



CHICAGO

NEIGHBORHOOD MARKET REPORT

April 2016

KEY TAKEAWAYS...



- In April, both sales of attached and detached houses experienced annual and monthly increases while median prices grew at moderate annual rates. Under the seasonal influence, this month 10,160 attached and detached houses sold in Chicagoland PMSA, up 19.4 percent from a month ago and up 8.8 percent from a year ago. The Median Sales Price was up 9.9 percent to \$241,700 for detached homes and 9.3 percent to \$20,000 for attached properties.
- New Listings in Chicagoland were up 1.5 percent for detached homes and 2.1 percent for attached properties. Listing Under Contract decreased 12.9 percent for detached homes and 9.3 for attached properties.
- The time it took to sell a home in April averaged 42 days, down from 56 days a year ago. The total inventory of properties available for sale as of April was 37,193 down 1.7 percent from 37,840 in March and down 18 percent from 45,333 in April of last year.
- In addition, the distressed property (e.g. REOs) market was down 47.7 percent from 4,757 distressed properties last year, the lowest level reading since 2008. 1,274 distressed properties were sold this month, 30.2 percent less than last year. The median sales price for the distressed properties was \$118,500, up 5.7 percent from April 2015. (All sales including attached and detached houses)

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

Chicagoland PMSA— April 2016

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

-2.1%

Change in
New Listing
All properties

+8.9%

Change in
Closed Sales
All properties

-23.6%

Change in
Inventory of Homes
All properties

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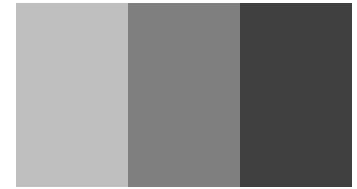
- **Cook County**
- **DuPage County**
- **Lake County**
- **Kane County**
- **Kendall County**
- **McHenry County**
- **Will County**

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INTRODUCTION & METHODOLOGY



Monthly Update—July 2016

Our purpose of this informative monthly report is to describe the correct condition of the Chicago-land real estate market by analyzing the statistical data from 30 representative Chicago neighborhoods and identifying the market trends. Understanding the market fluctuations are a significant benefit to clients seeking cutting edge information to market-leading industries. For all Chicago neighborhoods, detached and attached Single Family properties are segmented.

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

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

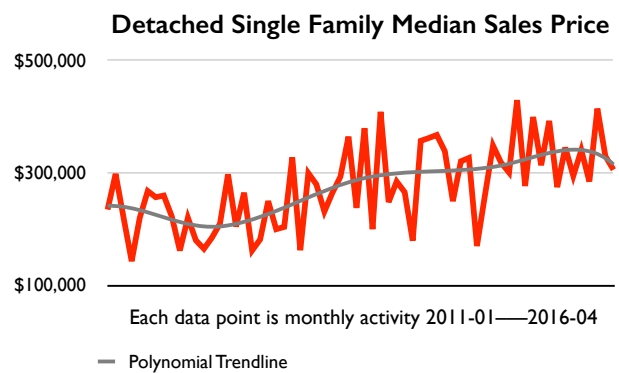
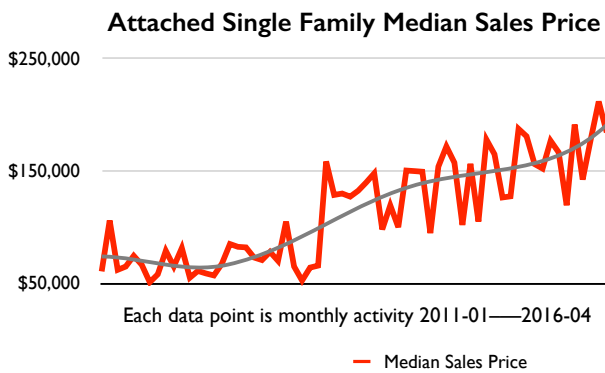
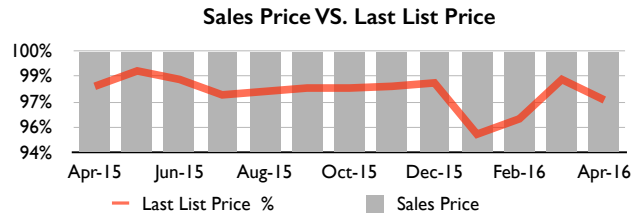
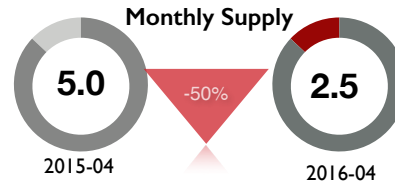
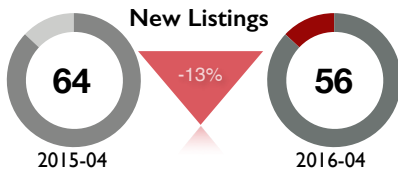
P.S. We appreciate any feedback you might have to offer. Please leave comments or suggestions about the monthly report to help us benefit from your experience Email us at

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We'd more than Welcome it.

Albany Park

Monthly Update 2016-04



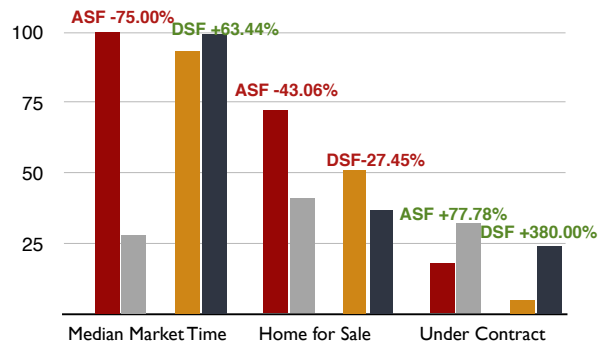
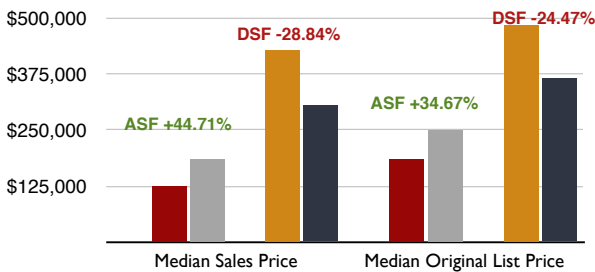
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$127,500	\$184,500	44.71%
Median Original List Price	\$184,900	\$249,000	34.67%
Median Market Time	112	28	-75.00%
Home for Sale	72	41	-43.06%
Under Contract	18	32	77.78%

ASF including Townhouse & Condo

Detached Single Family (DSF)

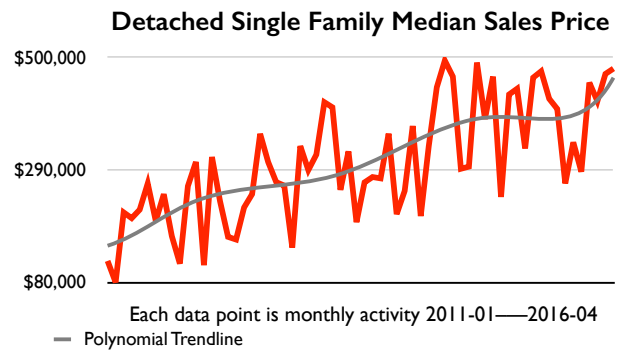
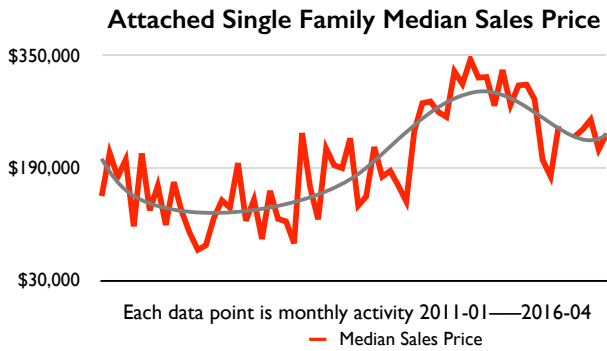
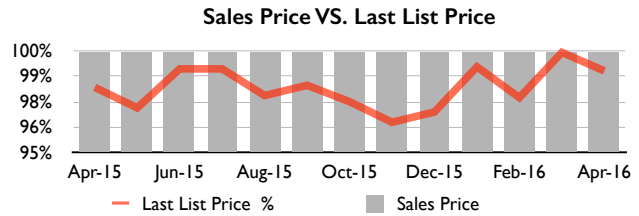
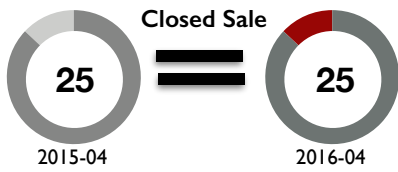
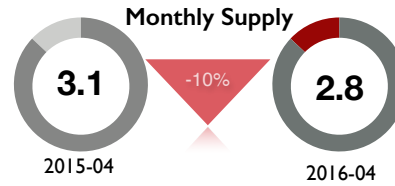
	2015-04	2016-04	Changes
Median Sales Price	\$430,000	\$306,000	-28.84%
Median Original List Price	\$481,900	\$364,000	-24.47%
Median Market Time	93	152	63.44%
Home for Sale	51	37	-27.45%
Under Contract	5	24	380.00%



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

Avondale

Monthly Update 2016-04



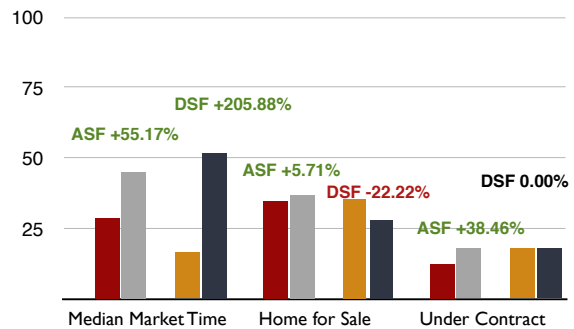
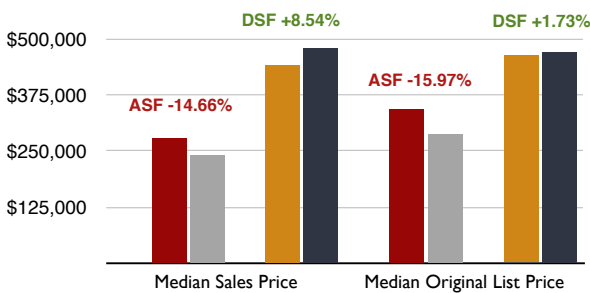
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$280,000	\$238,950	-14.66%
Median Original List Price	\$344,450	\$289,450	-15.97%
Median Market Time	29	45	55.17%
Home for Sale	35	37	5.71%
Under Contract	13	18	38.46%

ASF including Townhouse & Condo

Detached Single Family (DSF)

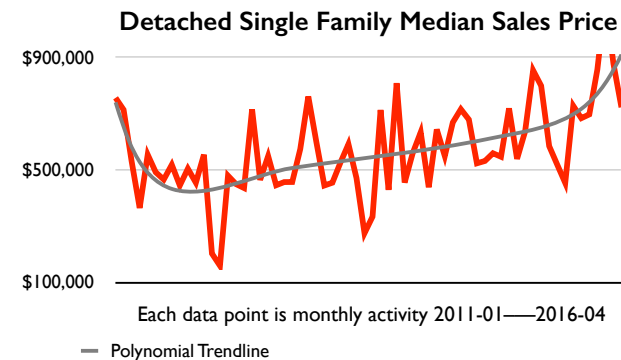
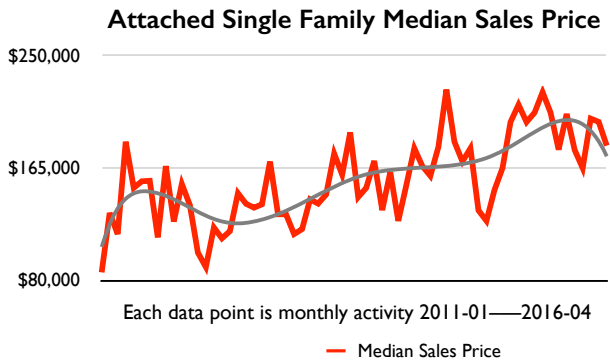
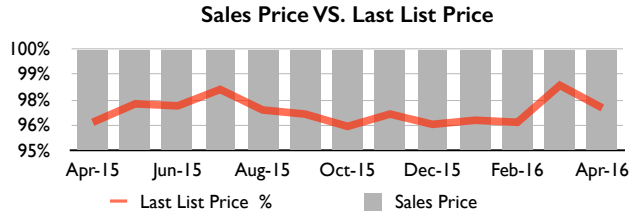
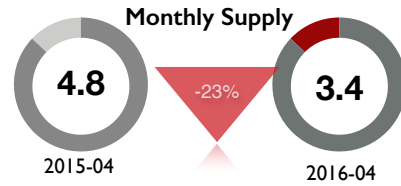
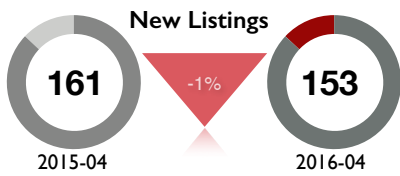
	2015-04	2016-04	Changes
Median Sales Price	\$442,250	\$480,000	8.54%
Median Original List Price	\$464,450	\$472,500	1.73%
Median Market Time	17	52	205.88%
Home for Sale	36	28	-22.22%
Under Contract	18	18	0.00%



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

Edgewater

Monthly Update 2016-04



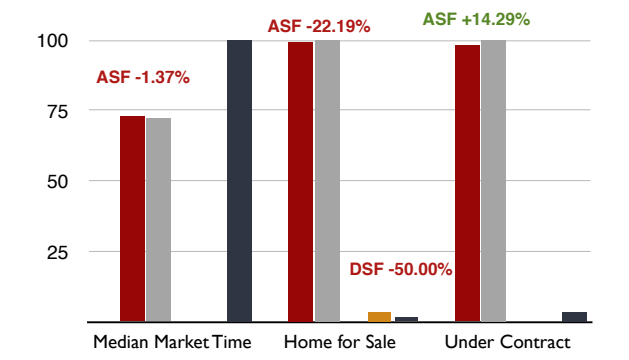
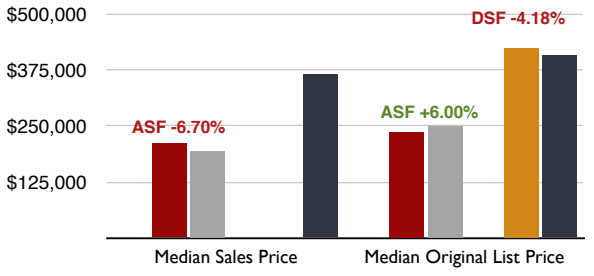
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$209,000	\$195,000	-6.70%
Median Original List Price	\$234,900	\$249,000	6.00%
Median Market Time	73	72	-1.37%
Home for Sale	320	249	-22.19%
Under Contract	98	112	14.29%

ASF including Townhouse & Condo

Detached Single Family (DSF)

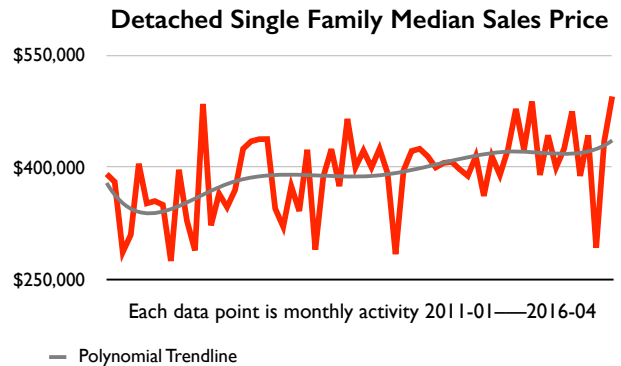
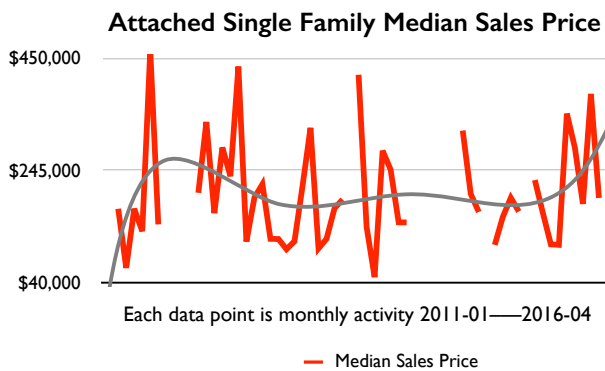
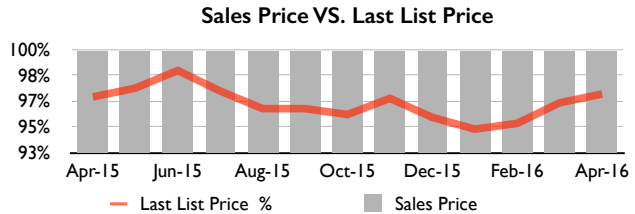
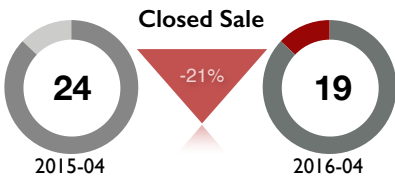
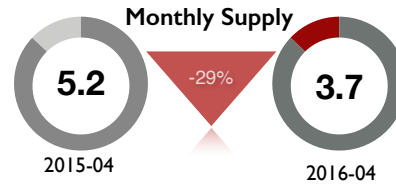
	2015-04	2016-04	Changes
Median Sales Price	N/A	\$364,800	
Median Original List Price	\$425,000	\$407,252	-4.18%
Median Market Time	N/A	165	
Home for Sale	4	2	-50.00%
Under Contract	0	4	



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Forest Glen

Monthly Update 2016-04



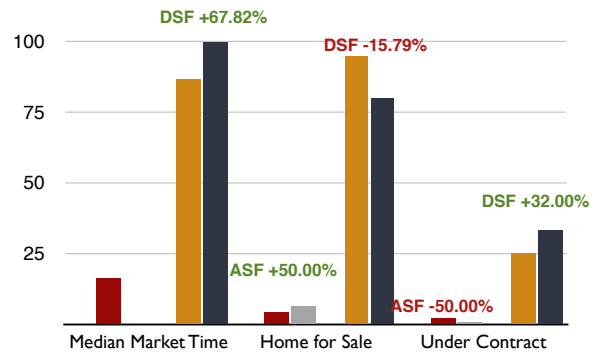
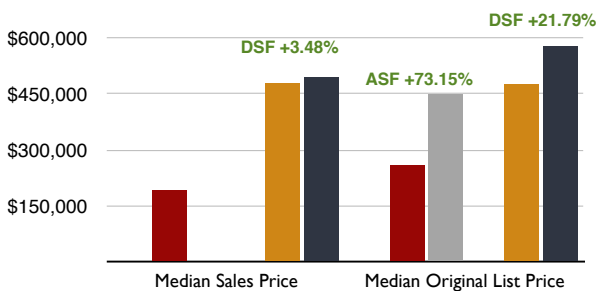
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$195,000	N/A	
Median Original List Price	\$259,450	\$449,250	73.15%
Median Market Time	16	N/A	
Home for Sale	4	6	50.00%
Under Contract	2	1	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$478,375	\$495,000	3.48%
Median Original List Price	\$475,000	\$578,500	21.79%
Median Market Time	87	146	67.82%
Home for Sale	95	80	-15.79%
Under Contract	25	33	32.00%

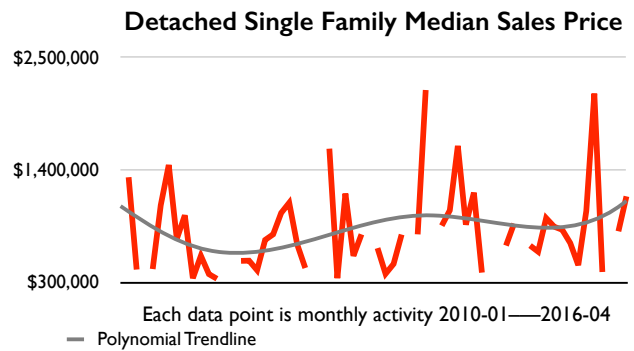
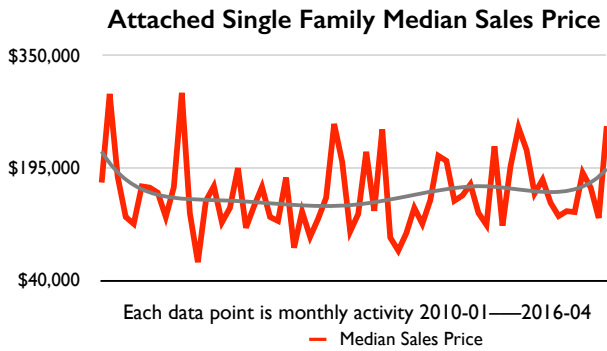
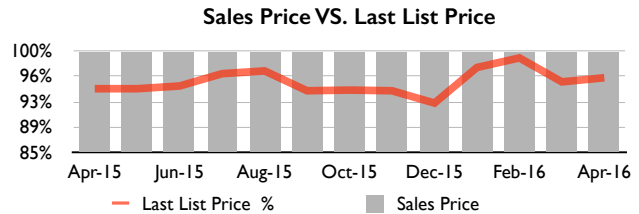
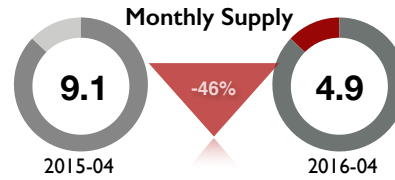


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Thursday, May 5, 2016

Hyde Park

Monthly Update 2016-04



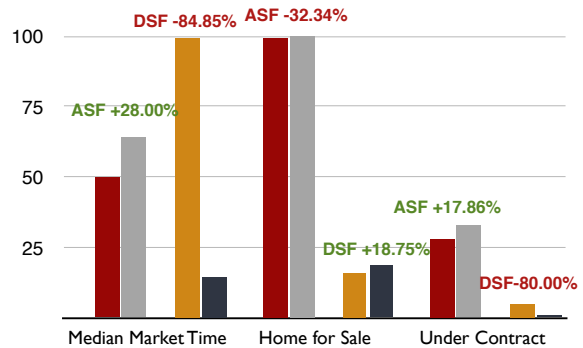
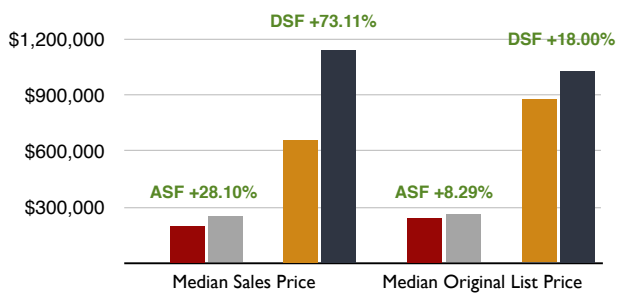
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$197,500	\$253,000	28.10%
Median Original List Price	\$240,737	\$260,695	8.29%
Median Market Time	50	64	28.00%
Home for Sale	167	113	-32.34%
Under Contract	28	33	17.86%

ASF including Townhouse & Condo

Detached Single Family (DSF)

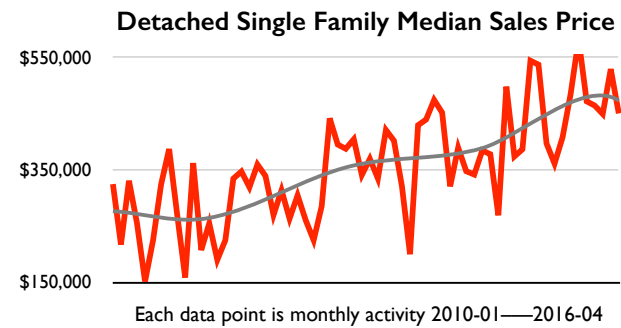
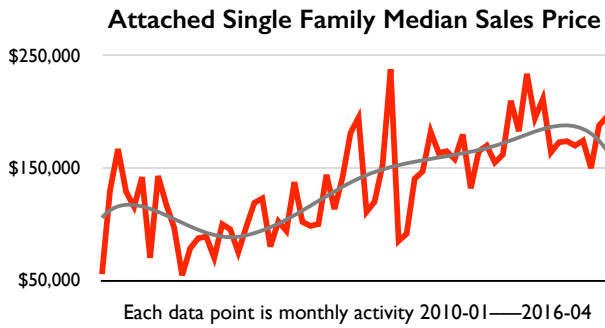
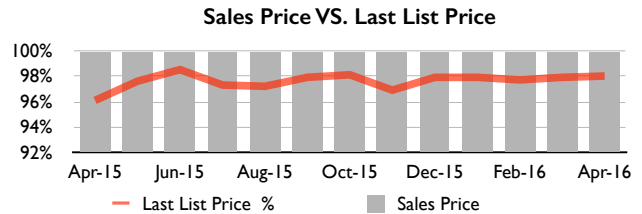
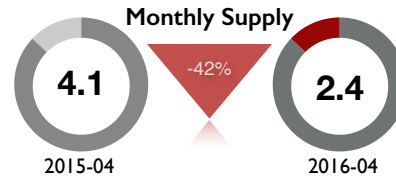
	2015-04	2016-04	Changes
Median Sales Price	\$660,000	\$1,142,500	73.11%
Median Original List Price	\$875,000	\$1,032,500	18.00%
Median Market Time	99	15	-84.85%
Home for Sale	16	19	18.75%
Under Contract	5	1	-80.00%



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Irving Park

Monthly Update 2016-04



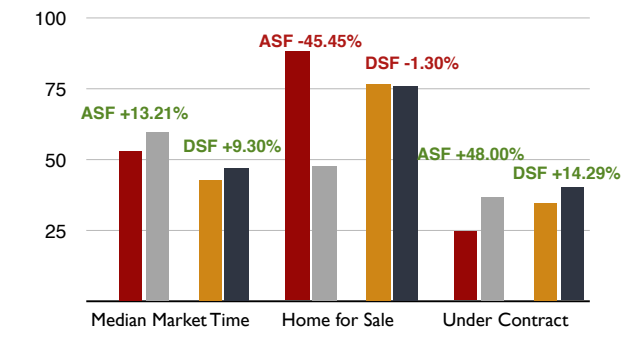
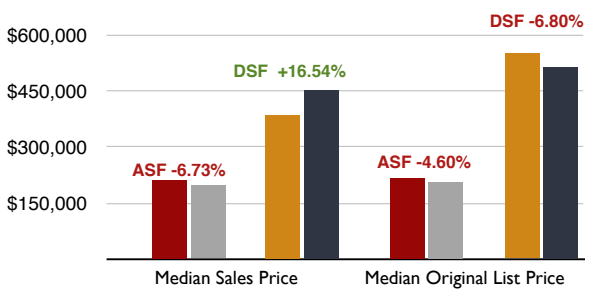
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$210,000	\$195,876	-6.73%
Median Original List Price	\$217,450	\$207,450	-4.60%
Median Market Time	53	60	13.21%
Home for Sale	88	48	-45.45%
Under Contract	25	37	48.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

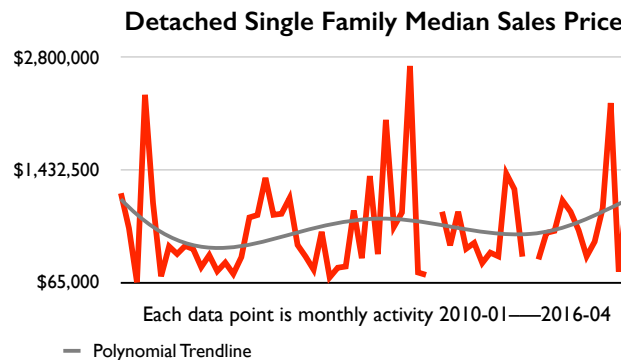
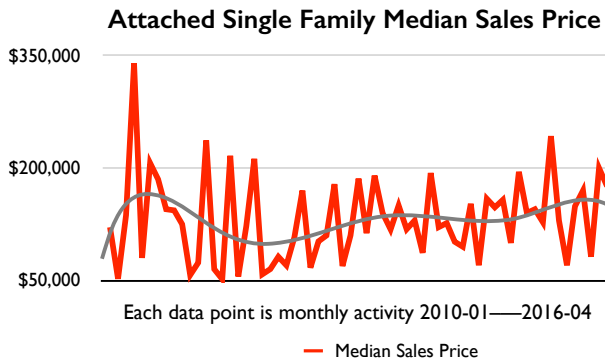
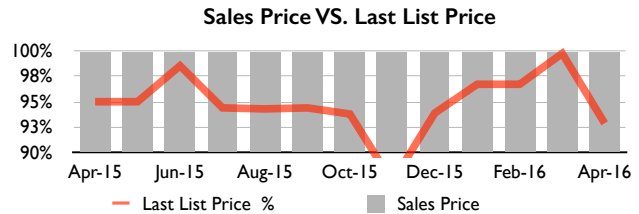
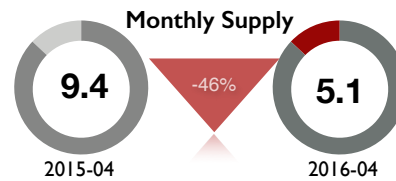
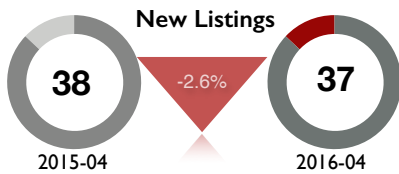
	2015-04	2016-04	Changes
Median Sales Price	\$387,000	\$451,000	16.54%
Median Original List Price	\$549,900	\$512,500	-6.80%
Median Market Time	43	47	9.30%
Home for Sale	77	76	-1.30%
Under Contract	35	40	14.29%



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Kenwood

Monthly Update 2016-04



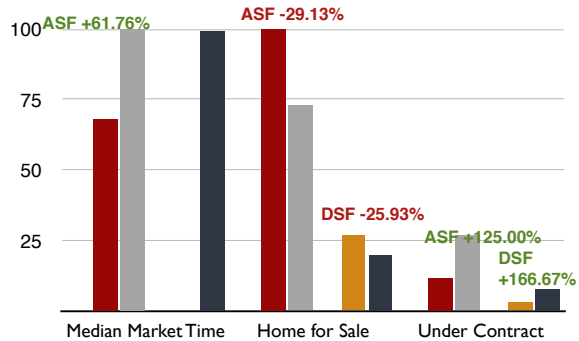
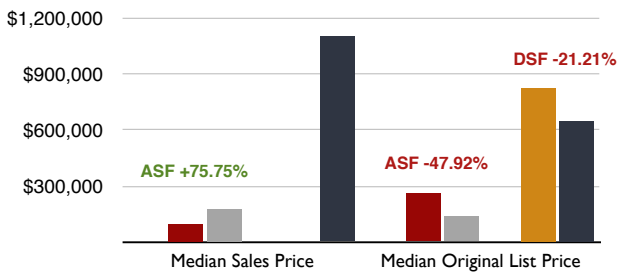
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$100,000	\$175,750	+75.75%
Median Original List Price	\$259,000	\$134,900	-47.92%
Median Market Time	68	110	+61.76%
Home for Sale	103	73	-29.13%
Under Contract	12	27	+125.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

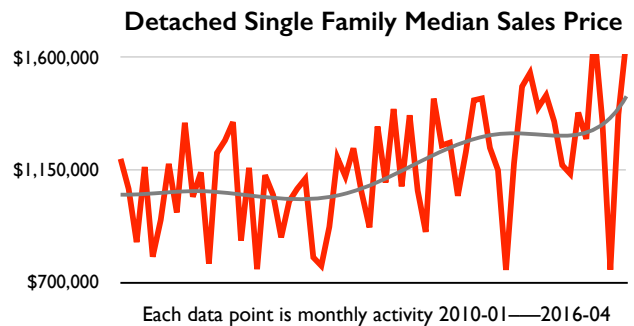
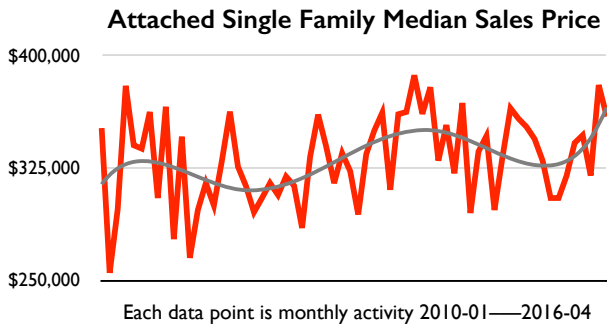
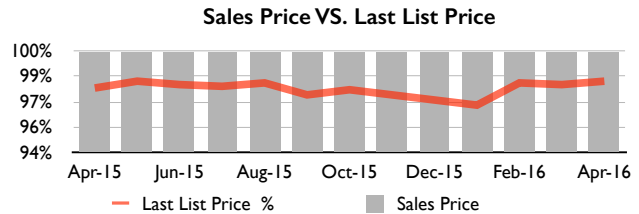
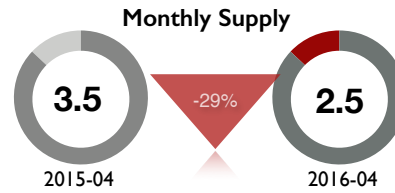
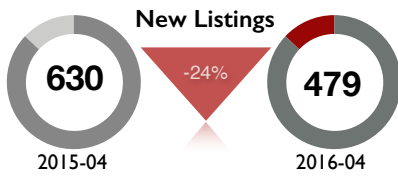
	2015-04	2016-04	Changes
Median Sales Price	N/A	\$1,102,000	
Median Original List Price	\$825,000	\$650,000	-21.21%
Median Market Time	N/A	581	
Home for Sale	27	20	-25.93%
Under Contract	3	8	+166.67%



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Lakeview

Monthly Update 2016-04



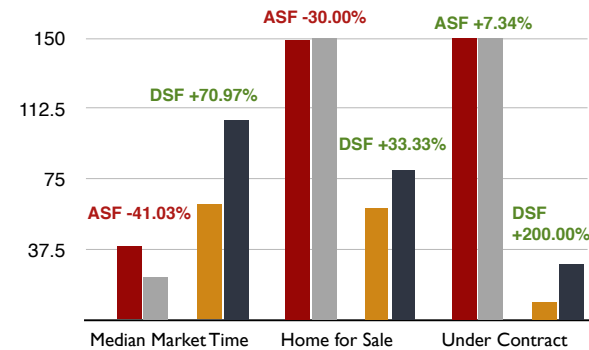
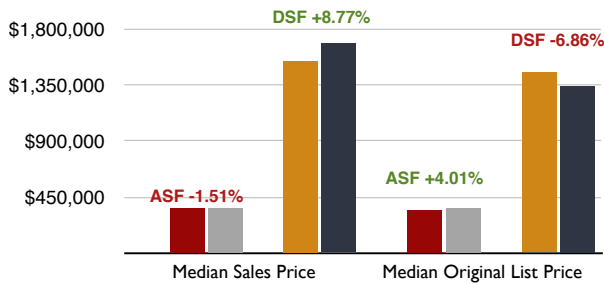
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$365,000	\$359,500	-1.51%
Median Original List Price	\$349,950	\$364,000	4.01%
Median Market Time	39	23	-41.03%
Home for Sale	570	399	-30.00%
Under Contract	259	278	7.34%

ASF including Townhouse & Condo

Detached Single Family (DSF)

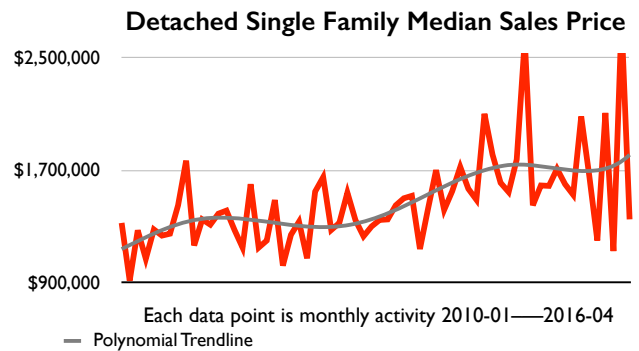
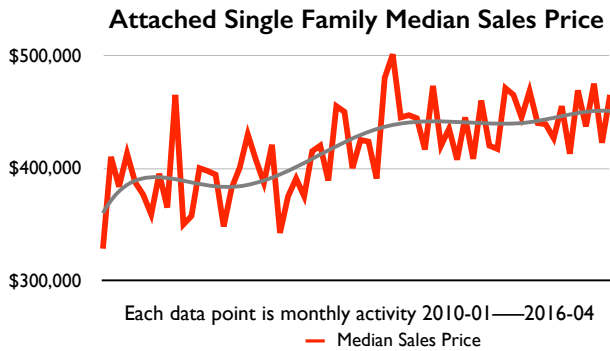
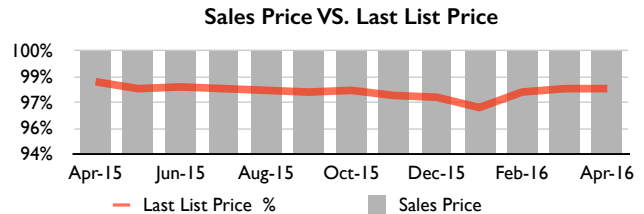
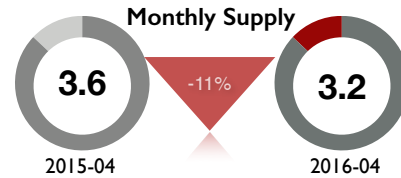
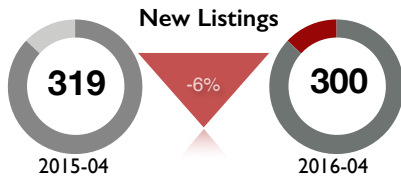
	2015-04	2016-04	Changes
Median Sales Price	\$1,540,000	\$1,675,000	8.77%
Median Original List Price	\$1,449,500	\$1,350,000	-6.86%
Median Market Time	62	106	70.97%
Home for Sale	60	80	33.33%
Under Contract	10	30	200.00%



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

Lincoln Park

Monthly Update 2016-04



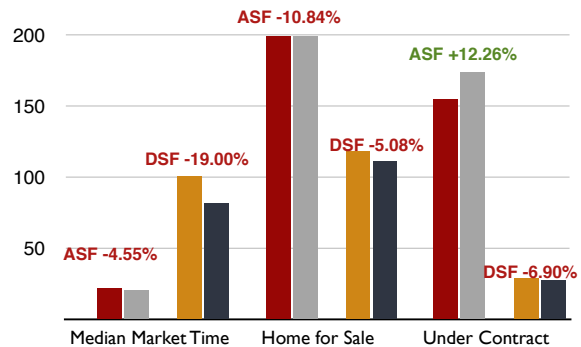
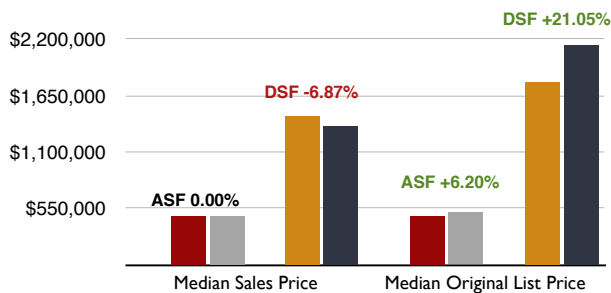
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$465,000	\$465,000	0.00%
Median Original List Price	\$475,000	\$504,450	6.20%
Median Market Time	22	21	-4.55%
Home for Sale	332	296	-10.84%
Under Contract	155	174	12.26%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$1,450,000	\$1,350,375	-6.87%
Median Original List Price	\$1,774,500	\$2,147,950	21.05%
Median Market Time	100	81	-19.00%
Home for Sale	118	112	-5.08%
Under Contract	29	27	-6.90%

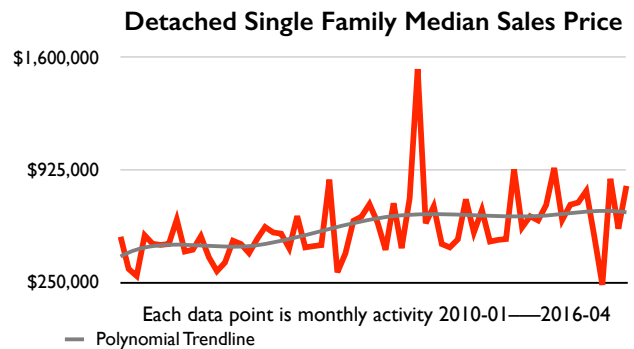
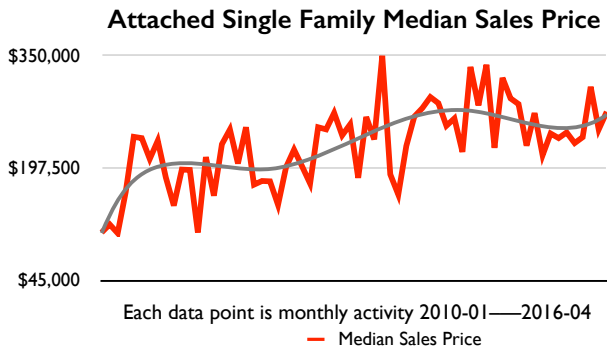
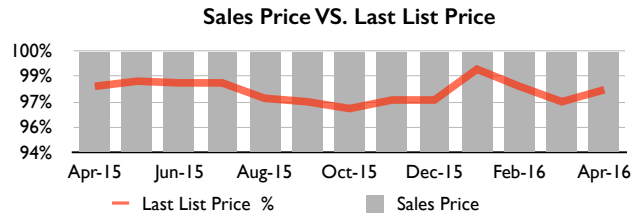
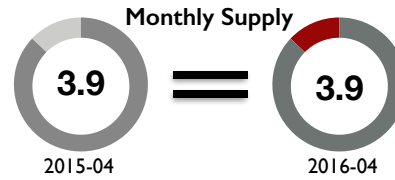


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, May 5, 2016

Lincoln Square

Monthly Update 2016-04



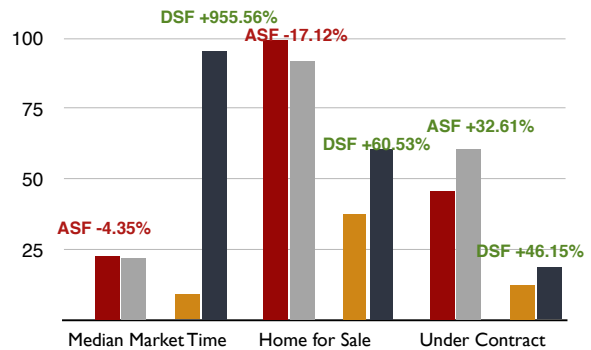
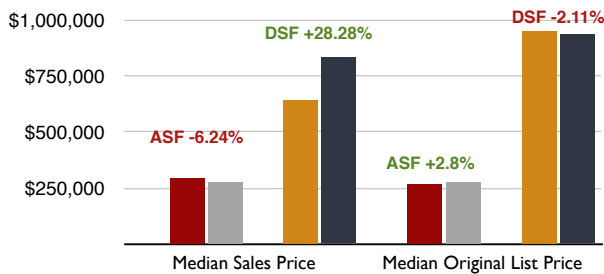
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$292,250	\$274,000	-6.24%
Median Original List Price	\$269,900	\$277,450	2.80%
Median Market Time	23	22	-4.35%
Home for Sale	111	92	-17.12%
Under Contract	46	61	32.61%

ASF including Townhouse & Condo

Detached Single Family (DSF)

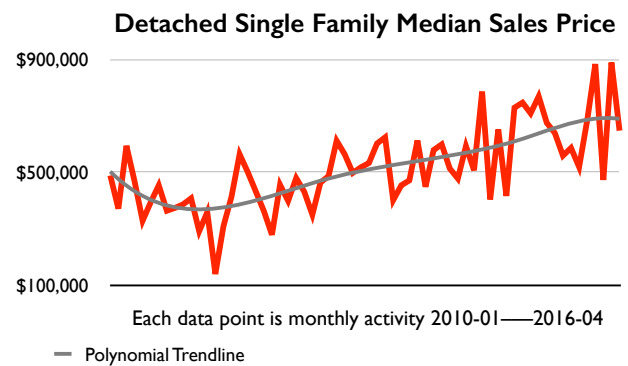
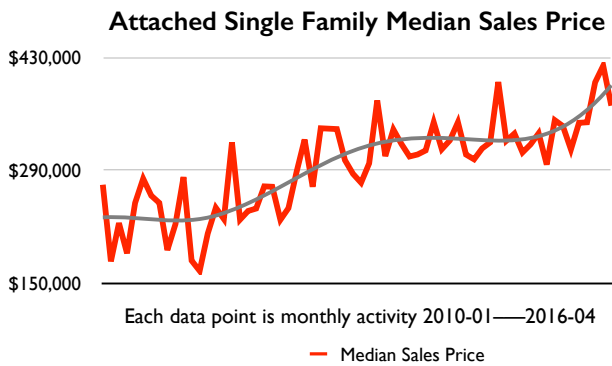
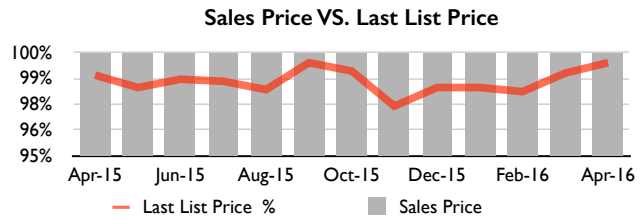
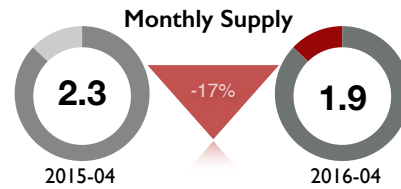
	2015-04	2016-04	Changes
Median Sales Price	\$647,000	\$830,000	28.28%
Median Original List Price	\$949,900	\$929,900	-2.11%
Median Market Time	9	95	955.56%
Home for Sale	38	61	60.53%
Under Contract	13	19	46.15%



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

Logan Square

Monthly Update 2016-04



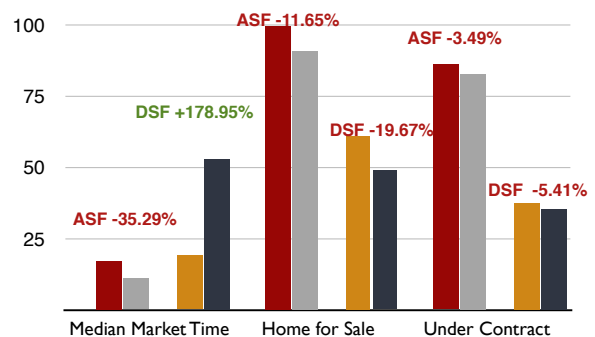
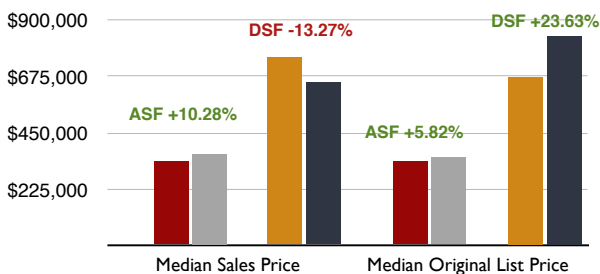
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$335,950	\$370,500	10.28%
Median Original List Price	\$335,000	\$354,500	5.82%
Median Market Time	17	11	-35.29%
Home for Sale	103	91	-11.65%
Under Contract	86	83	-3.49%

ASF including Townhouse & Condo

Detached Single Family (DSF)

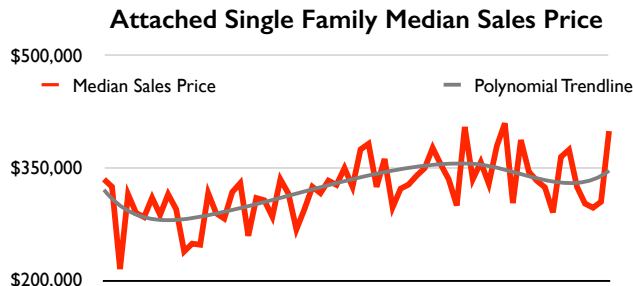
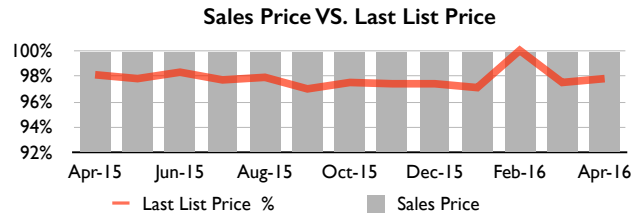
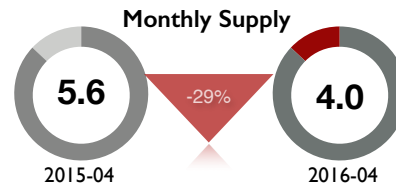
	2015-04	2016-04	Changes
Median Sales Price	\$748,000	\$648,750	-13.27%
Median Original List Price	\$677,450	\$837,500	23.63%
Median Market Time	19	53	178.95%
Home for Sale	61	49	-19.67%
Under Contract	37	35	-5.41%



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

Loop

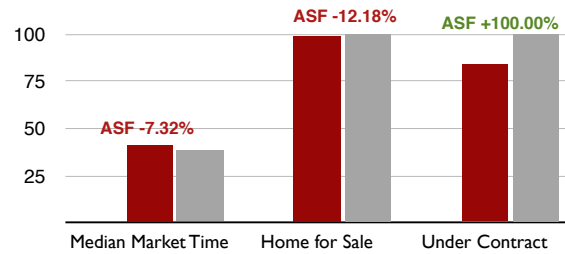
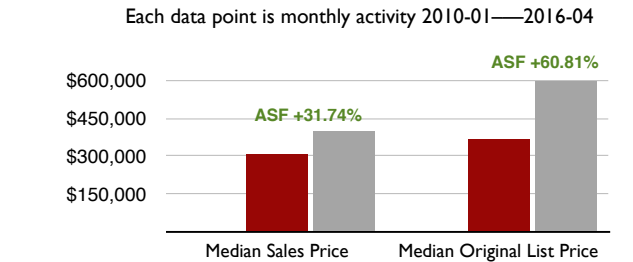
Monthly Update 2016-04



Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$303,250	\$399,500	31.74%
Median Original List Price	\$370,000	\$595,000	60.81%
Median Market Time	41	38	-7.32%
Home for Sale	353	310	-12.18%
Under Contract	84	168	100.00%

ASF including Townhouse & Condo



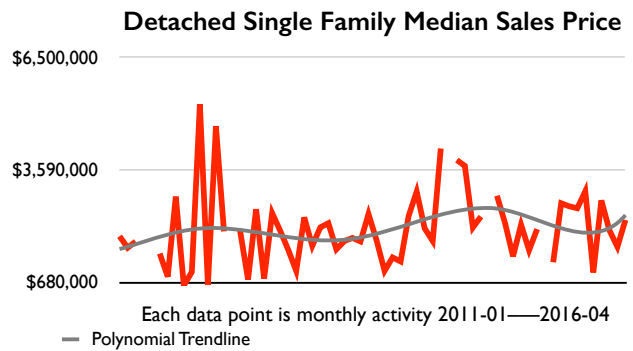
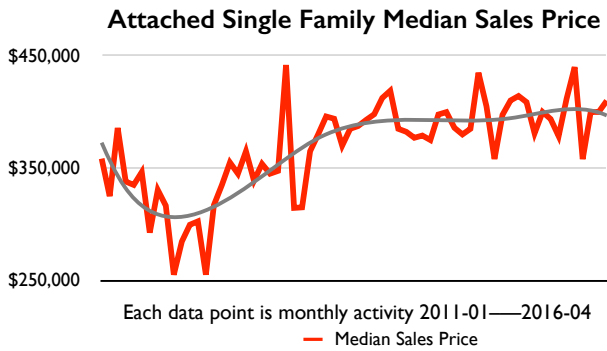
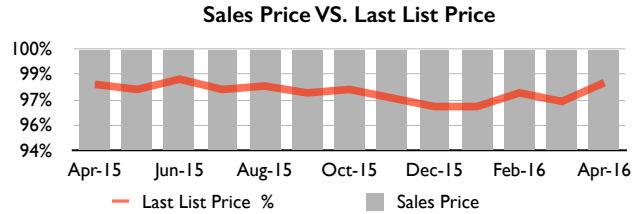
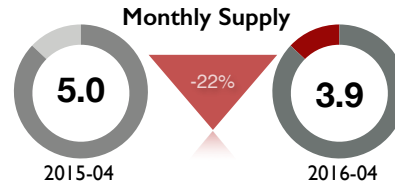
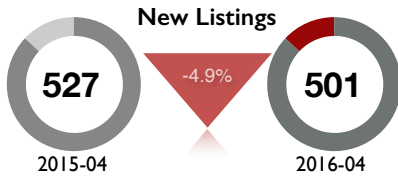
No Detached Single - Family Data Found



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 2016-04



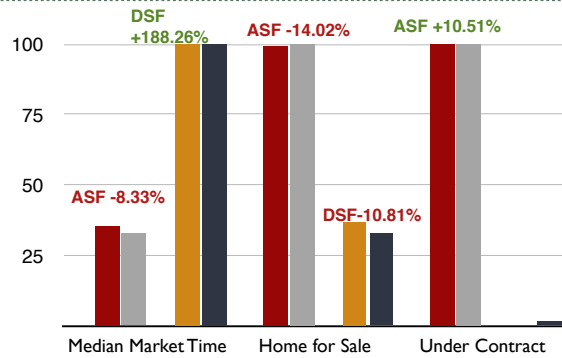
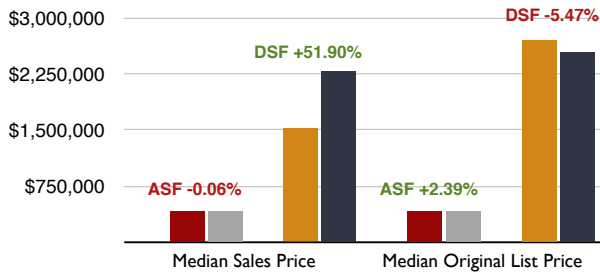
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$410,250	\$410,000	-0.06%
Median Original List Price	\$419,000	\$429,000	2.39%
Median Market Time	36	33	-8.33%
Home for Sale	1063	914	-14.02%
Under Contract	295	326	10.51%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$1,512,500	\$2,297,500	51.90%
Median Original List Price	\$2,695,000	\$2,547,500	-5.47%
Median Market Time	213	614	188.26%
Home for Sale	37	33	-10.81%
Under Contract	0	2	

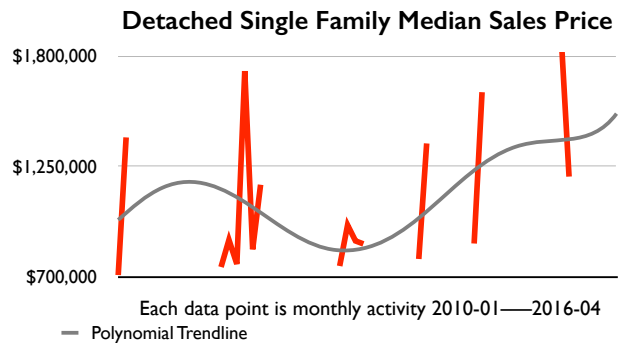
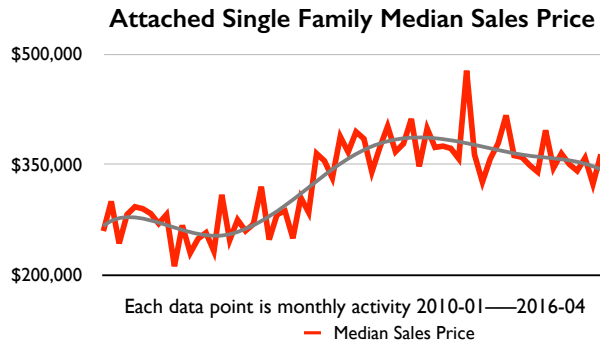
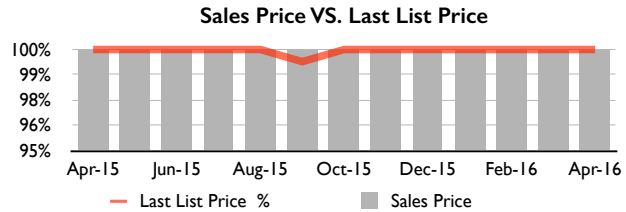
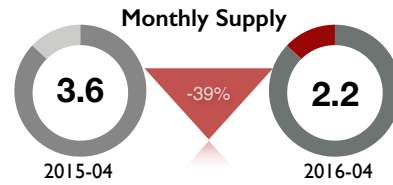
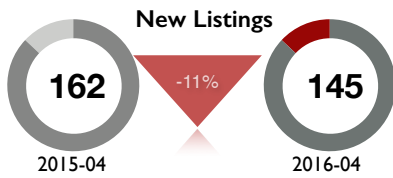


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, May 5, 2016

Near South Side

Monthly Update 2016-04



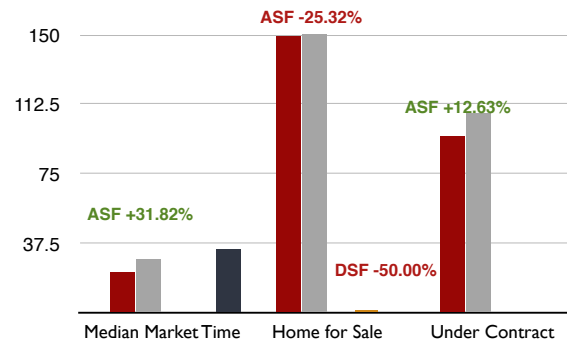
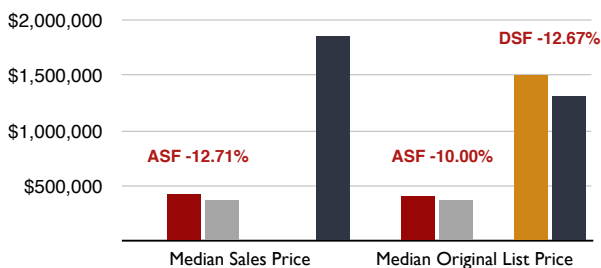
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$416,762	\$363,800	-12.71%
Median Original List Price	\$410,000	\$369,000	-10.00%
Median Market Time	22	29	31.82%
Home for Sale	237	177	-25.32%
Under Contract	95	107	12.63%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	N/A	\$1,862,500	
Median Original List Price	\$1,500,000	\$1,310,000	-12.67%
Median Market Time	N/A	34	
Home for Sale	2	1	-50.00%
Under Contract	0	1	

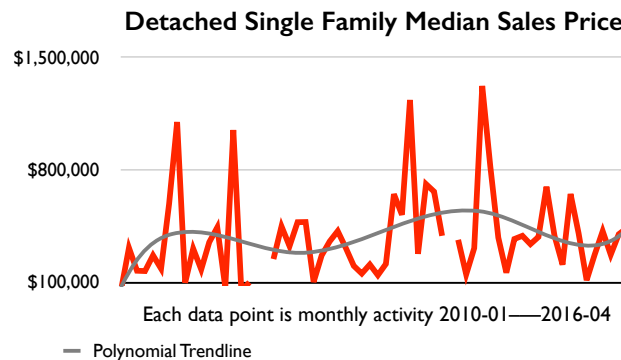
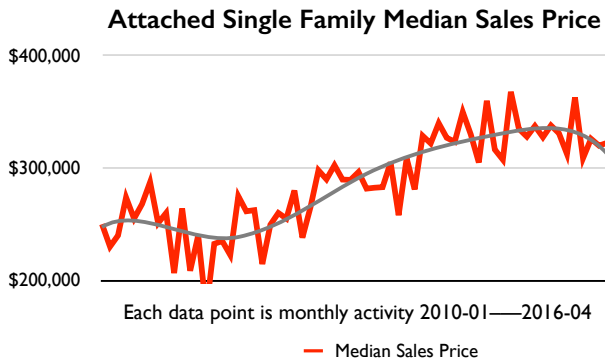
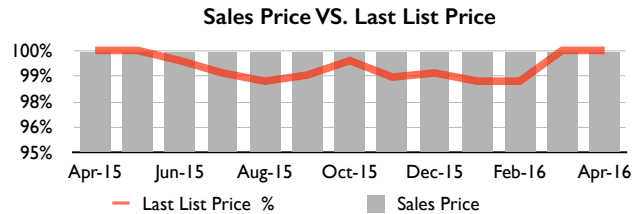
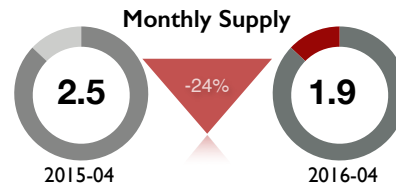
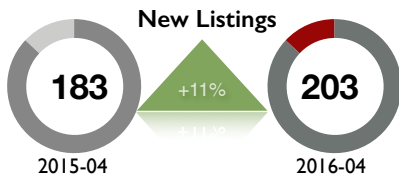


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, May 5, 2016

Near West Side

Monthly Update 2016-04



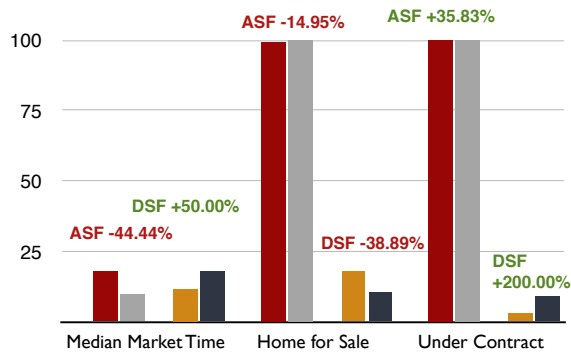
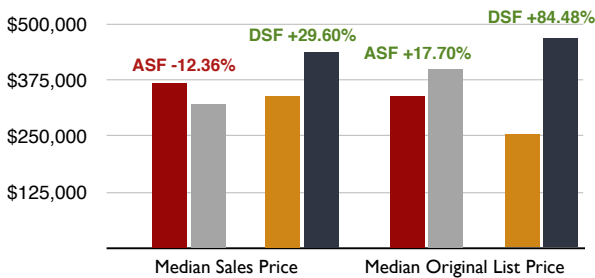
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$368,000	\$322,500	-12.36%
Median Original List Price	\$339,000	\$399,000	17.70%
Median Market Time	18	10	-44.44%
Home for Sale	214	182	-14.95%
Under Contract	120	163	35.83%

ASF including Townhouse & Condo

Detached Single Family (DSF)

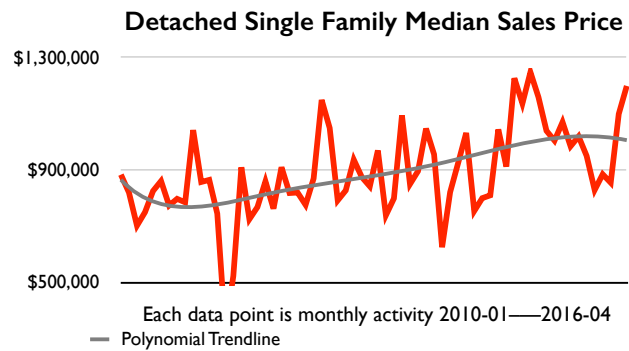
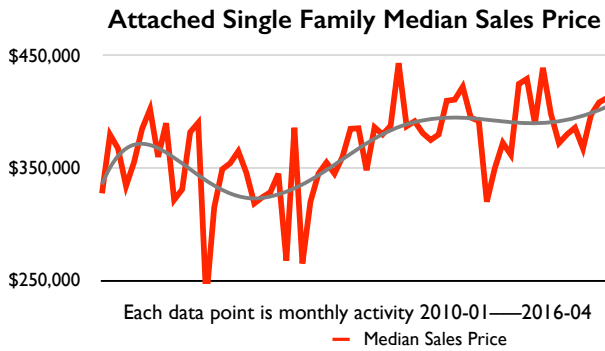
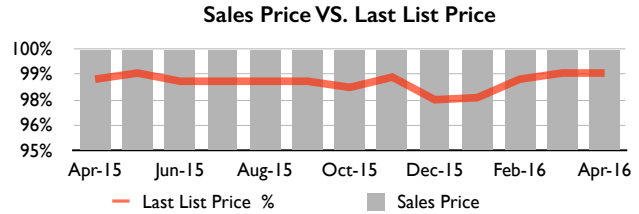
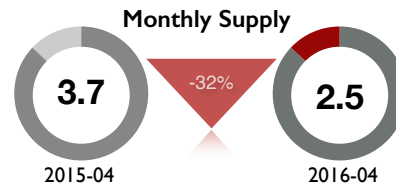
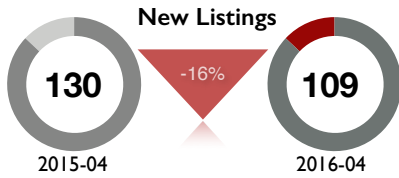
	2015-04	2016-04	Changes
Median Sales Price	\$338,000	\$438,050	29.60%
Median Original List Price	\$252,000	\$464,900	84.48%
Median Market Time	12	18	50.00%
Home for Sale	18	11	-38.89%
Under Contract	3	9	200.00%



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

North Center

Monthly Update 2016-04



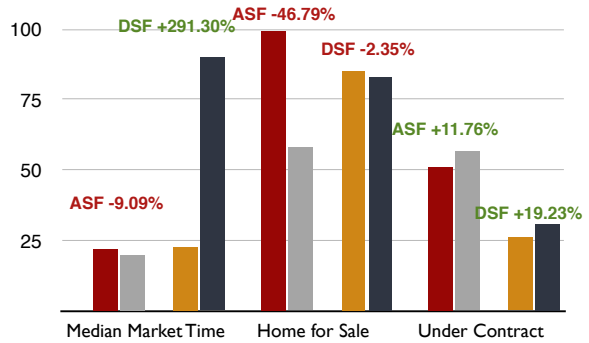
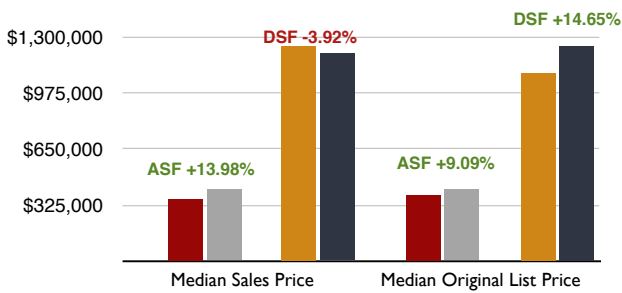
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$361,900	\$412,500	13.98%
Median Original List Price	\$379,900	\$414,450	9.09%
Median Market Time	22	20	-9.09%
Home for Sale	109	58	-46.79%
Under Contract	51	57	11.76%

ASF including Townhouse & Condo

Detached Single Family (DSF)

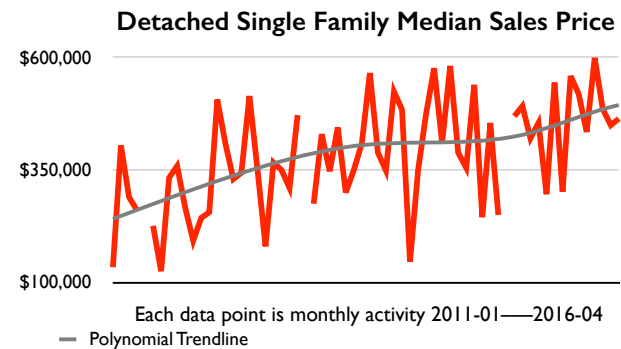
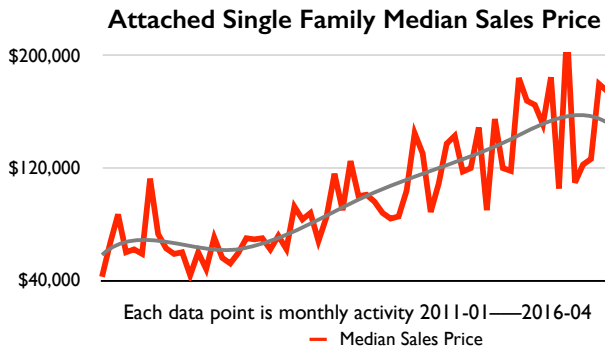
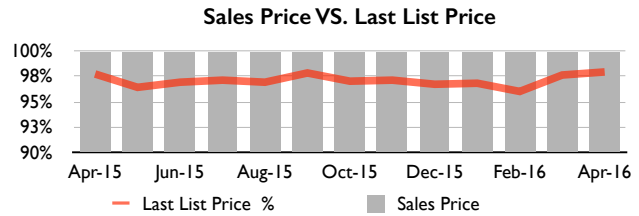
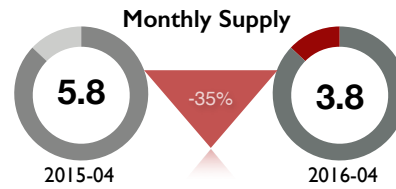
	2015-04	2016-04	Changes
Median Sales Price	\$1,249,000	\$1,200,000	-3.92%
Median Original List Price	\$1,089,450	\$1,249,000	14.65%
Median Market Time	23	90	291.30%
Home for Sale	85	83	-2.35%
Under Contract	26	31	19.23%



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

Rogers Park

Monthly Update 2016-04



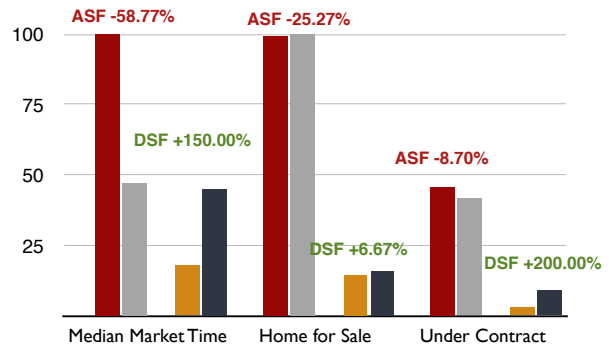
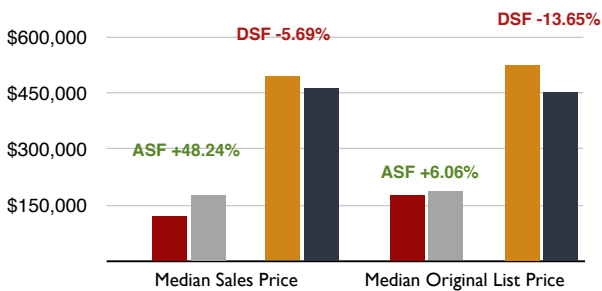
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$118,000	\$174,926	48.24%
Median Original List Price	\$174,900	\$185,500	6.06%
Median Market Time	114	47	-58.77%
Home for Sale	186	139	-25.27%
Under Contract	46	42	-8.70%

ASF including Townhouse & Condo

Detached Single Family (DSF)

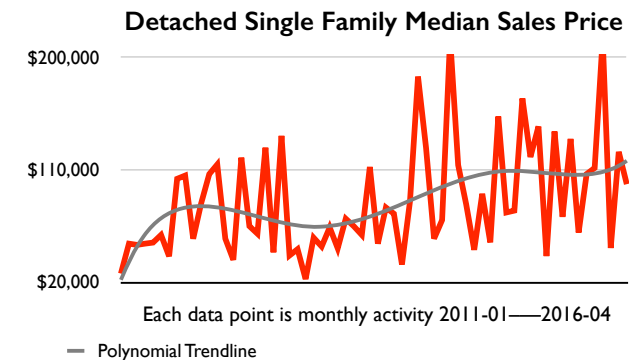
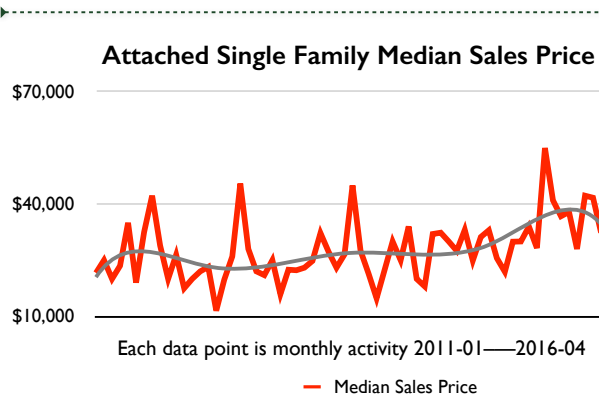
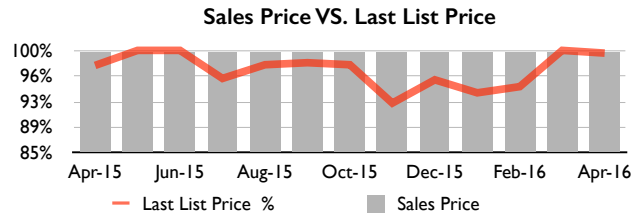
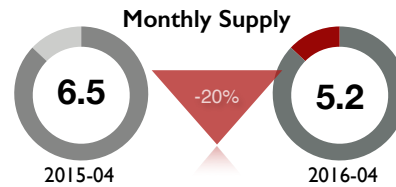
	2015-04	2016-04	Changes
Median Sales Price	\$492,500	\$464,500	-5.69%
Median Original List Price	\$524,000	\$452,500	-13.65%
Median Market Time	18	45	150.00%
Home for Sale	15	16	6.67%
Under Contract	3	9	200.00%



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

South Shore

Monthly Update 2016-04



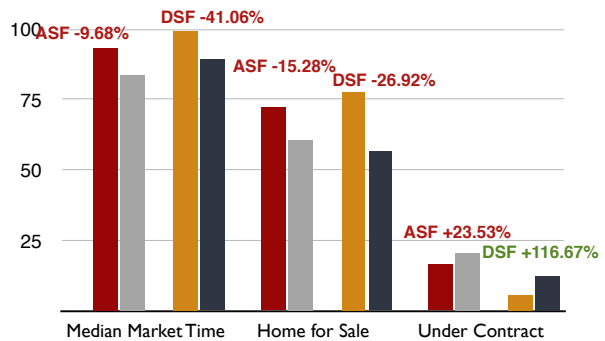
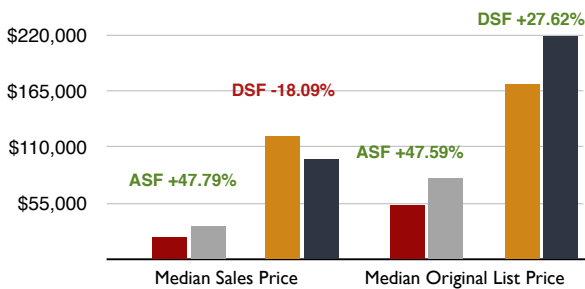
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$21,899	\$32,365	47.79%
Median Original List Price	\$54,000	\$79,700	47.59%
Median Market Time	93	84	-9.68%
Home for Sale	72	61	-15.28%
Under Contract	17	21	23.53%

ASF including Townhouse & Condo

Detached Single Family (DSF)

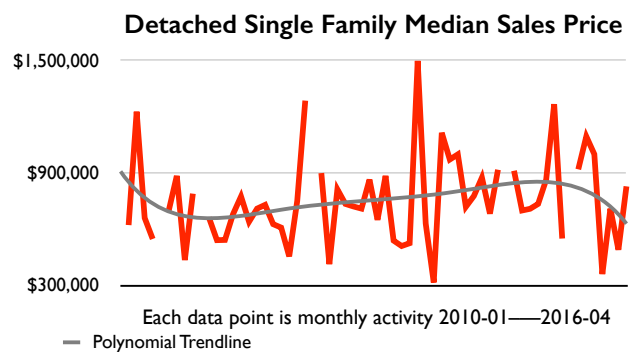
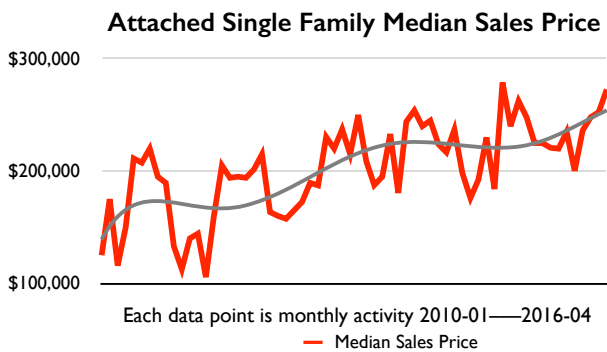
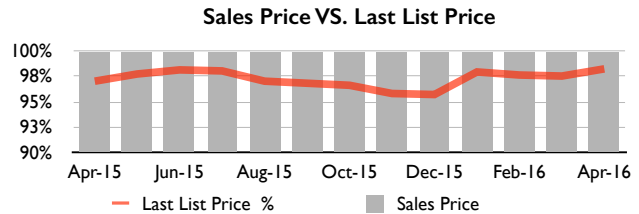
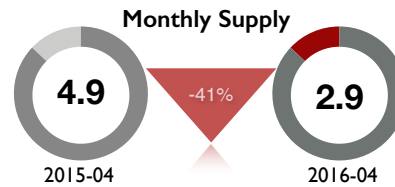
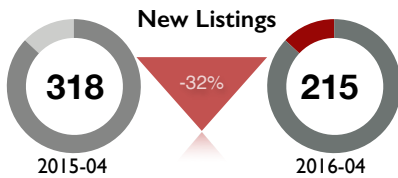
	2015-04	2016-04	Changes
Median Sales Price	\$120,500	\$98,700	-18.09%
Median Original List Price	\$171,950	\$219,450	27.62%
Median Market Time	151	89	-41.06%
Home for Sale	78	57	-26.92%
Under Contract	6	13	116.67%



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

Uptown

Monthly Update 2016-04



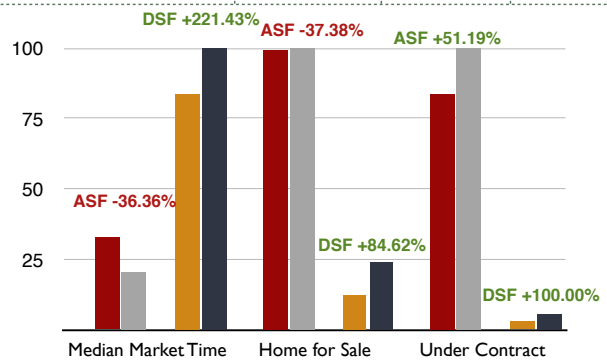
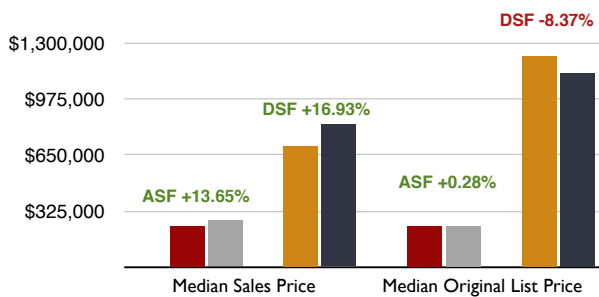
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$240,000	\$272,750	13.65%
Median Original List Price	\$239,950	\$240,620	0.28%
Median Market Time	33	21	-36.36%
Home for Sale	305	191	-37.38%
Under Contract	84	127	51.19%

ASF including Townhouse & Condo

Detached Single Family (DSF)

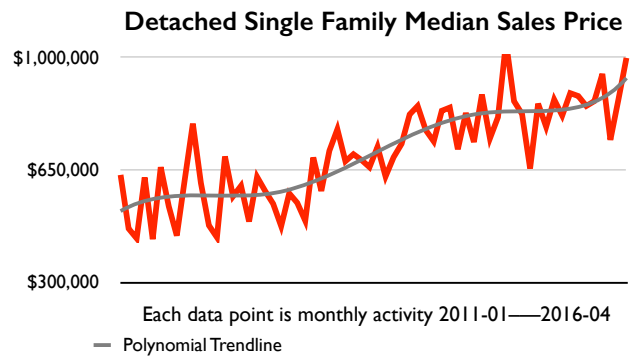
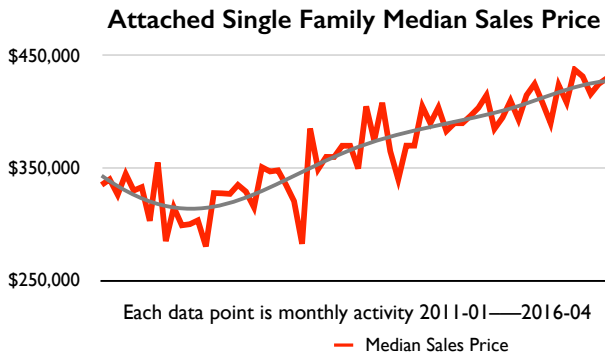
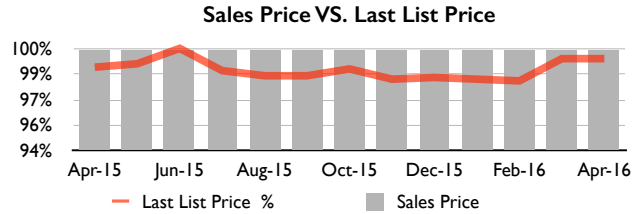
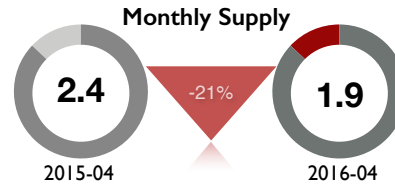
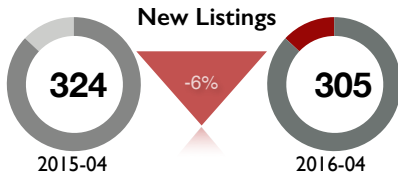
	2015-04	2016-04	Changes
Median Sales Price	\$709,000	\$829,000	16.93%
Median Original List Price	\$1,225,000	\$1,122,500	-8.37%
Median Market Time	84	270	221.43%
Home for Sale	13	24	84.62%
Under Contract	3	6	100.00%



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

West Town

Monthly Update 2016-04



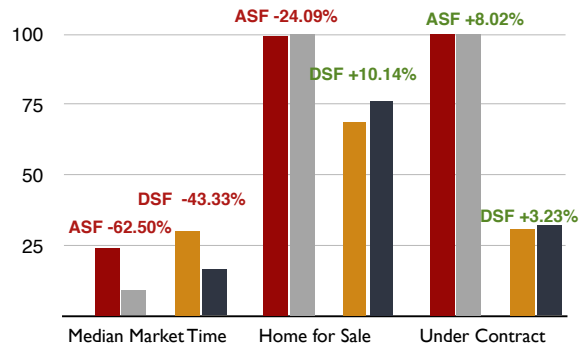
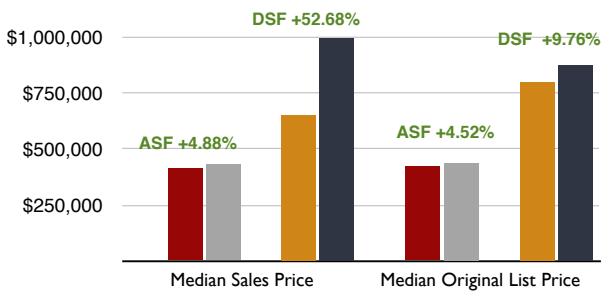
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$410,000	\$430,000	4.88%
Median Original List Price	\$420,000	\$439,000	4.52%
Median Market Time	24	9	-62.50%
Home for Sale	274	208	-24.09%
Under Contract	187	202	8.02%

ASF including Townhouse & Condo

Detached Single Family (DSF)

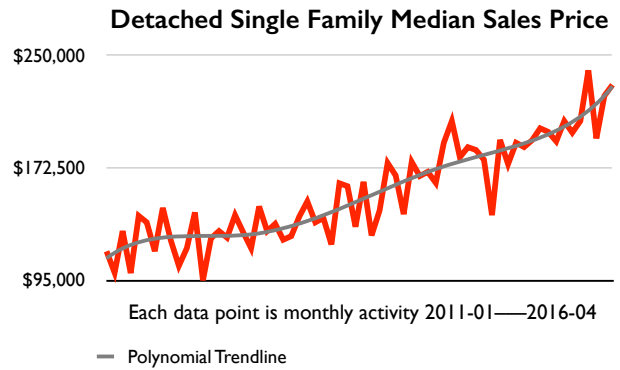
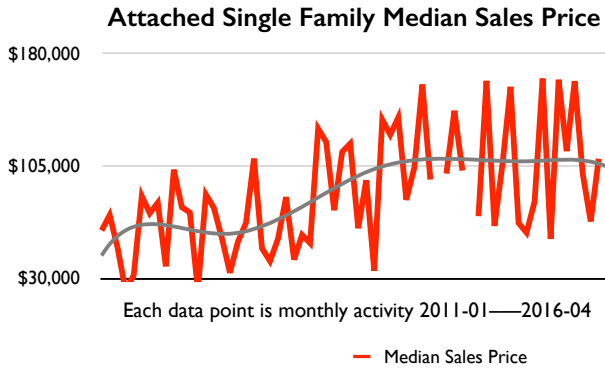
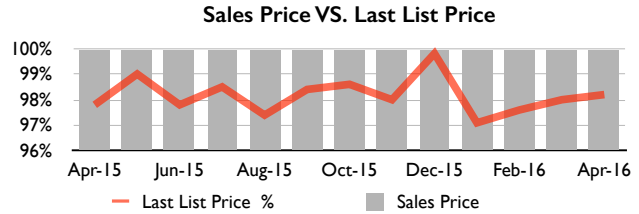
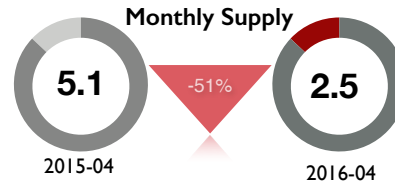
	2015-04	2016-04	Changes
Median Sales Price	\$654,950	\$1,000,000	52.68%
Median Original List Price	\$794,950	\$872,500	9.76%
Median Market Time	30	17	-43.33%
Home for Sale	69	76	10.14%
Under Contract	31	32	3.23%



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

Belmont Cragin

Monthly Update 2016-04



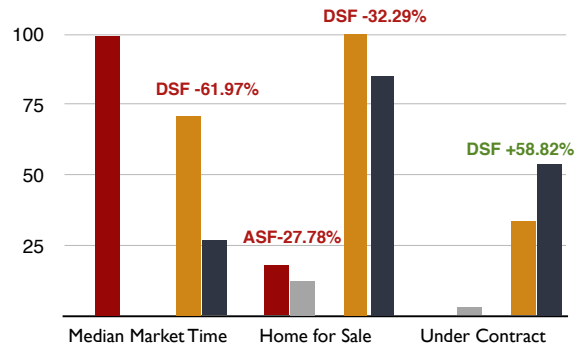
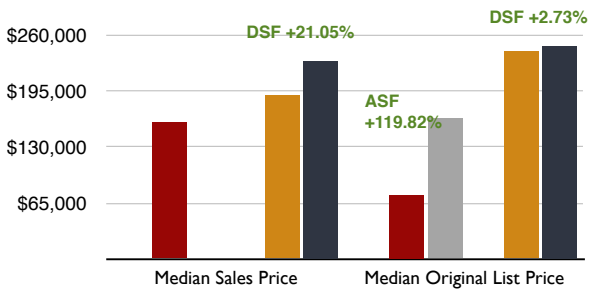
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$158,000	N/A	
Median Original List Price	\$74,470	\$163,700	+119.82%
Median Market Time	304	N/A	
Home for Sale	18	13	-27.78%
Under Contract	0	3	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$190,000	\$230,000	+21.05%
Median Original List Price	\$239,900	\$246,450	+2.73%
Median Market Time	71	27	-61.97%
Home for Sale	140	85	-39.29%
Under Contract	34	54	+58.82%

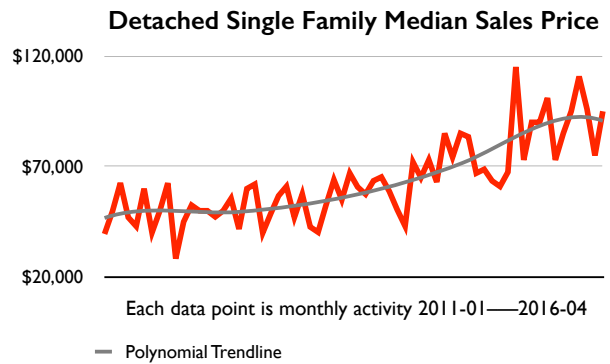
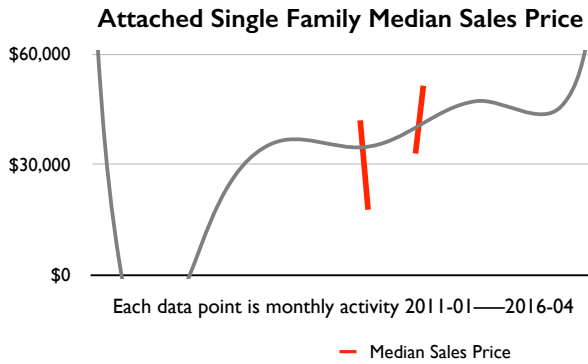
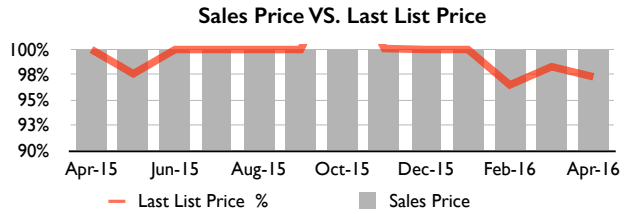
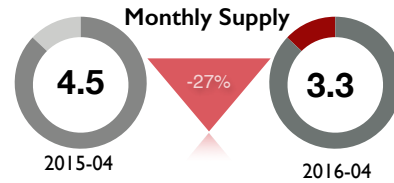


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Thursday, May 5, 2016

Chicago Lawn

Monthly Update 2016-04



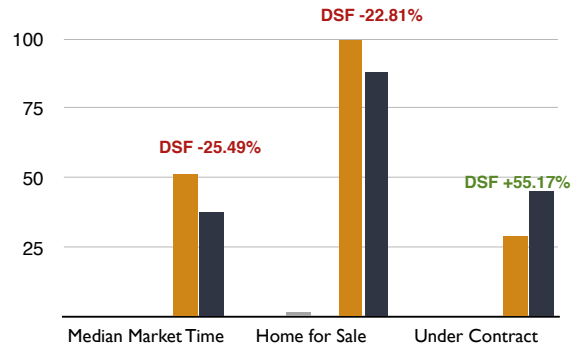
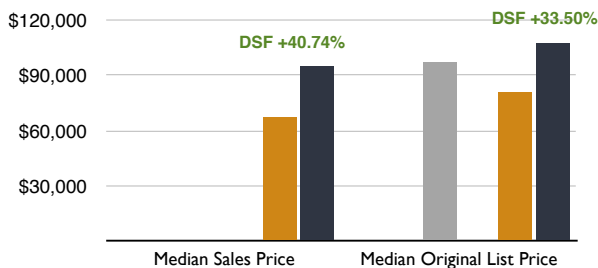
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$96,500	
Median Market Time	N/A	N/A	
Home for Sale	0	2	
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$67,500	\$95,000	40.74%
Median Original List Price	\$80,450	\$107,400	33.50%
Median Market Time	51	38	-25.49%
Home for Sale	114	88	-22.81%
Under Contract	29	45	55.17%

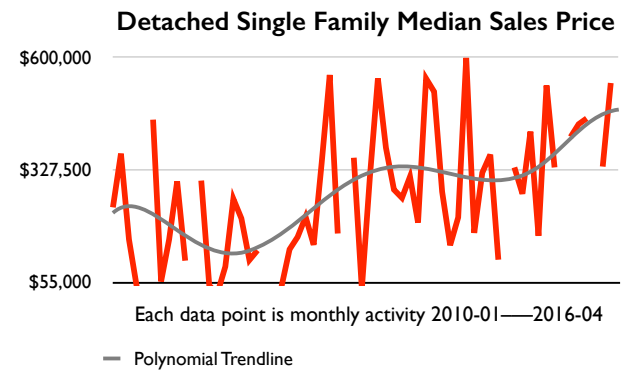
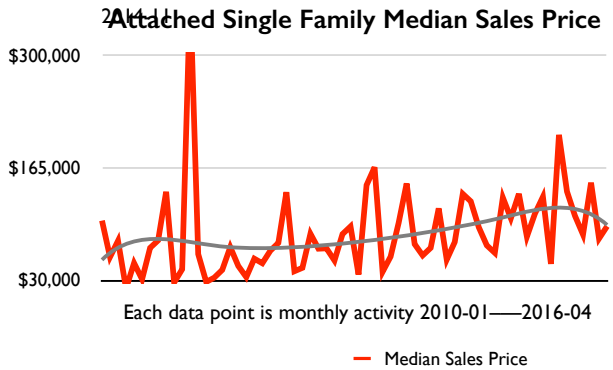
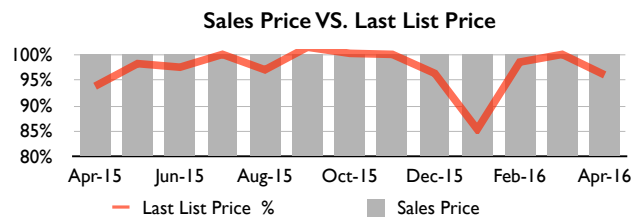
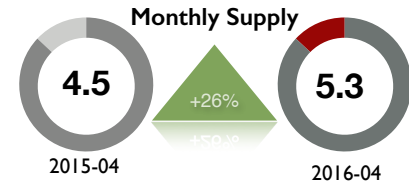


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Douglas

Monthly Update 2016-04



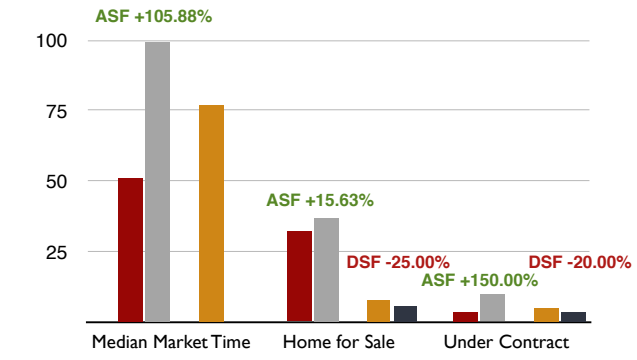
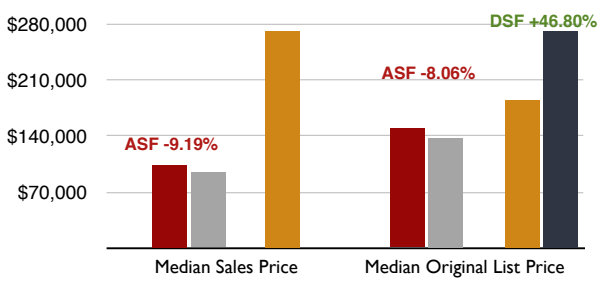
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$104,614	\$95,000	-9.19%
Median Original List Price	\$149,500	\$137,450	-8.06%
Median Market Time	51	105	+105.88%
Home for Sale	32	37	+15.63%
Under Contract	4	10	+150.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

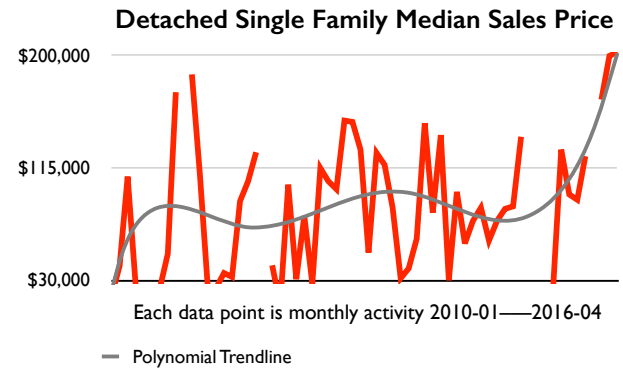
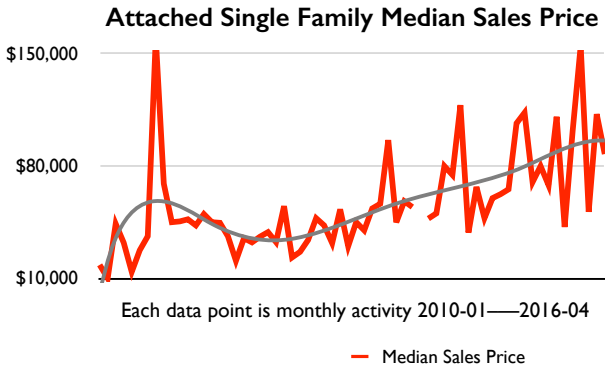
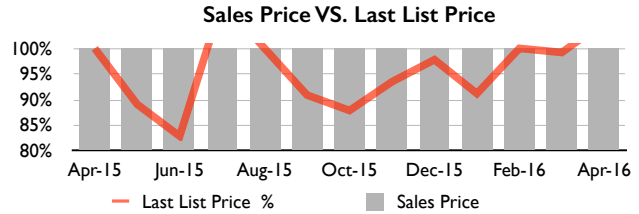
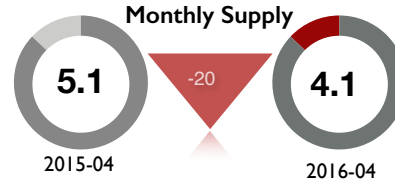
	2015-04	2016-04	Changes
Median Sales Price	\$270,000	N/A	
Median Original List Price	\$184,950	\$271,500	+46.80%
Median Market Time	77	N/A	
Home for Sale	8	6	-25.00%
Under Contract	5	4	-20.00%



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 2016-04



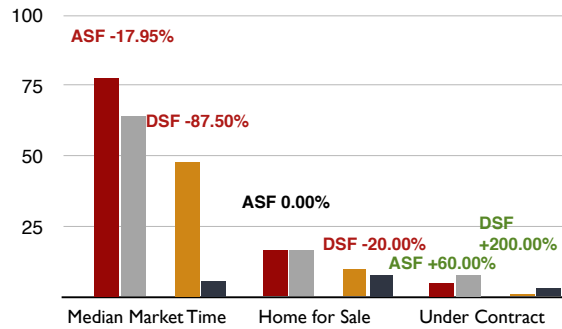
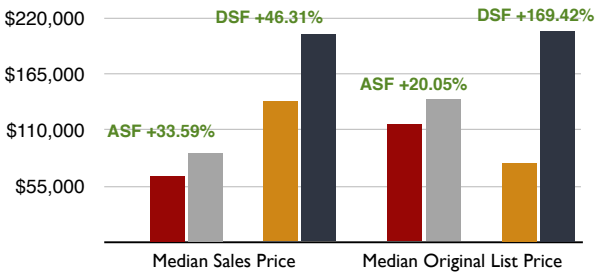
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$65,500	\$87,500	33.59%
Median Original List Price	\$116,160	\$139,450	20.05%
Median Market Time	78	64	-17.95%
Home for Sale	17	17	0.00%
Under Contract	5	8	60.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$138,750	\$203,000	46.31%
Median Original List Price	\$77,000	\$207,450	169.42%
Median Market Time	48	6	-87.50%
Home for Sale	10	8	-20.00%
Under Contract	1	3	200.00%

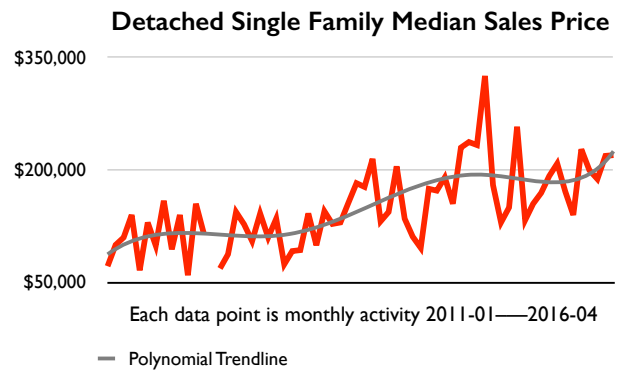
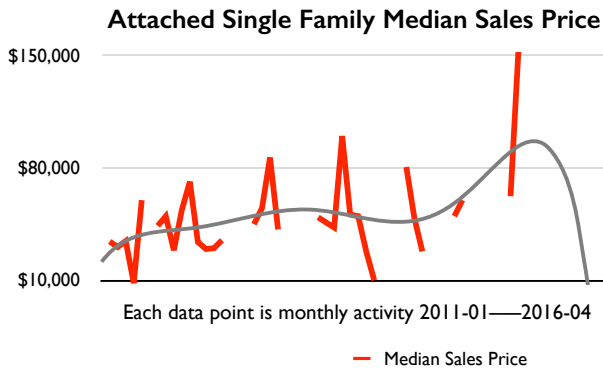
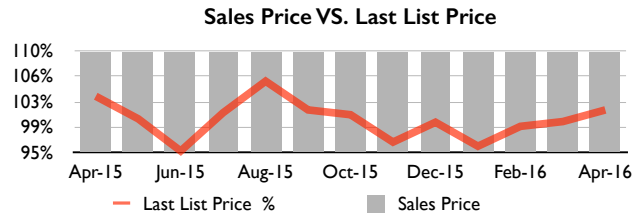
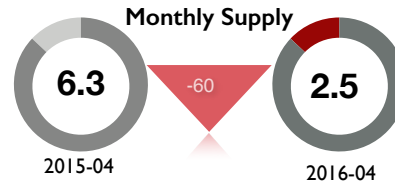


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Thursday, May 5, 2016

Hermosa

Monthly Update 2016-04



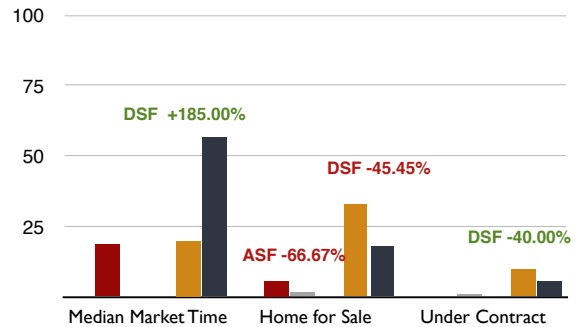
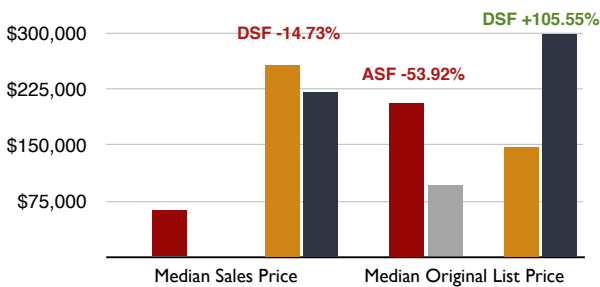
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$62,500	N/A	
Median Original List Price	\$205,950	\$94,900	-53.92%
Median Market Time	19	N/A	
Home for Sale	6	2	-66.67%
Under Contract	0	1	

ASF including Townhouse & Condo

Detached Single Family (DSF)

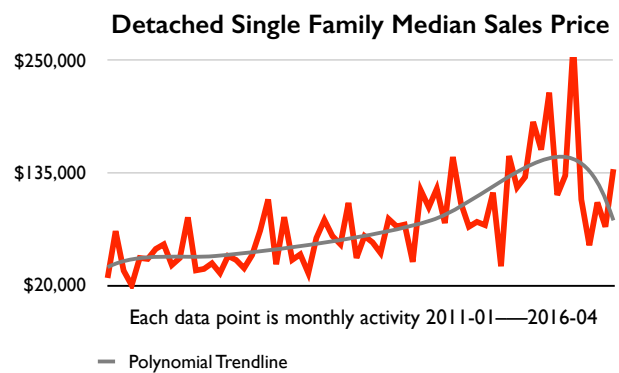
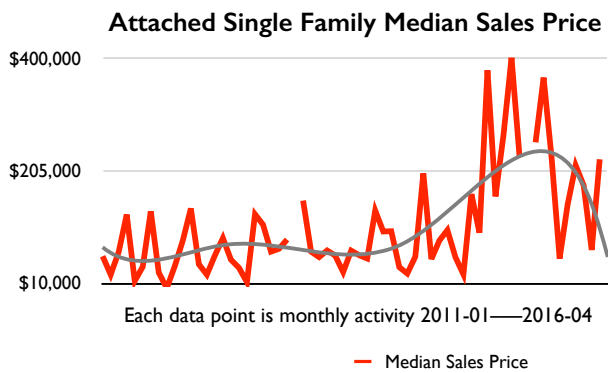
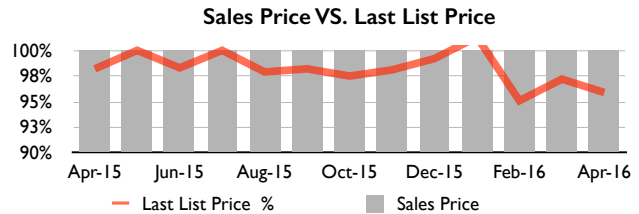
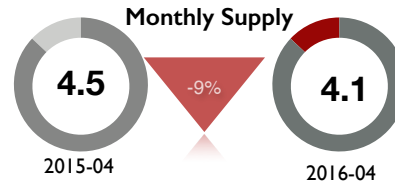
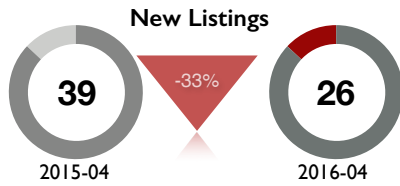
	2015-04	2016-04	Changes
Median Sales Price	\$258,000	\$220,000	-14.73%
Median Original List Price	\$145,900	\$299,900	+105.55%
Median Market Time	20	57	+185.00%
Home for Sale	33	18	-45.45%
Under Contract	10	6	-40.00%



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

Humboldt Park

Monthly Update 2016-04



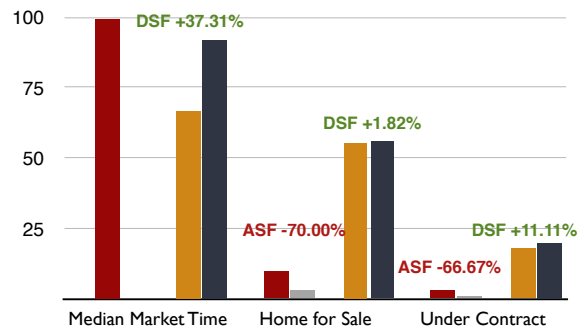
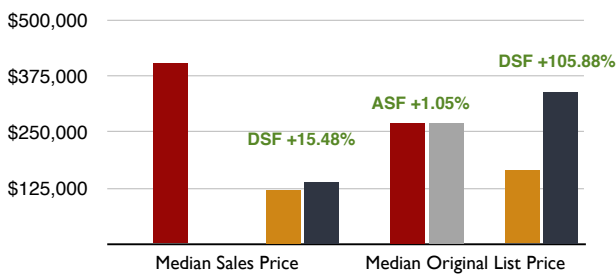
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$402,000	N/A	
Median Original List Price	\$269,900	\$272,725	1.05%
Median Market Time	225	N/A	
Home for Sale	10	3	-70.00%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

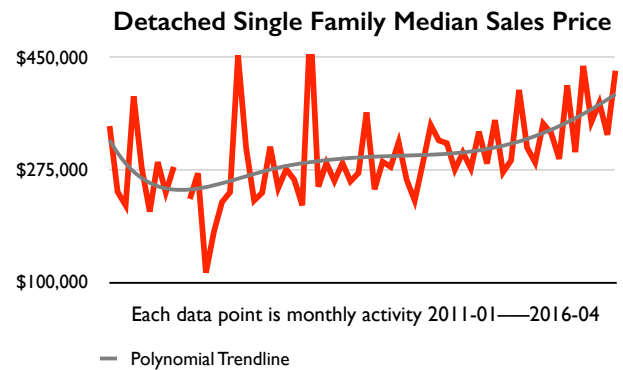
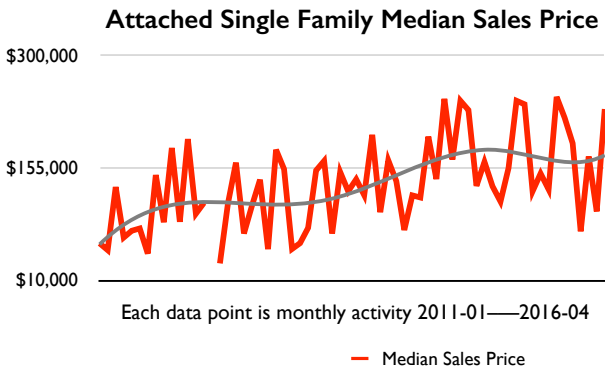
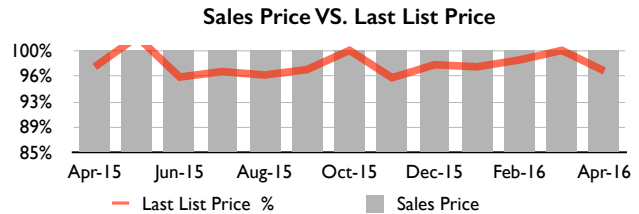
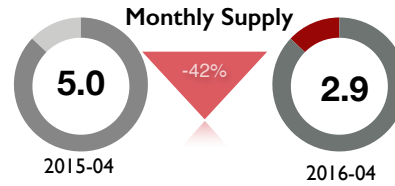
	2015-04	2016-04	Changes
Median Sales Price	\$120,363	\$139,000	15.48%
Median Original List Price	\$164,900	\$339,500	105.88%
Median Market Time	67	92	37.31%
Home for Sale	55	56	1.82%
Under Contract	18	20	11.11%



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

North Park

Monthly Update 2016-04



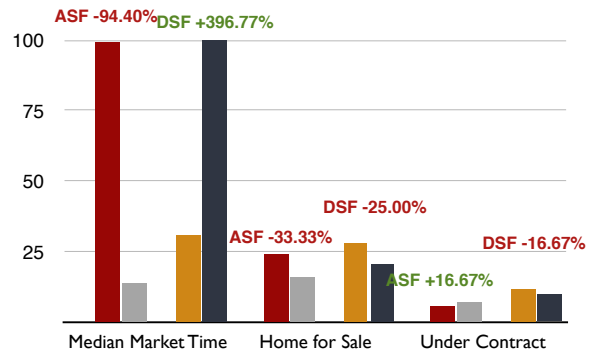
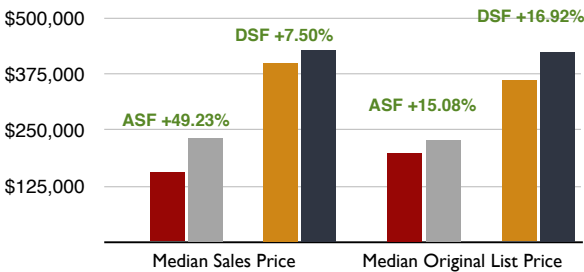
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$155,000	\$231,300	49.23%
Median Original List Price	\$199,000	\$229,000	15.08%
Median Market Time	250	14	-94.40%
Home for Sale	24	16	-33.33%
Under Contract	6	7	16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$400,000	\$430,000	7.50%
Median Original List Price	\$362,000	\$423,250	16.92%
Median Market Time	31	154	396.77%
Home for Sale	28	21	-25.00%
Under Contract	12	10	-16.67%

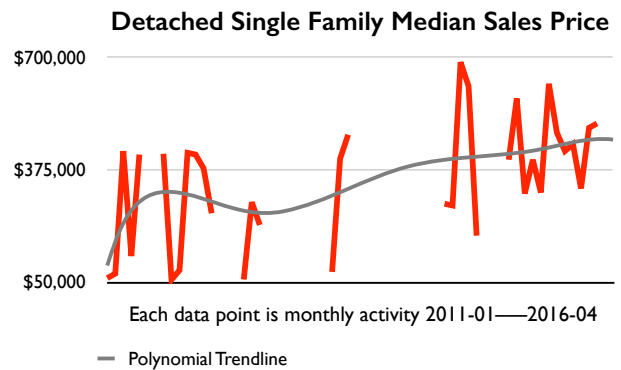
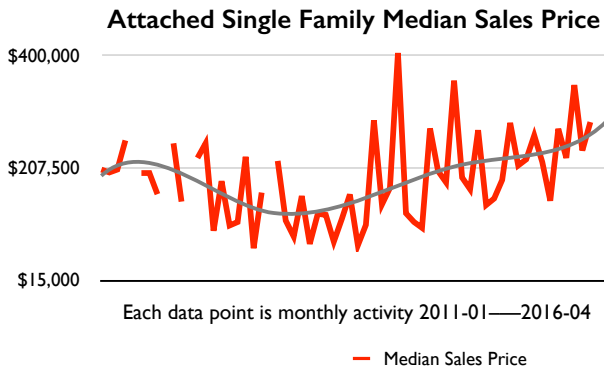
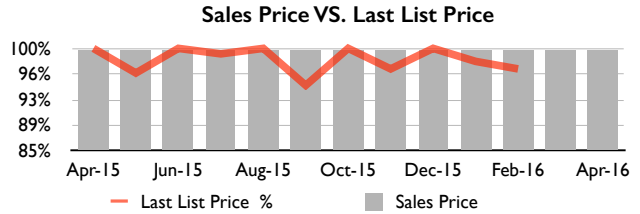
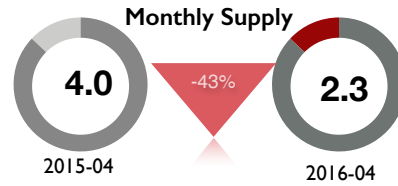


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Oakland

Monthly Update 2016-04



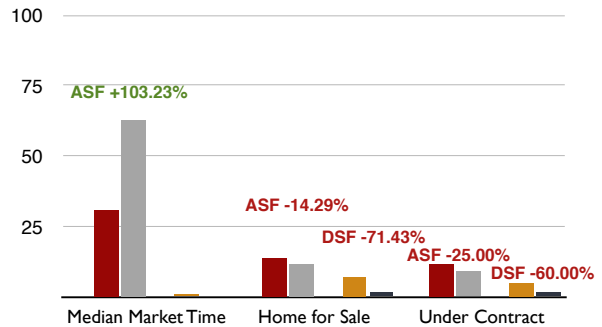
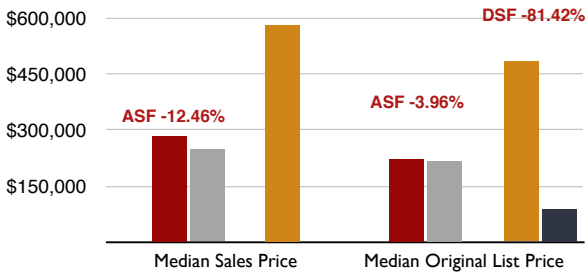
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$285,000	\$249,500	-12.46%
Median Original List Price	\$224,900	\$216,000	-3.96%
Median Market Time	31	63	103.23%
Home for Sale	14	12	-14.29%
Under Contract	12	9	-25.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

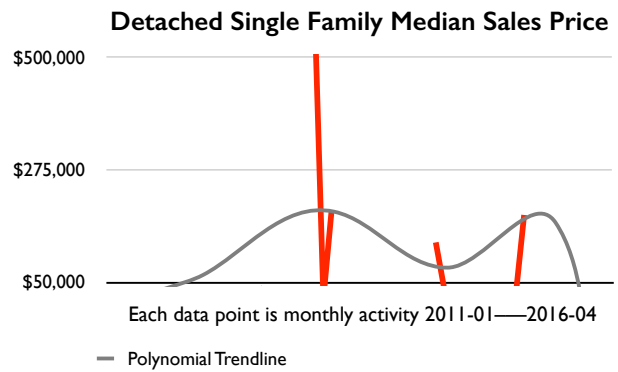
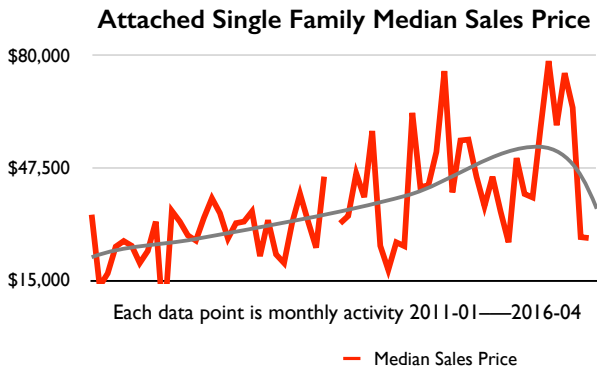
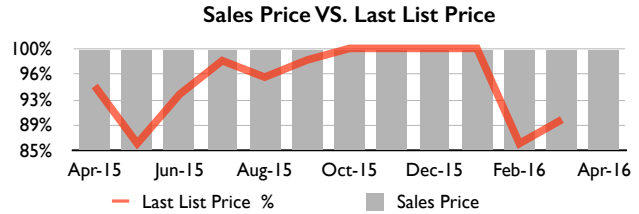
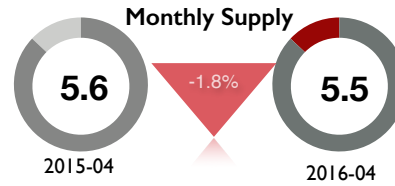
	2015-04	2016-04	Changes
Median Sales Price	\$582,450	N/A	
Median Original List Price	\$484,500	\$90,000	-81.42%
Median Market Time	1	N/A	
Home for Sale	7	2	-71.43%
Under Contract	5	2	-60.00%



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

Washington Park

Monthly Update 2016-04



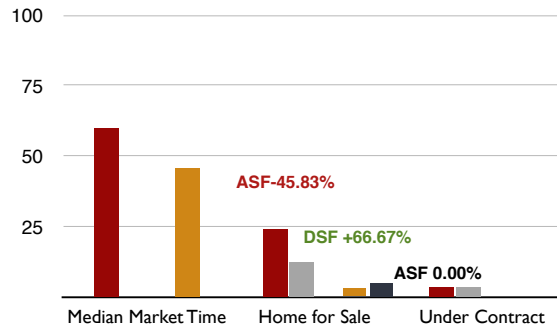
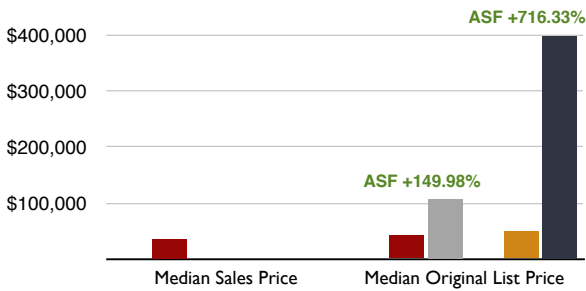
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$35,000	N/A	
Median Original List Price	\$42,975	\$107,000	148.98%
Median Market Time	60	N/A	
Home for Sale	24	13	-45.83%
Under Contract	4	4	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

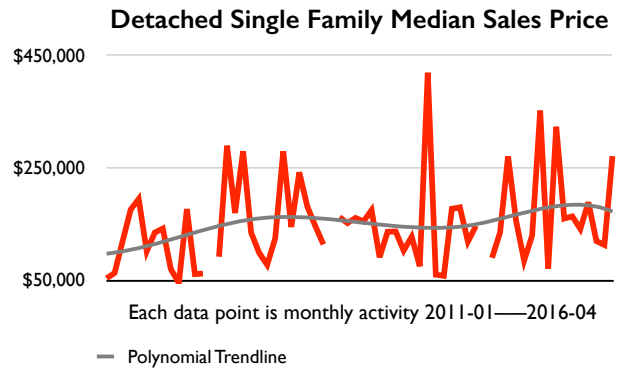
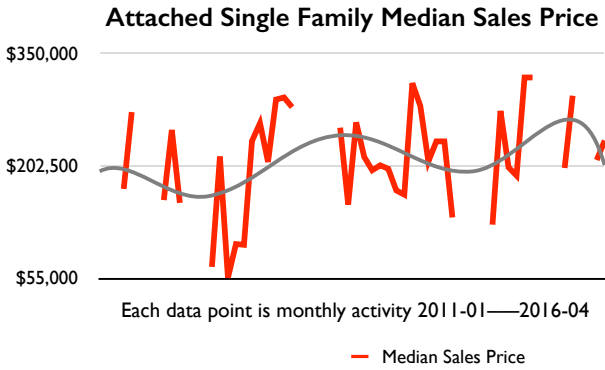
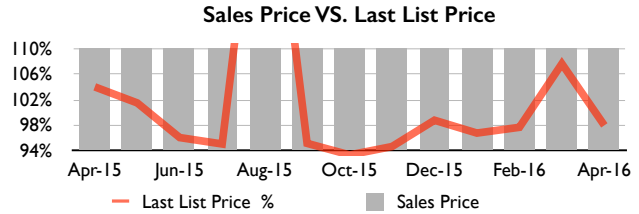
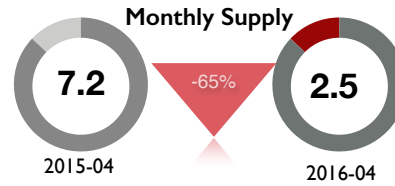
	2015-04	2016-04	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$49,000	\$400,000	716.33%
Median Market Time	46	N/A	
Home for Sale	3	5	66.67%
Under Contract	0	0	



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

McKinley Park

Monthly Update 2016-04



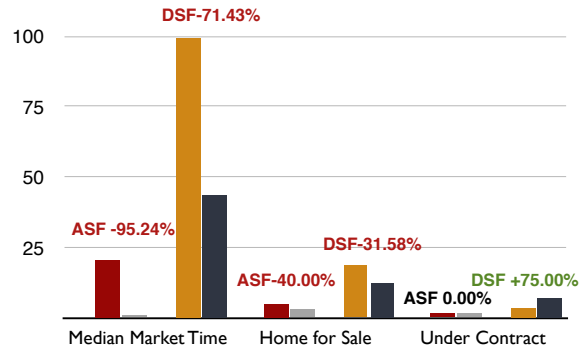
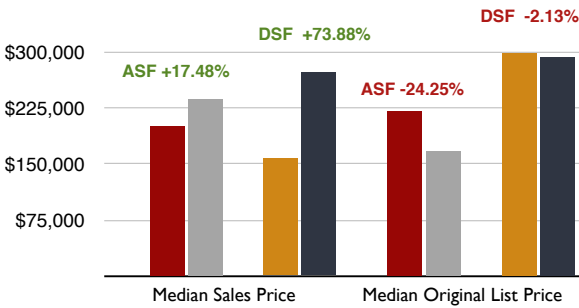
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$200,888	\$236,000	17.48%
Median Original List Price	\$222,450	\$168,500	-24.25%
Median Market Time	21	1	-95.24%
Home for Sale	5	3	-40.00%
Under Contract	2	2	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

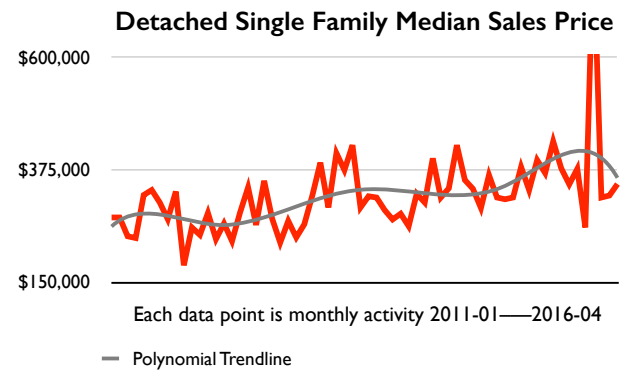
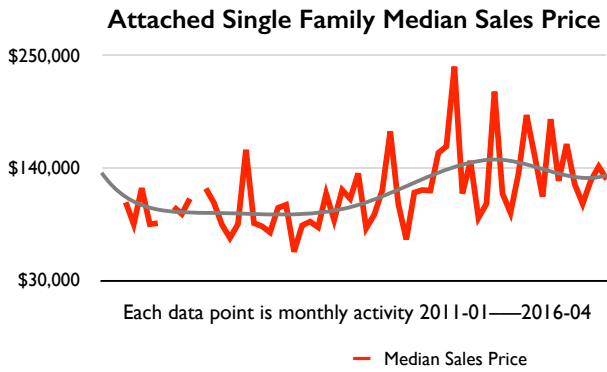
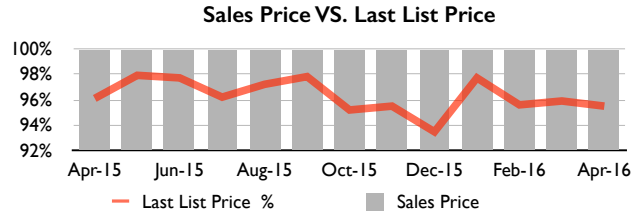
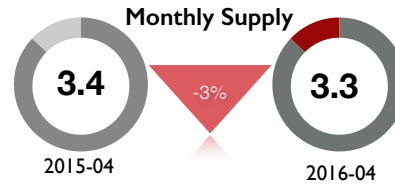
	2015-04	2016-04	Changes
Median Sales Price	\$156,000	\$271,250	73.88%
Median Original List Price	\$299,900	\$293,500	-2.13%
Median Market Time	154	44	-71.43%
Home for Sale	19	13	-31.58%
Under Contract	4	7	75.00%



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Edison Park

Monthly Update 2016-04



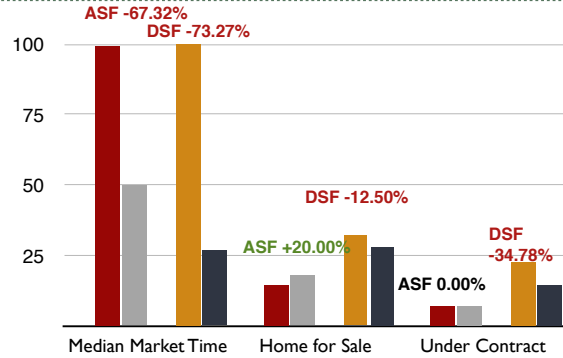
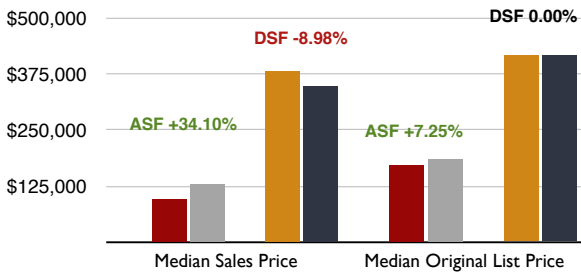
Attached Single Family (ASF)

	2015-04	2016-04	Changes
Median Sales Price	\$96,200	\$129,000	34.10%
Median Original List Price	\$172,450	\$184,950	7.25%
Median Market Time	153	50	-67.32%
Home for Sale	15	18	20.00%
Under Contract	7	7	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-04	2016-04	Changes
Median Sales Price	\$381,250	\$347,000	-8.98%
Median Original List Price	\$415,000	\$415,000	0.00%
Median Market Time	101	27	-73.27%
Home for Sale	32	28	-12.50%
Under Contract	23	15	-34.78%





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