



Chicago

31 Neighborhoods

Monthly Report - March 2017



KEY TAKEAWAYS...

- Median sales price for all type of properties in March stayed in \$225,000 compared to last month, but were up 6.4% from last year, according to the data from MRED. Median sales price for attached single-family increased to \$190,000 and for detached single-family increased to \$240,000 , which were 5.6% and 6.7% increased compared with last year respectively.
- Total number of homes for sale in March dropped 1.62% to \$38,854 and it was 12.00% lower than last year. There were 10,562 attached single-family properties (including townhouse and condo) for sale and 28,291 detached single family housing for sale. It continued to be a seller-market in real estate industry.
- Median market times for all type of properties stayed in 40 days this month while the main trends keep going down in this year. The trends went down in these years both for attached single-family properties and the detached single-family properties.
- The real estate market is performing slow and weak during the winter season. As we enter the new year, the market should start to recovery.

Our Monthly Report covers 31 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— March 2017

-0.3%

Change in
New Listing
All properties

+4.5%

Change in
Closed Sales
All properties

-12.0%

Change in
Inventory of Homes
All properties

Overview of 31 Neighborhoods



After comparing average of 31 neighborhoods' median sales price from March 2012 to March 2017, Near North Side has the highest price and Washington Park has the lowest price.

TABLE OF CONTENTS:

ALBANY PARK	3	ROGERS PARK	19
AVONDALE	4	SOUTH SHORE	20
EDGEWATER	5	UPTOWN	21
FOREST GLEN	6	WEST TOWN	22
HYDE PARK	7	BELMONT CRAGIN	23
IRVING PARK	8	CHICAGO LAWN	24
KENWOOD	9	DOUGLAS	25
LAKEVIEW	10	EAST GARFIELD PARK	26
LINCOLN PARK	11	HERMOSA	27
LINCOLN SQUARE	12	HUMBOLDT PARK	28
LOGAN SQUARE	13	NORTH PARK	29
LOOP	14	OAKLAND	30
NEAR NORTH SIDE	15	WASHINGTON PARK	31
NEAR SOUTH SIDE	16	MCKINLEY PARK	32
NEAR WEST SIDE	17	EDISON PARK	33
NORTH CENTER	18		

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

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INTRODUCTION & METHODOLOGY



Monthly Update—March 2017

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

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

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

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

appraisal@Pahroo.com

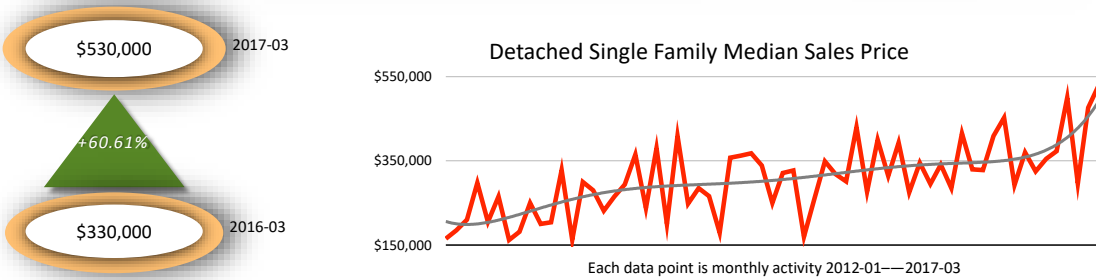
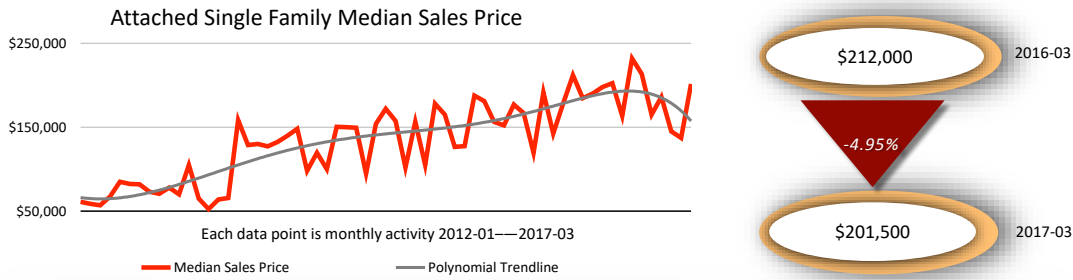
We'd more than Welcome it.

Albany Park

Monthly Update 2017-03



-3.4%	-38.1%	-27.3%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	49	30	-38.78%
Home for Sale	68	54	-20.59%
New Listing	353	309	-12.46%
Closed Sale	174	211	21.26%
Under Contract	182	214	17.58%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	57	43	-24.56%
Home for Sale	50	39	-22.00%
New Listing	295	277	-6.10%
Closed Sale	164	149	-9.15%
Under Contract	165	160	-3.03%



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

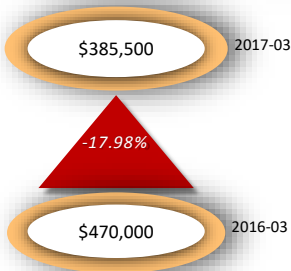
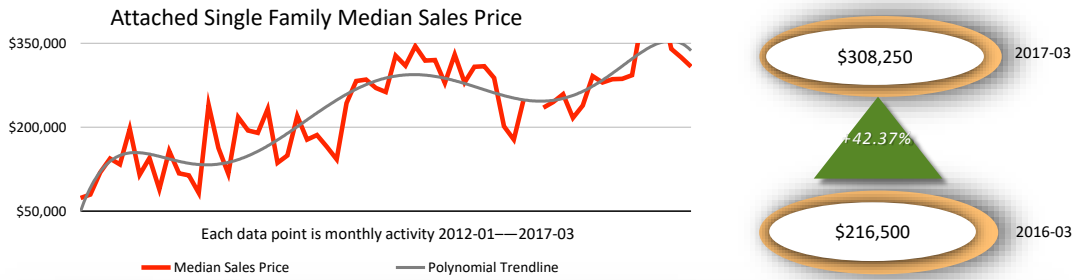
Saturday, April 9, 2017

Avondale

Monthly Update 2017-03



+11.1%	+38.5%	-35.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	21	29	38.10%
Home for Sale	35	35	0.00%
New Listing	229	276	20.52%
Closed Sale	165	172	4.24%
Under Contract	153	176	15.03%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	31	21	-32.26%
Home for Sale	36	29	-19.44%
New Listing	219	255	16.44%
Closed Sale	110	145	31.82%
Under Contract	111	144	29.73%



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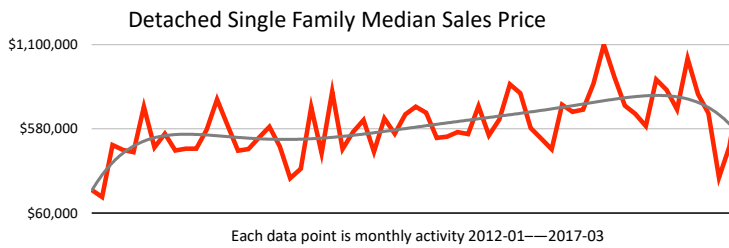
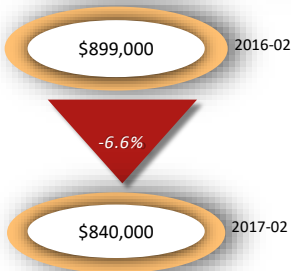
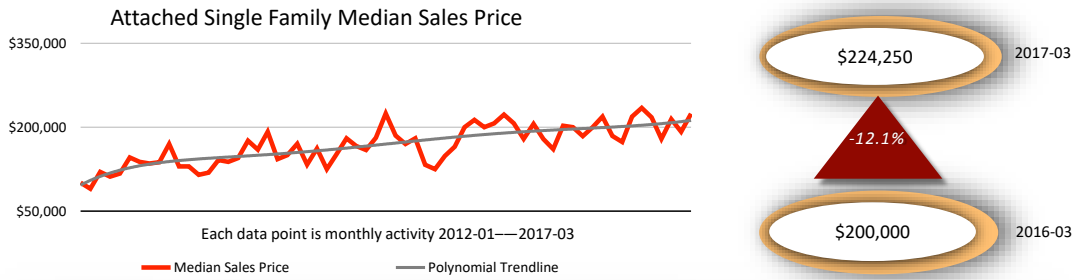
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Edgewater

Monthly Update 2017-03



-2.5%	+19.6%	-33.3%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



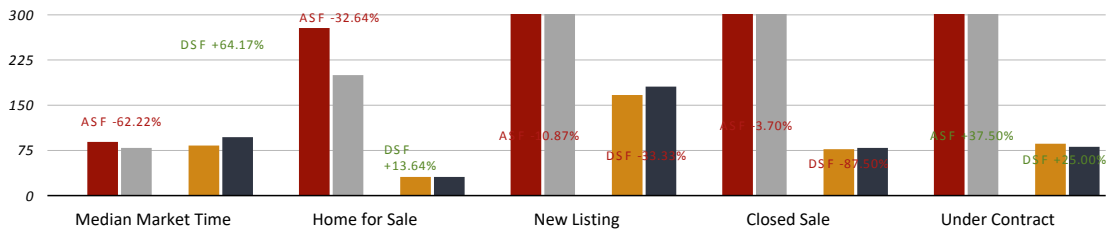
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	89	79	-11.24%
Home for Sale	278	200	-28.06%
New Listing	1,273	1,186	-6.83%
Closed Sale	740	761	2.84%
Under Contract	738	792	7.32%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	83	97	16.87%
Home for Sale	31	31	0.00%
New Listing	167	181	8.38%
Closed Sale	77	79	2.60%
Under Contract	86	81	-5.81%



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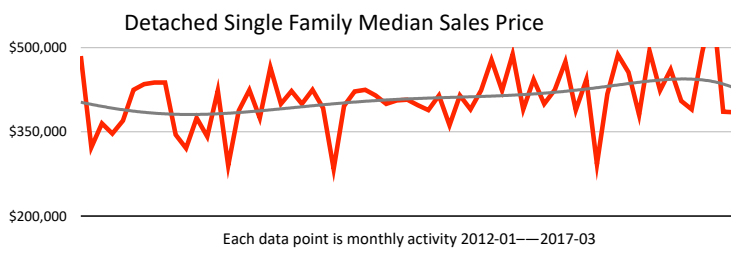
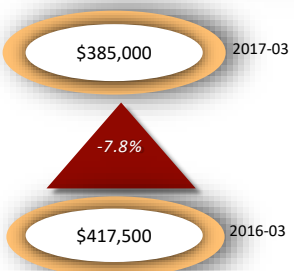
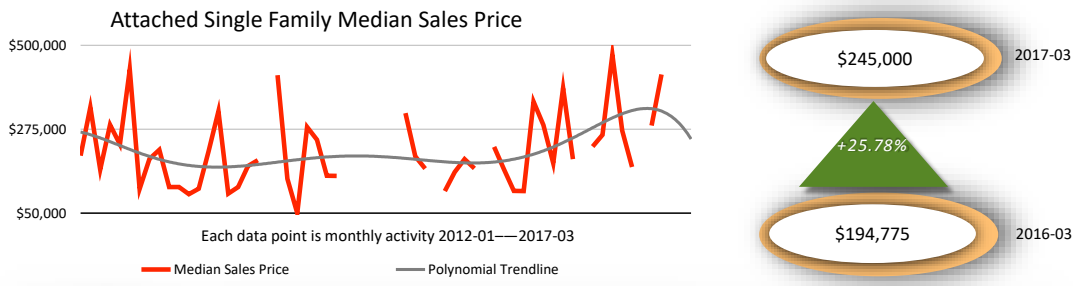
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Forest Glen

Monthly Update 2017-03



+30.2%	-15.0%	+11.1%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	38	43	13.16%
Home for Sale	9	6	-33.33%
New Listing	31	41	32.26%
Closed Sale	19	19	0.00%
Under Contract	17	19	11.76%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	89	86	-3.37%
Home for Sale	74	86	16.22%
New Listing	397	546	37.53%
Closed Sale	253	227	-10.28%
Under Contract	254	243	-4.33%



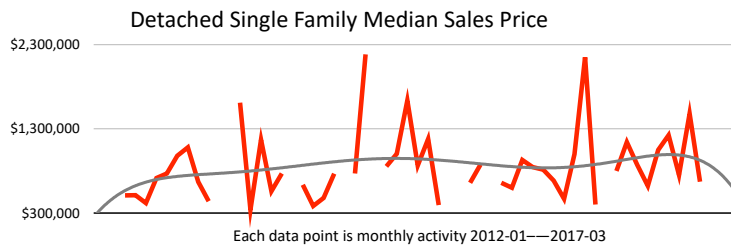
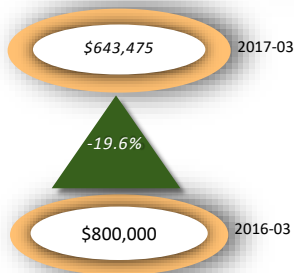
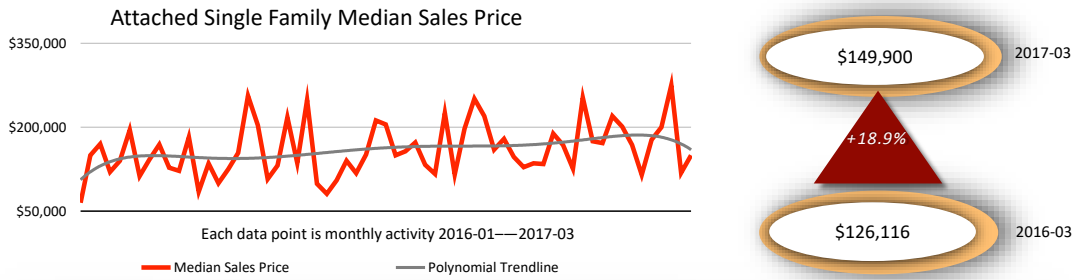
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Hyde Park

Monthly Update 2017-03



-1.7%	+26.4%	-20.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	90	43	-52.22%
Home for Sale	148	98	-33.78%
New Listing	437	396	-9.38%
Closed Sale	278	273	-1.80%
Under Contract	284	274	-3.52%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	92	35	-61.96%
Home for Sale	15	14	-6.67%
New Listing	50	64	28.00%
Closed Sale	32	28	-12.50%
Under Contract	28	27	-3.57%



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

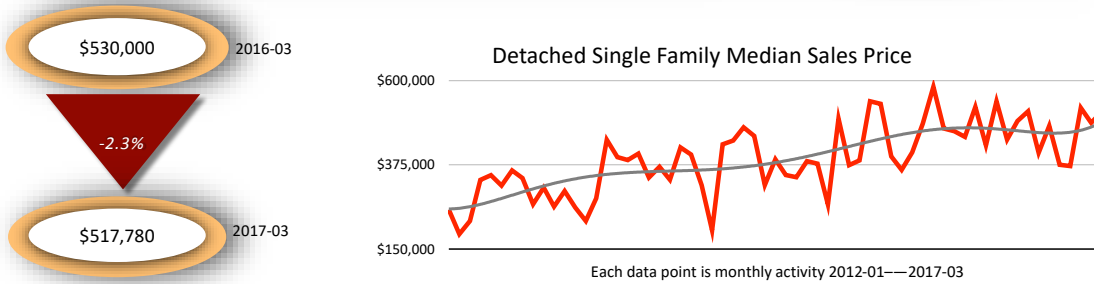
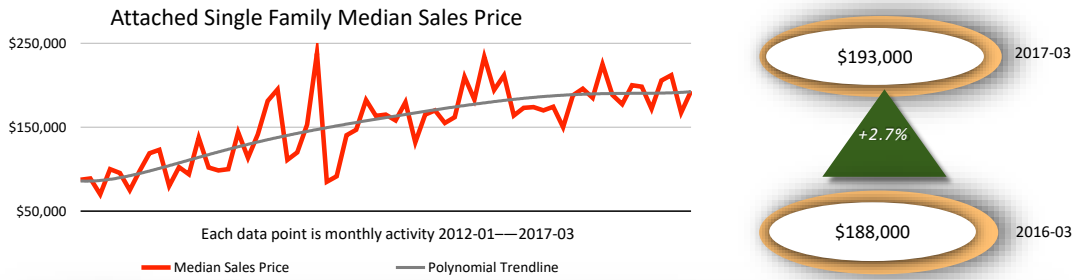
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Irving Park

Monthly Update 2017-03



+7.8%	-8.3%	-19.4%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	60	29	-51.67%
Home for Sale	91	61	-32.97%
New Listing	468	427	-8.76%
Closed Sale	232	296	27.59%
Under Contract	243	281	15.64%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	72	78	8.33%
Home for Sale	94	92	-2.13%
New Listing	598	646	8.03%
Closed Sale	276	302	9.42%
Under Contract	291	298	2.41%

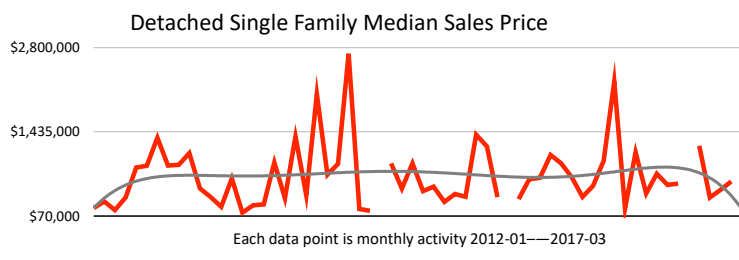
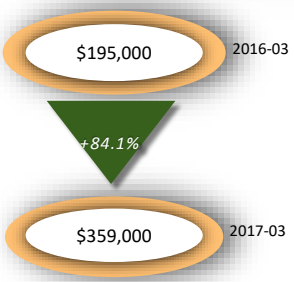
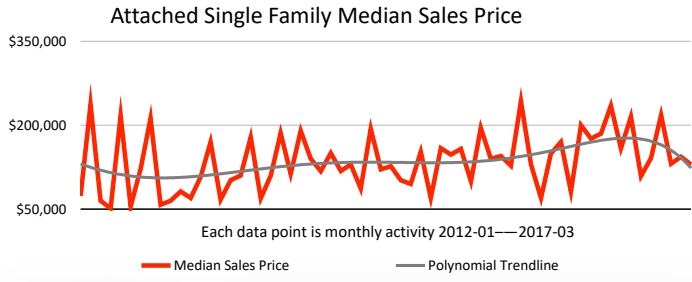


Kenwood

Monthly Update 2017-03



+19.0%	+33.3%	-32.1%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	153	94	-38.56%
Home for Sale	97	80	-17.53%
New Listing	289	304	5.19%
Closed Sale	145	171	17.93%
Under Contract	148	183	23.65%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	174	129	-25.86%
Home for Sale	23	25	8.70%
New Listing	67	89	32.84%
Closed Sale	30	33	10.00%
Under Contract	29	38	31.03%



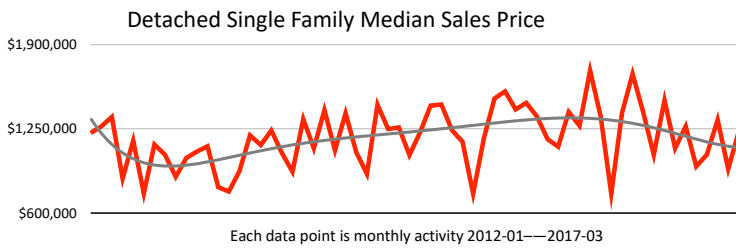
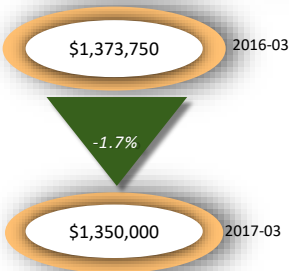
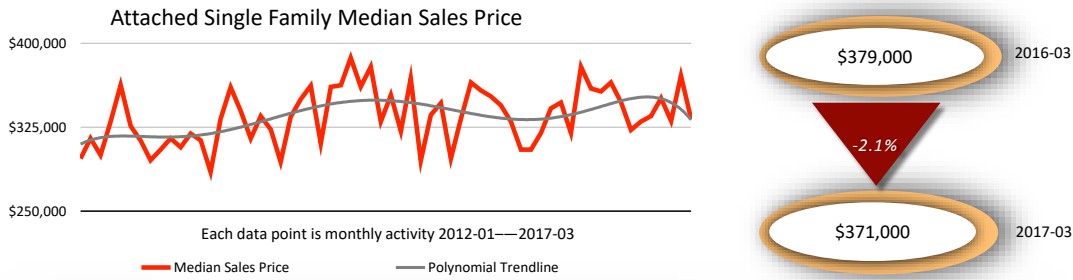
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Lake View

Monthly Update 2017-03



+15.3%	+13.2%	-12.9%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	75	65	-13.33%
Home for Sale	526	430	-18.25%
New Listing	3,417	3,272	-4.24%
Closed Sale	2,065	2,033	-1.55%
Under Contract	2,078	2,038	-1.92%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	107	136	27.10%
Home for Sale	74	96	29.73%
New Listing	400	575	43.75%
Closed Sale	164	163	-0.61%
Under Contract	148	164	10.81%



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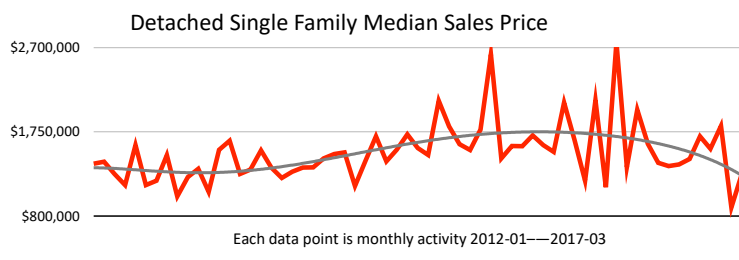
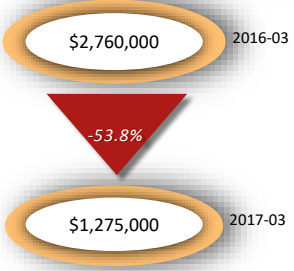
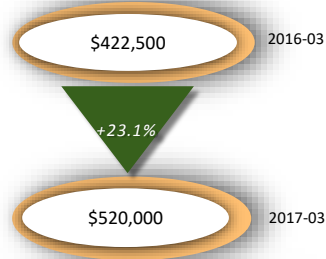
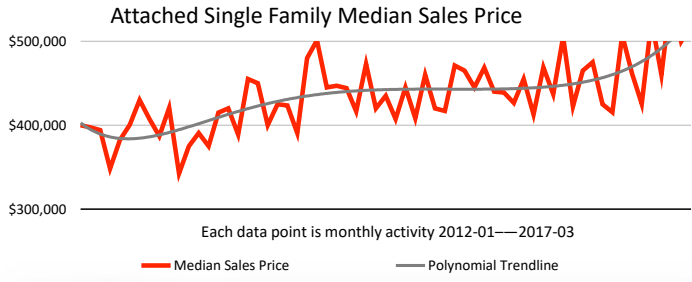
Saturday, April 9, 2017

Lincoln Park

Monthly Update 2017-03



+8.8%	+42.6%	+3.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



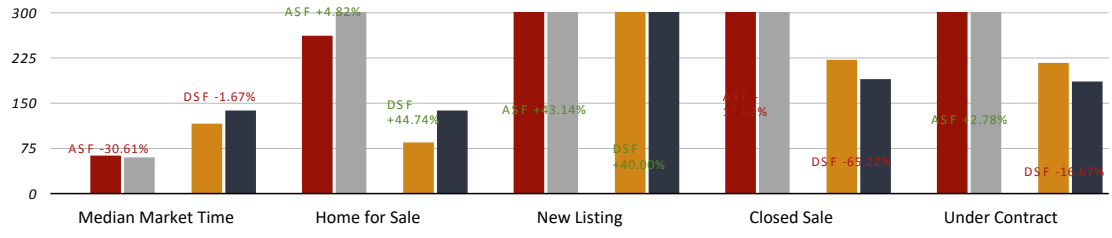
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	63	60	-4.76%
Home for Sale	262	309	17.94%
New Listing	1,919	2,338	21.83%
Closed Sale	1,245	1,317	5.78%
Under Contract	1,242	1,322	6.44%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	116	138	18.97%
Home for Sale	85	138	62.35%
New Listing	416	684	64.42%
Closed Sale	222	190	-14.41%
Under Contract	217	186	-14.29%



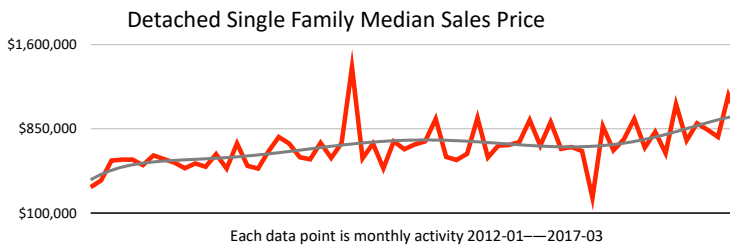
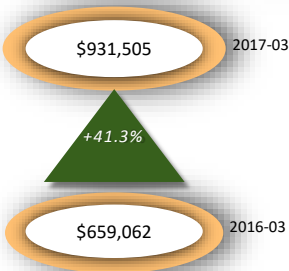
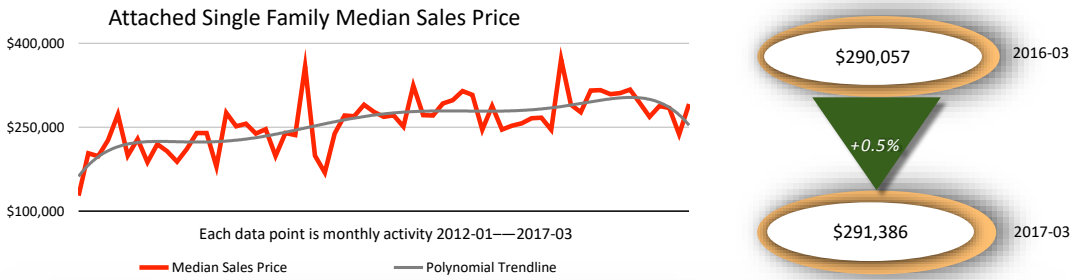
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Lincoln Square

Monthly Update 2017-03



+1.9%	+58.1%	-40.9%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	83	68	-18.07%
Home for Sale	80	86	7.50%
New Listing	486	624	28.40%
Closed Sale	328	404	23.17%
Under Contract	314	418	33.12%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	62	98	58.06%
Home for Sale	21	58	176.19%
New Listing	174	344	97.70%
Closed Sale	123	124	0.81%
Under Contract	122	133	9.02%



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

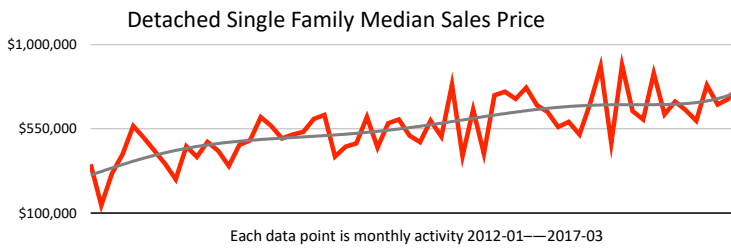
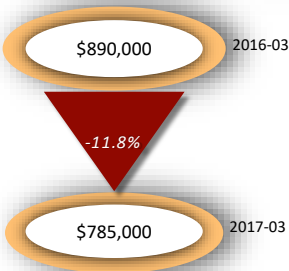
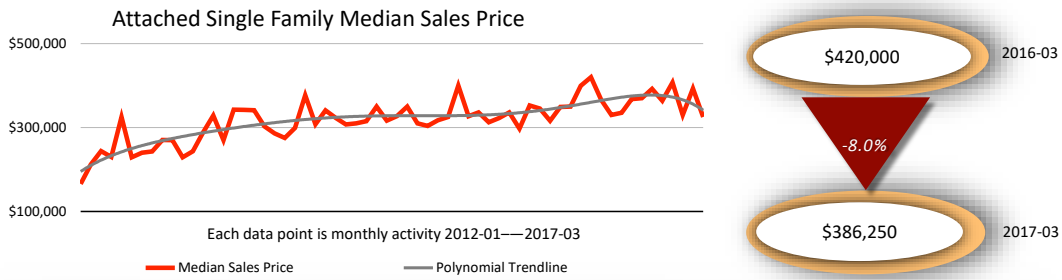
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Logan Square

Monthly Update 2017-03



+14.2%	+9.2%	+11.1%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	19	17	-10.53%
Home for Sale	125	101	-19.20%
New Listing	758	999	31.79%
Closed Sale	513	648	26.32%
Under Contract	489	650	32.92%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	29	31	6.90%
Home for Sale	54	64	18.52%
New Listing	332	530	59.64%
Closed Sale	244	260	6.56%
Under Contract	235	259	10.21%



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Saturday, April 9, 2017

Loop

Monthly Update 2017-03



-7.4%

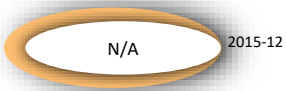
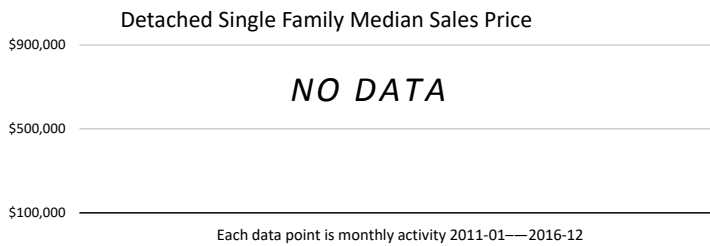
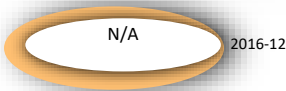
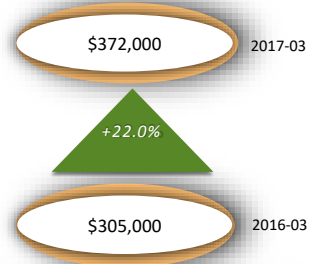
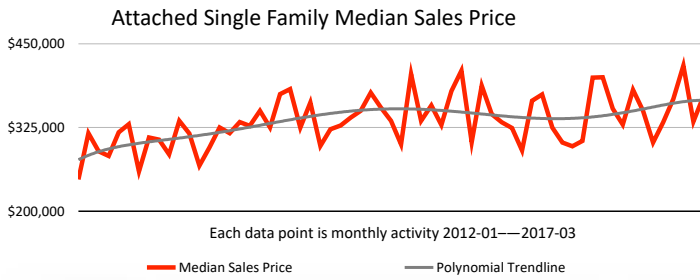
*Changes in
New Listings
All Properties*

-16.1%

*Changes in
Closed Sale
All Properties*

-17.9%

*Changes in
Months Supply
All Properties*



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	84	88	4.76%
Home for Sale	316	288	-8.86%
New Listing	1,468	1,599	8.92%
Closed Sale	811	869	7.15%
Under Contract	822	987	20.07%

ASF including Townhouse & Condo



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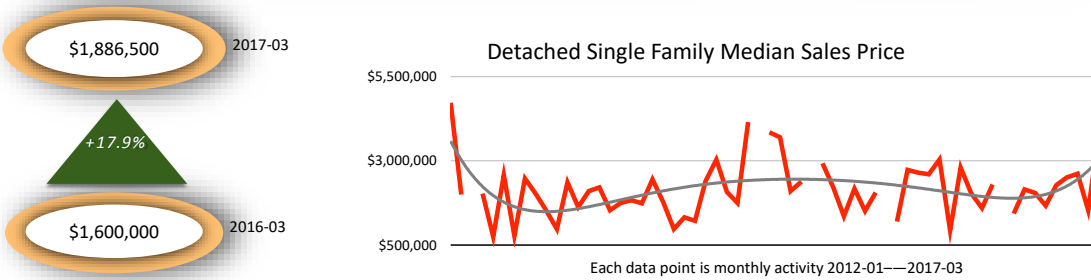
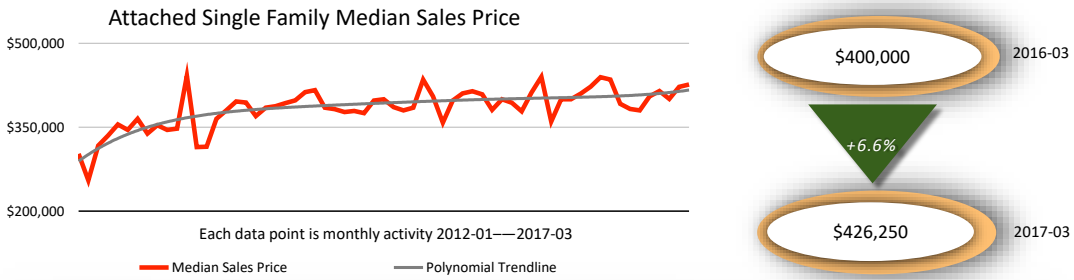
Saturday, April 9, 2017

Near North Side

Monthly Update 2017-03



+14.6%	+23.5%	+9.8%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



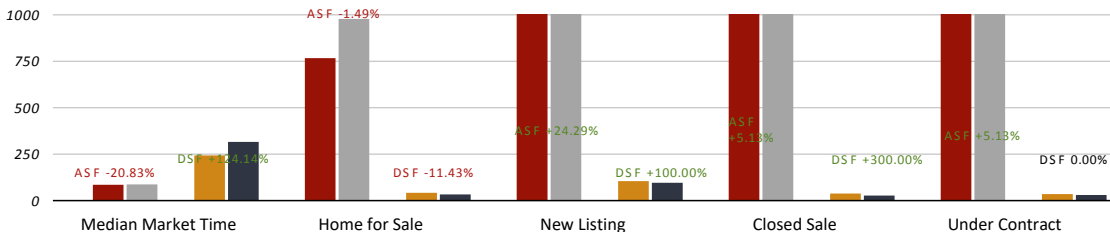
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	85	87	2.35%
Home for Sale	767	978	27.51%
New Listing	4,003	5,132	28.20%
Closed Sale	2,666	2,809	5.36%
Under Contract	2,608	2,828	8.44%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	243	316	30.04%
Home for Sale	42	33	-21.43%
New Listing	105	96	-8.57%
Closed Sale	38	27	-28.95%
Under Contract	35	30	-14.29%



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

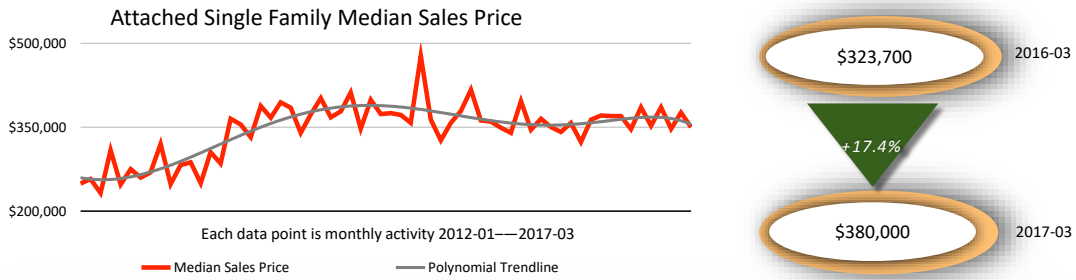
Wednesday, April 9, 2017

Near South Side

Monthly Update 2017-03

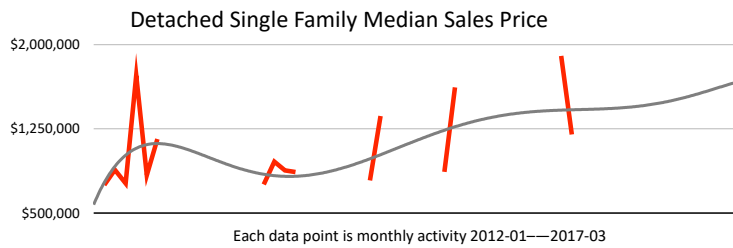


0%	-13.4%	+8.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



NA 2017-03

NA 2016-03



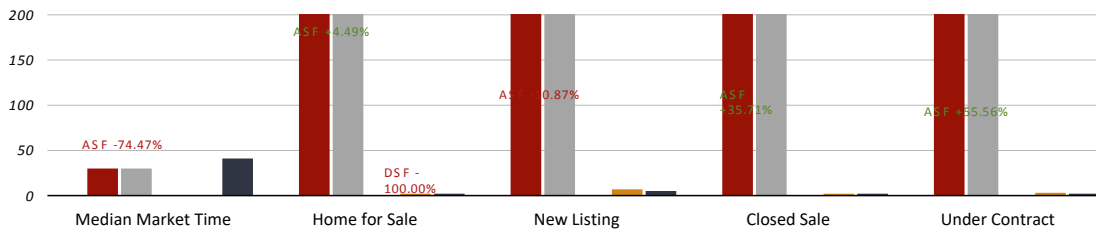
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	30	30	0.00%
Home for Sale	234	204	-12.82%
New Listing	1,476	1,519	2.91%
Closed Sale	906	898	-0.88%
Under Contract	920	920	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	162	41	-74.69%
Home for Sale	2	2	0.00%
New Listing	7	5	-28.57%
Closed Sale	2	2	0.00%
Under Contract	3	2	-33.33%

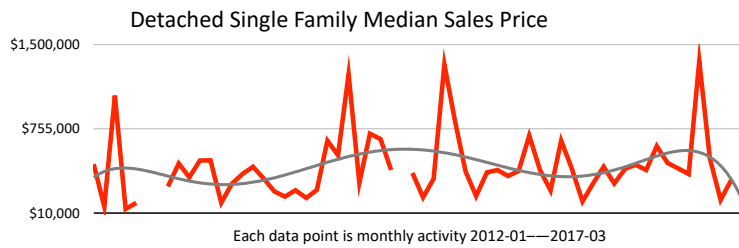
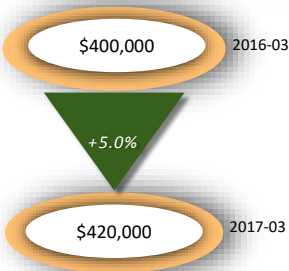
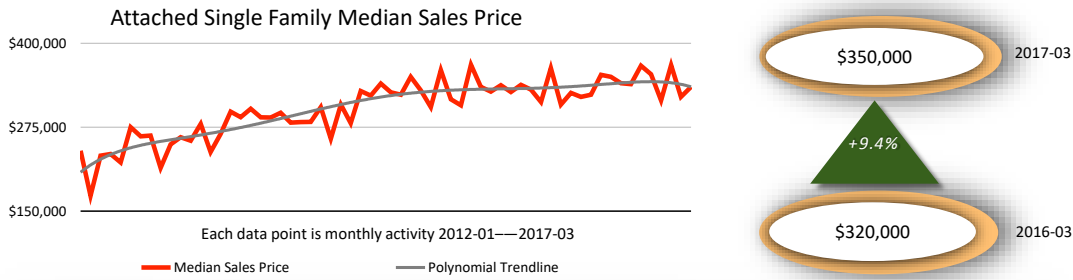


Near West Side

Monthly Update 2017-03



+15.5%	+1.1%	-18.2%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



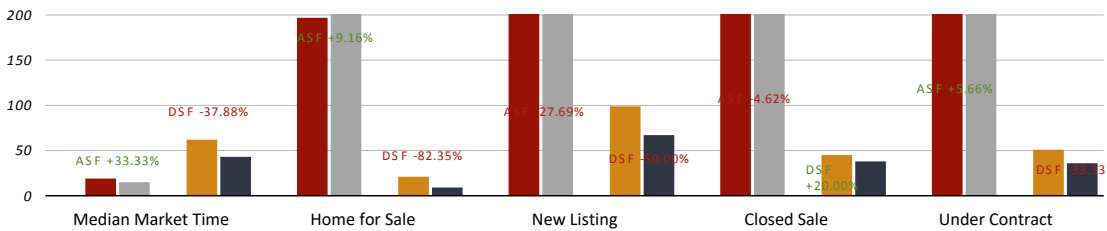
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	19	15	-21.05%
Home for Sale	197	204	3.55%
New Listing	1,537	1,806	17.50%
Closed Sale	1,160	1,109	-4.40%
Under Contract	1,146	1,217	6.20%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	62	43	-30.65%
Home for Sale	21	9	-57.14%
New Listing	99	67	-32.32%
Closed Sale	45	38	-15.56%
Under Contract	51	36	-29.41%

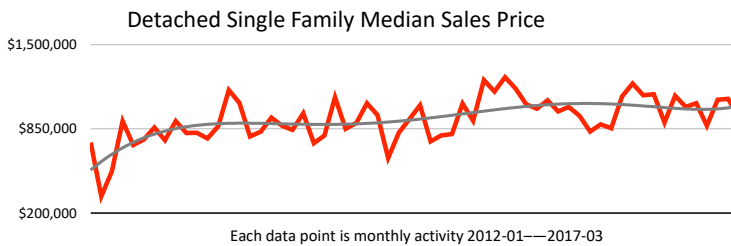
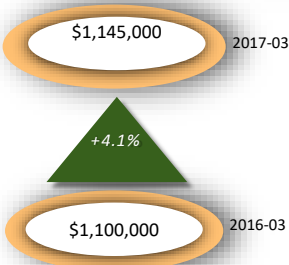
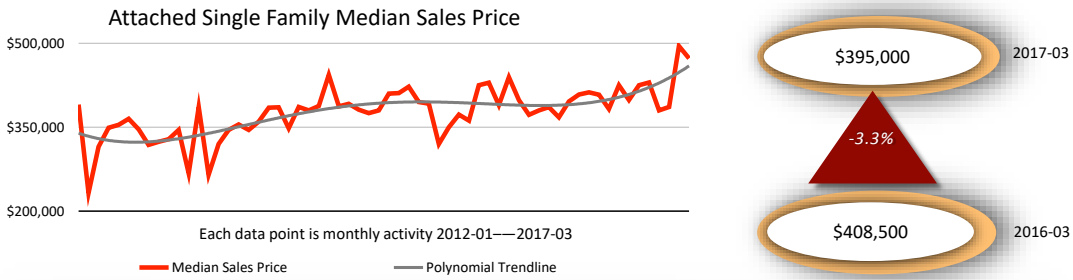


North Center

Monthly Update 2017-03



+17.7%	0%	+9.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



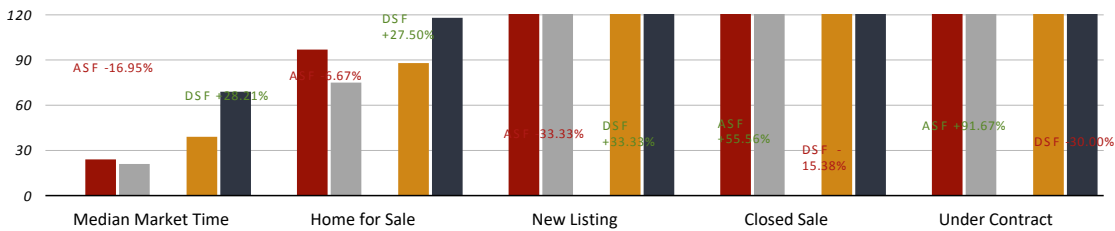
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	24	21	-12.50%
Home for Sale	97	75	-22.68%
New Listing	783	719	-8.17%
Closed Sale	434	454	4.61%
Under Contract	419	449	7.16%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	39	69	76.92%
Home for Sale	88	118	34.09%
New Listing	538	770	43.12%
Closed Sale	227	234	3.08%
Under Contract	233	240	3.00%



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

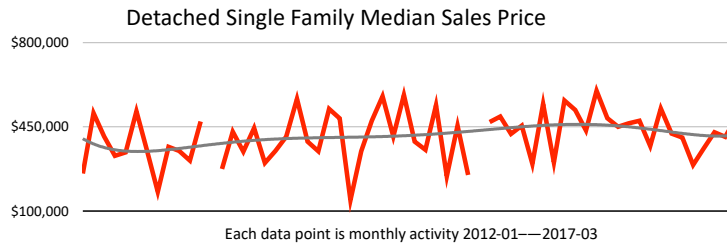
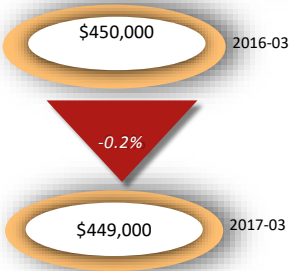
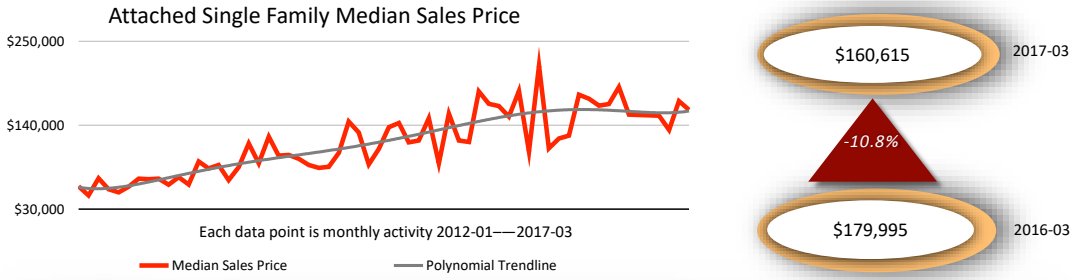
Wednesday, April 9, 2017

Rogers Park

Monthly Update 2017-03



-11.3%	-18.8%	-36.4%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	101	95	-5.94%
Home for Sale	174	151	-13.22%
New Listing	750	801	6.80%
Closed Sale	410	455	10.98%
Under Contract	415	467	12.53%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Change
Median Market Time	83	105	26.51%
Home for Sale	17	15	-11.76%
New Listing	87	95	9.20%
Closed Sale	34	55	61.76%
Under Contract	40	59	47.50%



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

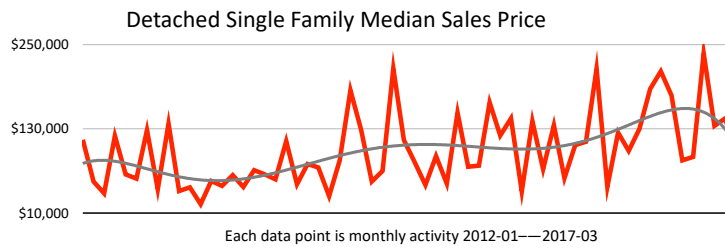
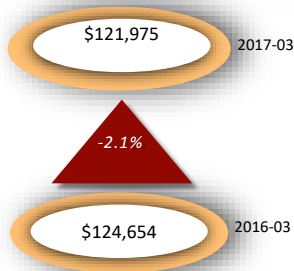
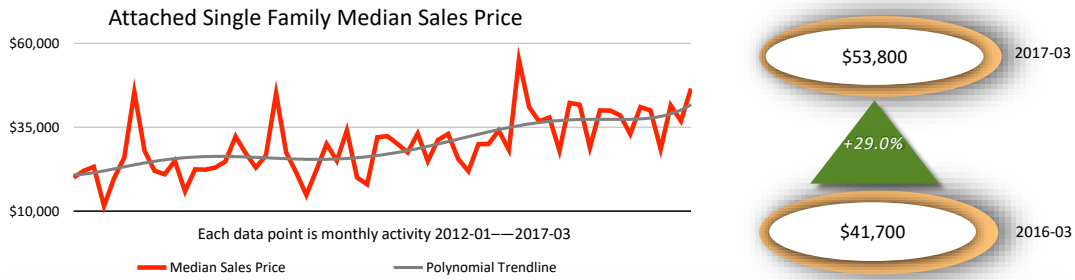
Thursday, April 9, 2017

South Shore

Monthly Update 2017-03



+65.5%	+4.3%	-24.6%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	119	131	10.08%
Home for Sale	110	74	-32.73%
New Listing	280	236	-15.71%
Closed Sale	159	136	-14.47%
Under Contract	158	140	-11.39%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	145	143	-1.38%
Home for Sale	79	63	-20.25%
New Listing	236	244	3.39%
Closed Sale	108	123	13.89%
Under Contract	106	123	16.04%

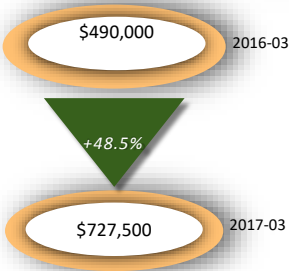
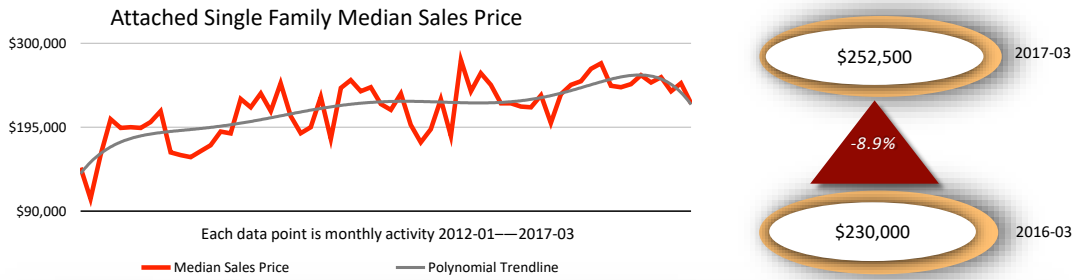


Uptown

Monthly Update 2017-03



-5.6%	+32.9%	-47.2%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



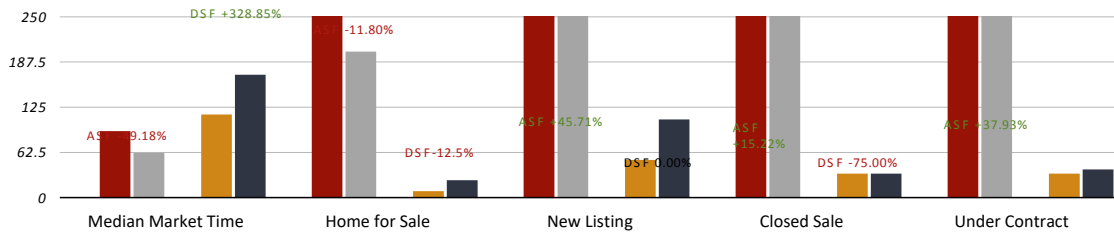
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	92	62	-32.61%
Home for Sale	262	202	-22.90%
New Listing	1,228	1,506	22.64%
Closed Sale	764	983	28.66%
Under Contract	741	999	34.82%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	115	170	47.83%
Home for Sale	9	24	166.67%
New Listing	52	108	107.69%
Closed Sale	33	33	0.00%
Under Contract	33	39	18.18%



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

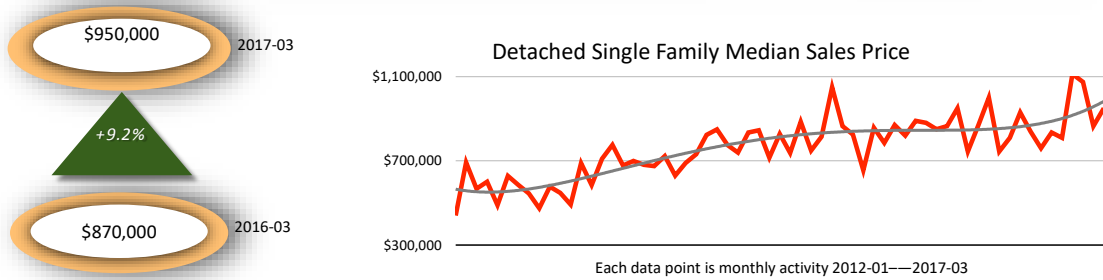
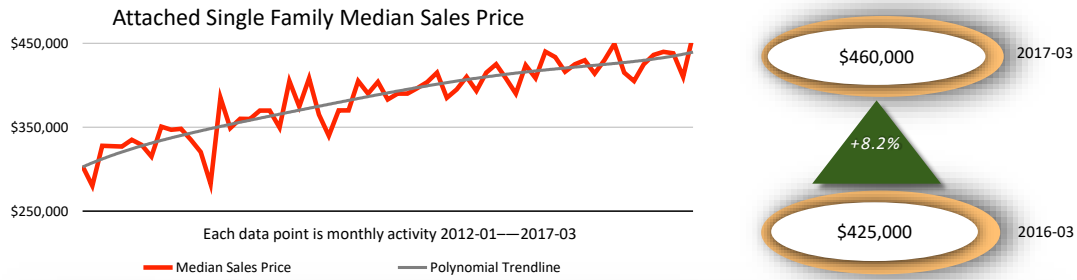
Wednesday, April 9, 2017

West Town

Monthly Update 2017-03



+16.0%	+31.3%	0.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	59	44	-25.42%
Home for Sale	286	258	-9.79%
New Listing	2,032	2,570	26.48%
Closed Sale	1,308	1,554	18.81%
Under Contract	1,308	1,575	20.41%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	75	74	-1.33%
Home for Sale	66	82	24.24%
New Listing	404	566	40.10%
Closed Sale	263	224	-14.83%
Under Contract	249	234	-6.02%

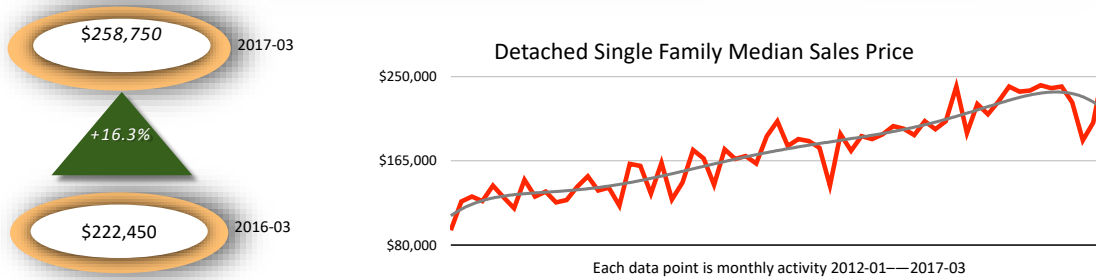
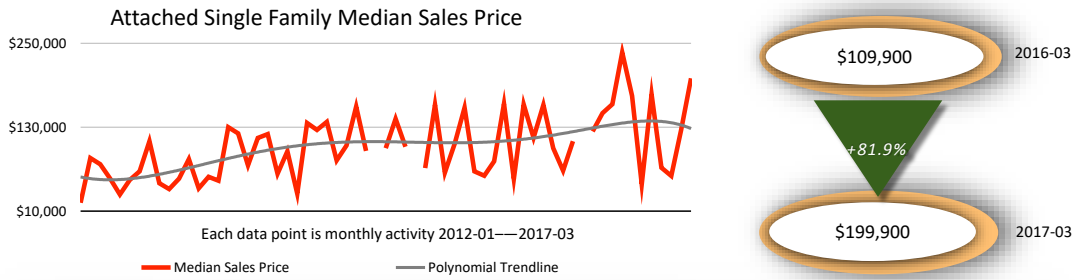


Belmont Cragin

Monthly Update 2017-03



-9.1%	-25.0%	-17.4%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	96	31	-67.71%
Home for Sale	16	11	-31.25%
New Listing	51	48	-5.88%
Closed Sale	32	26	-18.75%
Under Contract	33	29	-12.12%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	56	44	-21.43%
Home for Sale	130	122	-6.15%
New Listing	679	623	-8.25%
Closed Sale	367	355	-3.27%
Under Contract	387	365	-5.68%



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

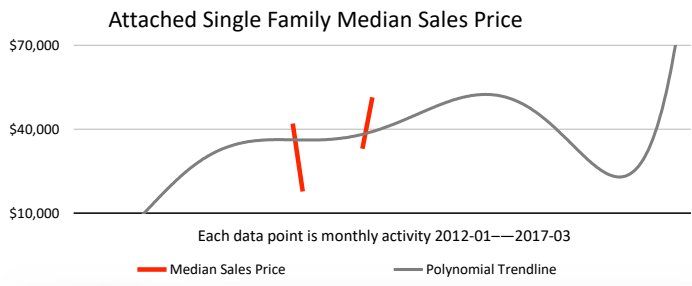
Saturday, April 9, 2017

Chicago Lawn

Monthly Update 2017-03



-7.9%	-18.5%	-26.9%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



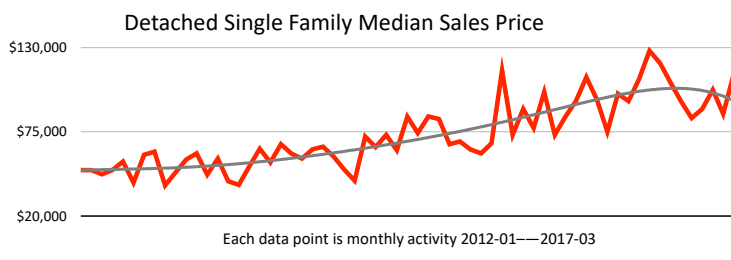
N/A 2017-03

N/A 2016-03

\$75,000 2016-03

+50.6%

\$112,950 2017-03



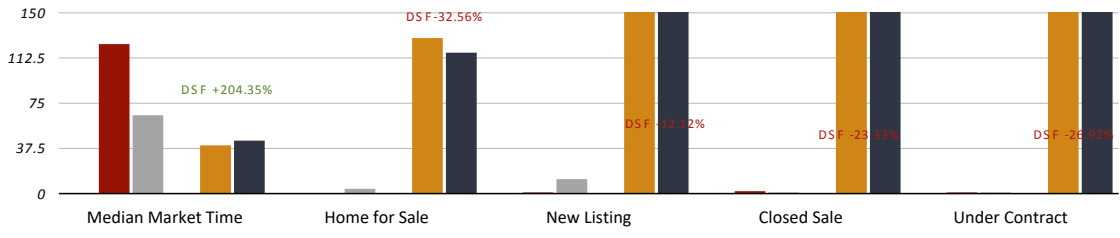
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	124	65	-47.58%
Home for Sale	0	4	
New Listing	1	12	1100.00%
Closed Sale	2	1	-50.00%
Under Contract	1	1	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	40	44	10.00%
Home for Sale	129	117	-9.30%
New Listing	506	467	-7.71%
Closed Sale	302	283	-6.29%
Under Contract	307	296	-3.58%



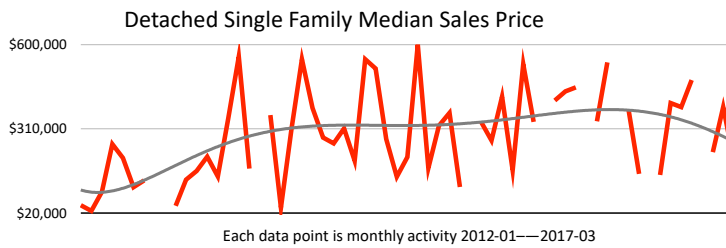
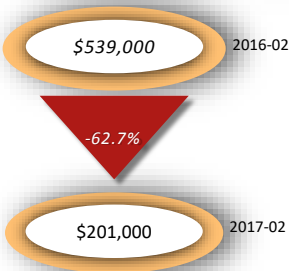
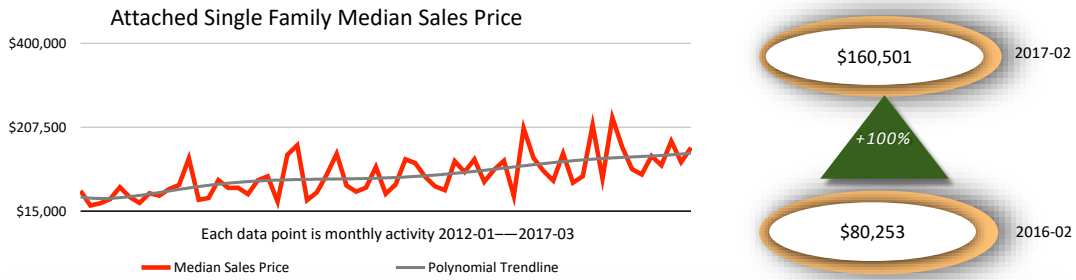
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Douglas

Monthly Update 2017-03



-5.3%	+160%	-27.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	34	53	55.88%
Home for Sale	31	42	35.48%
New Listing	117	171	46.15%
Closed Sale	72	88	22.22%
Under Contract	70	97	38.57%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Change
Median Market Time	56	51	-8.93%
Home for Sale	8	8	0.00%
New Listing	40	35	-12.50%
Closed Sale	30	16	-46.67%
Under Contract	29	17	-41.38%



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

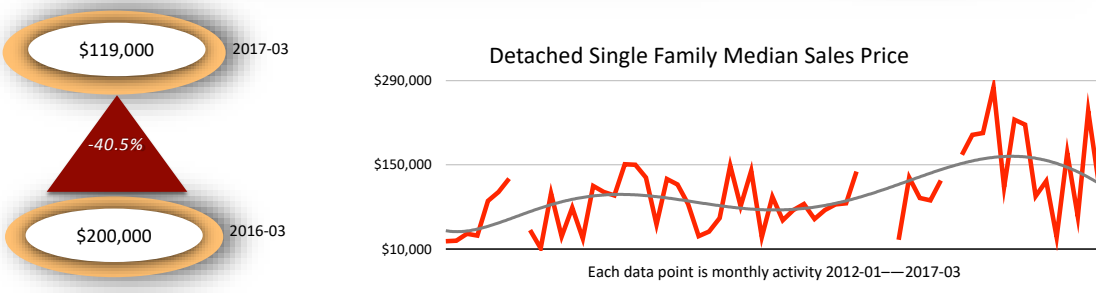
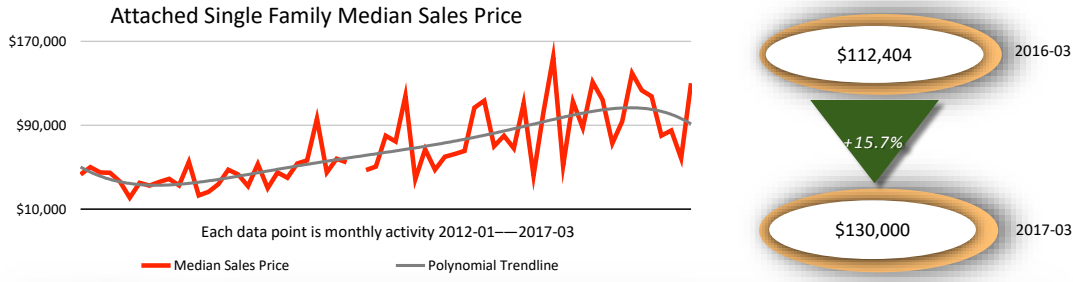
Saturday, April 9, 2017

East Garfield Park

Monthly Update 2017-03



+50.0%	-20.0%	0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



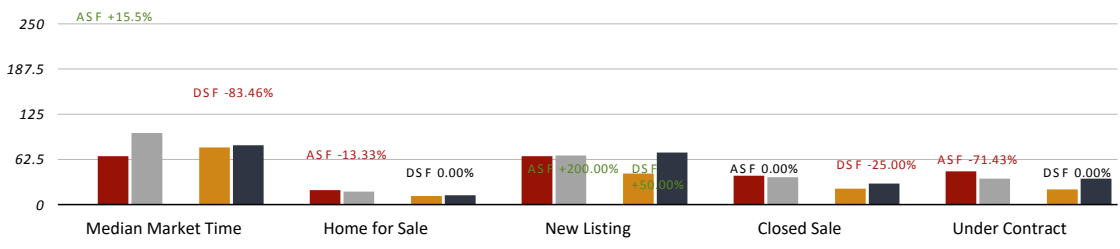
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	67	99	47.76%
Home for Sale	20	18	-10.00%
New Listing	67	68	1.49%
Closed Sale	40	38	-5.00%
Under Contract	46	36	-21.74%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	79	82	3.80%
Home for Sale	12	13	8.33%
New Listing	43	72	67.44%
Closed Sale	22	29	31.82%
Under Contract	21	36	71.43%



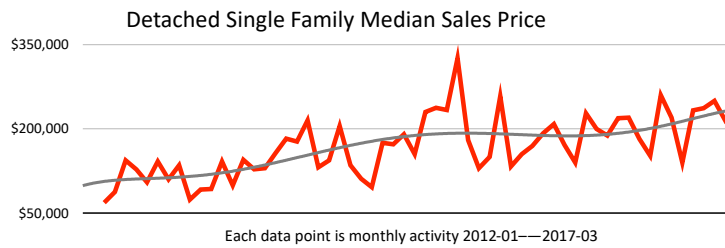
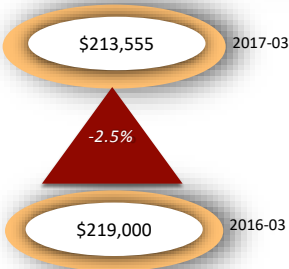
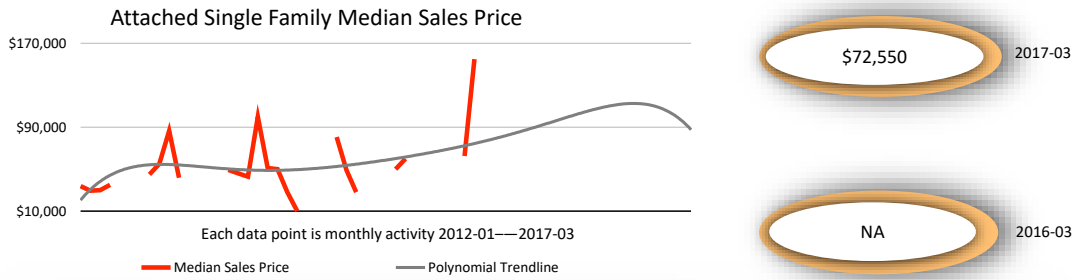
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Hermosa

Monthly Update 2017-03



-12.5%	-22.2%	-8.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	24	363	1412.50%
Home for Sale	4	3	-25.00%
New Listing	15	12	-20.00%
Closed Sale	11	5	-54.55%
Under Contract	11	4	-63.64%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	27	28	-24.32%
Home for Sale	34	22	-8.33%
New Listing	133	160	20.30%
Closed Sale	83	69	-16.87%
Under Contract	88	76	-13.64%

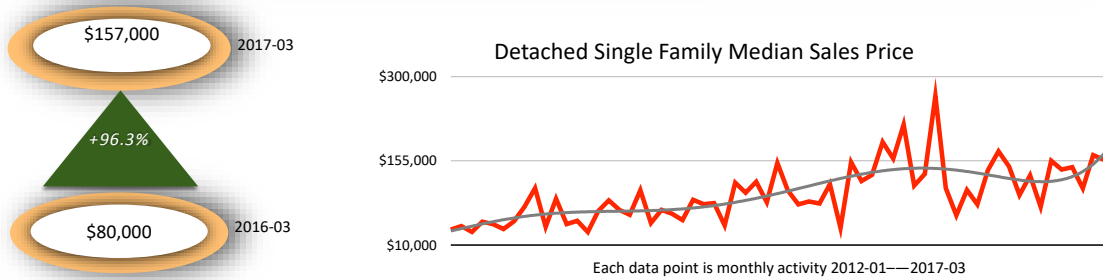
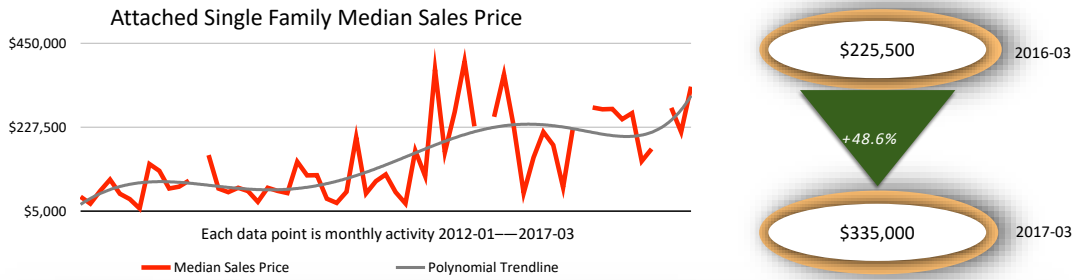


Humboldt Park

Monthly Update 2017-03



-2.8%	+27.3%	-31.5%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	35	25	-28.57%
Home for Sale	9	12	33.33%
New Listing	48	64	33.33%
Closed Sale	30	19	-36.67%
Under Contract	30	31	3.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	32	46	43.75%
Home for Sale	61	71	16.39%
New Listing	261	328	25.67%
Closed Sale	138	176	27.54%
Under Contract	137	178	29.93%



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

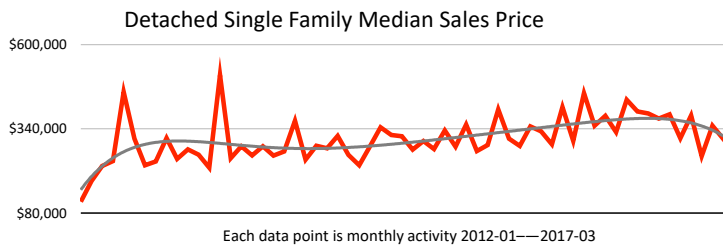
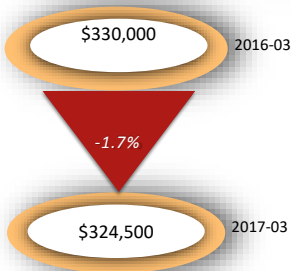
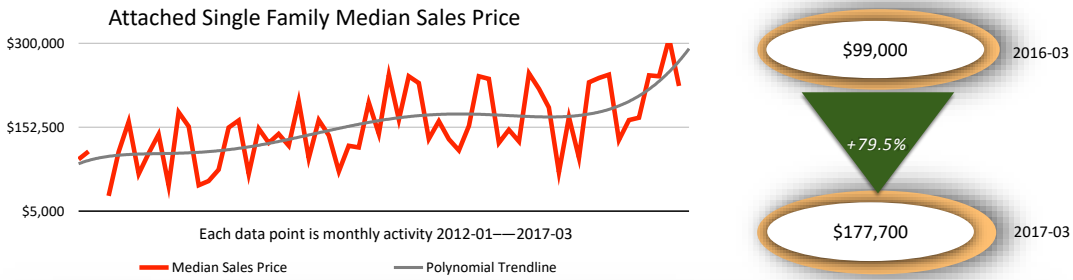
Saturday, April 9, 2017

North Park

Monthly Update 2017-03



+44.4%	+220.0%	+26.9%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	80	86	7.50%
Home for Sale	16	17	6.25%
New Listing	94	93	-1.06%
Closed Sale	63	50	-20.63%
Under Contract	62	49	-20.97%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Change
Median Market Time	31	42	35.4
Home for Sale	27	27	0.0
New Listing	144	169	17.3
Closed Sale	83	85	2.4
Under Contract	81	85	4.9



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

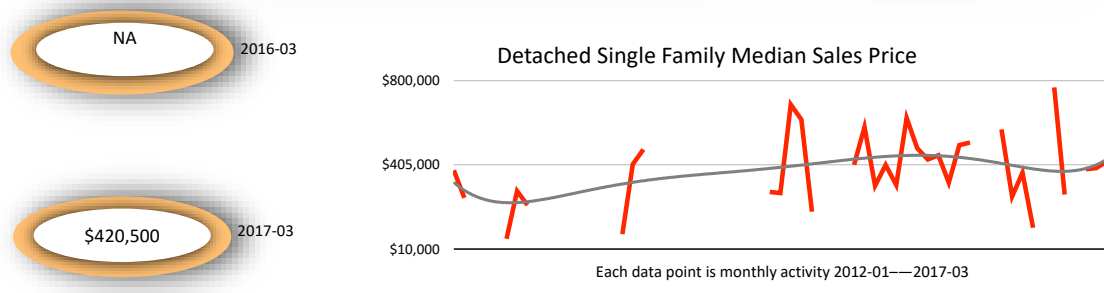
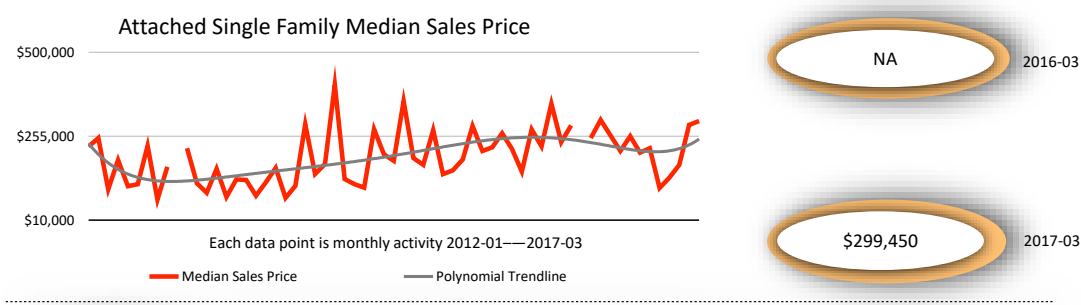
Wednesday, April 9, 2017

Oakland

Monthly Update 2017-03



-58.3%	0.0%	-39.5%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



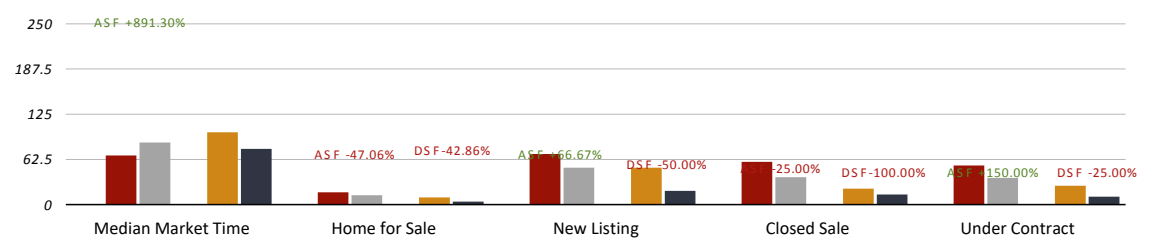
Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	68	86	26.47%
Home for Sale	17	13	-23.53%
New Listing	70	51	-27.14%
Closed Sale	59	38	-35.59%
Under Contract	54	37	-31.48%

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	100	77	23.00%
Home for Sale	10	4	-60.00%
New Listing	51	19	-62.75%
Closed Sale	22	14	-36.36%
Under Contract	26	11	-57.69%

ASF including Townhouse & Condo



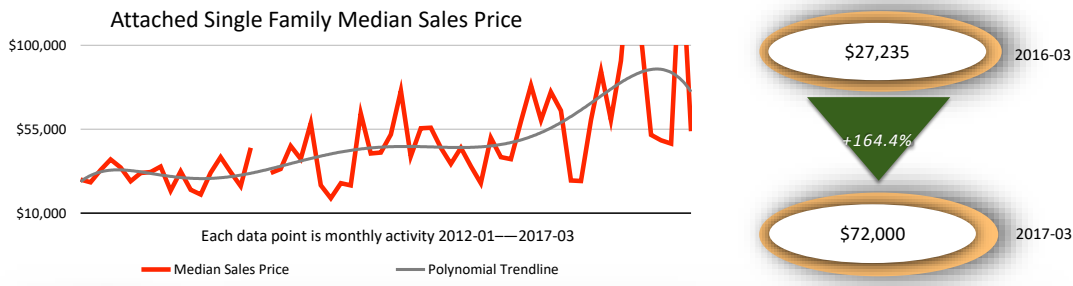
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Washington Park

Monthly Update 2017-03

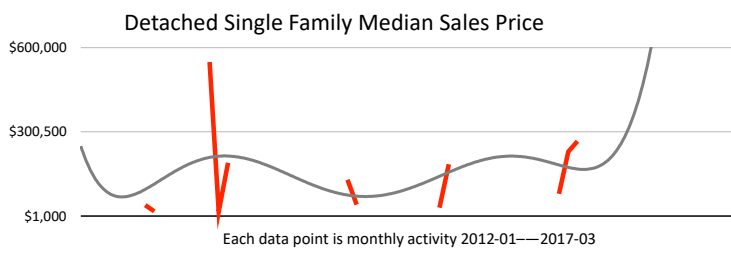


-14.3%	0.0%	-20.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



N/A 2017-3

N/A 2016-3

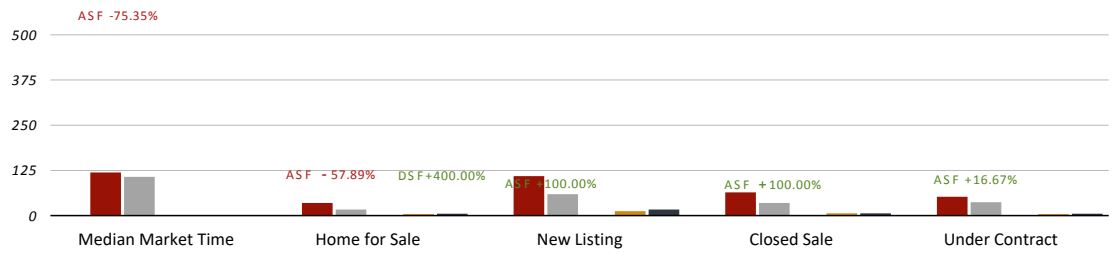


Attached Single Family (ASF)

Detached Single Family (DSF)

	2016-03	2017-03	Changes		2016-03	2017-03	Char
Median Market Time	119	107	-10.08%	Median Market Time	37	74	100.00%
Home for Sale	35	17	-51.43%	Home for Sale	4	5	25.00%
New Listing	109	59	-45.87%	New Listing	12	17	41.67%
Closed Sale	64	35	-45.31%	Closed Sale	6	6	0.00%
Under Contract	52	37	-28.85%	Under Contract	4	5	25.00%

ASF including Townhouse & Condo



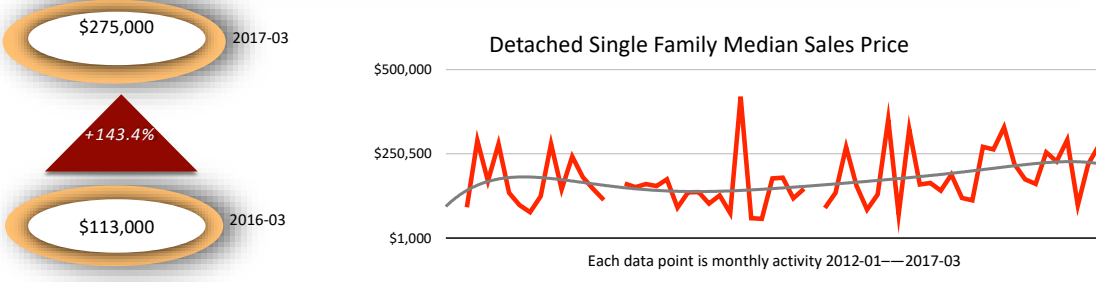
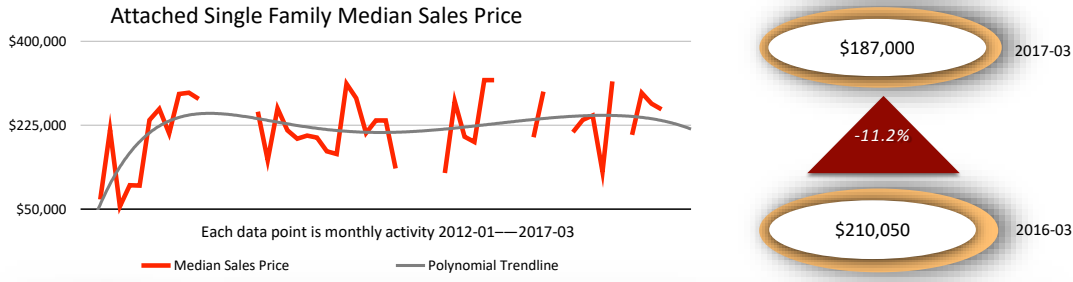
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

McKinley Park

Monthly Update 2017-03



-11.1%	+140.0%	-58.8%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



	Attached Single Family (ASF)			Detached Single Family (DSF)		
	2016-03	2017-03	Changes	2016-03	2017-03	Changes
Median Market Time	56	74	32.14%	56	74	32.14%
Home for Sale	6	3	-50.00%	6	3	-50.00%
New Listing	34	24	-29.41%	34	24	-29.41%
Closed Sale	16	10	-37.50%	16	10	-37.50%
Under Contract	25	11	-56.00%	25	11	-56.00%

ASF including Townhouse & Condo



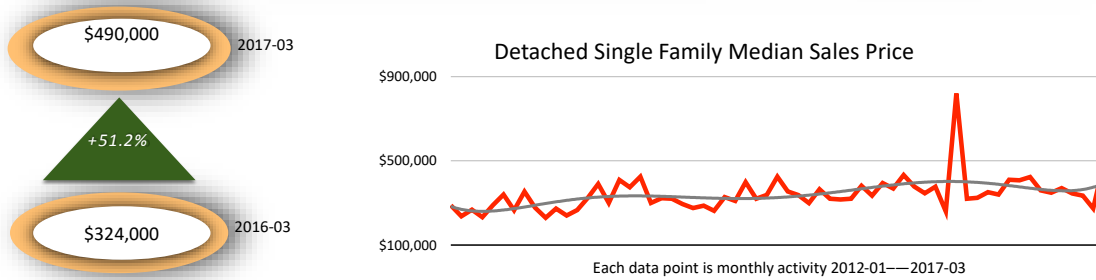
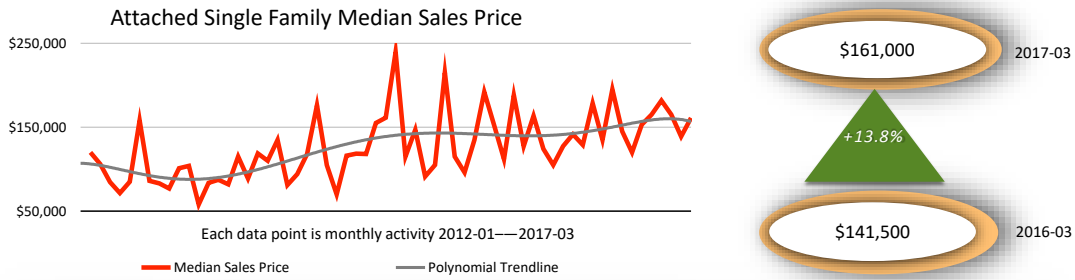
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Edison Park

Monthly Update 2017-03



-23.7%	+14.3%	-38.2%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-03	2017-03	Changes
Median Market Time	37	39	5.41%
Home for Sale	18	15	-16.67%
New Listing	89	86	-3.37%
Closed Sale	43	59	37.21%
Under Contract	42	56	33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-03	2017-03	Changes
Median Market Time	206	230	11.65%
Home for Sale	34	32	-5.88%
New Listing	206	230	11.65%
Closed Sale	120	115	-4.17%
Under Contract	114	113	-0.88%



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Saturday, April 9, 2017



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