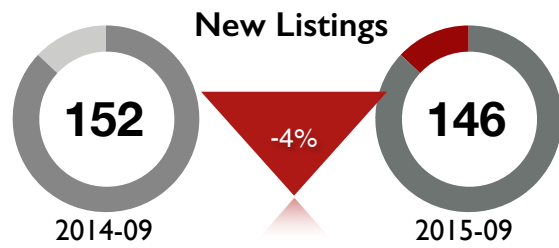


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, October 8, 2015

# Logan Square

Monthly Update 2015-09



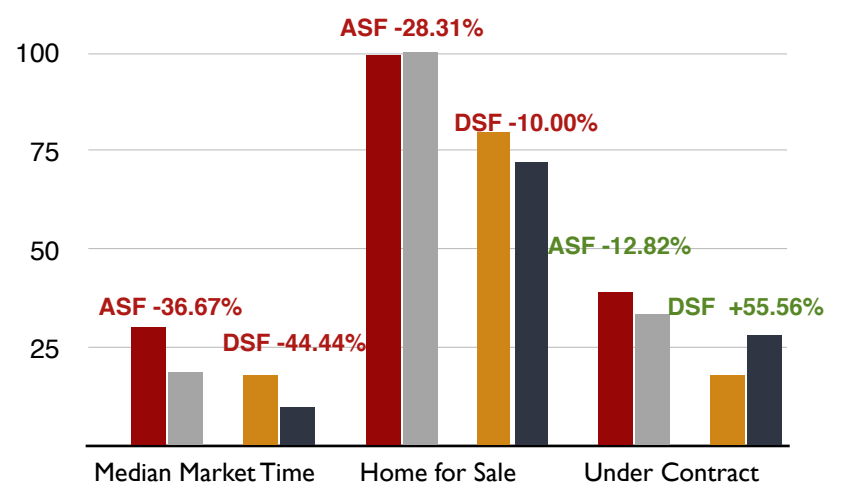
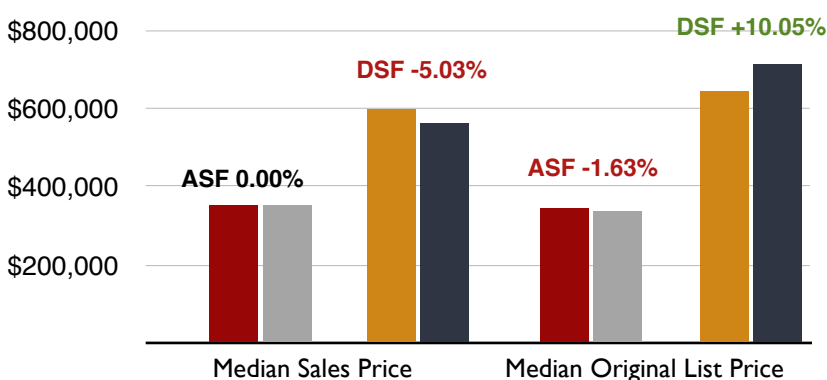
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$350,000	\$350,000	<b>0.00%</b>
Median Original List Price	\$344,500	\$338,900	<b>-1.63%</b>
Median Market Time	30	19	<b>-36.67%</b>
Home for Sale	166	119	<b>-28.31%</b>
Under Contract	39	34	<b>-12.82%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$594,000	\$564,100	<b>-5.03%</b>
Median Original List Price	\$647,000	\$712,000	<b>10.05%</b>
Median Market Time	18	10	<b>-44.44%</b>
Home for Sale	80	72	<b>-10.00%</b>
Under Contract	18	28	<b>55.56%</b>

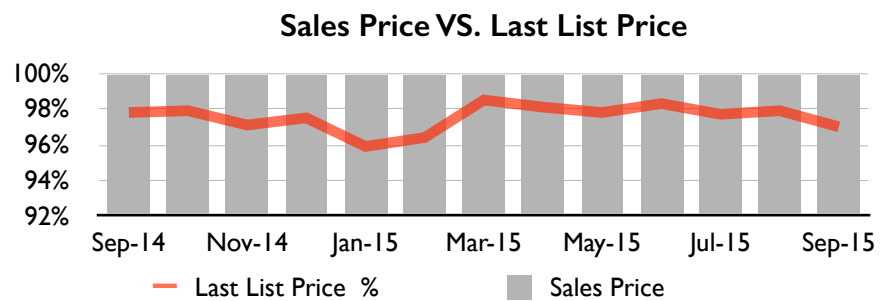
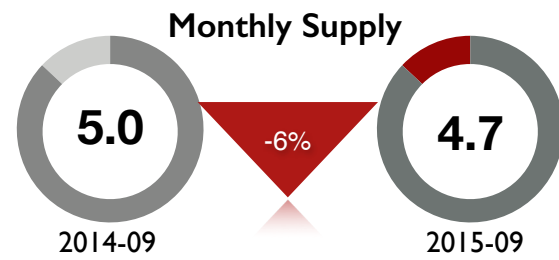


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

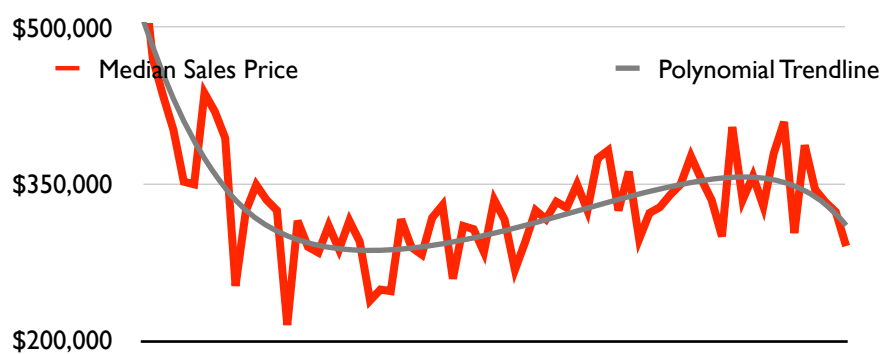
Thursday, October 8, 2015

# Loop

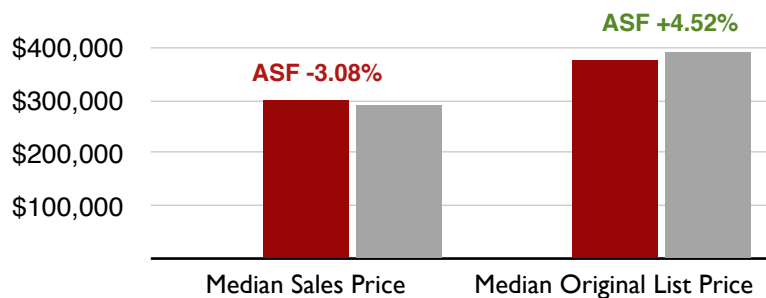
## Monthly Update 2015-09



### Attached Single Family Median Sales Price



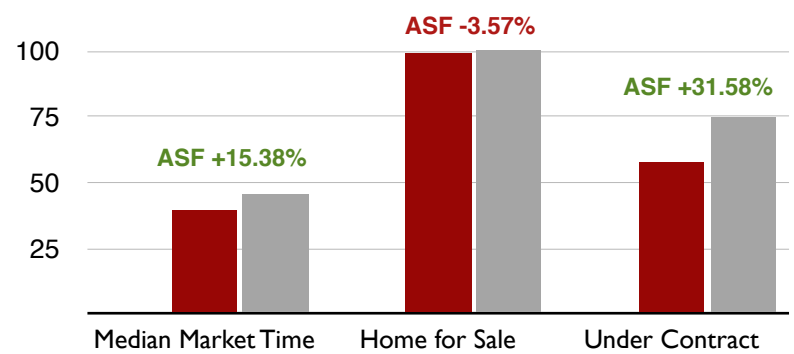
Each data point is monthly activity 2010-01—2015-09



### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$300,000	\$290,750	-3.08%
Median Original List Price	\$375,000	\$391,950	4.52%
Median Market Time	39	45	15.38%
Home for Sale	336	324	-3.57%
Under Contract	57	75	31.58%

*ASF including Townhouse & Condo*



**No Detached Single - Family Data Found**



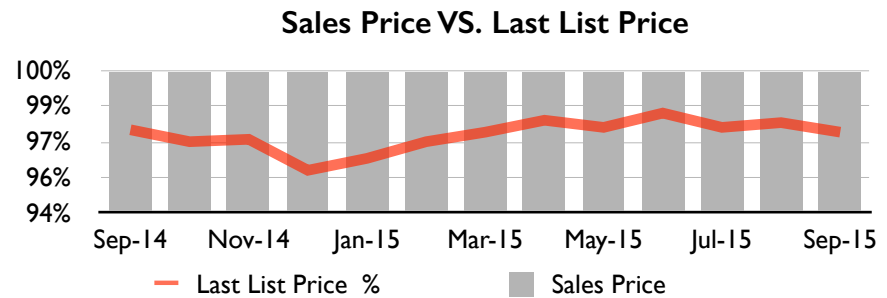
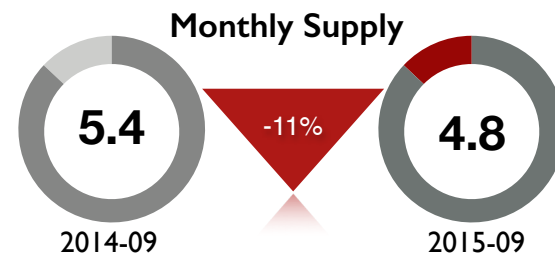
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, October 8, 2015

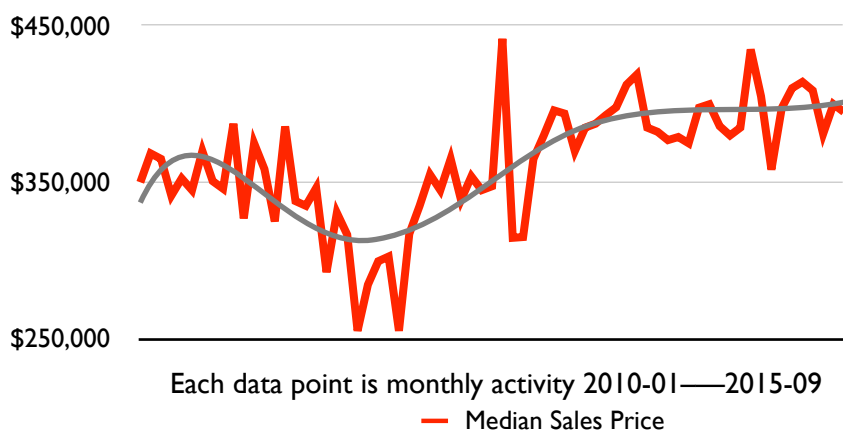


# Near North Side

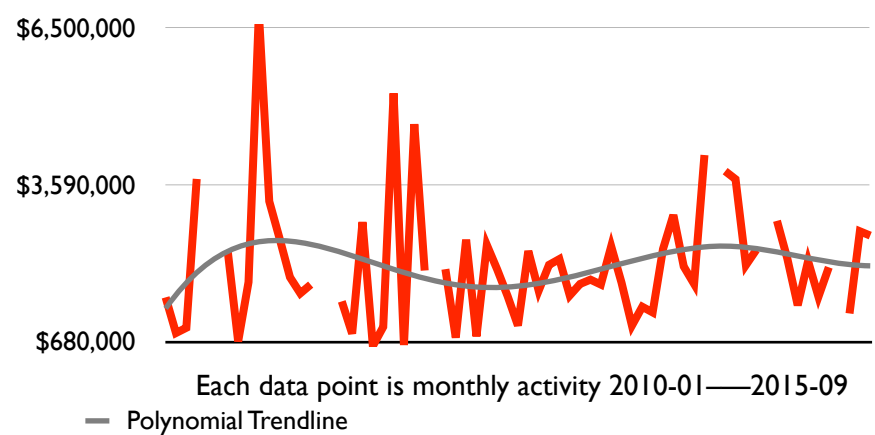
Monthly Update 2015-09



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



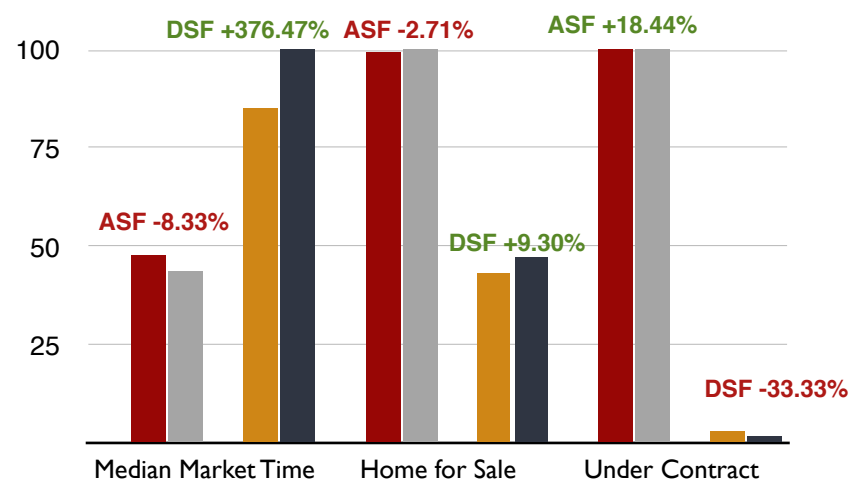
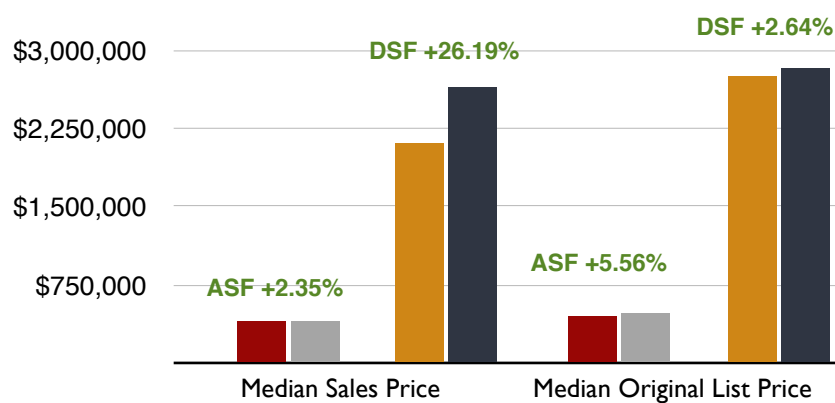
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$385,942	\$395,000	2.35%
Median Original List Price	\$450,000	\$475,000	5.56%
Median Market Time	48	44	-8.33%
Home for Sale	1107	1077	-2.71%
Under Contract	179	212	18.44%

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$2,100,000	\$2,650,000	26.19%
Median Original List Price	\$2,750,000	\$2,822,500	2.64%
Median Market Time	85	405	376.47%
Home for Sale	43	47	9.30%
Under Contract	3	2	-33.33%

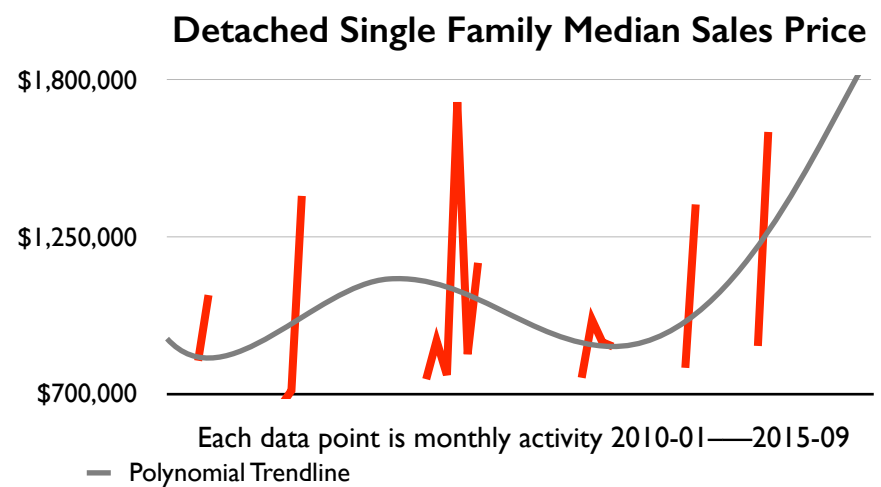
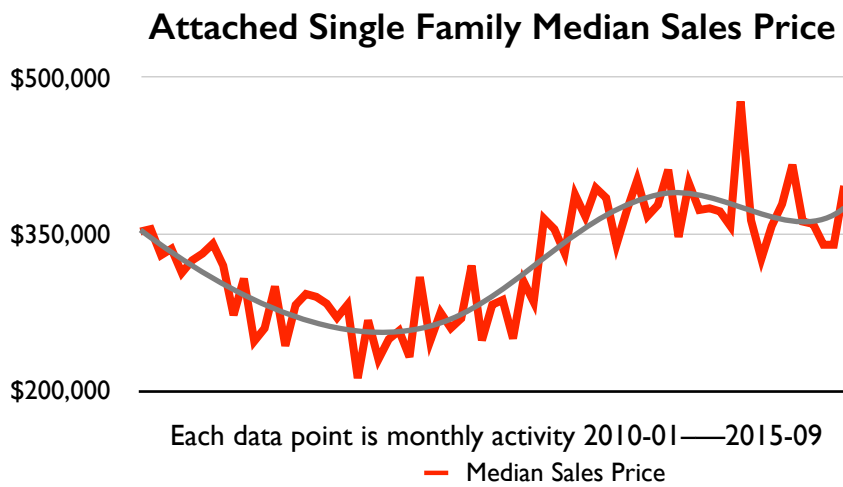
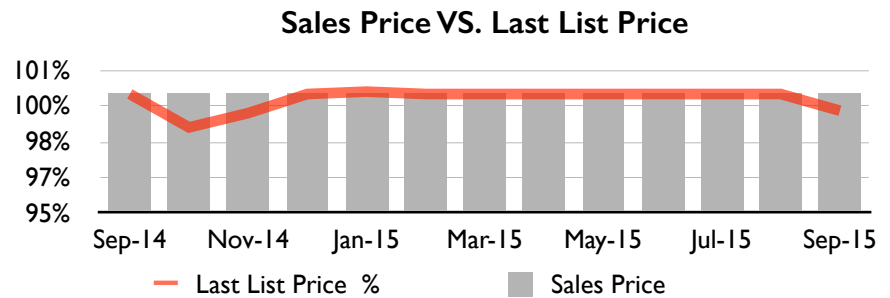
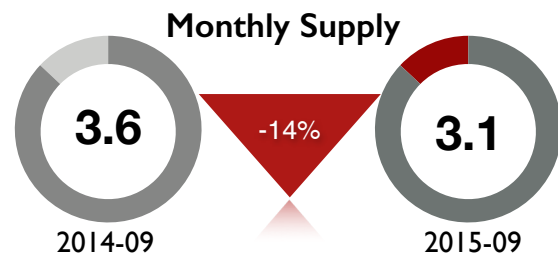
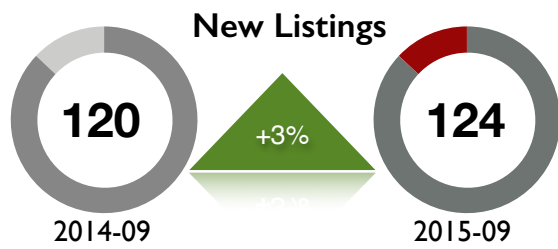


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, October 8, 2015

# Near South Side

Monthly Update 2015-09



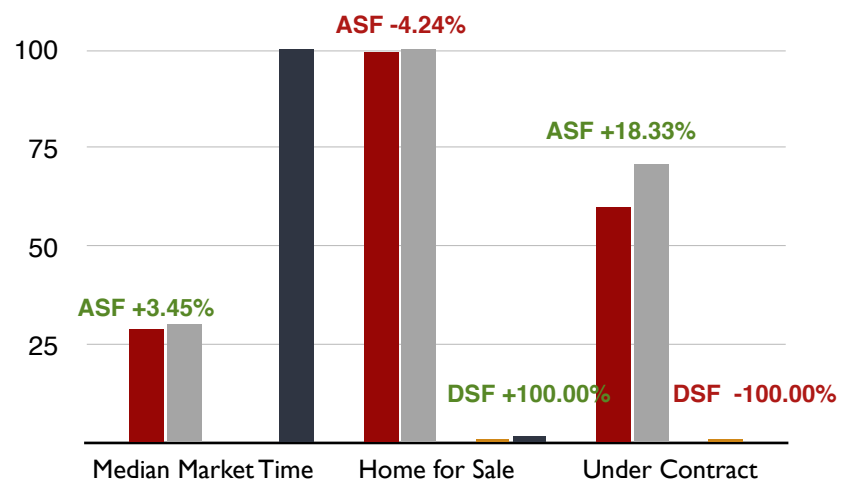
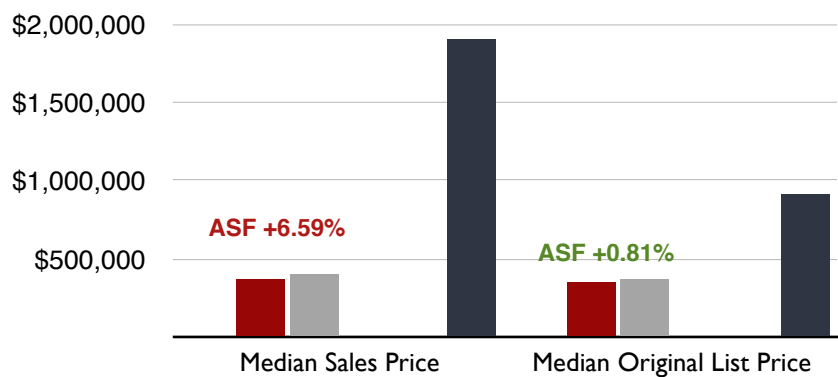
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$372,000	\$396,500	<b>6.59%</b>
Median Original List Price	\$357,000	\$359,900	<b>0.81%</b>
Median Market Time	29	30	<b>3.45%</b>
Home for Sale	236	226	<b>-4.24%</b>
Under Contract	60	71	<b>18.33%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

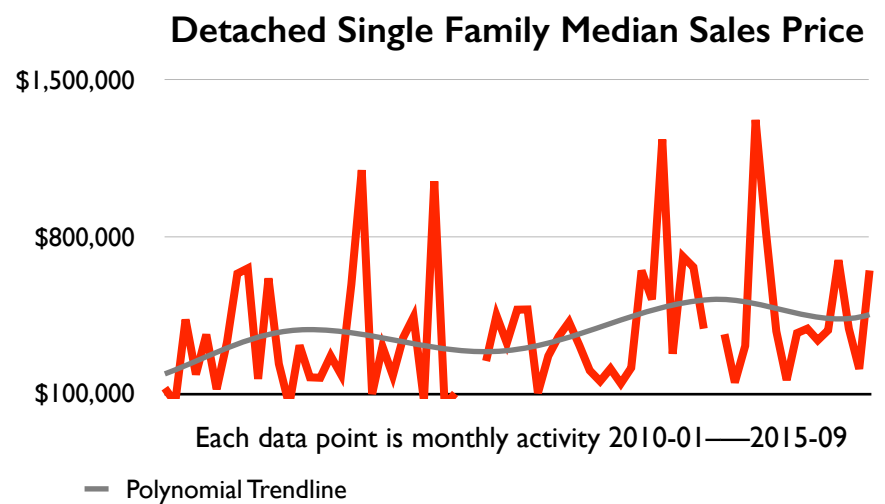
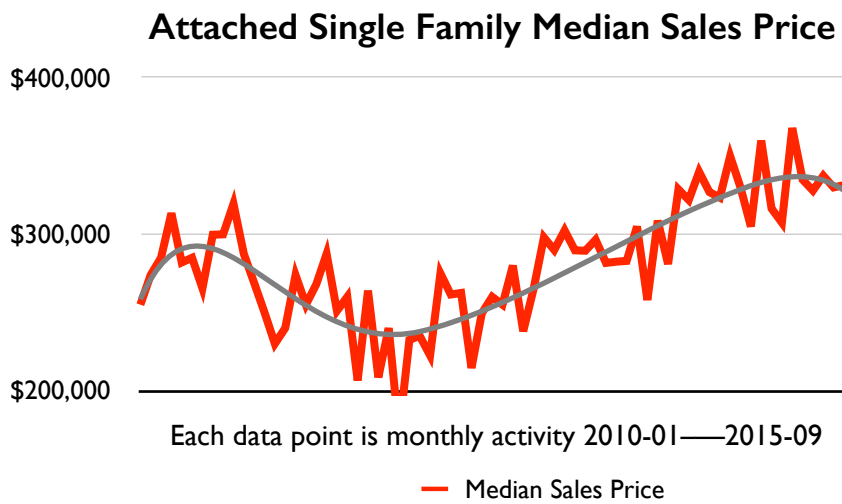
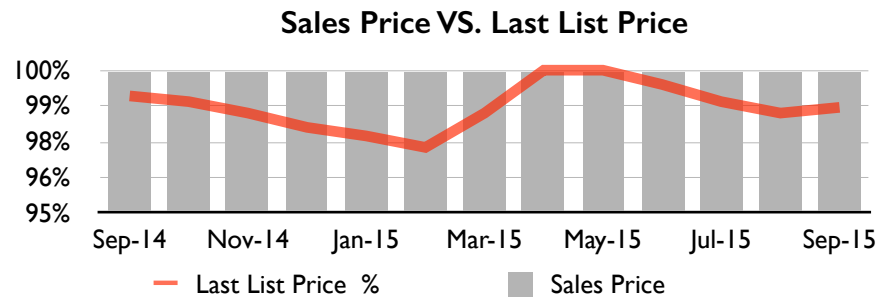
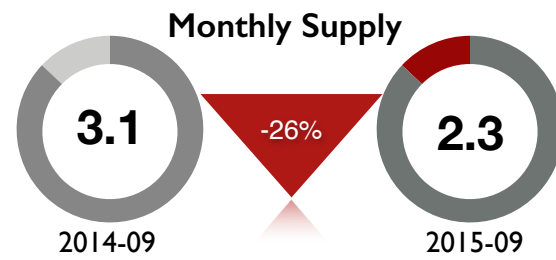
	2014-09	2015-09	Changes
Median Sales Price	N/A	\$1,900,000	
Median Original List Price	N/A	\$915,450	
Median Market Time	N/A	154	
Home for Sale	1	2	<b>100.00%</b>
Under Contract	1	0	<b>-100.00%</b>



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

# Near West Side

Monthly Update 2015-09



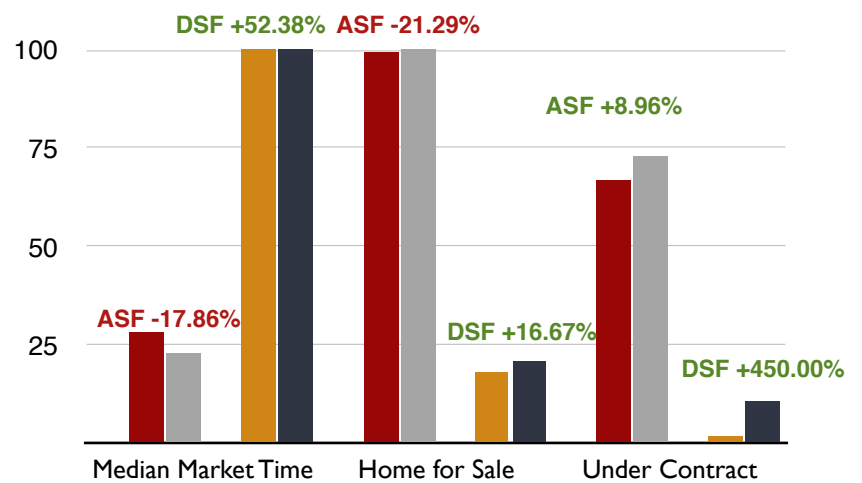
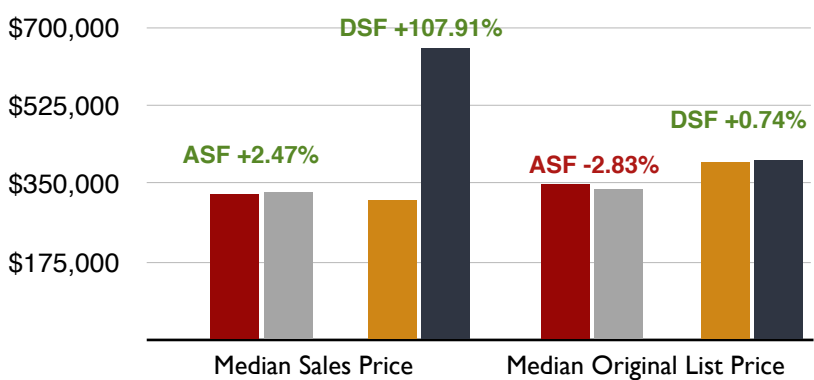
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$323,500	\$331,500	<b>2.47%</b>
Median Original List Price	\$349,900	\$340,000	<b>-2.83%</b>
Median Market Time	28	23	<b>-17.86%</b>
Home for Sale	263	207	<b>-21.29%</b>
Under Contract	67	73	<b>8.96%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$313,000	\$650,750	<b>107.91%</b>
Median Original List Price	\$399,000	\$401,950	<b>0.74%</b>
Median Market Time	105	160	<b>52.38%</b>
Home for Sale	18	21	<b>16.67%</b>
Under Contract	2	11	<b>450.00%</b>

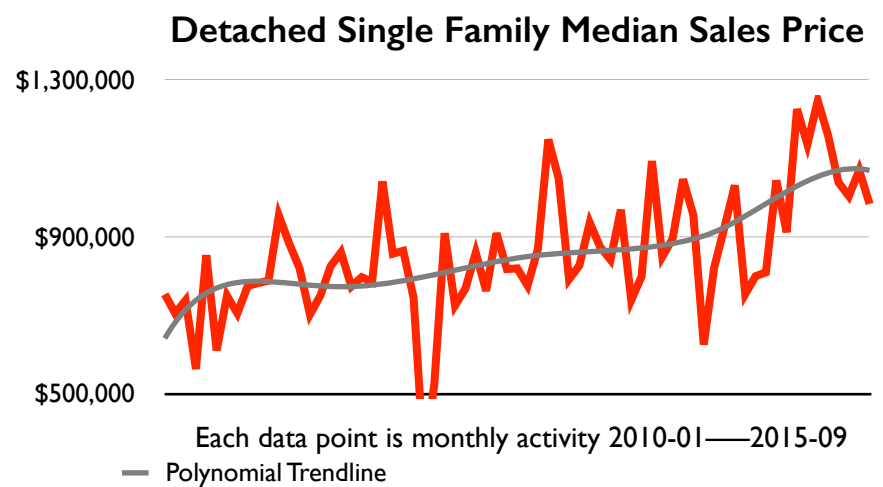
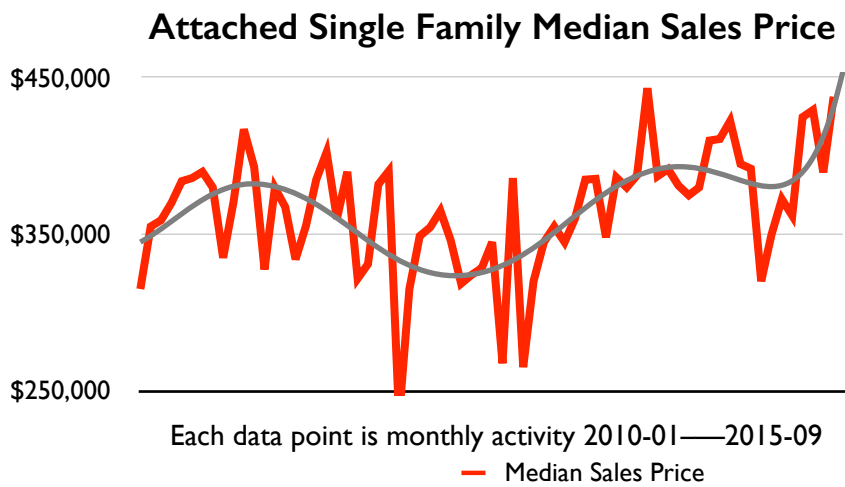
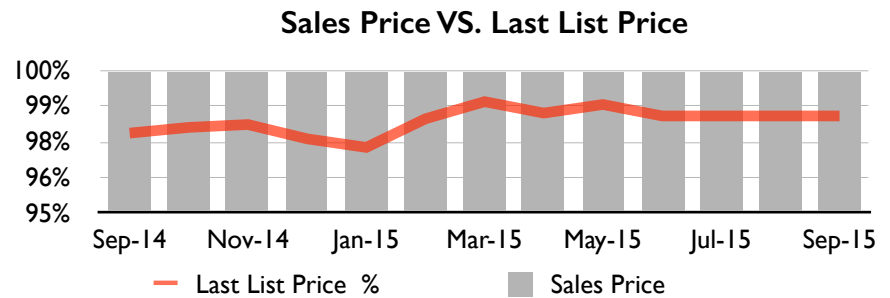
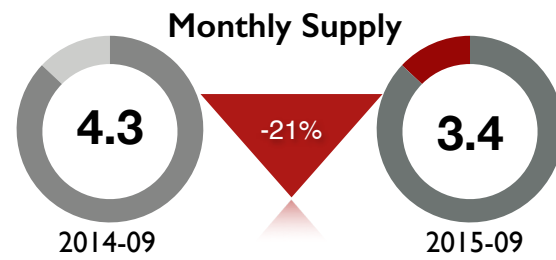


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, October 8, 2015

# North Center

Monthly Update 2015-09



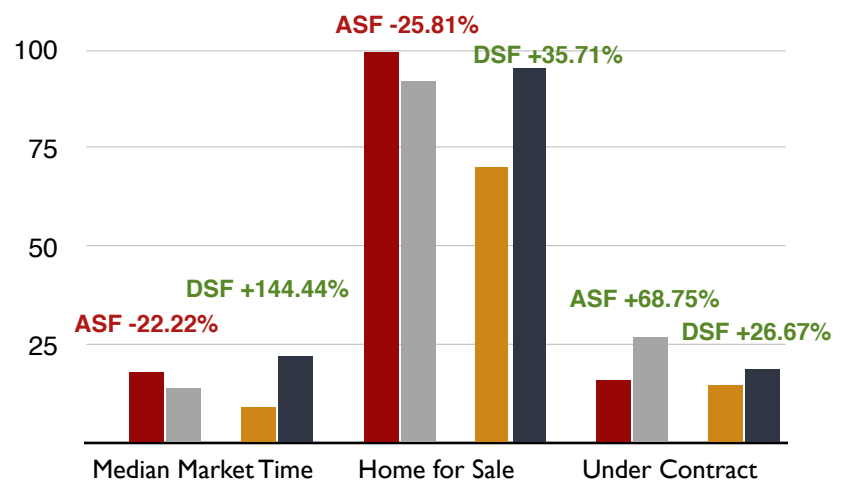
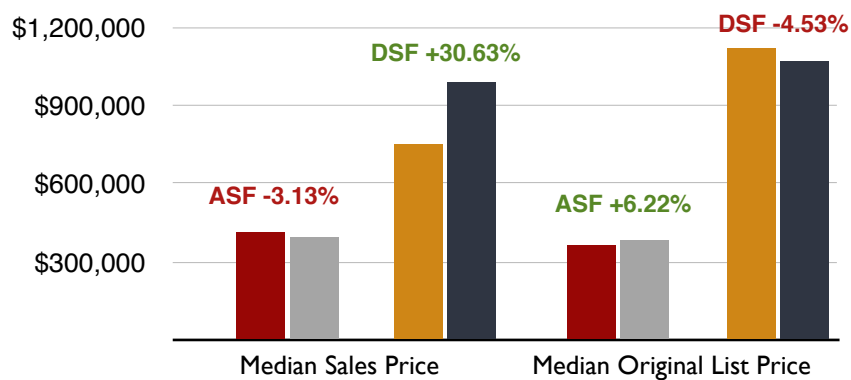
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$411,100	\$398,250	-3.13%
Median Original List Price	\$362,450	\$385,000	6.22%
Median Market Time	18	14	-22.22%
Home for Sale	124	92	-25.81%
Under Contract	16	27	68.75%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$754,062	\$985,000	30.63%
Median Original List Price	\$1,125,000	\$1,074,000	-4.53%
Median Market Time	9	22	144.44%
Home for Sale	70	95	35.71%
Under Contract	15	19	26.67%

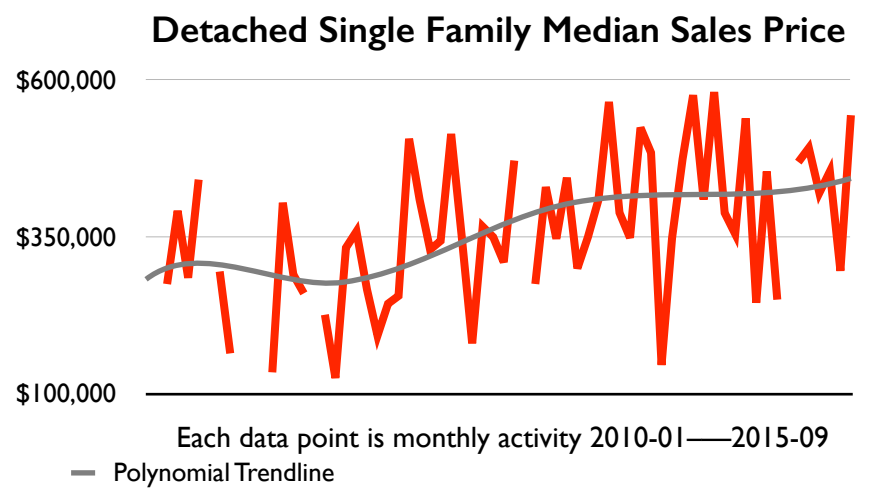
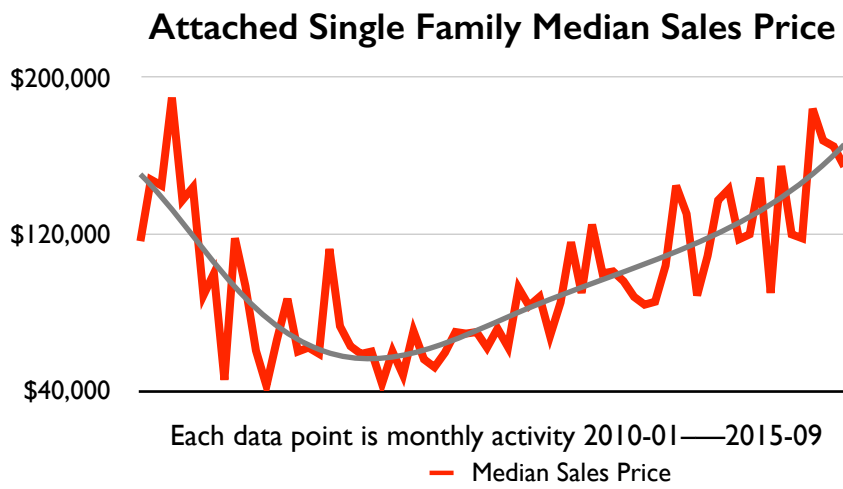
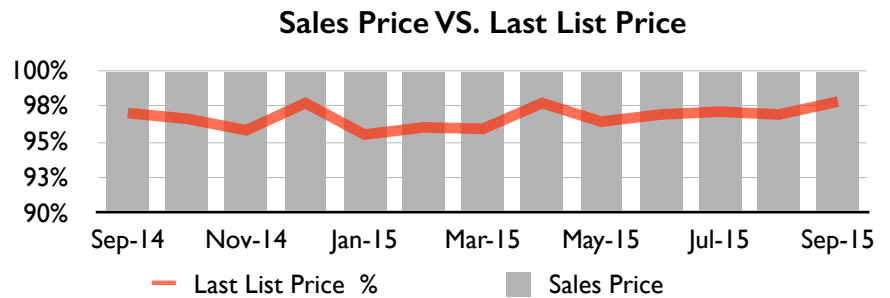
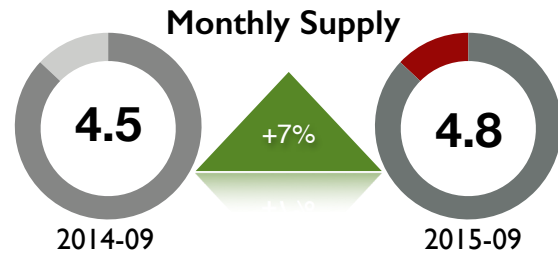
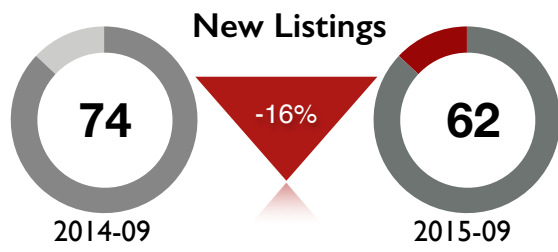


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, October 8, 2015

# Rogers Park

Monthly Update 2015-09



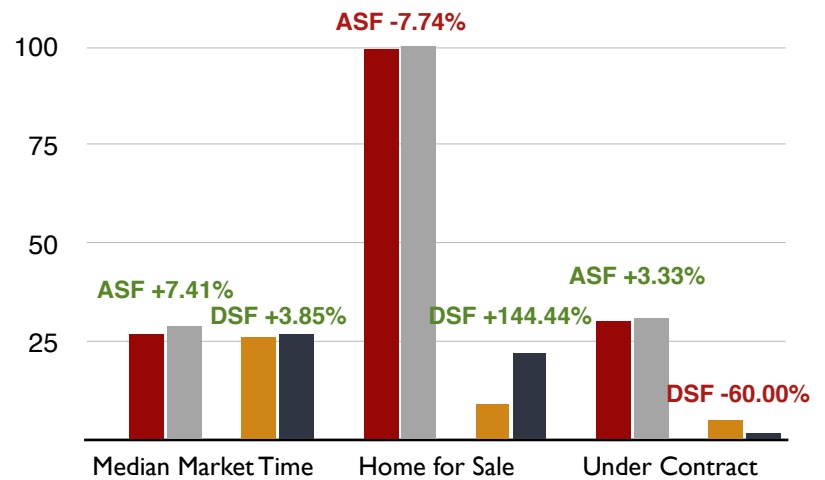
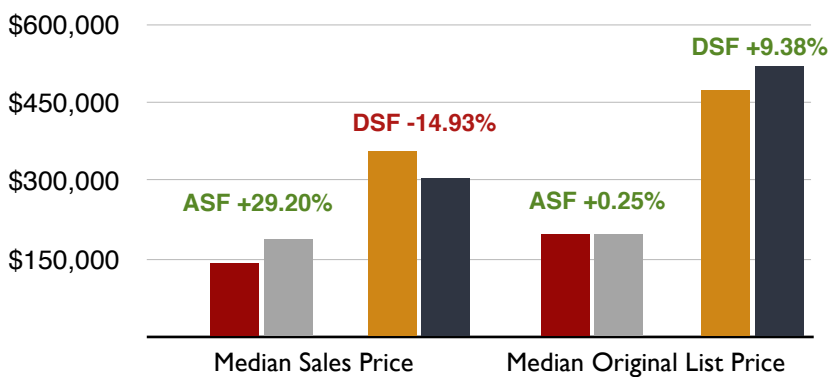
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$143,000	\$184,750	<b>29.20%</b>
Median Original List Price	\$197,000	\$197,500	<b>0.25%</b>
Median Market Time	27	29	<b>7.41%</b>
Home for Sale	168	155	<b>-7.74%</b>
Under Contract	30	31	<b>3.33%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$355,000	\$302,000	<b>-14.93%</b>
Median Original List Price	\$474,950	\$519,500	<b>9.38%</b>
Median Market Time	26	27	<b>3.85%</b>
Home for Sale	9	22	<b>144.44%</b>
Under Contract	5	2	<b>-60.00%</b>

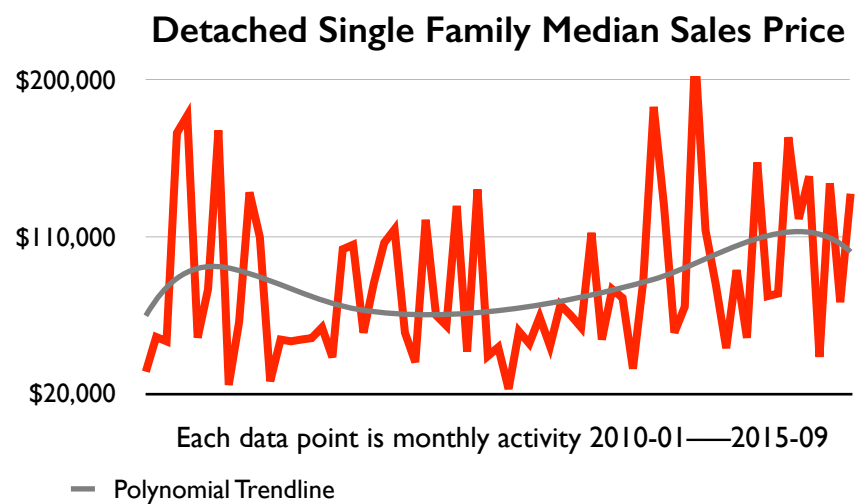
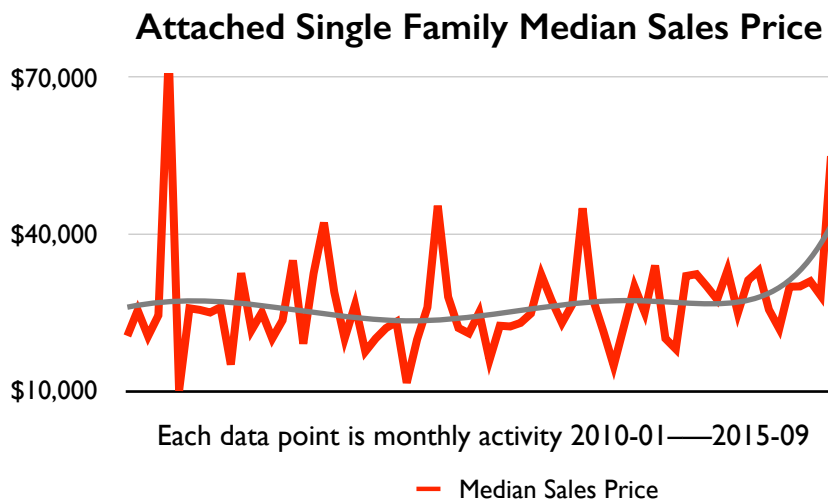
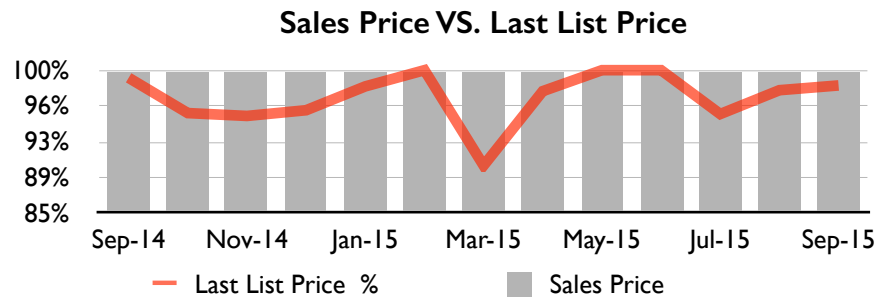
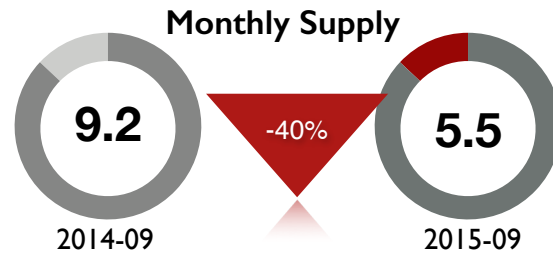
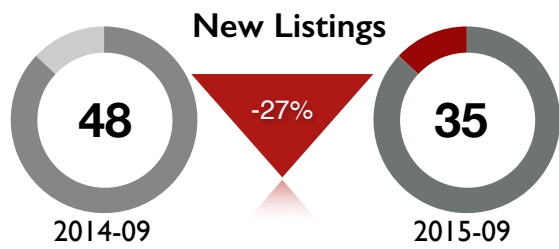


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.



# South Shore

Monthly Update 2015-09



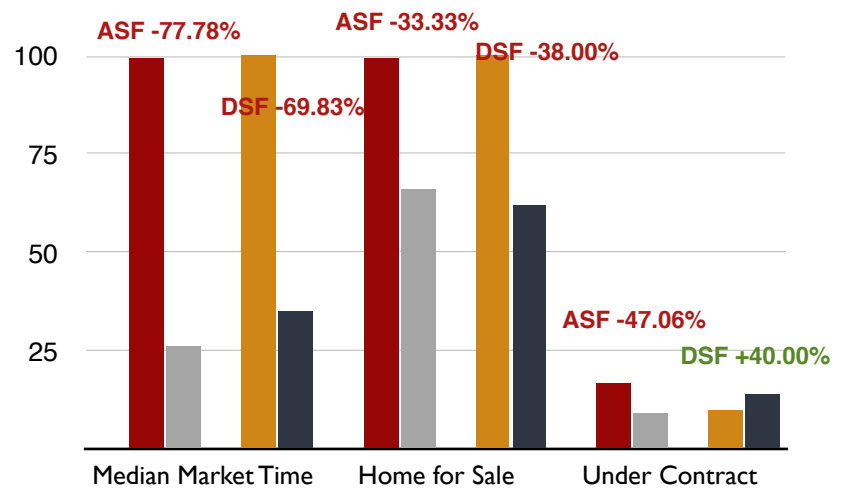
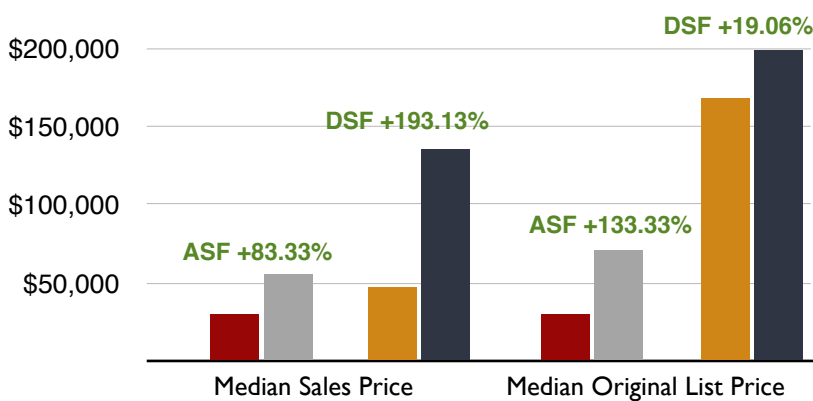
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$30,000	\$55,000	<b>83.33%</b>
Median Original List Price	\$30,000	\$70,000	<b>133.33%</b>
Median Market Time	117	26	<b>-77.78%</b>
Home for Sale	99	66	<b>-33.33%</b>
Under Contract	17	9	<b>-47.06%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$46,055	\$135,000	<b>193.13%</b>
Median Original List Price	\$167,900	\$199,900	<b>19.06%</b>
Median Market Time	116	35	<b>-69.83%</b>
Home for Sale	100	62	<b>-38.00%</b>
Under Contract	10	14	<b>40.00%</b>

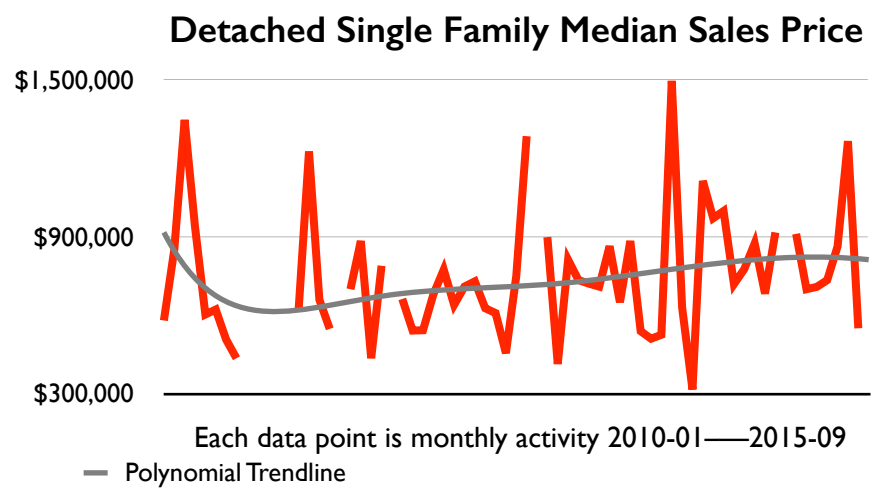
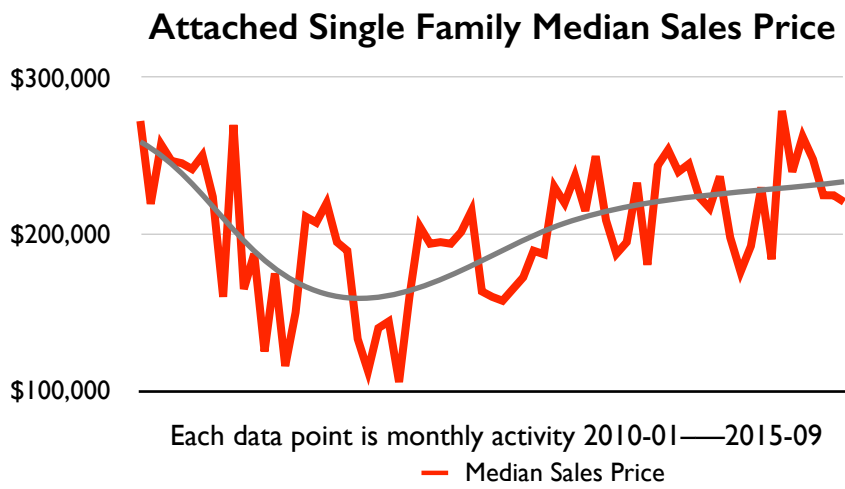
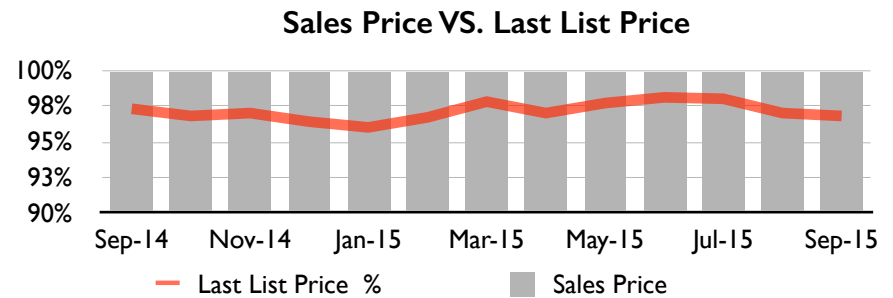
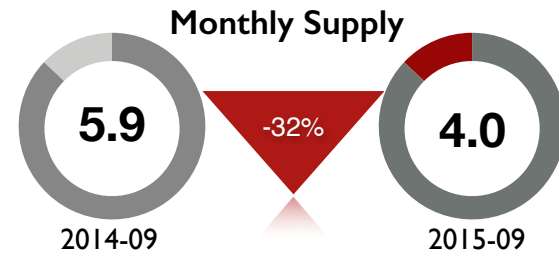
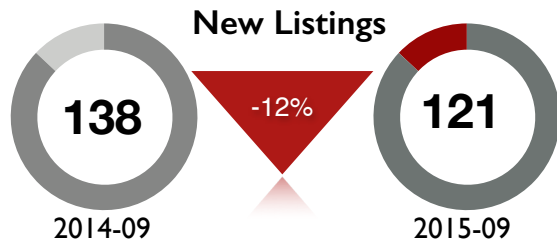


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Thursday, October 8, 2015

# Uptown

## Monthly Update 2015-09



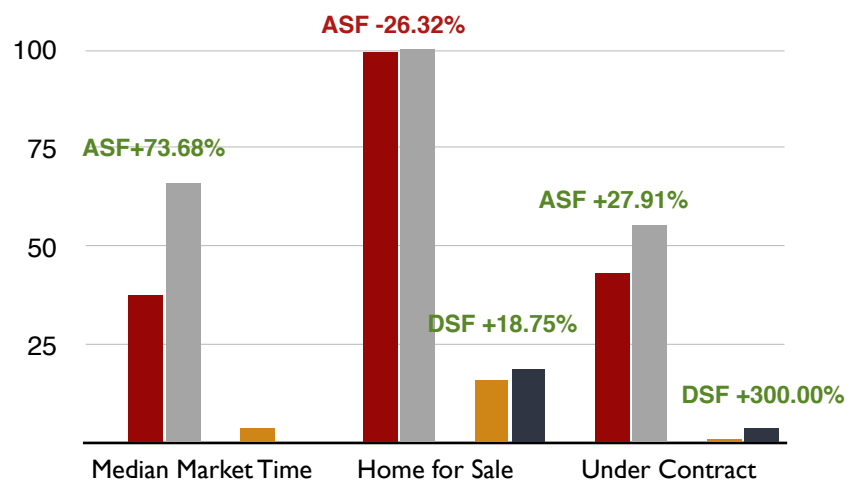
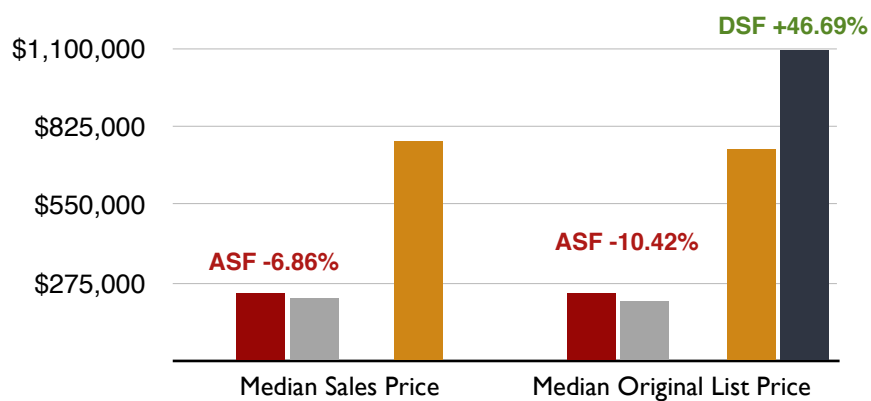
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$237,000	\$220,750	-6.86%
Median Original List Price	\$240,000	\$215,000	-10.42%
Median Market Time	38	66	73.68%
Home for Sale	361	266	-26.32%
Under Contract	43	55	27.91%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

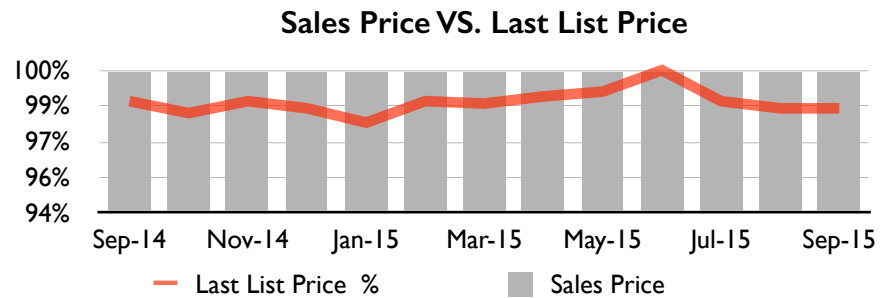
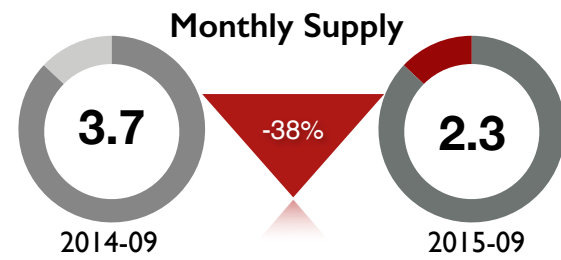
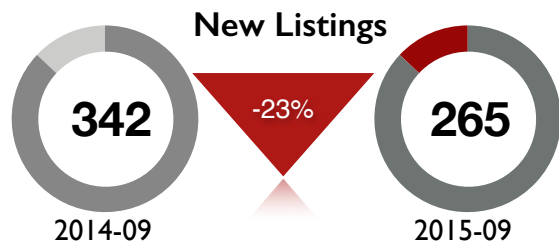
	2014-09	2015-09	Changes
Median Sales Price	\$777,500	N/A	
Median Original List Price	\$749,900	\$1,100,000	46.69%
Median Market Time	4	N/A	
Home for Sale	16	19	18.75%
Under Contract	1	4	300.00%



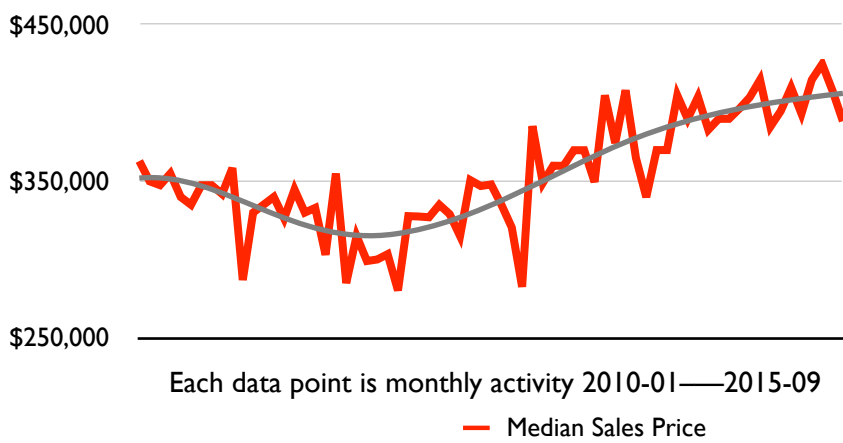
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

# West Town

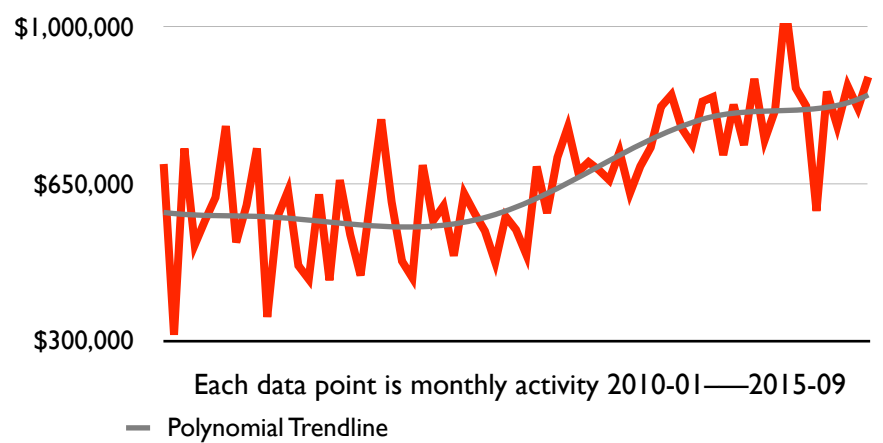
## Monthly Update 2015-09



### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



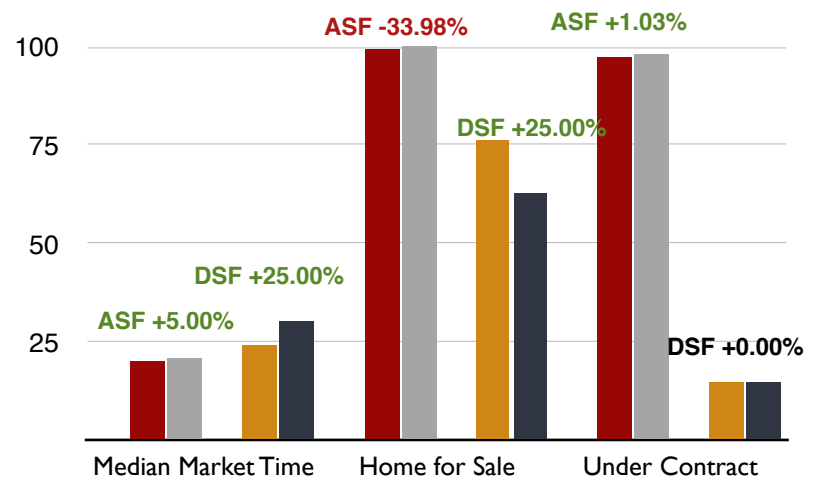
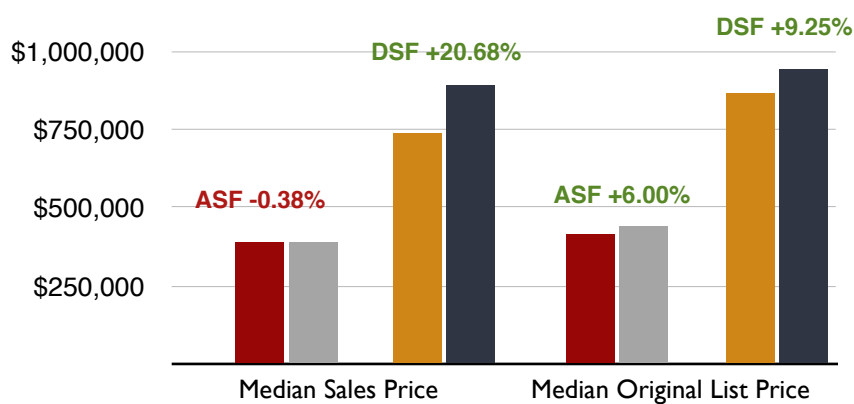
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$390,000	\$388,500	-0.38%
Median Original List Price	\$415,000	\$439,900	6.00%
Median Market Time	20	21	5.00%
Home for Sale	415	274	-33.98%
Under Contract	97	98	1.03%

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$737,500	\$890,000	20.68%
Median Original List Price	\$862,450	\$942,250	9.25%
Median Market Time	24	30	25.00%
Home for Sale	76	63	-17.11%
Under Contract	15	15	0.00%

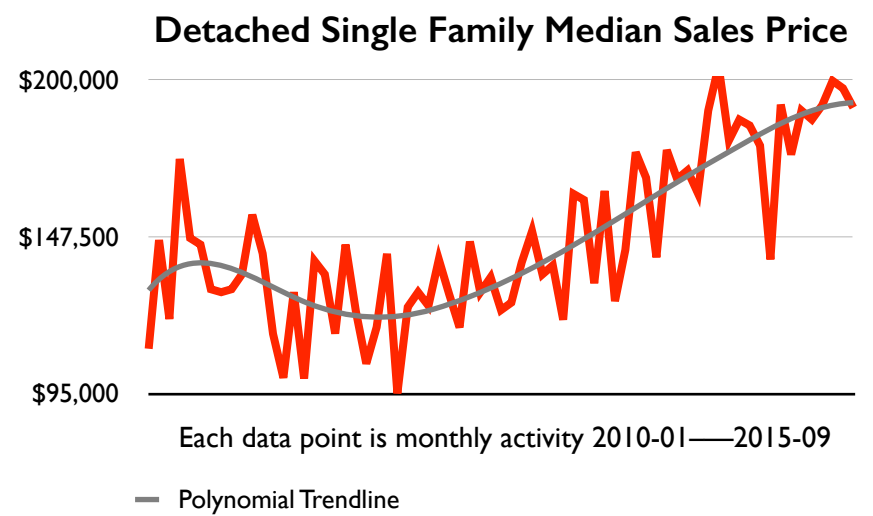
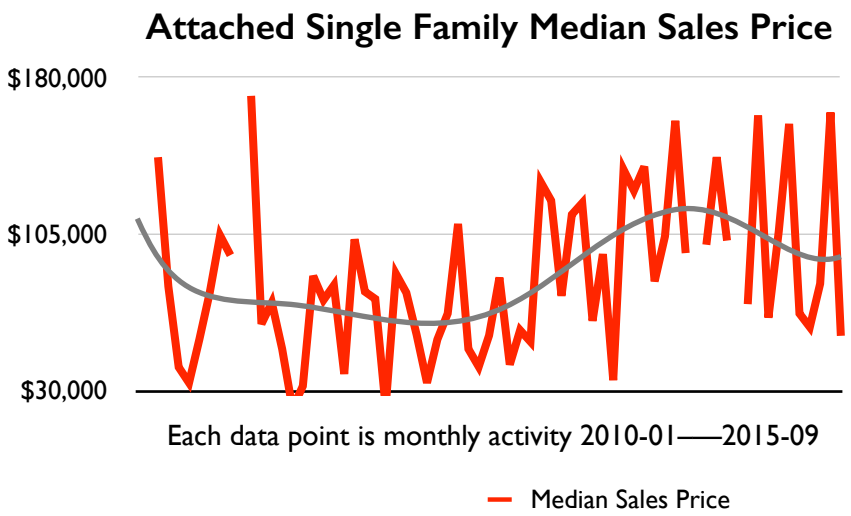
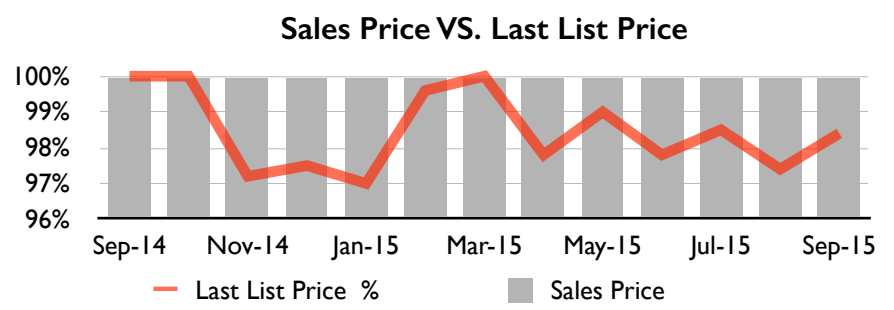
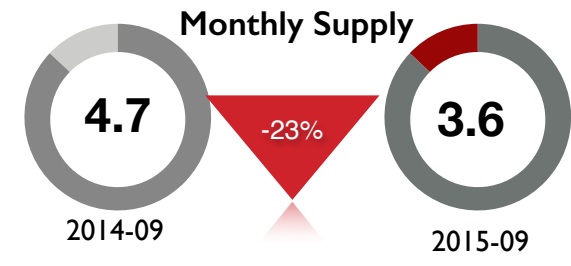


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Thursday, October 8, 2015

# Belmont Cragin

Monthly Update 2015-09



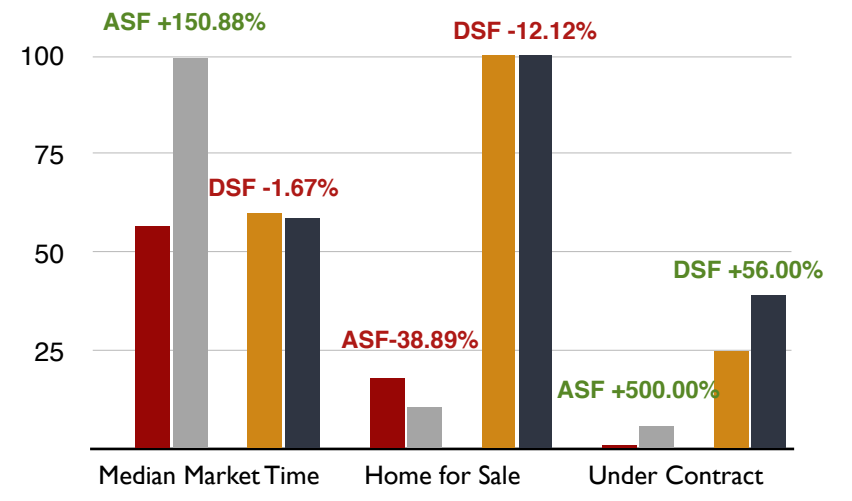
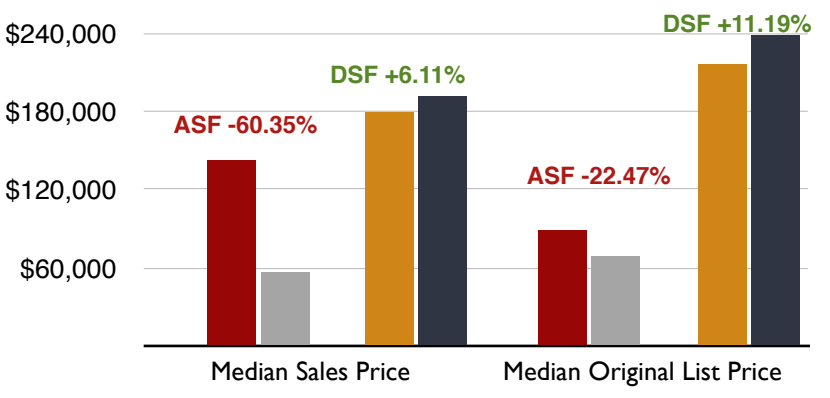
**Attached Single Family (ASF)**

	2014-09	2015-09	Changes
Median Sales Price	\$142,000	\$56,300	<b>-60.35%</b>
Median Original List Price	\$89,000	\$69,000	<b>-22.47%</b>
Median Market Time	57	143	<b>150.88%</b>
Home for Sale	18	11	<b>-38.89%</b>
Under Contract	1	6	<b>500.00%</b>

*ASF including Townhouse & Condo*

**Detached Single Family (DSF)**

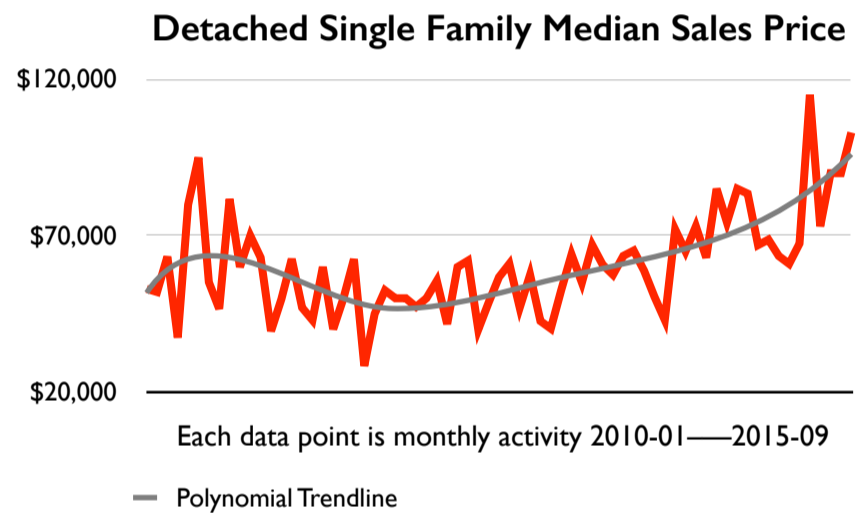
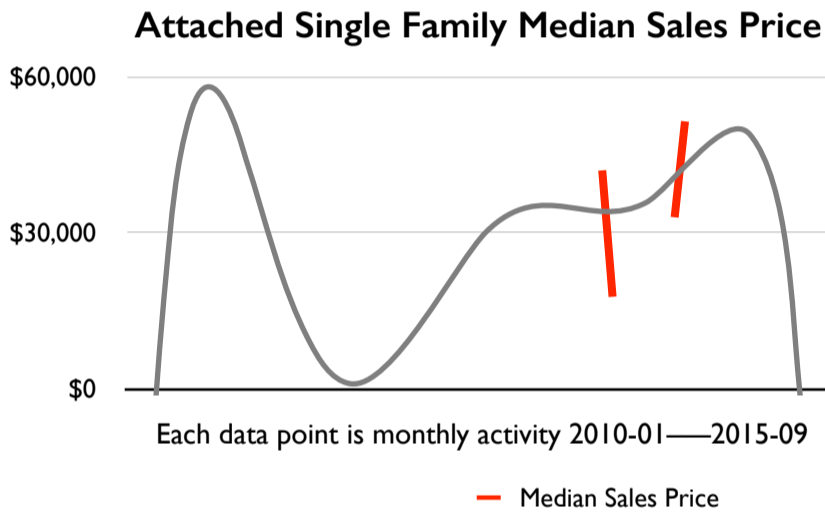
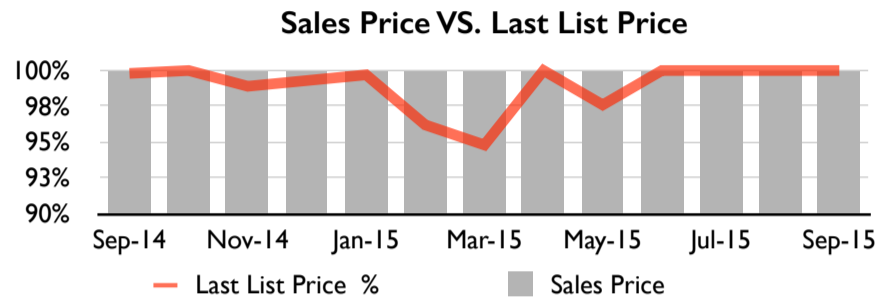
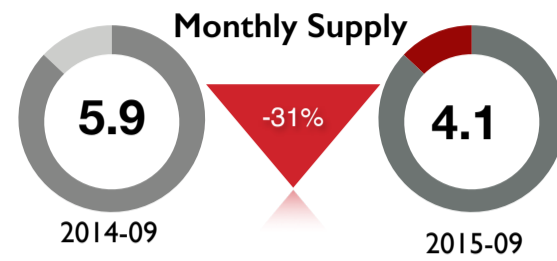
	2014-09	2015-09	Changes
Median Sales Price	\$180,000	\$191,000	<b>6.11%</b>
Median Original List Price	\$214,950	\$239,000	<b>11.19%</b>
Median Market Time	60	59	<b>-1.67%</b>
Home for Sale	132	116	<b>-12.12%</b>
Under Contract	25	39	<b>56.00%</b>



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# Chicago Lawn

Monthly Update 2015-09



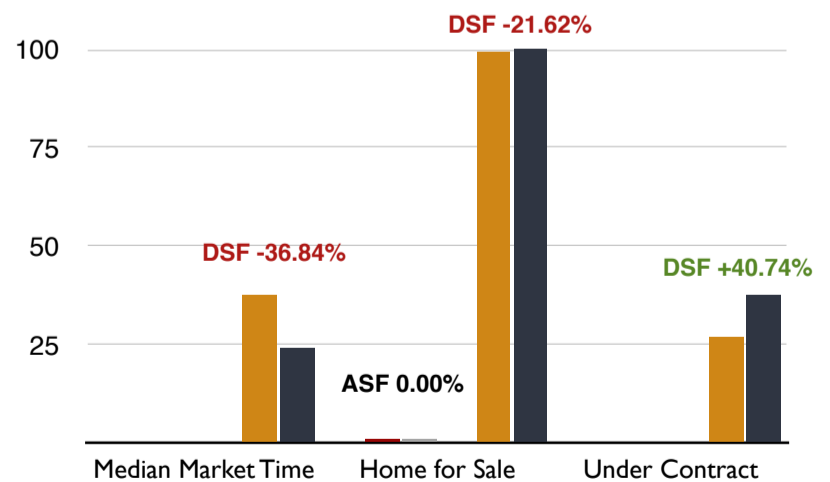
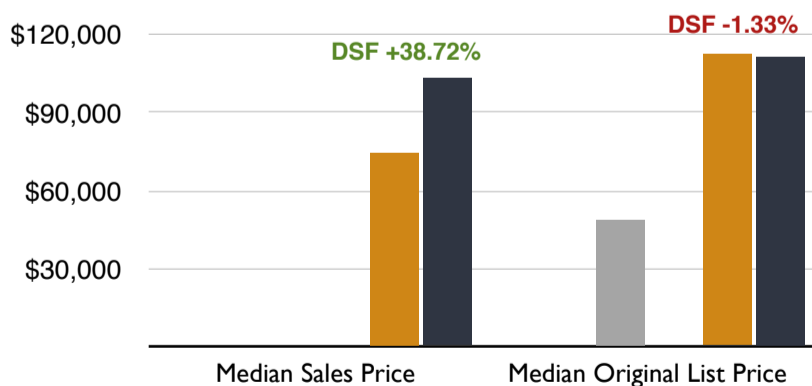
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	N/A	\$49,000	
Median Market Time	N/A	N/A	
Home for Sale	1	1	<b>0.00%</b>
Under Contract	0	0	

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$74,250	\$103,000	<b>38.72%</b>
Median Original List Price	\$112,500	\$111,000	<b>-1.33%</b>
Median Market Time	38	24	<b>-36.84%</b>
Home for Sale	148	116	<b>-21.62%</b>
Under Contract	27	38	<b>40.74%</b>

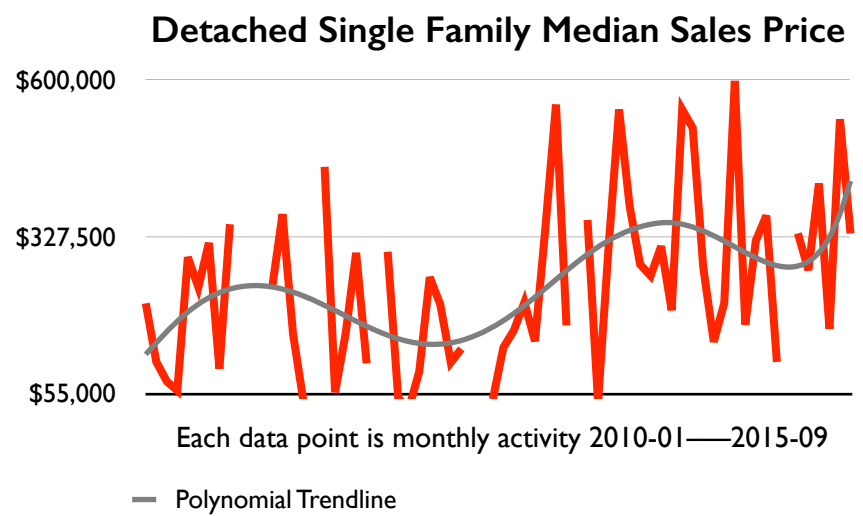
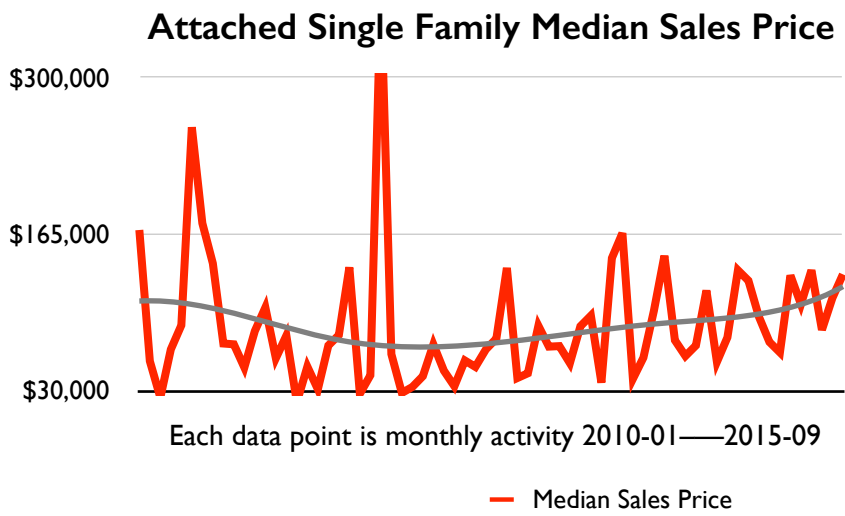
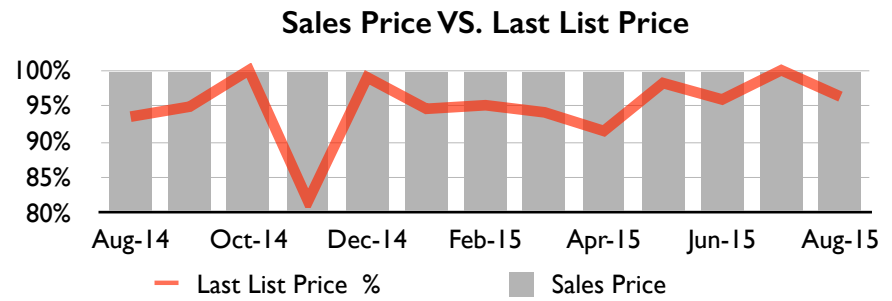
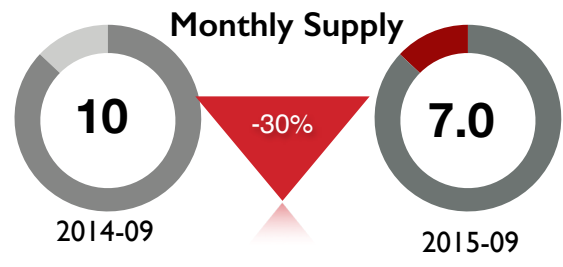
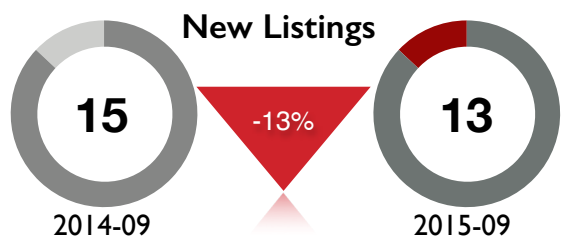


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# Douglas

## Monthly Update 2015-09



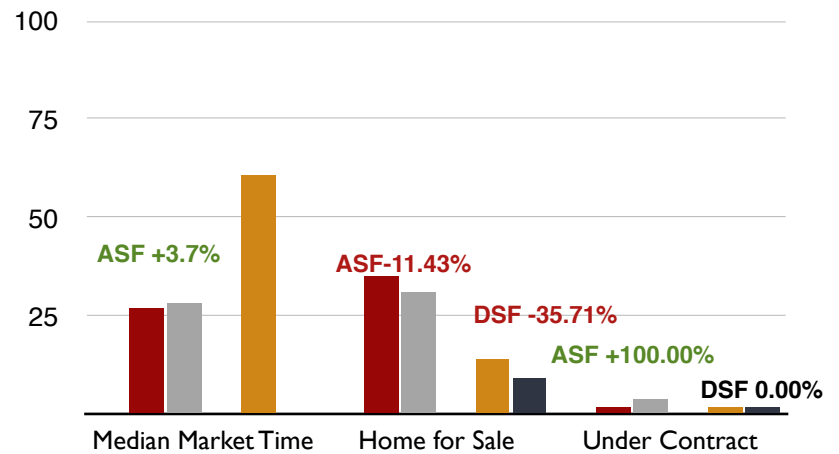
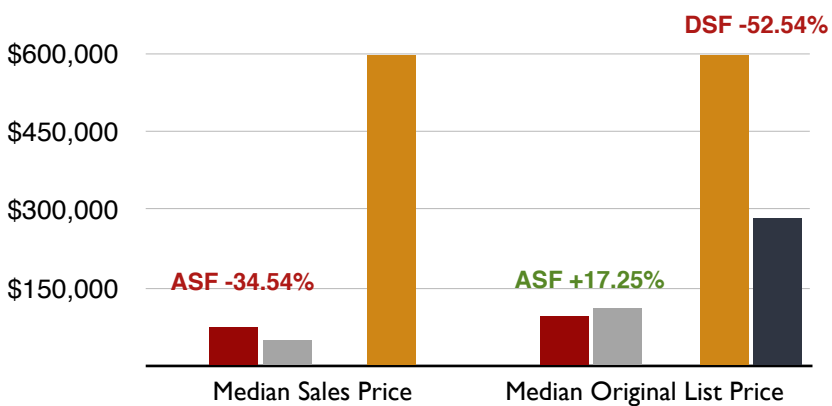
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$76,000	\$49,750	<b>-34.54%</b>
Median Original List Price	\$93,900	\$110,100	<b>17.25%</b>
Median Market Time	27	28	<b>3.70%</b>
Home for Sale	35	31	<b>-11.43%</b>
Under Contract	2	4	<b>100.00%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

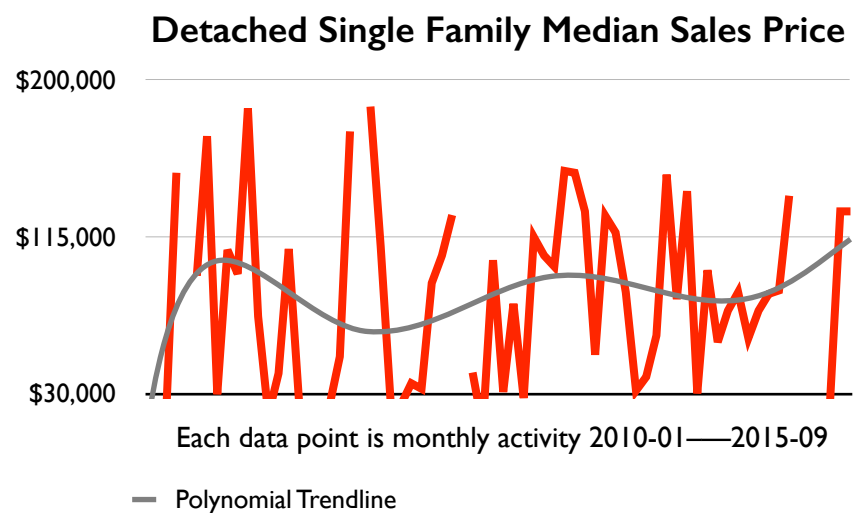
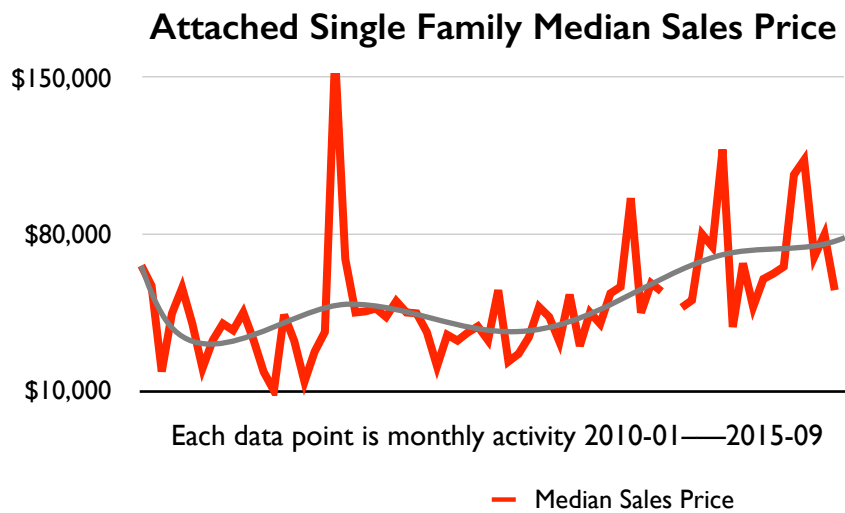
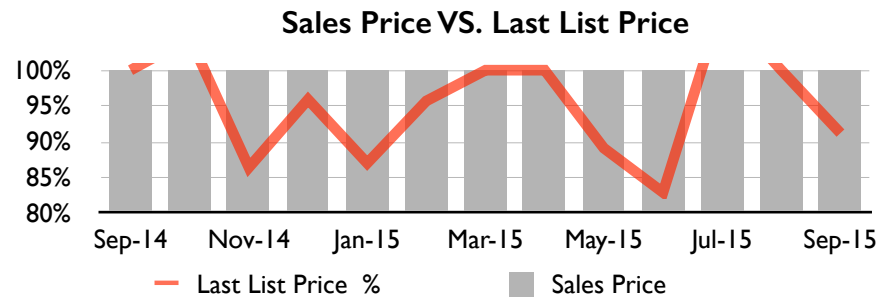
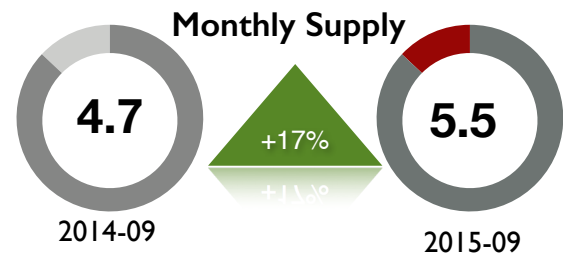
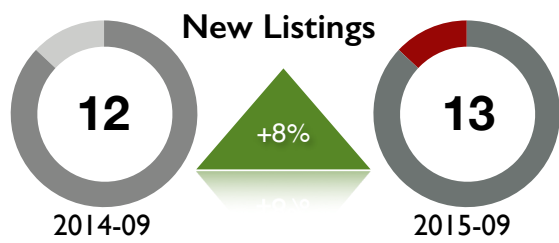
	2014-09	2015-09	Changes
Median Sales Price	\$600,000	N/A	
Median Original List Price	\$595,000	\$282,400	<b>-52.54%</b>
Median Market Time	61	N/A	
Home for Sale	14	9	<b>-35.71%</b>
Under Contract	2	2	<b>0.00%</b>



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# East Garfield Park

Monthly Update 2015-09



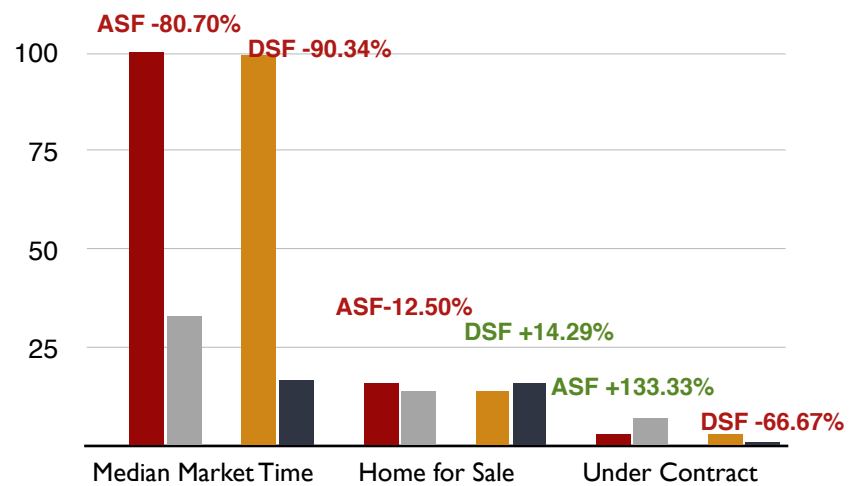
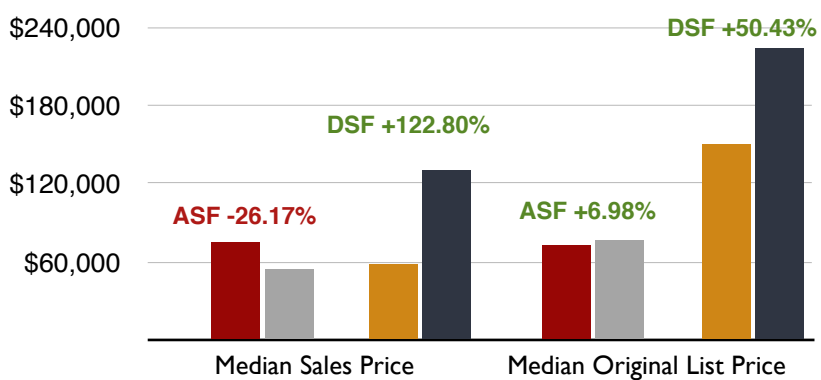
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$74,500	\$55,000	-26.17%
Median Original List Price	\$72,400	\$77,450	6.98%
Median Market Time	171	33	-80.70%
Home for Sale	16	14	-12.50%
Under Contract	3	7	133.33%

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$57,900	\$129,000	122.80%
Median Original List Price	\$149,500	\$224,900	50.43%
Median Market Time	176	17	-90.34%
Home for Sale	14	16	14.29%
Under Contract	3	1	-66.67%

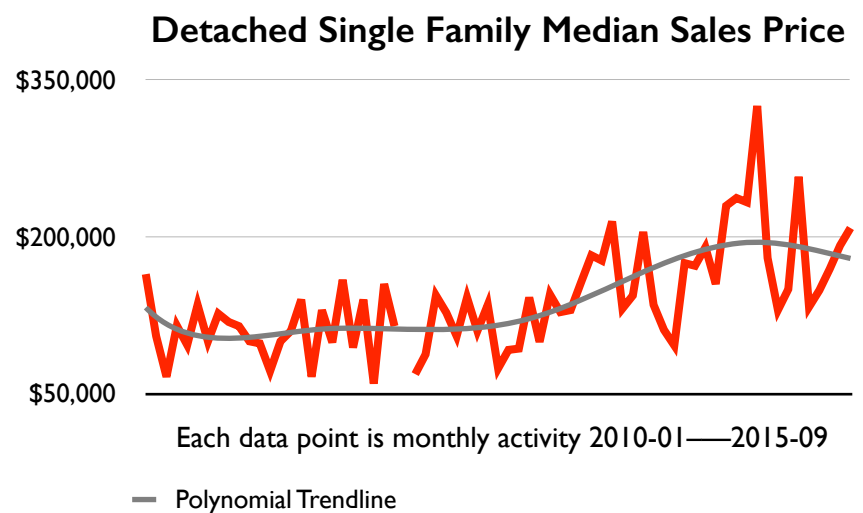
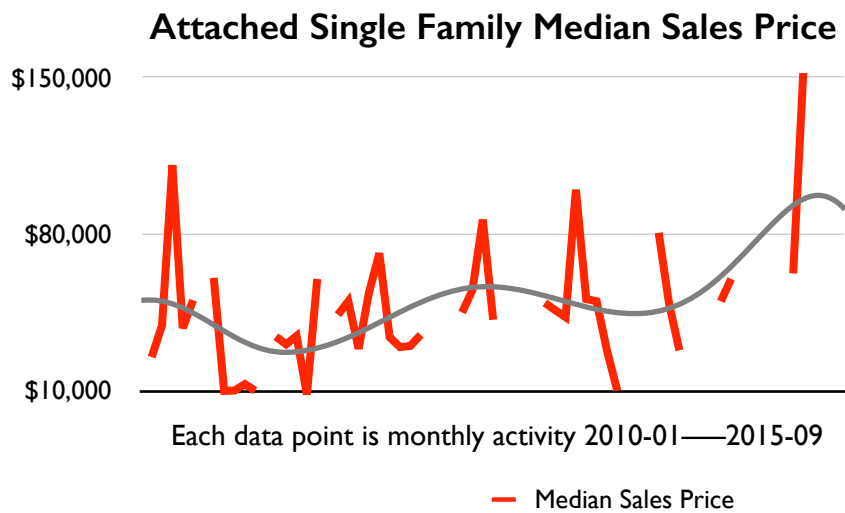
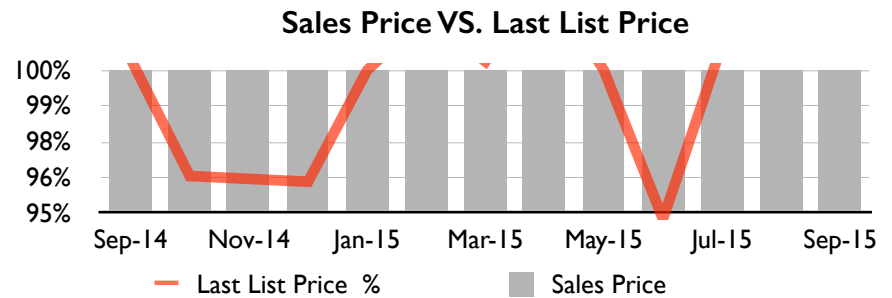
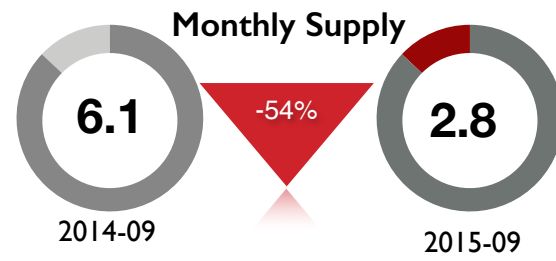


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Thursday, October 8, 2015

# Hermosa

## Monthly Update 2015-09



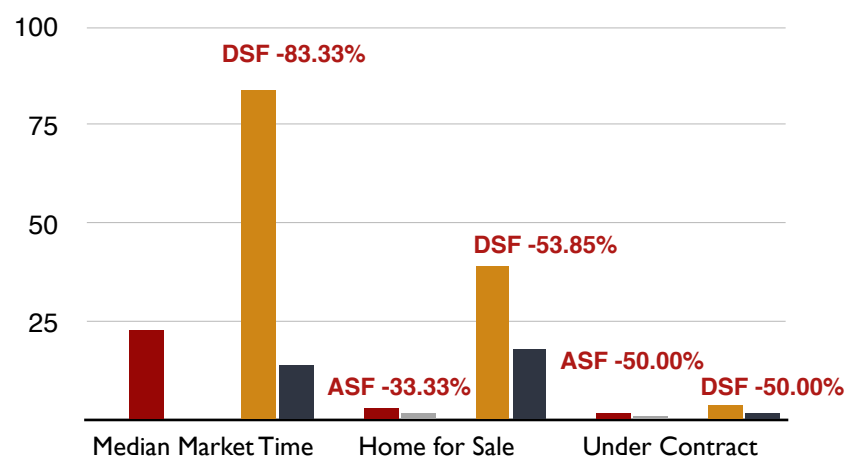
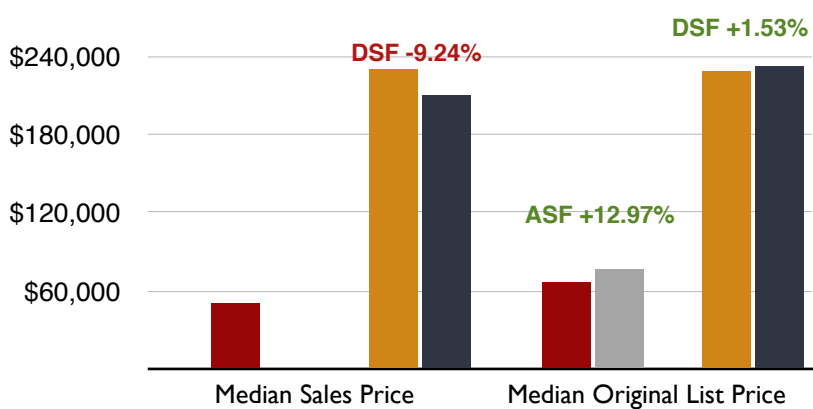
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$50,000	N/A	
Median Original List Price	\$67,450	\$76,200	<b>12.97%</b>
Median Market Time	23	N/A	
Home for Sale	3	2	<b>-33.33%</b>
Under Contract	2	1	<b>-50.00%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$230,000	\$208,750	<b>-9.24%</b>
Median Original List Price	\$229,000	\$232,500	<b>1.53%</b>
Median Market Time	84	14	<b>-83.33%</b>
Home for Sale	39	18	<b>-53.85%</b>
Under Contract	4	2	<b>-50.00%</b>

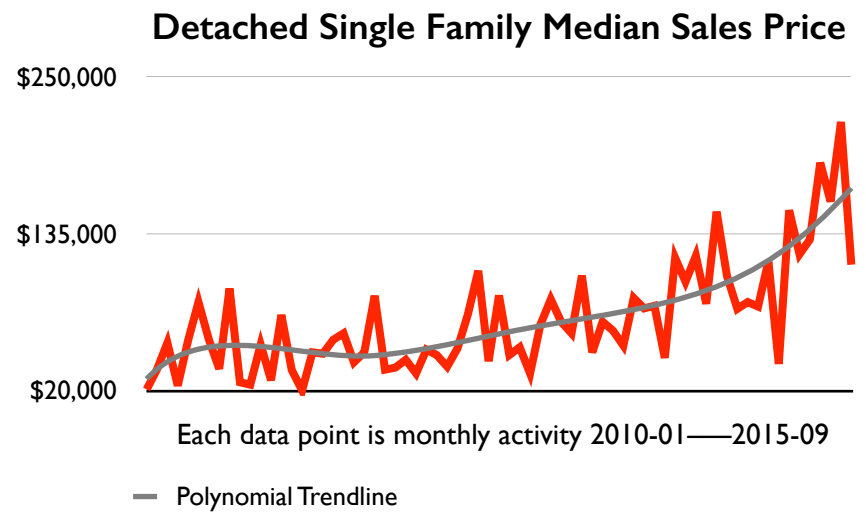
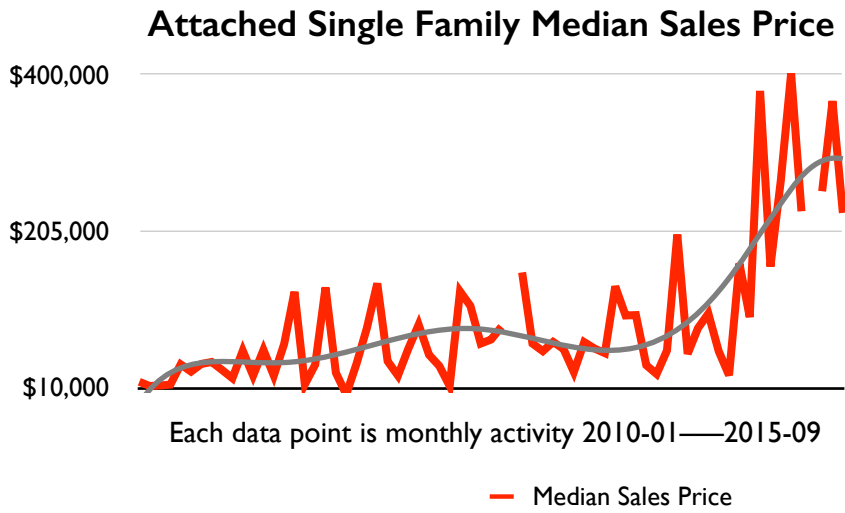
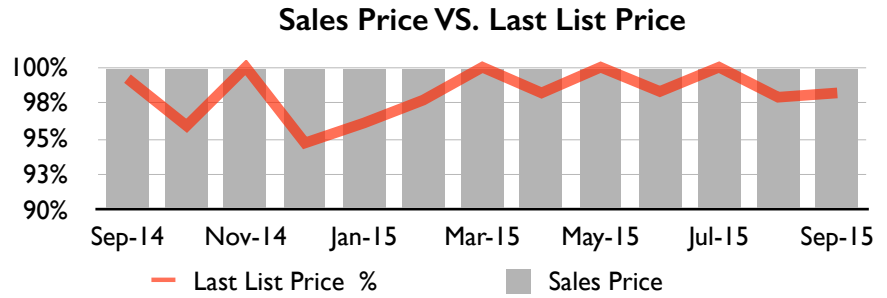
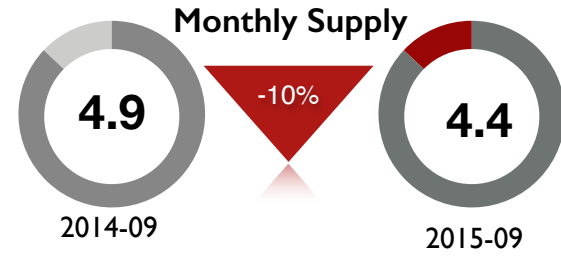
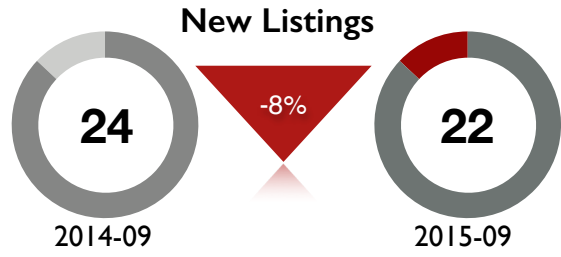


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Thursday, October 8, 2015

# Humboldt Park

Monthly Update 2015-09



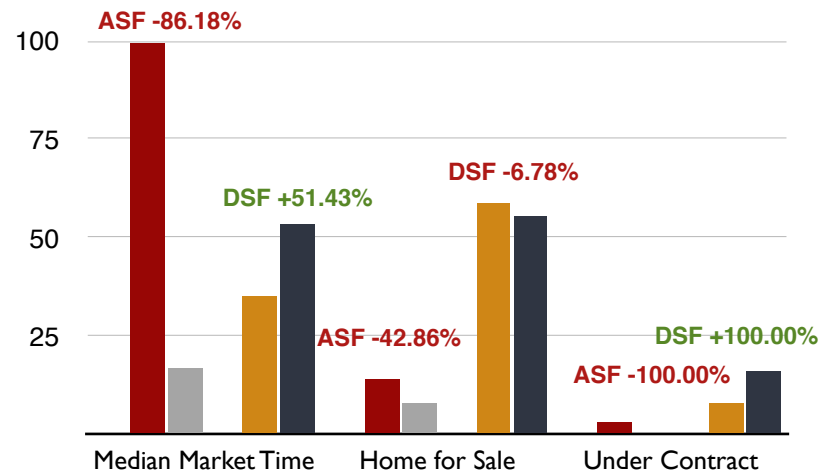
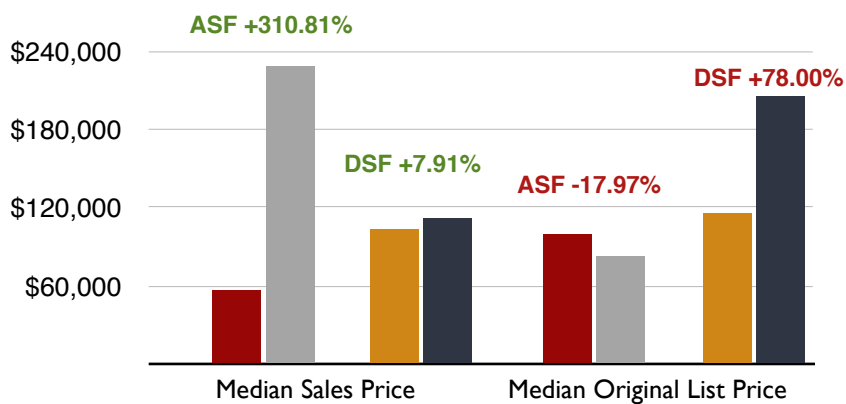
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$55,500	\$228,000	<b>310.81%</b>
Median Original List Price	\$99,900	\$81,950	<b>-17.97%</b>
Median Market Time	123	17	<b>-86.18%</b>
Home for Sale	14	8	<b>-42.86%</b>
Under Contract	3	0	<b>-100.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$104,250	\$112,500	<b>7.91%</b>
Median Original List Price	\$115,000	\$204,700	<b>78.00%</b>
Median Market Time	35	53	<b>51.43%</b>
Home for Sale	59	55	<b>-6.78%</b>
Under Contract	8	16	<b>100.00%</b>

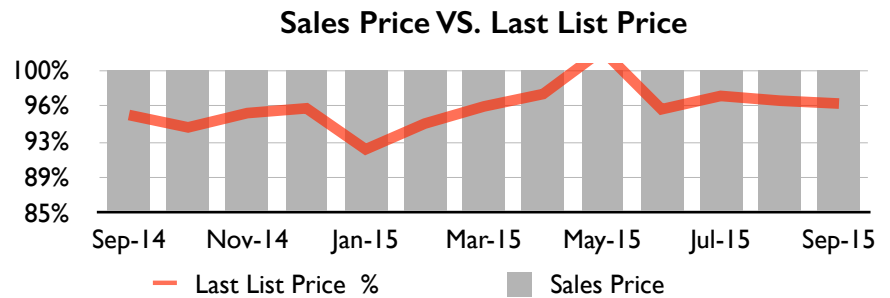
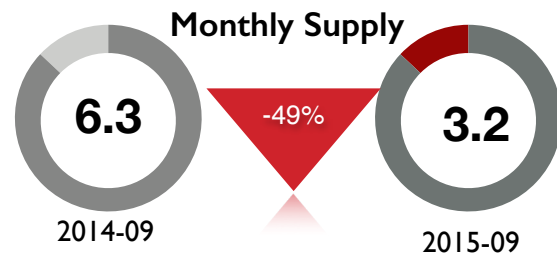
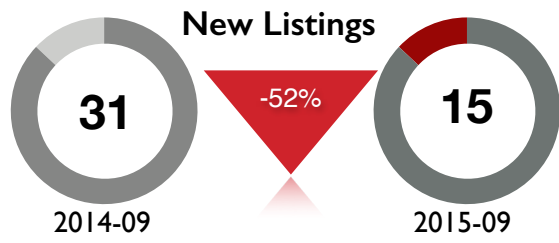


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

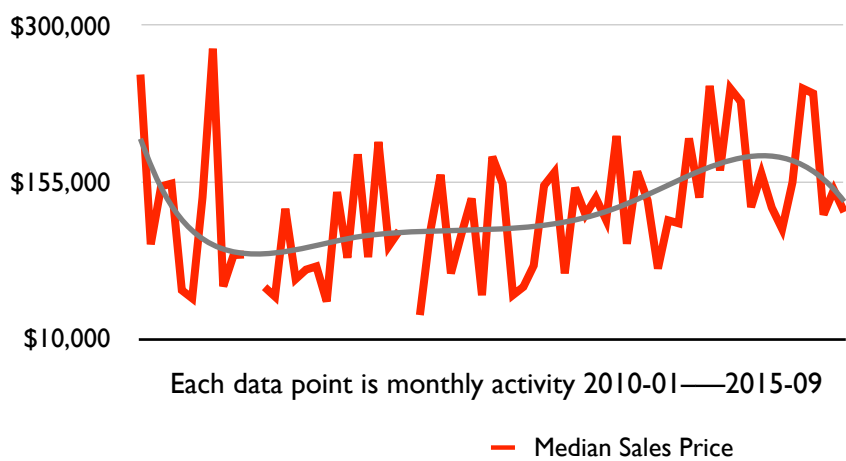
Thursday, October 8, 2015

# North Park

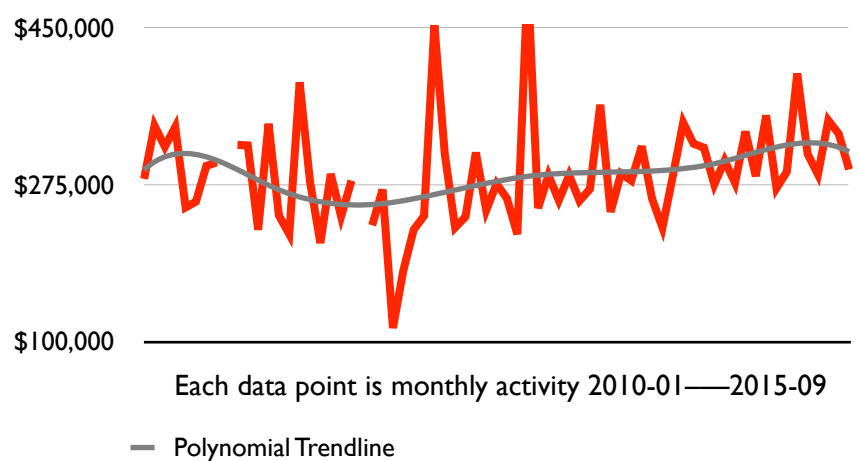
## Monthly Update 2015-09



### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



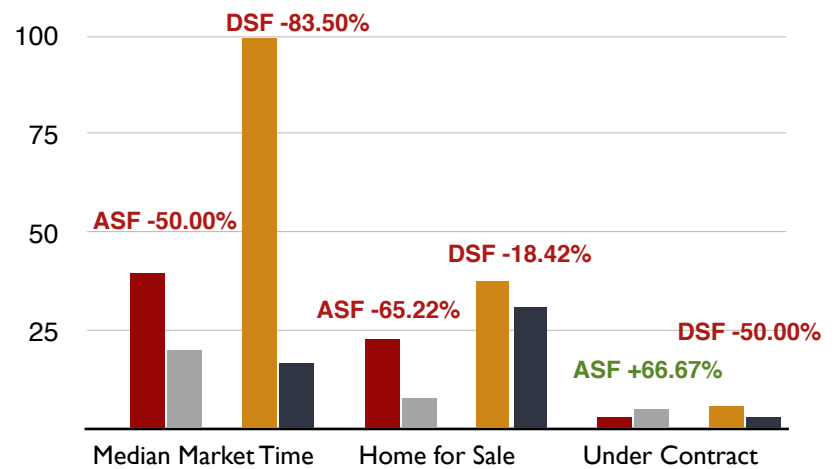
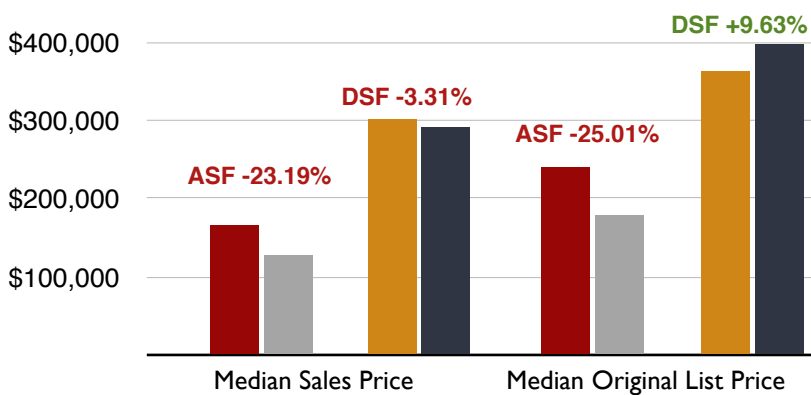
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$166,000	\$127,500	<b>-23.19%</b>
Median Original List Price	\$239,900	\$179,900	<b>-25.01%</b>
Median Market Time	40	20	<b>-50.00%</b>
Home for Sale	23	8	<b>-65.22%</b>
Under Contract	3	5	<b>66.67%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$302,500	\$292,500	<b>-3.31%</b>
Median Original List Price	\$363,950	\$399,000	<b>9.63%</b>
Median Market Time	103	17	<b>-83.50%</b>
Home for Sale	38	31	<b>-18.42%</b>
Under Contract	6	3	<b>-50.00%</b>

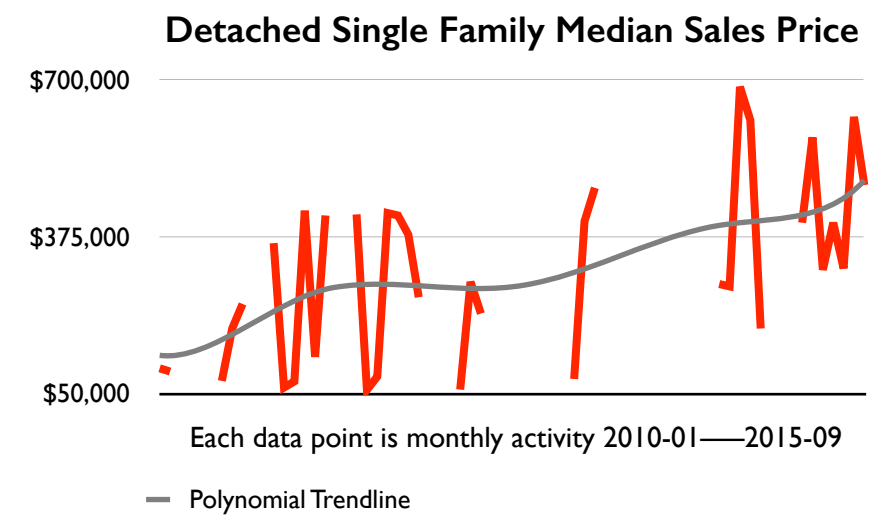
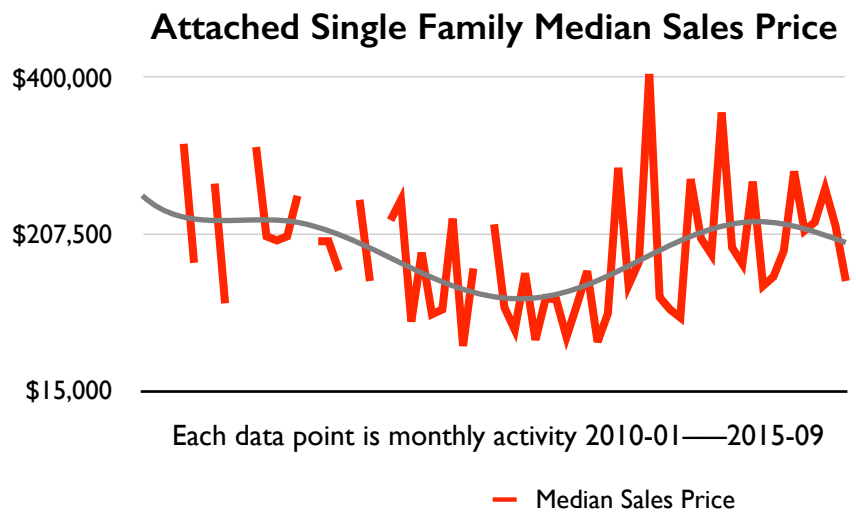
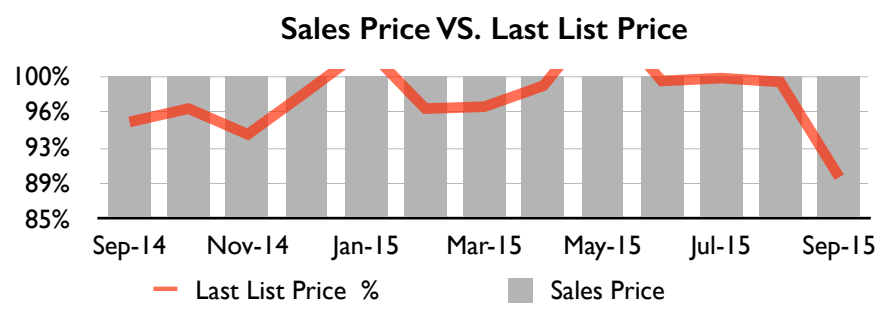
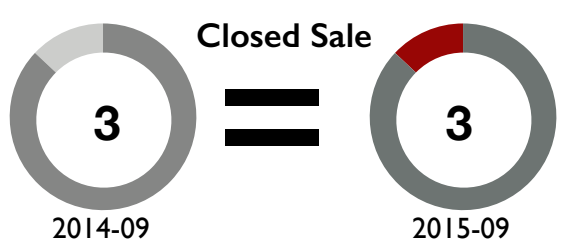
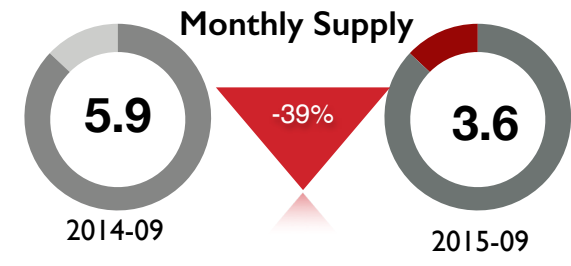


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# Oakland

## Monthly Update 2015-09



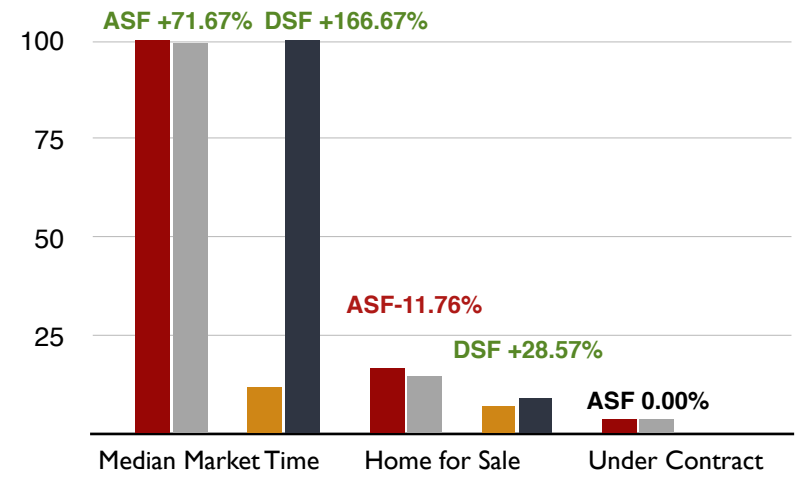
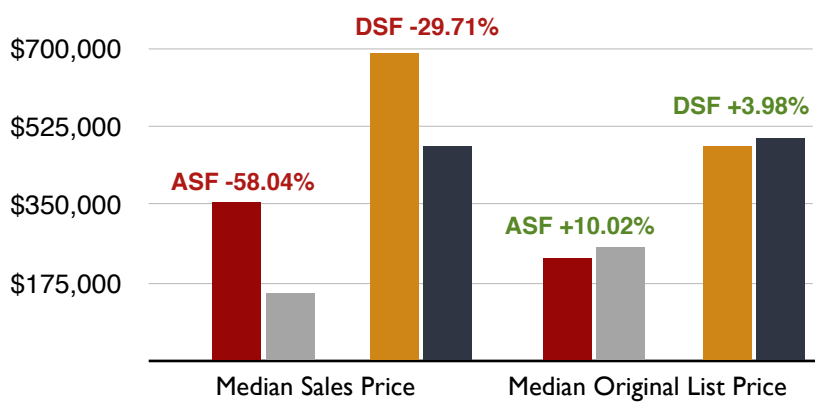
### Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$357,500	\$150,000	<b>-58.04%</b>
Median Original List Price	\$229,000	\$251,950	<b>10.02%</b>
Median Market Time	120	206	<b>71.67%</b>
Home for Sale	17	15	<b>-11.76%</b>
Under Contract	4	4	<b>0.00%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

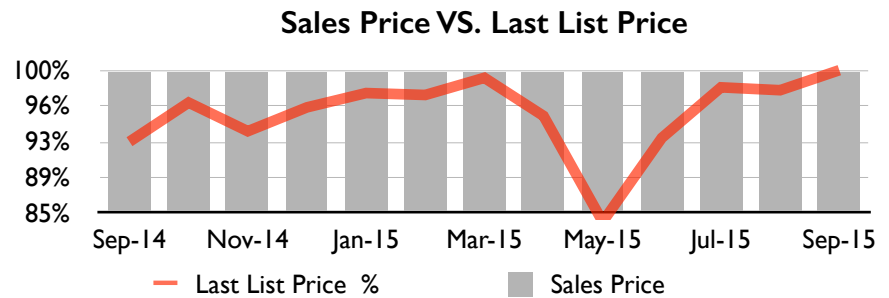
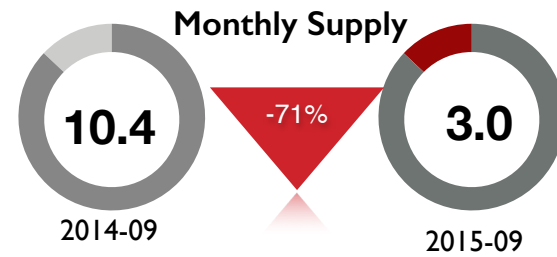
	2014-09	2015-09	Changes
Median Sales Price	\$687,500	\$483,250	<b>-29.71%</b>
Median Original List Price	\$479,900	\$499,000	<b>3.98%</b>
Median Market Time	12	152	<b>166.67%</b>
Home for Sale	7	9	<b>28.57%</b>
Under Contract	0	0	



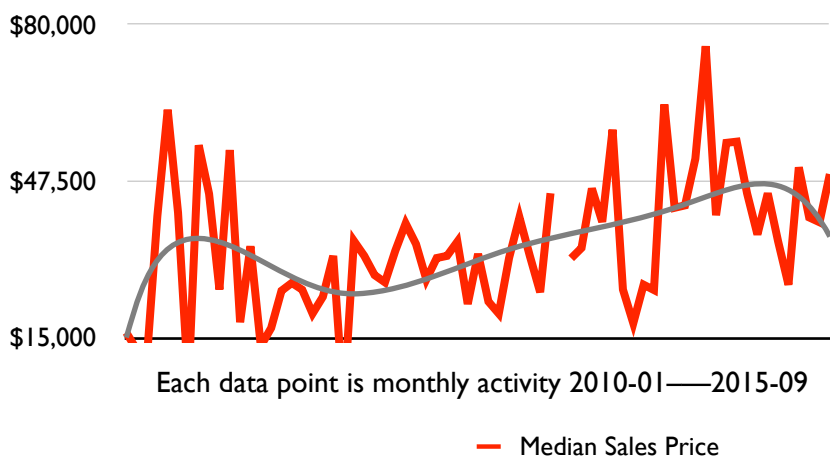
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# Washington Park

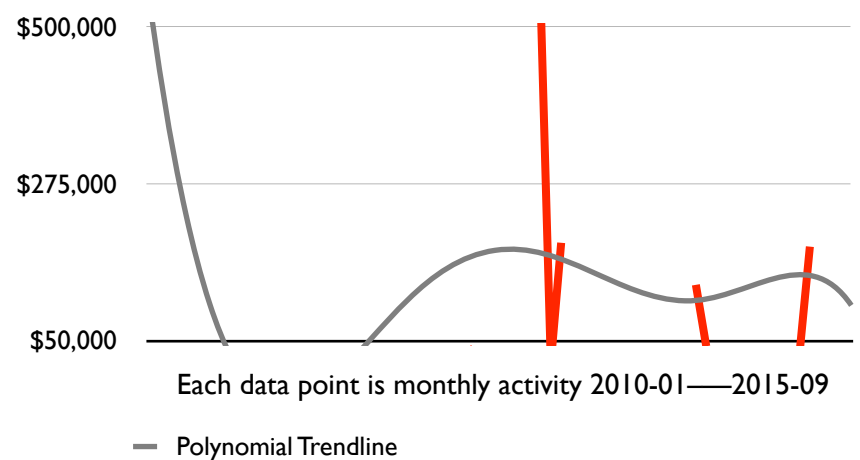
Monthly Update 2015-09



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



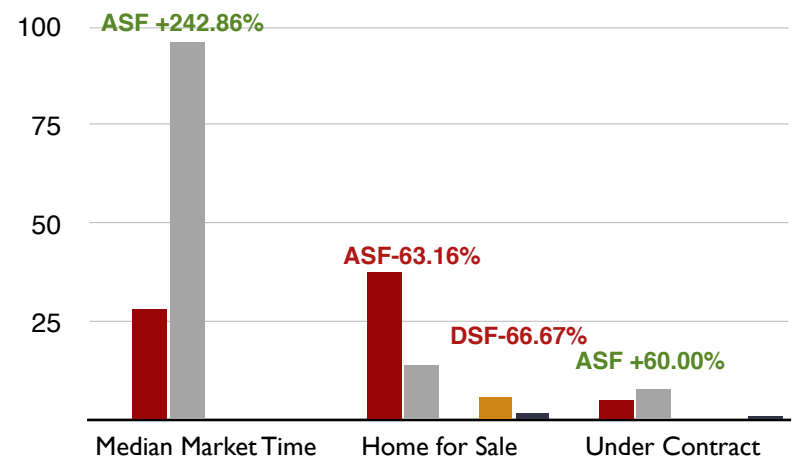
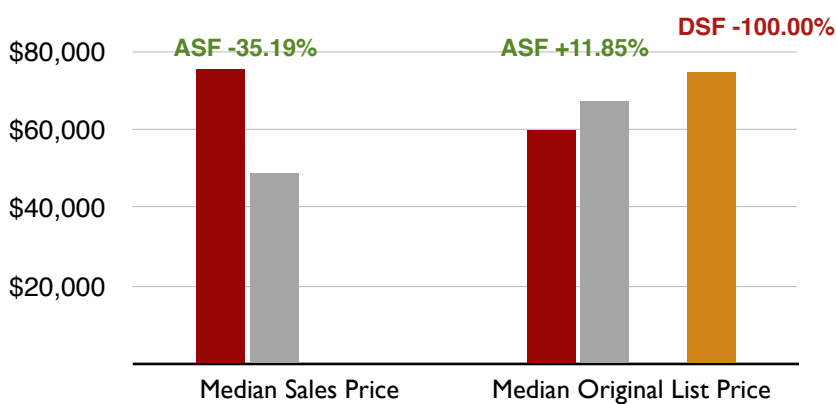
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$75,600	\$49,000	<b>-35.19%</b>
Median Original List Price	\$59,900	\$67,000	<b>11.85%</b>
Median Market Time	28	96	<b>242.86%</b>
Home for Sale	38	14	<b>-63.16%</b>
Under Contract	5	8	<b>60.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$75,000	\$0	<b>-100.00%</b>
Median Market Time	N/A	N/A	
Home for Sale	6	2	<b>-66.67%</b>
Under Contract	0	1	

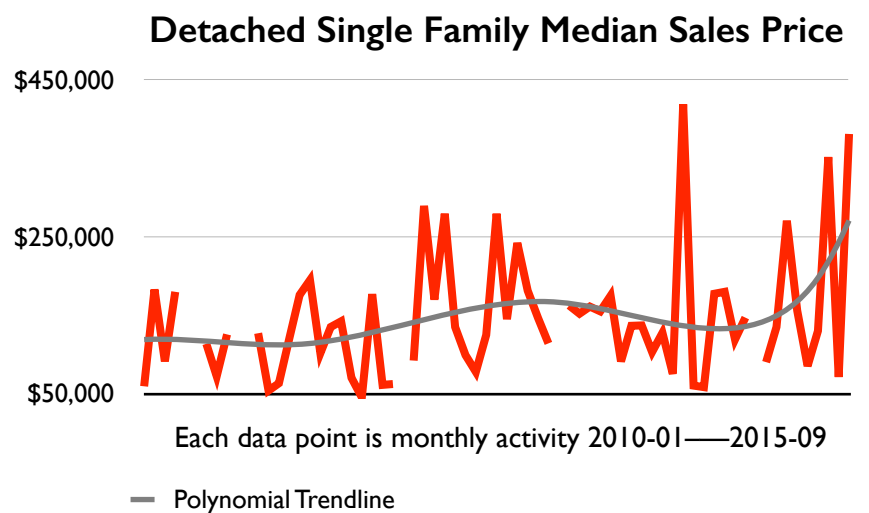
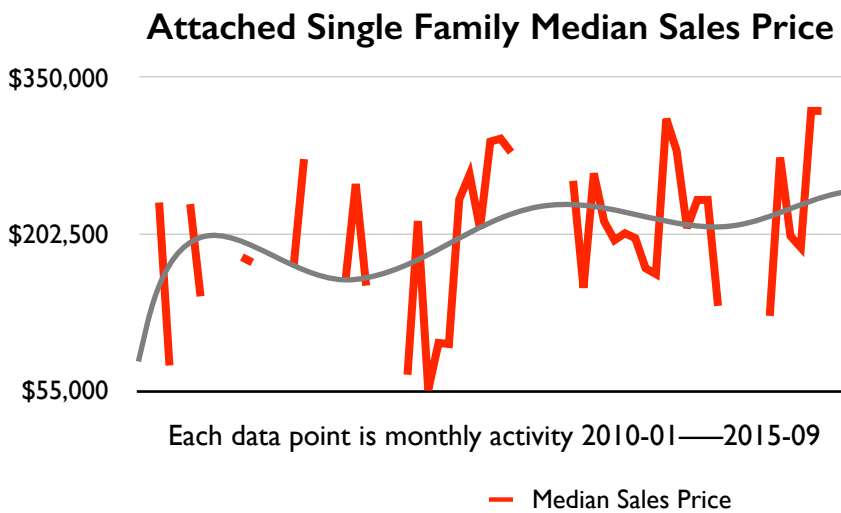
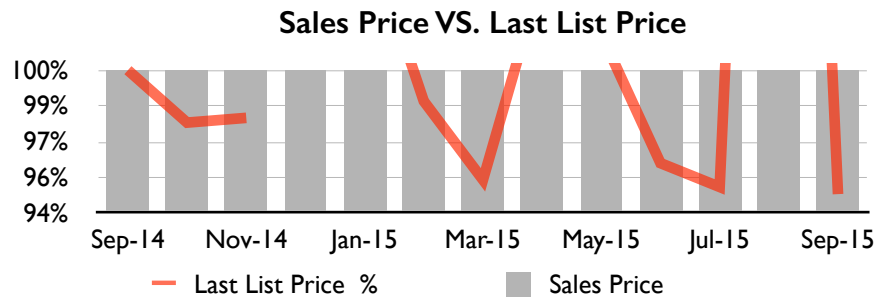
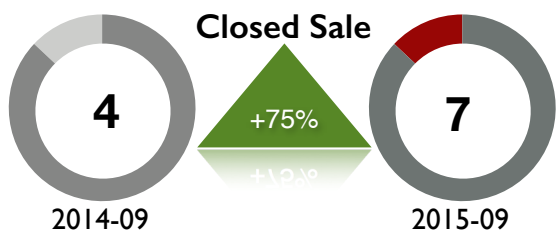
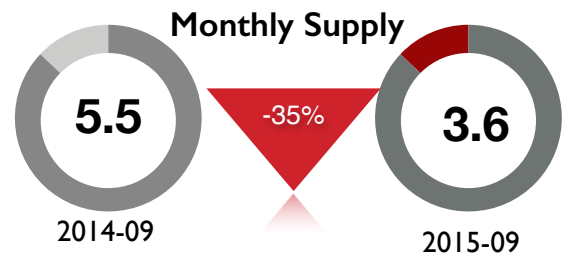


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Thursday, October 8, 2015

# McKinley Park

Monthly Update 2015-09



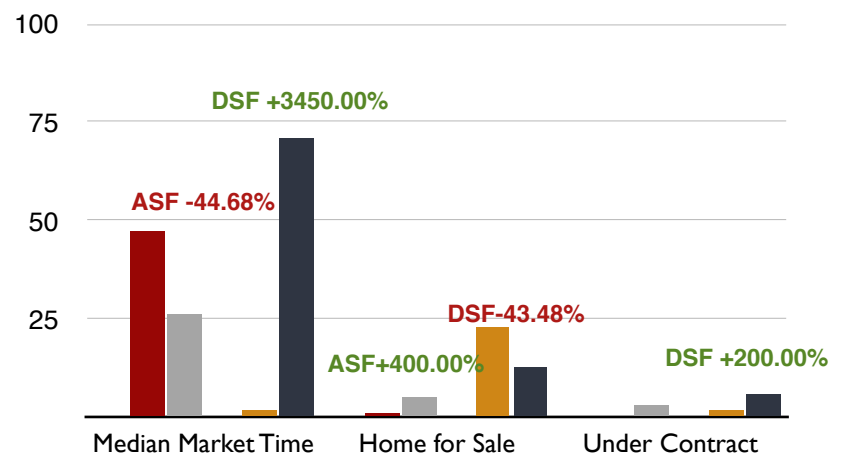
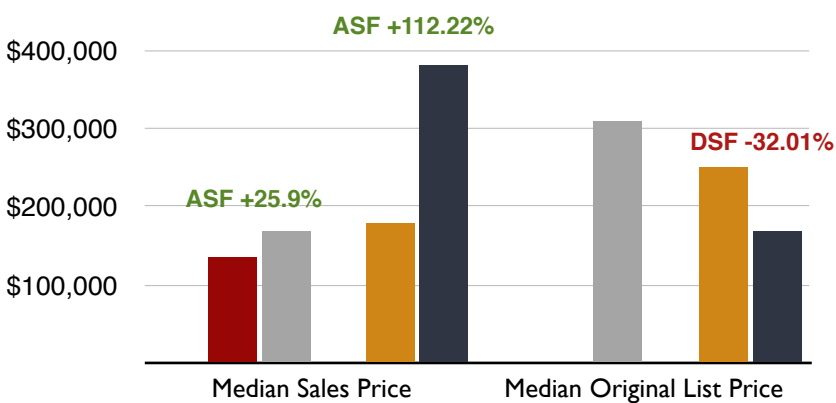
## Attached Single Family (ASF)

	2014-09	2015-09	Changes
Median Sales Price	\$135,000	\$170,000	<b>25.93%</b>
Median Original List Price	\$0	\$309,000	
Median Market Time	47	26	<b>-44.68%</b>
Home for Sale	1	5	<b>400.00%</b>
Under Contract	0	3	

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2014-09	2015-09	Changes
Median Sales Price	\$180,000	\$382,000	<b>112.22%</b>
Median Original List Price	\$249,900	\$169,900	<b>-32.01%</b>
Median Market Time	2	71	<b>3450.00%</b>
Home for Sale	23	13	<b>-43.48%</b>
Under Contract	2	6	<b>200.00%</b>



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