



CHICAGO

NEIGHBORHOOD MARKET REPORT

May 2016

KEY TAKEAWAYS...

- Total of 11,798 attached and detached houses were sold in Chicagoland PMSA this month, which is 8.8% higher than the same time last year and 90% higher than the beginning of 2016, according to the Data from MRED.
- The median sales price went up 1.7% to \$234,000 compared to last month and up 5.9% from a year ago. The number of homes for sale was 39,609, which had a similar positive trend compared to April but was 16.3% lower than last year. We are in a competitive environment as the price of homes is increasing and the inventory level is decreasing.
- As of June 16, 2016, there is a 4.0 months supply of all property types of homes for sale compared to 5.2 at the same time last year, which is 23.1% lower than 2015. The homes are selling faster in this low inventory market.
- In addition, the median time house stays on the market this month was 32 days, which is 15.8% lower than May last year when the houses stay on the market 38 days. Looking back, 42 days in April and 72 days in March were strong sign of high demand market.

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

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

Chicagoland PMSA— May 2016

+0.5%

Change in
New Listing

+8.8%

Change in
Closed Sales

-16.3%

Change in
Inventory of Homes

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PahRoo Appraisal & Consultancy

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

- **Cook County**
- **DuPage County**
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- **Kane County**
- **Kendall County**
- **McHenry 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.

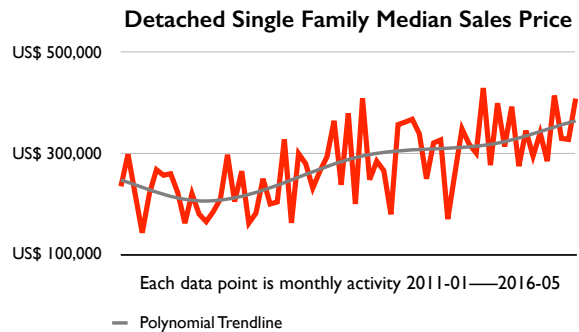
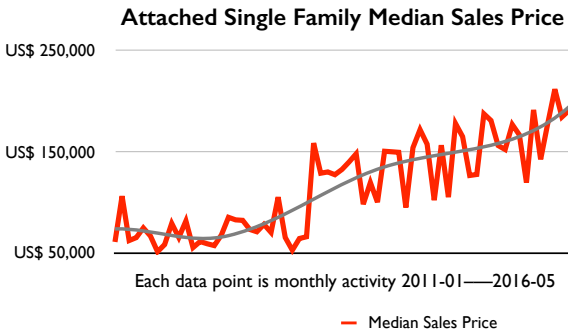
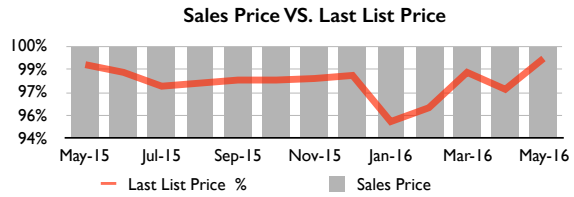
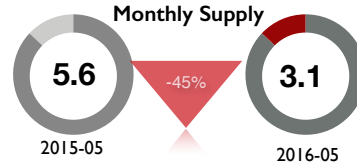
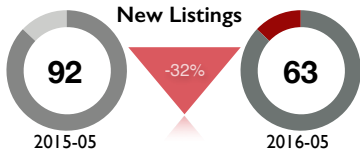
P.S. We appreciate any feedback you might have to offer. Please leave comments or suggestions about the monthly report to help us benefit from your experience Email us at

appraisal@Pahroo.com

We'd more than Welcome it.

Albany Park

Monthly Update 2016-05



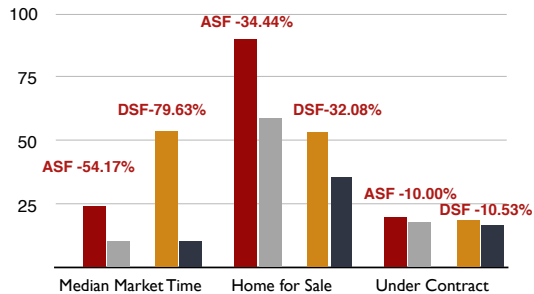
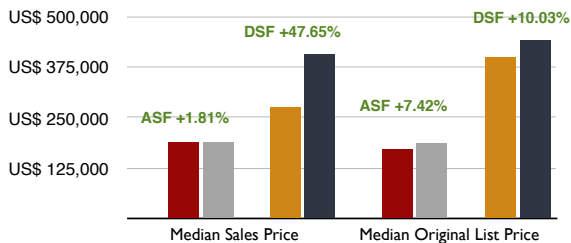
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$187,600 | \$191,000 | 1.81% |
| Median Original List Price | \$174,500 | \$187,450 | 7.42% |
| Median Market Time | 24 | 11 | -54.17% |
| Home for Sale | 90 | 59 | -34.44% |
| Under Contract | 20 | 18 | -10.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$277,000 | \$409,000 | 47.65% |
| Median Original List Price | \$399,900 | \$440,000 | 10.03% |
| Median Market Time | 54 | 11 | -79.63% |
| Home for Sale | 53 | 36 | -32.08% |
| Under Contract | 19 | 17 | -10.53% |

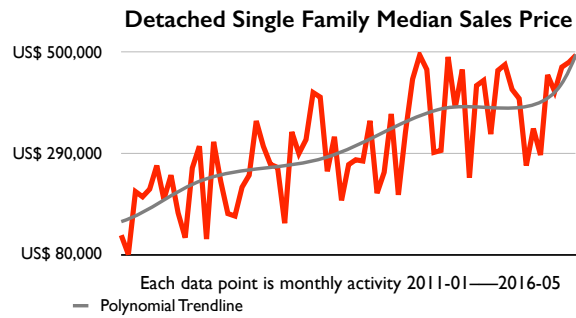
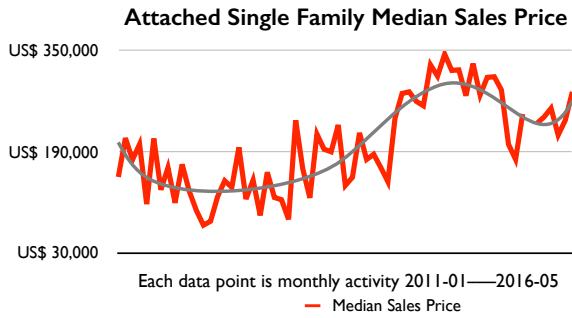
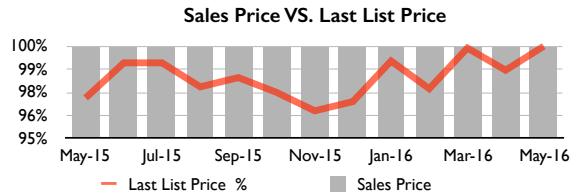
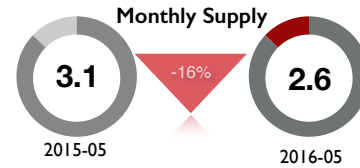


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Tuesday, June 14, 2016

Avondale

Monthly Update 2016-05



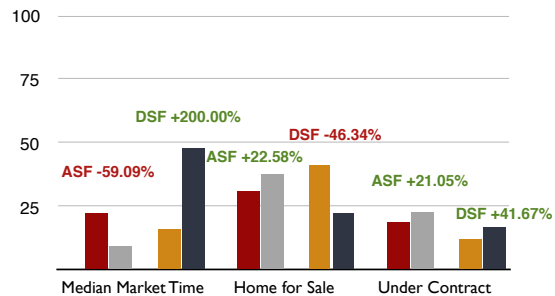
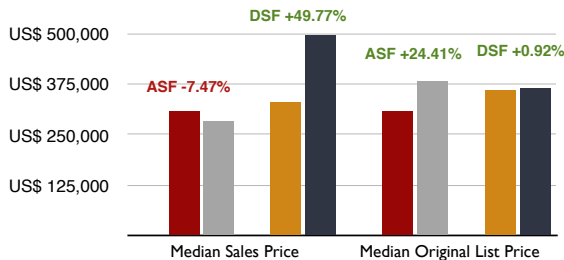
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$308,000 | \$285,000 | -7.47% |
| Median Original List Price | \$307,450 | \$382,500 | 24.41% |
| Median Market Time | 22 | 9 | -59.09% |
| Home for Sale | 31 | 38 | 22.58% |
| Under Contract | 19 | 23 | 21.05% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

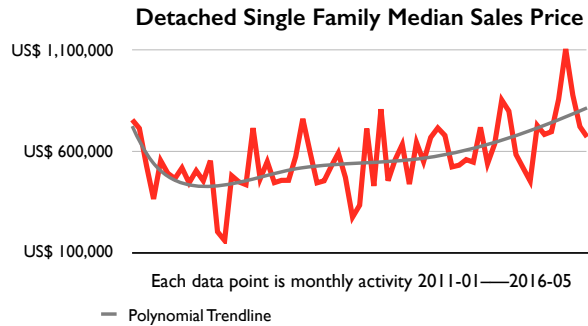
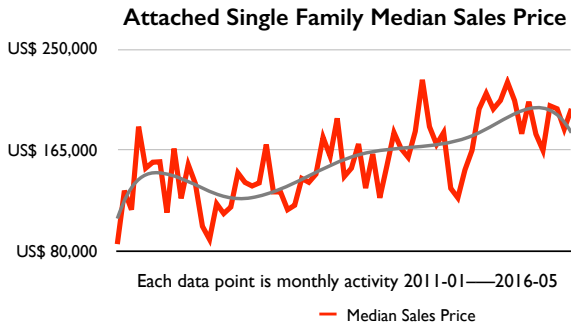
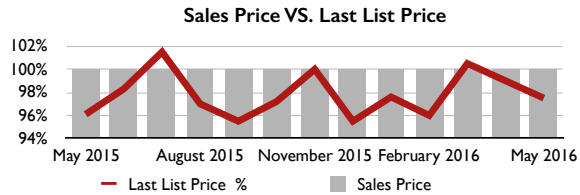
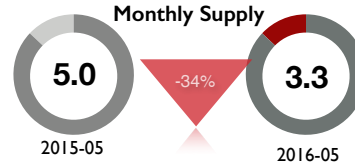
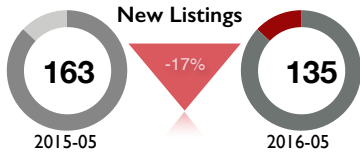
| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$330,500 | \$495,000 | 49.77% |
| Median Original List Price | \$359,450 | \$362,750 | 0.92% |
| Median Market Time | 16 | 48 | 200.00% |
| Home for Sale | 41 | 22 | -46.34% |
| Under Contract | 12 | 17 | 41.67% |



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

Edgewater

Monthly Update 2016-05



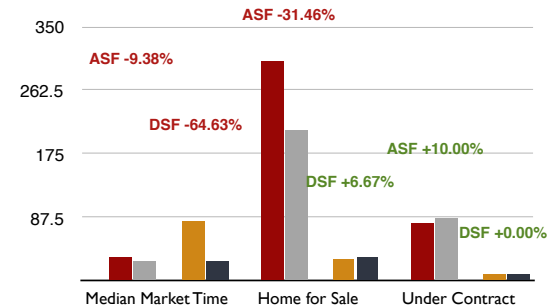
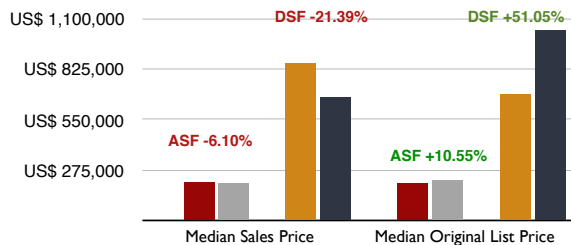
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$213,000 | \$200,000 | -6.10% |
| Median Original List Price | \$199,000 | \$220,000 | 10.55% |
| Median Market Time | 32 | 29 | -9.38% |
| Home for Sale | 302 | 207 | -31.46% |
| Under Contract | 80 | 88 | 10.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-------------|---------|
| Median Sales Price | \$855,500 | \$672,550 | -21.39% |
| Median Original List Price | \$689,000 | \$1,040,750 | 51.05% |
| Median Market Time | 82 | 29 | -64.63% |
| Home for Sale | 30 | 32 | 6.67% |
| Under Contract | 9 | 9 | 0.00% |

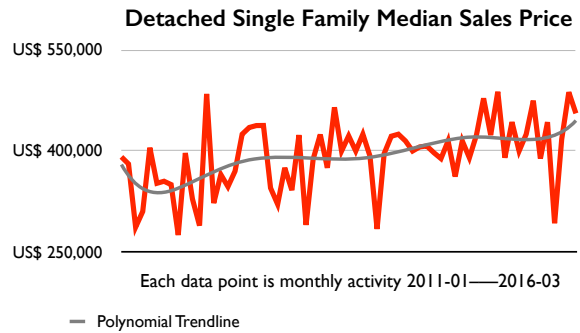
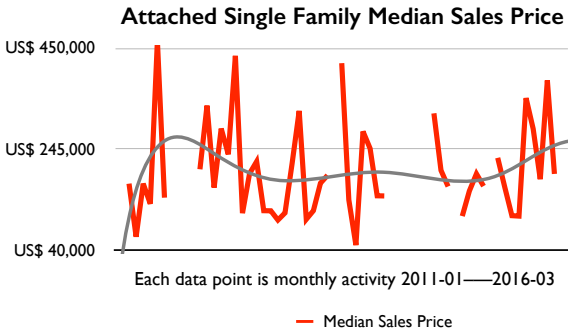
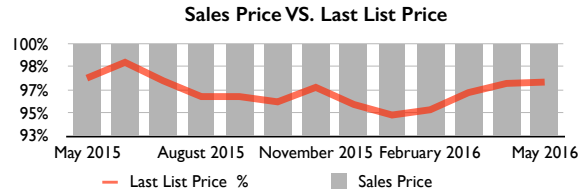
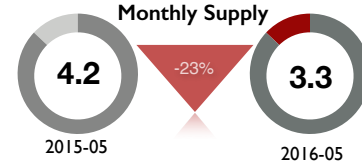


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Thursday, June 16, 2016

Forest Glen

Monthly Update 2016-05



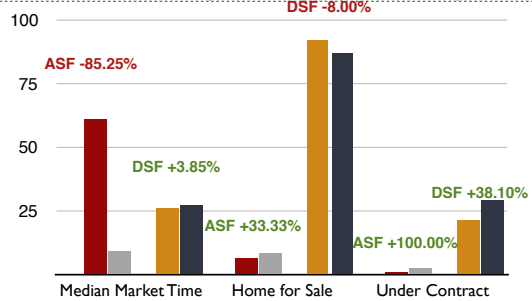
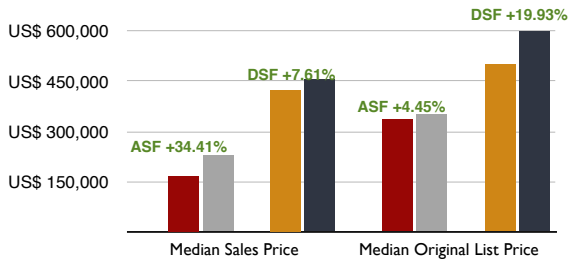
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$170,000 | \$228,500 | 34.41% |
| Median Original List Price | \$335,000 | \$349,900 | 4.45% |
| Median Market Time | 61 | 9 | -85.25% |
| Home for Sale | 6 | 8 | 33.33% |
| Under Contract | 1 | 2 | 100.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------------|
| Median Sales Price | \$423,750 | \$456,000 | 7.61% |
| Median Original List Price | \$499,450 | \$599,000 | 19.93% |
| Median Market Time | 26 | 27 | 3.85% |
| Home for Sale | 92 | 87 | -5.43% |
| Under Contract | 21 | 29 | 38.10% |

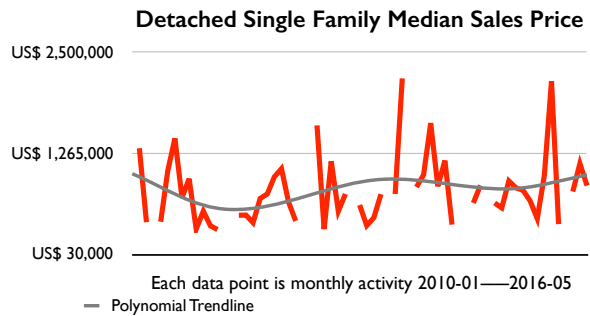
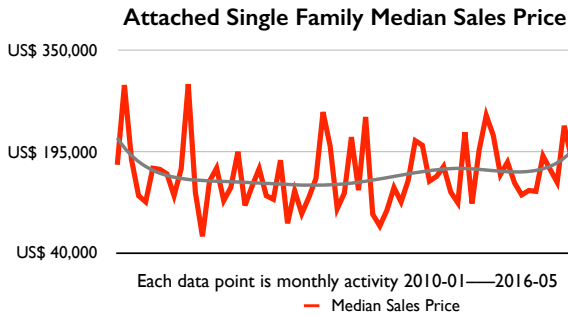
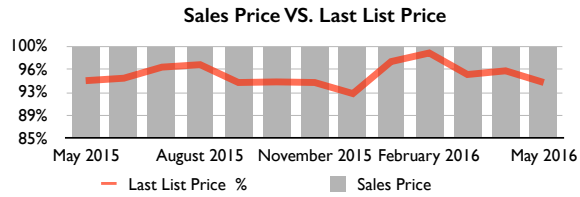
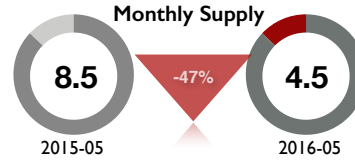


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Tuesday, June 14, 2016

Hyde Park

Monthly Update 2016-05



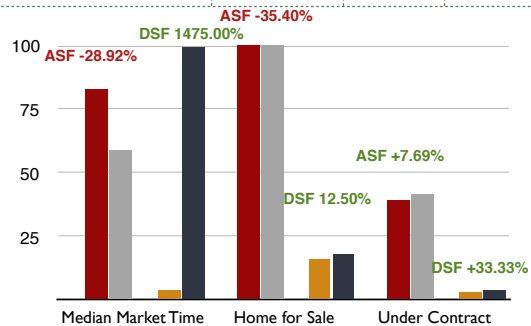
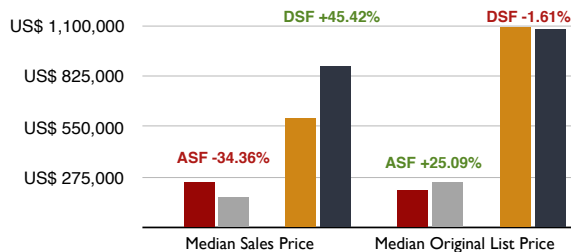
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$251,000 | \$164,750 | -34.36% |
| Median Original List Price | \$199,450 | \$249,500 | +25.09% |
| Median Market Time | 83 | 59 | -28.92% |
| Home for Sale | 161 | 104 | -35.40% |
| Under Contract | 39 | 42 | +7.69% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-------------|-------------|------------------|
| Median Sales Price | \$600,000 | \$872,500 | +45.42% |
| Median Original List Price | \$1,100,000 | \$1,082,250 | -1.61% |
| Median Market Time | 4 | 463 | +1475.00% |
| Home for Sale | 16 | 18 | +12.50% |
| Under Contract | 3 | 4 | +33.33% |

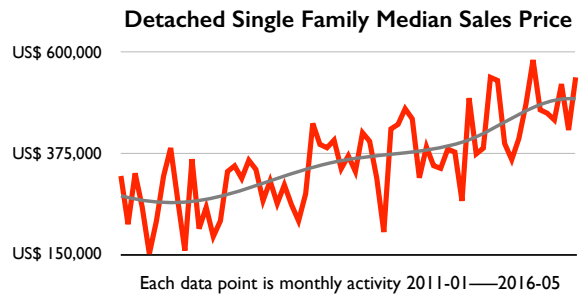
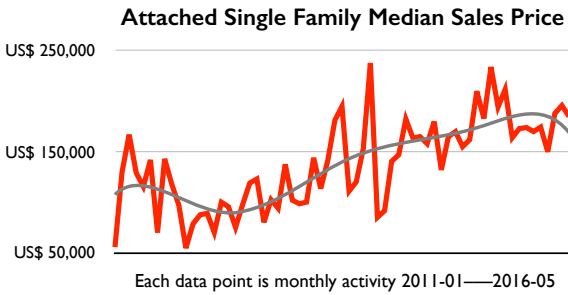
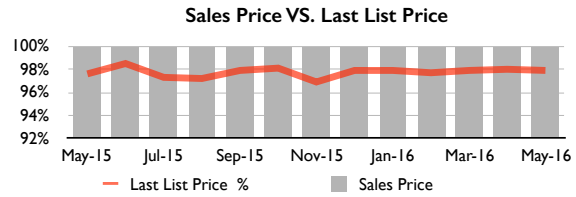
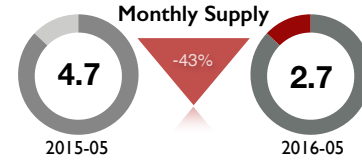


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Wednesday, June 15, 2016

Irving Park

Monthly Update 2016-05



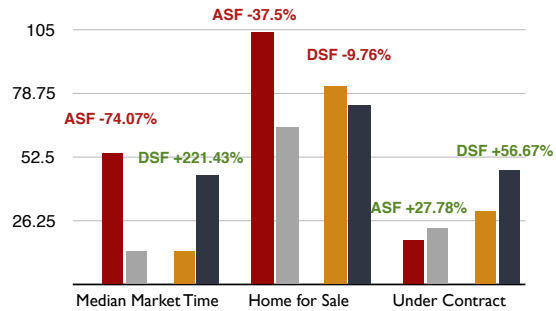
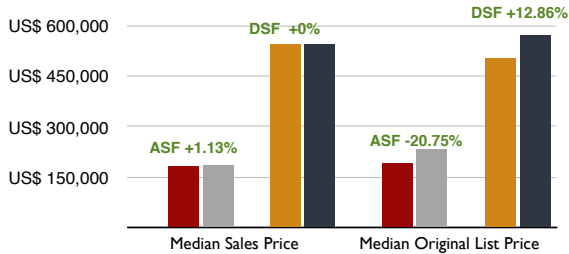
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$182,935 | \$185,000 | 1.13% |
| Median Original List Price | \$192,500 | \$232,450 | 20.75% |
| Median Market Time | 54 | 14 | -74.07% |
| Home for Sale | 104 | 65 | -37.50% |
| Under Contract | 18 | 23 | 27.78% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

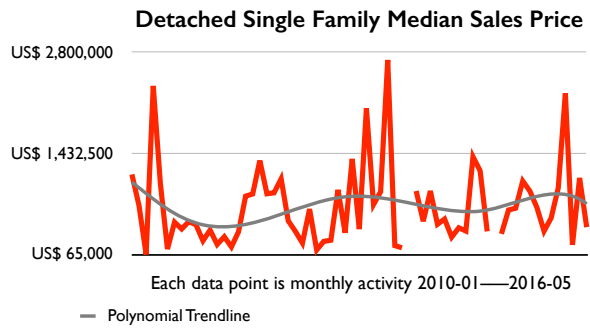
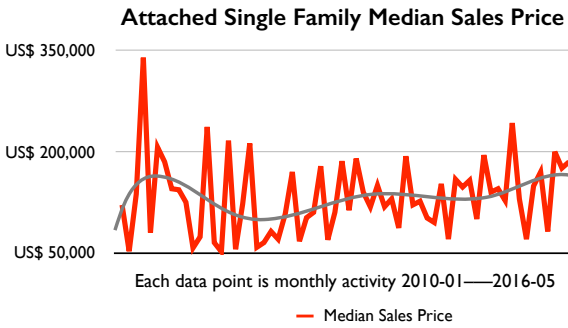
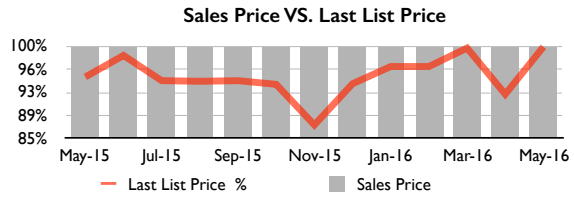
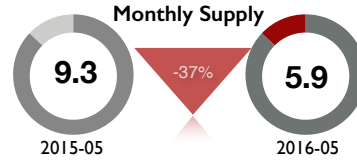
| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$545,000 | \$545,000 | 0.00% |
| Median Original List Price | \$505,000 | \$569,950 | 12.86% |
| Median Market Time | 14 | 45 | 221.43% |
| Home for Sale | 82 | 74 | -9.76% |
| Under Contract | 30 | 47 | 56.67% |



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

Kenwood

Monthly Update 2016-05



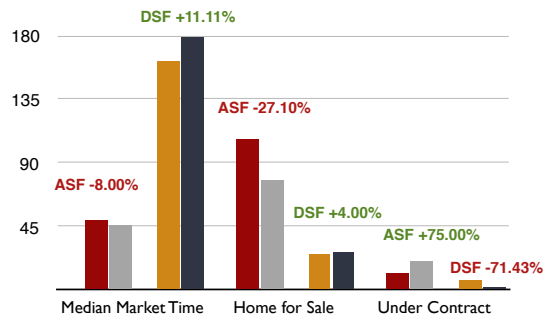
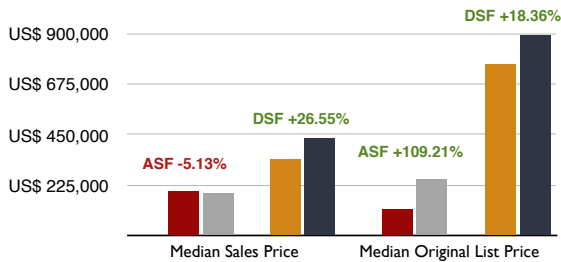
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------|
| Median Sales Price | \$195,000 | \$185,000 | -5.13% |
| Median Original List Price | \$119,450 | \$249,900 | +109.21% |
| Median Market Time | 50 | 46 | -8.00% |
| Home for Sale | 107 | 78 | -27.10% |
| Under Contract | 12 | 21 | +75.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$343,750 | \$435,000 | +26.55% |
| Median Original List Price | \$759,900 | \$899,450 | +18.36% |
| Median Market Time | 162 | 180 | +11.11% |
| Home for Sale | 25 | 26 | +4.00% |
| Under Contract | 7 | 2 | -71.43% |

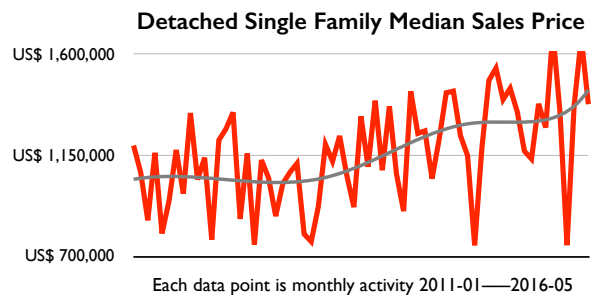
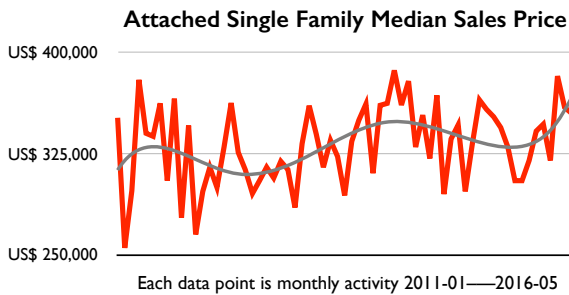
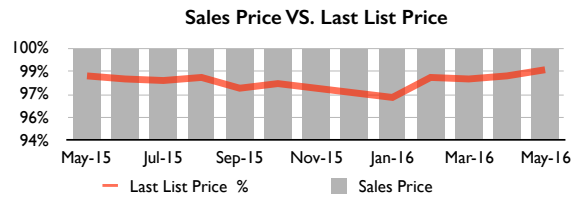
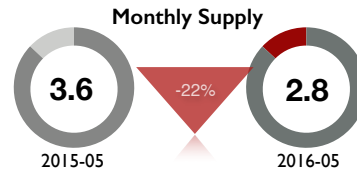


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Tuesday, June 14, 2016

Lakeview

Monthly Update 2016-05



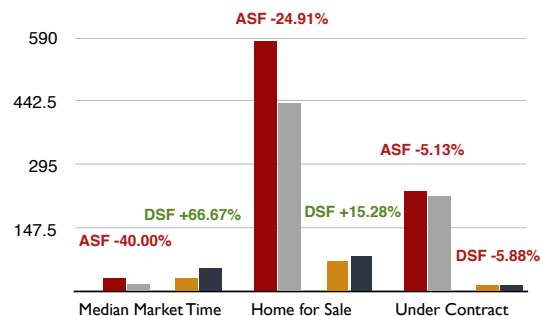
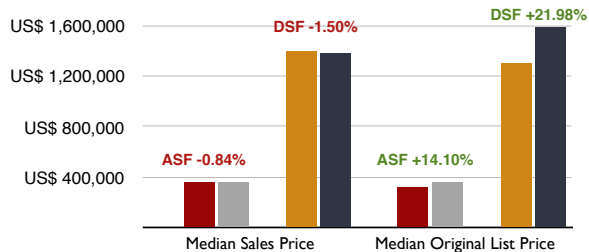
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$358,000 | \$355,000 | -0.84% |
| Median Original List Price | \$319,900 | \$365,000 | +14.10% |
| Median Market Time | 30 | 18 | -40.00% |
| Home for Sale | 582 | 437 | -24.91% |
| Under Contract | 234 | 222 | -5.13% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$1,400,000 | \$1,379,000 | -1.50% |
| Median Original List Price | \$1,299,000 | \$1,584,500 | +21.98% |
| Median Market Time | 33 | 55 | +66.67% |
| Home for Sale | 72 | 83 | +15.28% |
| Under Contract | 17 | 16 | -5.88% |

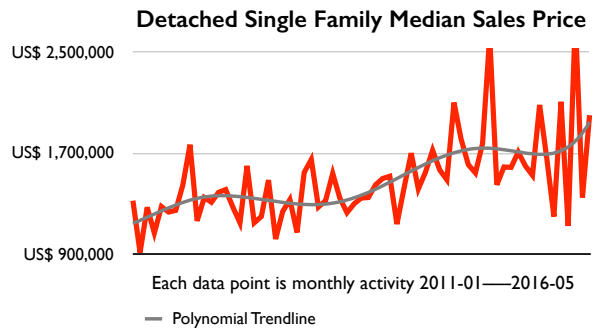
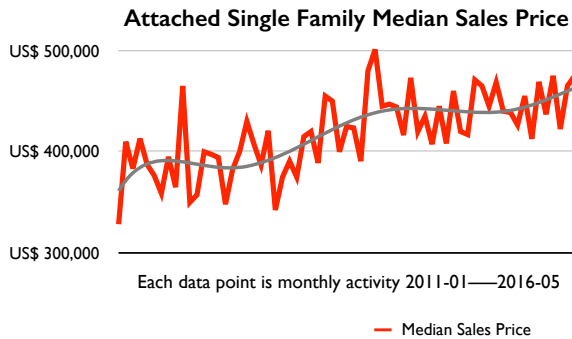
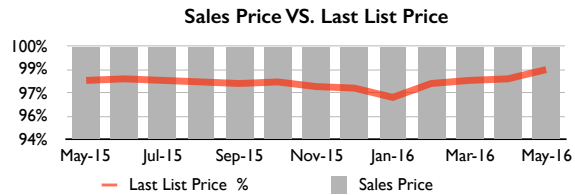
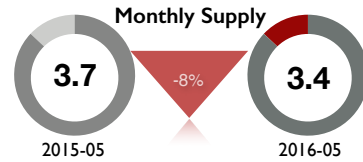


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, June 15, 2016

Lincoln Park

Monthly Update 2016-05



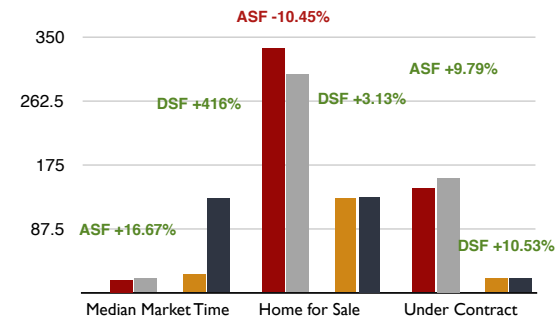
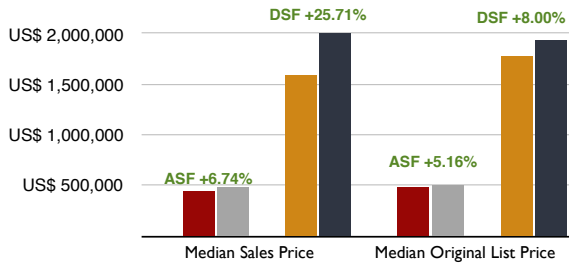
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$445,000 | \$475,000 | 6.74% |
| Median Original List Price | \$474,500 | \$499,000 | 5.16% |
| Median Market Time | 18 | 21 | 16.67% |
| Home for Sale | 335 | 300 | -10.45% |
| Under Contract | 143 | 157 | 9.79% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-03 | 2016-03 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$1,591,000 | \$2,000,000 | 25.71% |
| Median Original List Price | \$1,780,000 | \$1,922,425 | 8.00% |
| Median Market Time | 25 | 129 | 416.00% |
| Home for Sale | 128 | 132 | 3.13% |
| Under Contract | 19 | 21 | 10.53% |

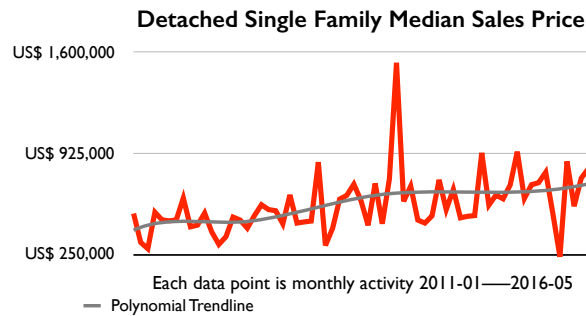
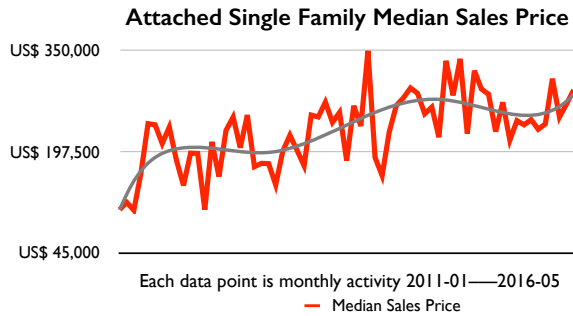
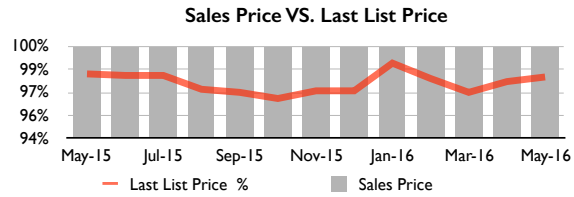
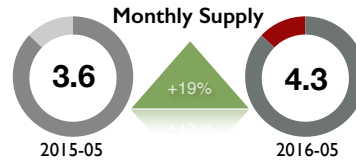
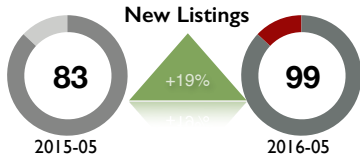


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Tuesday, June 14, 2016

Lincoln Square

Monthly Update 2016-05



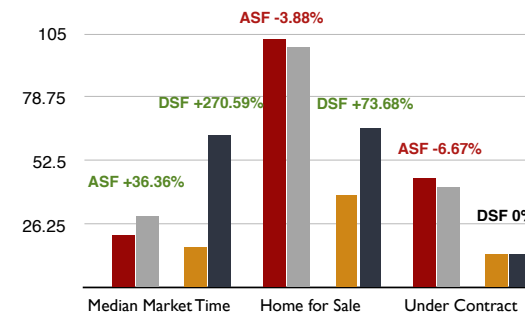
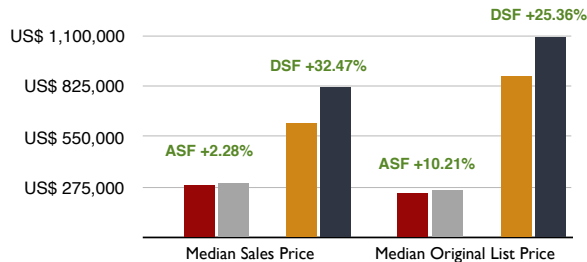
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------------|
| Median Sales Price | \$284,500 | \$291,000 | 2.28% |
| Median Original List Price | \$235,000 | \$259,000 | 10.21% |
| Median Market Time | 22 | 30 | 36.36% |
| Home for Sale | 103 | 99 | -3.88% |
| Under Contract | 45 | 42 | -6.67% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-------------|----------------|
| Median Sales Price | \$622,000 | \$823,950 | 32.47% |
| Median Original List Price | \$877,450 | \$1,100,000 | 25.36% |
| Median Market Time | 17 | 63 | 270.59% |
| Home for Sale | 38 | 66 | 73.68% |
| Under Contract | 14 | 14 | 0.00% |

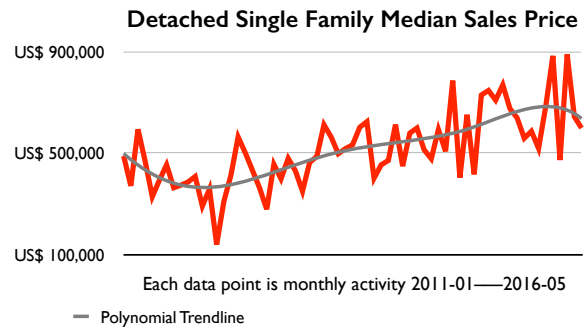
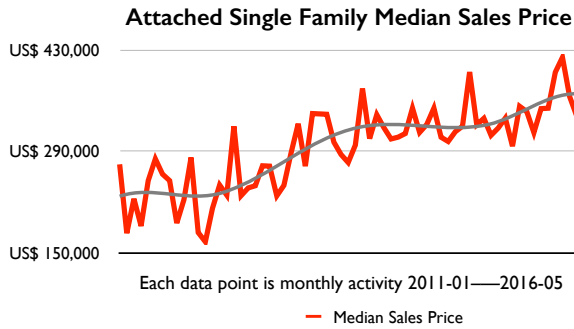
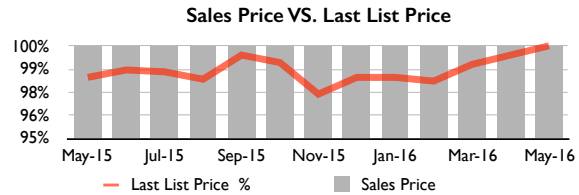
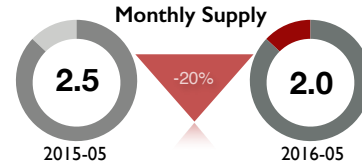


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Tuesday, June 14, 2016

Logan Square

Monthly Update 2016-05



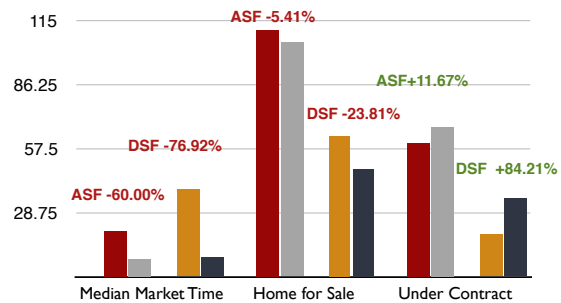
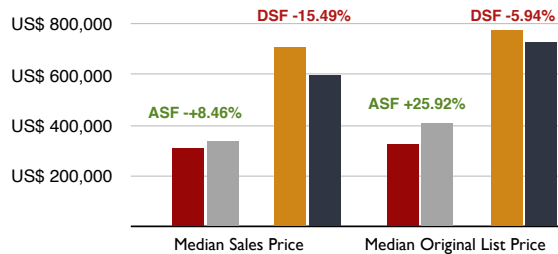
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$312,500 | \$338,950 | 8.46% |
| Median Original List Price | \$325,000 | \$409,250 | 25.92% |
| Median Market Time | 20 | 8 | -60.00% |
| Home for Sale | 111 | 105 | -5.41% |
| Under Contract | 60 | 67 | 11.67% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

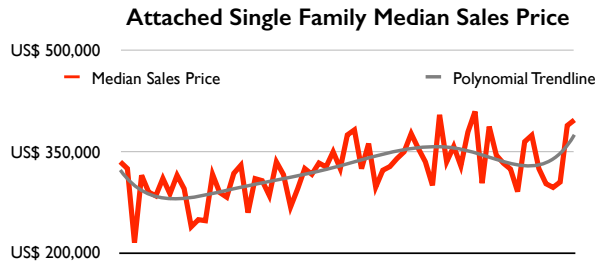
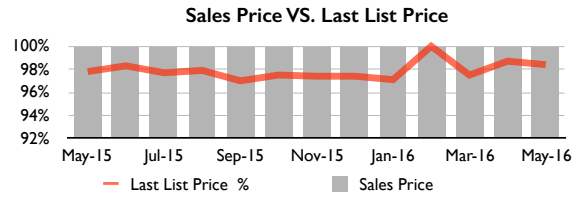
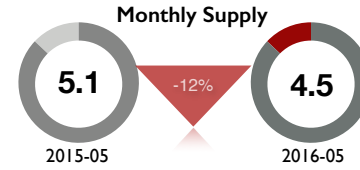
| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$710,000 | \$600,000 | -15.49% |
| Median Original List Price | \$775,000 | \$729,000 | -5.94% |
| Median Market Time | 39 | 9 | -76.92% |
| Home for Sale | 63 | 48 | -23.81% |
| Under Contract | 19 | 35 | 84.21% |



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

Loop

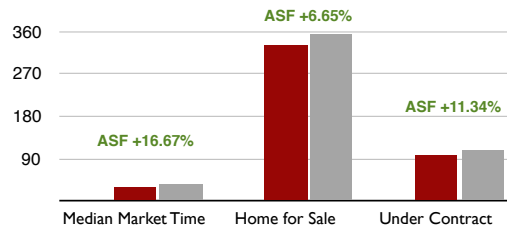
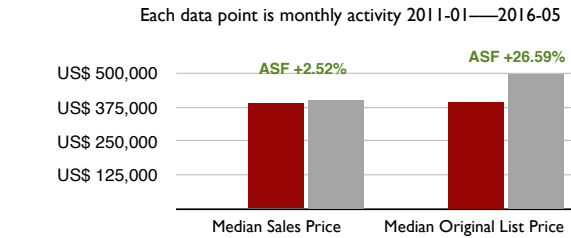
Monthly Update 2016-05



Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$387,500 | \$397,250 | 2.52% |
| Median Original List Price | \$394,900 | \$499,900 | 26.59% |
| Median Market Time | 30 | 35 | 16.67% |
| Home for Sale | 331 | 353 | 6.65% |
| Under Contract | 97 | 108 | 11.34% |

ASF including Townhouse & Condo



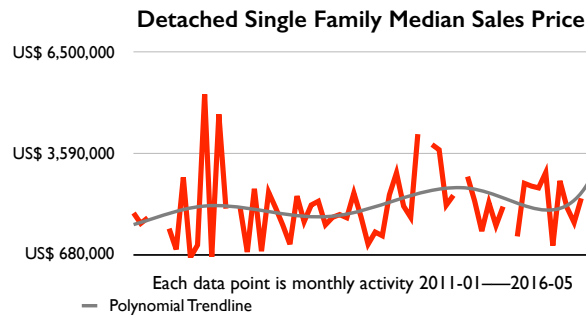
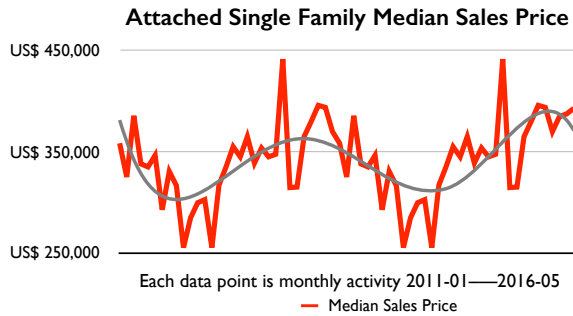
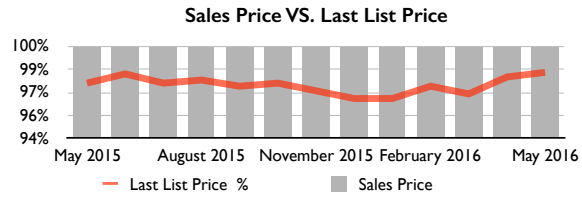
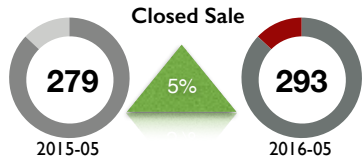
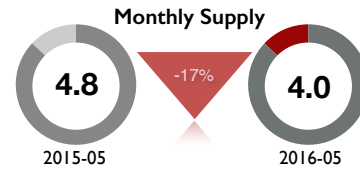
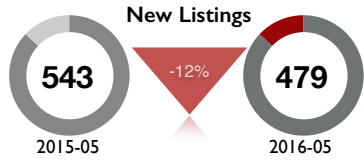
No Detached Single - Family Data Founded



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

Near North Side

Monthly Update 2016-05



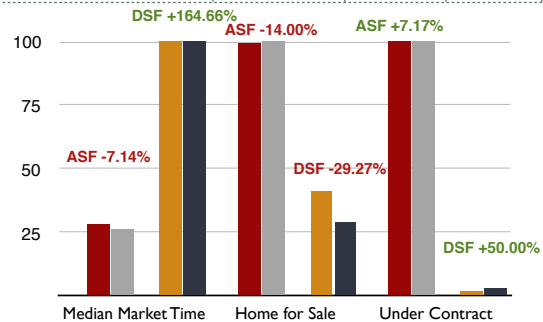
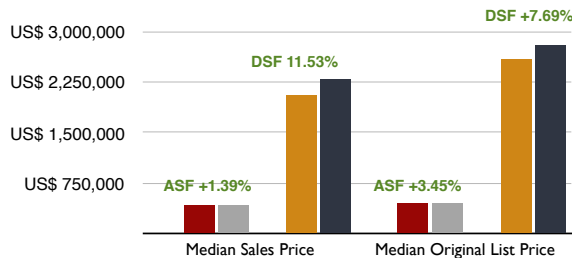
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$414,250 | \$420,000 | 1.39% |
| Median Original List Price | \$435,000 | \$450,000 | 3.45% |
| Median Market Time | 28 | 26 | -7.14% |
| Home for Sale | 1093 | 940 | -14.00% |
| Under Contract | 307 | 329 | 7.17% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

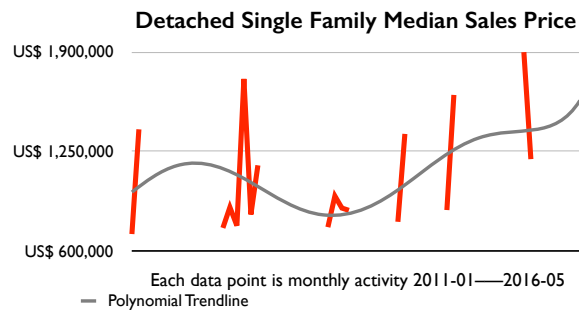
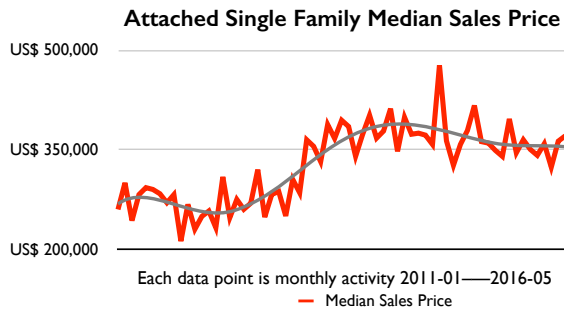
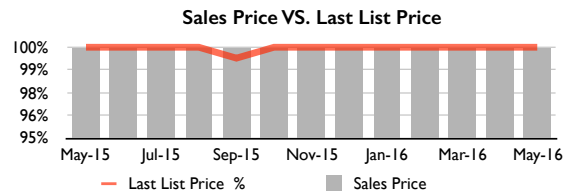
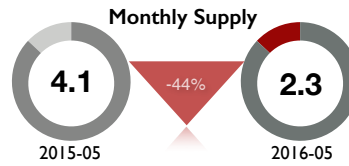
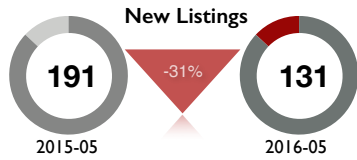
| | 2015-05 | 2016-05 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$2,060,000 | \$2,297,500 | 11.53% |
| Median Original List Price | \$2,600,000 | \$2,799,900 | 7.69% |
| Median Market Time | 232 | 614 | 164.66% |
| Home for Sale | 41 | 29 | -29.27% |
| Under Contract | 2 | 3 | 50.00% |



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

Near South Side

Monthly Update 2016-05



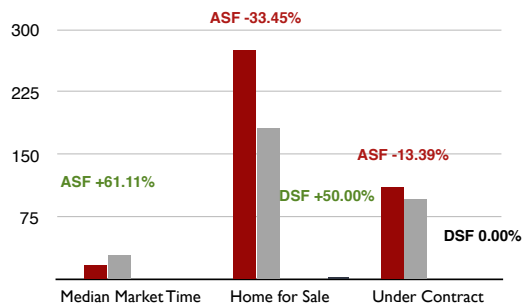
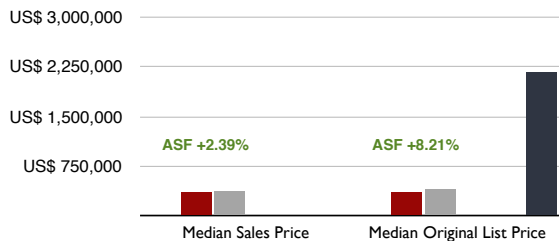
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$362,250 | \$370,900 | 2.39% |
| Median Original List Price | \$359,900 | \$389,440 | 8.21% |
| Median Market Time | 18 | 29 | 61.11% |
| Home for Sale | 275 | 183 | -33.45% |
| Under Contract | 112 | 97 | -13.39% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|---------|-------------|---------------|
| Median Sales Price | N/A | N/A | N/A |
| Median Original List Price | \$0 | \$2,175,000 | N/A |
| Median Market Time | N/A | N/A | N/A |
| Home for Sale | 2 | 3 | 50.00% |
| Under Contract | 0 | 0 | 0.00% |

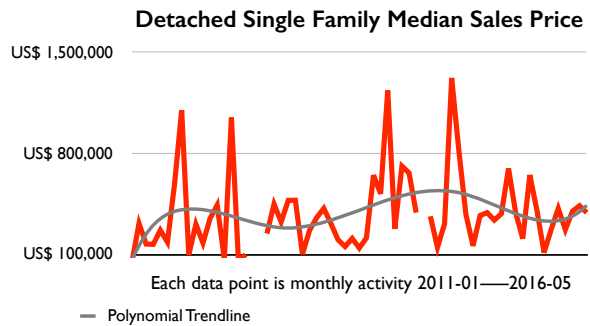
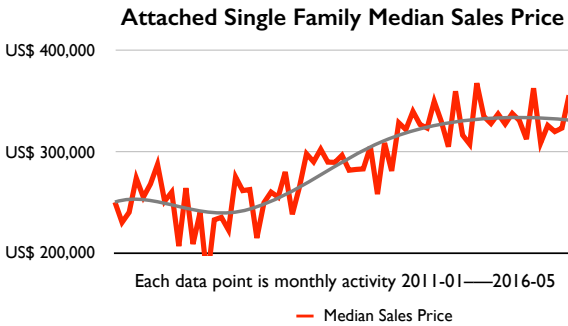
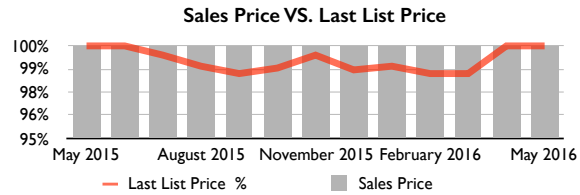
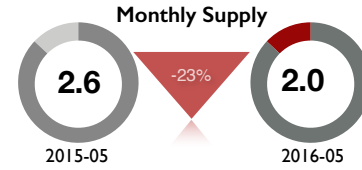
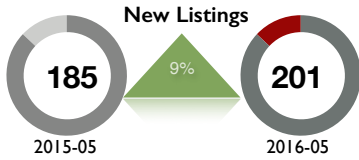


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Wednesday, June 15, 2016

Near West Side

Monthly Update 2016-05



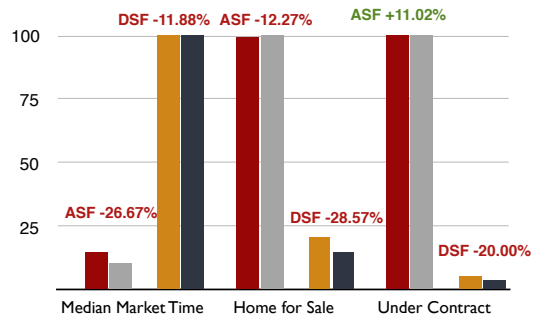
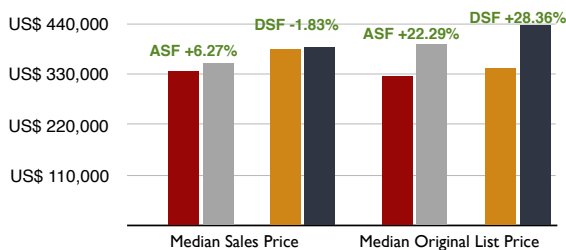
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$335,000 | \$356,000 | 6.27% |
| Median Original List Price | \$325,000 | \$397,450 | 22.29% |
| Median Market Time | 15 | 11 | -26.67% |
| Home for Sale | 220 | 193 | -12.27% |
| Under Contract | 127 | 141 | 11.02% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$383,000 | \$390,000 | 1.83% |
| Median Original List Price | \$342,000 | \$439,000 | 28.36% |
| Median Market Time | 160 | 141 | -11.88% |
| Home for Sale | 21 | 15 | -28.57% |
| Under Contract | 5 | 4 | -20.00% |

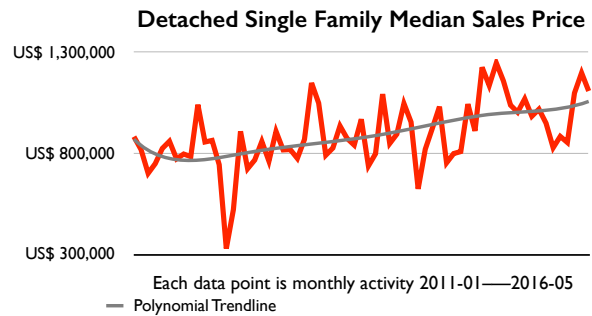
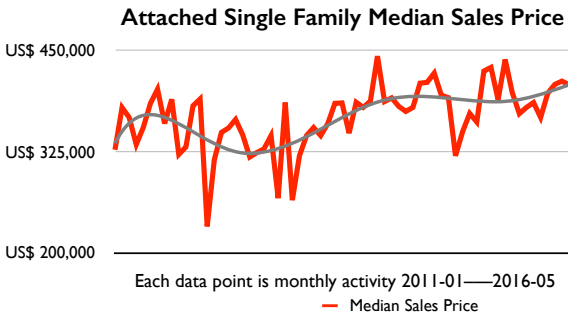
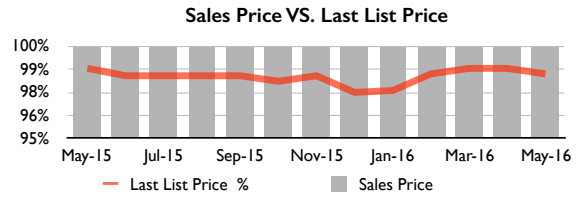
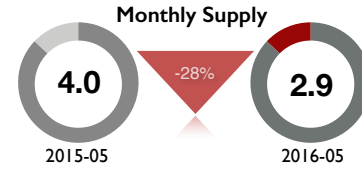


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Tuesday, June 14, 2016

North Center

Monthly Update 2016-05



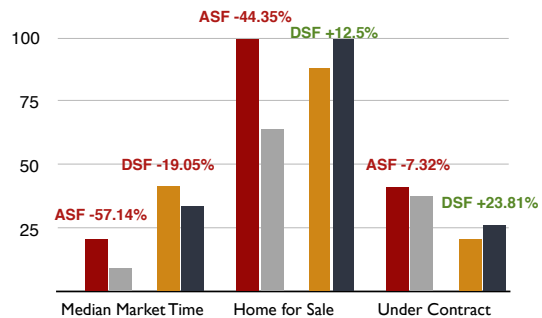
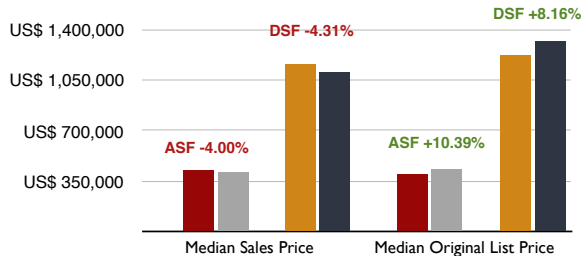
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$425,000 | \$408,000 | -4.00% |
| Median Original List Price | \$398,500 | \$439,900 | 10.39% |
| Median Market Time | 21 | 9 | -57.14% |
| Home for Sale | 115 | 64 | -44.35% |
| Under Contract | 41 | 38 | -7.32% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$1,160,000 | \$1,110,000 | -4.31% |
| Median Original List Price | \$1,225,000 | \$1,325,000 | 8.16% |
| Median Market Time | 42 | 34 | -19.05% |
| Home for Sale | 88 | 99 | 12.50% |
| Under Contract | 21 | 26 | 23.81% |

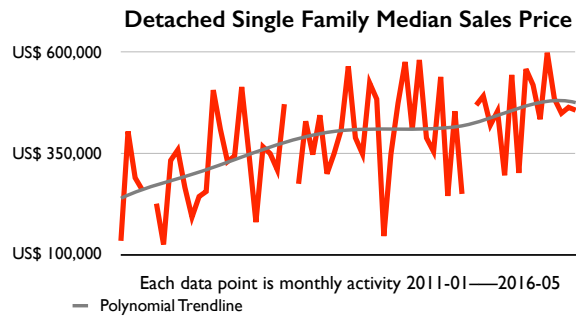
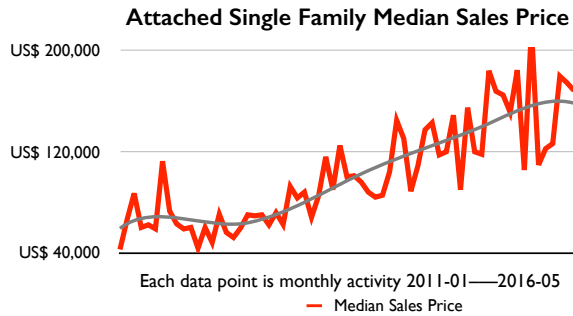
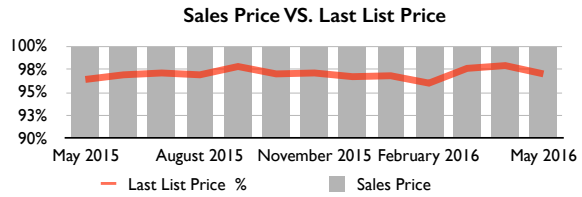
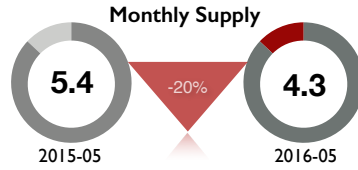
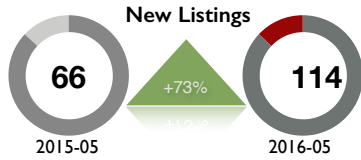


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Tuesday, June 14, 2016

Rogers Park

Monthly Update 2016-05



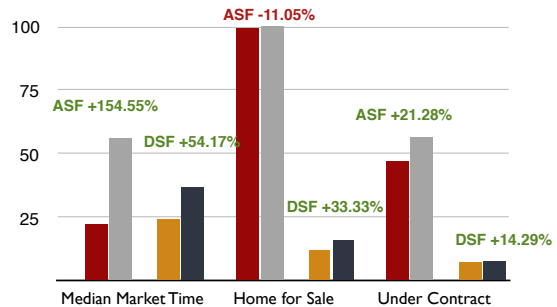
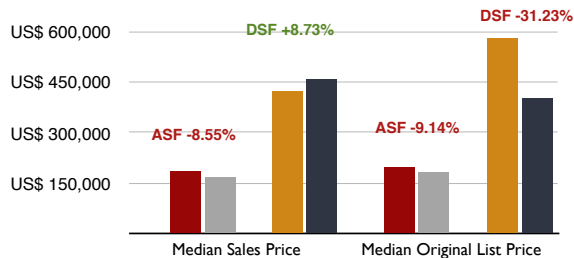
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|-----------------|
| Median Sales Price | \$184,250 | \$168,500 | -8.55% |
| Median Original List Price | \$197,000 | \$179,000 | -9.14% |
| Median Market Time | 22 | 56 | +154.55% |
| Home for Sale | 181 | 161 | -11.05% |
| Under Contract | 47 | 57 | +21.28% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-03 | 2016-03 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$420,750 | \$457,500 | +8.73% |
| Median Original List Price | \$581,500 | \$399,900 | -31.23% |
| Median Market Time | 24 | 37 | +54.17% |
| Home for Sale | 12 | 16 | +33.33% |
| Under Contract | 7 | 8 | +14.29% |

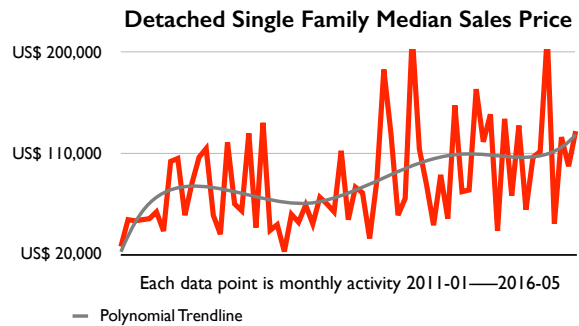
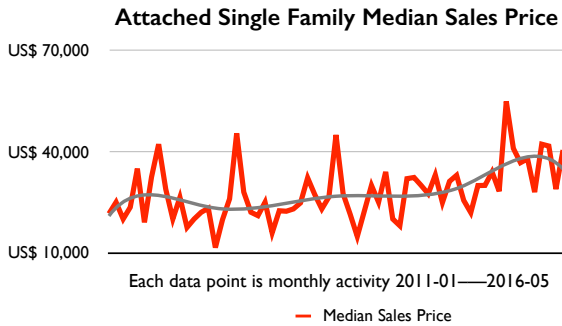
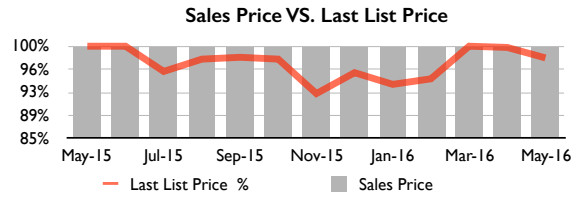
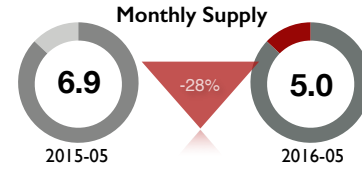


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Wednesday, June 15, 2016

South Shore

Monthly Update 2016-05



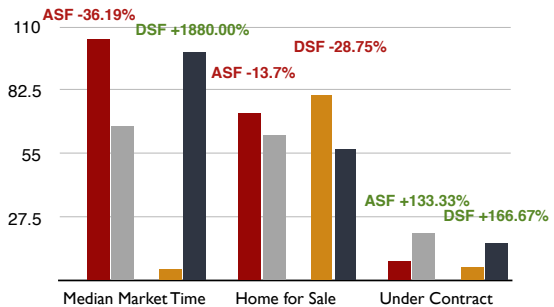
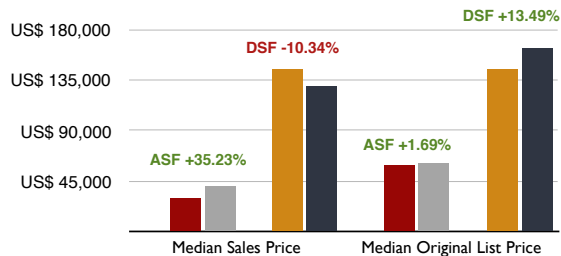
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|----------|----------|----------------|
| Median Sales Price | \$29,950 | \$40,500 | 35.23% |
| Median Original List Price | \$59,000 | \$60,000 | 1.69% |
| Median Market Time | 105 | 67 | -36.19% |
| Home for Sale | 73 | 63 | -13.70% |
| Under Contract | 9 | 21 | 133.33% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-03 | 2016-03 | Changes |
|----------------------------|-----------|-----------|-----------------|
| Median Sales Price | \$145,000 | \$130,000 | -10.34% |
| Median Original List Price | \$144,500 | \$164,000 | 13.49% |
| Median Market Time | 5 | 99 | 1880.00% |
| Home for Sale | 80 | 57 | -28.75% |
| Under Contract | 6 | 16 | 166.67% |

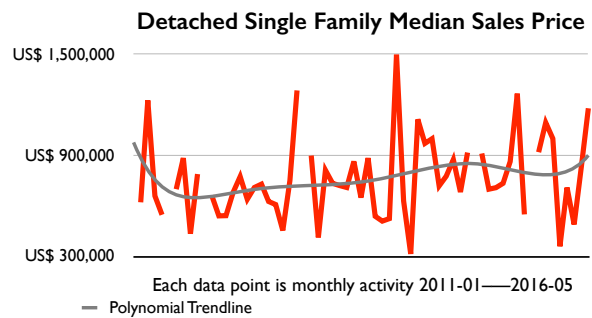
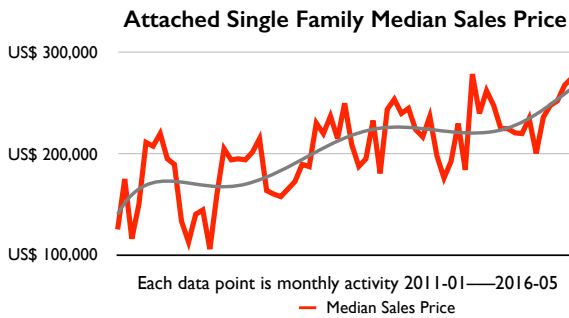
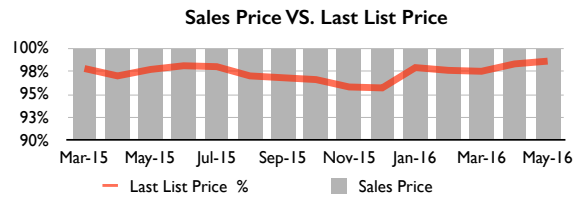
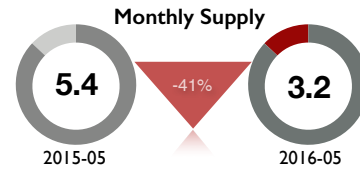


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Tuesday, June 14, 2016

Uptown

Monthly Update 2016-05



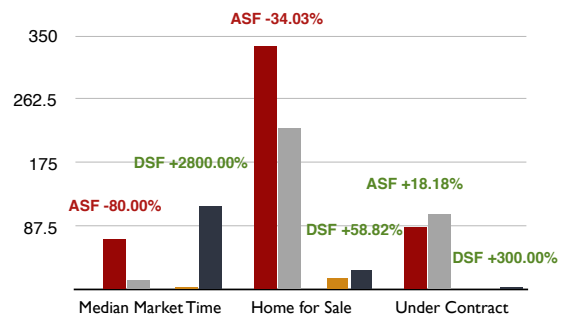
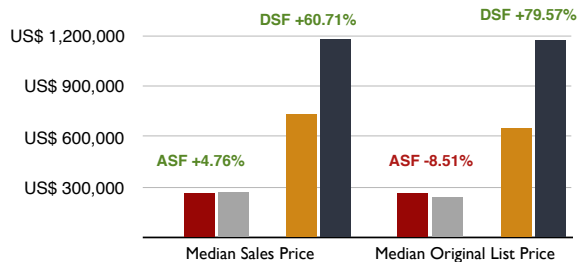
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$262,500 | \$275,000 | 4.76% |
| Median Original List Price | \$265,000 | \$242,450 | -8.51% |
| Median Market Time | 70 | 14 | -80.00% |
| Home for Sale | 335 | 221 | -34.03% |
| Under Contract | 88 | 104 | 18.18% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-------------|-----------------|
| Median Sales Price | \$735,000 | \$1,181,250 | 60.71% |
| Median Original List Price | \$649,900 | \$1,167,000 | 79.57% |
| Median Market Time | 4 | 116 | 2800.00% |
| Home for Sale | 17 | 27 | 58.82% |
| Under Contract | 1 | 4 | 300.00% |

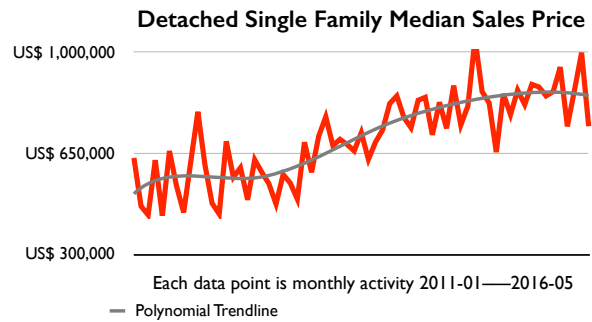
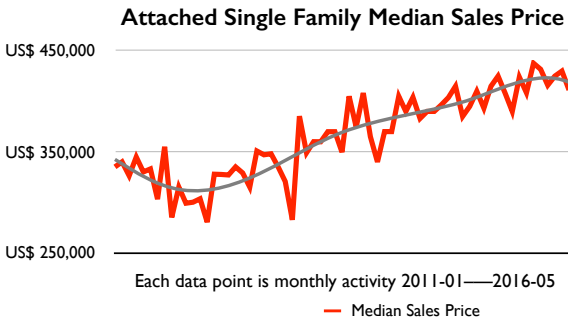
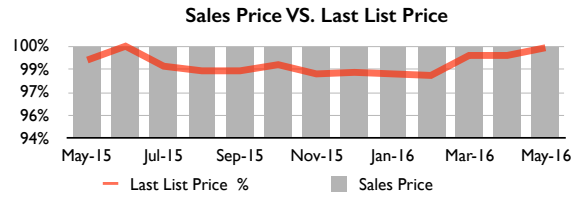
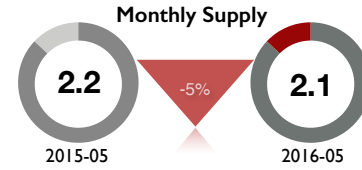
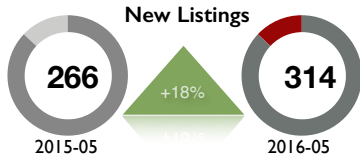


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Tuesday, June 14, 2016

West Town

Monthly Update 2016-05



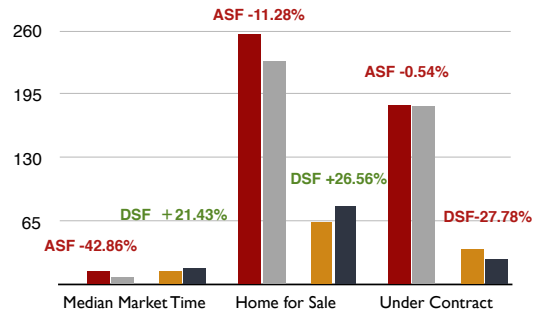
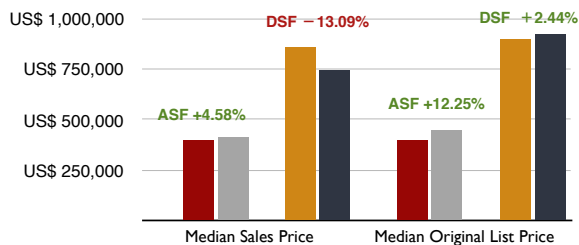
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$393,250 | \$411,250 | 4.58% |
| Median Original List Price | \$400,000 | \$449,000 | 12.25% |
| Median Market Time | 14 | 8 | -42.86% |
| Home for Sale | 257 | 228 | -11.28% |
| Under Contract | 184 | 183 | -0.54% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$857,161 | \$745,000 | -13.09% |
| Median Original List Price | \$900,000 | \$922,000 | 2.44% |
| Median Market Time | 14 | 17 | 21.43% |
| Home for Sale | 64 | 81 | 26.56% |
| Under Contract | 36 | 26 | -27.78% |

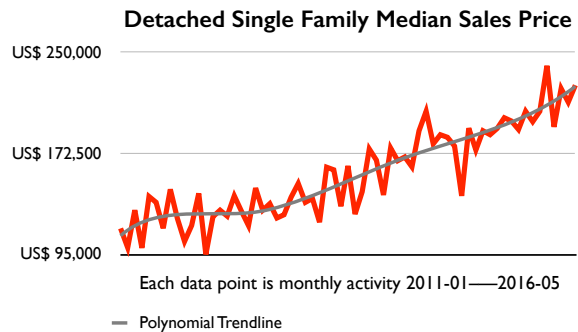
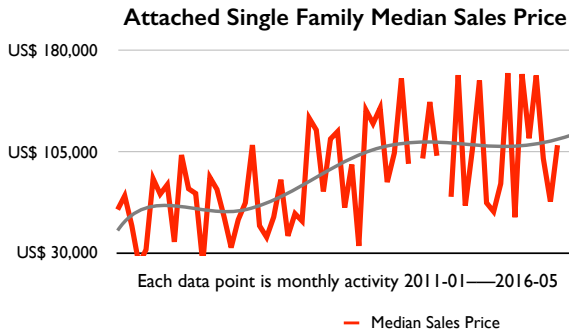
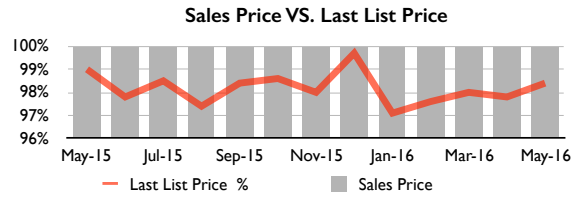
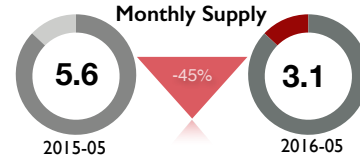


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Wednesday, June 15, 2016

Belmont Cragin

Monthly Update 2016-05



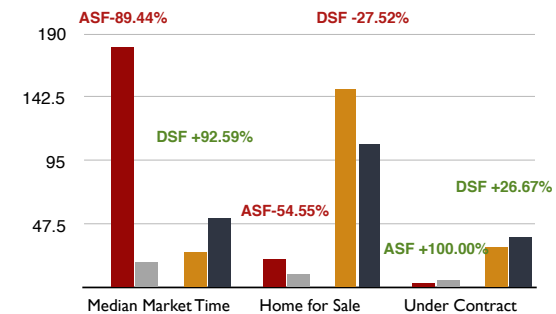
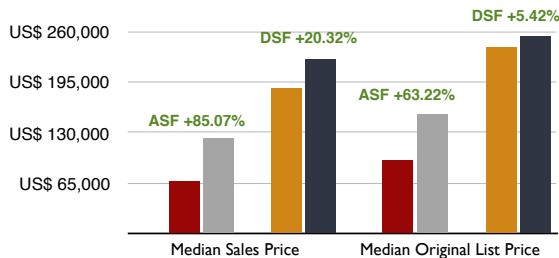
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|----------|-----------|----------------|
| Median Sales Price | \$67,000 | \$124,000 | 85.07% |
| Median Original List Price | \$94,900 | \$154,900 | 63.22% |
| Median Market Time | 180 | 19 | -89.44% |
| Home for Sale | 22 | 10 | -54.55% |
| Under Contract | 3 | 6 | 100.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$187,000 | \$225,000 | 20.32% |
| Median Original List Price | \$239,900 | \$252,900 | 5.42% |
| Median Market Time | 27 | 52 | 92.59% |
| Home for Sale | 149 | 108 | -27.52% |
| Under Contract | 30 | 38 | 26.67% |

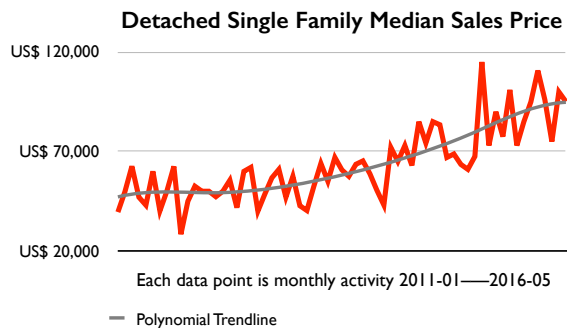
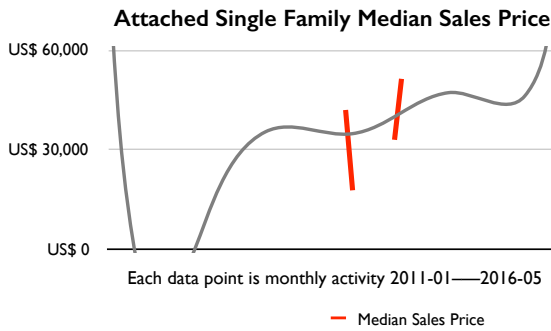
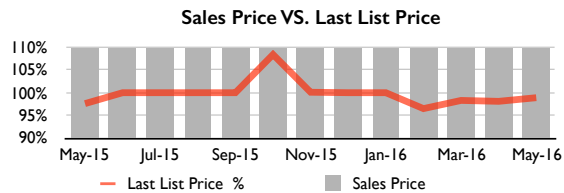
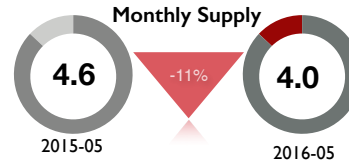
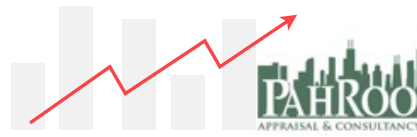


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Chicago Lawn

Monthly Update 2016-05



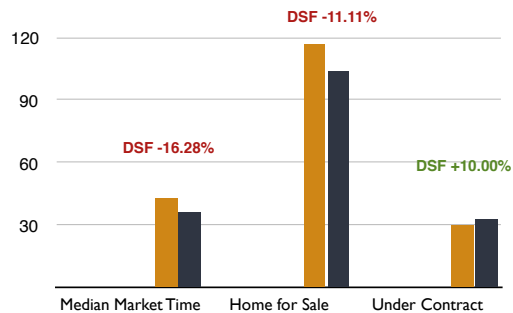
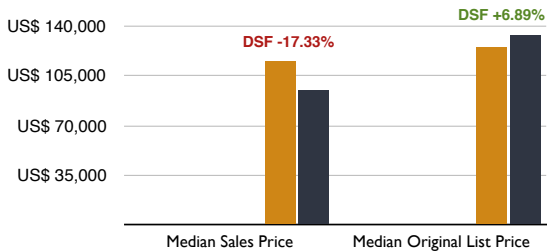
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|---------|---------|---------|
| Median Sales Price | N/A | N/A | |
| Median Original List Price | US\$ 0 | US\$ 0 | |
| Median Market Time | N/A | N/A | |
| Home for Sale | 0 | 0 | |
| Under Contract | 0 | 0 | |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$115,050 | \$95,107 | -17.33% |
| Median Original List Price | \$124,900 | \$133,500 | 6.89% |
| Median Market Time | 43 | 36 | -16.28% |
| Home for Sale | 117 | 104 | -11.11% |
| Under Contract | 30 | 33 | 10.00% |

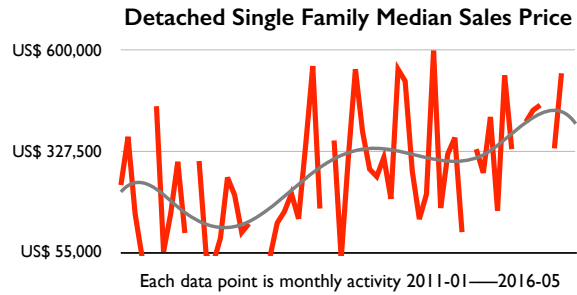
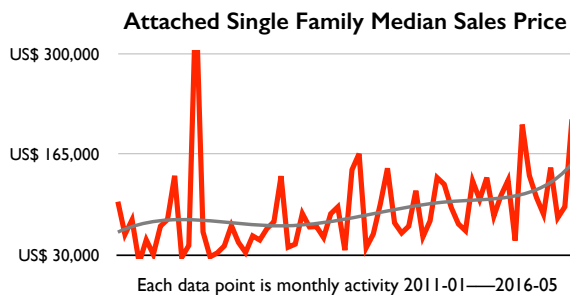
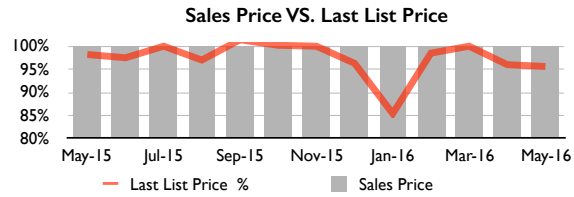
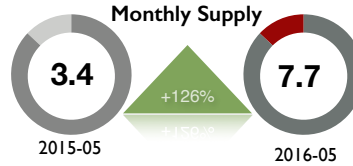


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Wednesday, June 15, 2016

Douglas

Monthly Update 2016-05



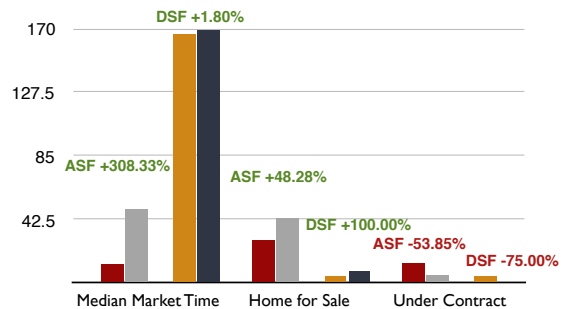
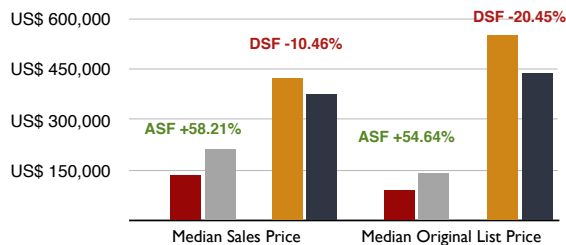
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|-----------------|
| Median Sales Price | \$134,000 | \$212,000 | +58.21% |
| Median Original List Price | \$90,500 | \$139,950 | +54.64% |
| Median Market Time | 12 | 49 | +308.33% |
| Home for Sale | 29 | 43 | +48.28% |
| Under Contract | 13 | 6 | -53.85% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|-----------------|
| Median Sales Price | \$421,019 | \$377,000 | -10.46% |
| Median Original List Price | \$550,000 | \$437,500 | -20.45% |
| Median Market Time | 167 | 170 | +1.80% |
| Home for Sale | 4 | 8 | +100.00% |
| Under Contract | 4 | 1 | -75.00% |

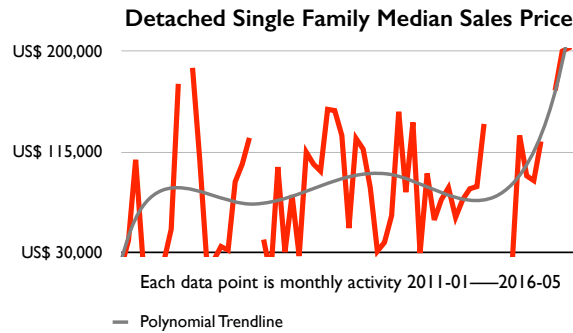
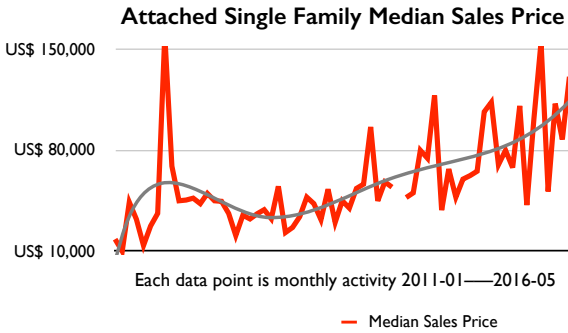
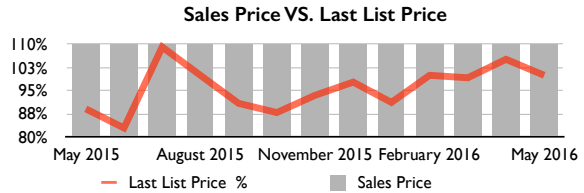
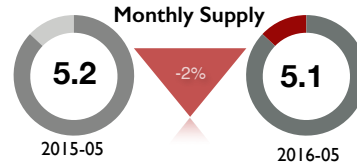


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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East Garfield Park

Monthly Update 2016-05



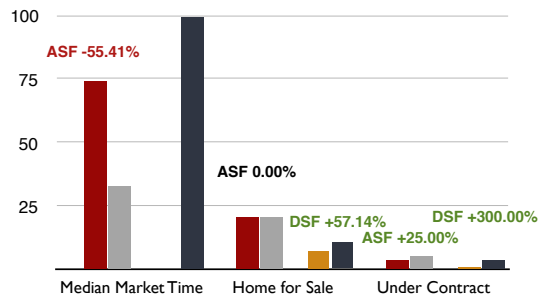
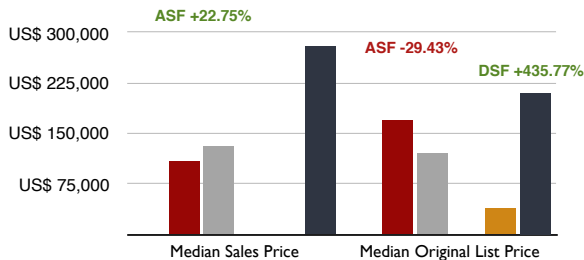
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$106,725 | \$131,000 | 22.75% |
| Median Original List Price | \$169,900 | \$119,900 | -29.43% |
| Median Market Time | 74 | 33 | -55.41% |
| Home for Sale | 21 | 21 | 0.00% |
| Under Contract | 4 | 5 | 25.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

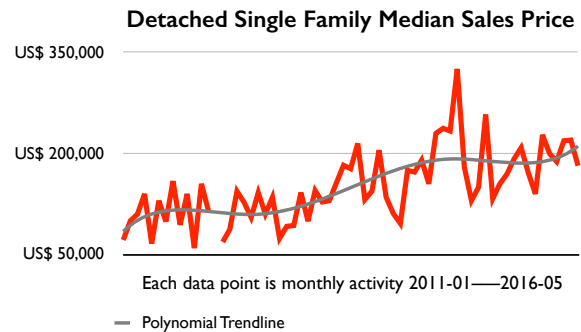
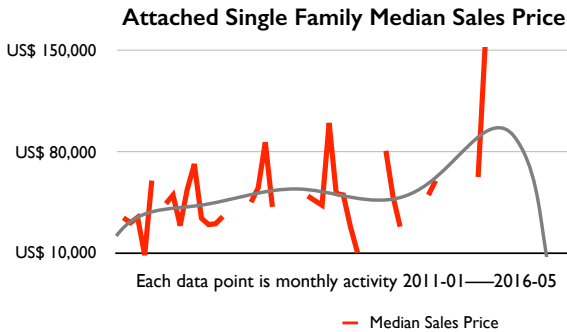
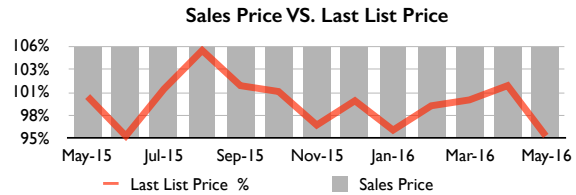
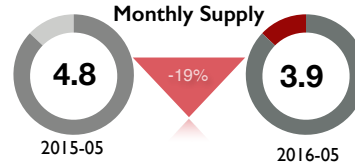
| | 2015-05 | 2016-05 | Changes |
|----------------------------|----------|-----------|----------------|
| Median Sales Price | N/A | \$279,000 | |
| Median Original List Price | \$39,000 | \$208,950 | 435.77% |
| Median Market Time | N/A | 156 | |
| Home for Sale | 7 | 11 | 57.14% |
| Under Contract | 1 | 4 | 300.00% |



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

Hermosa

Monthly Update 2016-05



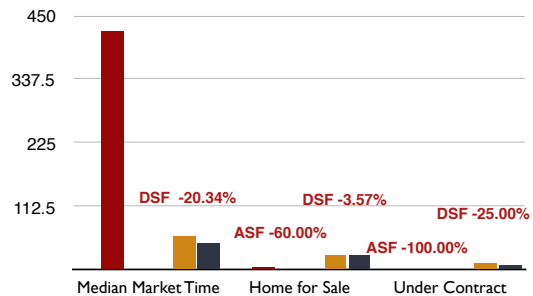
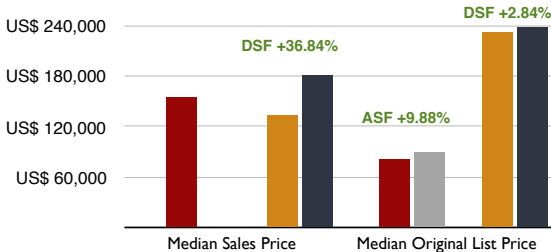
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|----------|-----------------|
| Median Sales Price | \$154,900 | N/A | |
| Median Original List Price | \$81,000 | \$89,000 | 9.88% |
| Median Market Time | 424 | N/A | |
| Home for Sale | 5 | 2 | -60.00% |
| Under Contract | 2 | 0 | -100.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$133,000 | \$182,000 | 36.84% |
| Median Original List Price | \$232,400 | \$239,000 | 2.84% |
| Median Market Time | 59 | 47 | -20.34% |
| Home for Sale | 28 | 27 | -3.57% |
| Under Contract | 12 | 9 | -25.00% |

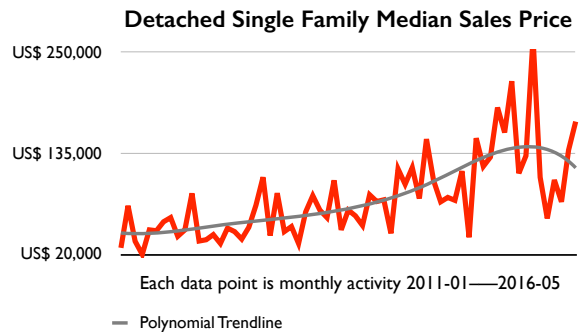
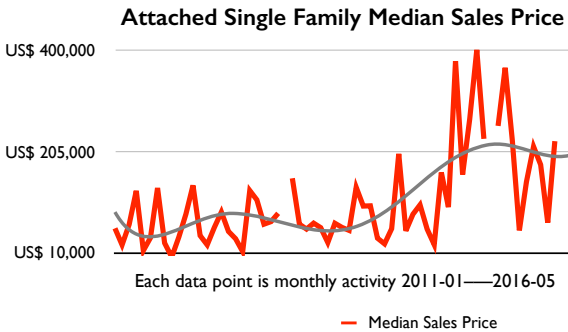
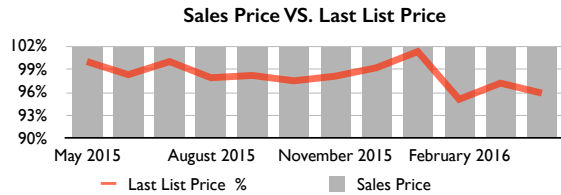
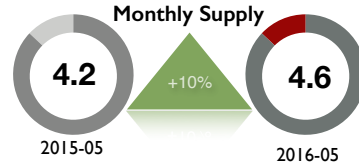


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Humboldt Park

Monthly Update 2016-05



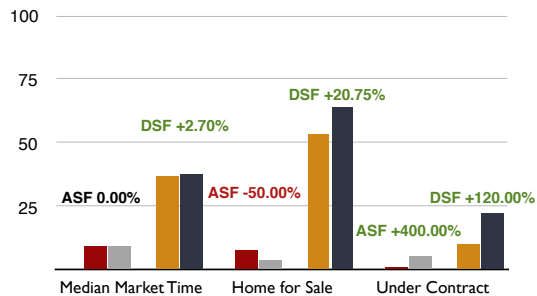
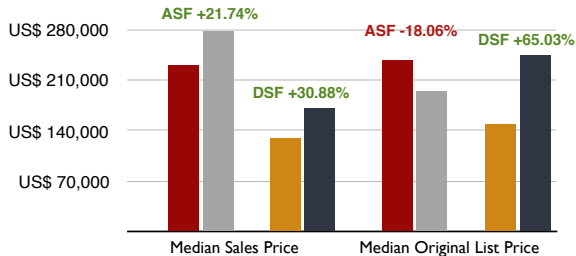
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$230,000 | \$280,000 | 21.74% |
| Median Original List Price | \$236,750 | \$194,000 | -18.06% |
| Median Market Time | 9 | 9 | 0.00% |
| Home for Sale | 8 | 4 | -50.00% |
| Under Contract | 1 | 5 | 400.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$131,000 | \$171,450 | 30.88% |
| Median Original List Price | \$149,000 | \$245,900 | 65.03% |
| Median Market Time | 37 | 38 | 2.70% |
| Home for Sale | 53 | 64 | 20.75% |
| Under Contract | 10 | 22 | 120.00% |

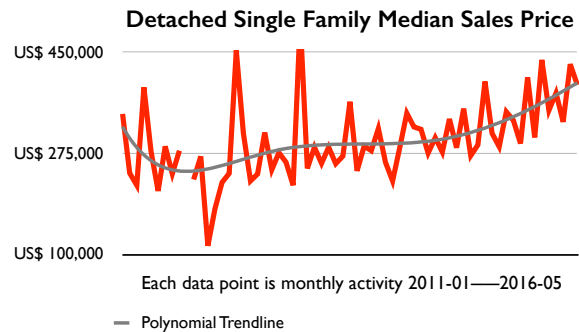
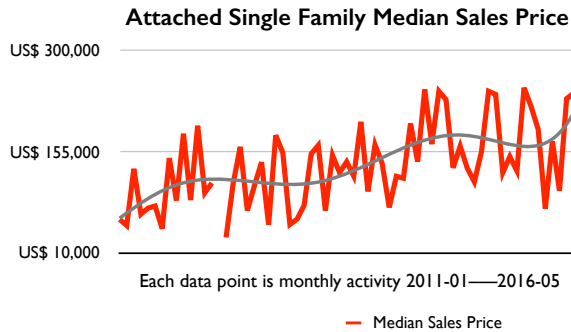
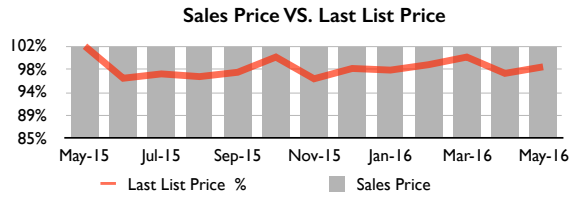
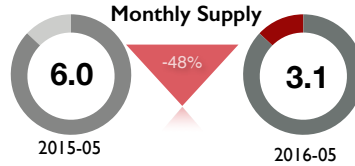
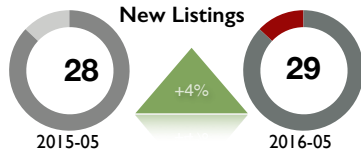


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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North Park

Monthly Update 2016-05



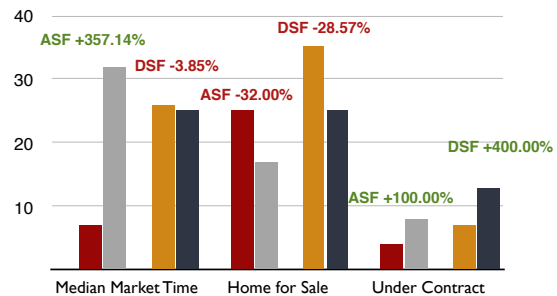
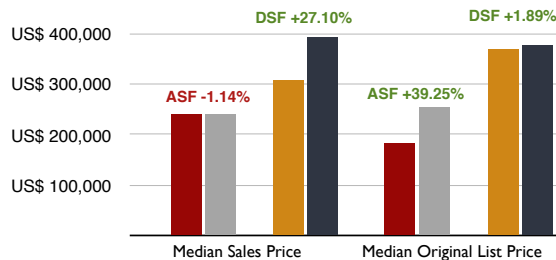
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$242,000 | \$239,250 | -1.14% |
| Median Original List Price | \$182,400 | \$254,000 | 39.25% |
| Median Market Time | 7 | 32 | 357.14% |
| Home for Sale | 25 | 17 | -32.00% |
| Under Contract | 4 | 8 | 100.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$310,000 | \$394,000 | 27.10% |
| Median Original List Price | \$369,450 | \$376,450 | 1.89% |
| Median Market Time | 26 | 25 | -3.85% |
| Home for Sale | 35 | 25 | -28.57% |
| Under Contract | 7 | 13 | 85.71% |

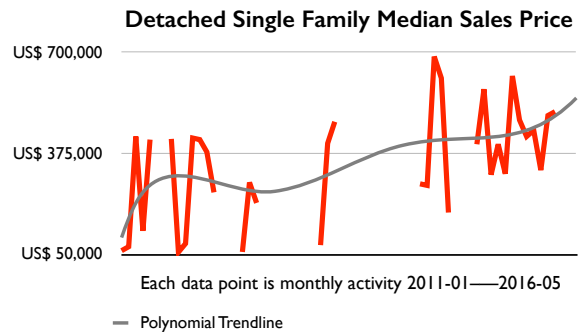
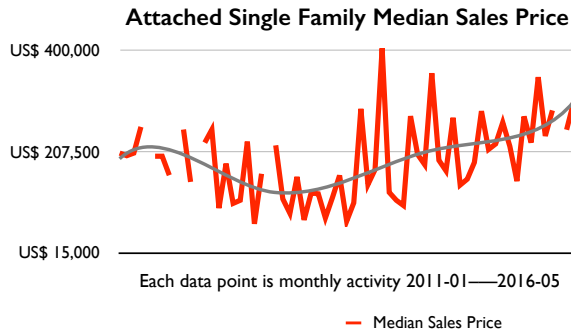
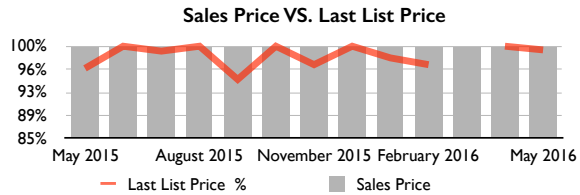
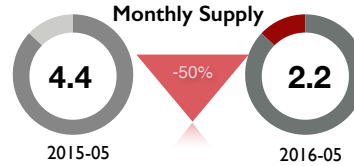


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, June 15, 2016

Oakland

Monthly Update 2016-05



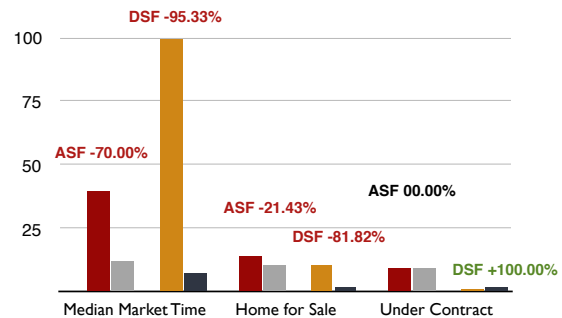
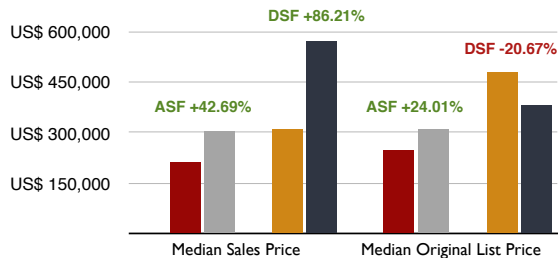
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$212,000 | \$302,500 | 42.69% |
| Median Original List Price | \$249,900 | \$309,900 | 24.01% |
| Median Market Time | 40 | 12 | -70.00% |
| Home for Sale | 14 | 11 | -21.43% |
| Under Contract | 9 | 9 | 0.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$307,000 | \$571,650 | 86.21% |
| Median Original List Price | \$479,000 | \$380,000 | -20.67% |
| Median Market Time | 150 | 7 | -95.33% |
| Home for Sale | 11 | 2 | -81.82% |
| Under Contract | 1 | 2 | 100.00% |

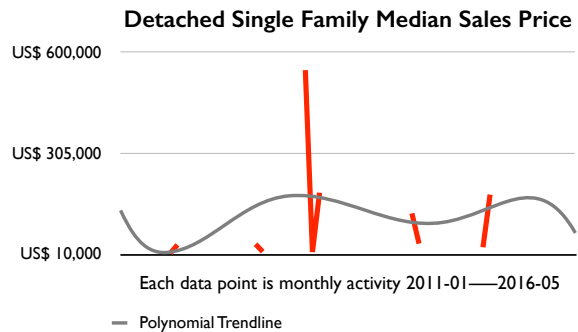
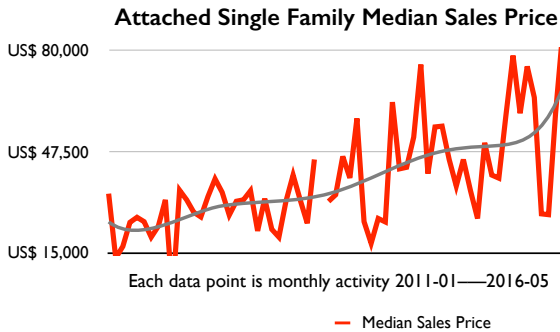
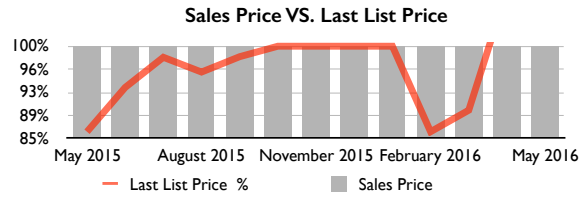
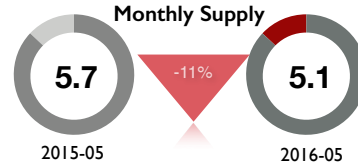


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Wednesday, June 15, 2016

Washington Park

Monthly Update 2016-05



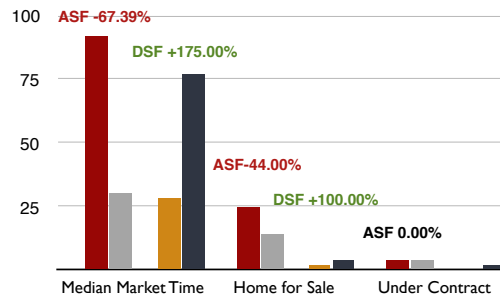
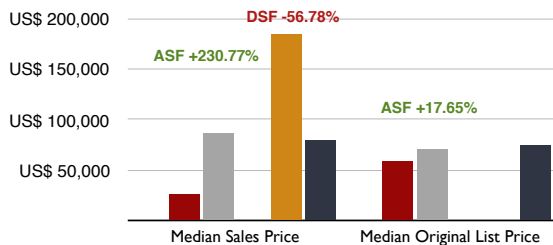
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|----------|----------|----------------|
| Median Sales Price | \$26,000 | \$86,000 | 230.77% |
| Median Original List Price | \$59,500 | \$69,999 | 17.65% |
| Median Market Time | 92 | 30 | -67.39% |
| Home for Sale | 25 | 14 | -44.00% |
| Under Contract | 4 | 4 | 0.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

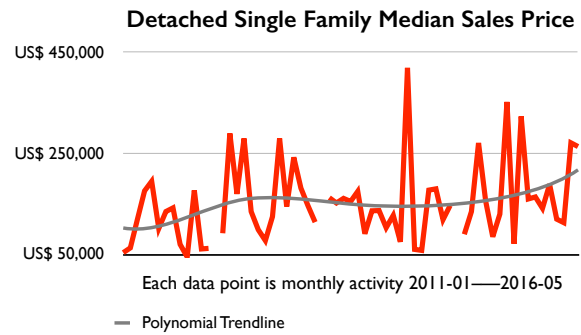
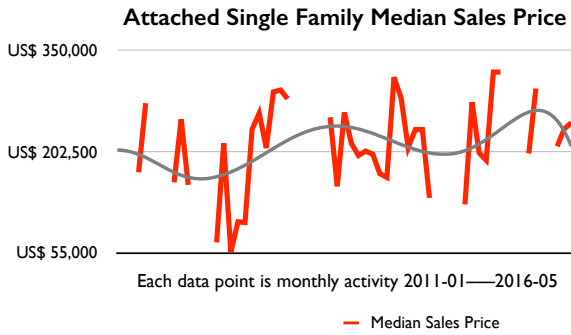
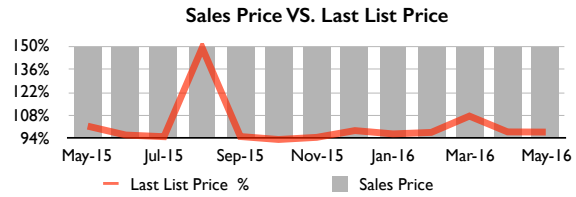
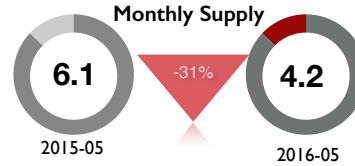
| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|----------|----------------|
| Median Sales Price | \$185,000 | \$79,960 | -56.78% |
| Median Original List Price | \$0 | \$74,500 | |
| Median Market Time | 28 | 77 | 175.00% |
| Home for Sale | 2 | 4 | 100.00% |
| Under Contract | 0 | 2 | |



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McKinley Park

Monthly Update 2016-05



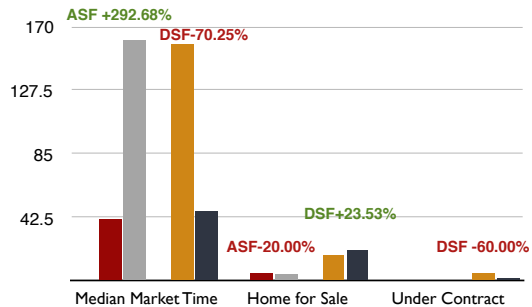
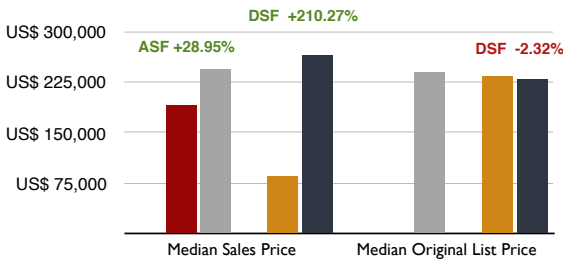
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$190,000 | \$245,000 | 28.95% |
| Median Original List Price | \$0 | \$239,000 | |
| Median Market Time | 41 | 161 | 292.68% |
| Home for Sale | 5 | 4 | -20.00% |
| Under Contract | 0 | 0 | |

ASF including Townhouse & Condo

Detached Single Family (DSF)

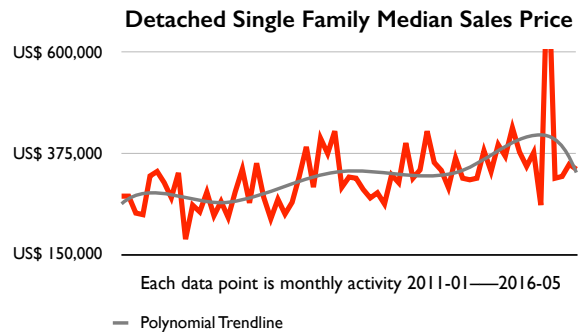
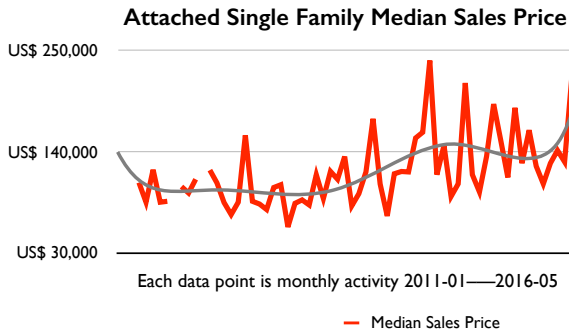
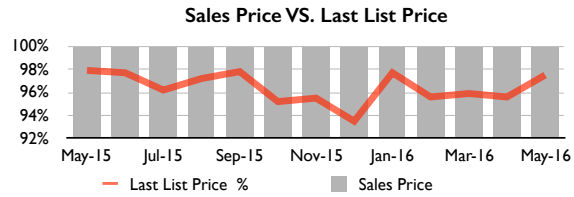
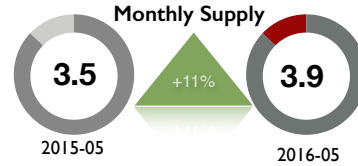
| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$85,050 | \$263,888 | 210.27% |
| Median Original List Price | \$234,450 | \$229,000 | -2.32% |
| Median Market Time | 158 | 47 | -70.25% |
| Home for Sale | 17 | 21 | 23.53% |
| Under Contract | 5 | 2 | -60.00% |



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Edison Park

Monthly Update 2016-05



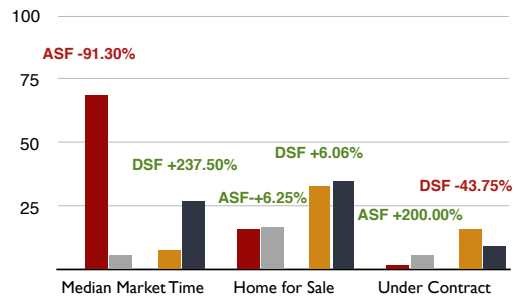
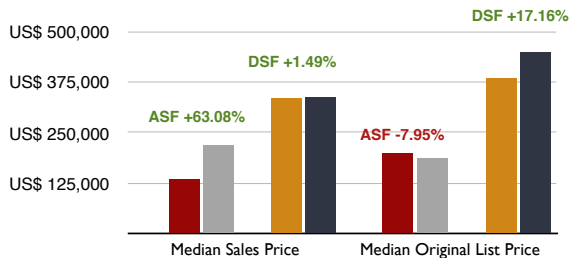
Attached Single Family (ASF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$134,900 | \$220,000 | 63.08% |
| Median Original List Price | \$199,900 | \$184,000 | -7.95% |
| Median Market Time | 69 | 6 | -91.30% |
| Home for Sale | 16 | 17 | 6.25% |
| Under Contract | 2 | 6 | 200.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2015-05 | 2016-05 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$335,000 | \$340,000 | 1.49% |
| Median Original List Price | \$384,000 | \$449,900 | 17.16% |
| Median Market Time | 8 | 27 | 237.50% |
| Home for Sale | 33 | 35 | 6.06% |
| Under Contract | 16 | 9 | -43.75% |





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