



Chicago

31 Neighborhoods

Monthly Report - May 2017

KEY TAKEAWAYS...

- Median sales price for all type of properties in May increased to \$246,450 from \$242,000 compared to last month and were up 5.8% from last year, according to the data from MRED. Median sales price for attached single-family increased to \$208,000 from \$207,700 in April and increased by 5.1% compared with last year respectively. Detached single-family increased to \$265,000, with a growth of 7.7% compared with last year respectively.
- Total number of homes for sale in May increased by 2.47% to \$36,357 compared to last month and it was 18% lower than last year. There were 9,848 attached single-family properties (including townhouse and condo) for sale and 26,509 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 decreased from 39 days in April to 30 days this month. 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 a significant emerging trend during the second season of 2017. And it is reaching the peaking value of the whole year.
- Our Monthly Report covers 31 Chicago neighborhoods and market areas by providing detailed information on market activity to keep you informed.

Chicagoland PMSA— May 2017

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

+2.9%

Change in
New Listing
All properties

+6.7%

Change in
Closed Sales
All properties

-15.6%

Change in
Inventory of Homes
All properties

Overview of 31 Neighborhoods

Average Median Sales Prices From Jan 2012

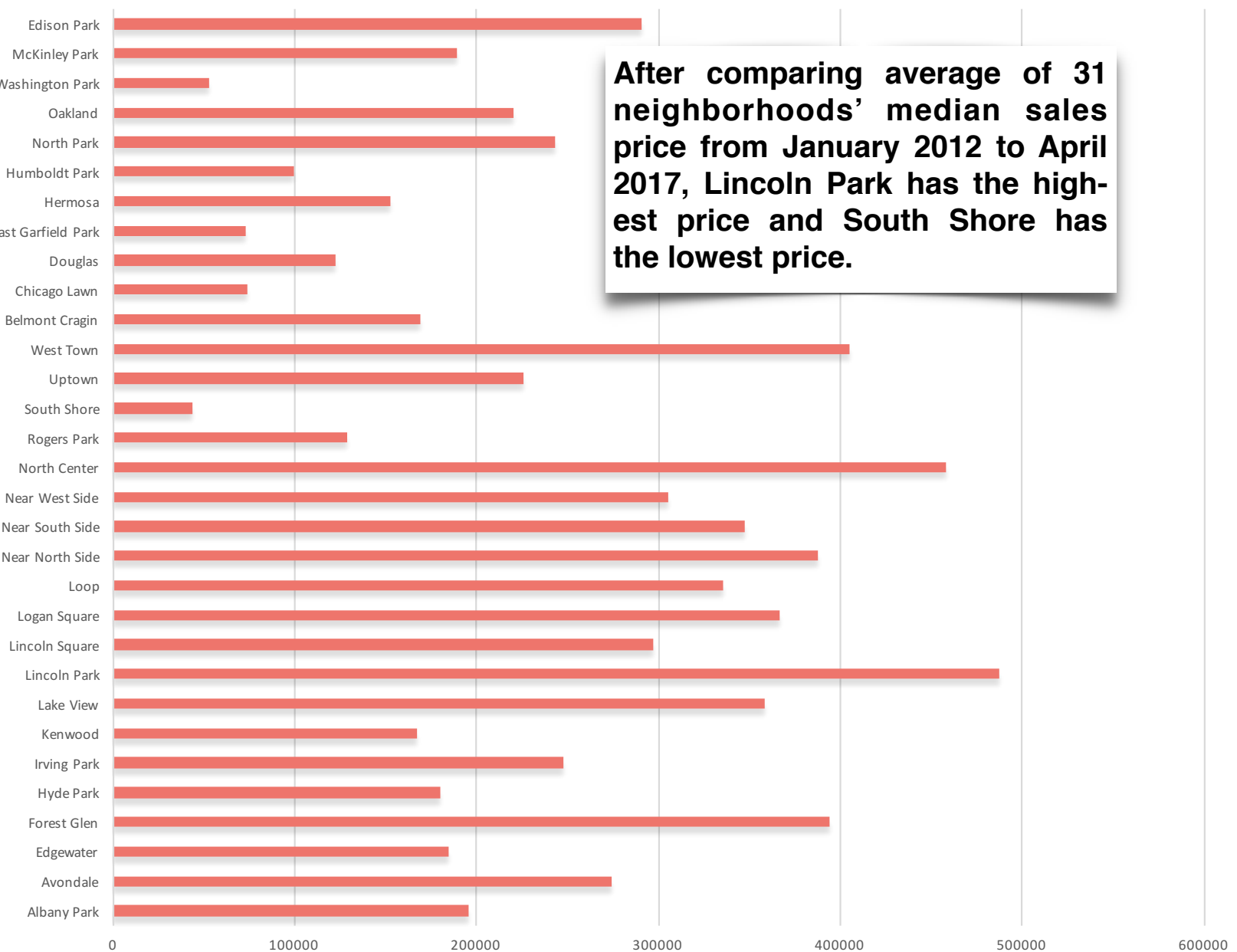


TABLE OF CONTENTS:

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		

PahRoo Appraisal & Consultancy

is an award-winning Chicago real estate appraisal firm founded and operating on the ethos that real estate valuation and analysis is best provided by professionals who have substantive experience in the valuation of real estate, as well as in real estate ownership, management, development, and financing.

Recent PahRoo clients include:

Homeowners, commercial property owners, investors, brokers and Realtors, mortgage lenders, banks, accountants, attorneys, executors, receivers, special asset groups, trustees, portfolio managers, to [the Internal Revenue Service \(IRS\)](#), Fannie Mae, Freddie Mac, and [the Federal Deposit Insurance Corporation \(FDIC\)](#).

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

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

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

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

We're here to help you (773) 388-0003 or Appraisal@PahRoo.com!

INTRODUCTION & METHODOLOGY



Monthly Update—April 201

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

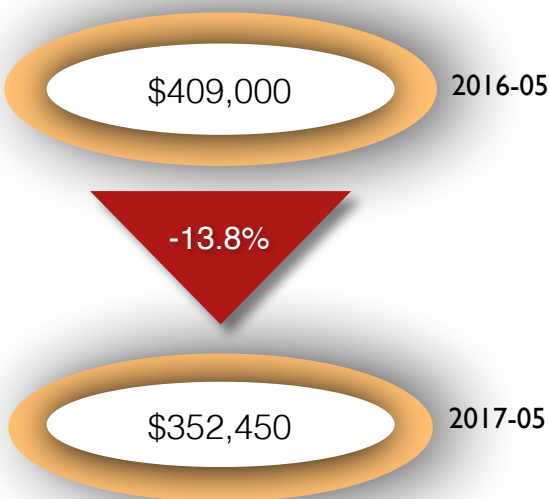
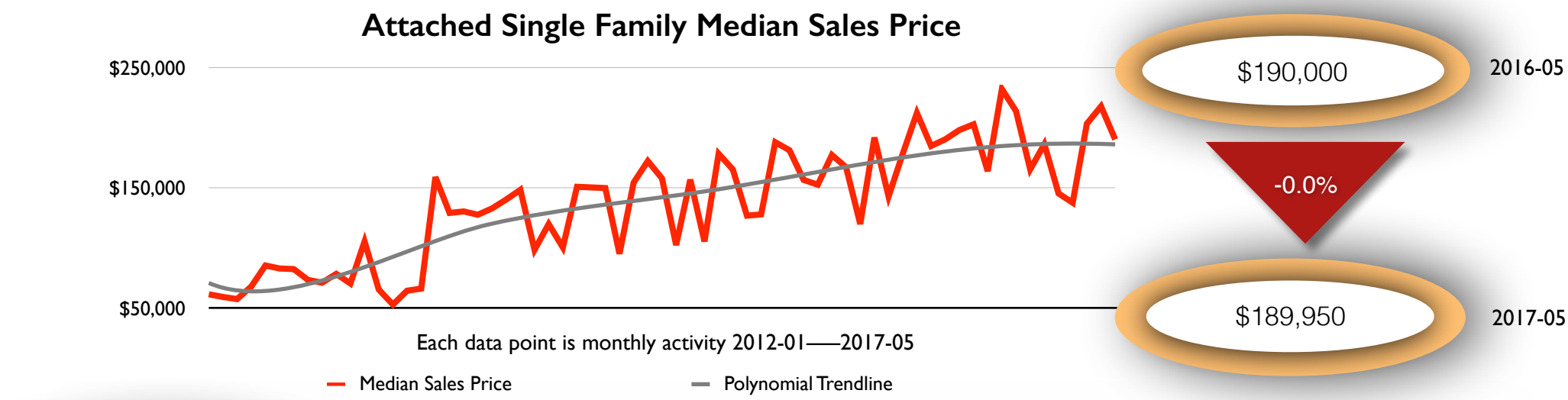
We'd more than Welcome it.

Albany Park

Monthly Update 2017-05



-5.6%	+18.5%	-25.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



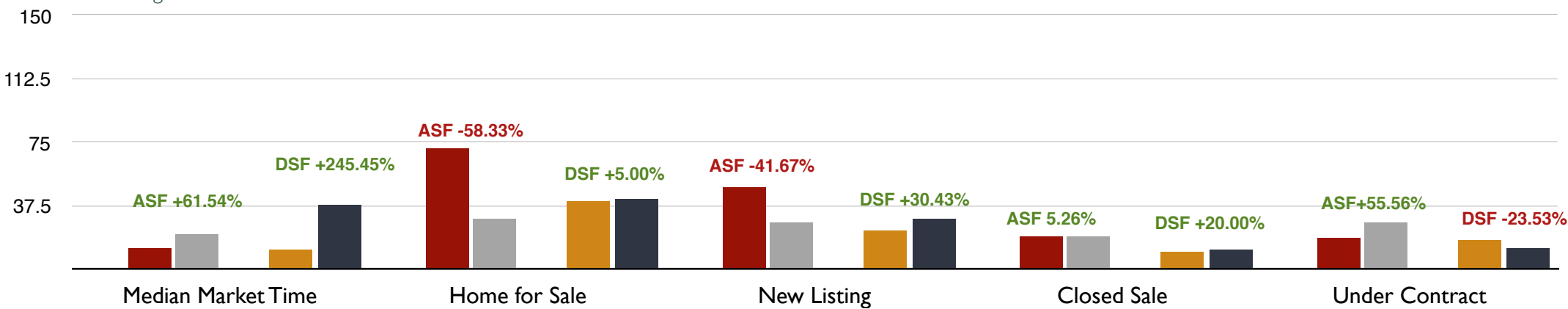
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	13	21	61.54%
Home for Sale	72	30	-58.33%
New Listing	48	28	-41.67%
Closed Sale	19	20	5.26%
Under Contract	18	28	55.56%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	11	38	245.45%
Home for Sale	40	42	5.00%
New Listing	23	30	30.43%
Closed Sale	10	12	20.00%
Under Contract	17	13	-23.53%



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

Monday, June 12, 2017

Avondale

Monthly Update 2017-05



+15.6%

Changes in
New Listings
All Properties

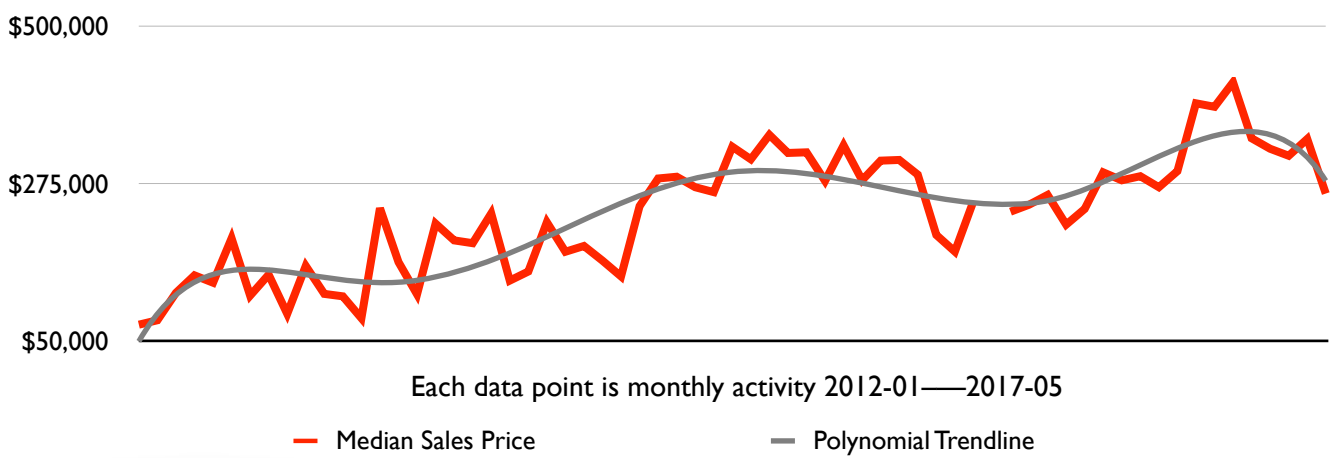
-19.4%

Changes in
Closed Sale
All Properties

-28.6%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Each data point is monthly activity 2012-01—2017-05

— Median Sales Price

— Polynomial Trendline

\$291,250

2016-05

-10.4%

\$260,950

2017-05

\$497,500

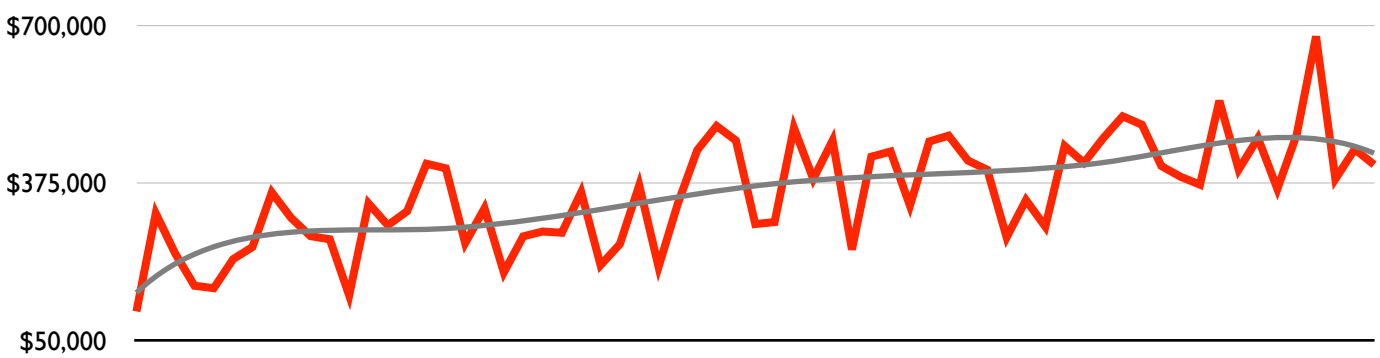
2016-05

-16.6%

\$415,000

2017-05

Detached Single Family Median Sales Price



Each data point is monthly activity 2012-01—2017-05

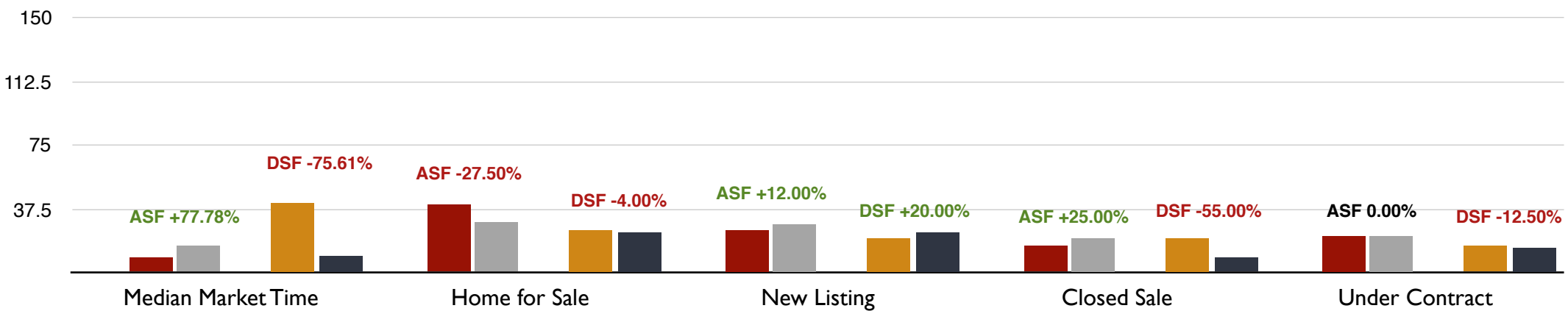
Attached Single Family (ASF)

	2106-05	2017-05	Changes
Median Market Time	9	16	77.78%
Home for Sale	40	29	-27.50%
New Listing	25	28	12.00%
Closed Sale	16	20	25.00%
Under Contract	21	21	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	41	10	-75.61%
Home for Sale	25	24	-4.00%
New Listing	20	24	20.00%
Closed Sale	20	9	-55.00%
Under Contract	16	14	-12.50%



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

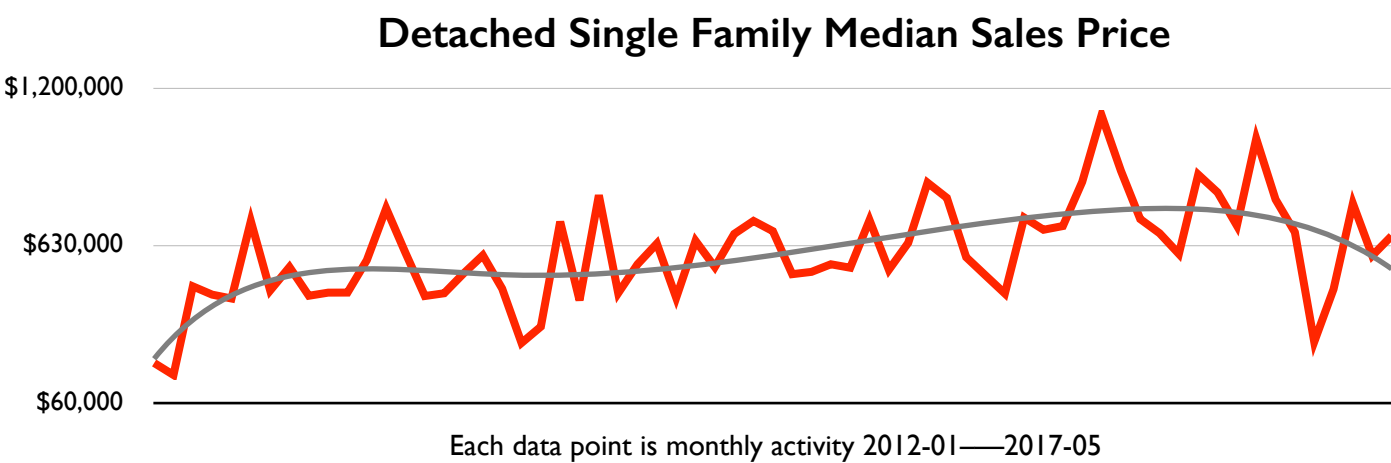
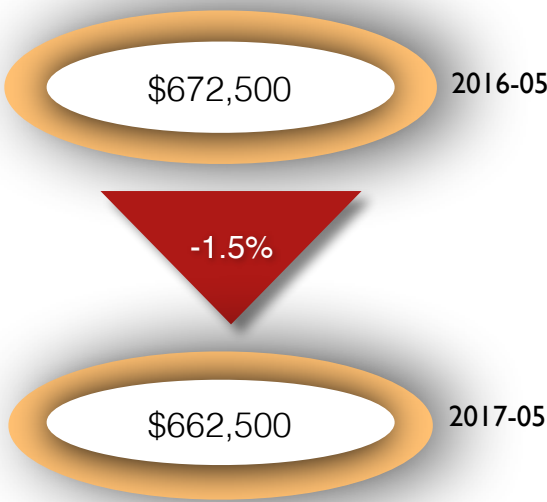
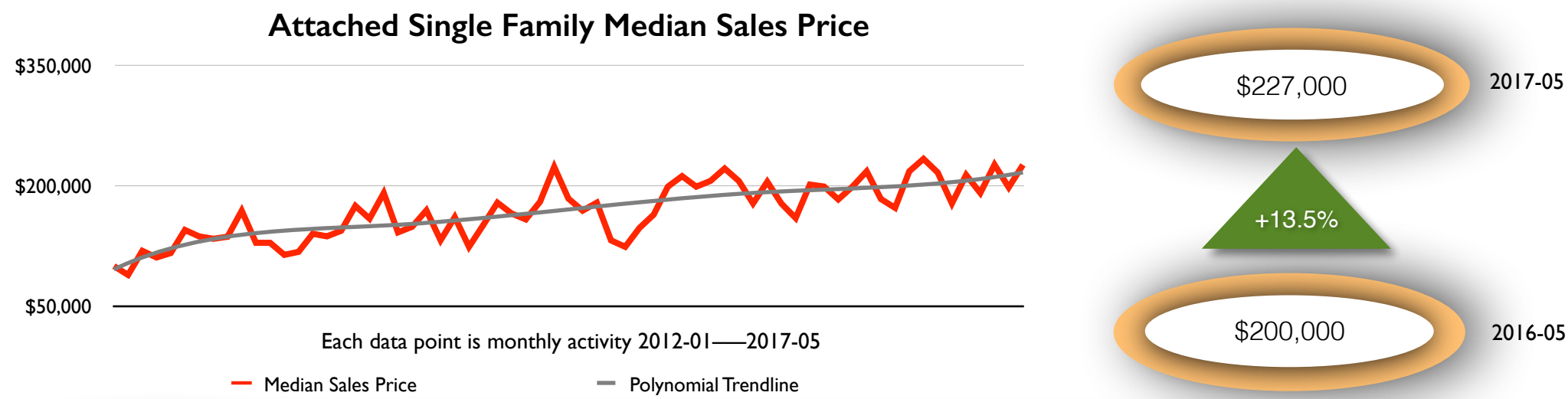
Monday, June 12, 2017

Edgewater

Monthly Update 2017-05



+12.3%	+21.9%	-8.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



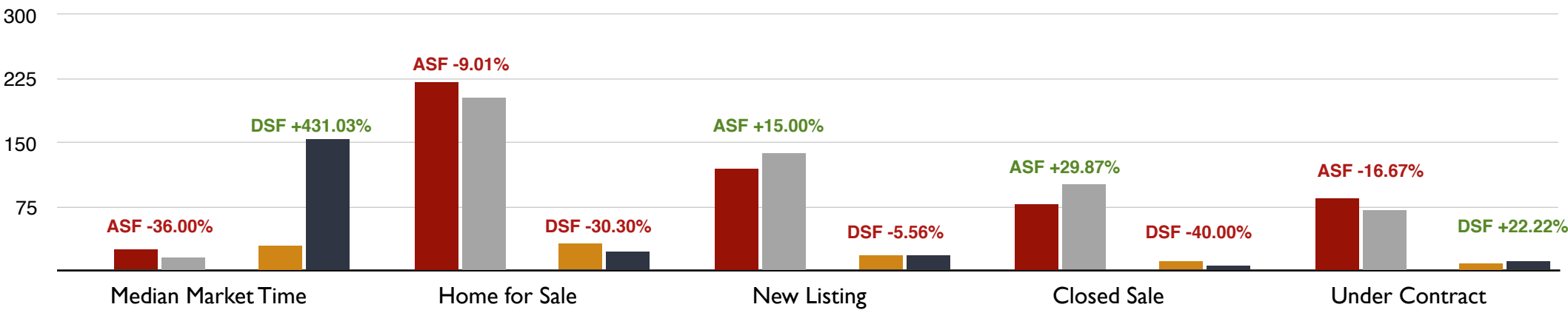
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	25	16	-36.00%
Home for Sale	222	202	-9.01%
New Listing	120	138	15.00%
Closed Sale	77	100	29.87%
Under Contract	84	70	-16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	29	154	431.03%
Home for Sale	33	23	-30.30%
New Listing	18	17	-5.56%
Closed Sale	10	6	-40.00%
Under Contract	9	11	22.22%



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

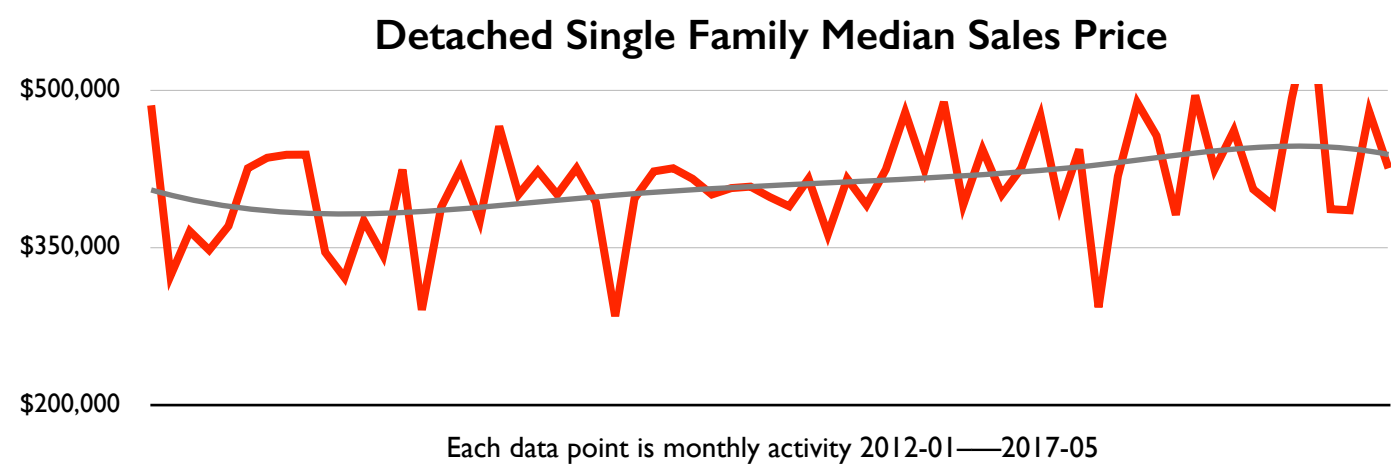
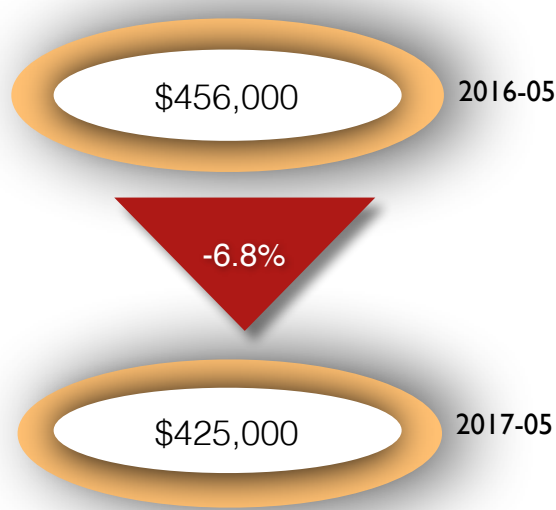
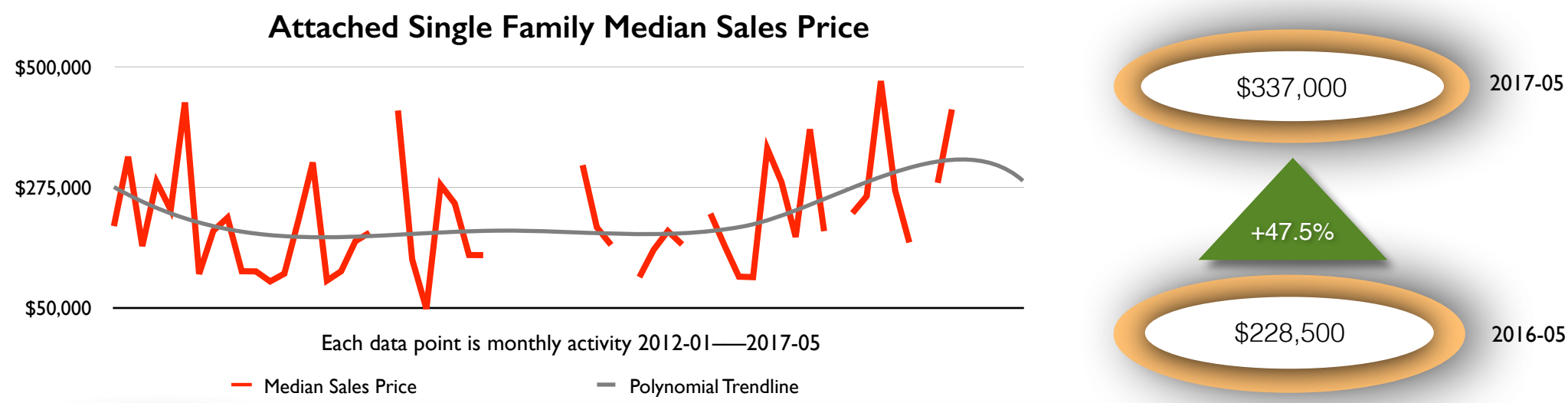
Monday, June 12, 2017

Forest Glen

Monthly Update 2017-05



-27.5%	-17.2%	-2.4%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	9	176	1855.56%
Home for Sale	8	7	-12.50%
New Listing	5	7	40.00%
Closed Sale	2	2	0.00%
Under Contract	2	4	100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	27	73	170.37%
Home for Sale	90	81	-10.00%
New Listing	64	43	-32.81%
Closed Sale	27	22	-18.52%
Under Contract	28	31	10.71%



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

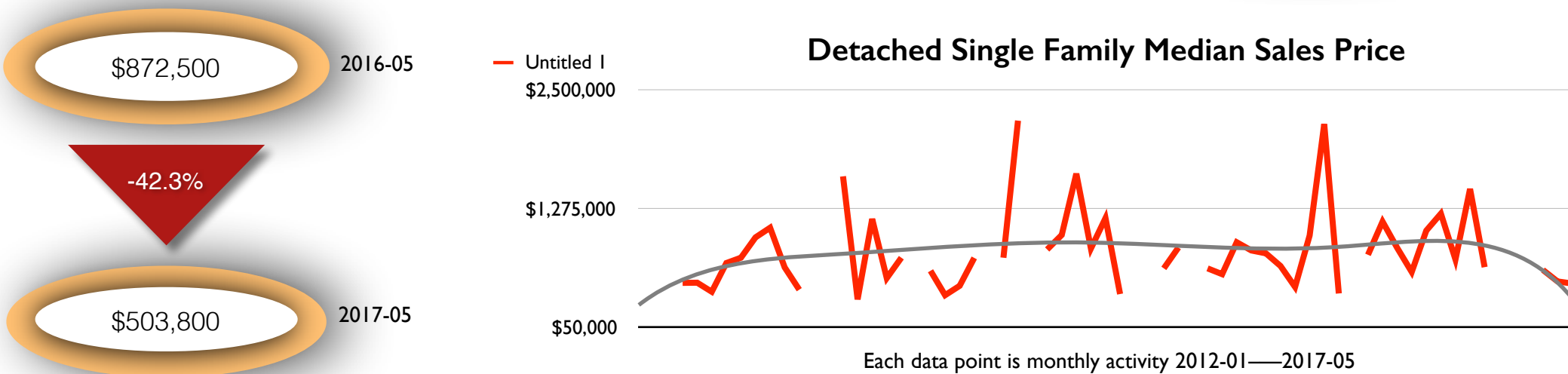
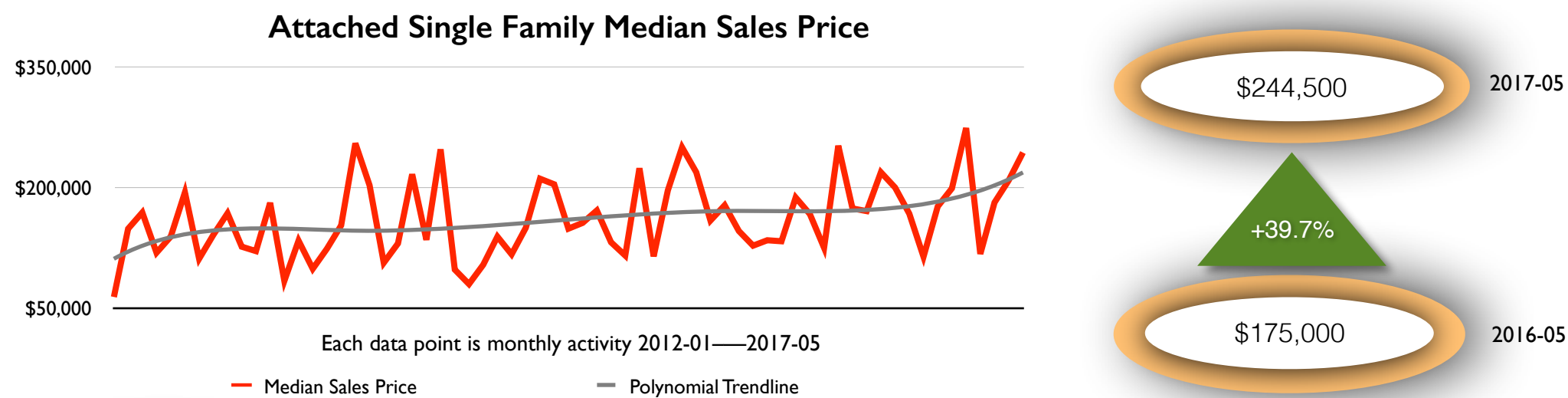
Monday, June 12, 2017

Hyde Park

Monthly Update 2017-05



+10.9%	+8.0%	-23.5%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



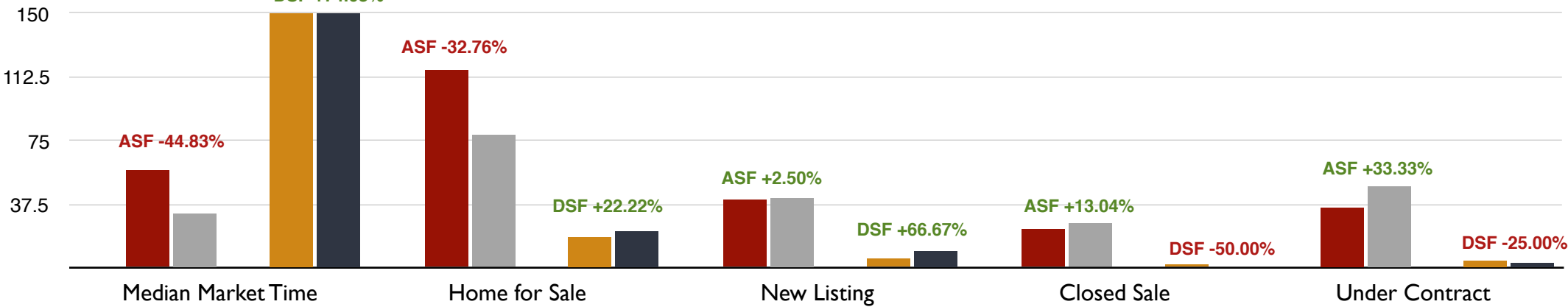
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	58	32	-44.83%
Home for Sale	116	78	-32.76%
New Listing	40	41	2.50%
Closed Sale	23	26	13.04%
Under Contract	36	48	33.33%

ASF including Townhouse & Condo
DSF +74.08%

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	463	806	74.08%
Home for Sale	18	22	22.22%
New Listing	6	10	66.67%
Closed Sale	2	1	-50.00%
Under Contract	4	3	-25.00%



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

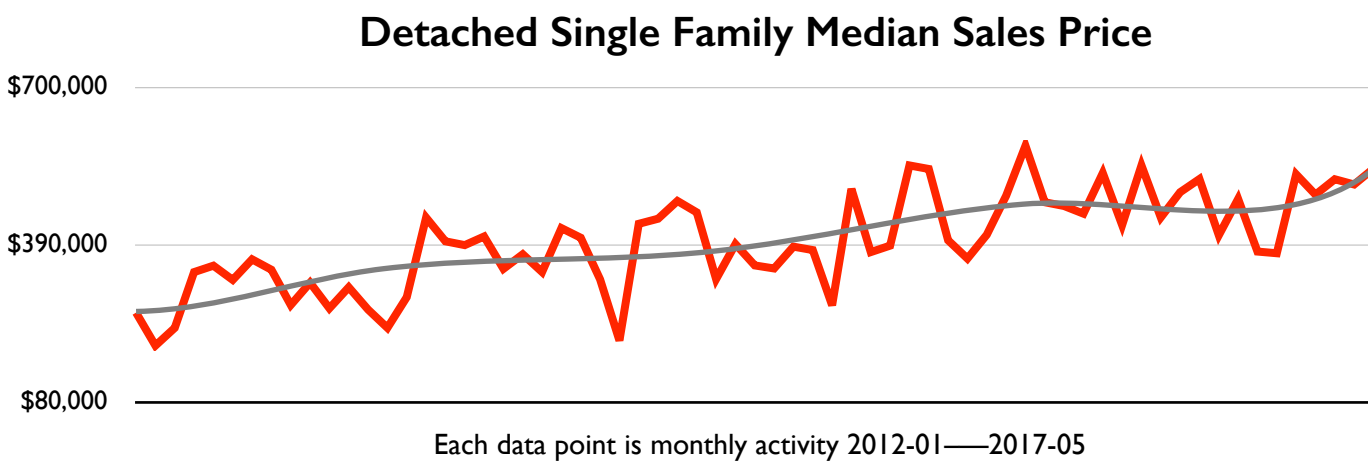
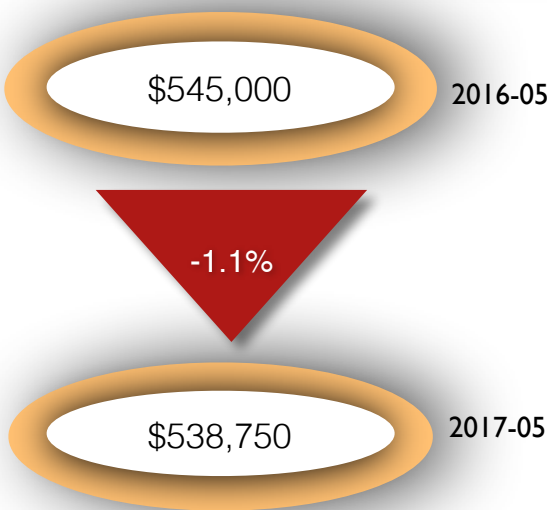
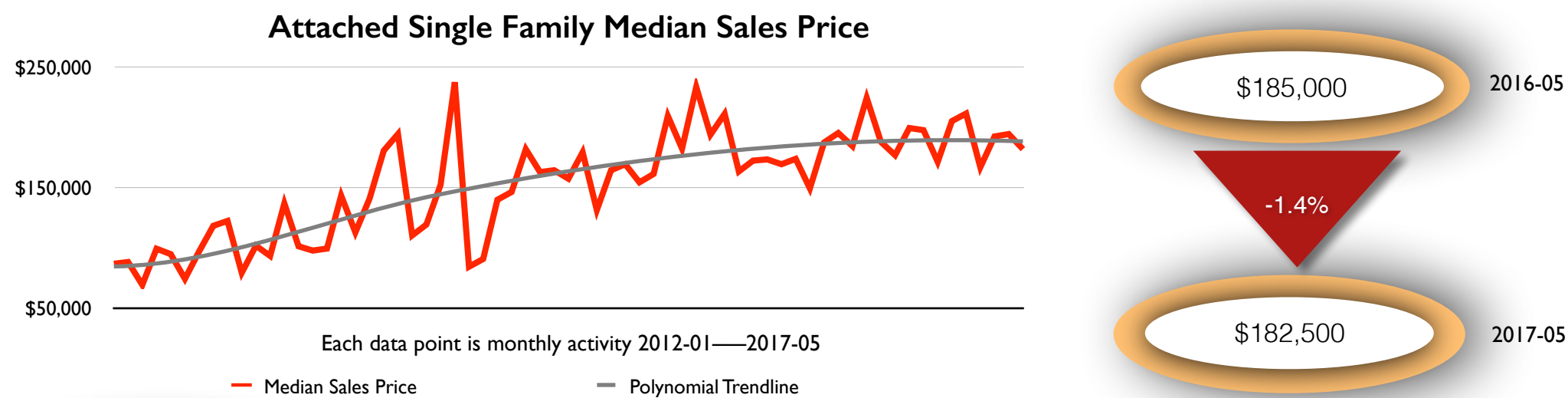
Monday, June 12, 2017

Irving Park

Monthly Update 2017-05



-12.7%	+4.3%	-15.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



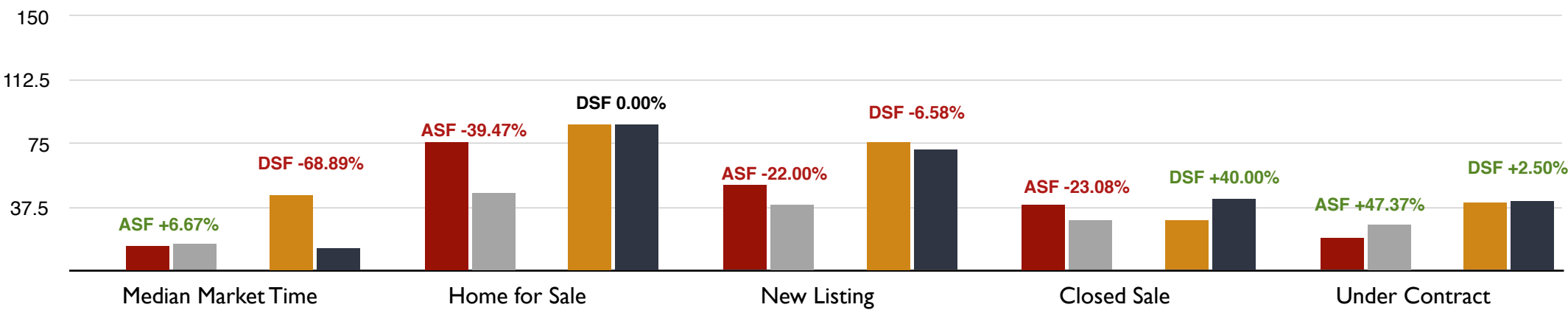
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	15	16	6.67%
Home for Sale	76	46	-39.47%
New Listing	50	39	-22.00%
Closed Sale	39	30	-23.08%
Under Contract	19	28	47.37%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	45	14	-68.89%
Home for Sale	86	86	0.00%
New Listing	76	71	-6.58%
Closed Sale	30	42	40.00%
Under Contract	40	41	2.50%



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

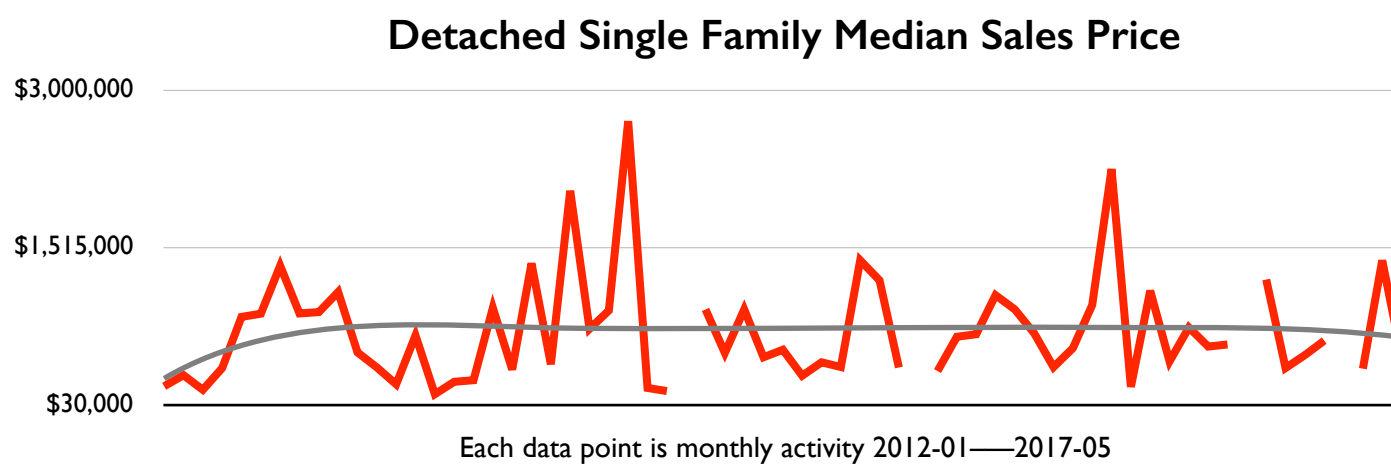
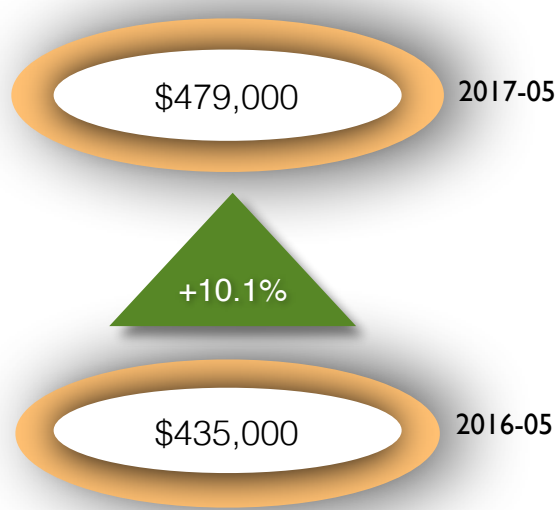
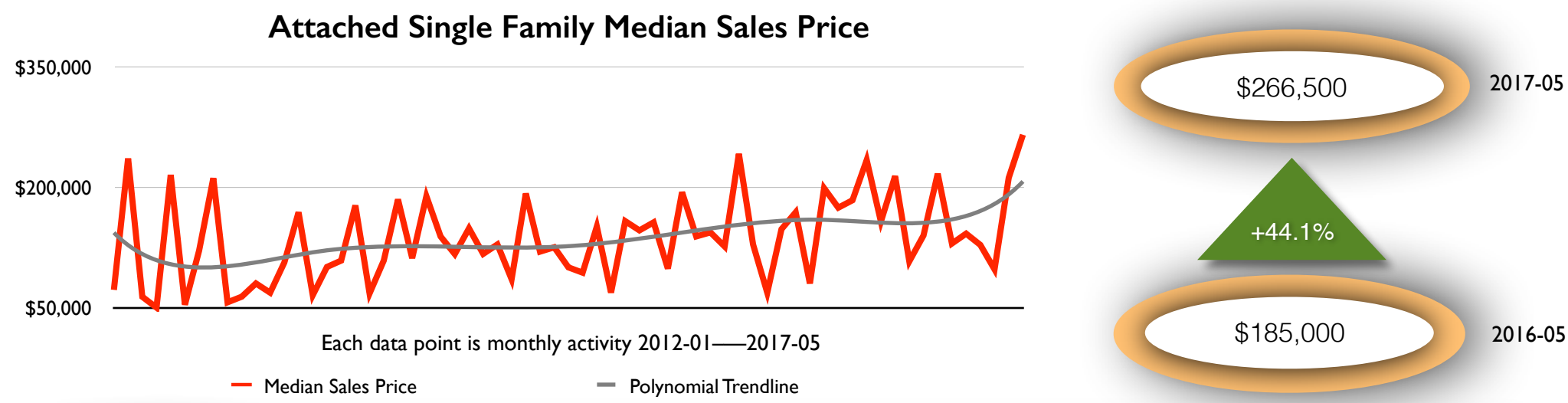
Monday, June 12, 2017

Kenwood

Monthly Update 2017-05



+22.6%	+4.5%	-26.7%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



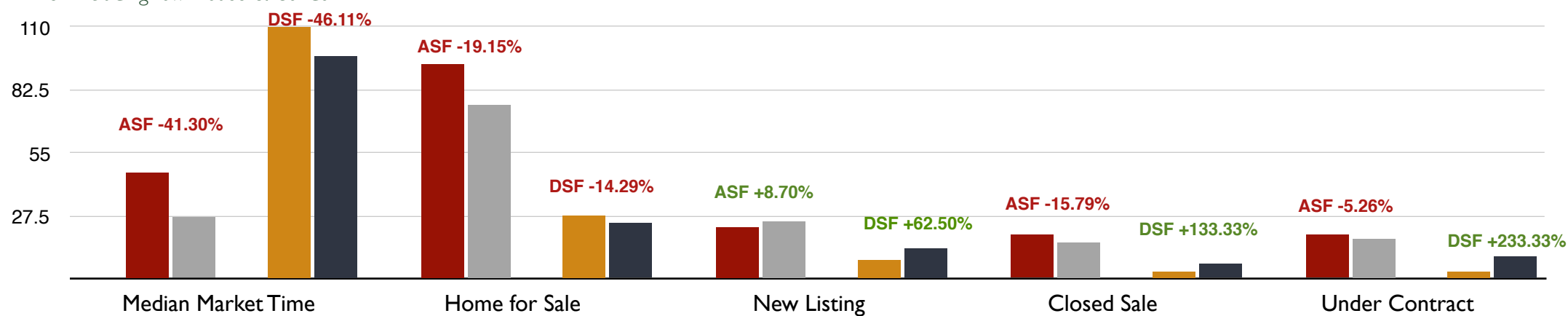
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	46	27	-41.30%
Home for Sale	94	76	-19.15%
New Listing	23	25	8.70%
Closed Sale	19	16	-15.79%
Under Contract	19	18	-5.26%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	180	97	-46.11%
Home for Sale	28	24	-14.29%
New Listing	8	13	62.50%
Closed Sale	3	7	133.33%
Under Contract	3	10	233.33%



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

Monday, June 12, 2017

Lake View

Monthly Update 2017-05



+6.8%

Changes in
New Listings
All Properties

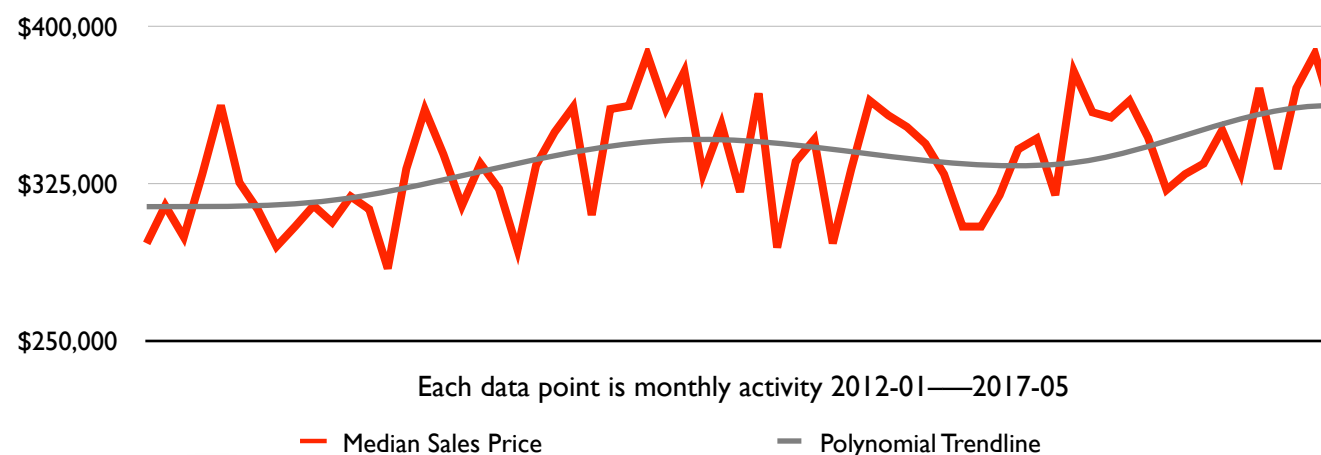
+0.3%

Changes in
Closed Sale
All Properties

+3.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



\$358,000

2017-05

+0.3%

\$357,000

2016-05

\$1,379,000

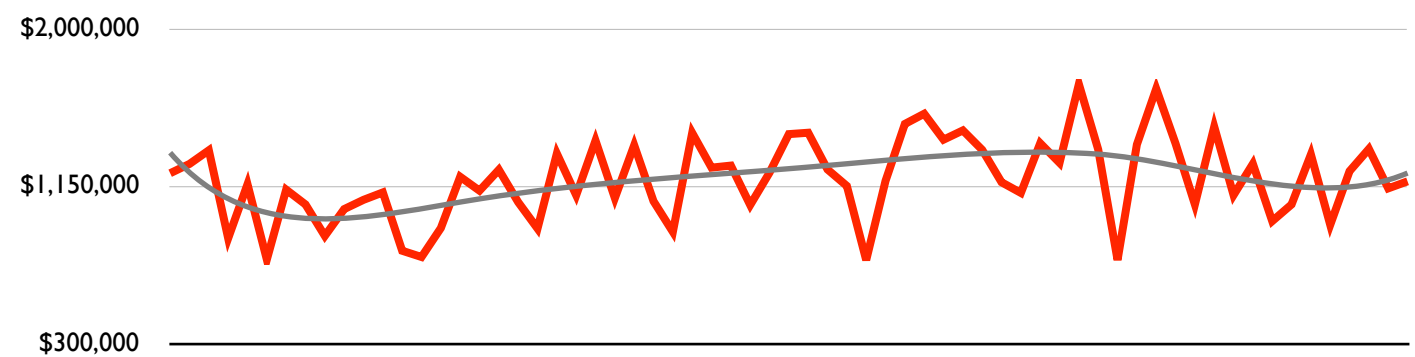
2016-05

-14.8%

\$1,175,000

2017-05

Detached Single Family Median Sales Price



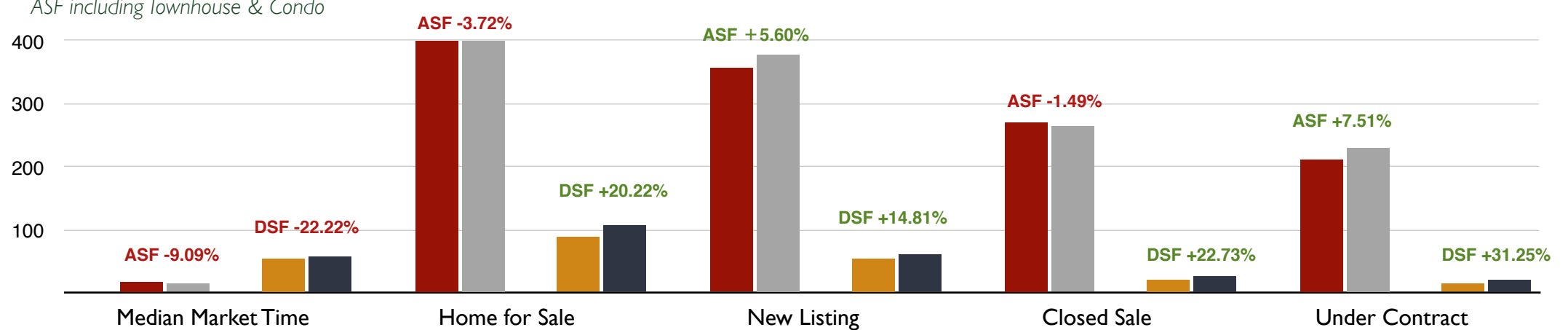
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	18	14	-22.22%
Home for Sale	457	440	-3.72%
New Listing	357	377	5.60%
Closed Sale	269	265	-1.49%
Under Contract	213	229	7.51%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	55	59	7.27%
Home for Sale	89	107	20.22%
New Listing	54	62	14.81%
Closed Sale	22	27	22.73%
Under Contract	16	21	31.25%



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

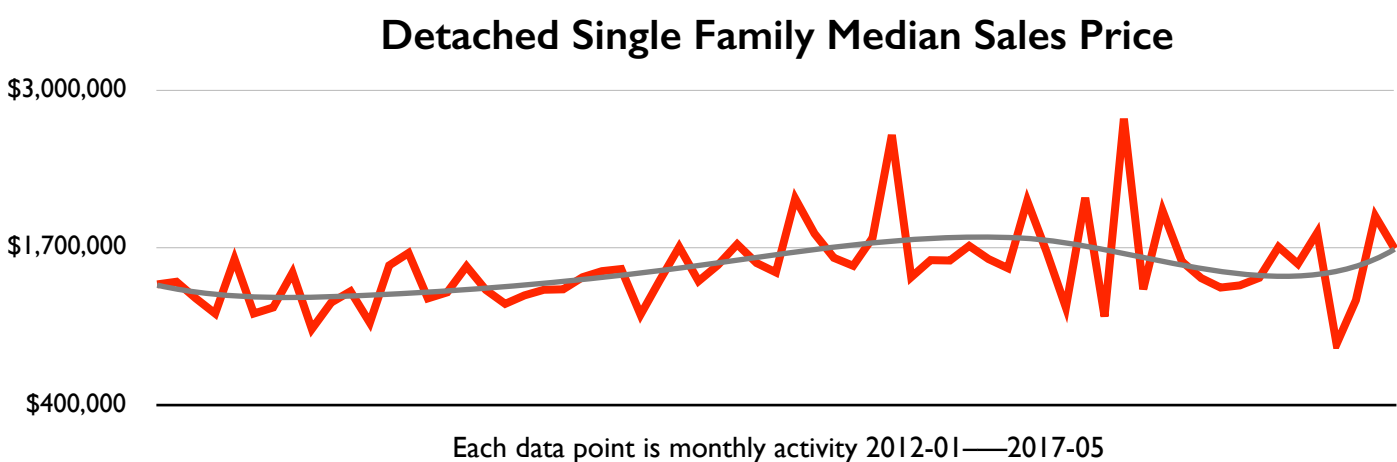
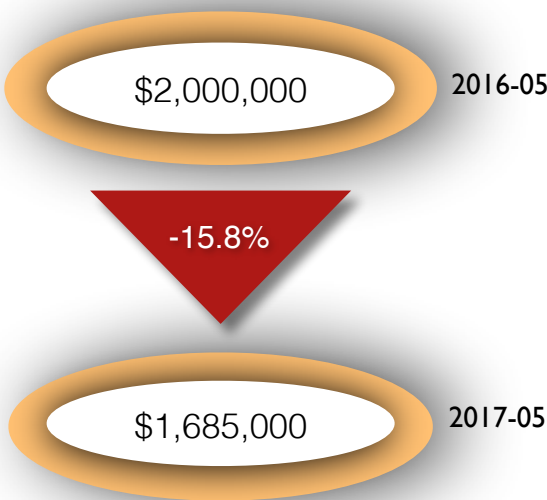
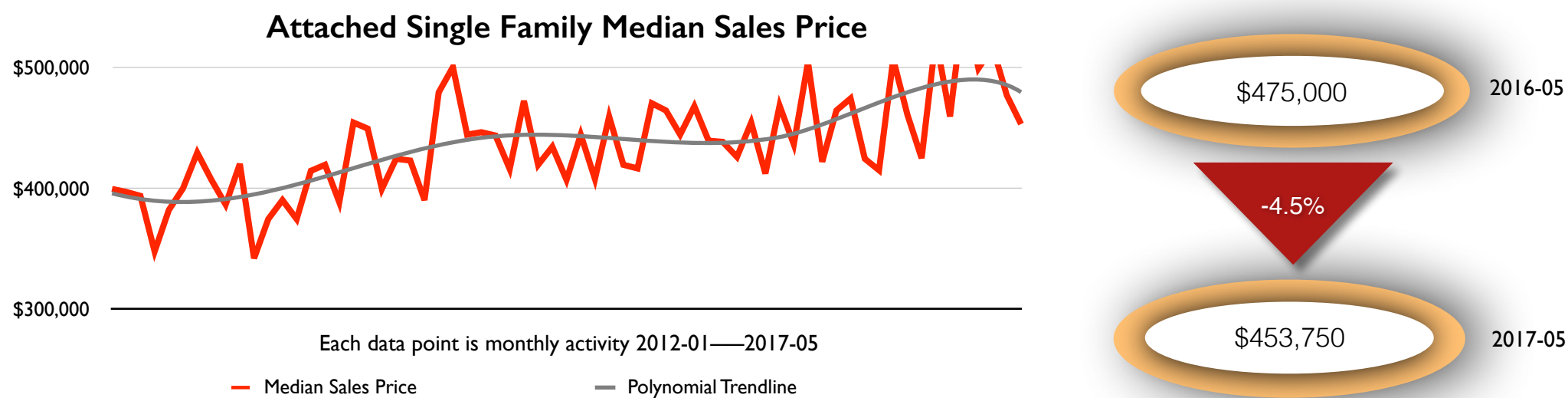
Monday, June 12, 2017

Lincoln Park

Monthly Update 2017-05



+3.4%	-4.1%	+8.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



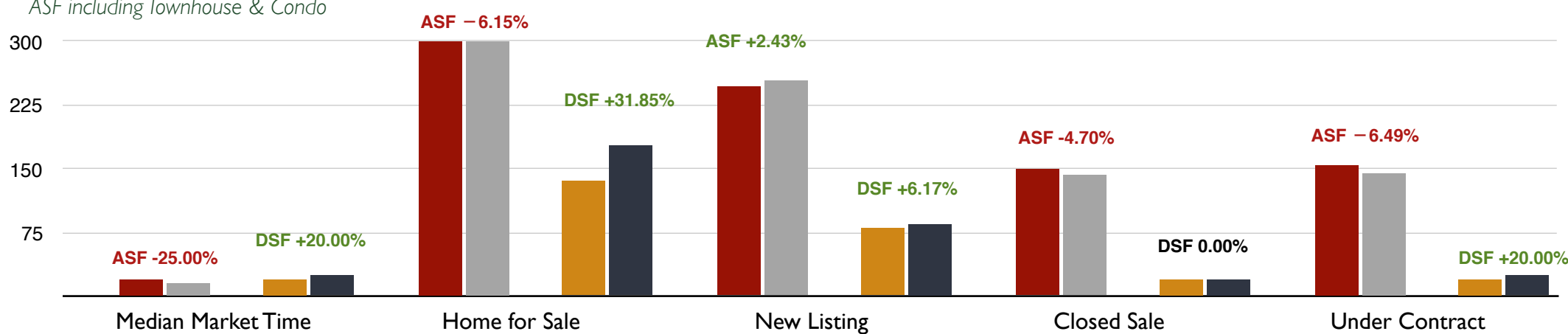
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	20	15	-25.00%
Home for Sale	325	305	-6.15%
New Listing	247	253	2.43%
Closed Sale	149	142	-4.70%
Under Contract	154	144	-6.49%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	20	24	20.00%
Home for Sale	135	178	31.85%
New Listing	81	86	6.17%
Closed Sale	21	21	0.00%
Under Contract	20	24	20.00%



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

Monday, June 12, 2017

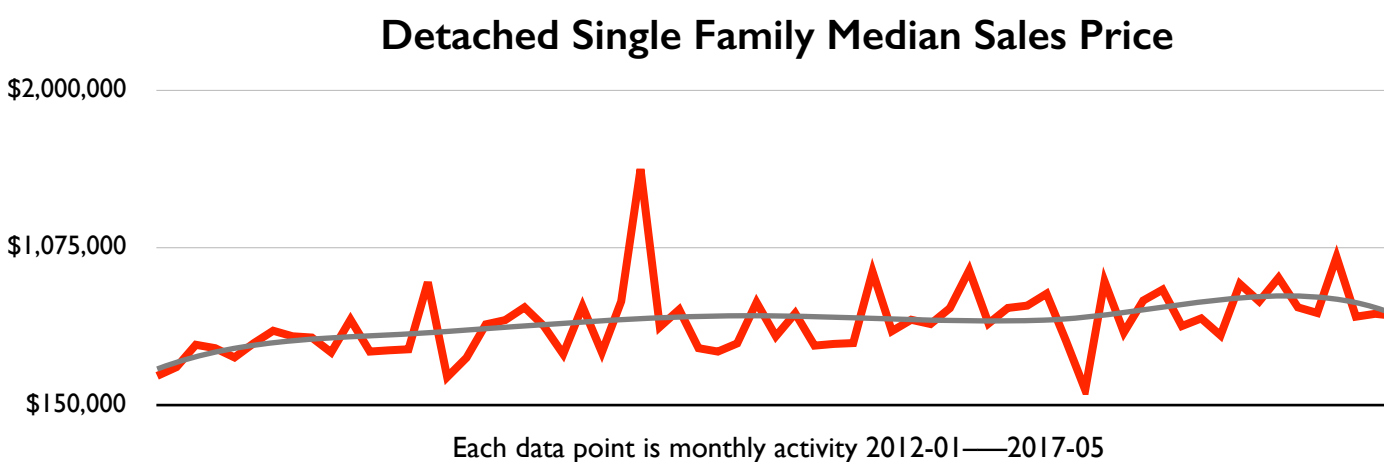
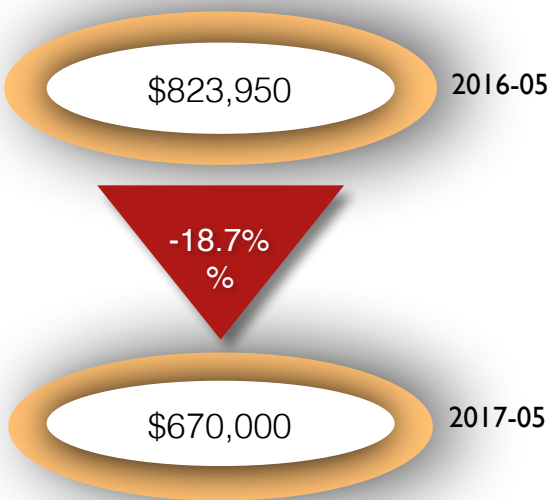
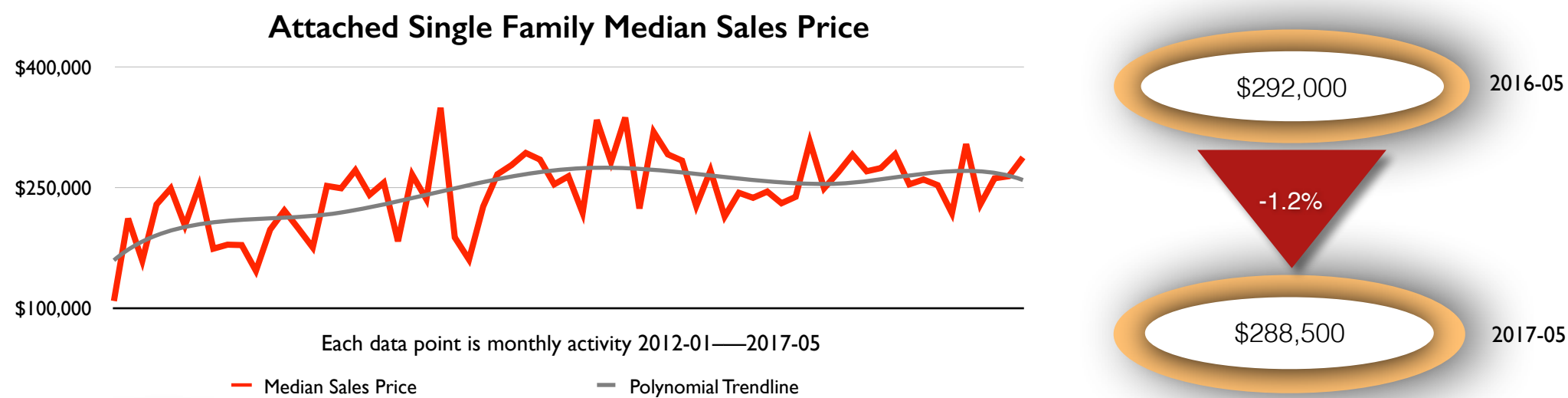


Lincoln Square

Monthly Update 2017-05



-23.8%	+3.3%	-46.7%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



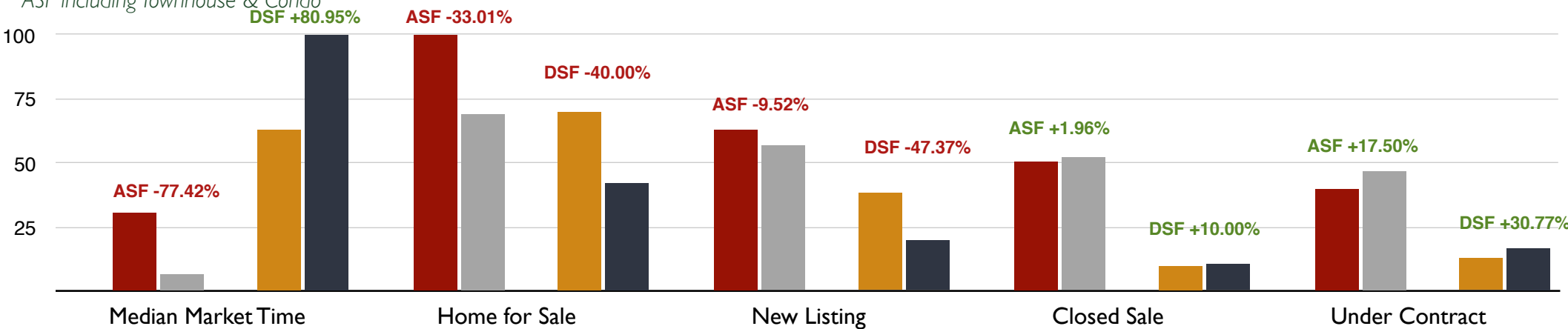
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	31	7	-77.42%
Home for Sale	103	69	-33.01%
New Listing	63	57	-9.52%
Closed Sale	51	52	1.96%
Under Contract	40	47	17.50%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	63	114	80.95%
Home for Sale	70	42	-40.00%
New Listing	38	20	-47.37%
Closed Sale	10	11	10.00%
Under Contract	13	17	30.77%



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

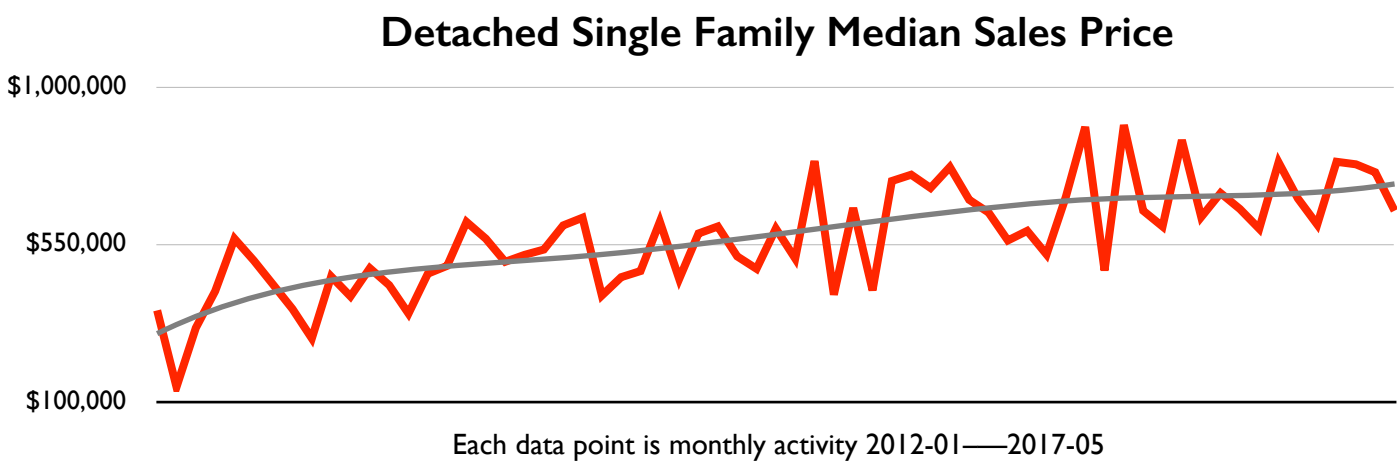
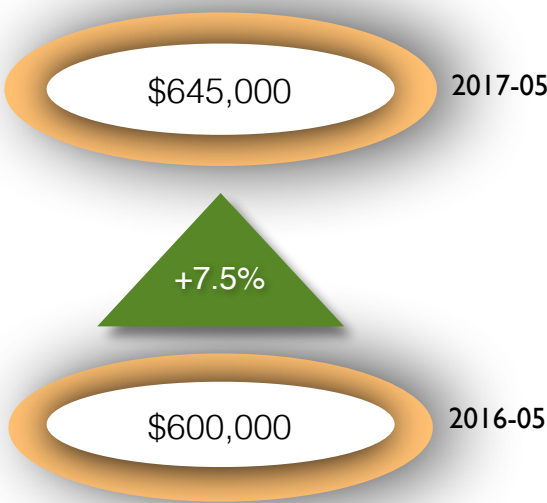
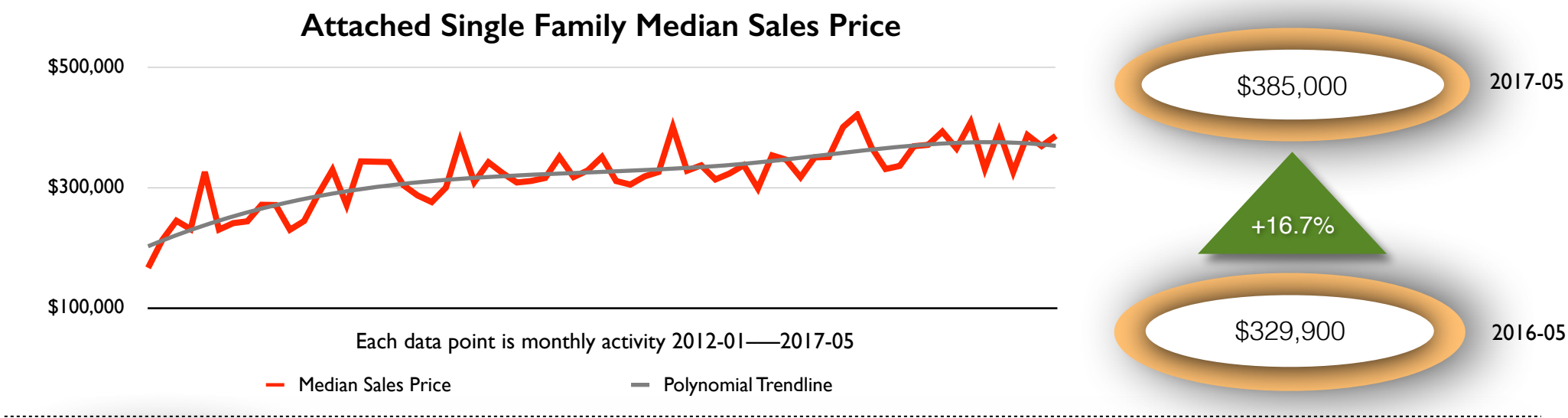
Monday, June 12, 2017

Logan Square

Monthly Update 2017-05



-1.3%	+22.4%	0.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	8	9	12.50%
Home for Sale	115	83	-27.83%
New Listing	108	94	-12.96%
Closed Sale	75	89	18.67%
Under Contract	62	58	-6.45%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	9	16	77.78%
Home for Sale	55	76	38.18%
New Listing	45	57	26.67%
Closed Sale	23	31	34.78%
Under Contract	32	25	-21.88%

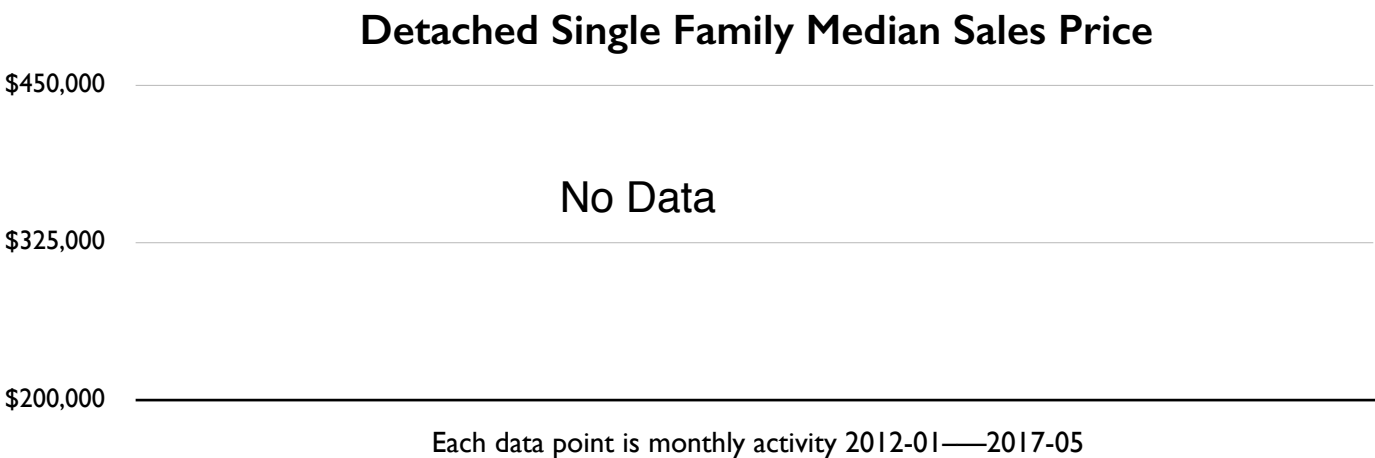
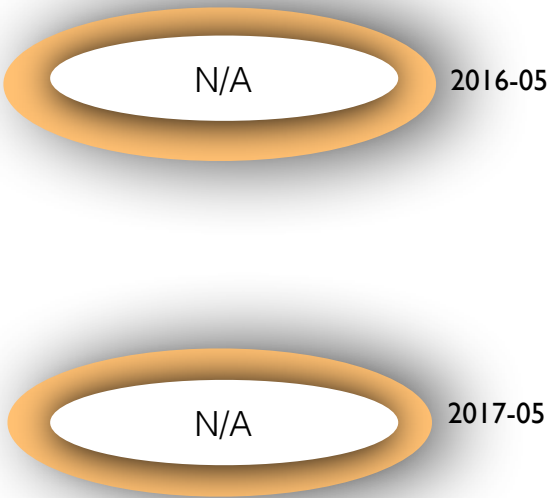
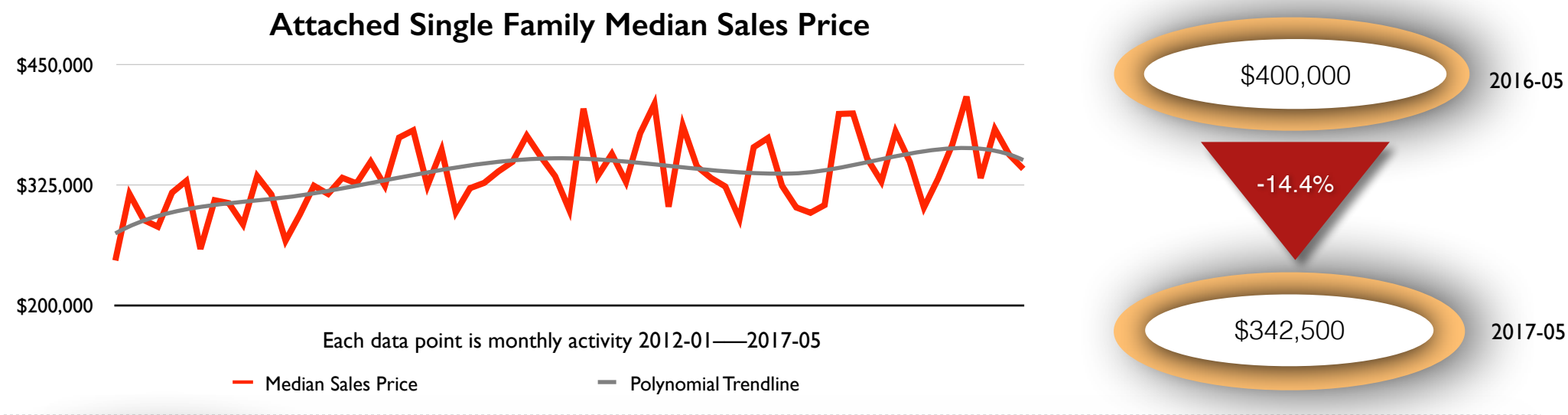


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Monday, June 12, 2017



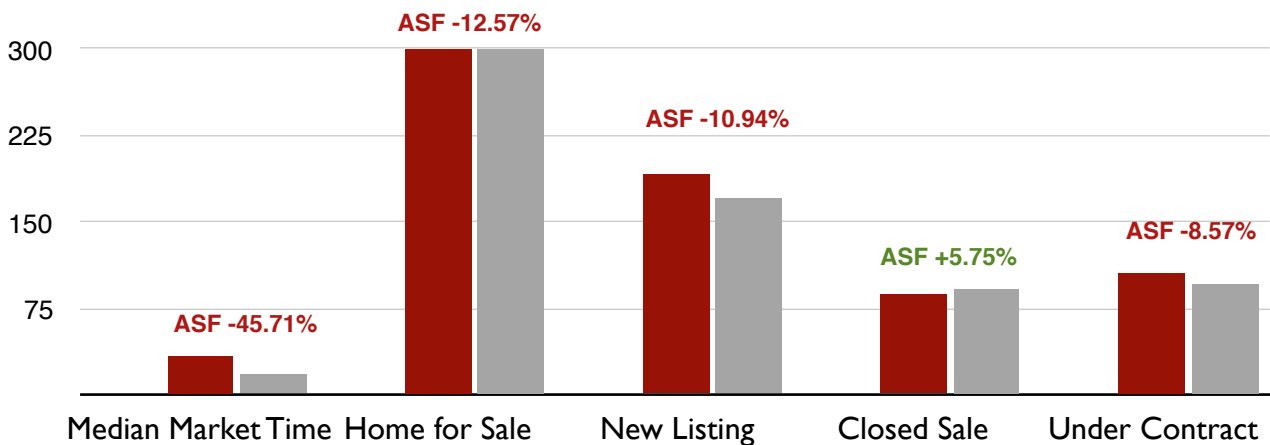
-10.9%	+5.7%	-10.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	35	19	-45.71%
Home for Sale	366	320	-12.57%
New Listing	192	171	-10.94%
Closed Sale	87	92	5.75%
Under Contract	105	96	-8.57%

ASF including Townhouse & Condo



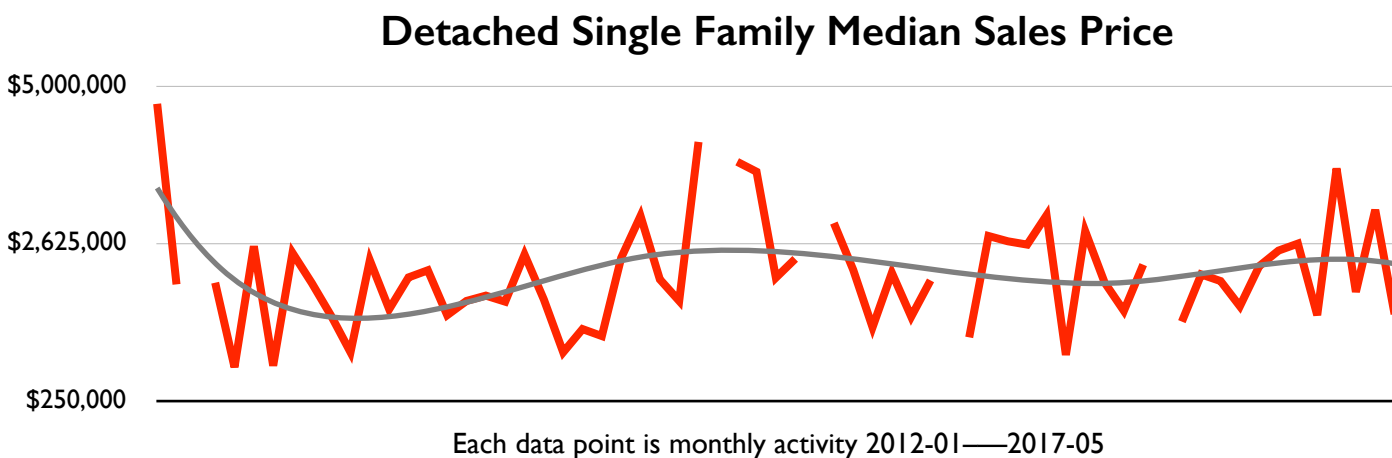
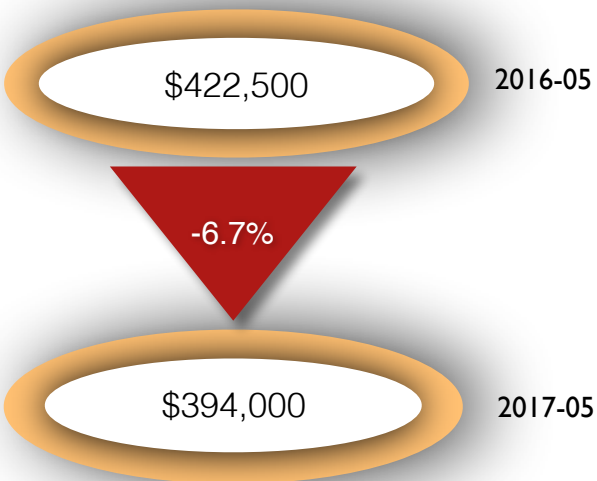
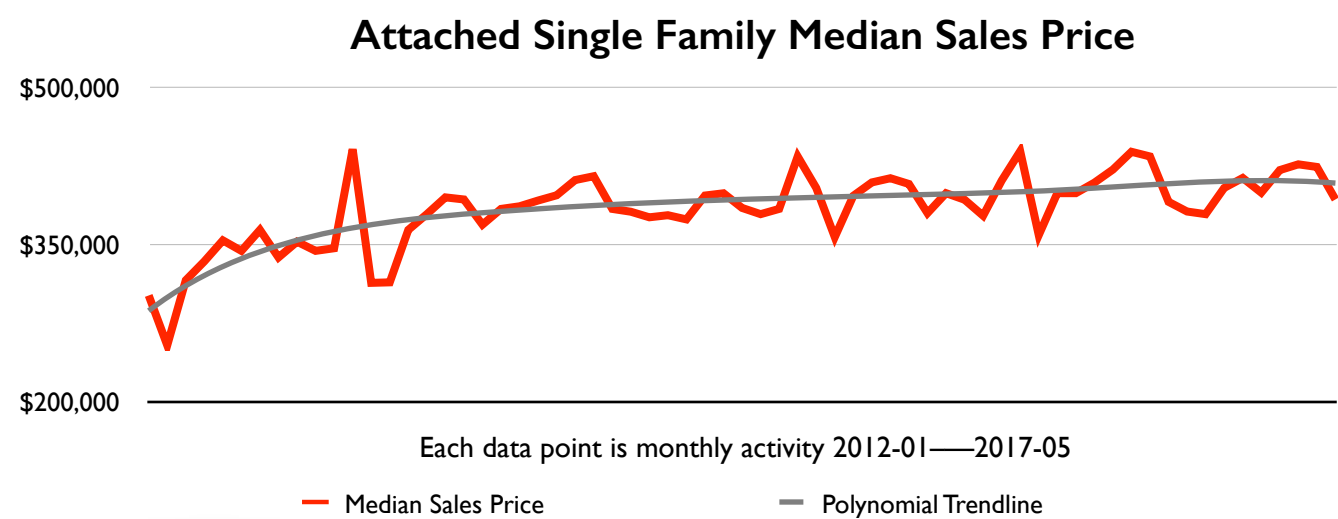
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Near North Side

Monthly Update 2017-05



+33.9%	0.0%	+23.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



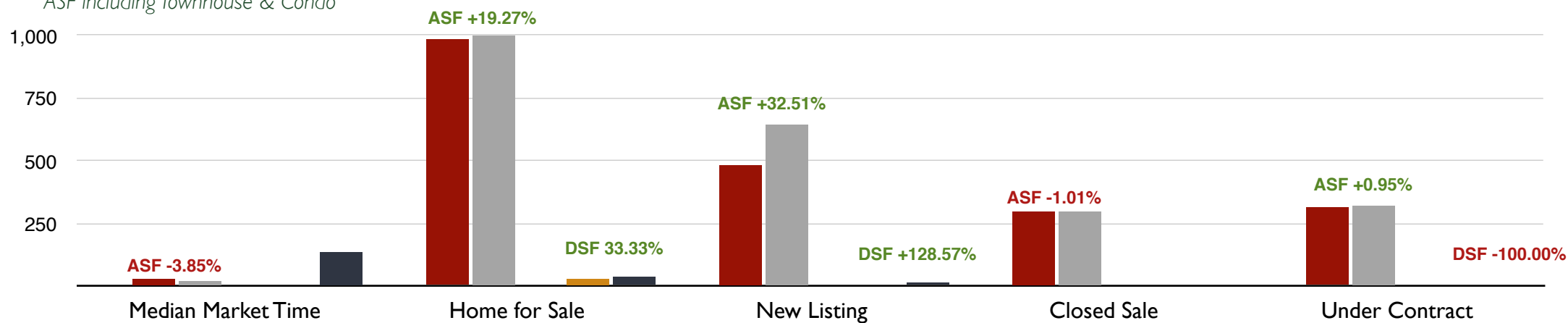
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	26	25	-3.85%
Home for Sale	986	1176	19.27%
New Listing	486	644	32.51%
Closed Sale	298	295	-1.01%
Under Contract	317	320	0.95%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	-	137	
Home for Sale	30	40	33.33%
New Listing	7	16	128.57%
Closed Sale	0	3	
Under Contract	2	0	-100.00%



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

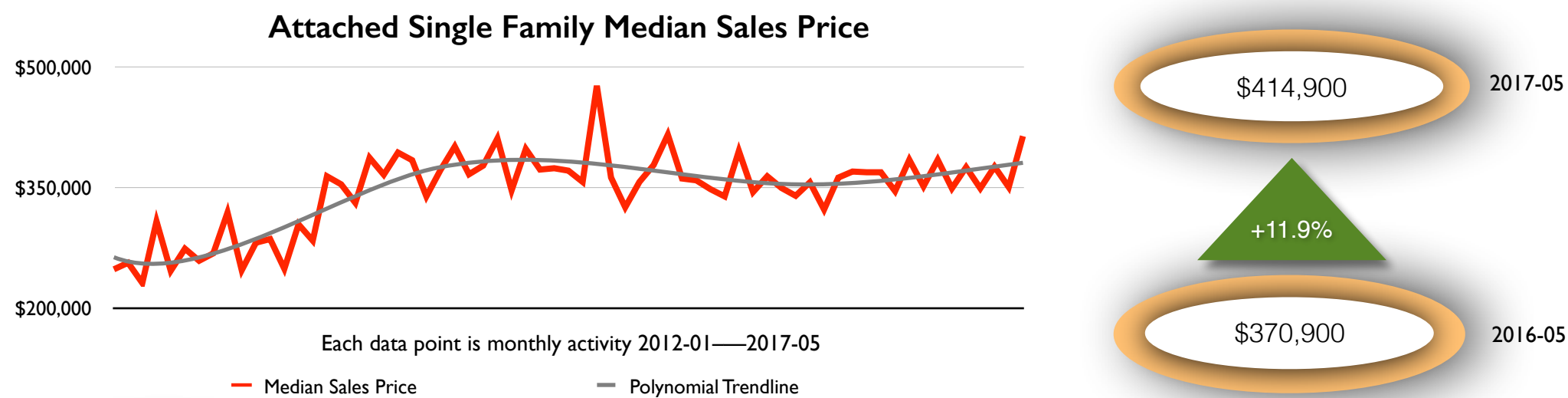
Monday, June 12, 2017

Near South Side

Monthly Update 2017-05

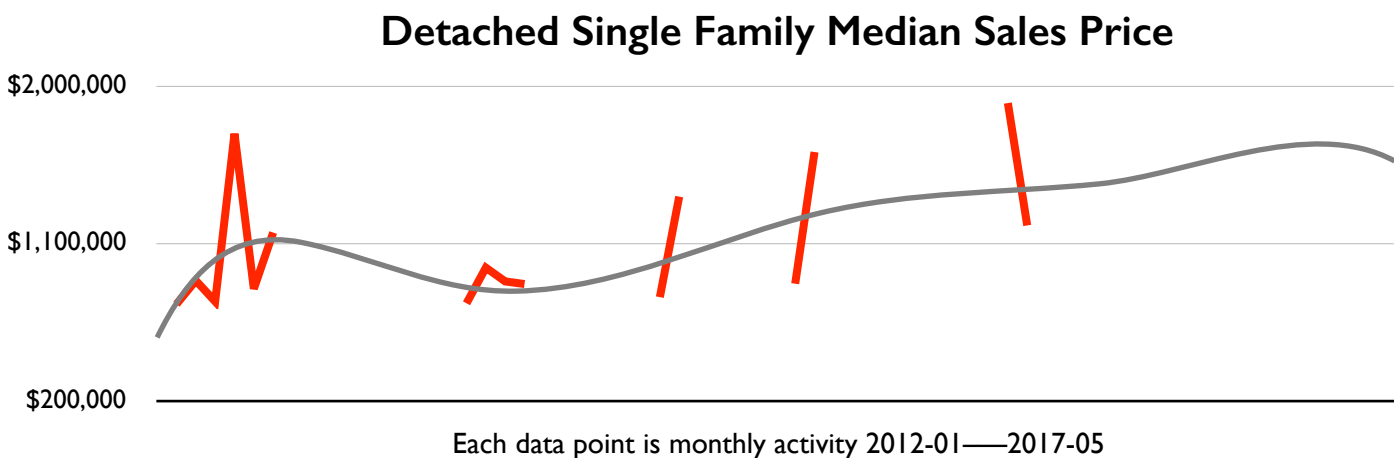


+17.4%	+7.5%	+8.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



\$1,560,000 2017-05

N/A 2016-05



Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	29	24	-17.24%
Home for Sale	199	205	3.02%
New Listing	131	154	17.56%
Closed Sale	93	99	6.45%
Under Contract	91	92	1.10%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	0	0	
Home for Sale	3	2	-33.33%
New Listing	1	1	0.00%
Closed Sale	0	1	
Under Contract	0	0	



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

Monday, June 12, 2017

Near West Side

Monthly Update 2017-05



+0.5%

Changes in
New Listings
All Properties

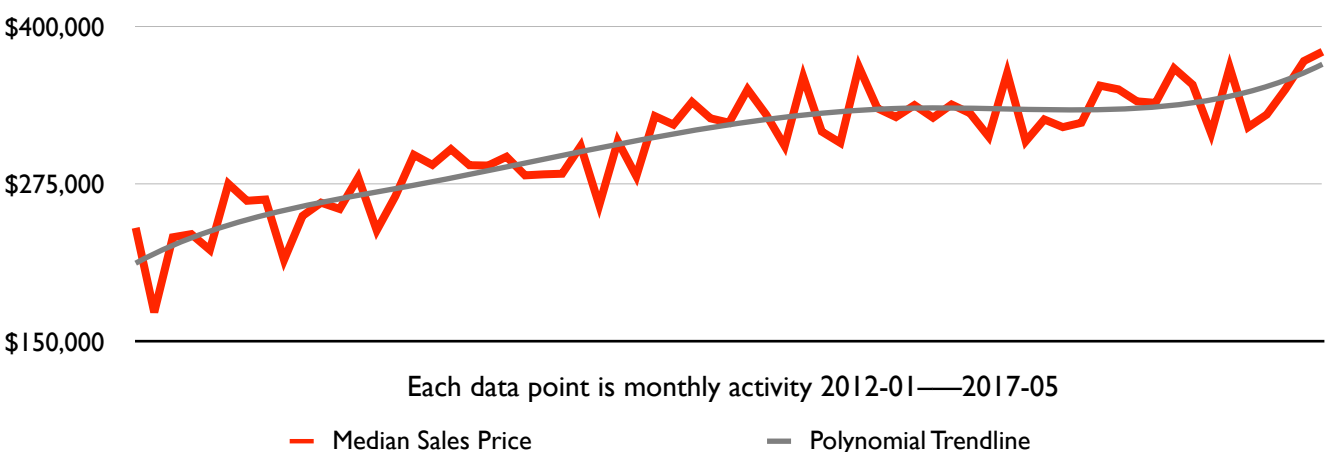
+16.5%

Changes in
Closed Sale
All Properties

+4.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



\$379,900

2017-05

+7.6%

\$353,000

2016-05

\$525,000

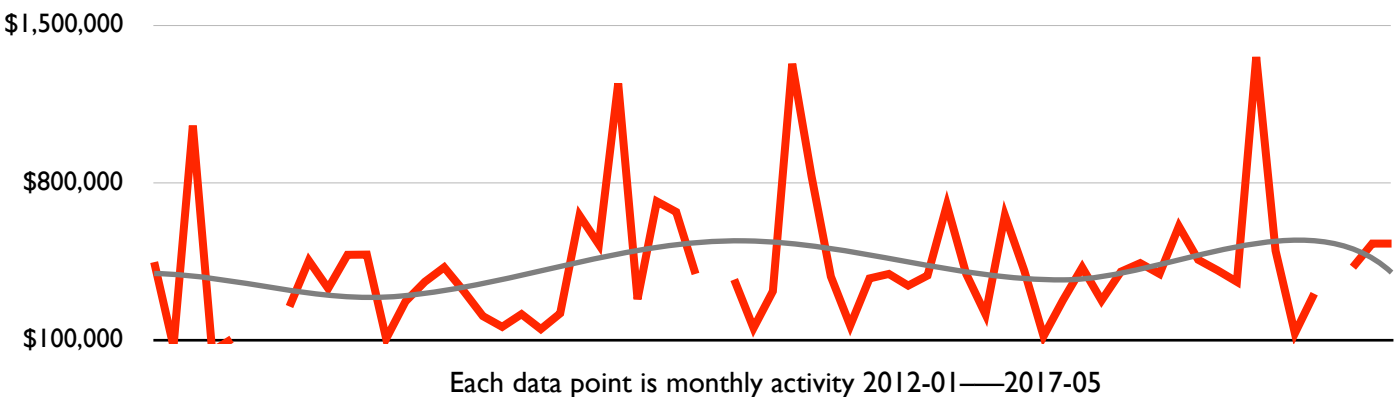
2017-05

+34.6%

\$390,000

2016-05

Detached Single Family Median Sales Price



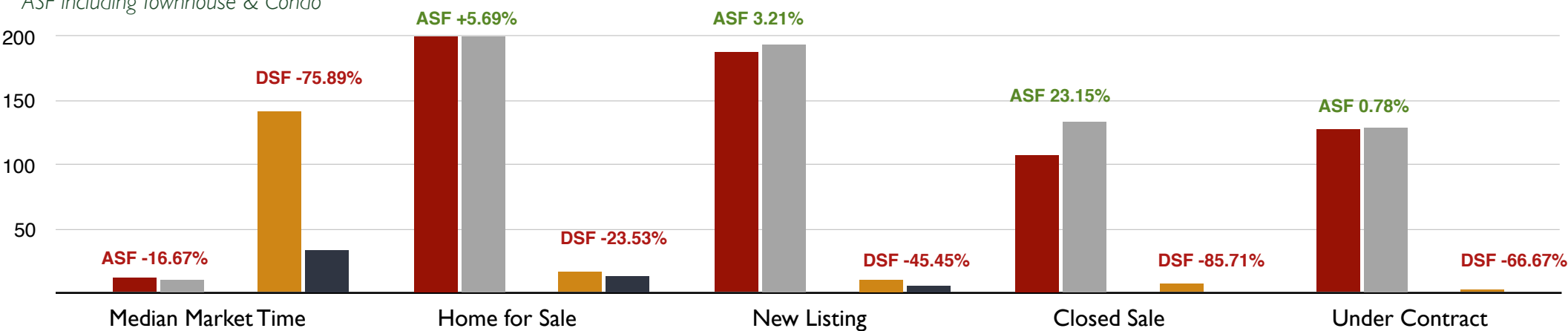
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	12	10	-16.67%
Home for Sale	211	223	5.69%
New Listing	187	193	3.21%
Closed Sale	108	133	23.15%
Under Contract	128	129	0.78%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	141	34	-75.89%
Home for Sale	17	13	-23.53%
New Listing	11	6	-45.45%
Closed Sale	7	1	-85.71%
Under Contract	3	1	-66.67%



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

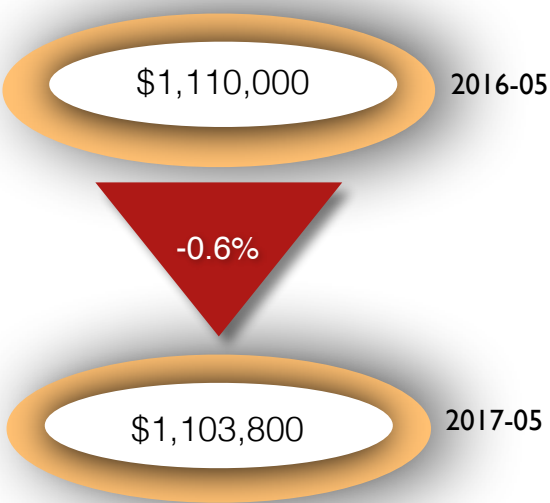
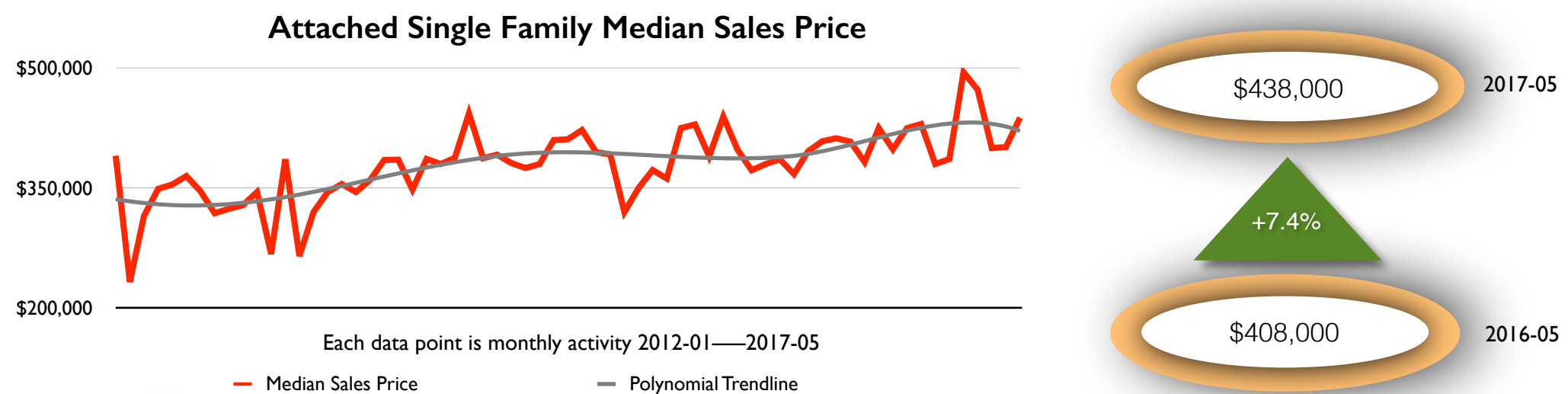
Monday, June 12, 2017

North Center

Monthly Update 2017-05



-3.4%	+10.4%	+6.7%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



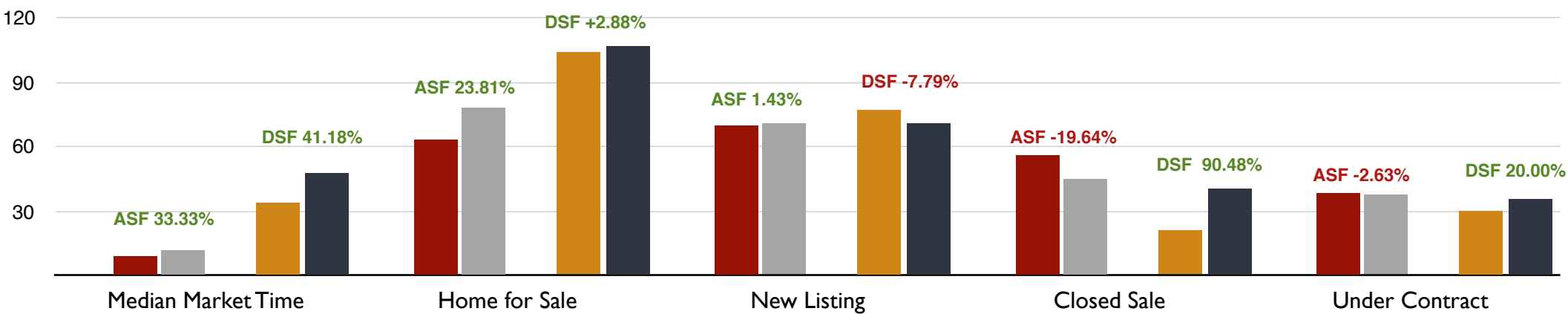
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	9	12	33.33%
Home for Sale	63	78	23.81%
New Listing	70	71	1.43%
Closed Sale	56	45	-19.64%
Under Contract	38	37	-2.63%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	34	48	41.18%
Home for Sale	104	107	2.88%
New Listing	77	71	-7.79%
Closed Sale	21	40	90.48%
Under Contract	30	36	20.00%



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

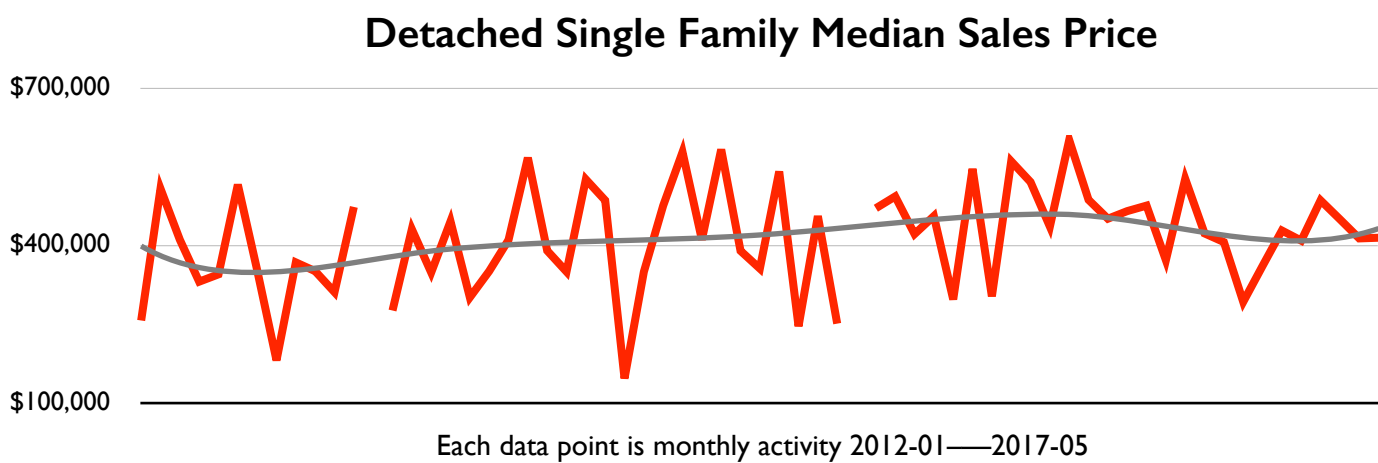
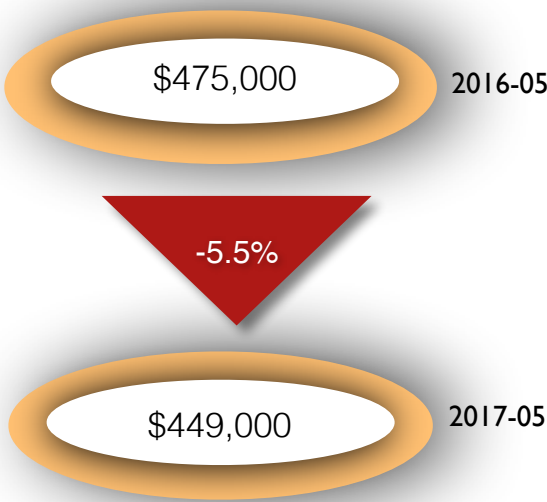
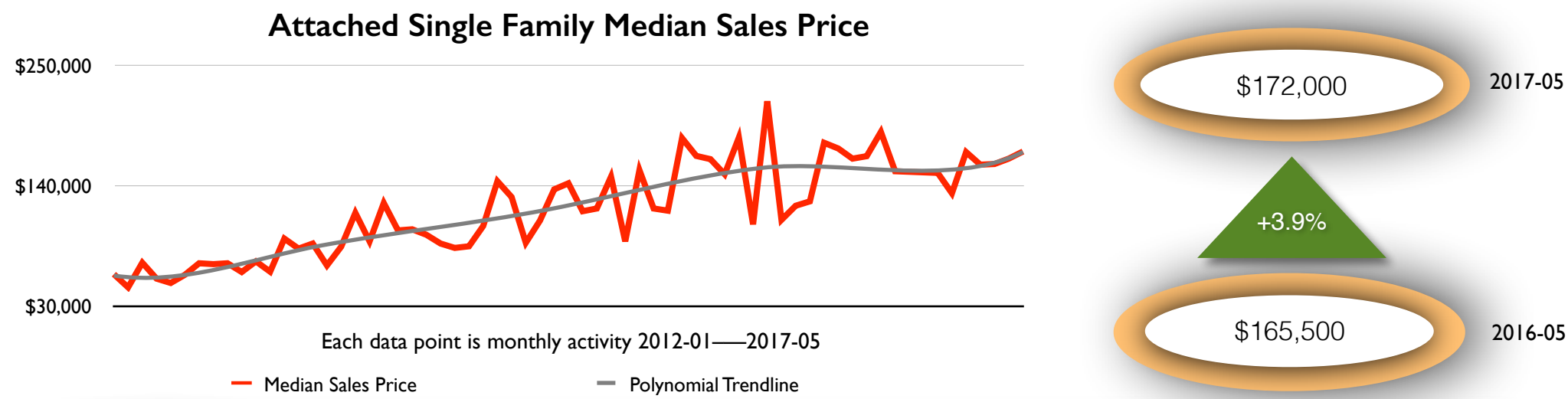
Monday, June 12, 2017

Rogers Park

Monthly Update 2017-05



-43.9%	-3.8%	-53.2%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



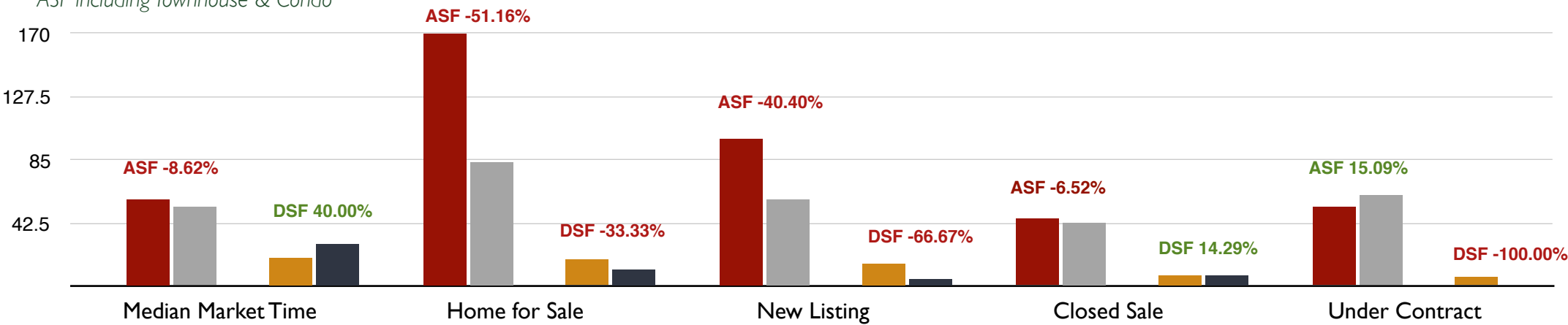
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	58	53	-8.62%
Home for Sale	172	84	-51.16%
New Listing	99	59	-40.40%
Closed Sale	46	43	-6.52%
Under Contract	53	61	15.09%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	20	28	40.00%
Home for Sale	18	12	-33.33%
New Listing	15	5	-66.67%
Closed Sale	7	8	14.29%
Under Contract	6	0	-100.00%



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

Monday, June 12, 2017

South Shore

Monthly Update 2017-05



38.1%

Changes in
New Listings
All Properties

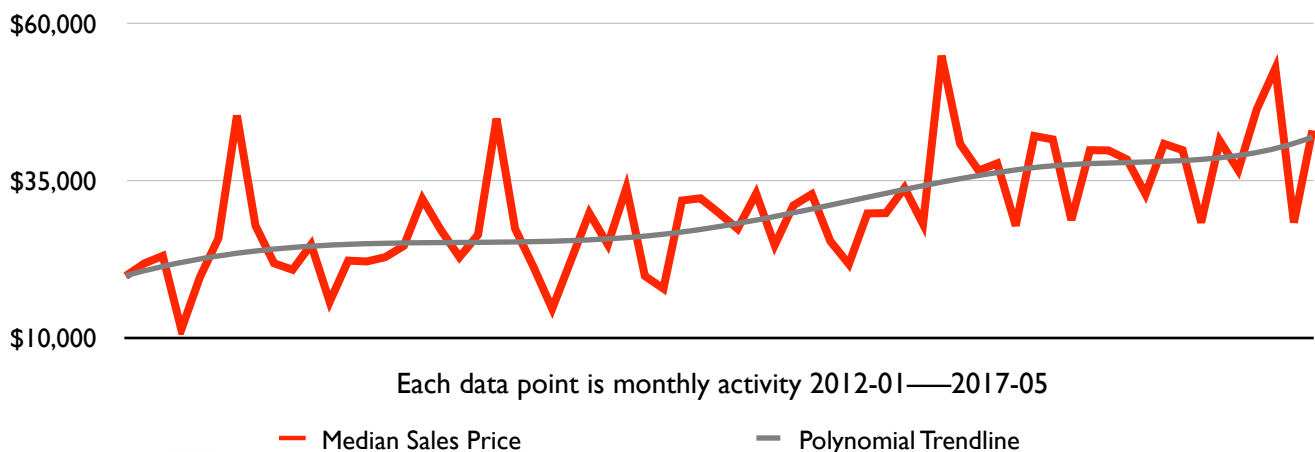
-20.8%

Changes in
Closed Sale
All Properties

-12.7%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



\$43,144

2017-05

+7.9%

\$40,000

2016-05

\$151,750

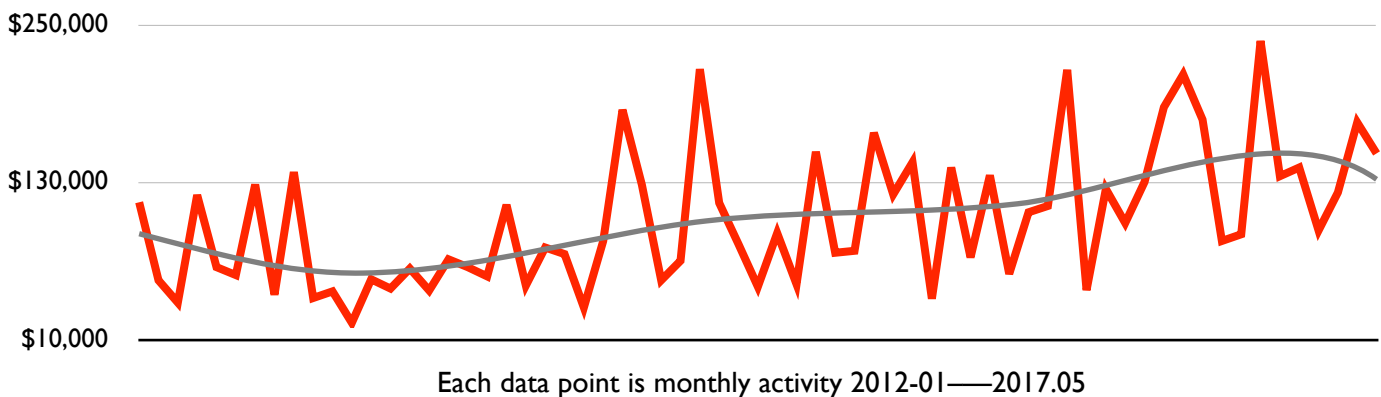
2017-05

+16.7%

\$130,000

2016-05

Detached Single Family Median Sales Price



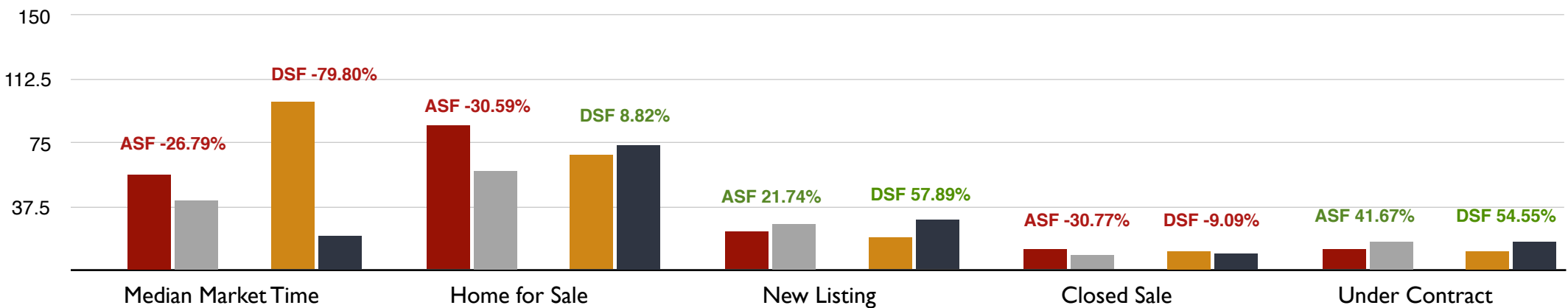
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	56	41	-26.79%
Home for Sale	85	59	-30.59%
New Listing	23	28	21.74%
Closed Sale	13	9	-30.77%
Under Contract	12	17	41.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	99	20	-79.80%
Home for Sale	68	74	8.82%
New Listing	19	30	57.89%
Closed Sale	11	10	-9.09%
Under Contract	11	17	54.55%



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

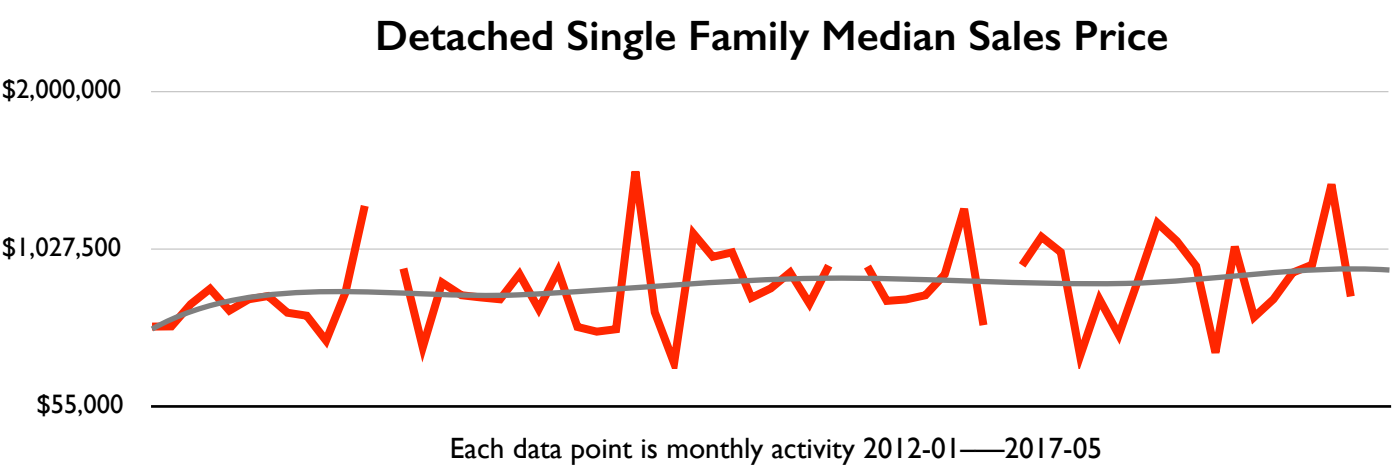
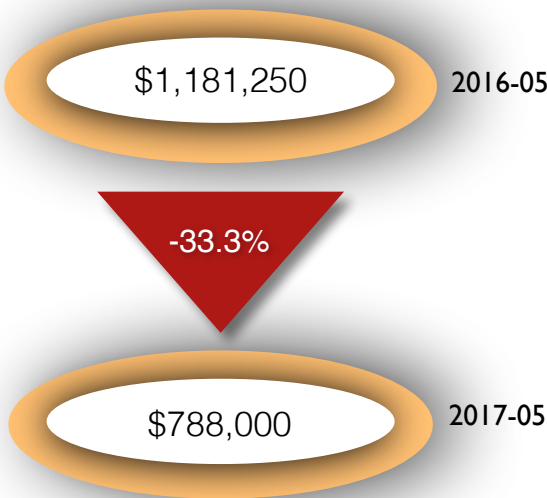
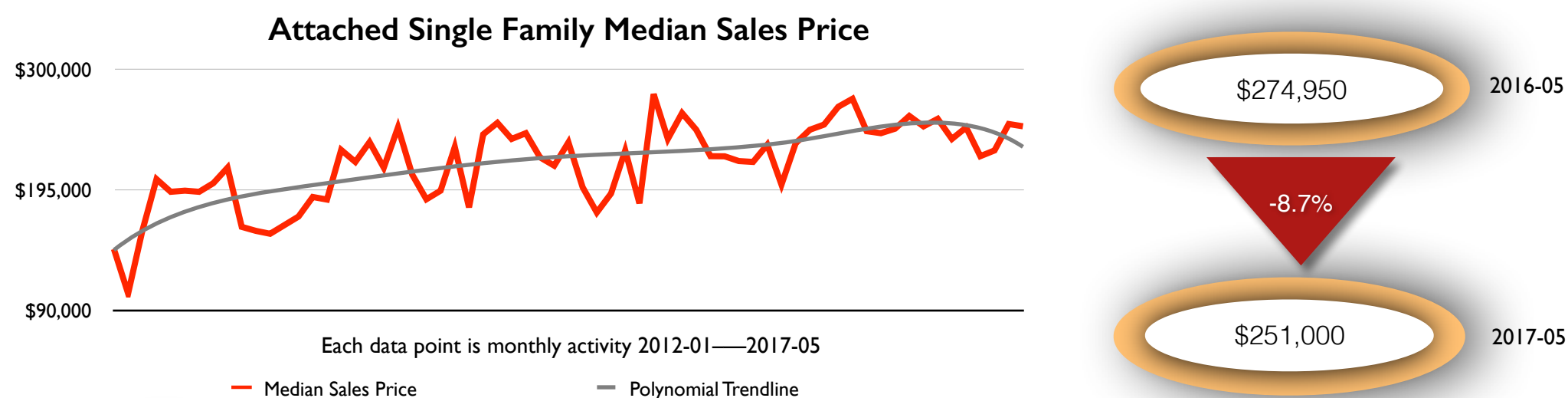
Monday, June 12, 2017

Uptown

Monthly Update 2017-05



+4.3%	+6.5%	-34.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



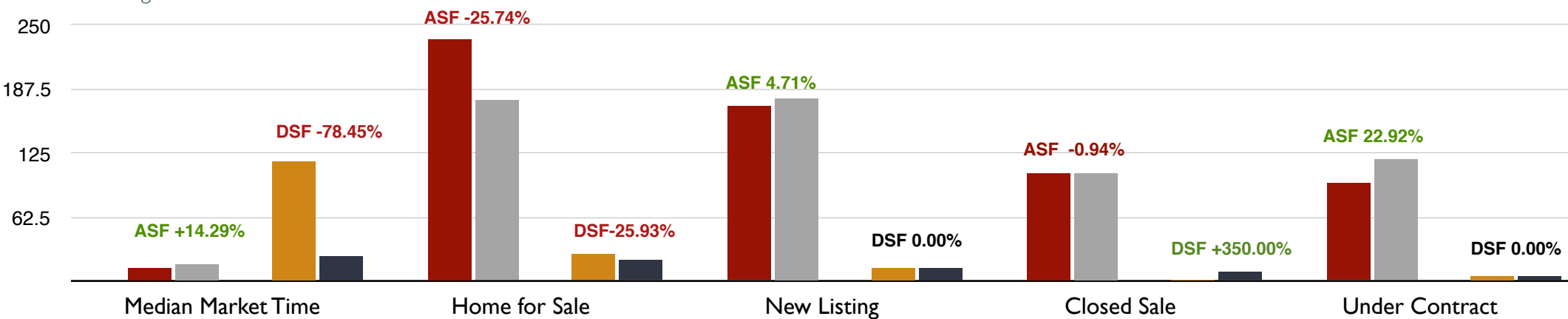
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	14	16	14.29%
Home for Sale	237	176	-25.74%
New Listing	170	178	4.71%
Closed Sale	106	105	-0.94%
Under Contract	96	118	22.92%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	116	25	-78.45%
Home for Sale	27	20	-25.93%
New Listing	14	14	0.00%
Closed Sale	2	9	350.00%
Under Contract	5	5	0.00%



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

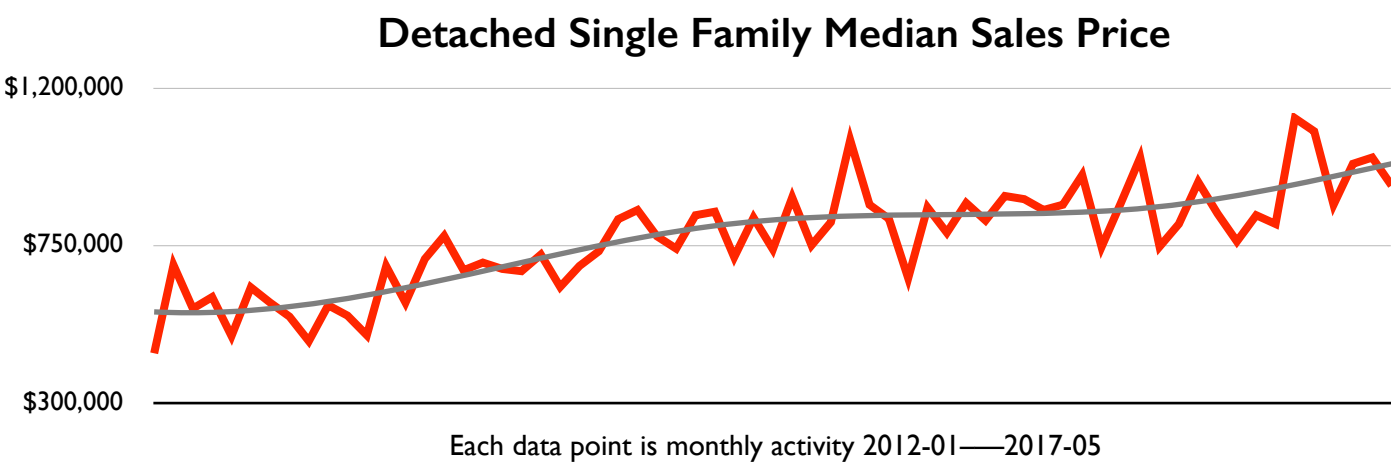
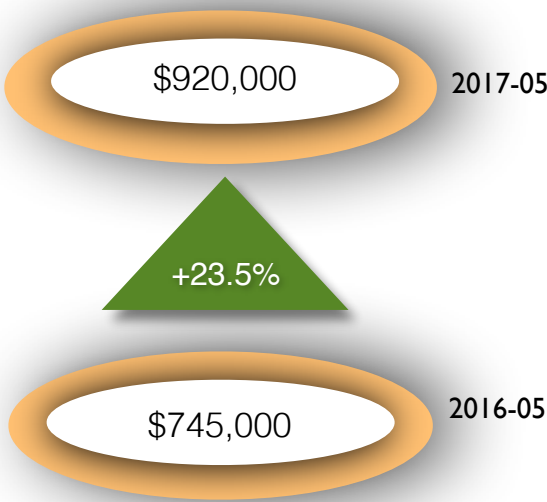
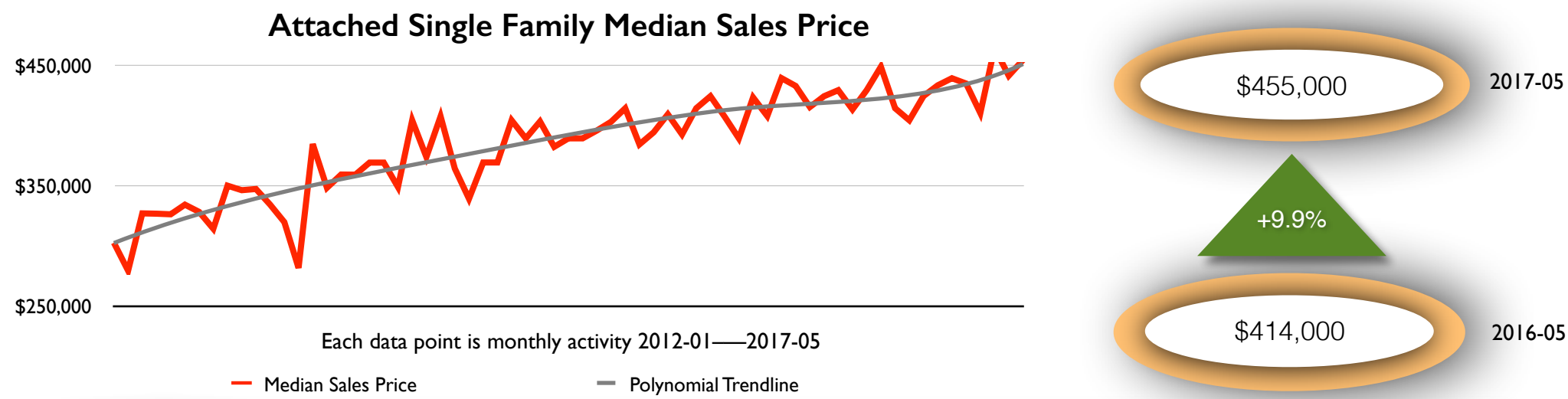
Monday, June 12, 2017

West Town

Monthly Update 2017-05



+20.7%	+5.7%	+4.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



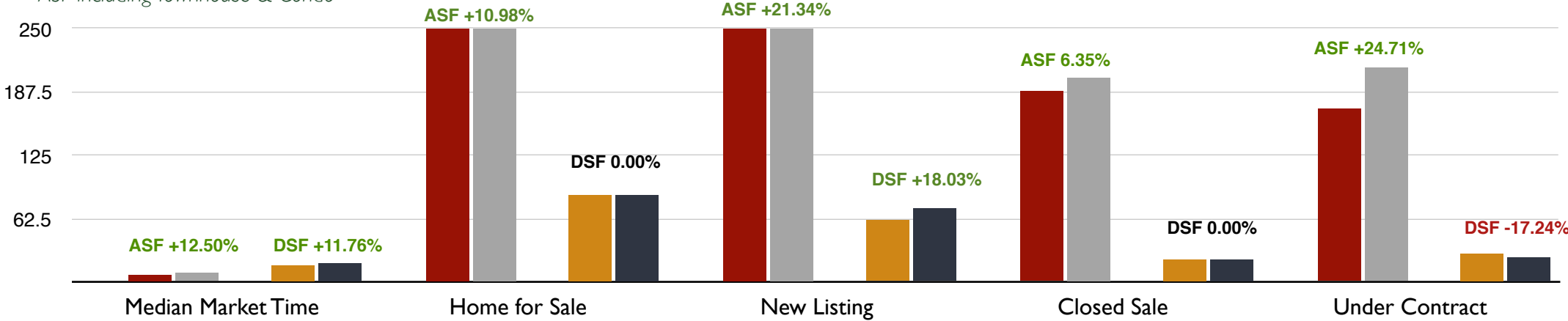
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	8	9	12.50%
Home for Sale	255	283	10.98%
New Listing	253	307	21.34%
Closed Sale	189	201	6.35%
Under Contract	170	212	24.71%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	17	19	11.76%
Home for Sale	86	86	0.00%
New Listing	61	72	18.03%
Closed Sale	23	23	0.00%
Under Contract	29	24	-17.24%



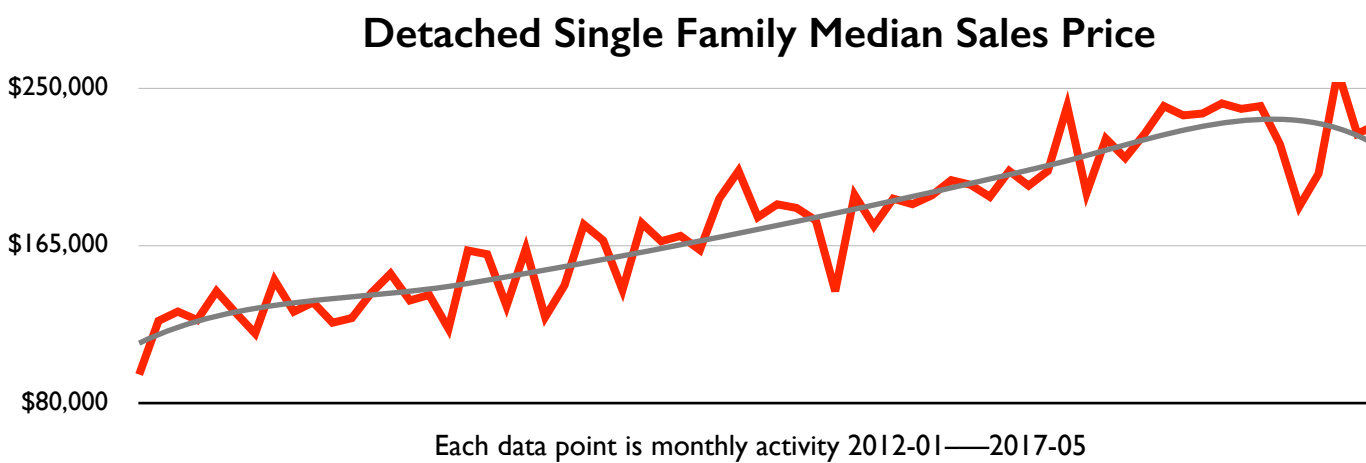
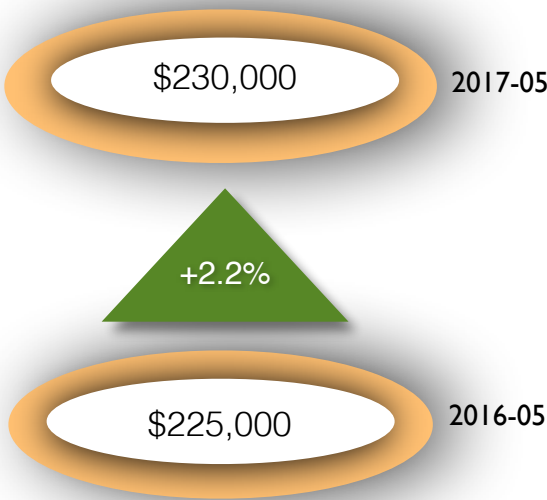
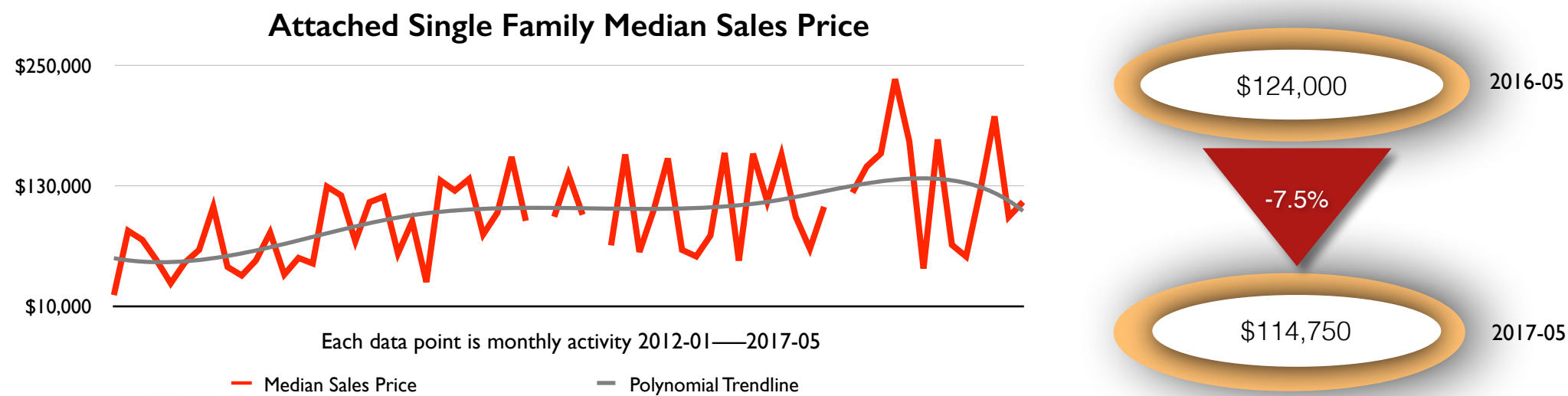
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Belmont Cragin

Monthly Update 2017-05



-28.0%	-7.9%	-15.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



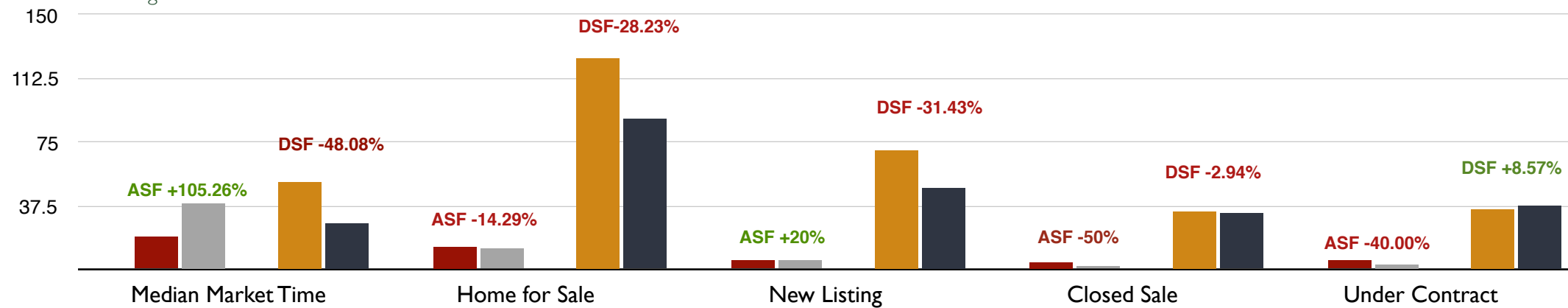
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	19	39	+105.26%
Home for Sale	14	12	-14.29%
New Listing	5	6	+20.00%
Closed Sale	4	2	-50.00%
Under Contract	5	3	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	52	27	-48.08%
Home for Sale	124	89	-28.23%
New Listing	70	48	-31.43%
Closed Sale	34	33	-2.94%
Under Contract	35	38	+8.57%



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

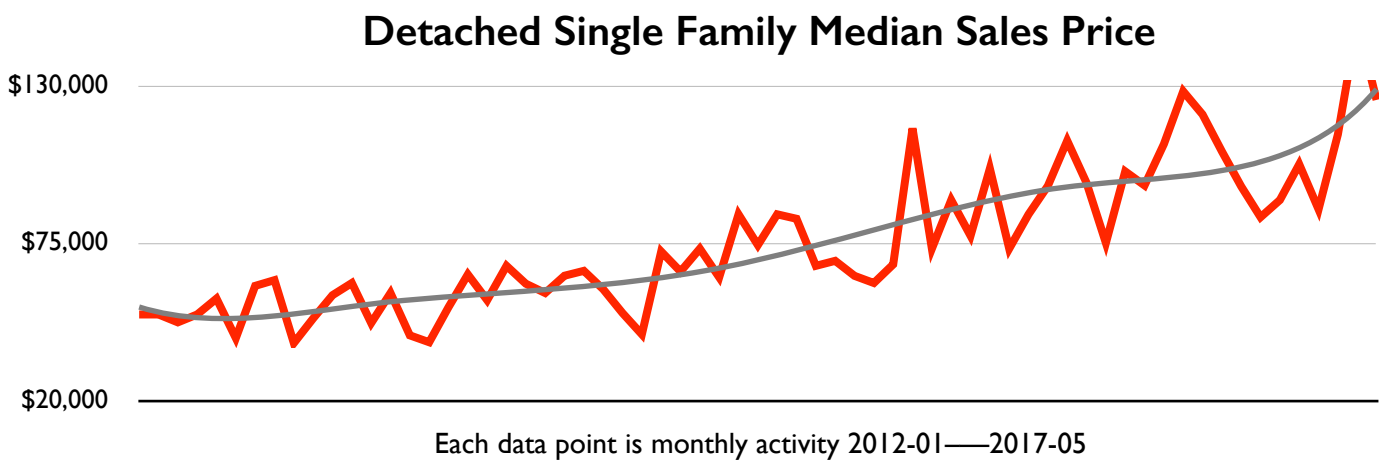
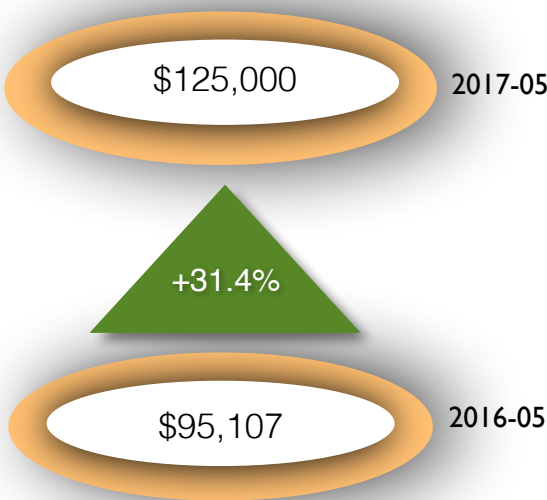
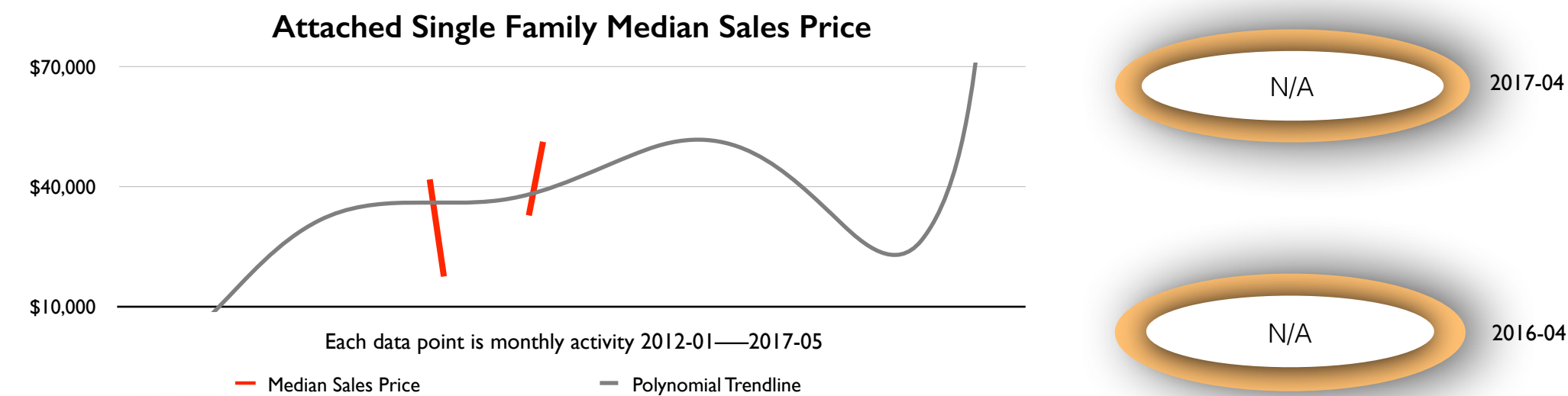
Monday, June 12, 2017

Chicago Lawn

Monthly Update 2017-05



0.0%	3.8%	-9.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



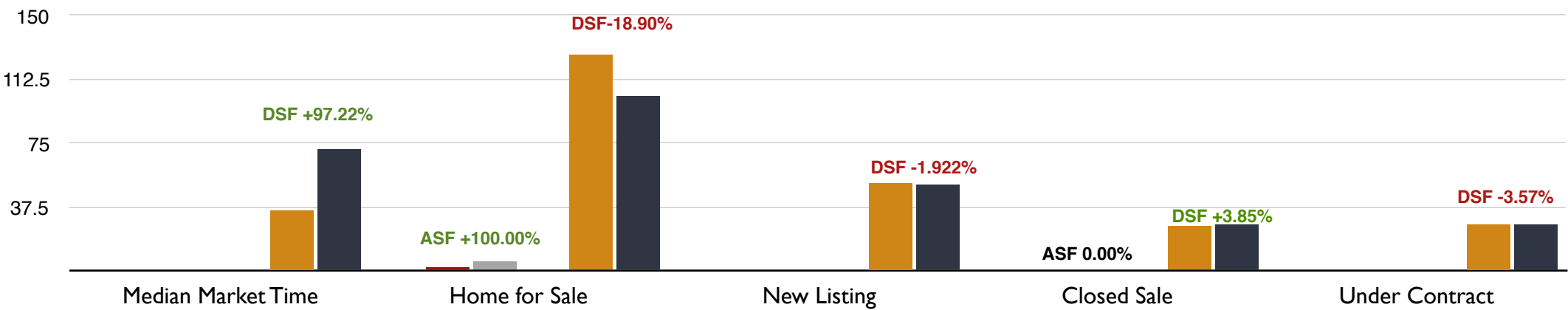
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	-	-	-
Home for Sale	2	6	+100%
New Listing	0	1	
Closed Sale	0	0	0.00%
Under Contract	0	0	-

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	36	71	97.22%
Home for Sale	127	103	-18.90%
New Listing	52	51	-1.92%
Closed Sale	26	27	3.85%
Under Contract	28	27	-3.57%

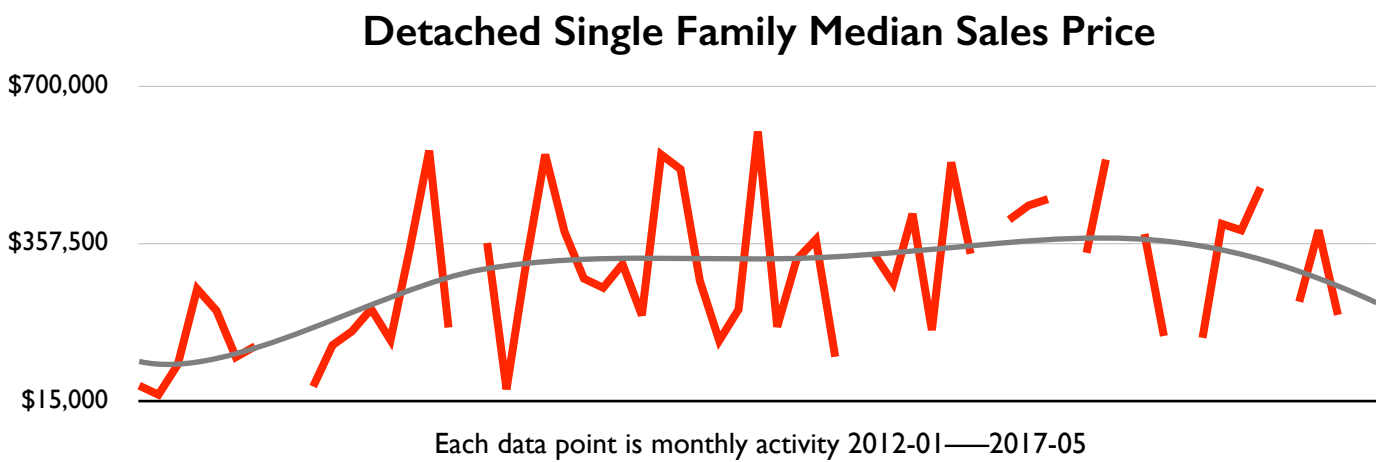
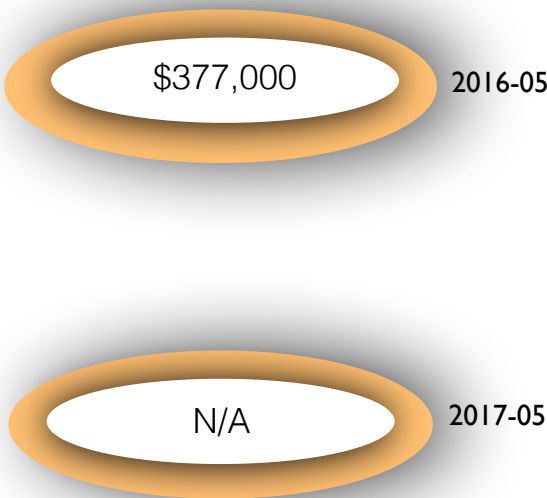
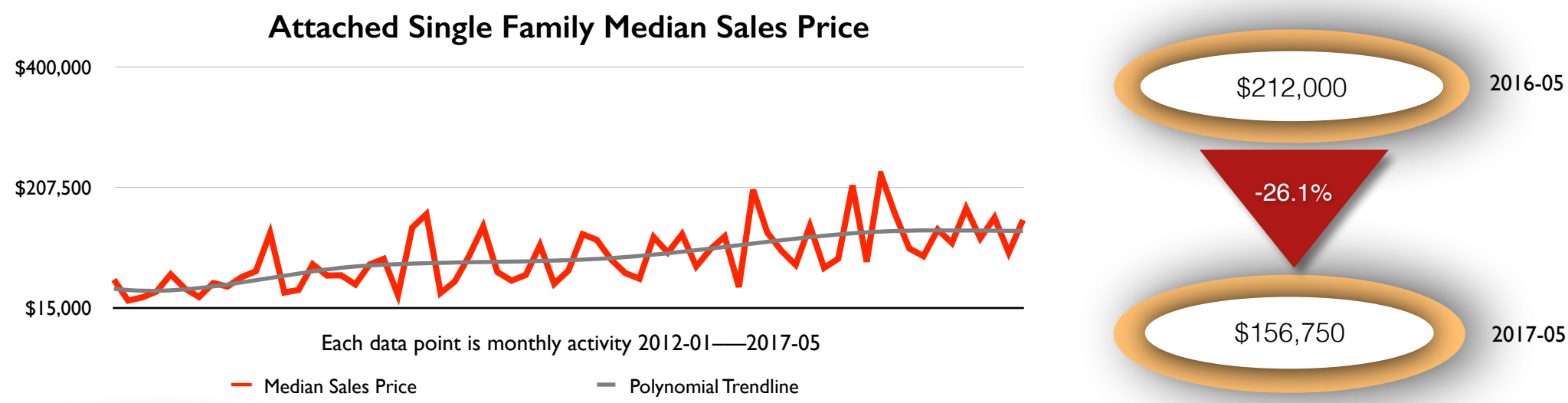


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, January 11, 2017



+16.7%	+200.0%	-55.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



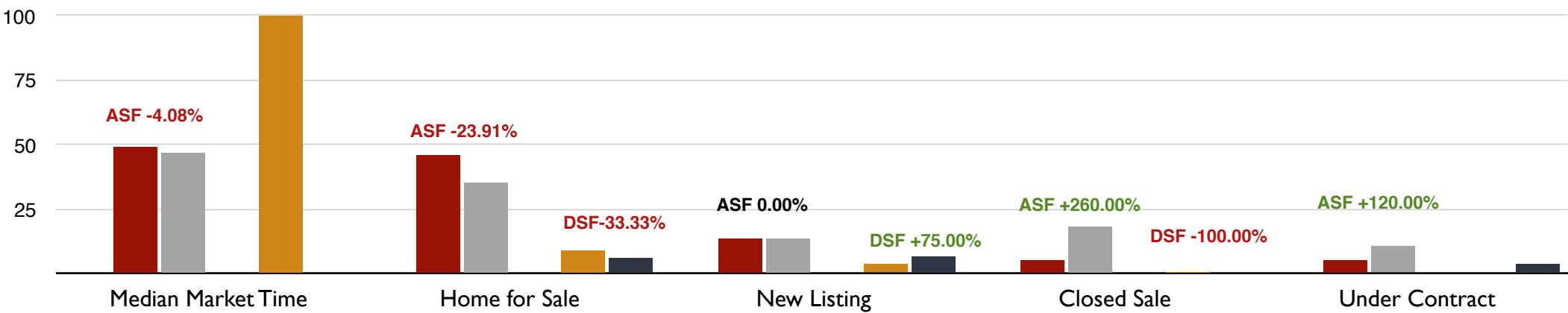
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	49	47	-4.08%
Home for Sale	46	35	-23.91%
New Listing	14	14	0.00%
Closed Sale	5	18	260.00%
Under Contract	5	11	120.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	170	-	-
Home for Sale	9	6	-33.33%
New Listing	4	7	75.00%
Closed Sale	1	0	-100.00%
Under Contract	0	4	

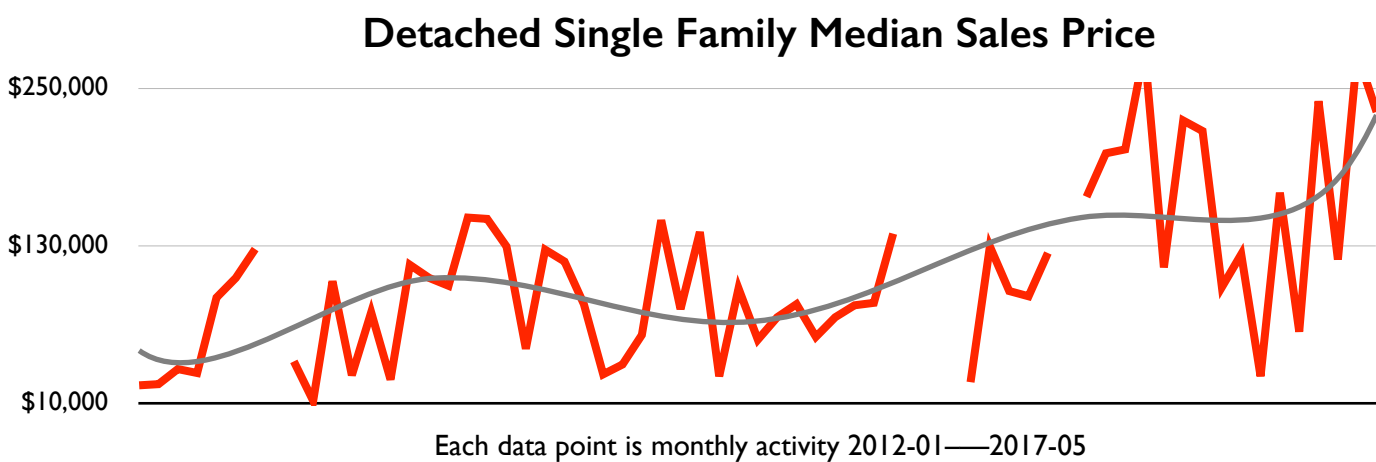
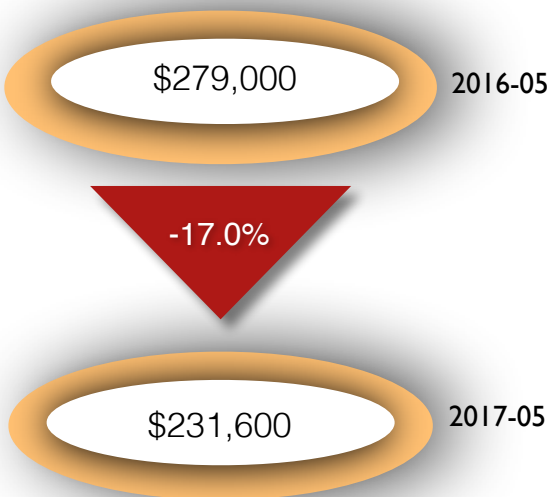
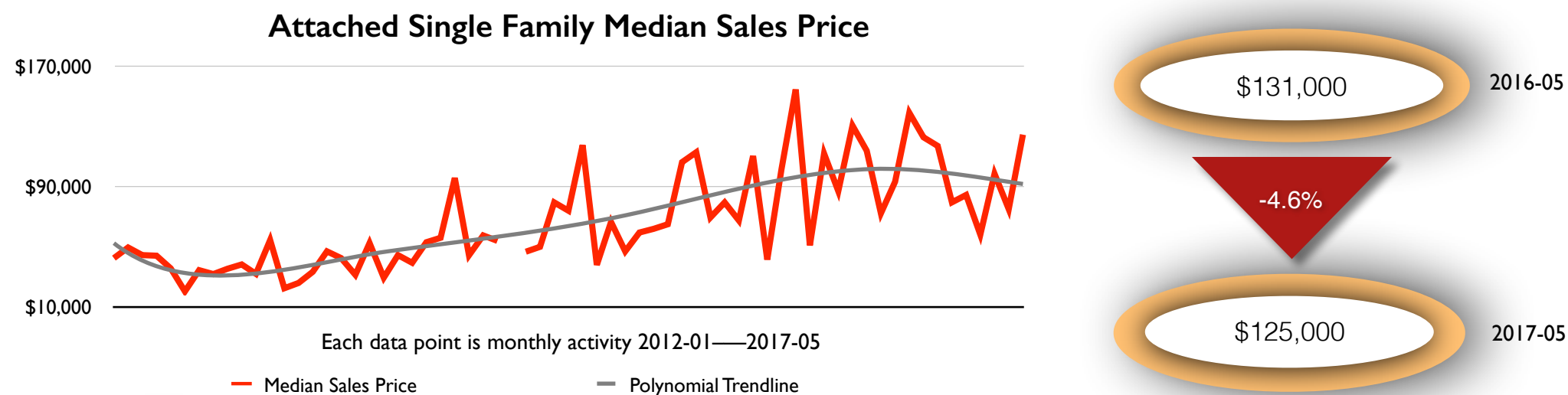


East Garfield Park

Monthly Update 2017-05



-41.2%	-20.0%	-26.7%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



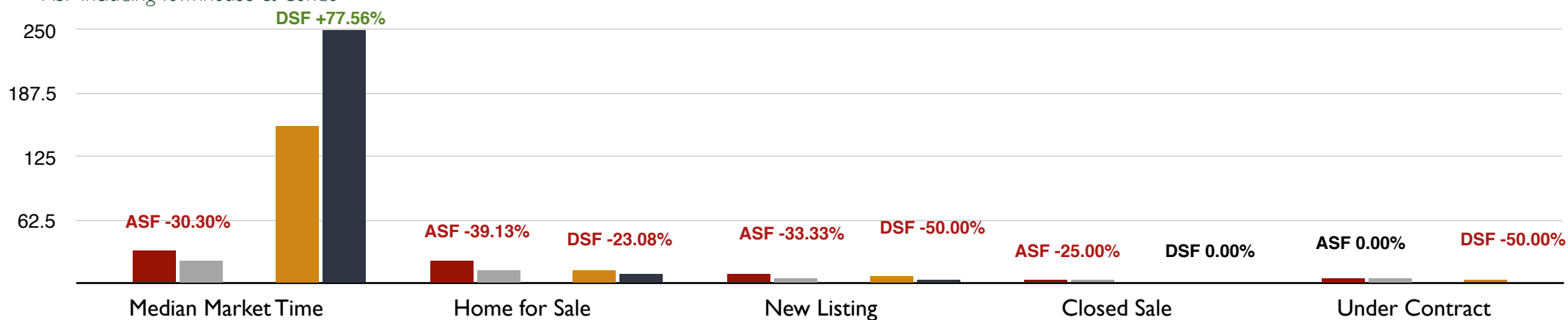
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	33	23	-30.30%
Home for Sale	23	14	-39.13%
New Listing	9	6	-33.33%
Closed Sale	4	3	-25.00%
Under Contract	5	5	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	156	277	77.56%
Home for Sale	13	10	-23.08%
New Listing	8	4	-50.00%
Closed Sale	1	1	0.00%
Under Contract	4	2	-50.00%



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

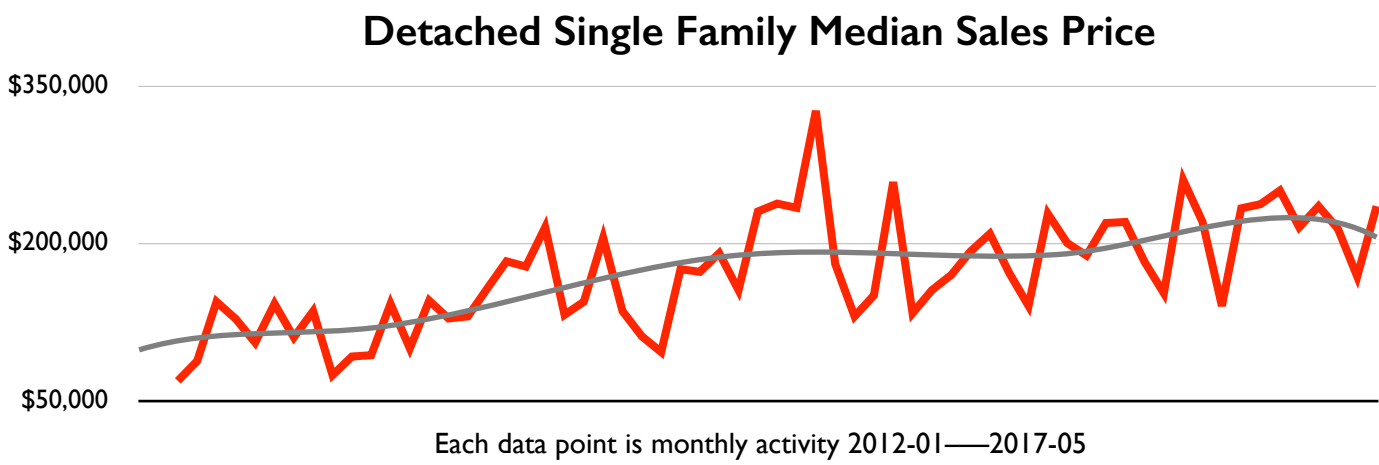
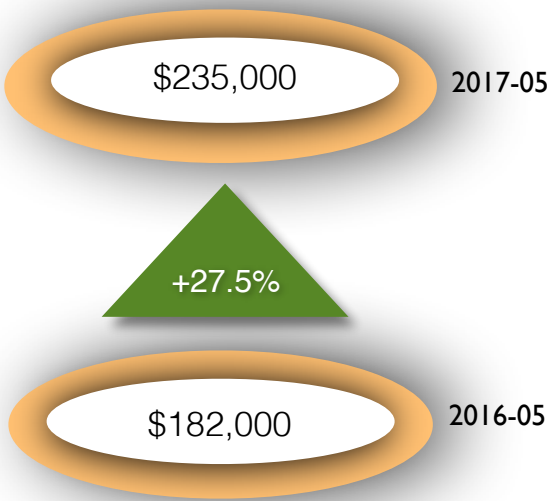
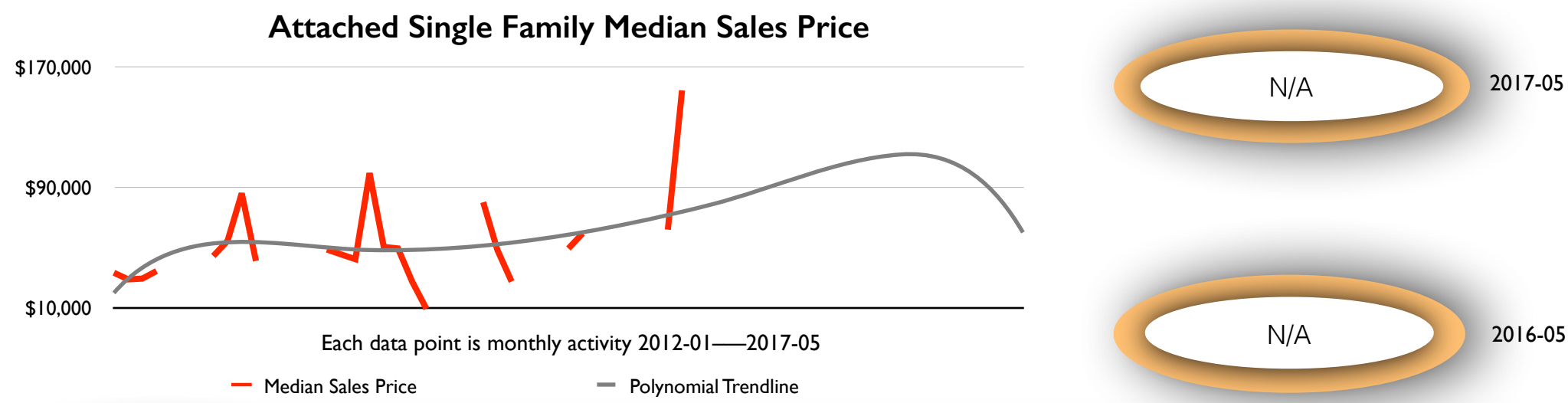
Monday, June 12, 2017

Hermosa

Monthly Update 2017-05



0.0%	0.0%	-22.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



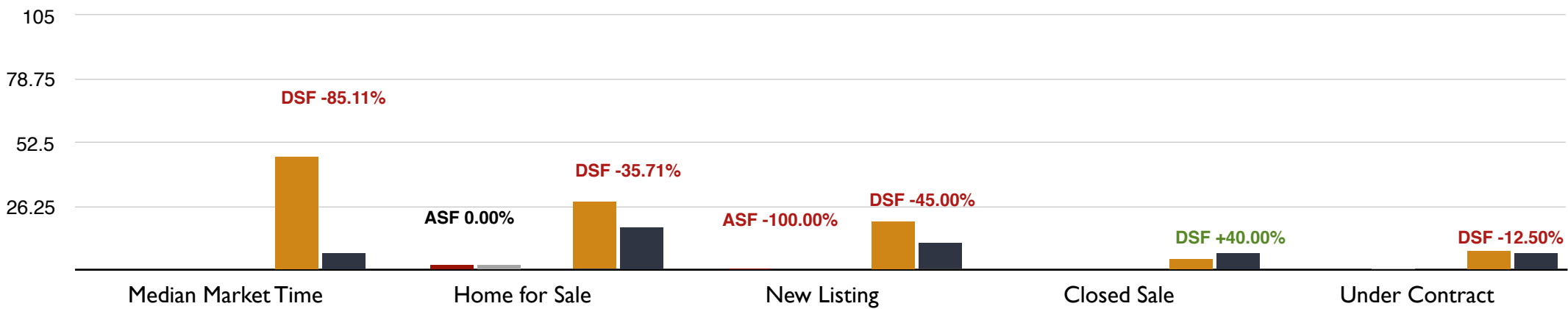
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	-	-	
Home for Sale	2	2	0.00%
New Listing	1	0	-100.00%
Closed Sale	0	0	
Under Contract	0	1	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	47	7	-85.11%
Home for Sale	28	18	-35.71%
New Listing	20	11	-45.00%
Closed Sale	5	7	40.00%
Under Contract	8	7	-12.50%



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

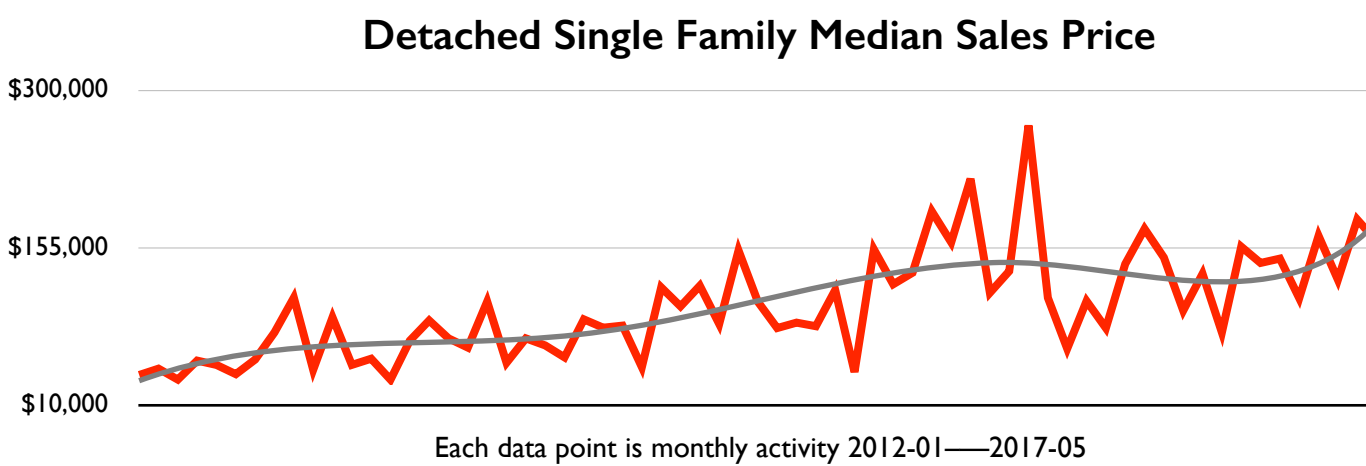
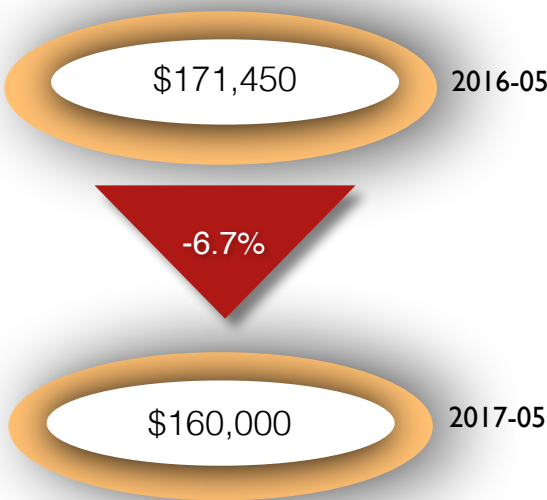
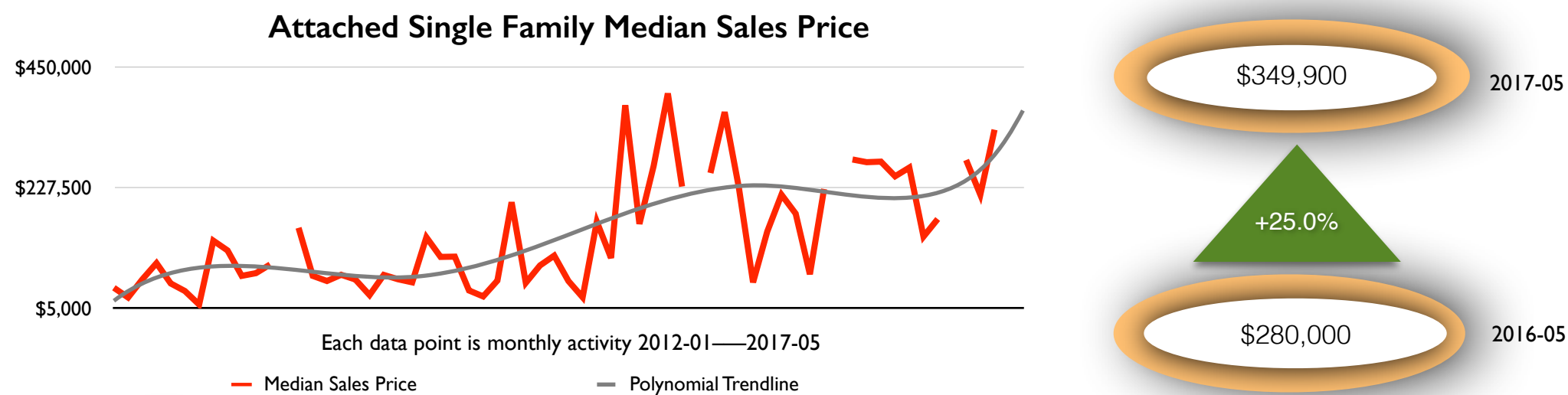
Monday, June 12, 2017

Humboldt Park

Monthly Update 2017-05



-41.0%	-14.3%	-36.1%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



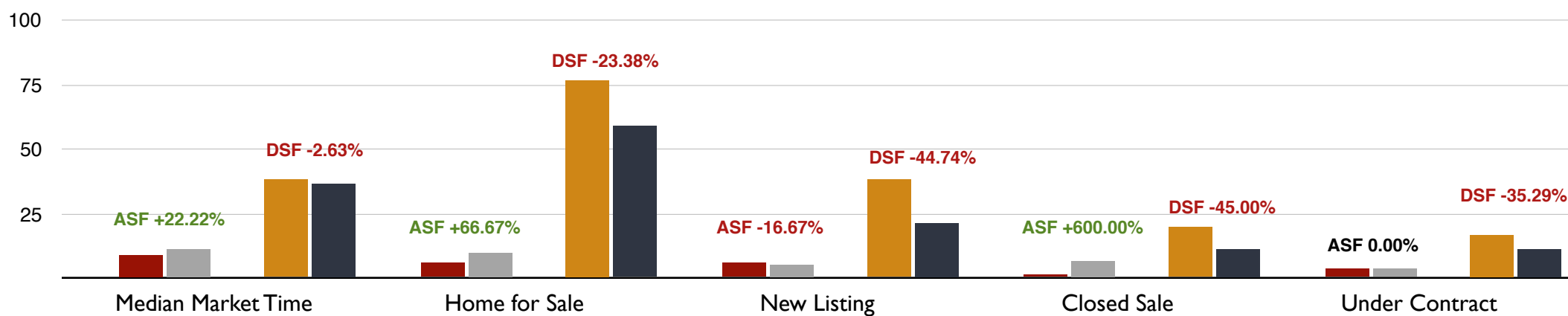
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	9	11	22.22%
Home for Sale	6	10	66.67%
New Listing	6	5	-16.67%
Closed Sale	1	7	600.00%
Under Contract	4	4	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	38	37	-2.63%
Home for Sale	77	59	-23.38%
New Listing	38	21	-44.74%
Closed Sale	20	11	-45.00%
Under Contract	17	11	-35.29%



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

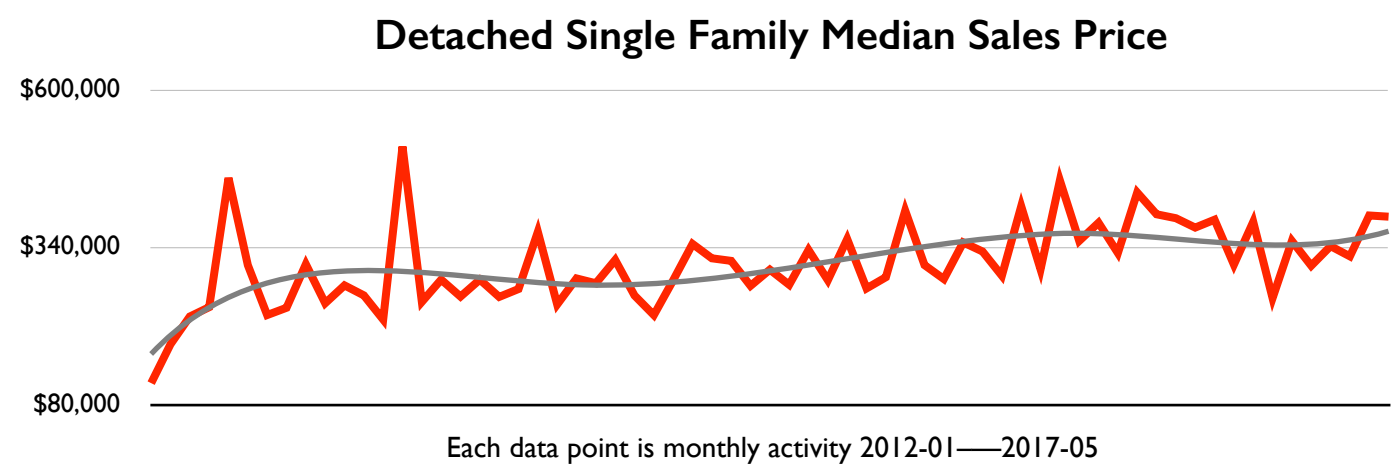
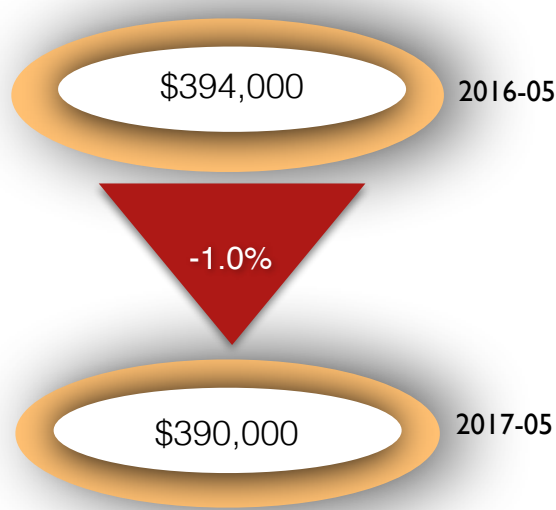
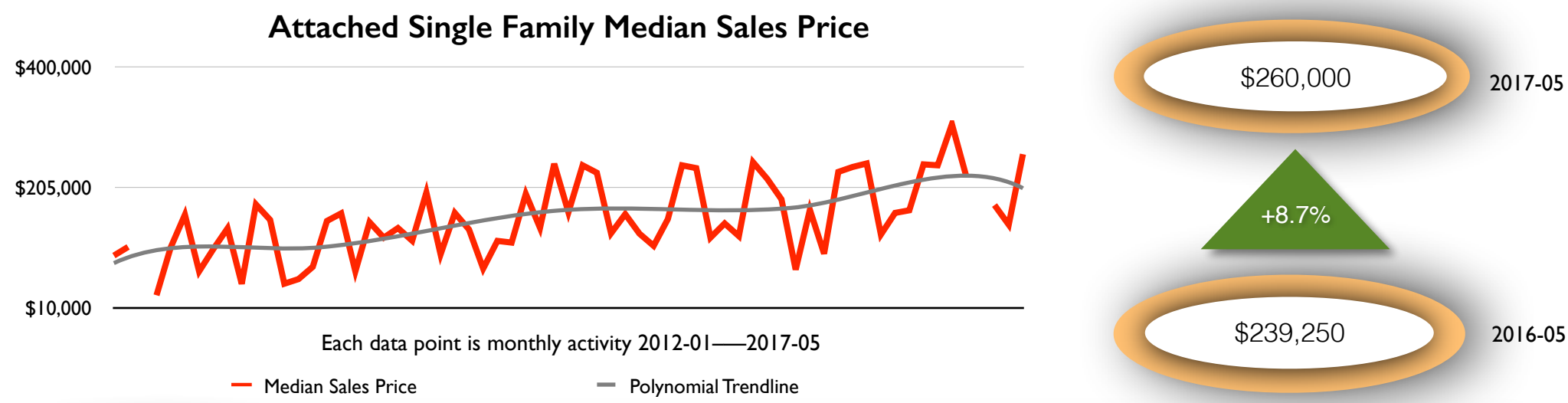
Monday, June 12, 2017

North Park

Monthly Update 2017-05



-14.3%	-47.1%	+57.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



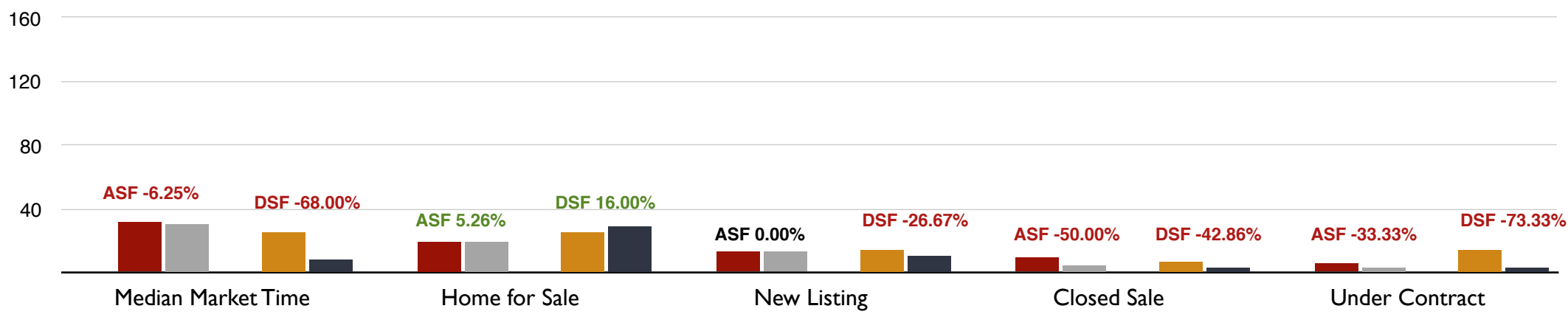
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	32	30	-6.25%
Home for Sale	19	20	5.26%
New Listing	13	13	0.00%
Closed Sale	10	5	-50.00%
Under Contract	6	4	-33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	25	8	-68.00%
Home for Sale	25	29	16.00%
New Listing	15	11	-26.67%
Closed Sale	7	4	-42.86%
Under Contract	15	4	-73.33%



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

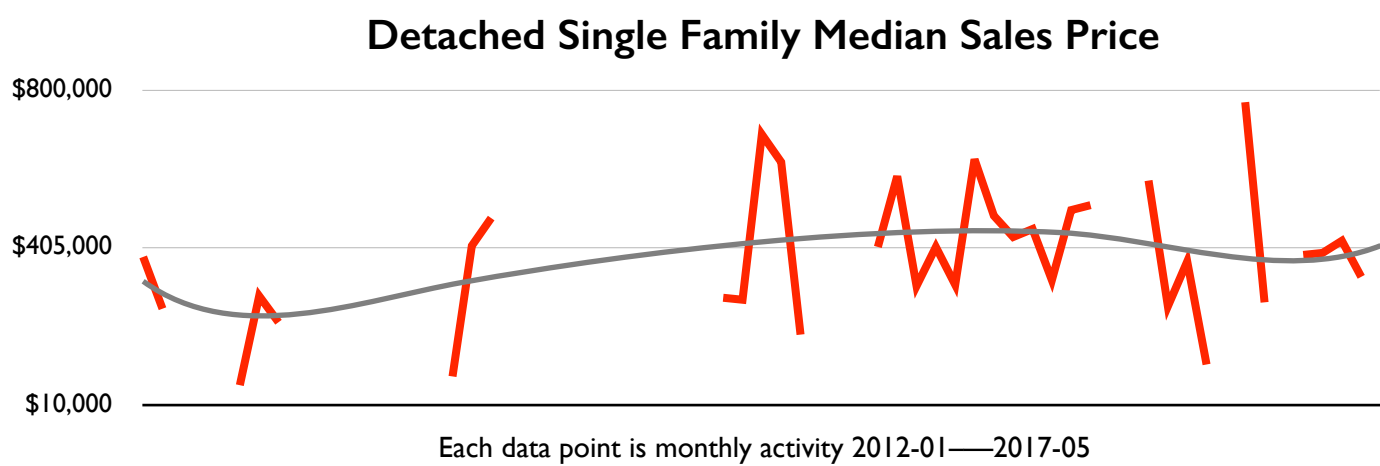
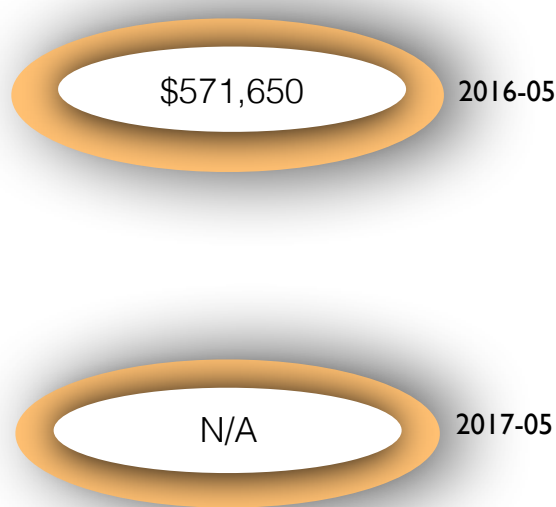
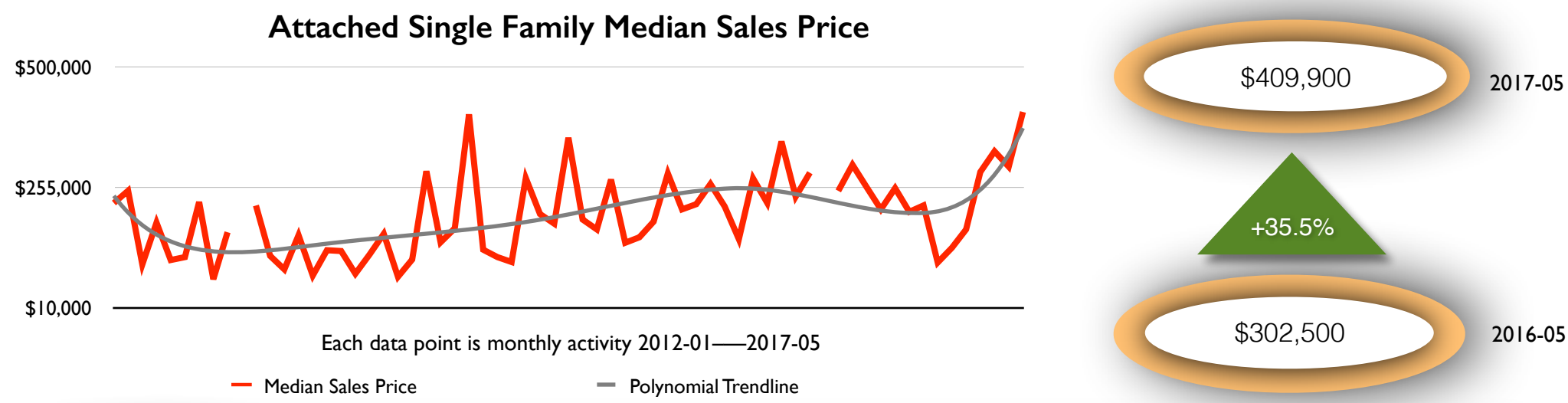
Monday, June 12, 2017

Oakland

Monthly Update 2017-05



-37.5%	-75.0%	-2.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



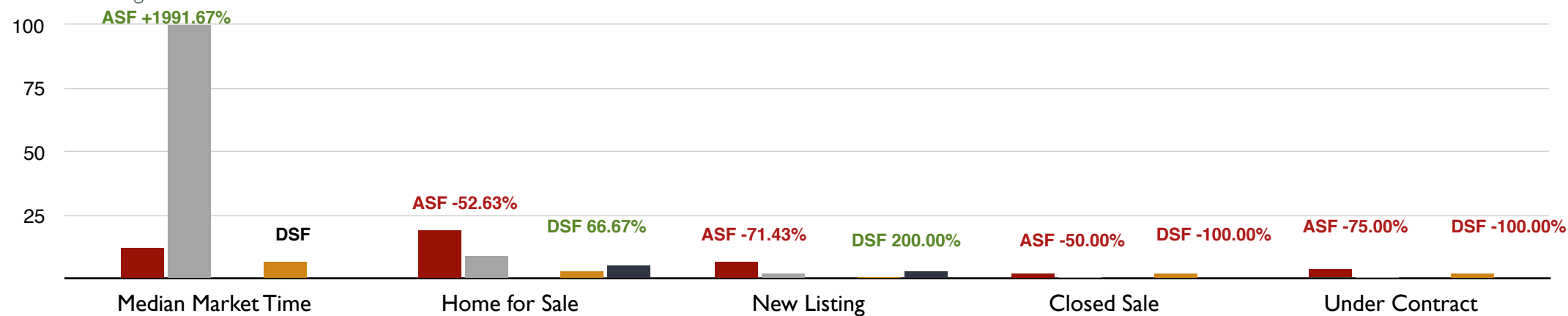
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	12	251	+1991.67%
Home for Sale	19	9	-52.63%
New Listing	7	2	-71.43%
Closed Sale	2	1	-50.00%
Under Contract	4	1	-75.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	7	-	
Home for Sale	3	5	66.67%
New Listing	1	3	200.00%
Closed Sale	2	0	-100.00%
Under Contract	2	0	-100.00%



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

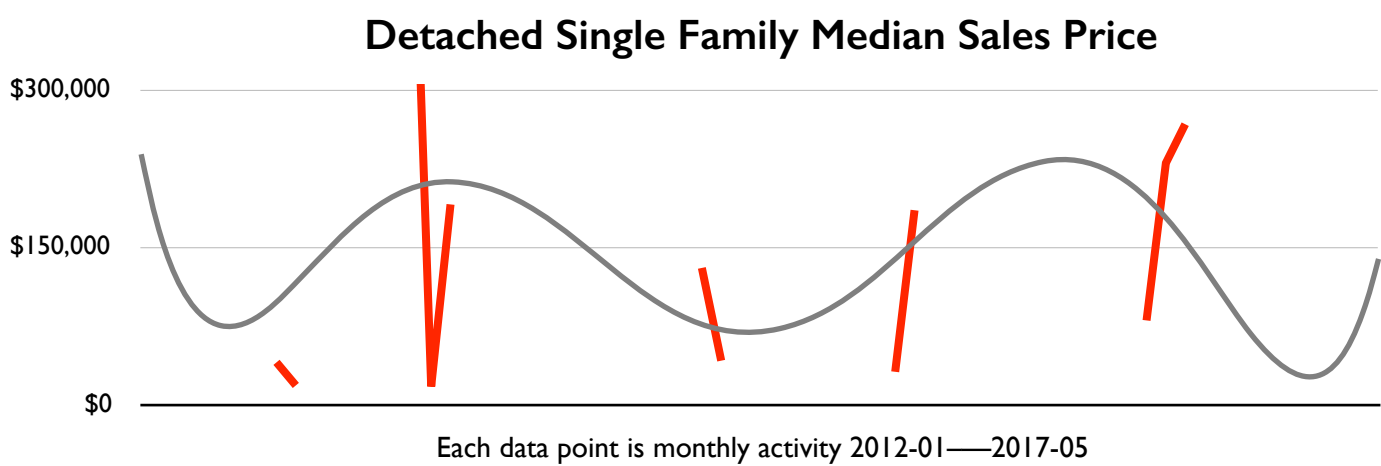
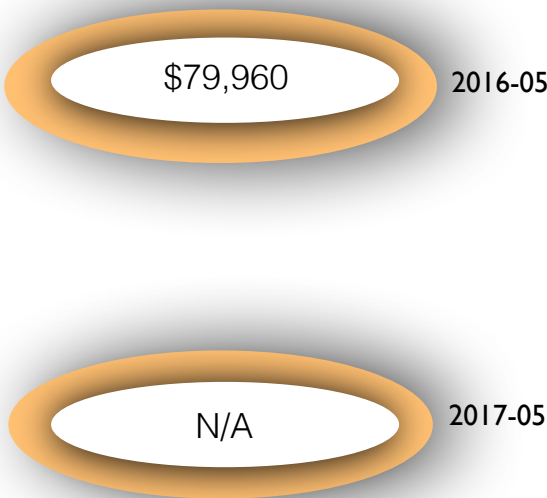
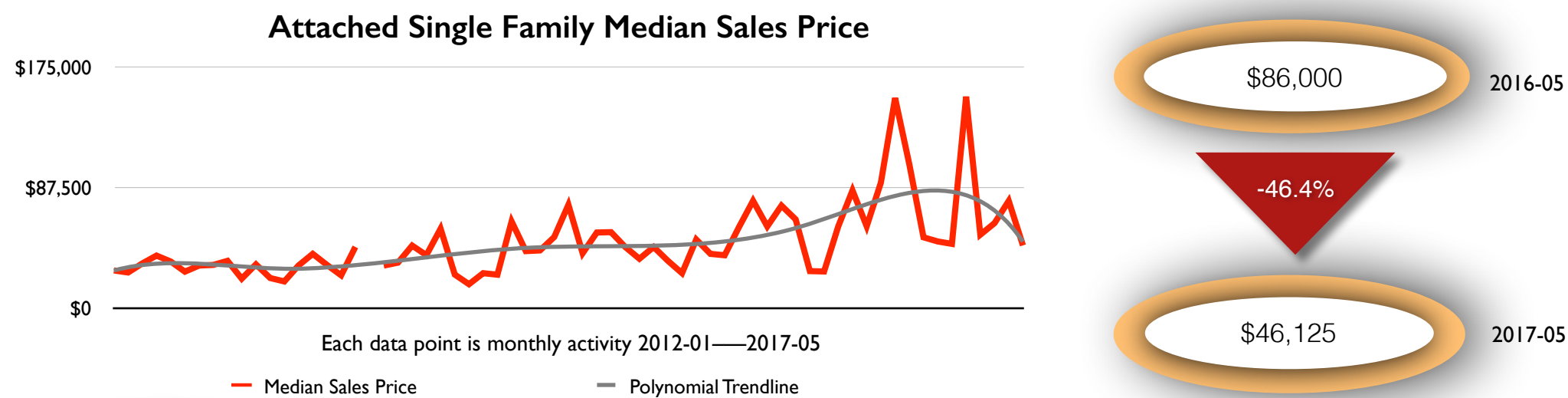
Monday, June 12, 2017

Washington Park

Monthly Update 2017-05



-14.3%	-60.0%	-51.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



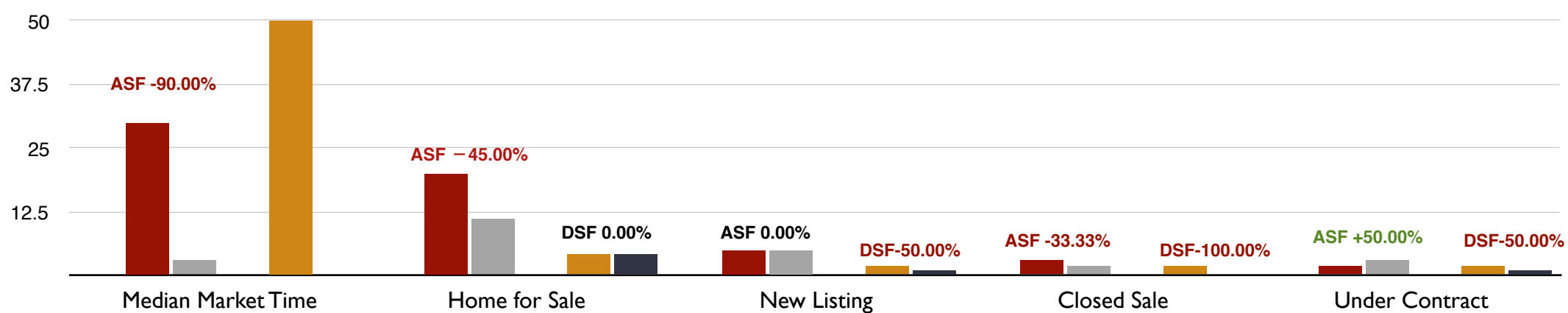
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	30	3	-90.00%
Home for Sale	20	11	-45.00%
New Listing	5	5	0.00%
Closed Sale	3	2	-33.33%
Under Contract	2	3	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	77	-	
Home for Sale	4	4	0.00%
New Listing	2	1	-50.00%
Closed Sale	2	0	-100.00%
Under Contract	2	1	-50.00%



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

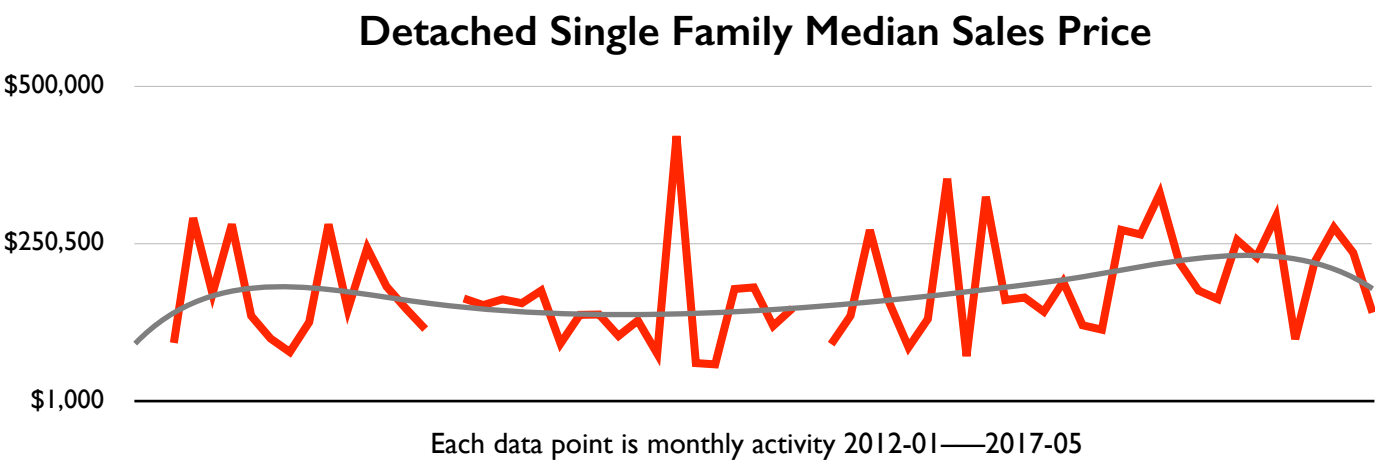
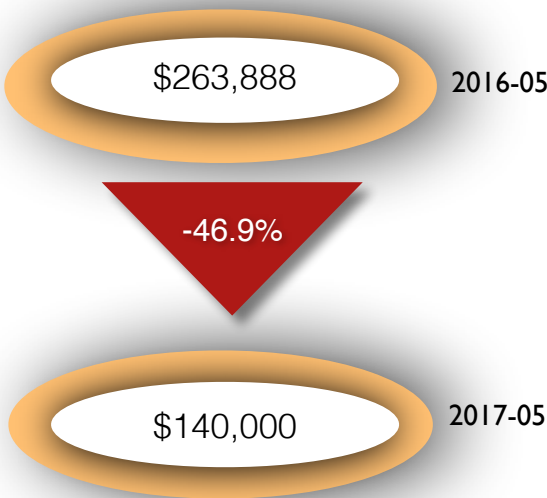
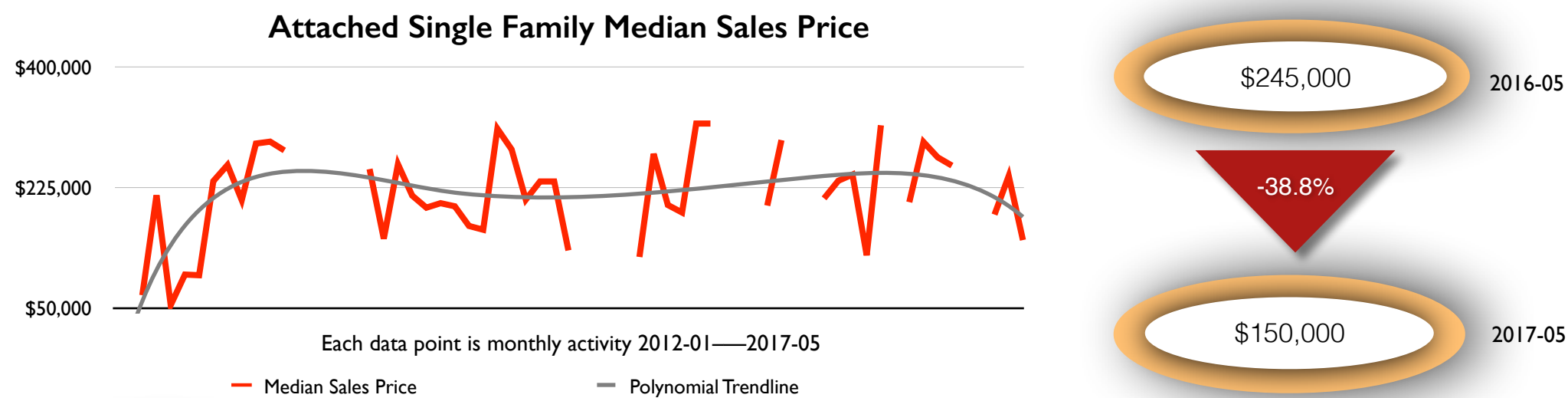
Wednesday, January 11, 2017

McKinley Park

Monthly Update 2017-05



-57.1%	0.0%	-52.2%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



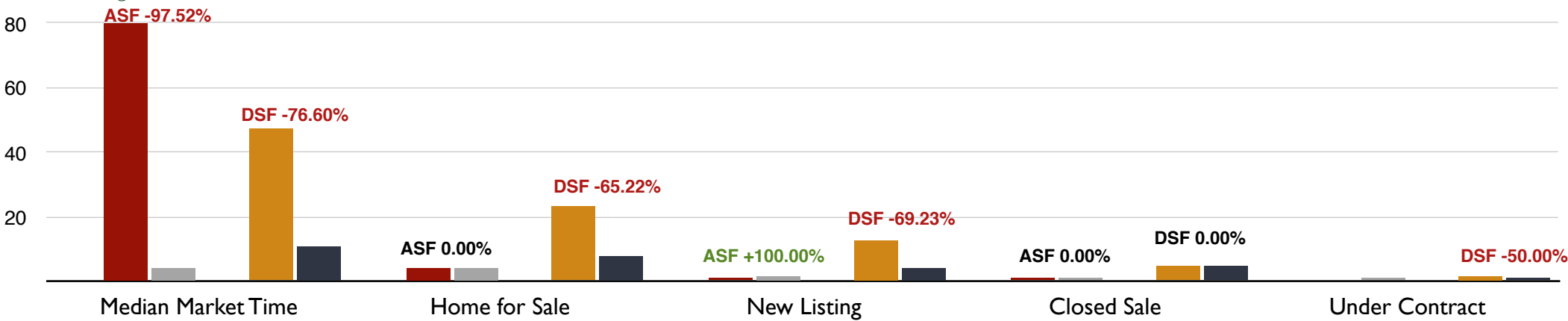
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	161	4	-97.52%
Home for Sale	4	4	0.00%
New Listing	1	2	100.00%
Closed Sale	1	1	0.00%
Under Contract	0	1	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	47	11	-76.60%
Home for Sale	23	8	-65.22%
New Listing	13	4	-69.23%
Closed Sale	5	5	0.00%
Under Contract	2	1	-50.00%



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

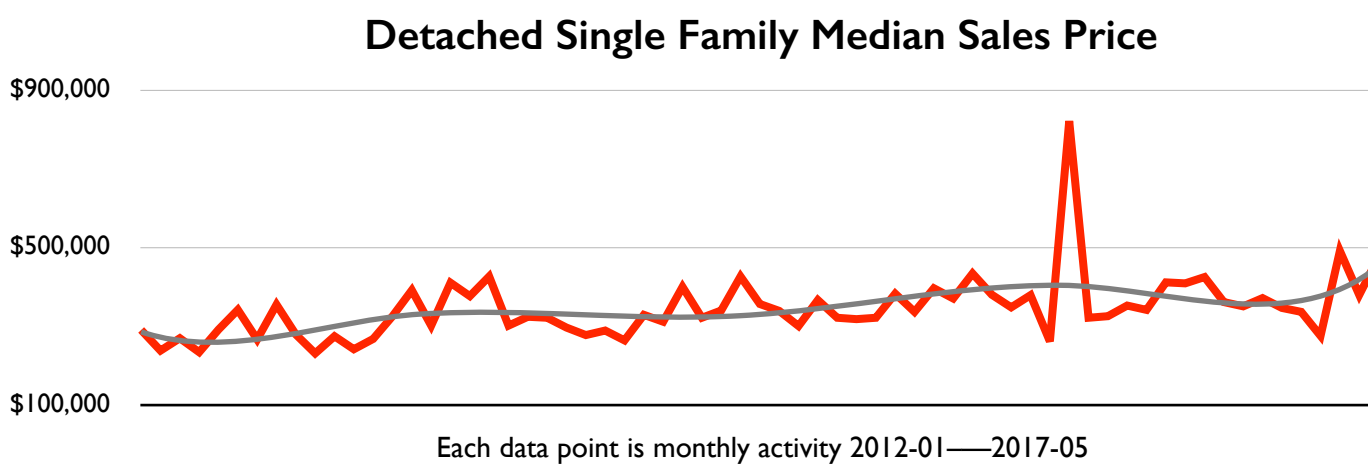
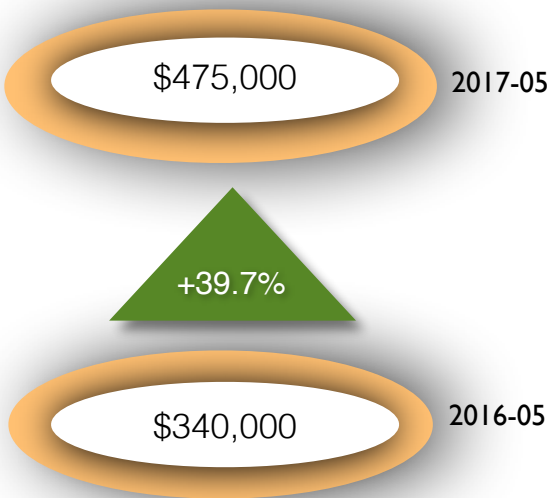
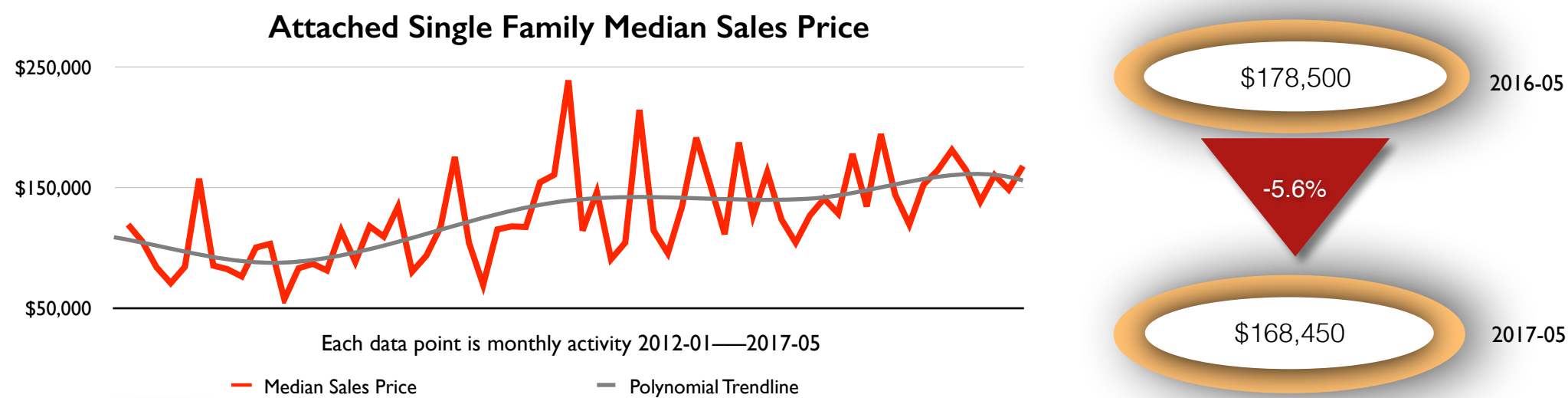
Monday, June 12, 2017

Edison Park

Monthly Update 2017-05



-26.5%	+16.7%	-48.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



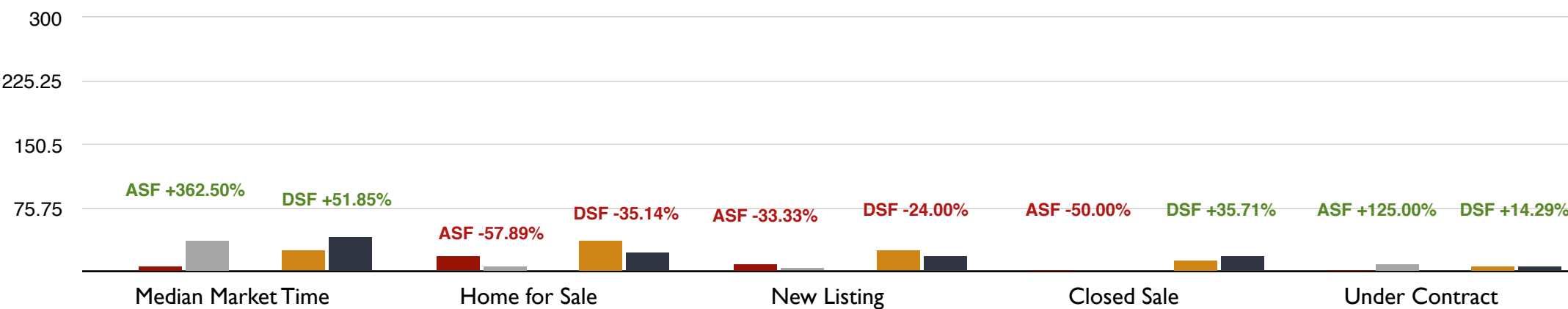
Attached Single Family (ASF)

	2016-05	2017-05	Changes
Median Market Time	8	37	362.50%
Home for Sale	19	8	-57.89%
New Listing	9	6	-33.33%
Closed Sale	4	2	-50.00%
Under Contract	4	9	125.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-05	2017-05	Changes
Median Market Time	27	41	51.85%
Home for Sale	37	24	-35.14%
New Listing	25	19	-24.00%
Closed Sale	14	19	35.71%
Under Contract	7	8	14.29%




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

Monday, June 12, 2017



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



*Phone: 773.388.0003
Email: appraisal@pahroo.com
Website: [www. pahroo.com](http://www.pahroo.com)*

