



CHICAGO

NEIGHBORHOOD MARKET REPORT

DECEMBER 2015

KEK TAKEAWAYS...



- Housing sales in 2015, overall, experienced positive growth. The rate of sales growth in the Chicagoland PMSA ranged from -2.02% to 16.3%. The increase in the volume of sales achieved in 2015 was a healthy rebound after a sales volume decline in 2014.
- In December, new listings in Chicagoland PMSA were down 5.7% for detached homes and 8.1% for attached homes. Listings under contract increased 23.2% for detached homes and 22.1% for attached homes. In comparison, Median Sales Prices were up 11.6% for detached homes to \$217,700 and 4.3% for attached homes to \$166,900. During the same period, Months Supply of Inventory of detached homes decreased 25% and attached homes decreased 25.7%.
- Market time in December averaged 60 days in the PMSA, a decrease from 62 days compared to a year ago. The total inventory of properties available for sale as of December 2015 was down 16.8% to 33,087 from 39,772 in November 2015 and down 16.4% from 39,574 in December 2014.
- According to the latest Fannie Mae Home Purchase Sentiment Index (HPSI), the index decreased to 80.8 from 83.2. *Good Time to Sell* decreased by 6 points and *Good Time to Buy* edged up by 1 point. Furthermore, the household income component decreased by 5 points, indicating respondents' negative sentiment on their income compared with a year ago.
- Overall, 2015 ended on a strong note and 2016 is forecasted to continue this trend.

Our Monthly Report covers 30 Chicago neighborhoods and market areas by providing detailed information on market activity to keep you informed.

Chicagoland PMSA— December 2015

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

-6.5%

Change in
New Listing
All properties

+1.7%

Change in
Closed Sales
All properties

-16.4%

Change in
Inventory of Homes
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

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.

PahRoo's clients range from homeowners, commercial property owners, brokers and realtors, mortgage lenders, banks, accountants, attorneys, executors, receivers, special asset groups, trustees, portfolio managers, to [the Internal Revenue Service \(IRS\)](#), Fannie Mae, Freddie Mac, and [the Federal Deposit Insurance Corporation \(FDIC\)](#).

Based in city of Chicago, PahRoo serves residential and commercial clients throughout the area including:

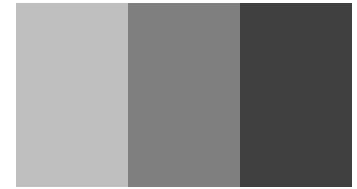
- **Cook County:** Chicago, Northbrook, Oak Lawn, Schaumburg, Barrington, Oak Park, Evanston.
- **DuPage County:** Elmhurst, Wheaton, Naperville, Woodridge, Hinsdale, Downers Grove, Lisle, Itasca, Willowbrook.
- **Lake County:** Waukegan, Highland Park, Vernon Hills, Zion, Riverwoods, Deerfield, Lake Forest.
- **Kane County:** Elgin, Aurora, Geneva, Barrington, Elburn.
- **Kendall County:** Oswego, Yorkville, Plano.
- **McHenry County:** McHenry, Woodstock, Crystal Lake, Harvard, Algonquin, Fox Lake.
- **Will County:** Joliet, Bolingbrook, Lockport, Romeoville.

PahRoo is the only Chicago appraisal firm with LEED Accredited and Green designated real estate appraisal professionals.

Rated as a Top Chicagoland Appraisal Firm by Angie's List!

Call us now at [\(773\) 388-0003](tel:(773)388-0003) or email us at Appraisal@PahRoo.com!

INTRODUCTION & METHODOLOGY



Monthly Update—December 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

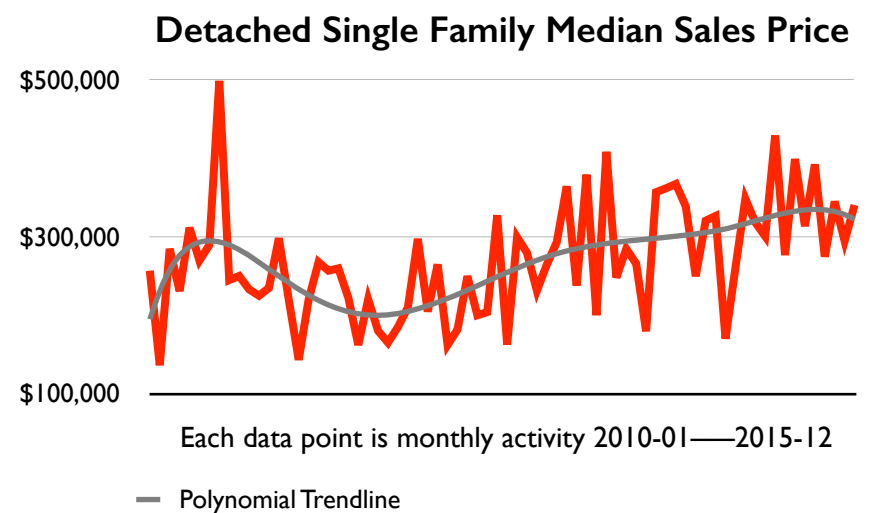
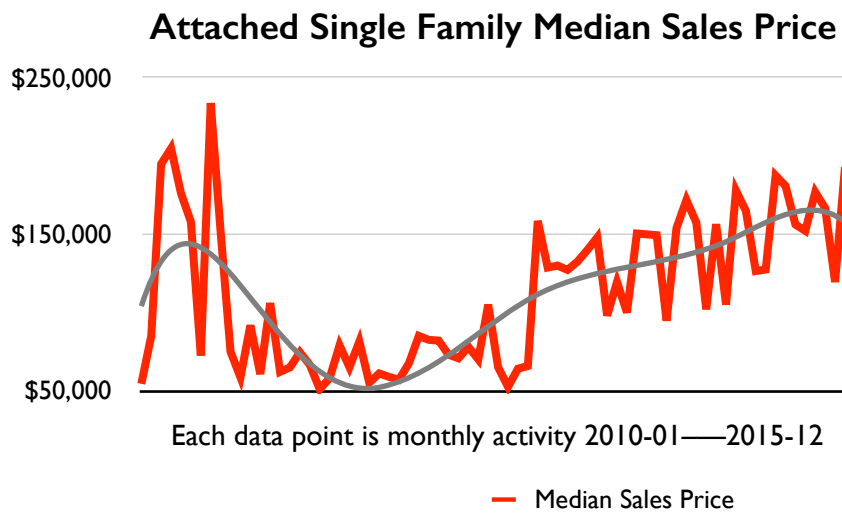
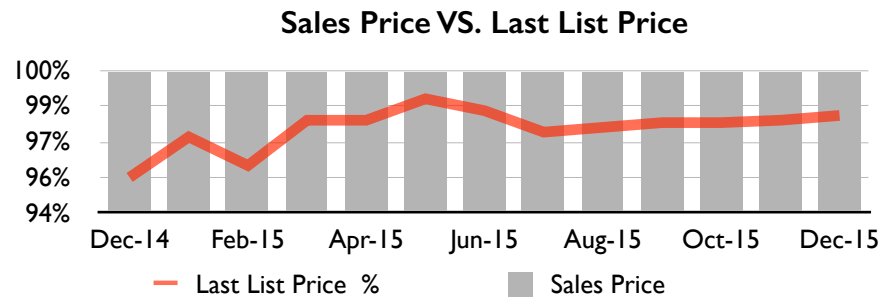
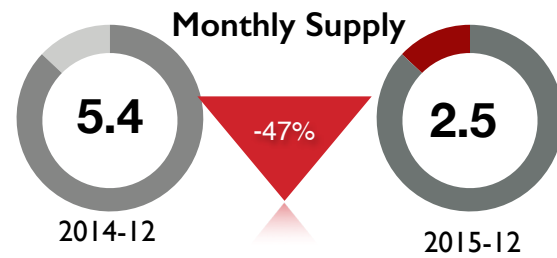
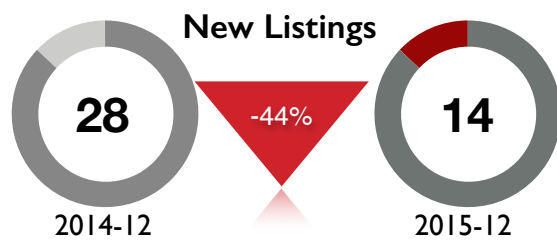
download data concerning those metrics.

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 We'd more than Welcome it.

Albank Park

Monthly Update 2015-12



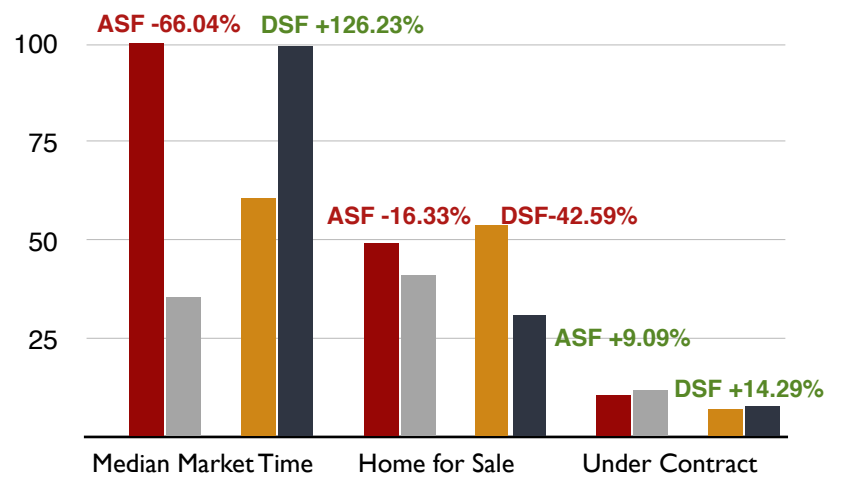
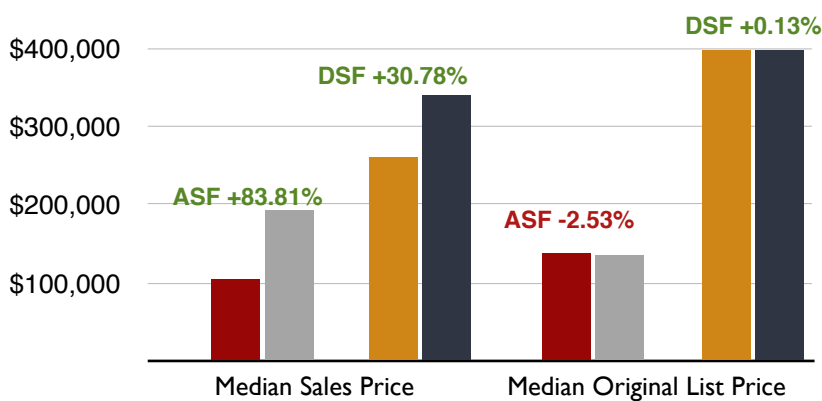
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$105,000	\$193,000	83.81%
Median Original List Price	\$138,450	\$134,950	-2.53%
Median Market Time	106	36	-66.04%
Home for Sale	49	41	-16.33%
Under Contract	11	12	9.09%

ASF including Townhouse & Condo

Detached Single Family (DSF)

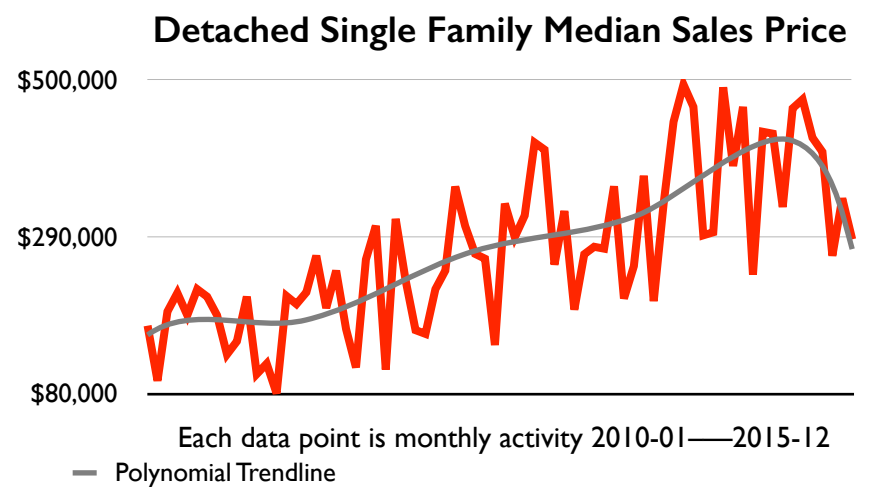
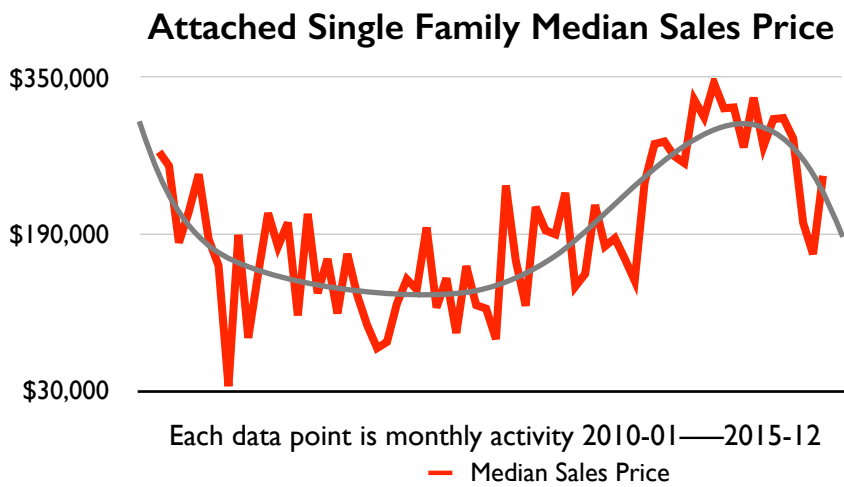
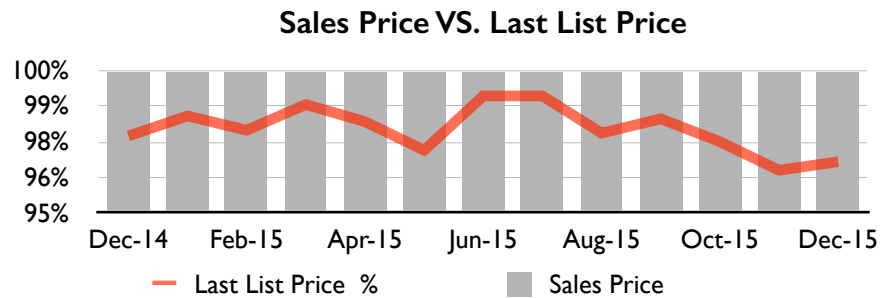
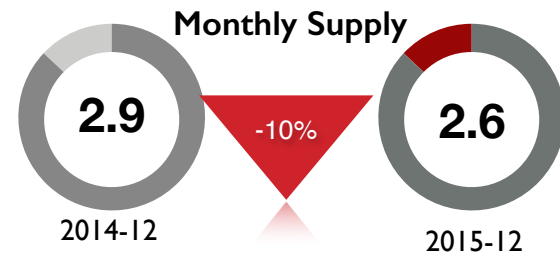
	2014-12	2015-12	Changes
Median Sales Price	\$260,750	\$341,000	30.78%
Median Original List Price	\$399,000	\$399,500	0.13%
Median Market Time	61	138	+126.23%
Home for Sale	54	31	-42.59%
Under Contract	7	8	14.29%



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

Avondale

Monthly Update 2015-12



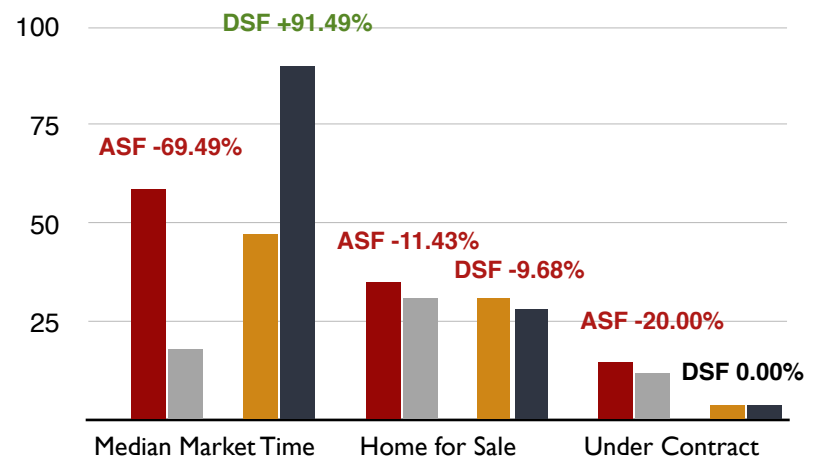
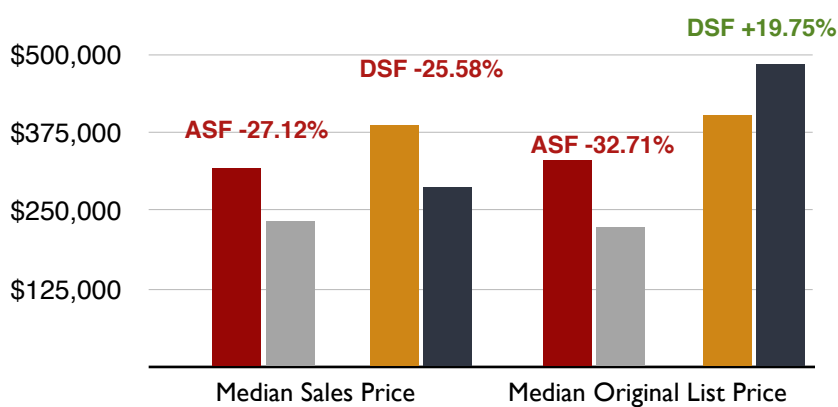
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$319,000	\$232,500	-27.12%
Median Original List Price	\$329,900	\$222,000	-32.71%
Median Market Time	59	18	-69.49%
Home for Sale	35	31	-11.43%
Under Contract	15	12	-20.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$385,625	\$287,000	-25.58%
Median Original List Price	\$405,000	\$485,000	+19.75%
Median Market Time	47	90	+91.49%
Home for Sale	31	28	-9.68%
Under Contract	4	4	0.00%

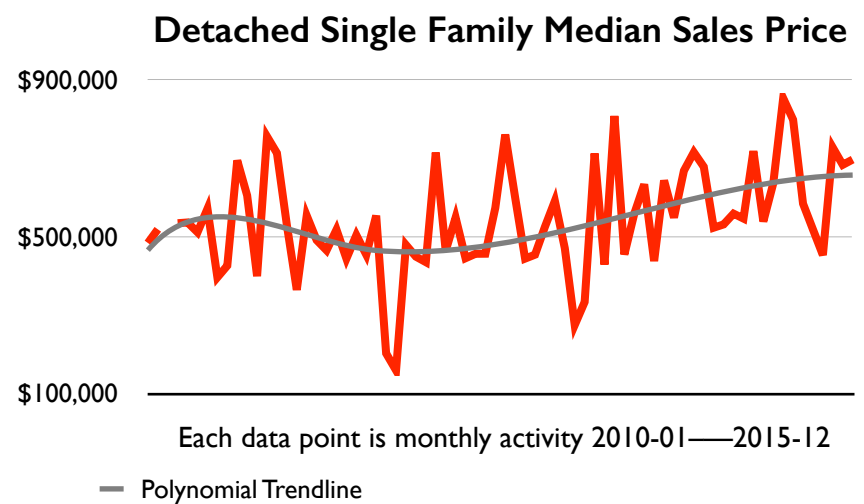
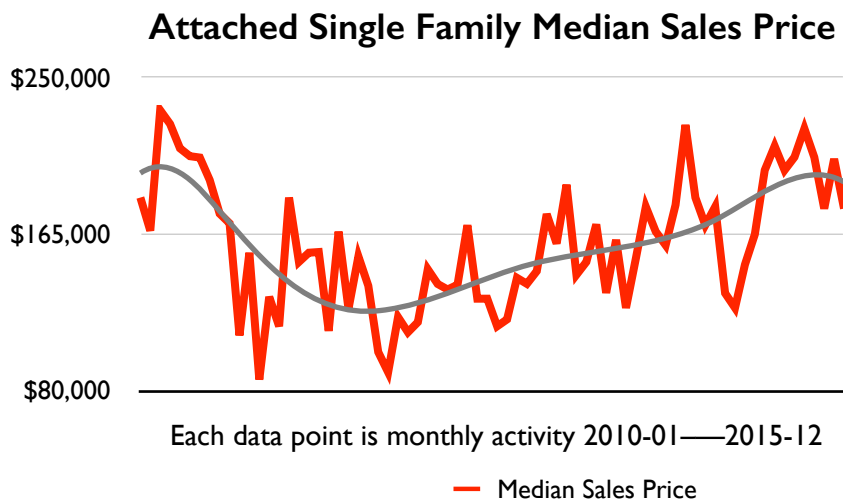
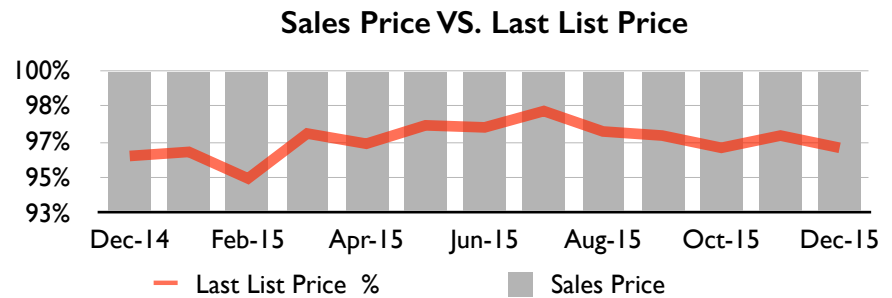
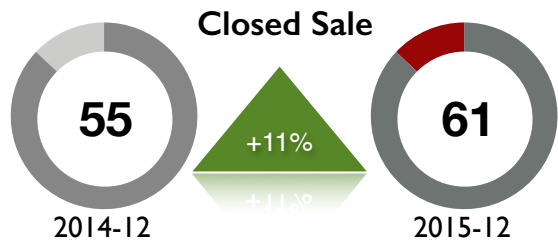
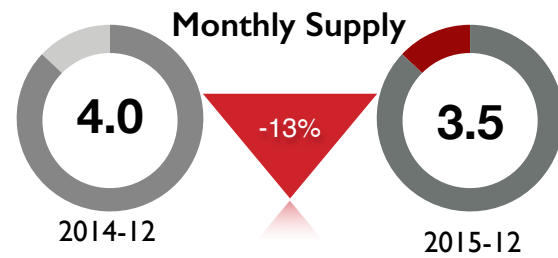
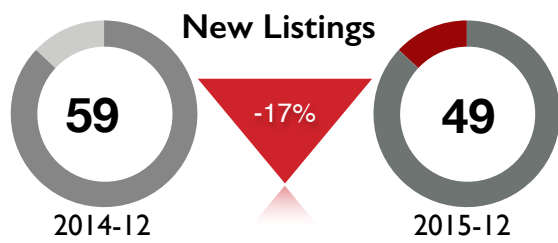


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, January 6, 2016

Edgewater

Monthly Update 2015-12



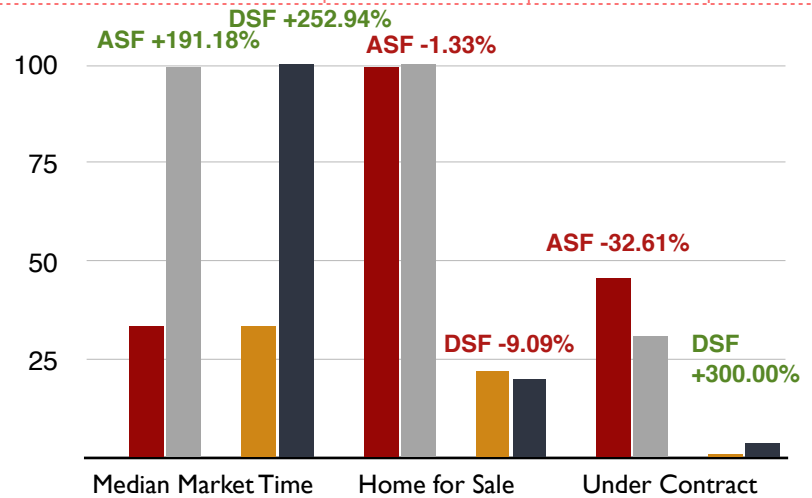
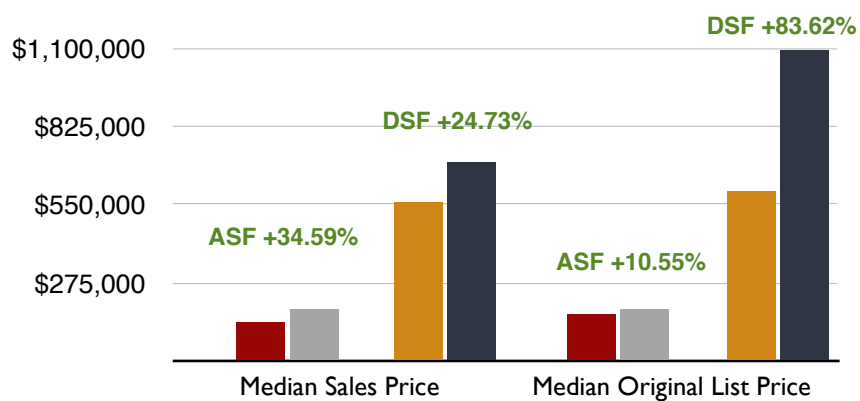
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$133,000	\$179,000	34.59%
Median Original List Price	\$165,000	\$182,400	10.55%
Median Market Time	34	99	191.18%
Home for Sale	225	222	-1.33%
Under Contract	46	31	-32.61%

ASF including Townhouse & Condo

Detached Single Family (DSF)

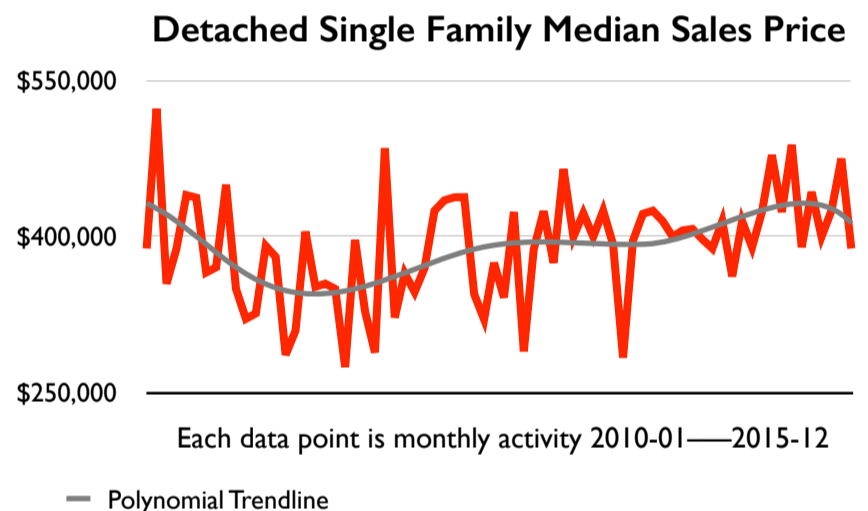
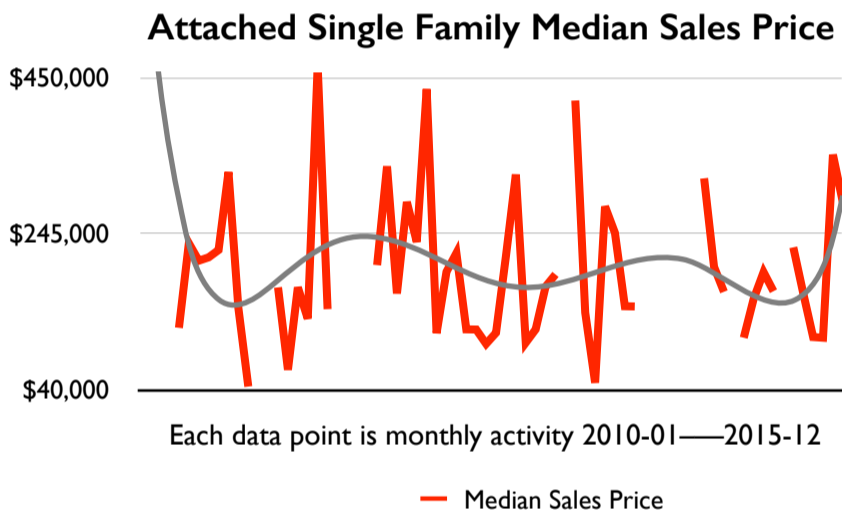
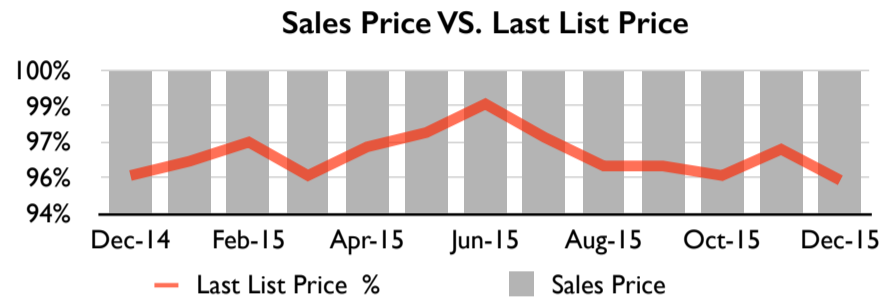
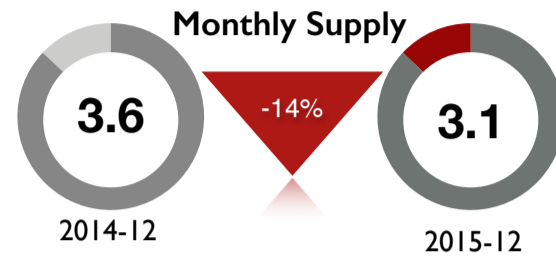
	2014-12	2015-12	Changes
Median Sales Price	\$560,000	\$698,500	24.73%
Median Original List Price	\$596,350	\$1,095,000	83.62%
Median Market Time	34	120	252.94%
Home for Sale	22	20	-9.09%
Under Contract	1	4	300.00%



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

Forest Glen

Monthly Update 2015-12



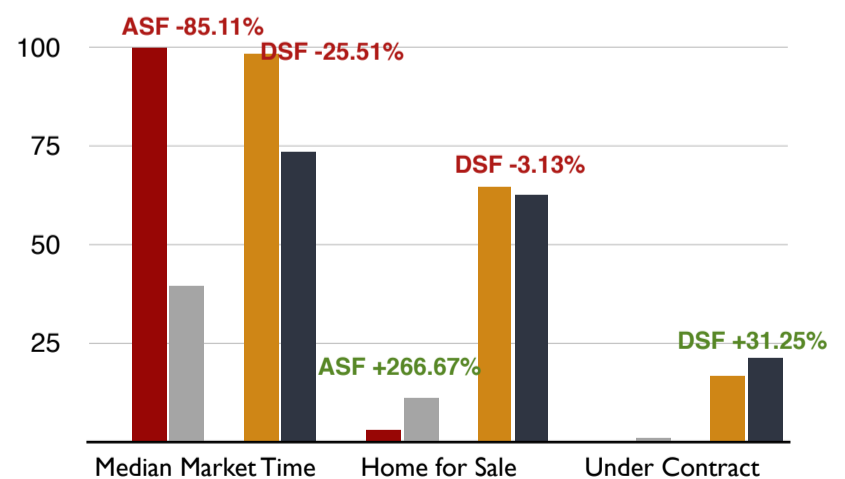
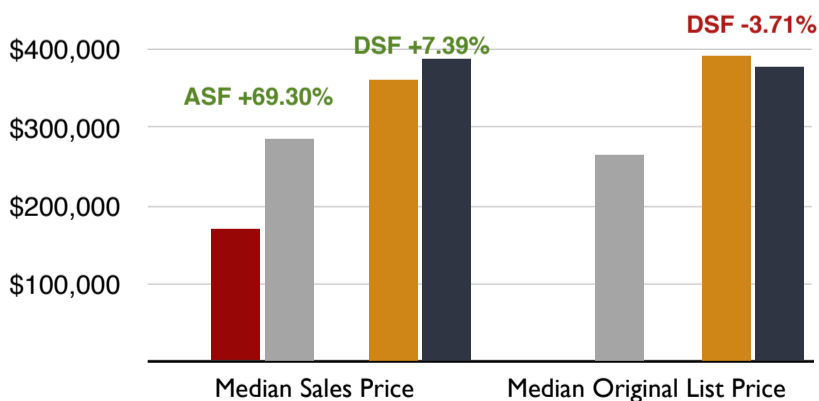
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$169,225	\$286,500	69.30%
Median Original List Price	\$0	\$263,700	
Median Market Time	262	39	-85.11%
Home for Sale	3	11	266.67%
Under Contract	0	1	

ASF including Townhouse & Condo

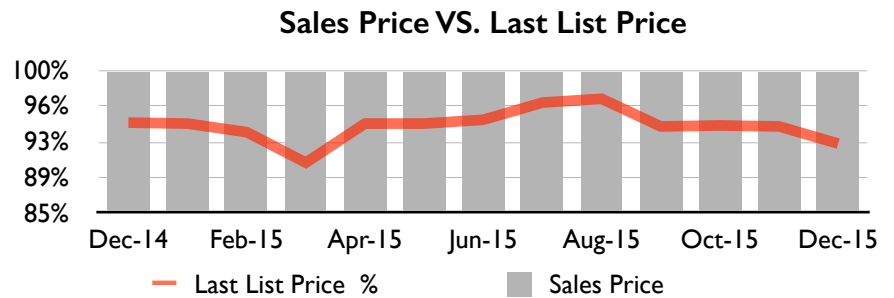
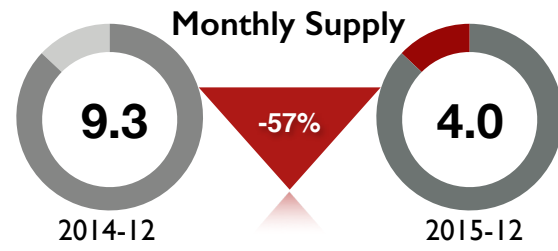
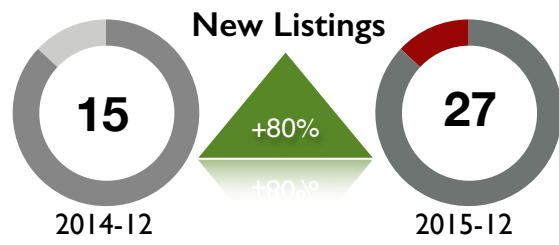
Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$362,000	\$388,750	7.39%
Median Original List Price	\$392,000	\$377,450	-3.71%
Median Market Time	98	73	-25.51%
Home for Sale	64	62	-3.13%
Under Contract	16	21	31.25%

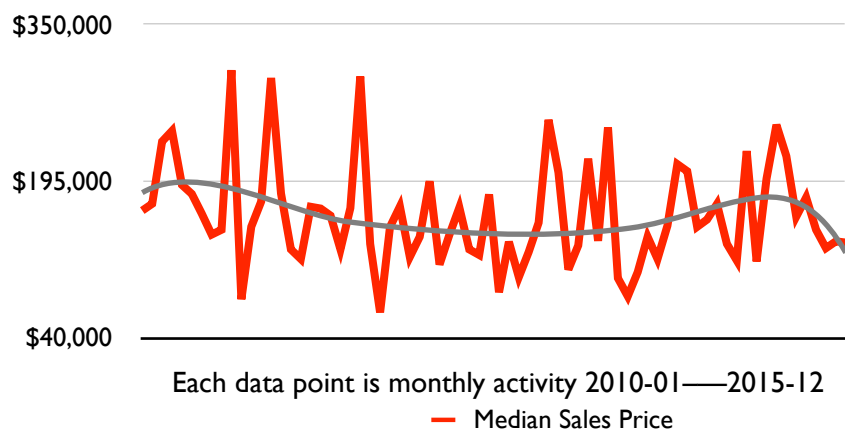


Hyde Park

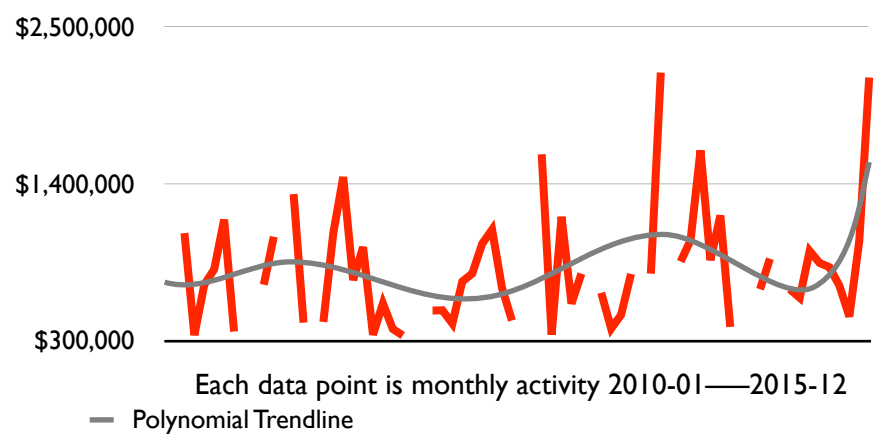
Monthly Update 2015-12



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



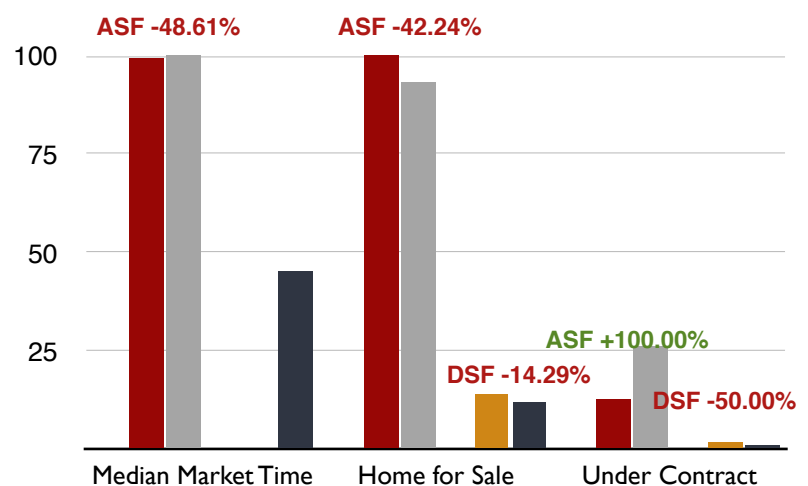
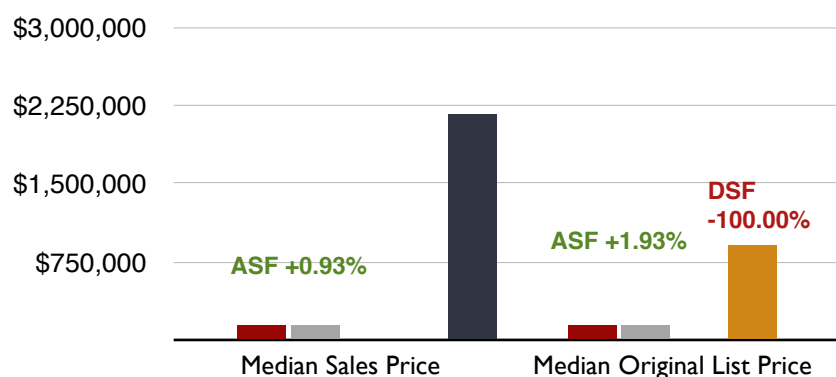
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$133,000	\$134,238	0.93%
Median Original List Price	\$129,500	\$132,000	1.93%
Median Market Time	216	111	-48.61%
Home for Sale	161	93	-42.24%
Under Contract	13	26	100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	N/A	\$2,150,000	
Median Original List Price	\$899,000	\$0	-100.00%
Median Market Time	N/A	45	
Home for Sale	14	12	-14.29%
Under Contract	2	1	-50.00%

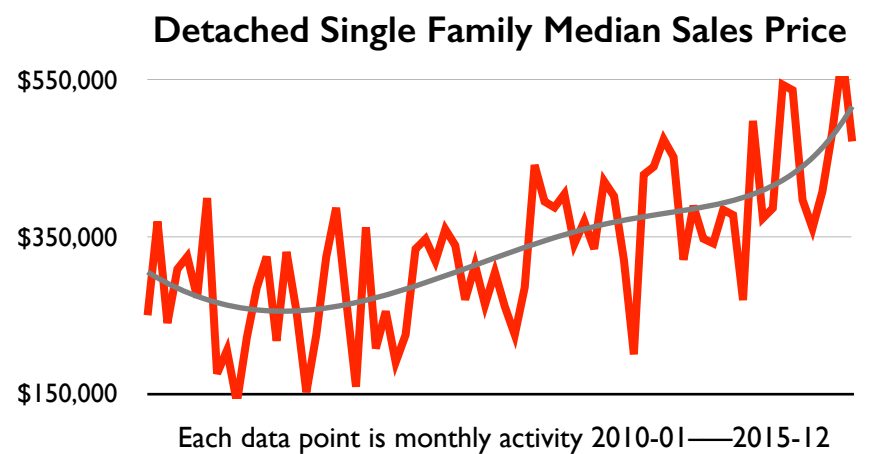
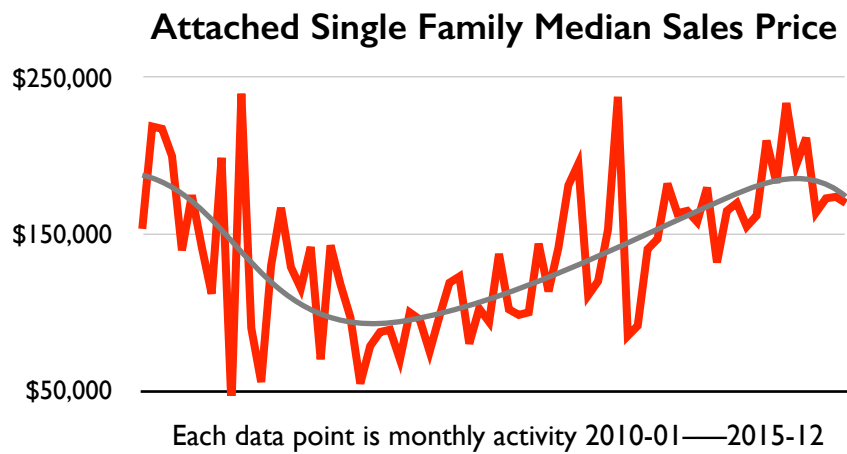
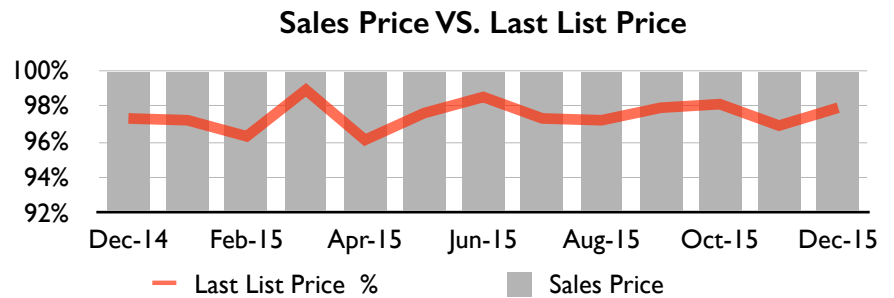
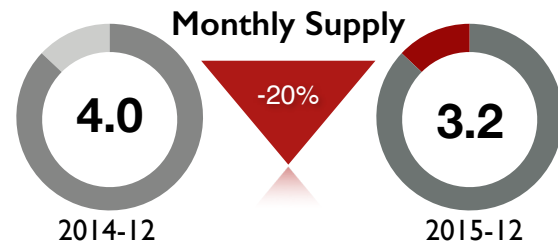


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, January 6, 2016

Irving Park

Monthly Update 2015-12



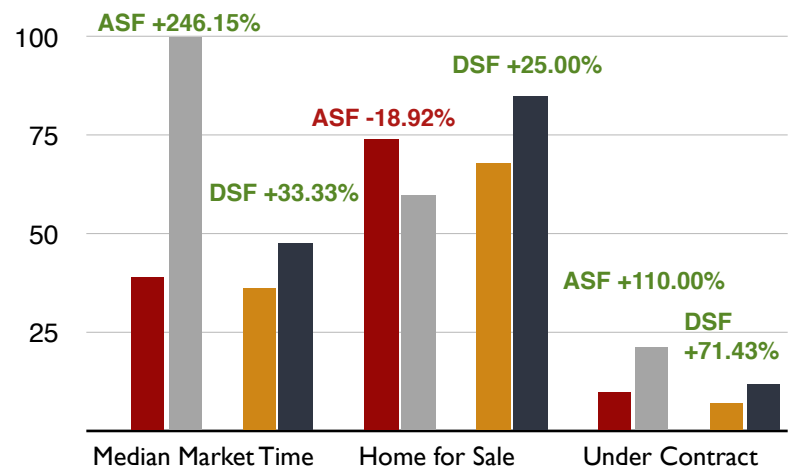
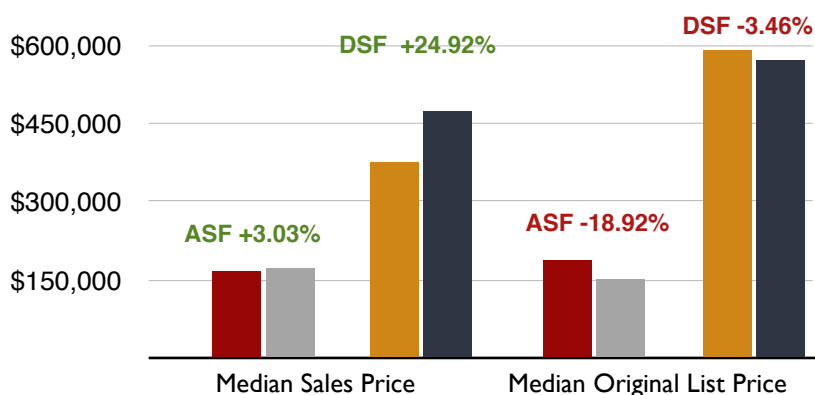
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$165,000	\$170,000	3.03%
Median Original List Price	\$184,950	\$149,900	-18.95%
Median Market Time	39	135	246.15%
Home for Sale	74	60	-18.92%
Under Contract	10	21	110.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$378,250	\$472,500	24.92%
Median Original List Price	\$589,900	\$569,500	-3.46%
Median Market Time	36	48	33.33%
Home for Sale	68	85	25.00%
Under Contract	7	12	71.43%

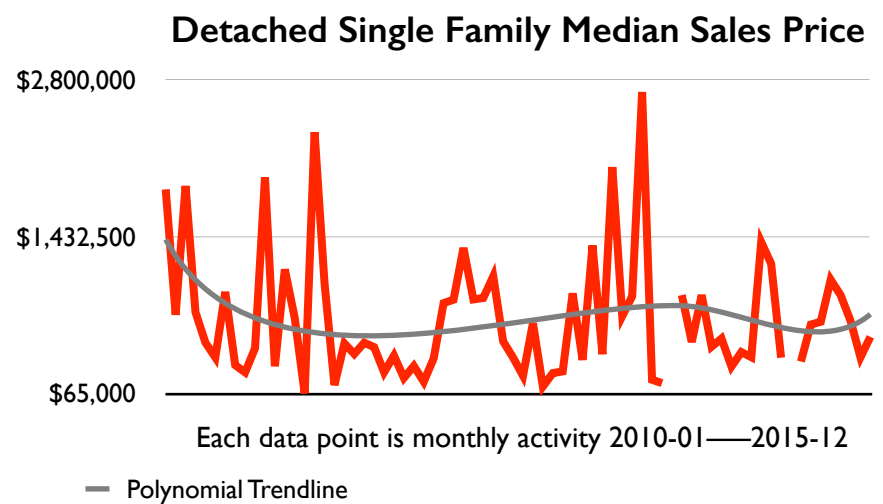
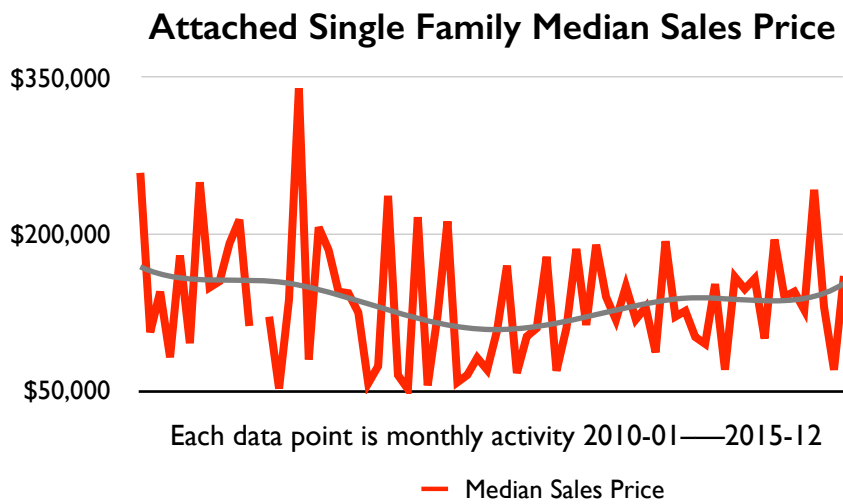
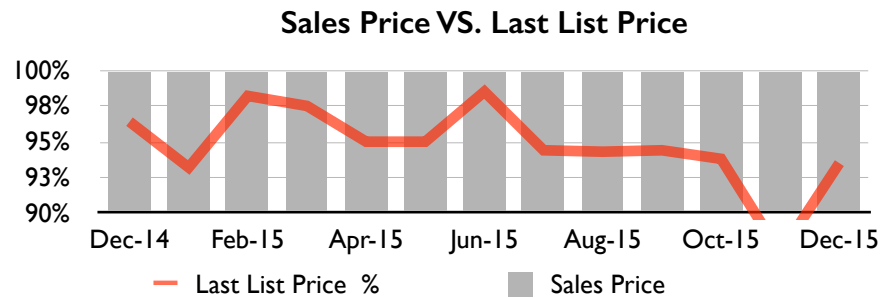
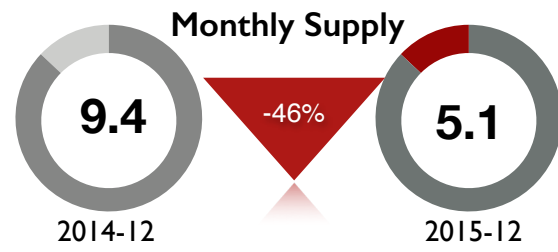
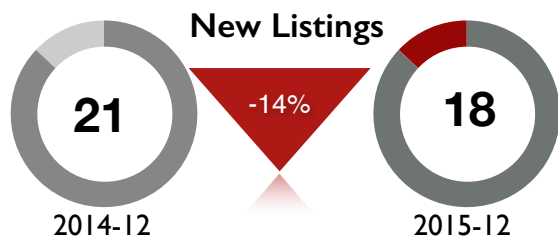


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, January 6, 2016

Kenwood

Monthly Update 2015-12



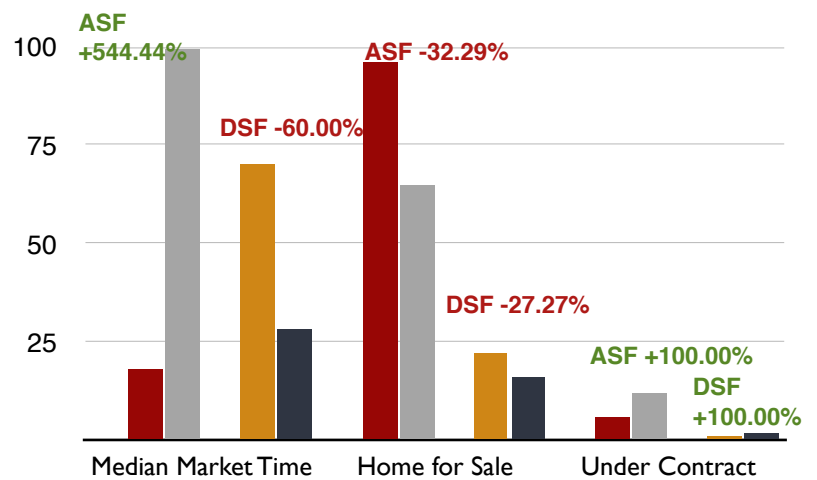
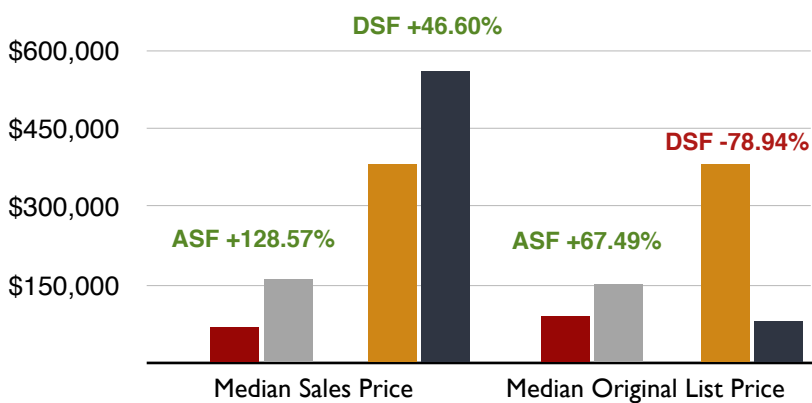
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$70,000	\$160,000	128.57%
Median Original List Price	\$89,500	\$149,900	67.49%
Median Market Time	18	116	544.44%
Home for Sale	96	65	-32.29%
Under Contract	6	12	100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

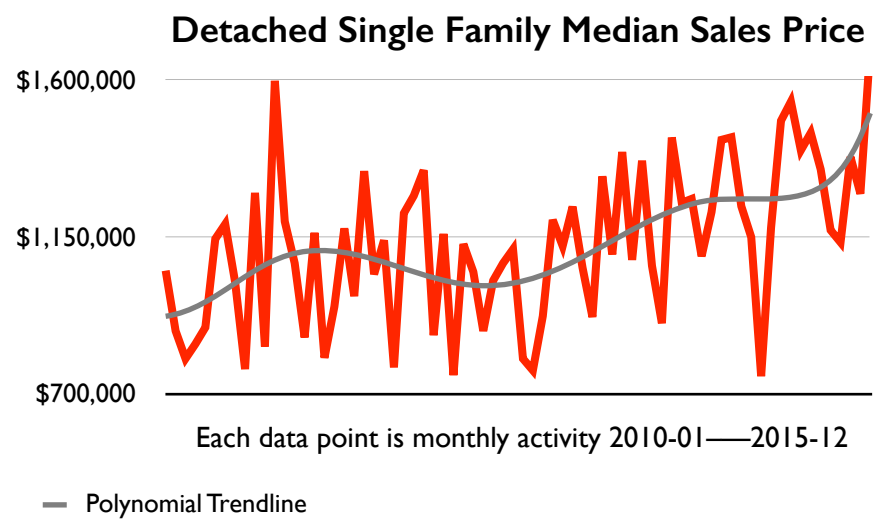
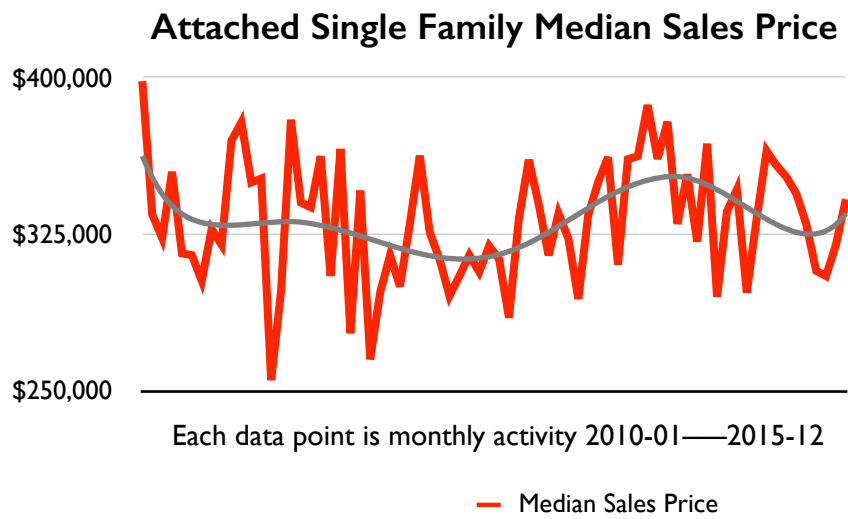
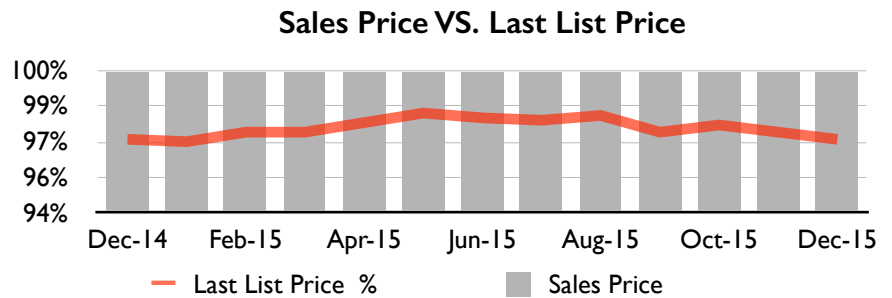
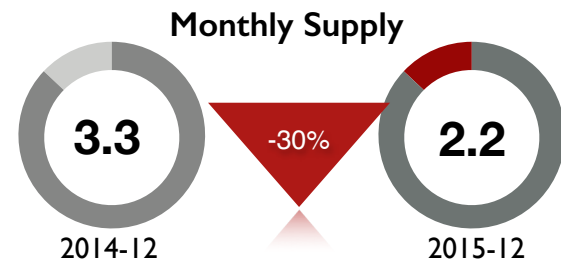
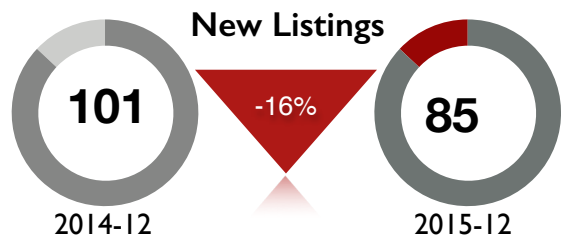
	2014-12	2015-12	Changes
Median Sales Price	\$382,000	\$560,000	46.60%
Median Original List Price	\$379,900	\$80,000	-78.94%
Median Market Time	70	28	-60.00%
Home for Sale	22	16	-27.27%
Under Contract	1	2	100.00%



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

Lakeview

Monthly Update 2015-12



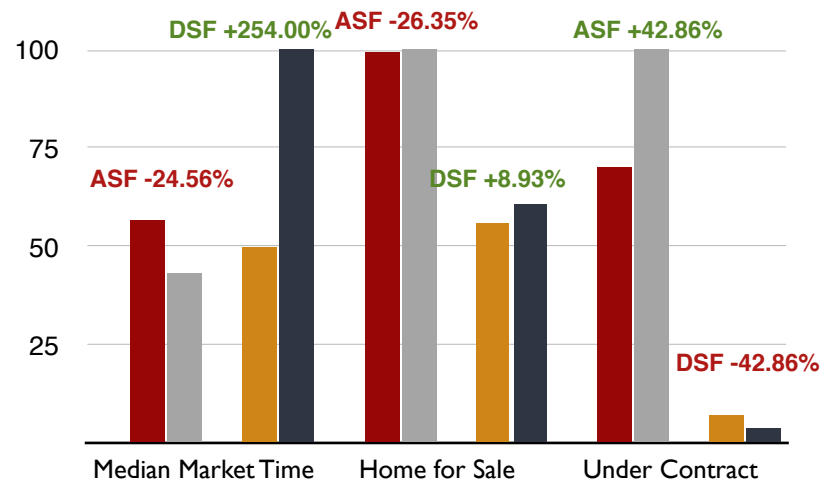
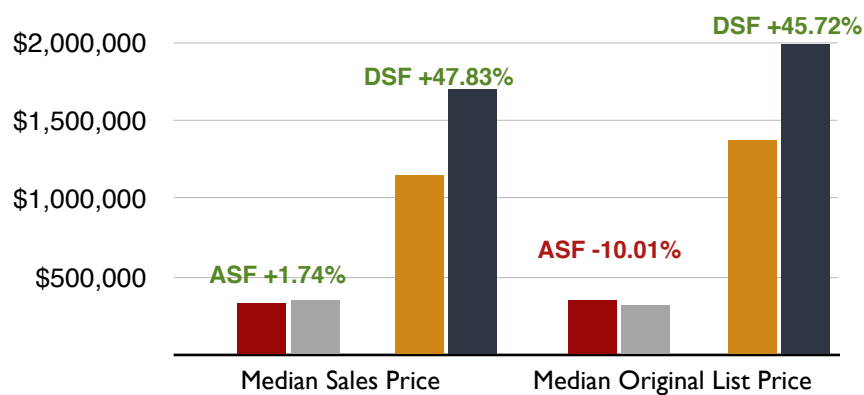
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$336,000	\$341,838	1.74%
Median Original List Price	\$350,000	\$314,950	-10.01%
Median Market Time	57	43	-24.56%
Home for Sale	482	355	-26.35%
Under Contract	70	100	42.86%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$1,150,000	\$1,700,000	47.83%
Median Original List Price	\$1,372,450	\$2,000,000	45.72%
Median Market Time	50	177	254.00%
Home for Sale	56	61	8.93%
Under Contract	7	4	-42.86%

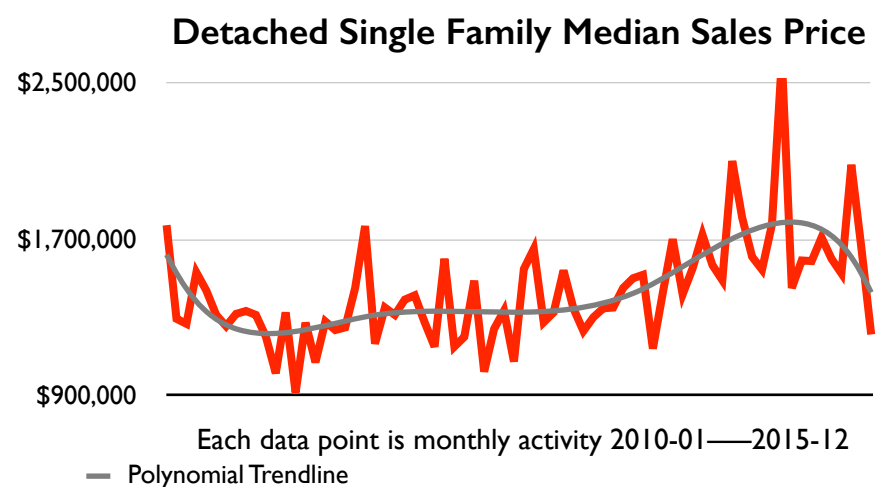
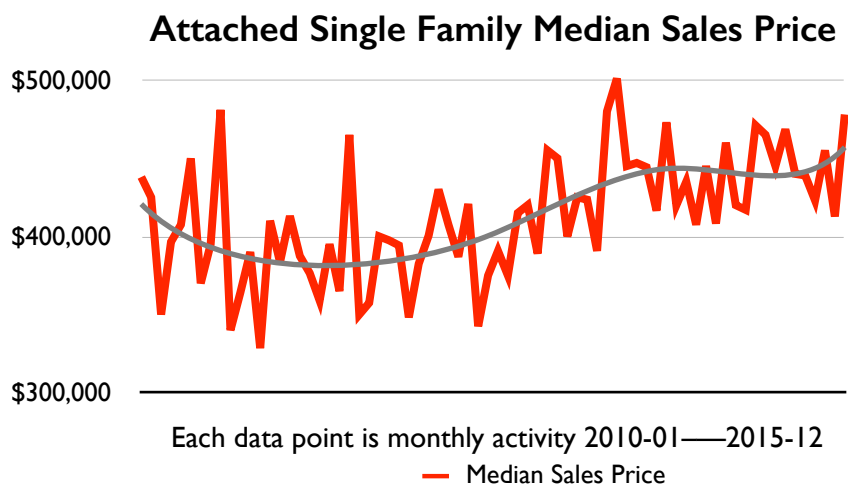
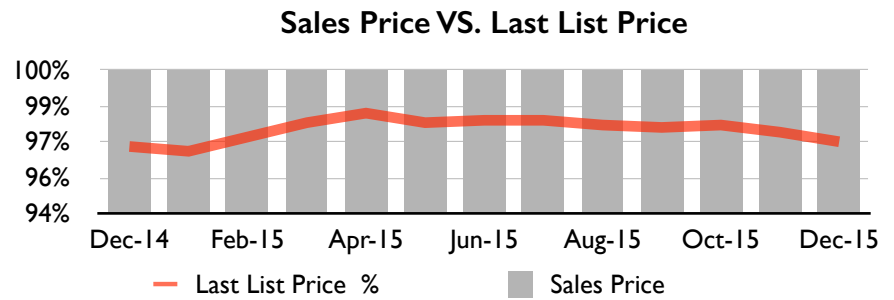
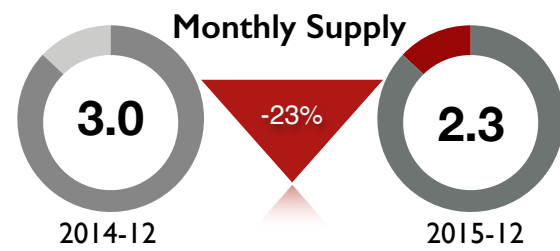
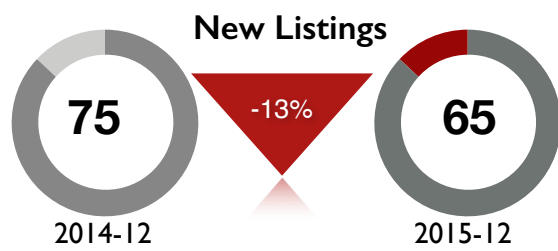


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, January 6, 2016

Lincoln Park

Monthly Update 2015-12



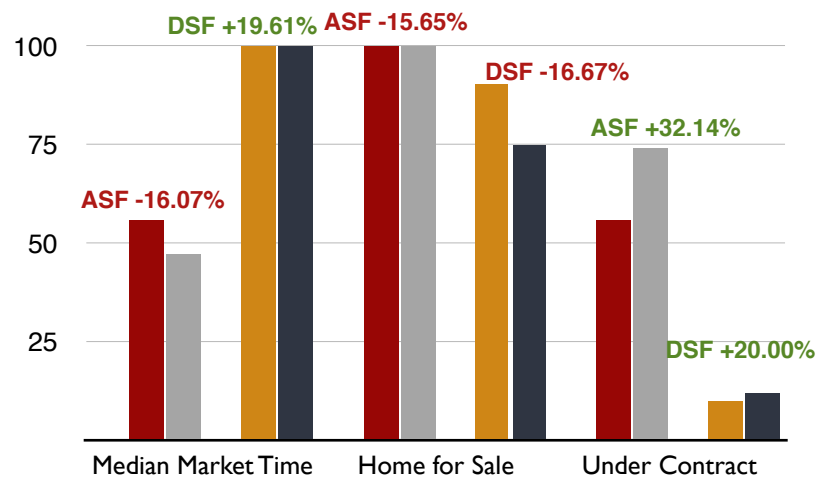
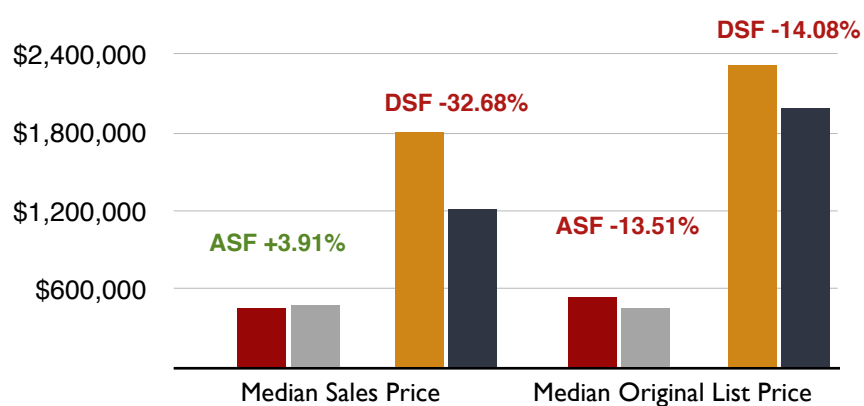
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$460,000	\$478,000	3.91%
Median Original List Price	\$524,900	\$454,000	-13.51%
Median Market Time	56	47	-16.07%
Home for Sale	262	221	-15.65%
Under Contract	56	74	32.14%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$1,801,000	\$1,212,500	-32.68%
Median Original List Price	\$2,322,000	\$1,995,000	-14.08%
Median Market Time	102	122	19.61%
Home for Sale	90	75	-16.67%
Under Contract	10	12	20.00%

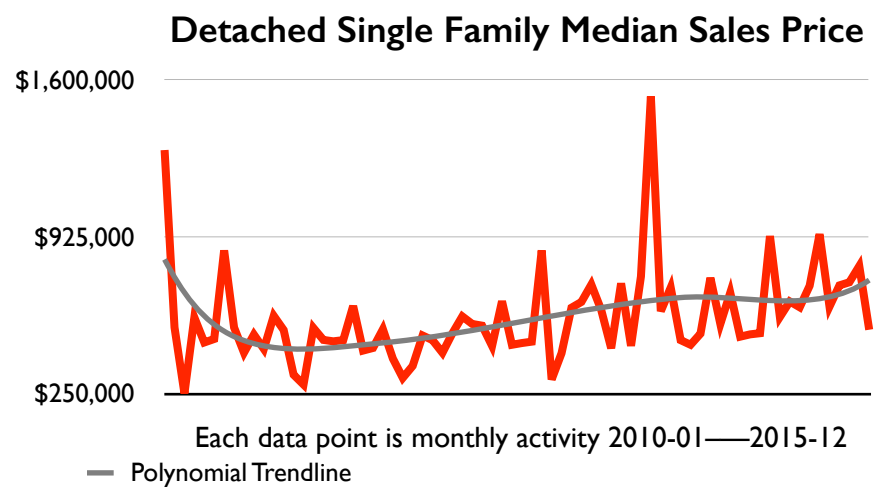
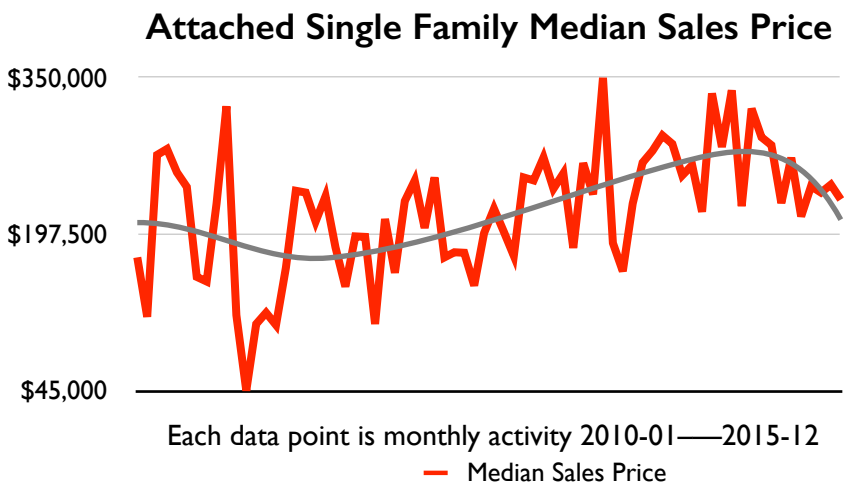
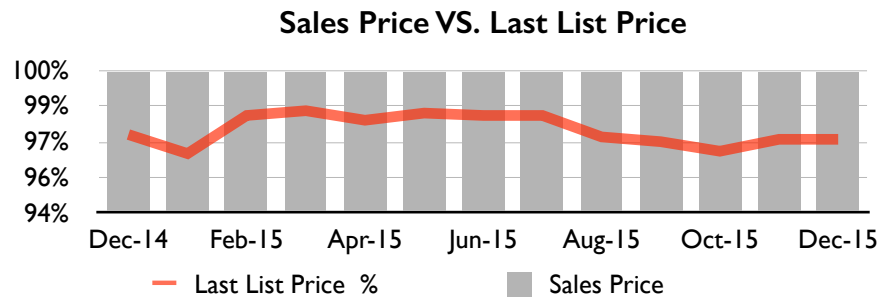
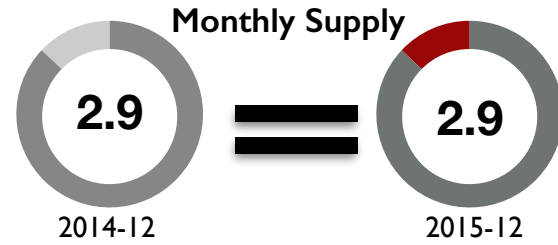
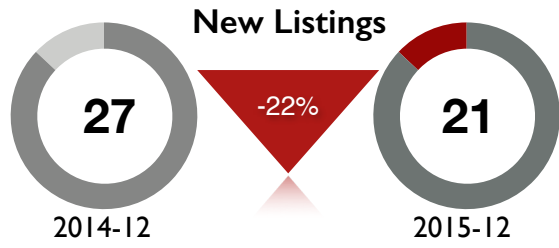


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, January 6, 2016

Lincoln Square

Monthly Update 2015-12



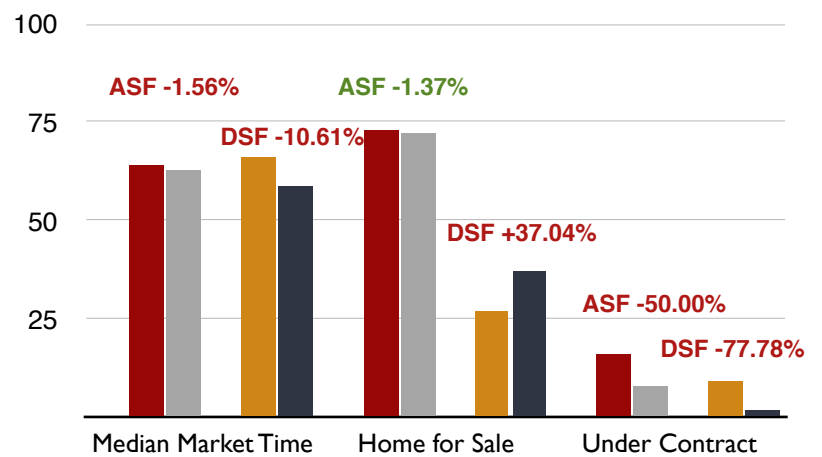
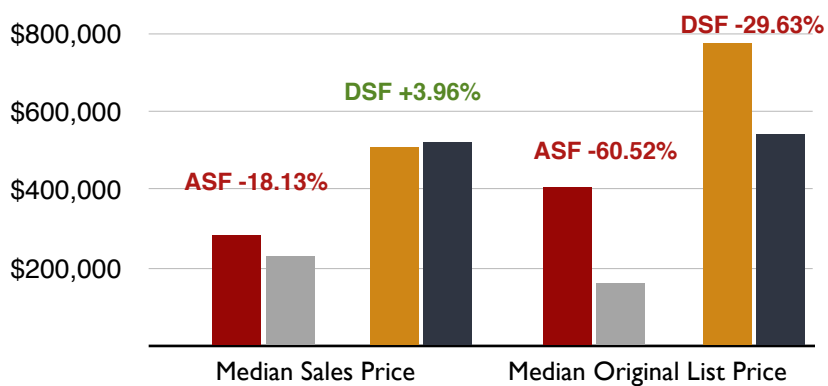
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$282,750	\$231,500	-18.13%
Median Original List Price	\$405,000	\$159,900	-60.52%
Median Market Time	64	63	-1.56%
Home for Sale	73	72	-1.37%
Under Contract	16	8	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$505,000	\$525,000	3.96%
Median Original List Price	\$774,450	\$544,950	-29.63%
Median Market Time	66	59	-10.61%
Home for Sale	27	37	37.04%
Under Contract	9	2	-77.78%

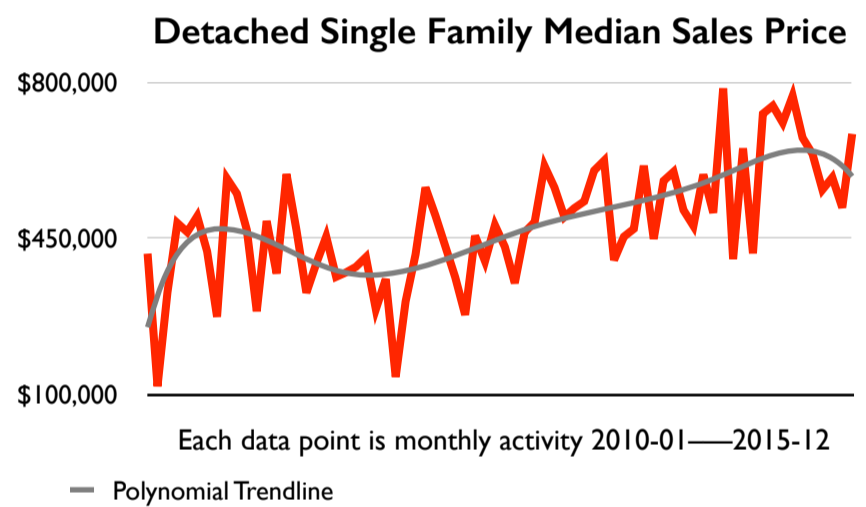
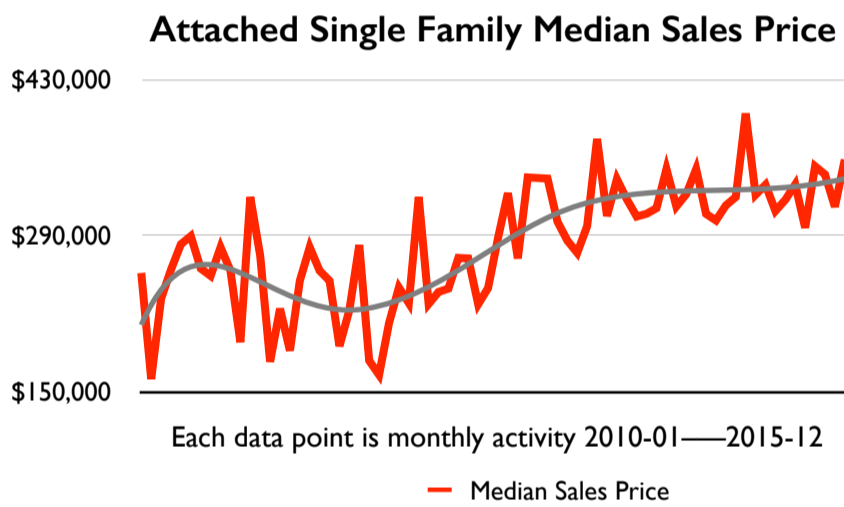
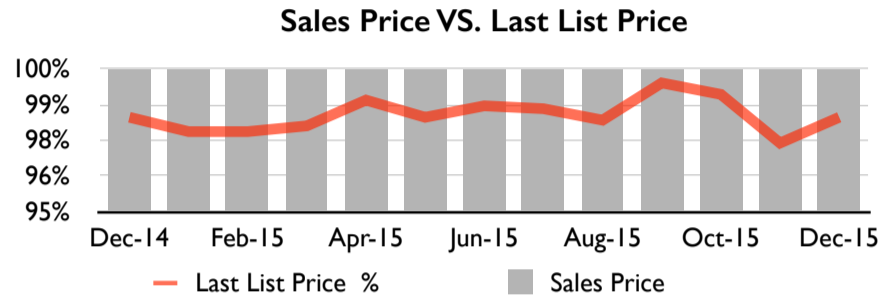
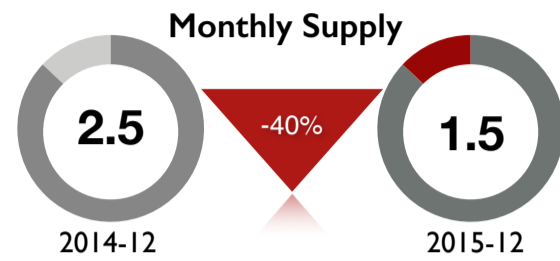
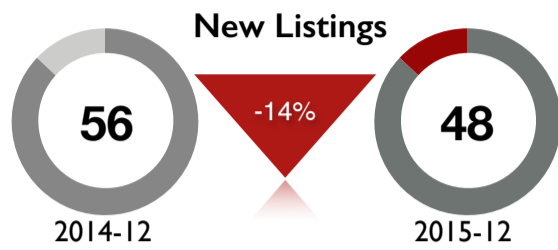


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, January 6, 2016

Logan Square

Monthly Update 2015-12



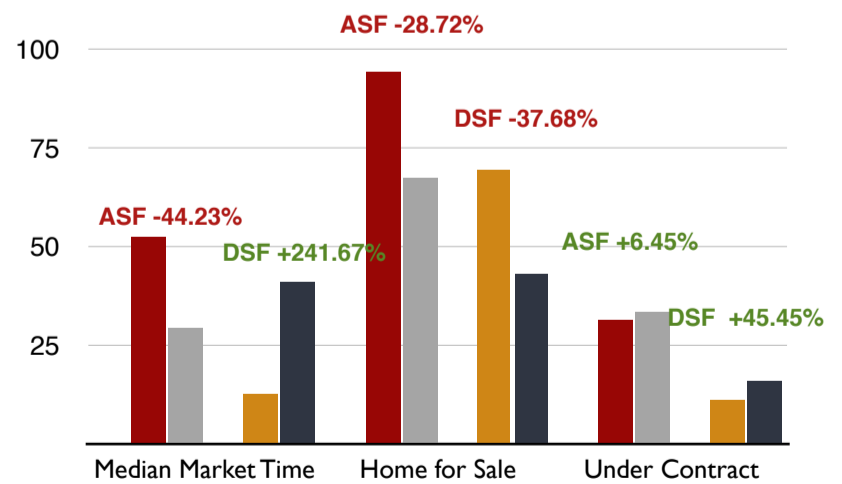
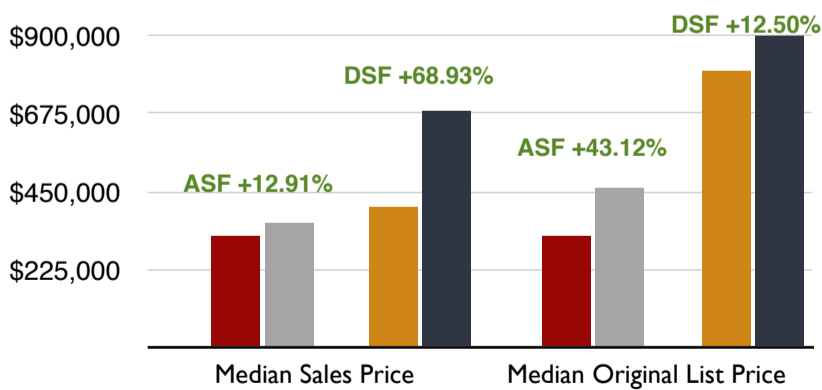
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$317,500	\$358,500	12.91%
Median Original List Price	\$319,900	\$457,850	43.12%
Median Market Time	52	29	-44.23%
Home for Sale	94	67	-28.72%
Under Contract	31	33	6.45%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$405,500	\$685,000	68.93%
Median Original List Price	\$799,900	\$899,900	12.50%
Median Market Time	12	41	241.67%
Home for Sale	69	43	-37.68%
Under Contract	11	16	45.45%

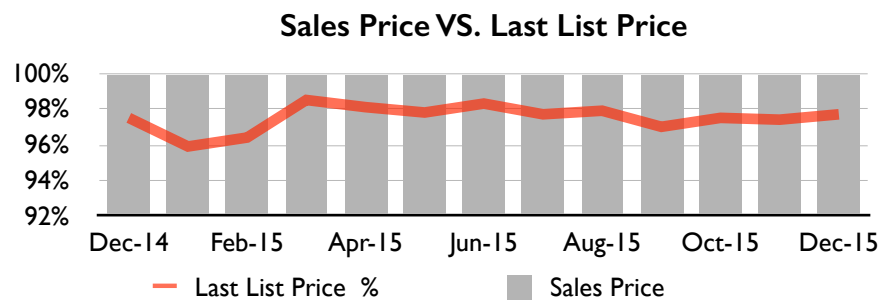
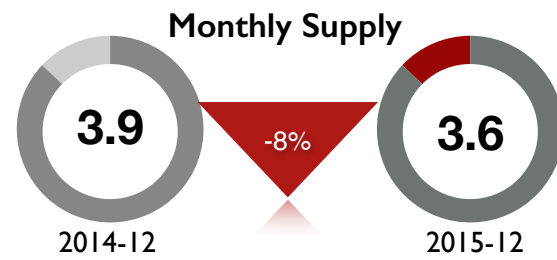
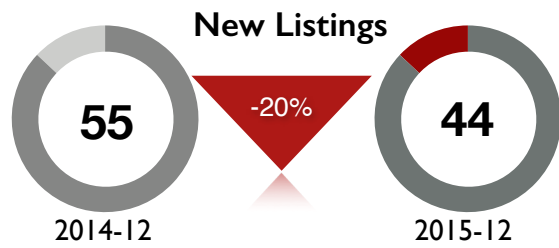


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

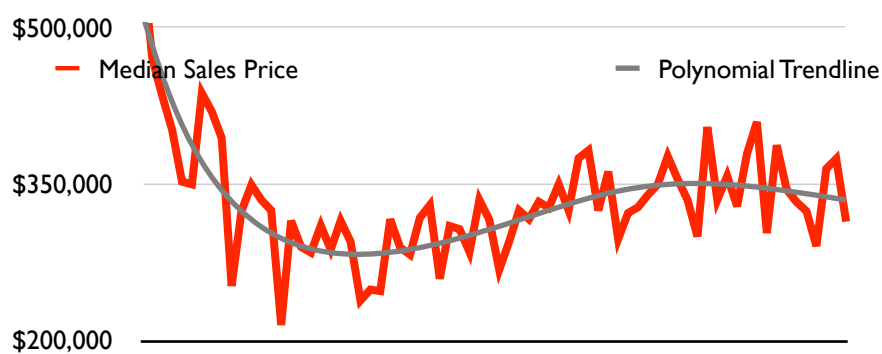
Wednesday, January 6, 2016

Loop

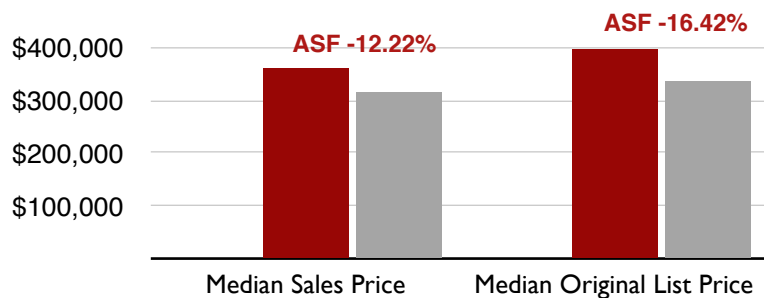
Monthly Update 2015-12



Attached Single Family Median Sales Price



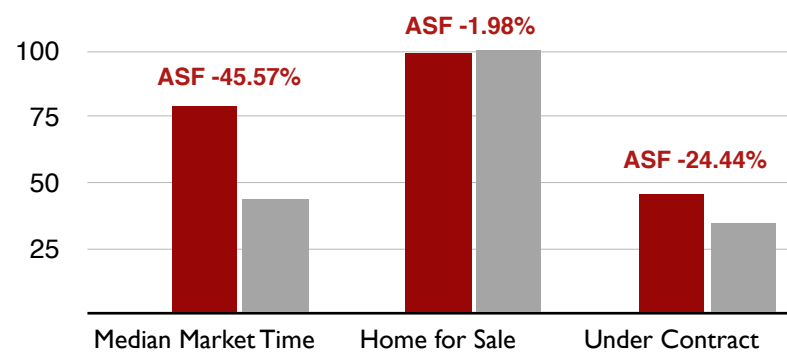
Each data point is monthly activity 2010-01—2015-12



Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$358,000	\$314,250	-12.22%
Median Original List Price	\$399,900	\$334,250	-16.42%
Median Market Time	79	43	-45.57%
Home for Sale	252	247	-1.98%
Under Contract	45	34	-24.44%

ASF including Townhouse & Condo



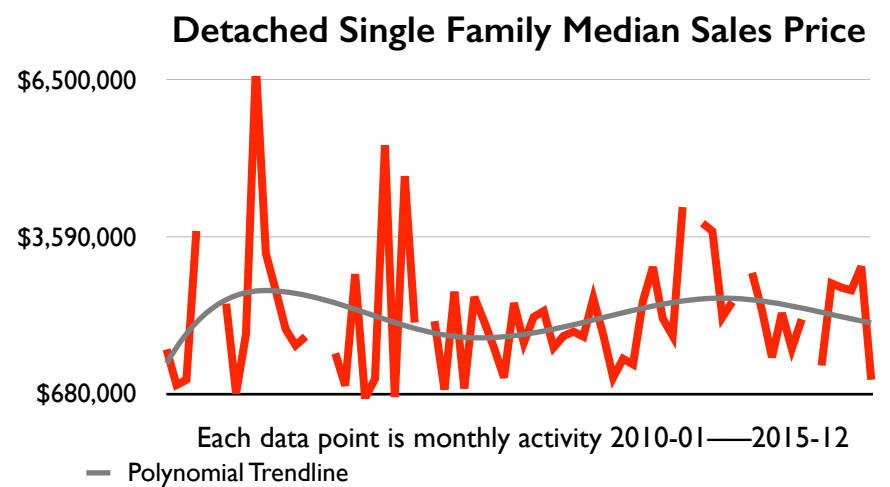
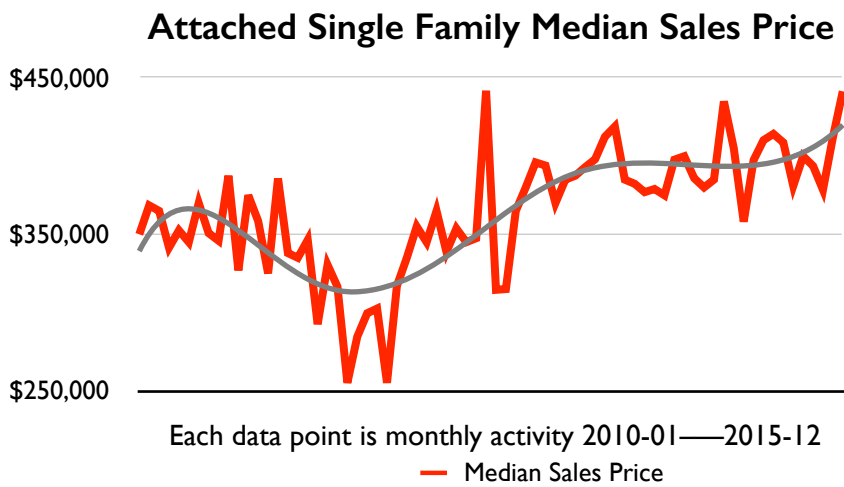
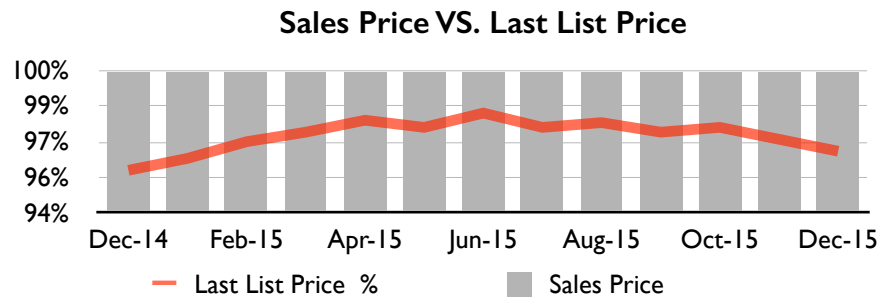
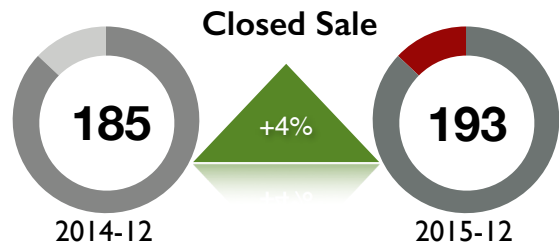
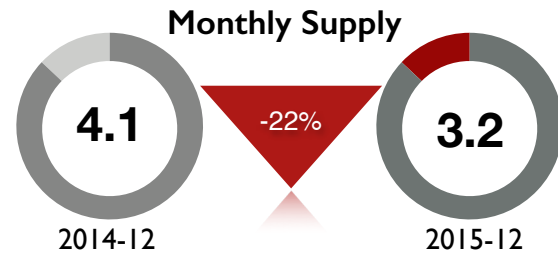
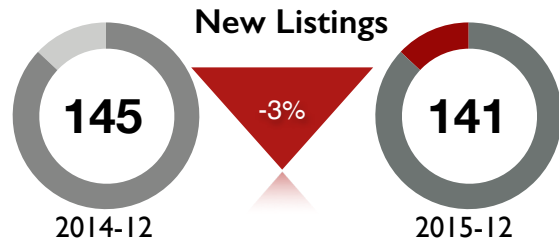
No Detached Single - Family Data Found



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

Near North Side

Monthly Update 2015-12



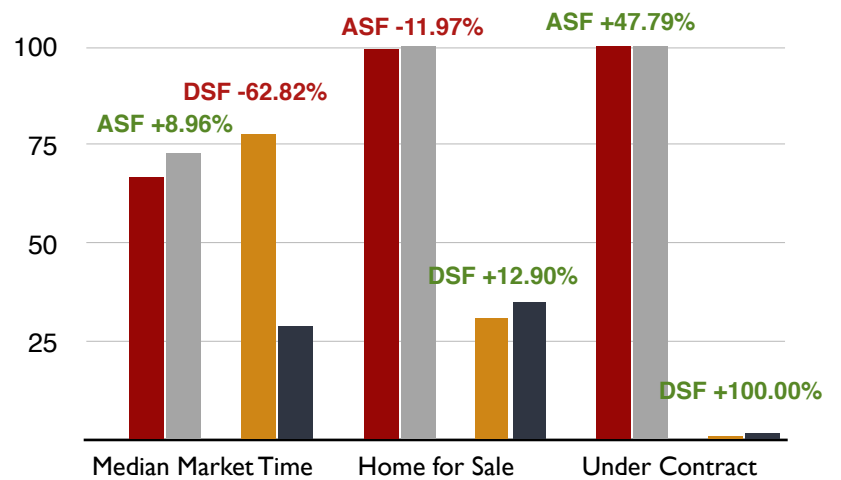
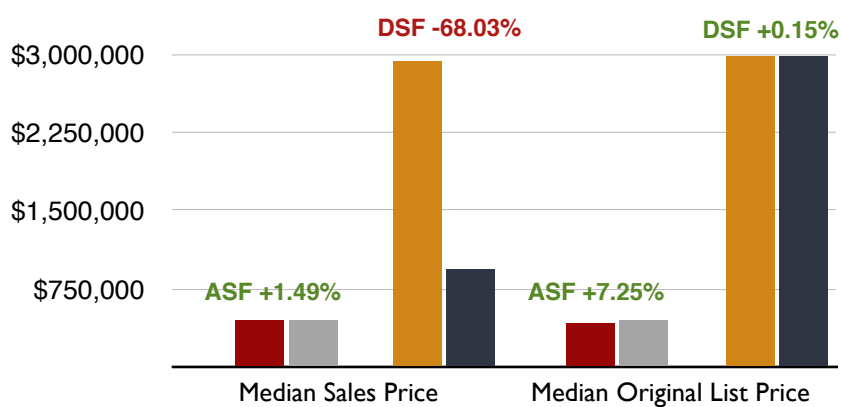
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$435,000	\$441,500	1.49%
Median Original List Price	\$414,900	\$445,000	7.25%
Median Market Time	67	73	8.96%
Home for Sale	852	750	-11.97%
Under Contract	113	167	47.79%

ASF including Townhouse & Condo

Detached Single Family (DSF)

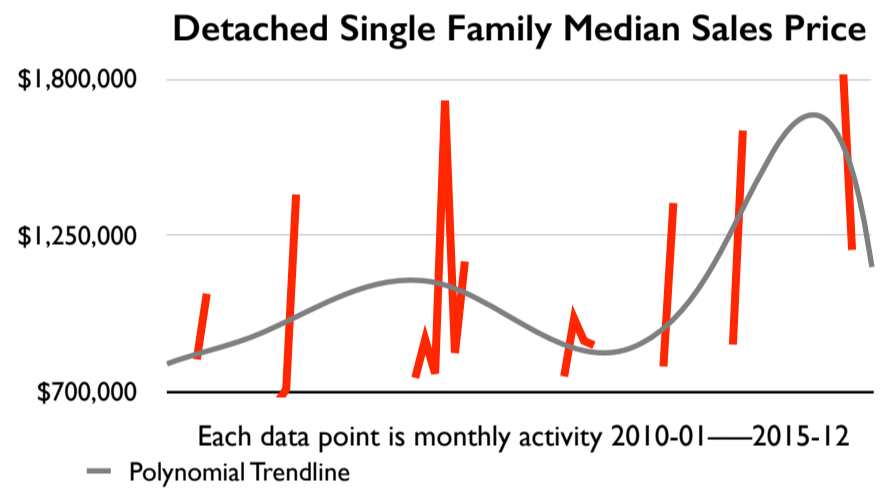
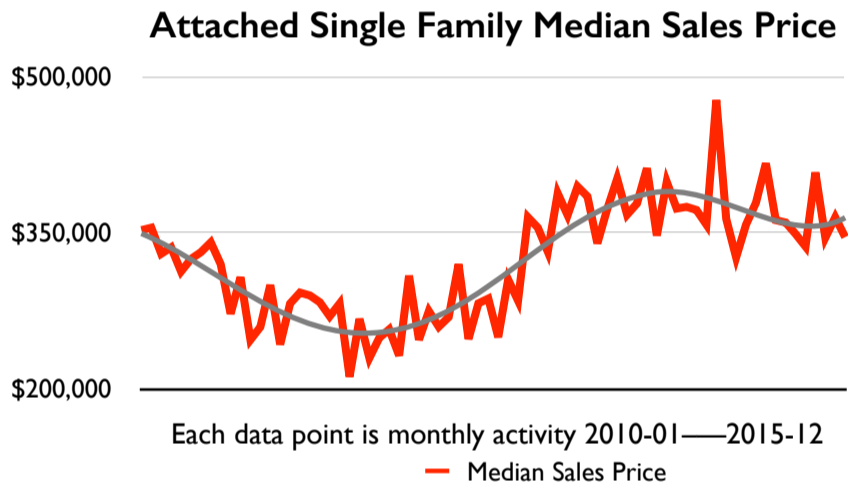
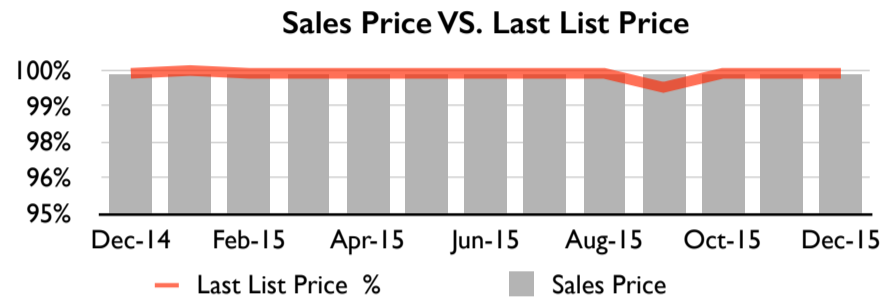
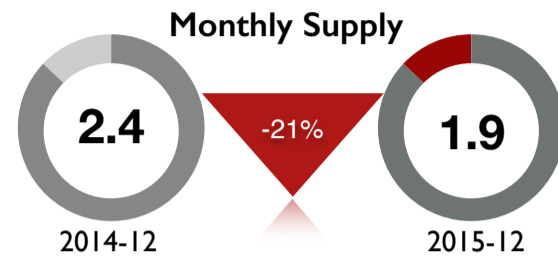
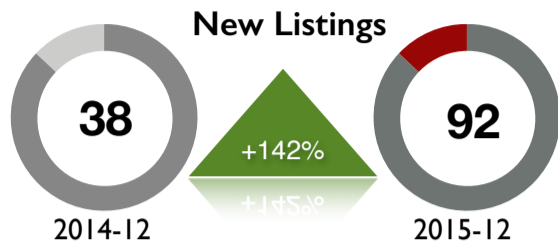
	2014-12	2015-12	Changes
Median Sales Price	\$2,925,000	\$935,000	-68.03%
Median Original List Price	\$2,990,000	\$2,994,500	0.15%
Median Market Time	78	29	-62.82%
Home for Sale	31	35	12.90%
Under Contract	1	2	100.00%



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

Near South Side

Monthly Update 2015-12



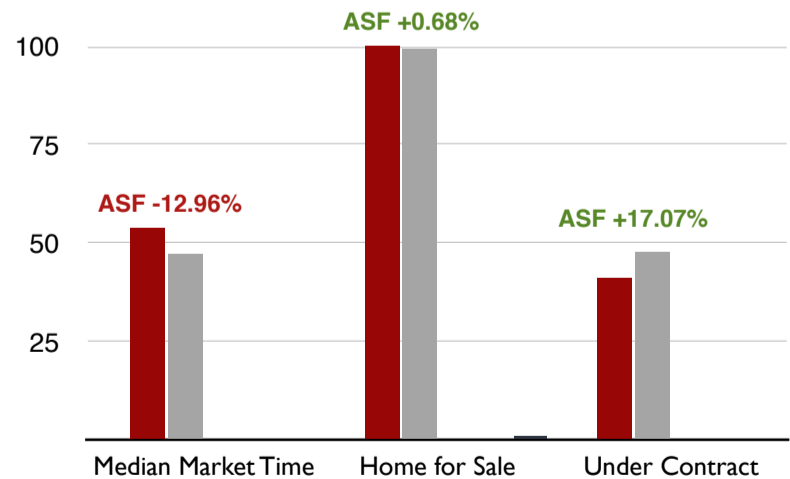
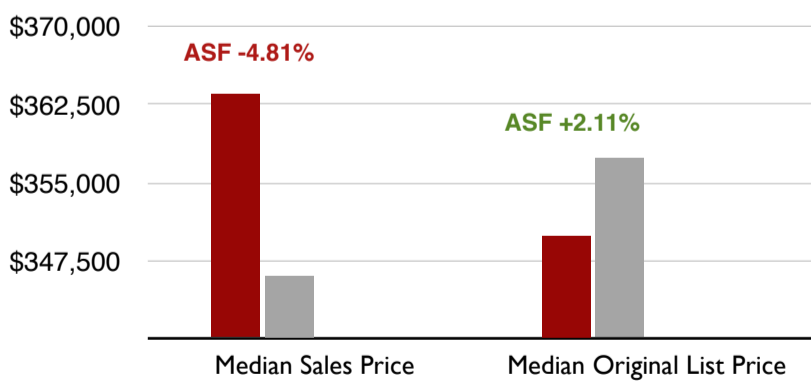
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$363,500	\$346,000	-4.81%
Median Original List Price	\$350,000	\$357,400	2.11%
Median Market Time	54	47	-12.96%
Home for Sale	148	149	0.68%
Under Contract	41	48	17.07%

ASF including Townhouse & Condo

Detached Single Family (DSF)

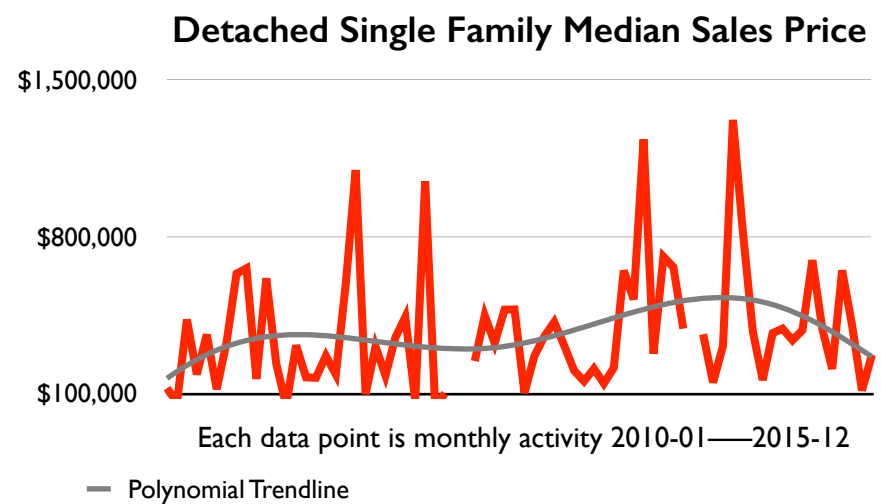
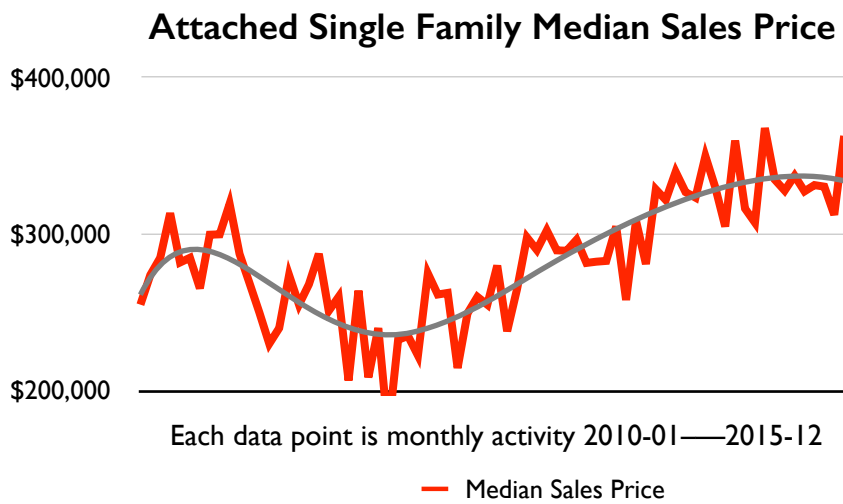
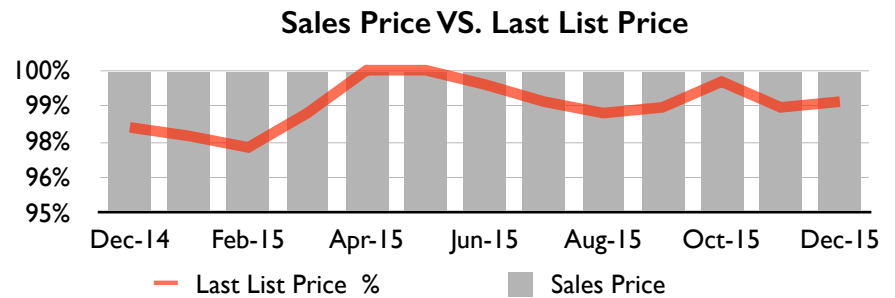
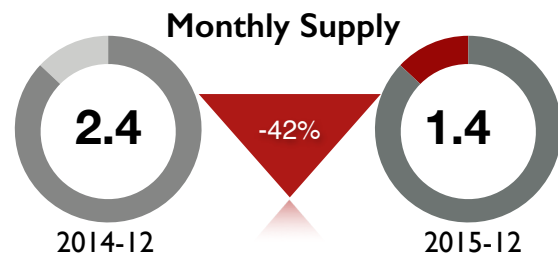
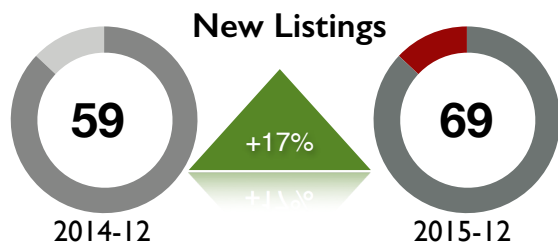
	2014-12	2015-12	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	N/A	N/A	
Median Market Time	N/A	N/A	
Home for Sale	0	1	
Under Contract	0	0	



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 2015-12



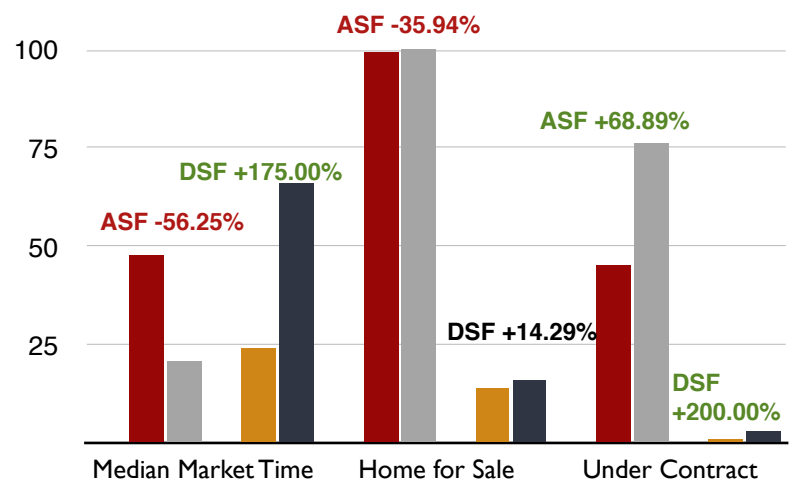
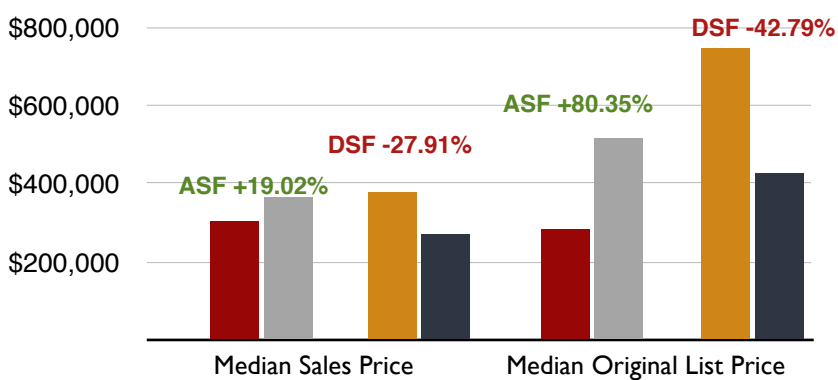
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$305,000	\$363,000	19.02%
Median Original List Price	\$285,000	\$514,000	80.35%
Median Market Time	48	21	-56.25%
Home for Sale	192	123	-35.94%
Under Contract	45	76	68.89%

ASF including Townhouse & Condo

Detached Single Family (DSF)

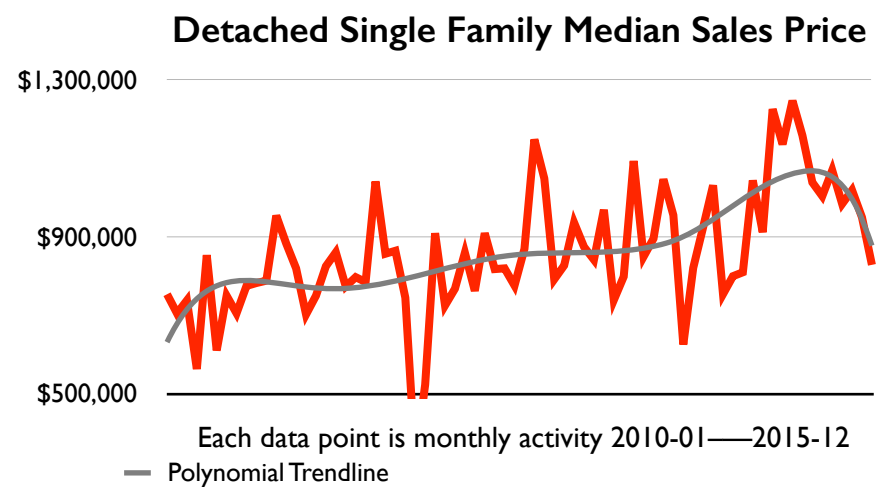
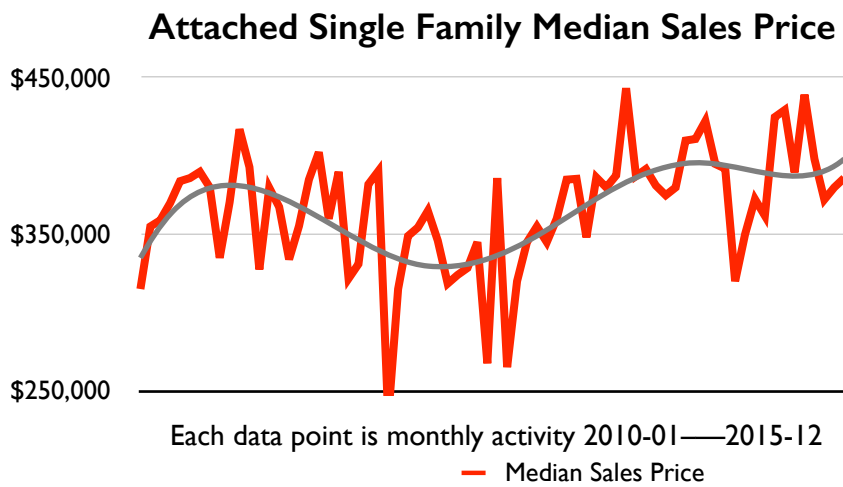
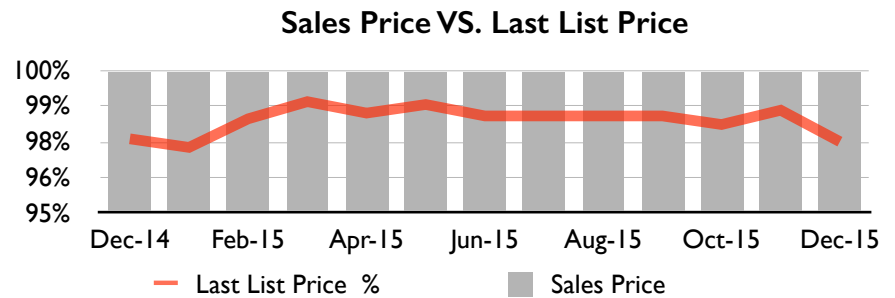
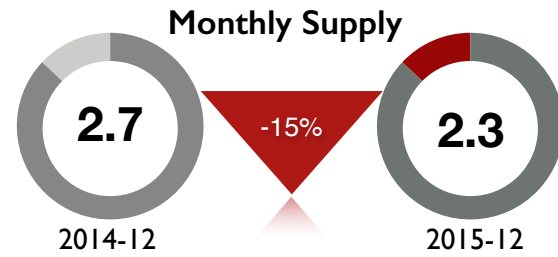
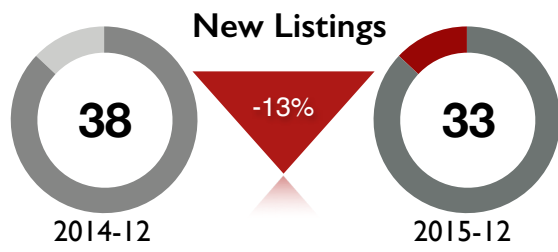
	2014-12	2015-12	Changes
Median Sales Price	\$378,000	\$272,500	-27.91%
Median Original List Price	\$749,900	\$429,000	-42.79%
Median Market Time	24	66	175.00%
Home for Sale	14	16	14.29%
Under Contract	1	3	200.00%



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

North Center

Monthly Update 2015-12



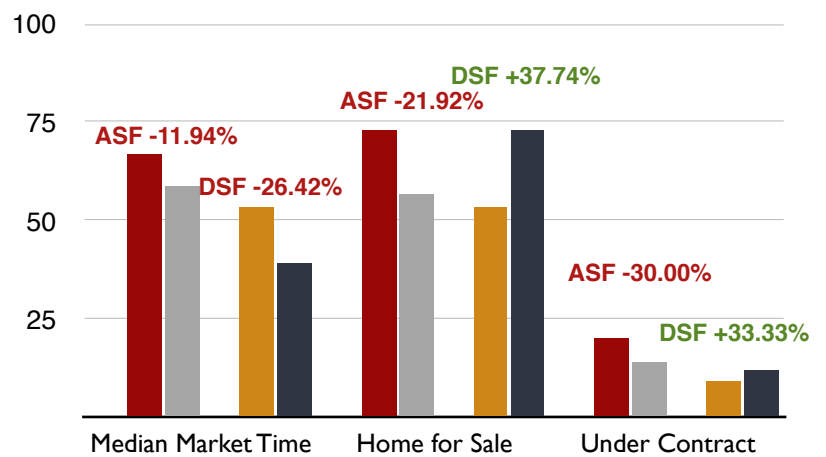
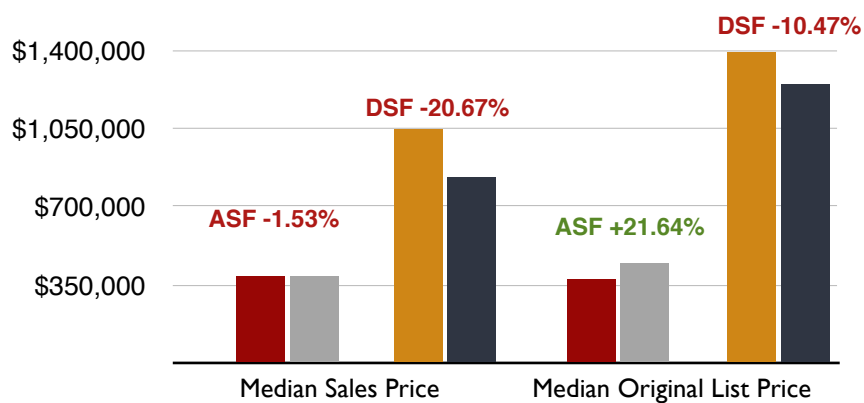
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$392,000	\$386,000	-1.53%
Median Original List Price	\$369,900	\$449,950	21.64%
Median Market Time	67	59	-11.94%
Home for Sale	73	57	-21.92%
Under Contract	20	14	-30.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

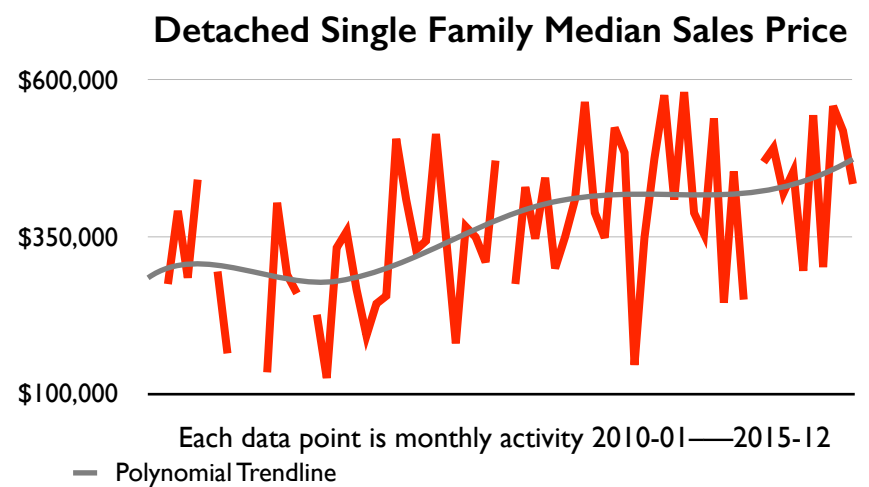
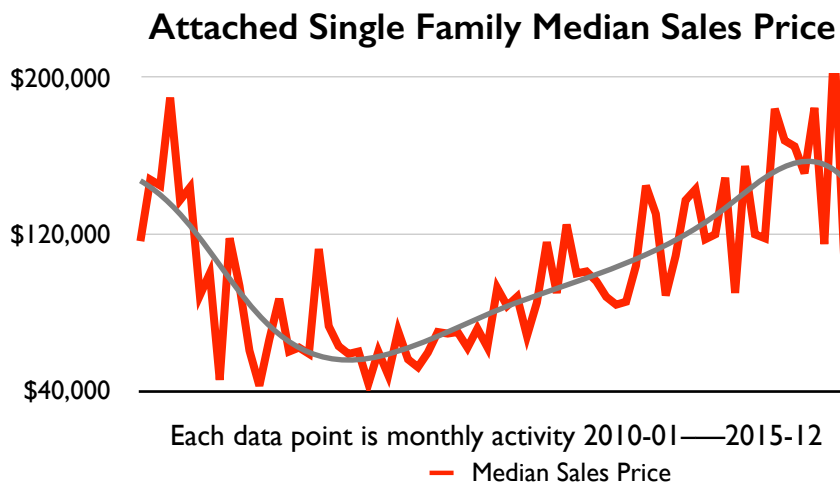
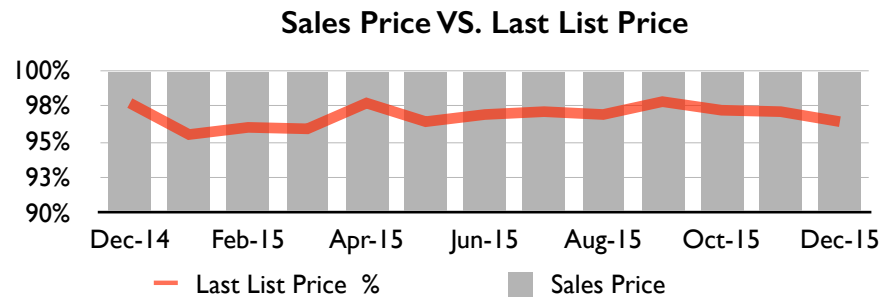
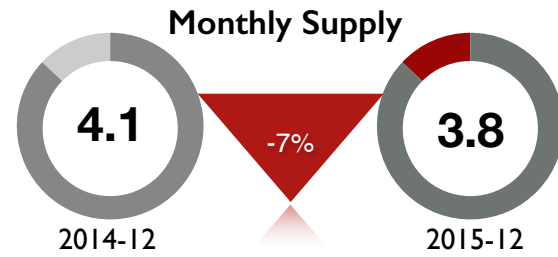
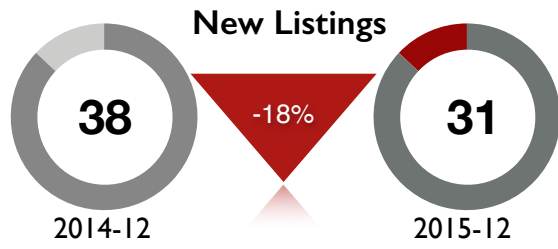
	2014-12	2015-12	Changes
Median Sales Price	\$1,045,000	\$829,000	-20.67%
Median Original List Price	\$1,395,000	\$1,249,000	-10.47%
Median Market Time	53	39	-26.42%
Home for Sale	53	73	37.74%
Under Contract	9	12	33.33%



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

Rogers Park

Monthly Update 2015-12



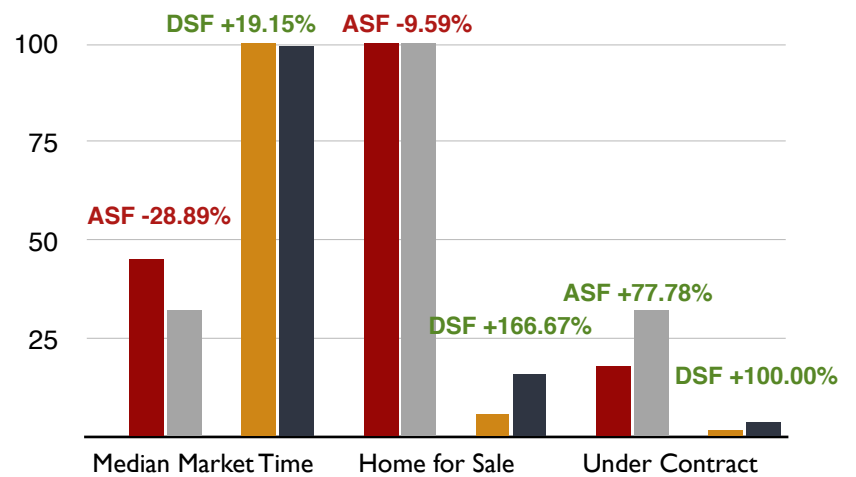
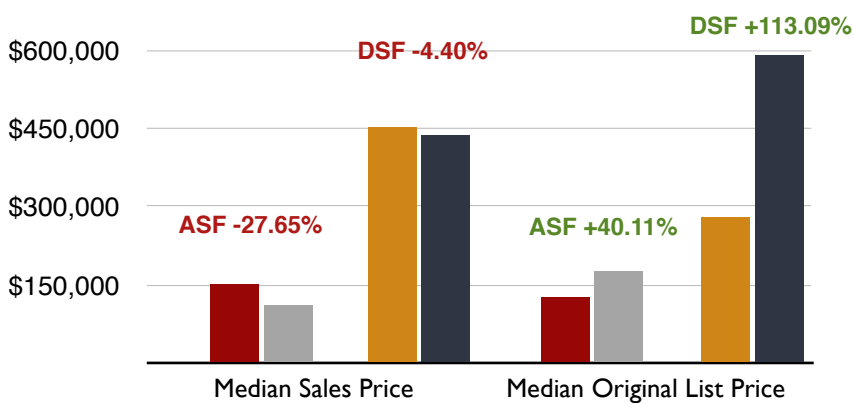
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$149,000	\$107,800	-27.65%
Median Original List Price	\$124,900	\$175,000	40.11%
Median Market Time	45	32	-28.89%
Home for Sale	146	132	-9.59%
Under Contract	18	32	77.78%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$455,000	\$435,000	-4.40%
Median Original List Price	\$278,000	\$592,400	113.09%
Median Market Time	141	168	19.15%
Home for Sale	6	16	166.67%
Under Contract	2	4	100.00%

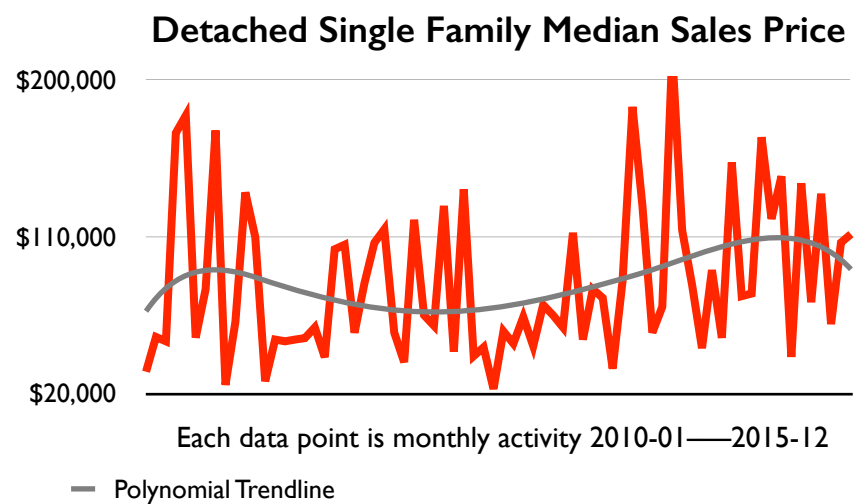
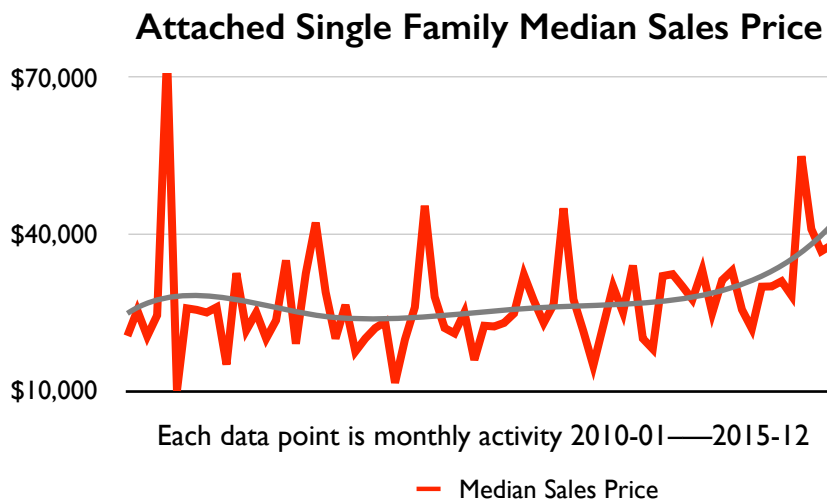
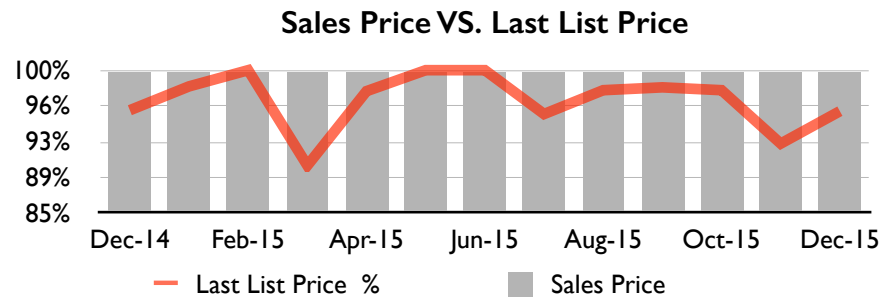
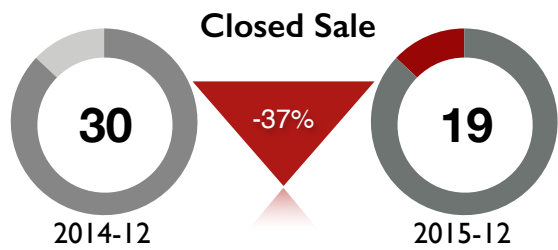
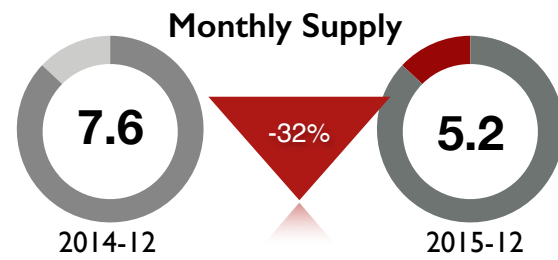
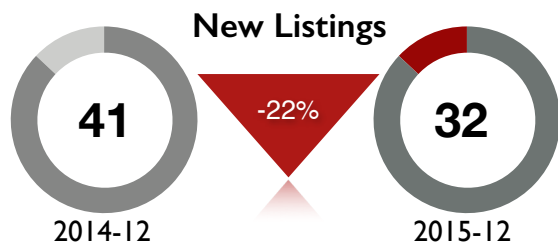


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, January 6, 2016

South Shore

Monthly Update 2015-12



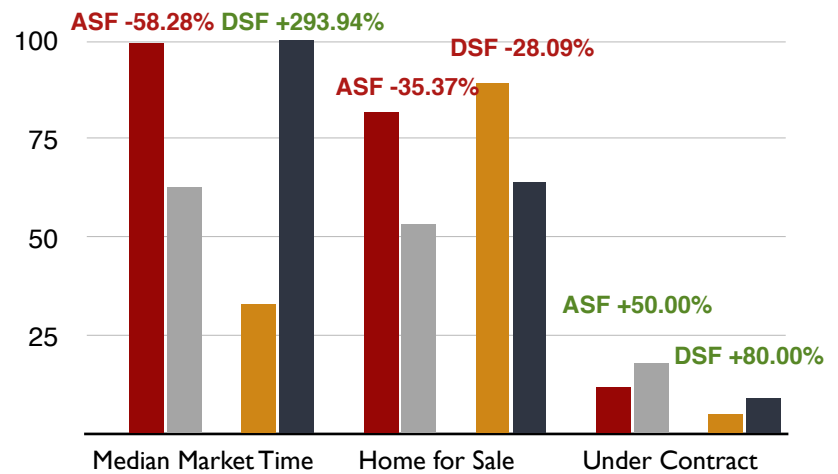
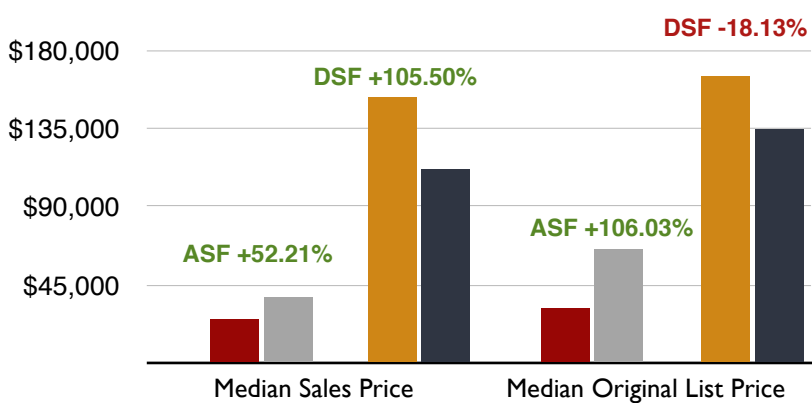
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$24,900	\$37,900	52.21%
Median Original List Price	\$31,500	\$64,900	106.03%
Median Market Time	151	63	-58.28%
Home for Sale	82	53	-35.37%
Under Contract	12	18	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

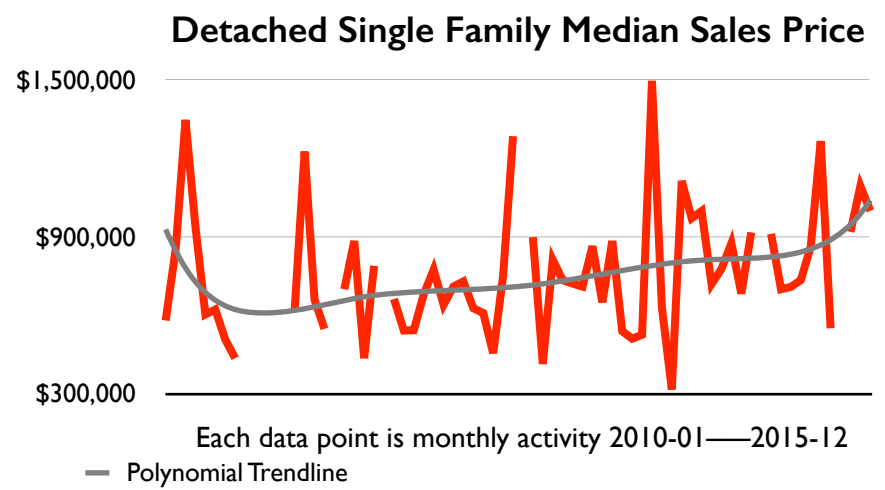
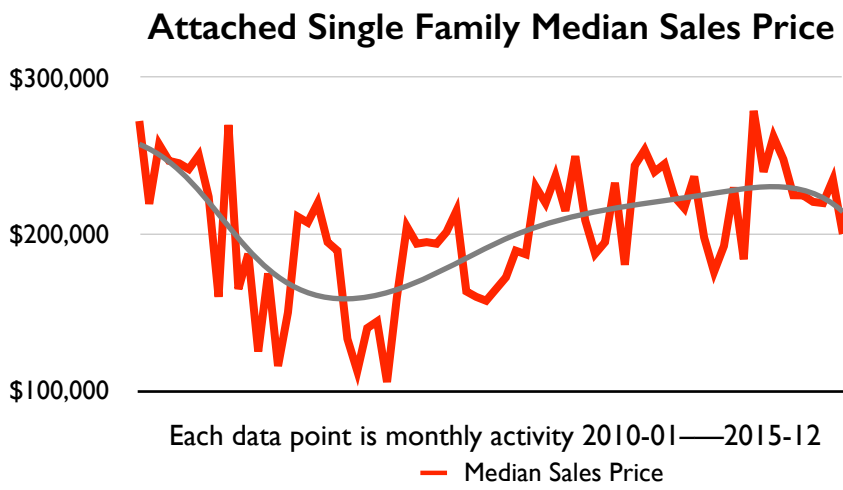
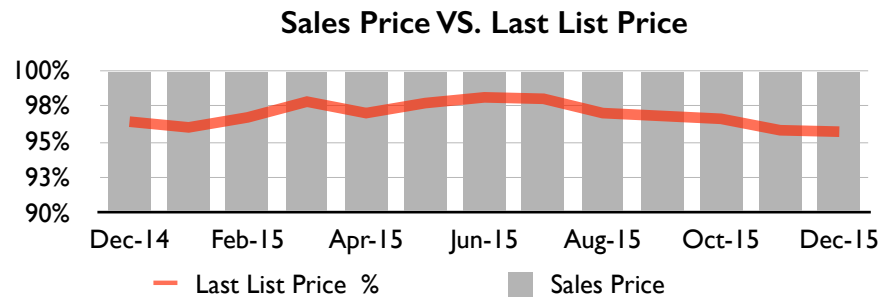
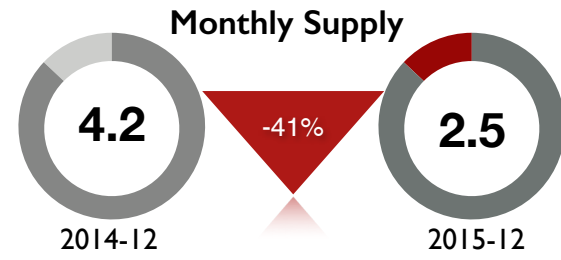
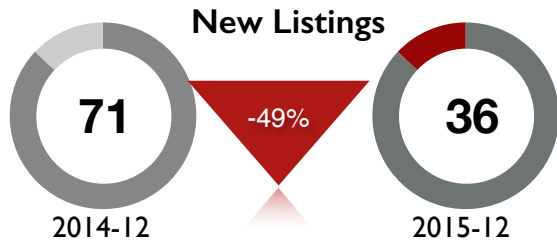
	2014-12	2015-12	Changes
Median Sales Price	\$153,000	\$111,700	-26.99%
Median Original List Price	\$164,900	\$135,000	-18.13%
Median Market Time	33	130	293.94%
Home for Sale	89	64	-28.09%
Under Contract	5	9	80.00%



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

Uptown

Monthly Update 2015-12



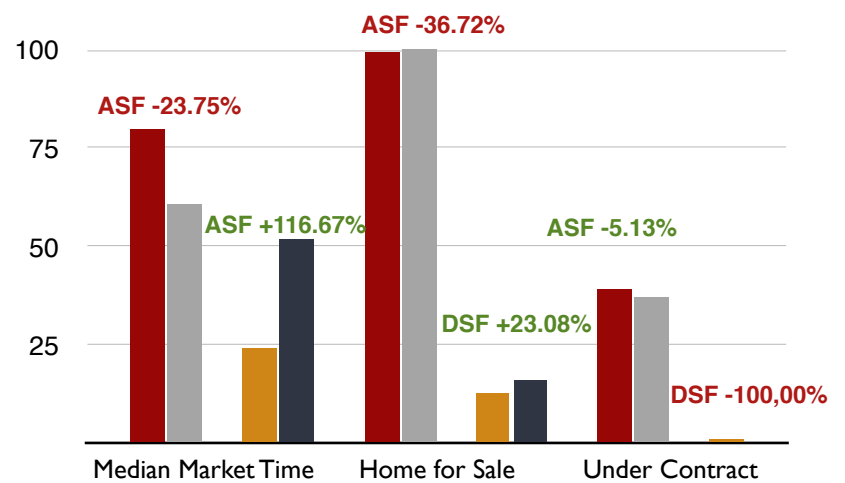
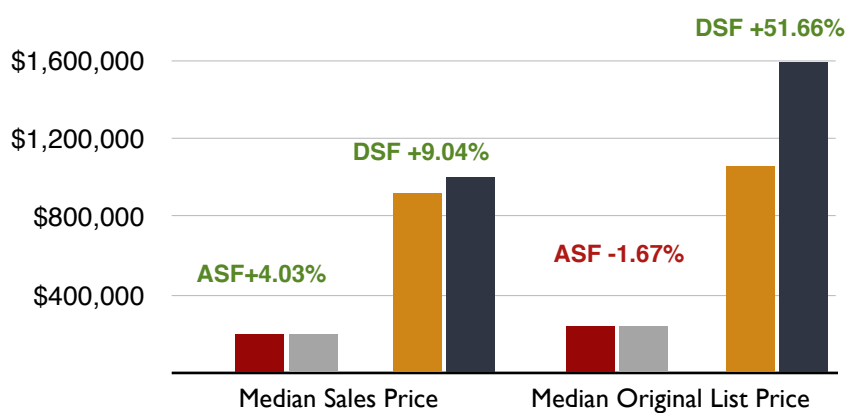
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$192,500	\$200,250	4.03%
Median Original List Price	\$239,000	\$235,000	-1.67%
Median Market Time	80	61	-23.75%
Home for Sale	256	162	-36.72%
Under Contract	39	37	-5.13%

ASF including Townhouse & Condo

Detached Single Family (DSF)

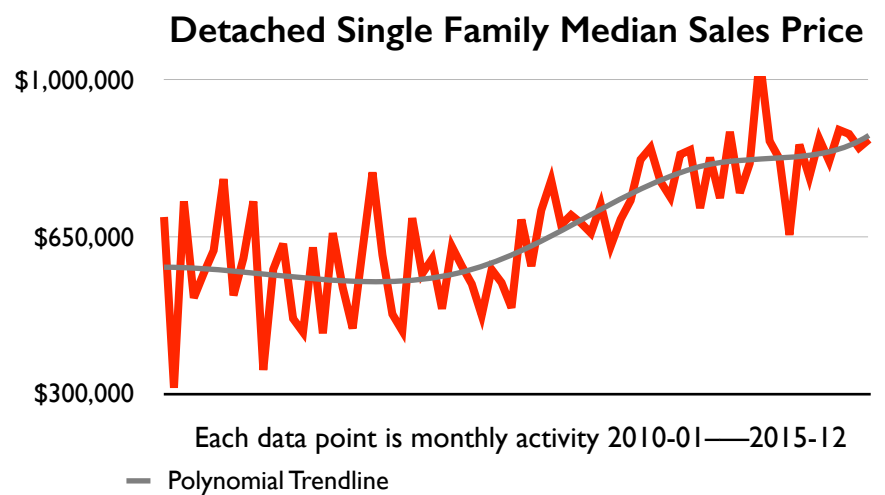
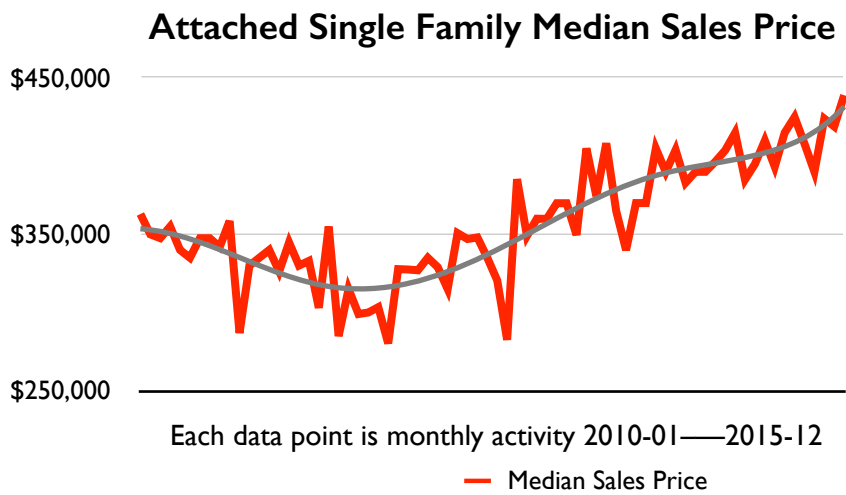
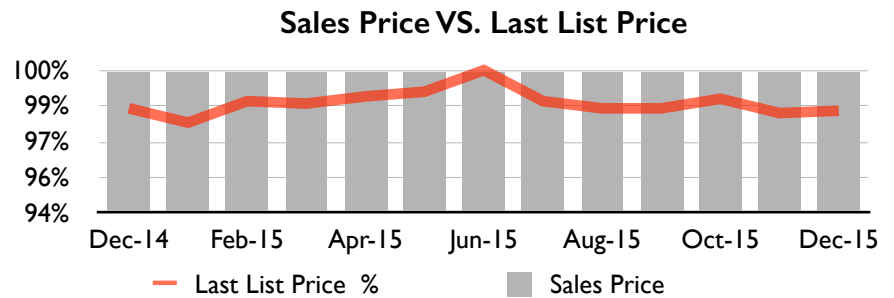
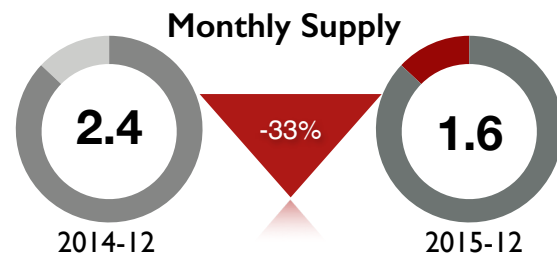
	2014-12	2015-12	Changes
Median Sales Price	\$918,000	\$1,001,000	9.04%
Median Original List Price	\$1,055,000	\$1,599,999	51.66%
Median Market Time	24	52	116.67%
Home for Sale	13	16	23.08%
Under Contract	1	0	-100.00%



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

West Town

Monthly Update 2015-12



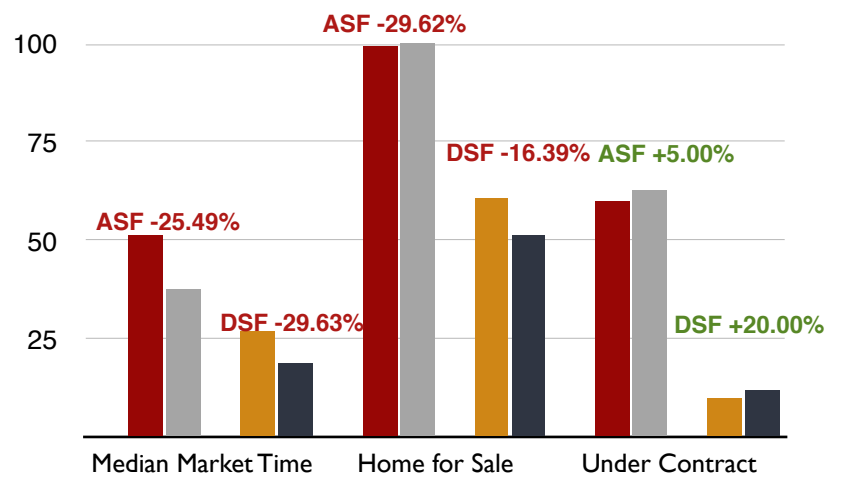
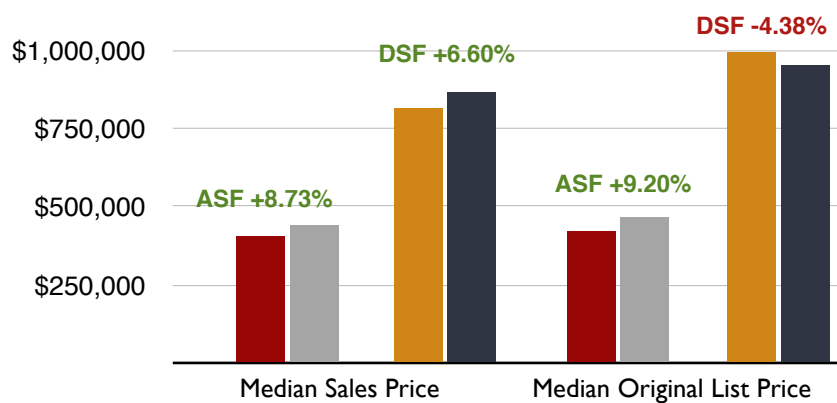
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$403,750	\$439,000	8.73%
Median Original List Price	\$424,900	\$464,000	9.20%
Median Market Time	51	38	-25.49%
Home for Sale	260	183	-29.62%
Under Contract	60	63	5.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

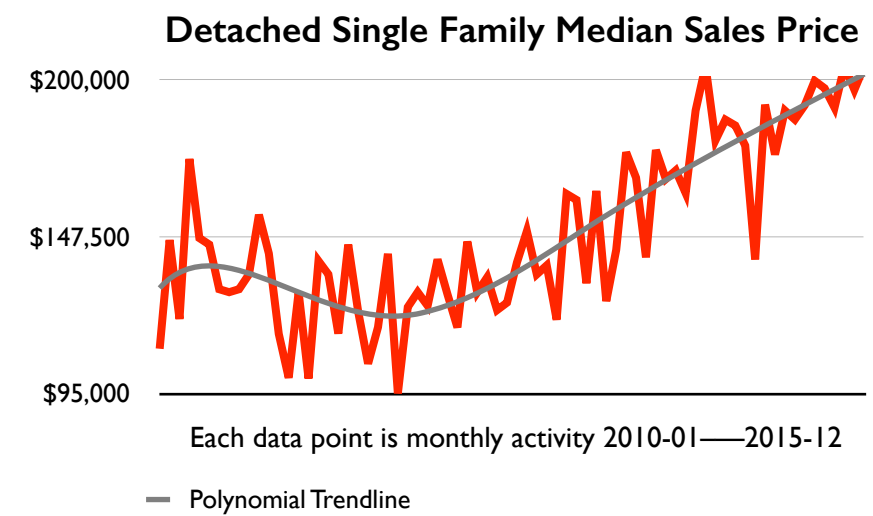
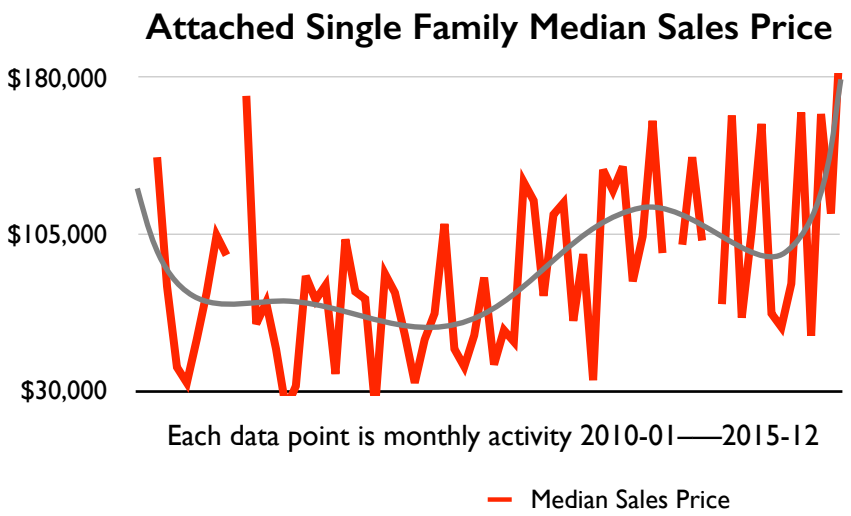
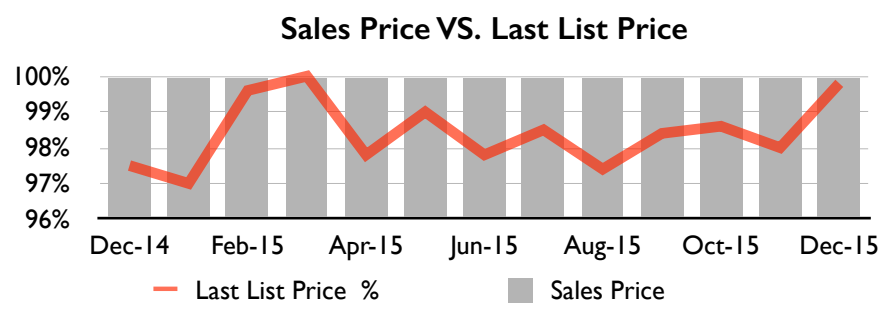
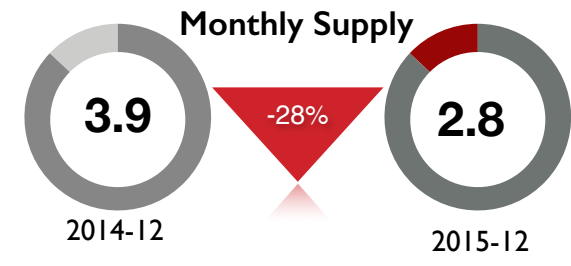
	2014-12	2015-12	Changes
Median Sales Price	\$815,000	\$868,750	6.60%
Median Original List Price	\$992,450	\$949,000	-4.38%
Median Market Time	27	19	-29.63%
Home for Sale	61	51	-16.39%
Under Contract	10	12	20.00%



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

Belmont Cragin

Monthly Update 2015-12



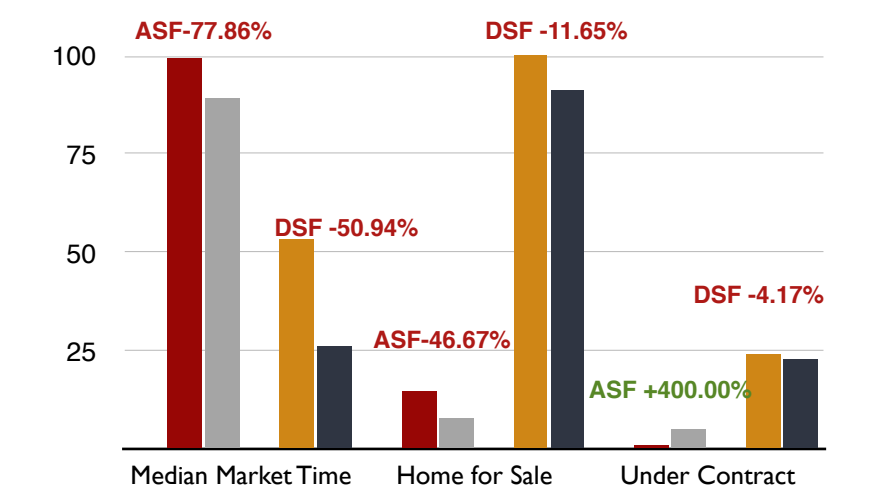
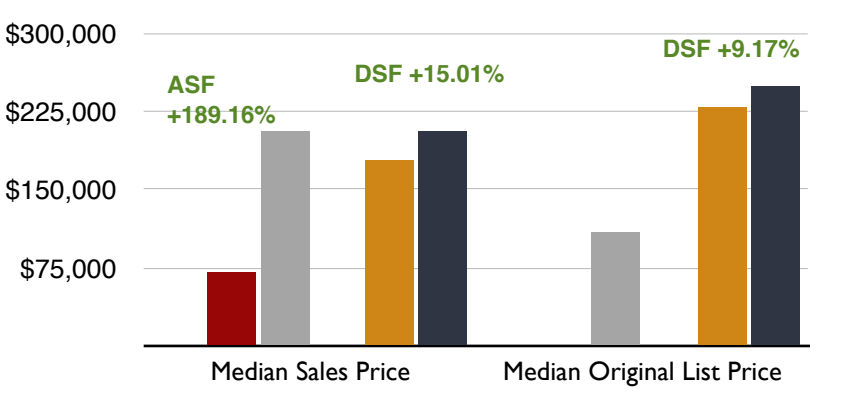
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$71,500	\$206,750	+189.16%
Median Original List Price	\$0	\$109,900	
Median Market Time	402	89	-77.86%
Home for Sale	15	8	-46.67%
Under Contract	1	5	+400.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

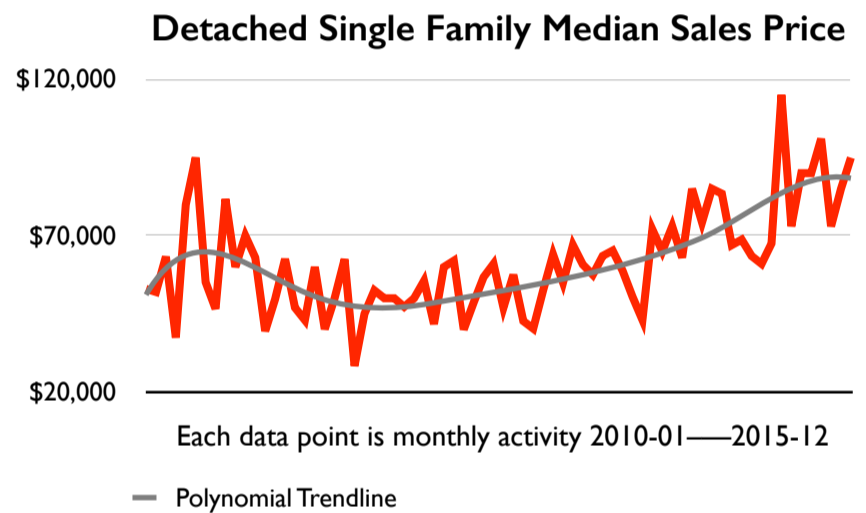
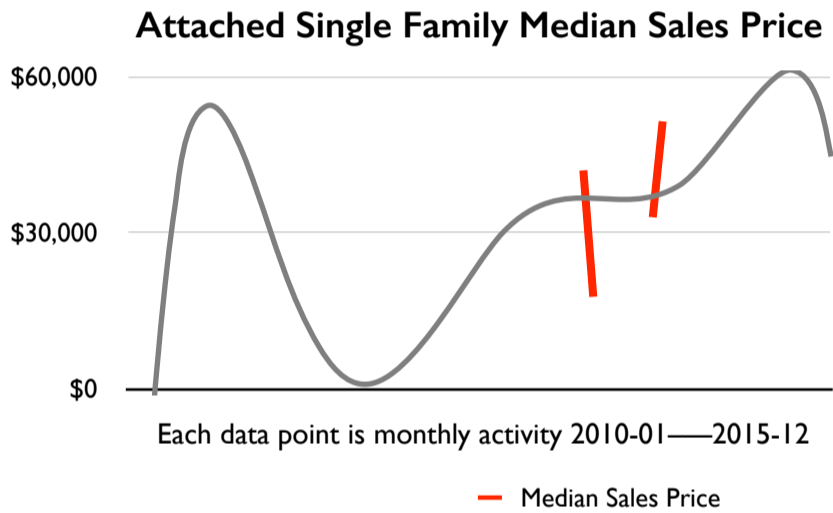
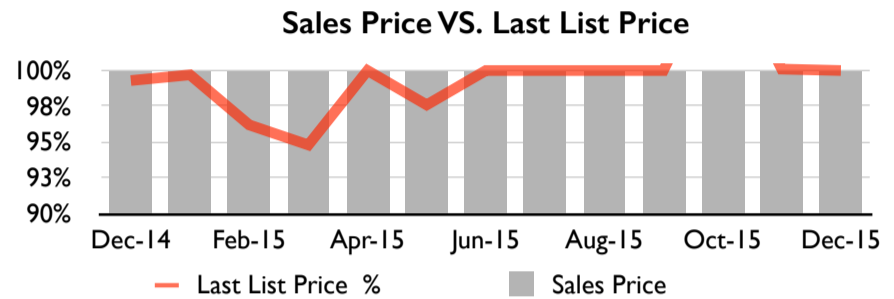
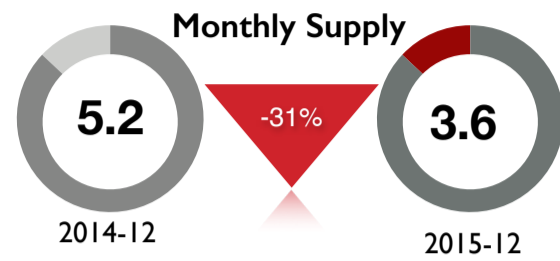
	2014-12	2015-12	Changes
Median Sales Price	\$178,250	\$205,000	+15.01%
Median Original List Price	\$228,900	\$249,900	+9.17%
Median Market Time	53	26	-50.94%
Home for Sale	103	91	-11.65%
Under Contract	24	23	-4.17%



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

Chicago Lawn

Monthly Update 2015-12



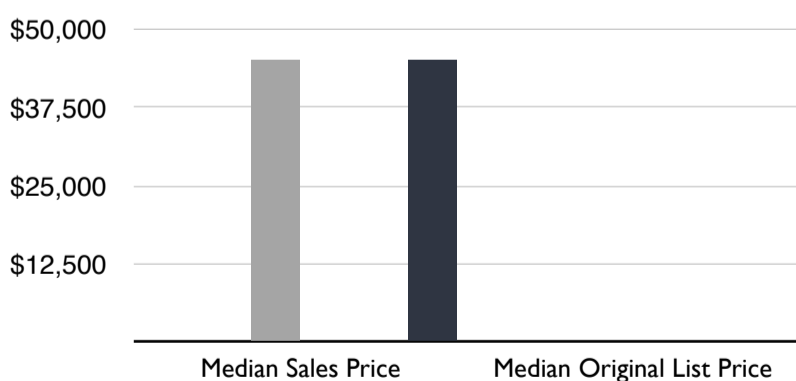
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	N/A	\$45,000	
Median Original List Price	\$0	\$0	
Median Market Time	N/A	66	
Home for Sale	1	0	-100.00%
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$0	\$45,000	
Median Original List Price	\$0	\$0	
Median Market Time	0	666	
Home for Sale	1	0	-100.00%
Under Contract	0	0	

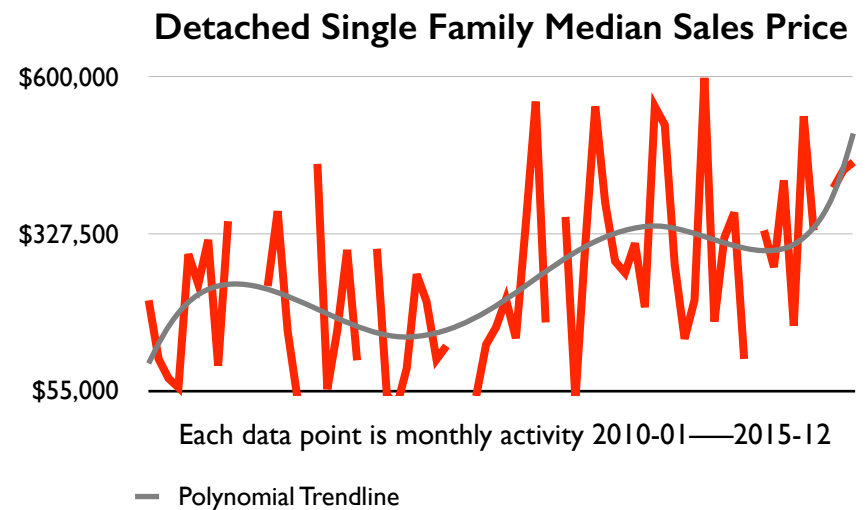
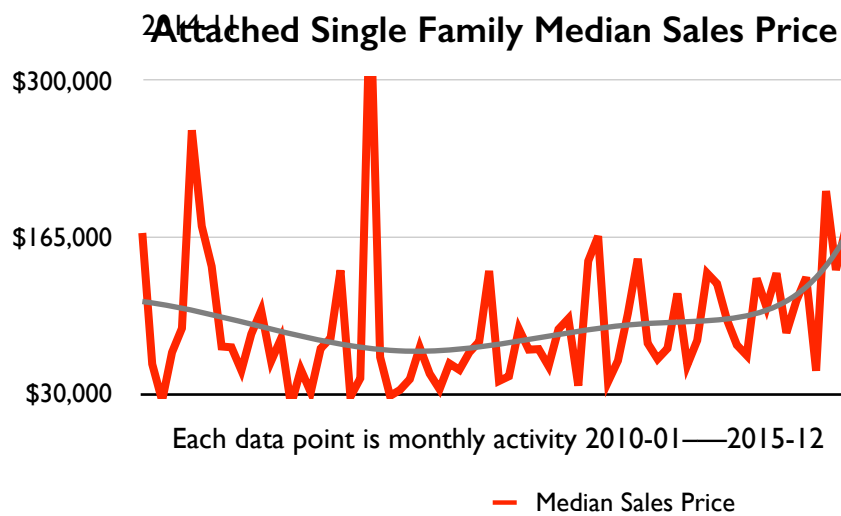
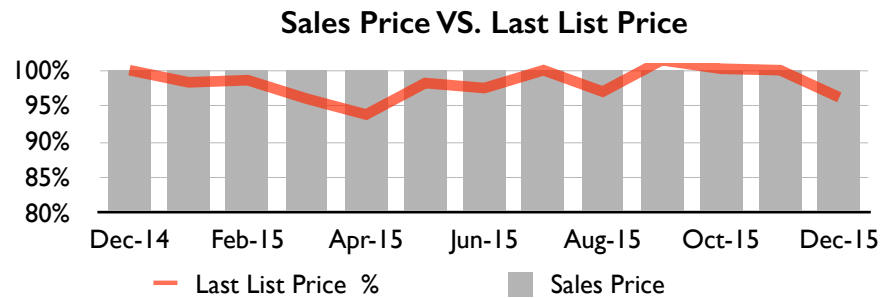
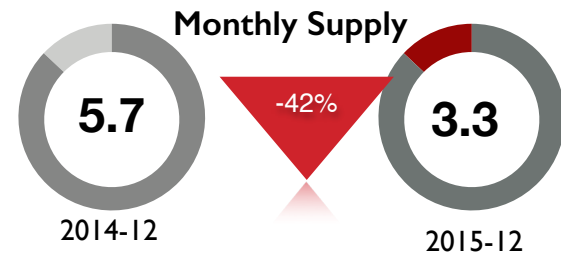


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, January 6, 2016

Douglas

Monthly Update 2015-12



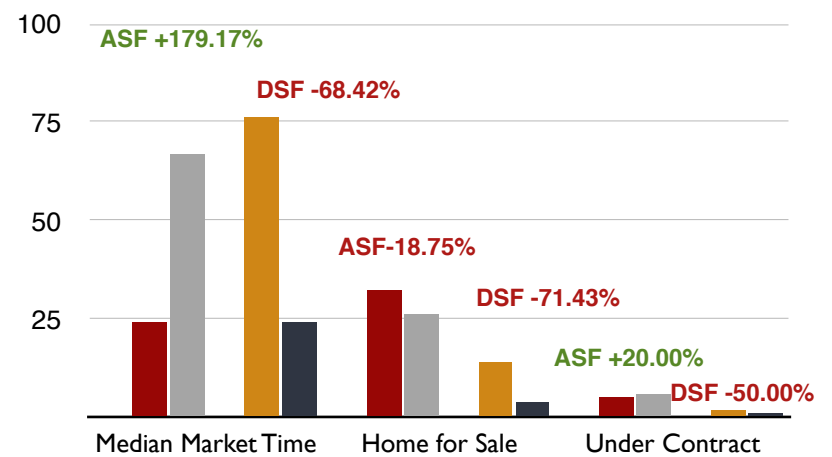
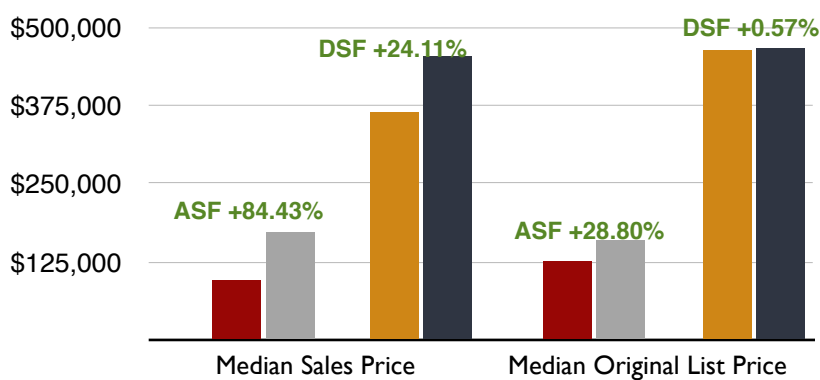
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$93,801	\$173,000	84.43%
Median Original List Price	\$125,000	\$161,000	28.80%
Median Market Time	24	67	179.17%
Home for Sale	32	26	-18.75%
Under Contract	5	6	20.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

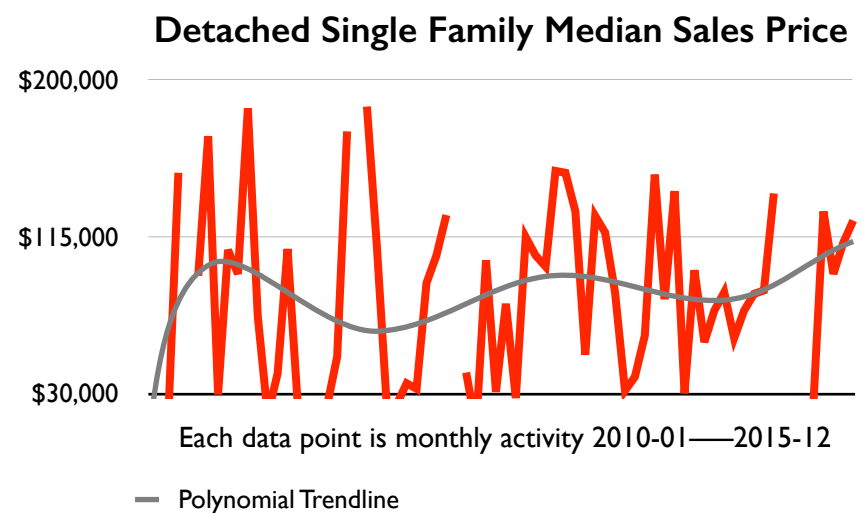
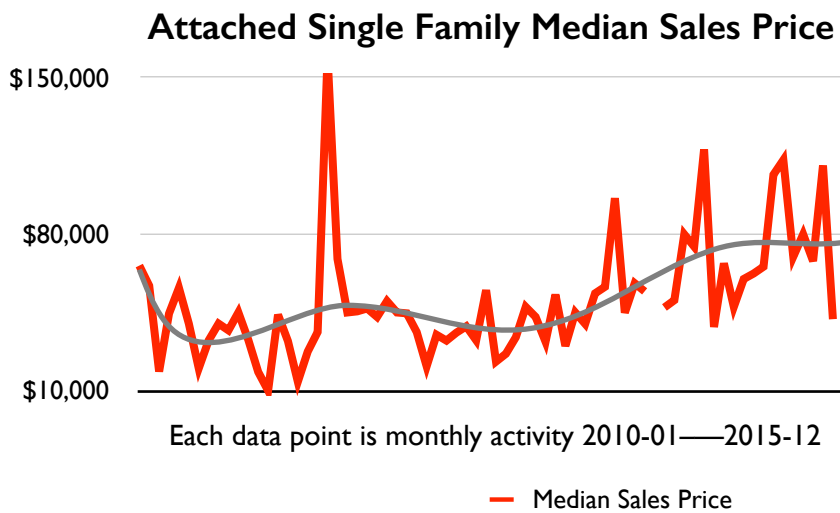
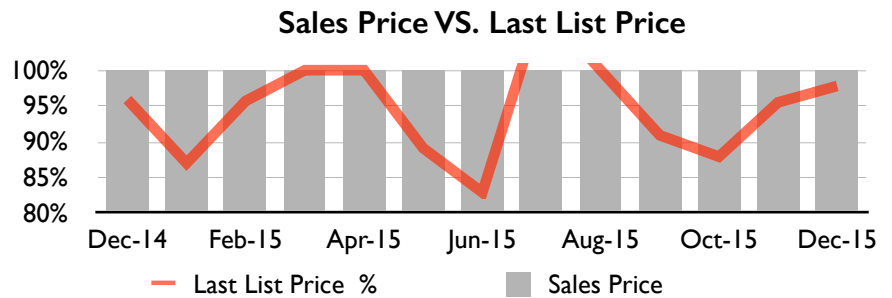
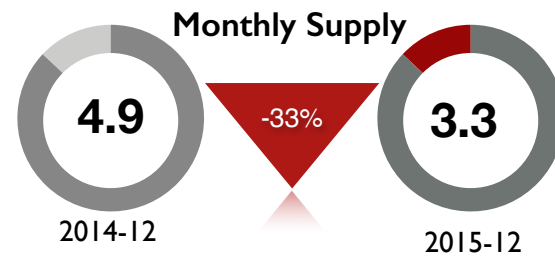
	2014-12	2015-12	Changes
Median Sales Price	\$365,000	\$453,000	24.11%
Median Original List Price	\$462,250	\$464,900	0.57%
Median Market Time	76	24	-68.42%
Home for Sale	14	4	-71.43%
Under Contract	2	1	-50.00%



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

East Garfield Park

Monthly Update 2015-12



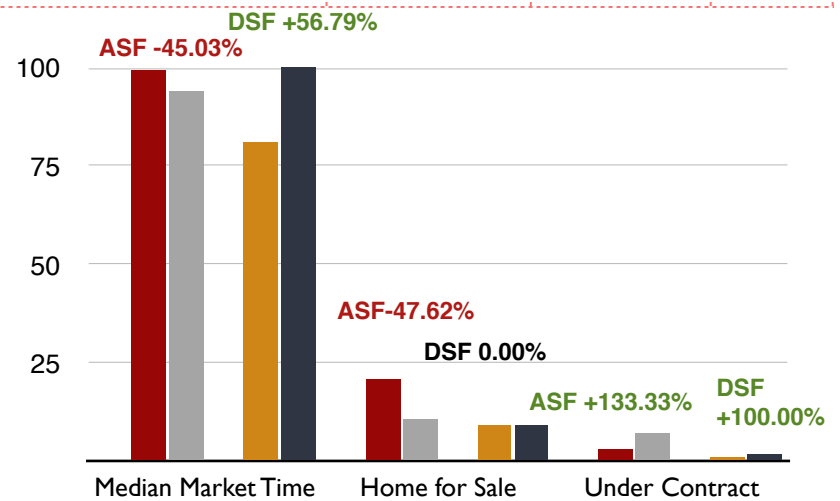
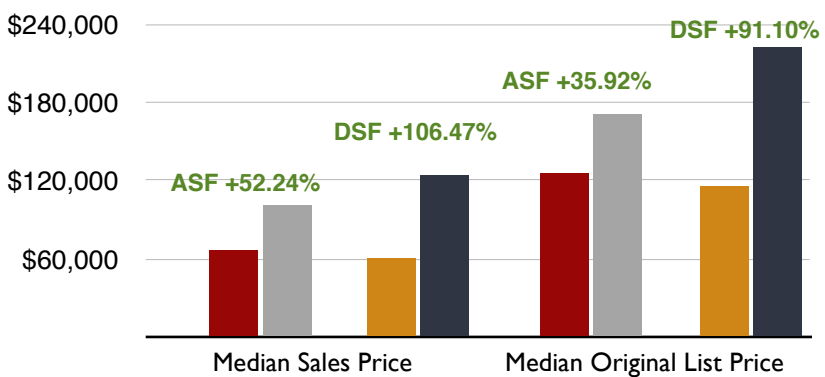
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$67,000	\$102,000	52.24%
Median Original List Price	\$125,000	\$169,900	35.92%
Median Market Time	171	94	-45.03%
Home for Sale	21	11	-47.62%
Under Contract	3	7	133.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$60,056	\$124,000	106.47%
Median Original List Price	\$116,250	\$222,150	91.10%
Median Market Time	81	127	56.79%
Home for Sale	9	9	0.00%
Under Contract	1	2	100.00%

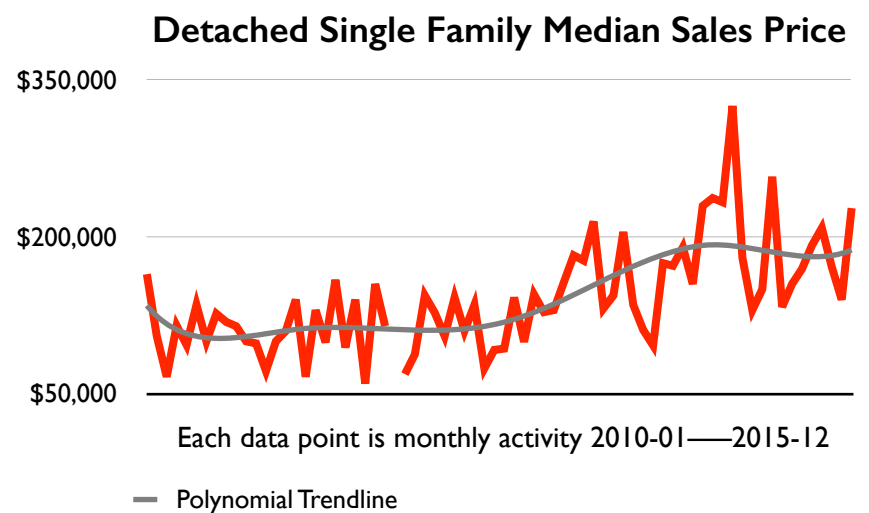
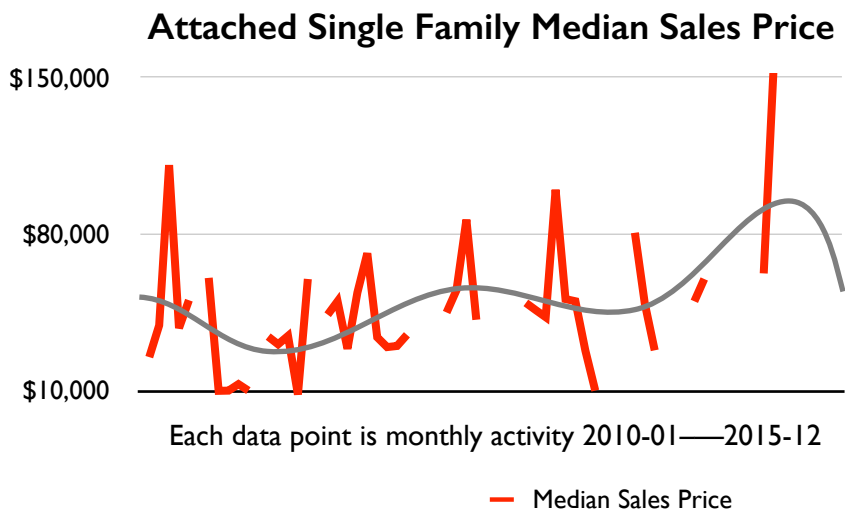
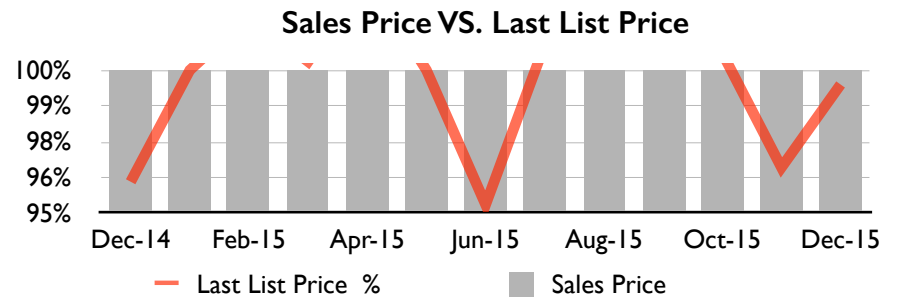
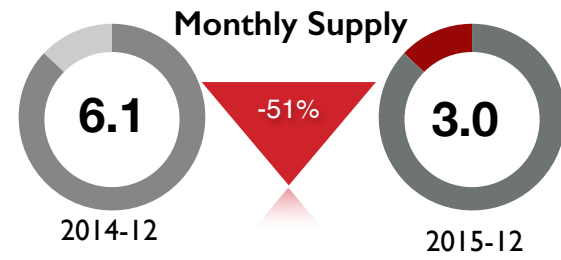
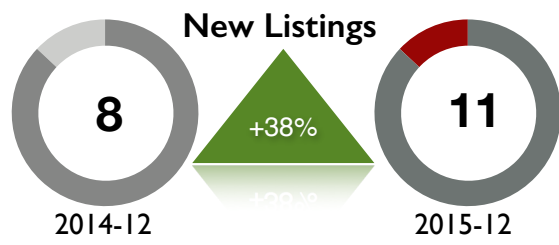


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, January 6, 2016

Hermosa

Monthly Update 2015-12



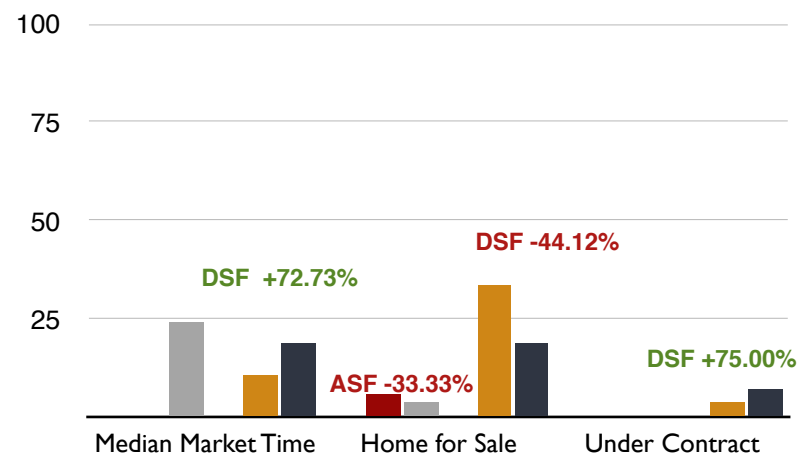
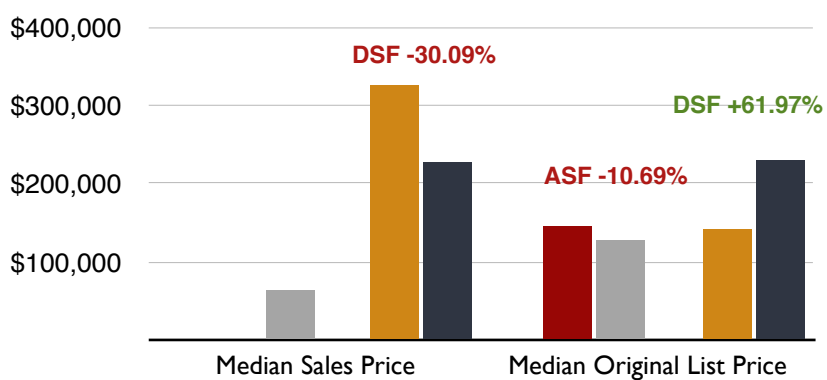
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	N/A	\$63,000	
Median Original List Price	\$145,000	\$129,500	-10.69%
Median Market Time	N/A	24	
Home for Sale	6	4	-33.33%
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$325,900	\$227,836	-30.09%
Median Original List Price	\$142,000	\$229,999	61.97%
Median Market Time	11	19	72.73%
Home for Sale	34	19	-44.12%
Under Contract	4	7	75.00%

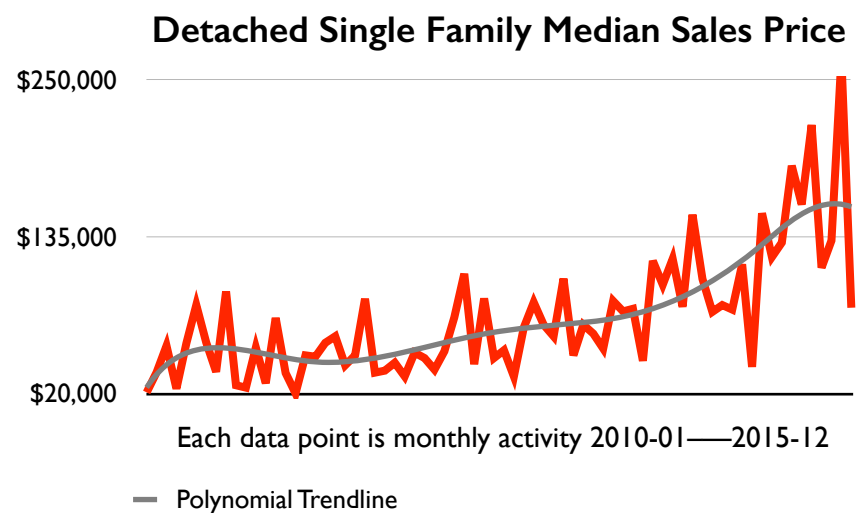
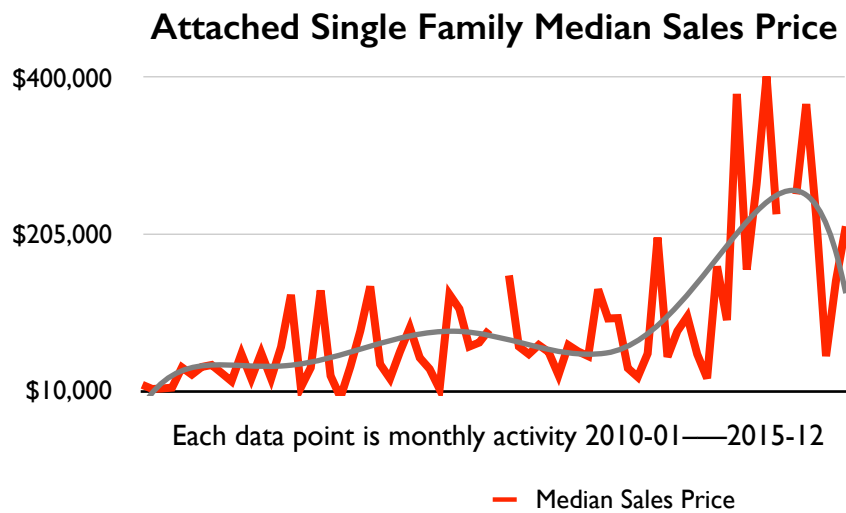
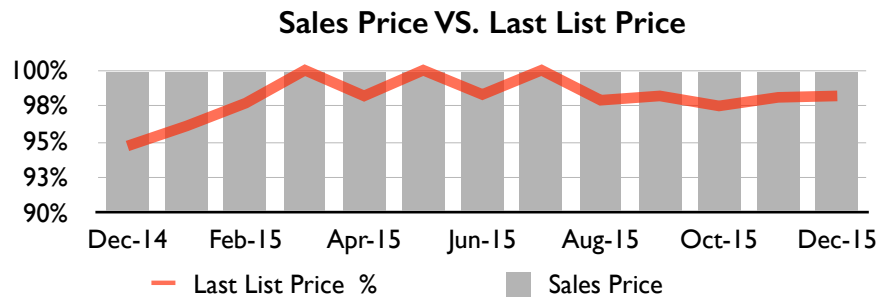
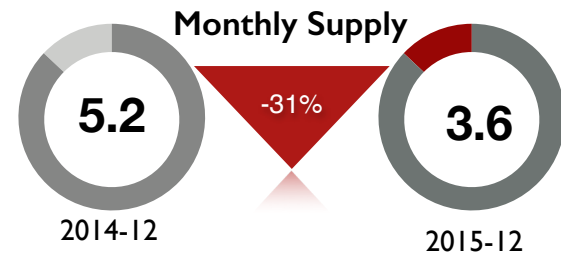


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, January 6, 2016

Humboldt Park

Monthly Update 2015-12



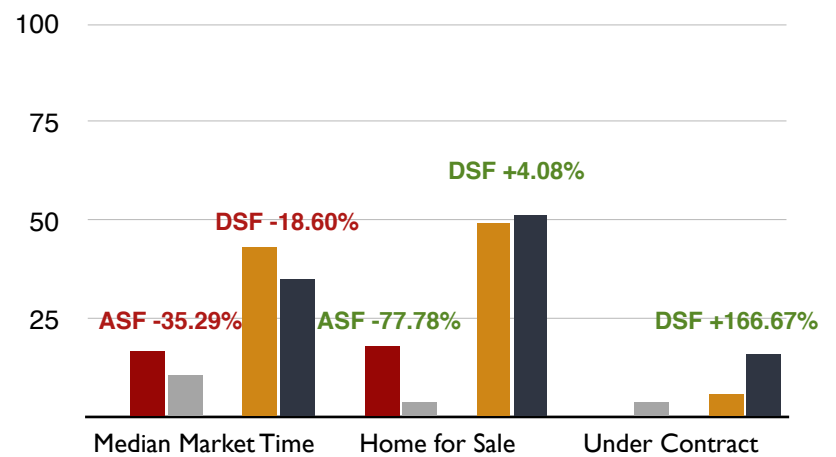
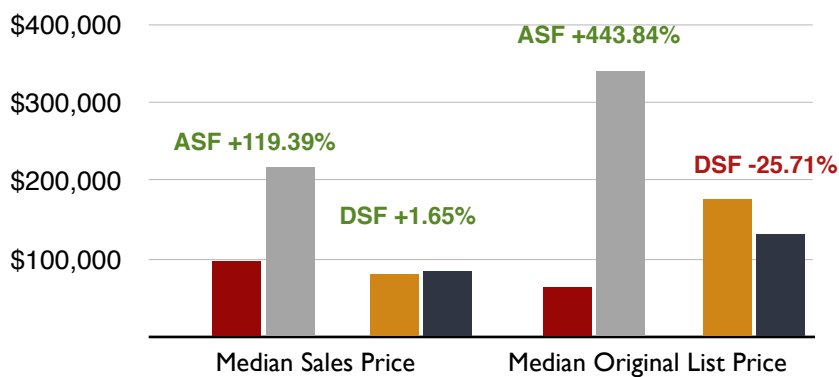
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$98,000	\$215,000	119.39%
Median Original List Price	\$62,500	\$339,900	443.84%
Median Market Time	17	11	-35.29%
Home for Sale	18	4	-77.78%
Under Contract	0	4	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$81,700	\$83,050	1.65%
Median Original List Price	\$174,995	\$130,000	-25.71%
Median Market Time	43	35	-18.60%
Home for Sale	49	51	4.08%
Under Contract	6	16	166.67%

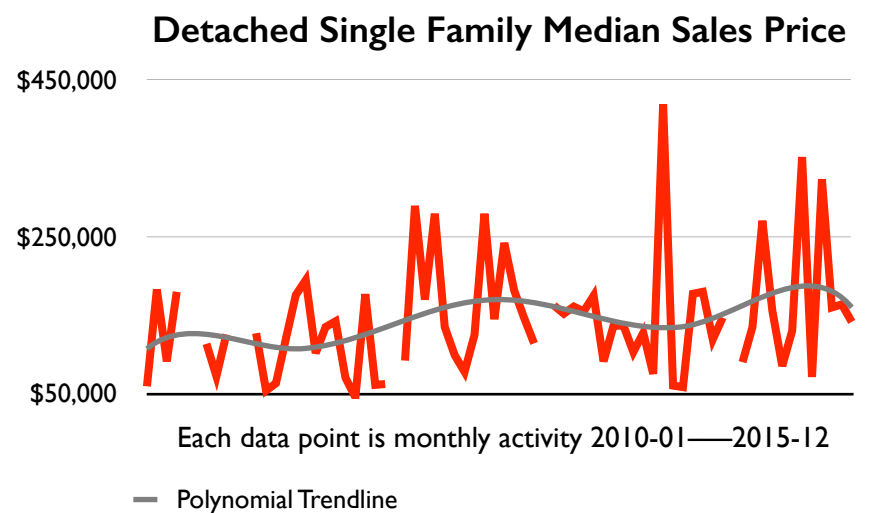
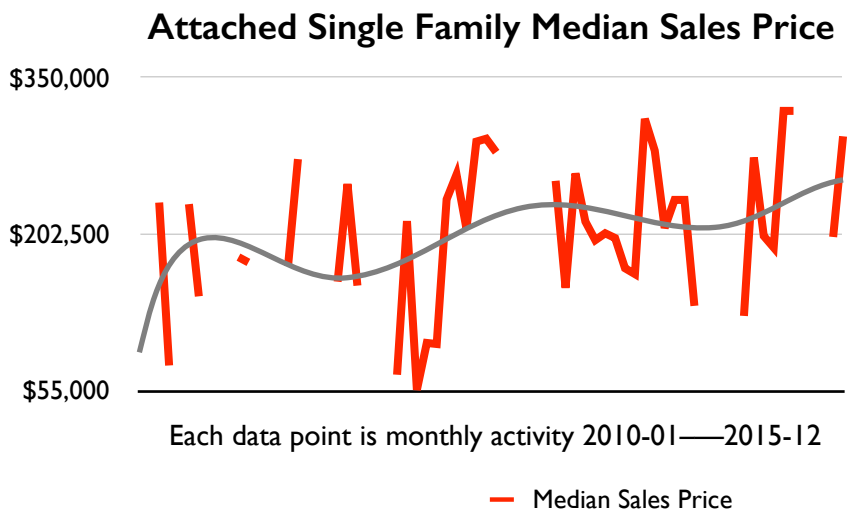
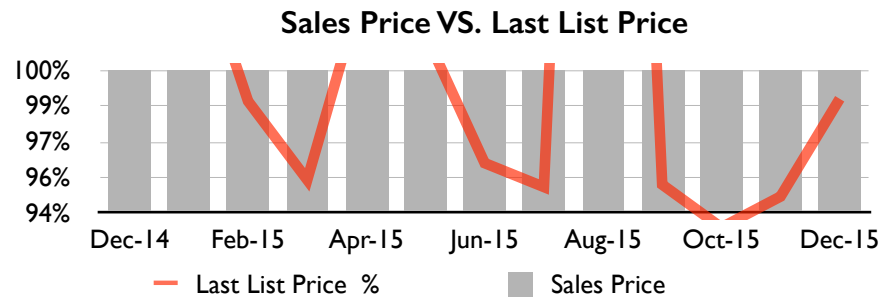
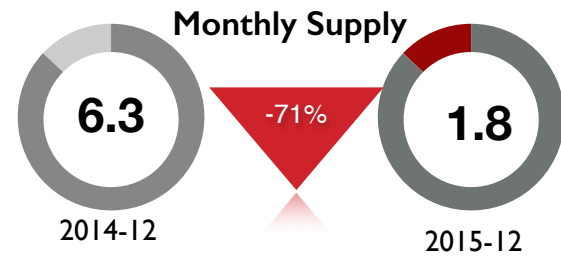


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, January 6, 2016

McKinley Park

Monthly Update 2015-12



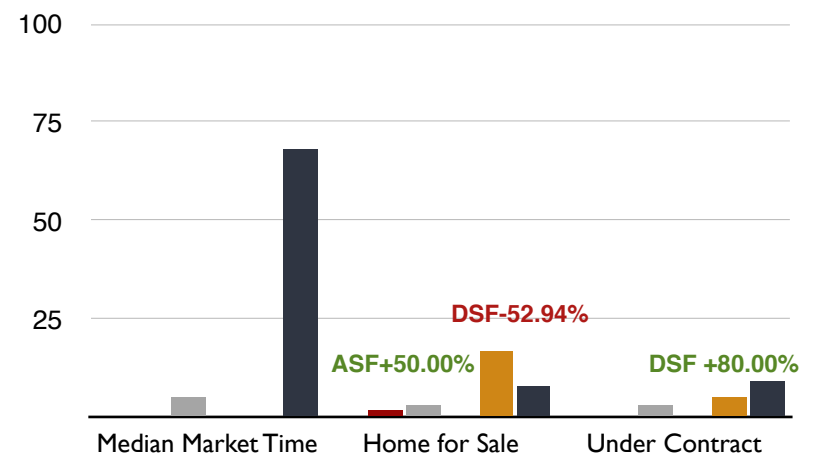
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	N/A	\$295,000	
Median Original List Price	\$195,000	\$244,500	25.38%
Median Market Time	N/A	5	
Home for Sale	2	3	50.00%
Under Contract	0	3	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$0	\$141,500	
Median Original List Price	\$166,420	\$359,000	115.72%
Median Market Time	0	68	
Home for Sale	17	8	-52.94%
Under Contract	5	9	80.00%

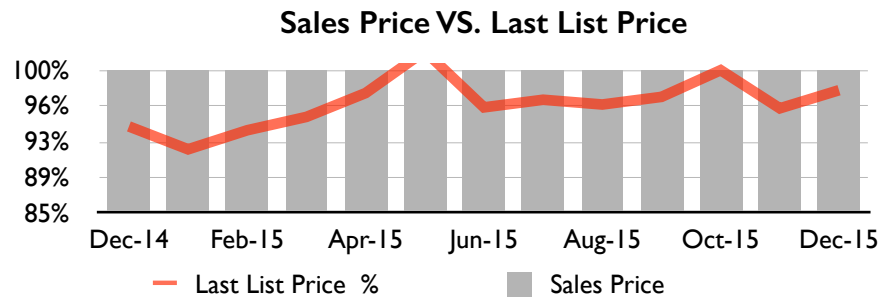
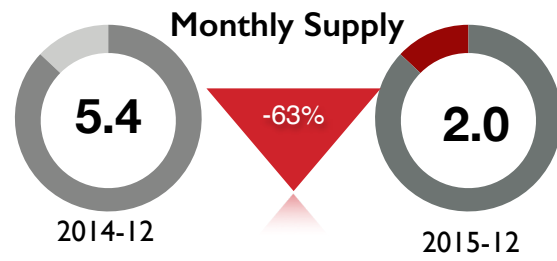


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

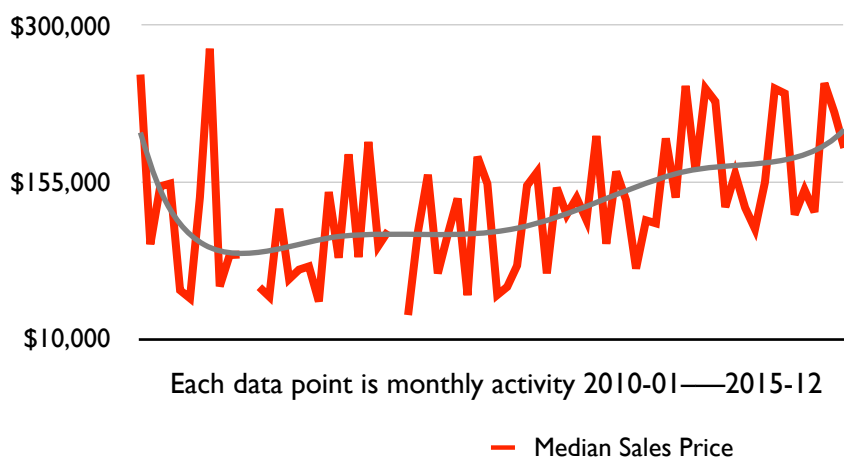
Wednesday, January 6, 2016

North Park

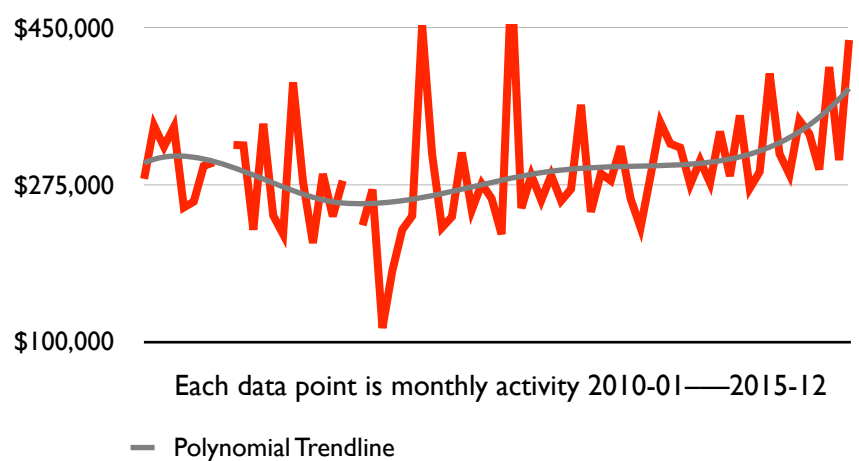
Monthly Update 2015-12



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



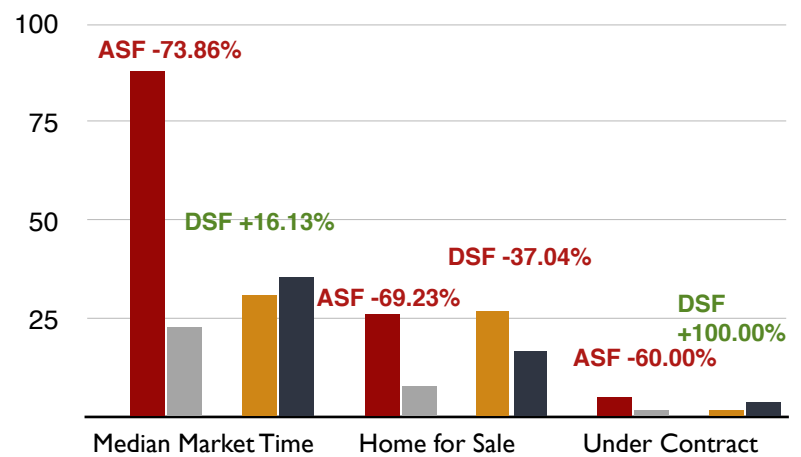
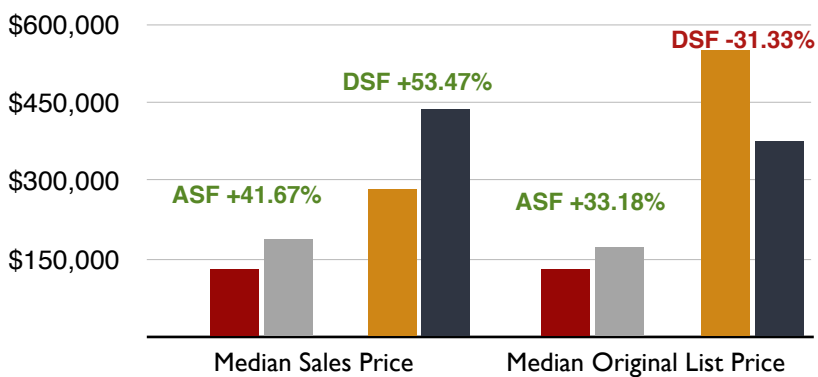
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$132,000	\$187,000	41.67%
Median Original List Price	\$129,900	\$173,000	33.18%
Median Market Time	88	23	-73.86%
Home for Sale	26	8	-69.23%
Under Contract	5	2	-60.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

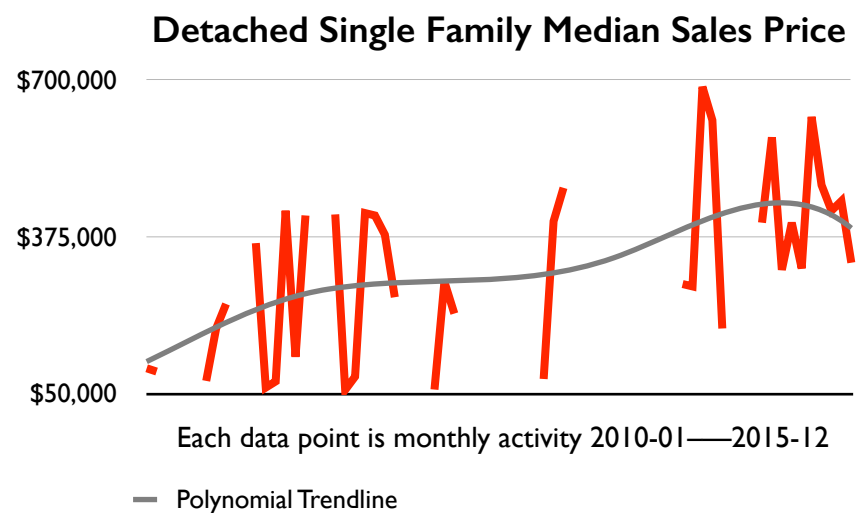
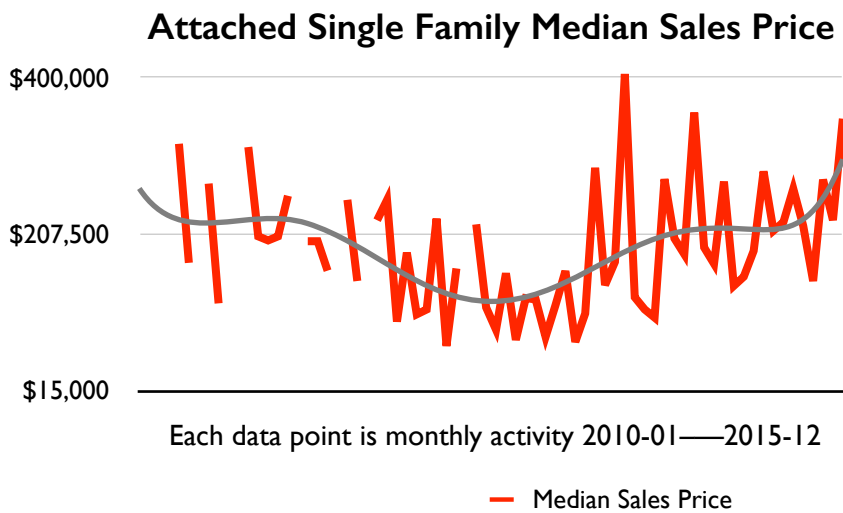
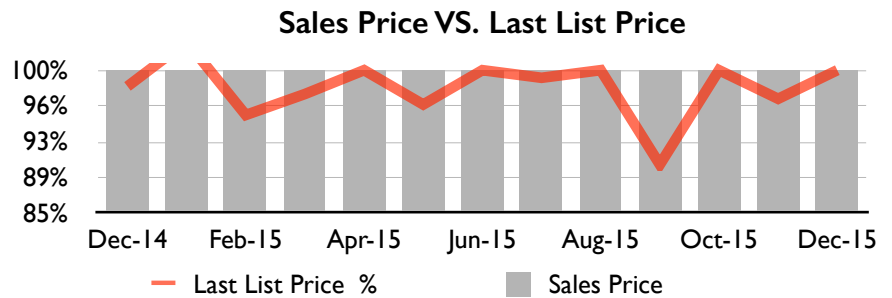
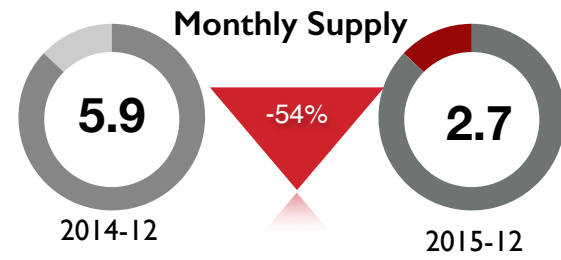
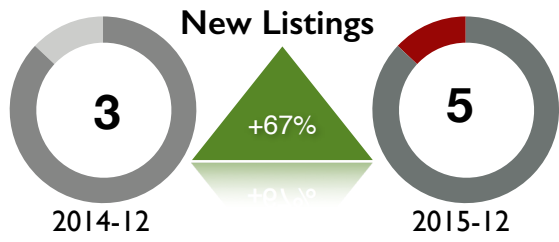
	2014-12	2015-12	Changes
Median Sales Price	\$285,077	\$437,500	53.47%
Median Original List Price	\$549,000	\$377,000	-31.33%
Median Market Time	31	36	16.13%
Home for Sale	27	17	-37.04%
Under Contract	2	4	100.00%



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

Oakland

Monthly Update 2015-12



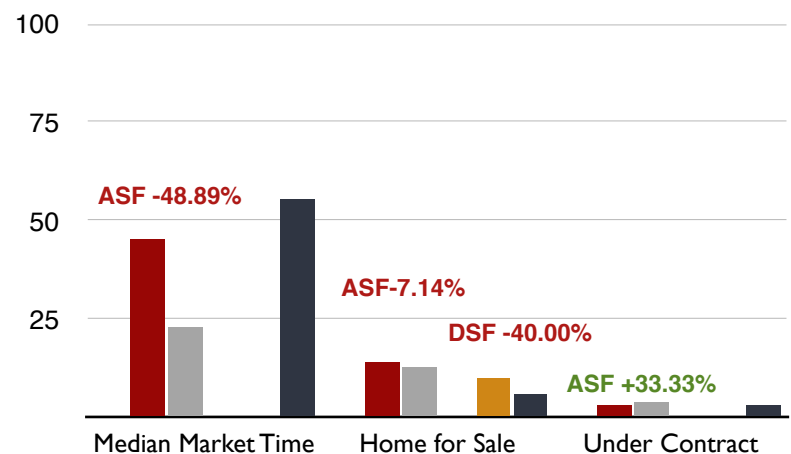
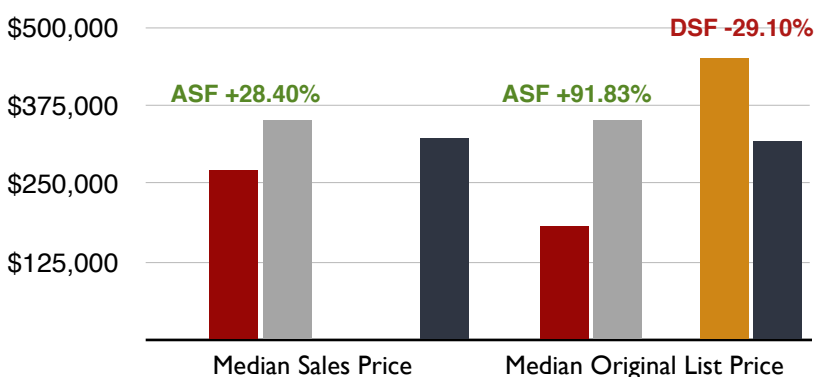
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$272,500	\$349,900	28.40%
Median Original List Price	\$182,400	\$349,900	91.83%
Median Market Time	45	23	-48.89%
Home for Sale	14	13	-7.14%
Under Contract	3	4	33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	N/A	\$321,750	
Median Original List Price	\$449,900	\$319,000	-29.10%
Median Market Time	N/A	55	
Home for Sale	10	6	-40.00%
Under Contract	0	3	

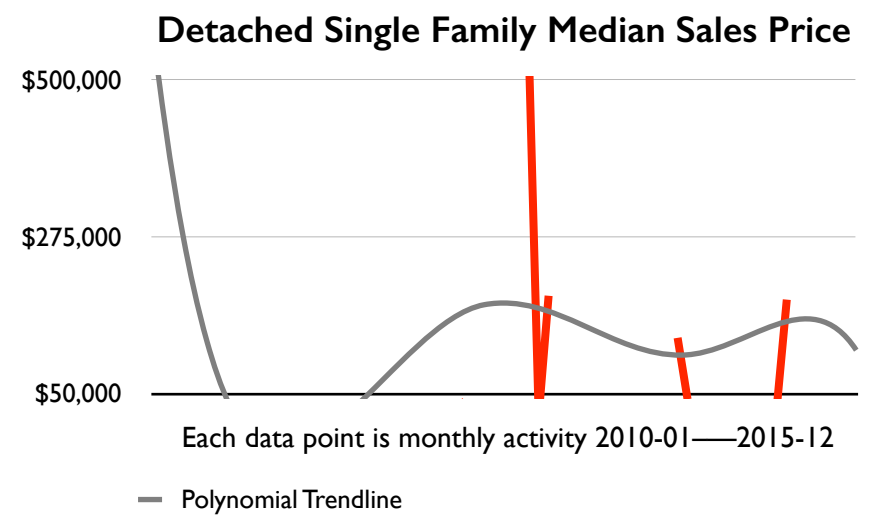
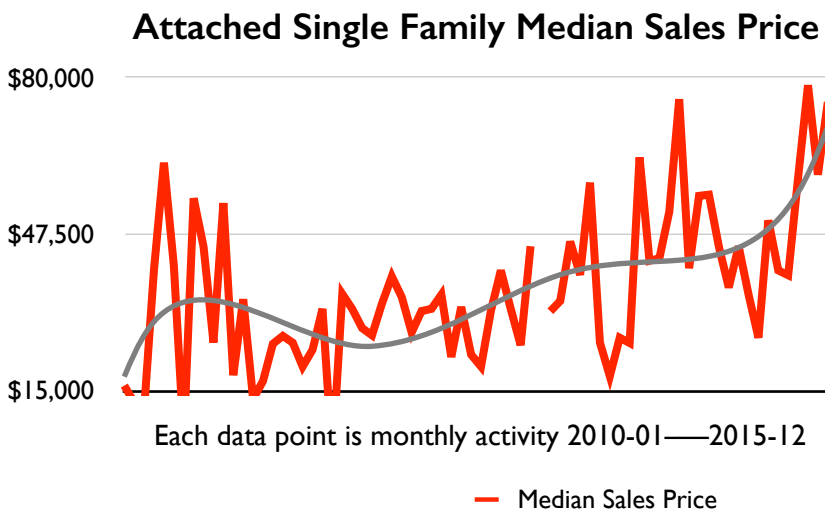
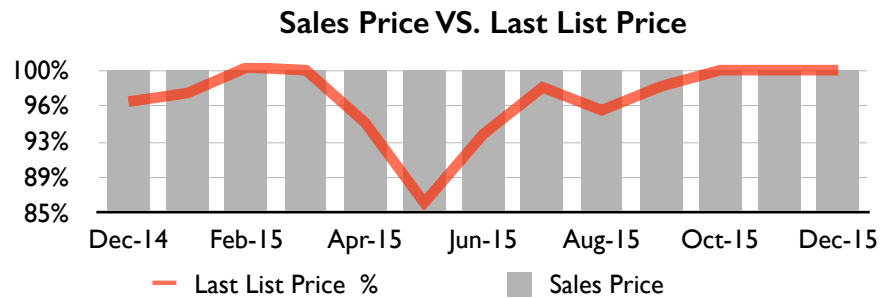
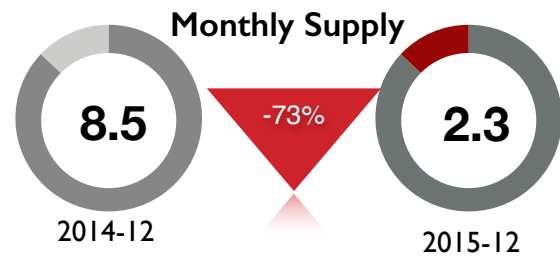
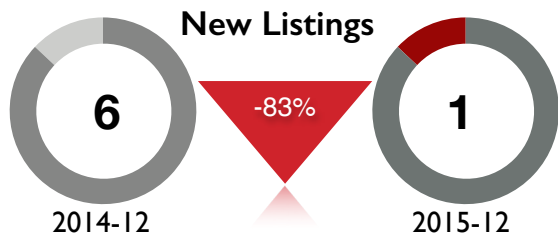


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, January 6, 2016

Washington Park

Monthly Update 2015-12



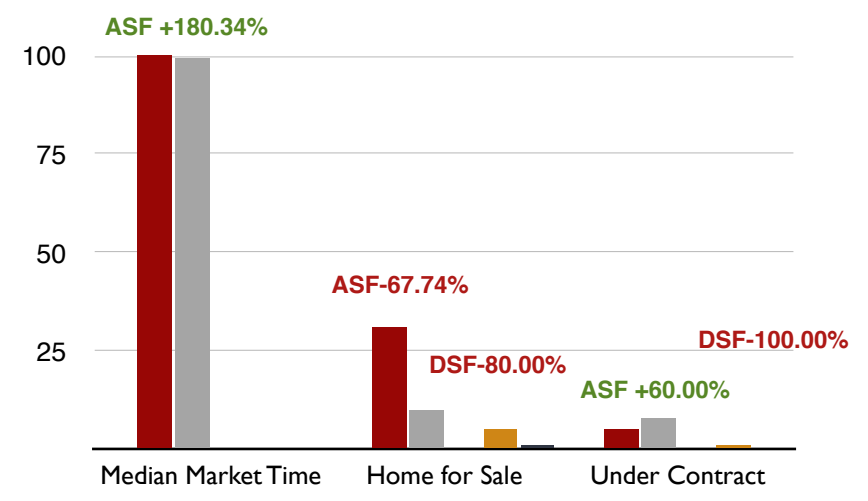
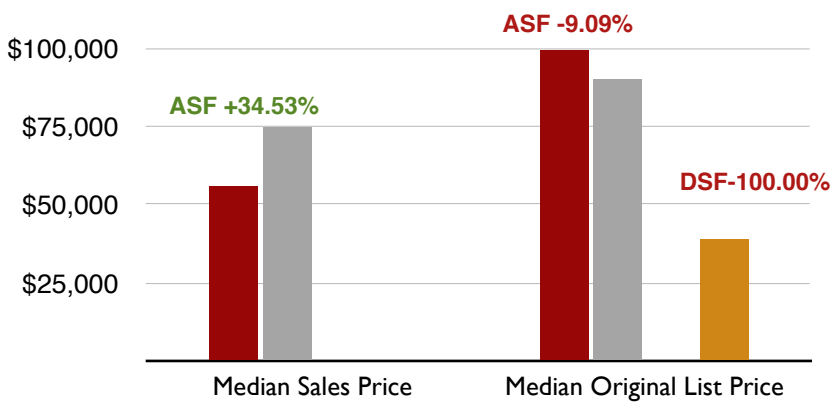
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$55,750	\$75,000	34.53%
Median Original List Price	\$99,000	\$90,000	-9.09%
Median Market Time	178	499	180.34%
Home for Sale	31	10	-67.74%
Under Contract	5	8	60.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$38,900	\$0	-100.00%
Median Market Time	N/A	N/A	
Home for Sale	5	1	-80.00%
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.



*PahRoo Appraisal & Consultancy
1440 N Dayton, Suite 202
Chicago, IL 60642*

Phone: 773.388.0003

Email: appraisal@pahroo.com

Website: [www. pahroo.com](http://www.pahroo.com)