



CHICAGO

NEIGHBORHOOD MARKET REPORT

OCTOBER 2015

KEK TAKEAWAYS...



- According to the Data from MRED, positive housing market momentum carried into October with the median prices experiencing healthy year over year gains. Based on the data of Chicagoland PMSA (Primary Metropolitan Statistical Area) the median price in October 2015 rose to \$200,000, a 8.1 percent gain over October 2014's median price of \$185,000.
- The annual pattern of home sales continues with modest annual gains but negative month over month growth rate, home sales in October 2014 totaled 9,229 homes sold, down 1.2 percent from October 2014 when 9,342 homes sold in the Chicagoland PMSA area.
- The continued low number of homes available for sale shows the market still stand. The time it took to sell a home in October averaged 50 days in the PMSA area, down from 51 days a year ago. The total inventory of properties available for sale as of October was 42,706, down 6.4 percent from 45,637 last month and down 10.7 percent from 47,847 in October of last year. October 2015 inventory was at the lowest level compared to October of 2014 and 2013.
- The monthly average commitment rate to interest rate for a 30-year, fixed-rate mortgage in Chicago rose to 4.04 percent from 3.94 percent, according to the bankrate.com national survey of large lenders.
- The end of summer sales activity was highlighted by listings under contract for detached homes increasing 12.6 percent and 8 percent for attached homes. More typical of fall market activity, new listings increased for both detached and attached homes compared to 12 months ago, 7.4 percent and 4.7 percent respectively.

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

Chicagoland PMSA— October 2015

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

+0.7%

Change in
New Listing
All properties

-1.5%

Change in
Closed Sales
All properties

-11.2%

Change in
Inventory of Homes
All properties

TABLE OF CONTENTS:

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

PahRoo Appraisal & Consultancy

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

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

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

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

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

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

Call us now at (773) 388-0003 or email us at Appraisal@PahRoo.com!

INTRODUCTION & METHODOLOGY



Monthly Update—October 2015

The purpose of this monthly report is to describe the actual situation of Chicago-land real estate market by analyzing the statistical data from 30 representative Chicago neighborhoods and identifying the market trends. Many different metrics will be used within the report, also calculating their monthly and annually changes to understand the market fluctuation. Furthermore, for all Chicago neighborhoods, there will be a differentiation between detached and attached Single Family properties, for better understand their specific trends.

The report created a comprehensive picture of the real market for each neighborhood based on monthly update, the metrics including but not limited to New Listings, Closed Sales, Monthly Supply, % Last List Price, Median Sales Price, Median Original List Price, Median Market Time, Home for Sale and the number of Under Contract. The data-provider *Infosparks*, product distributed by *MRED LLC*, has been used to find and

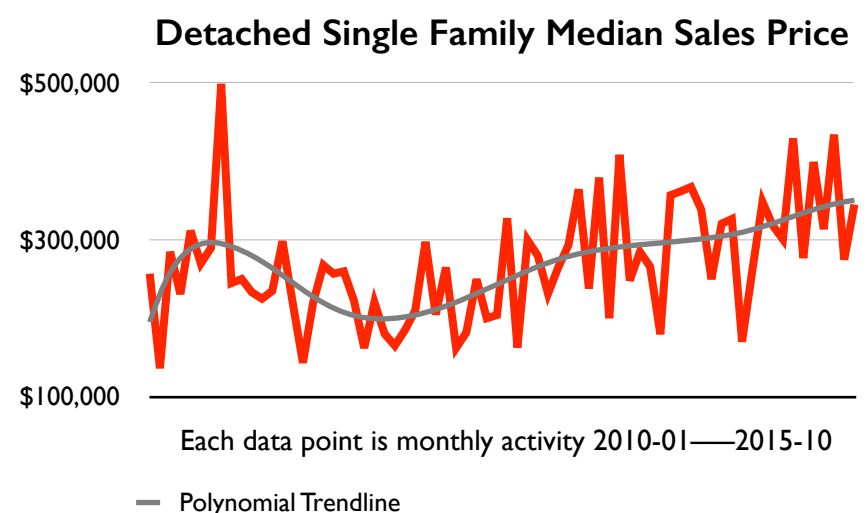
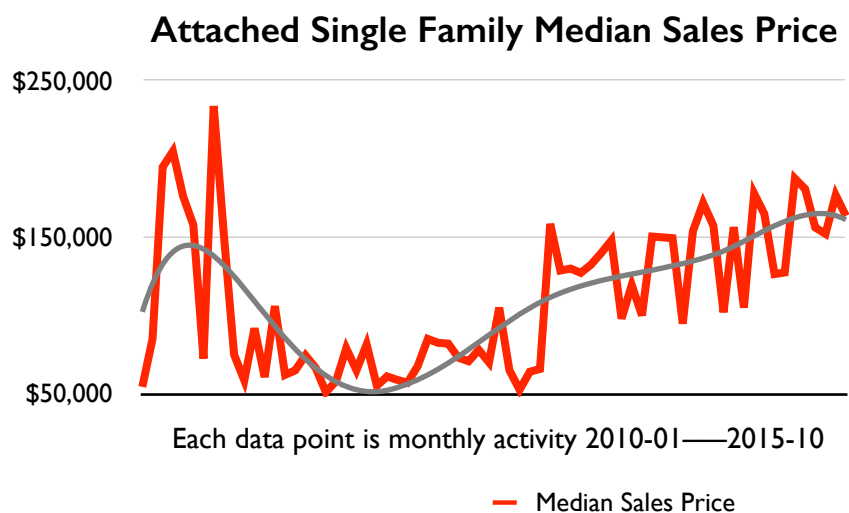
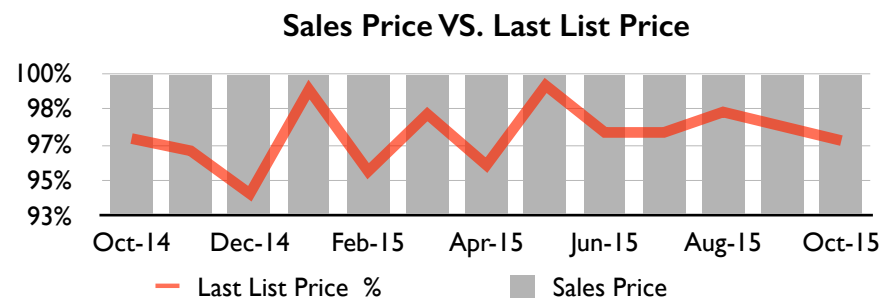
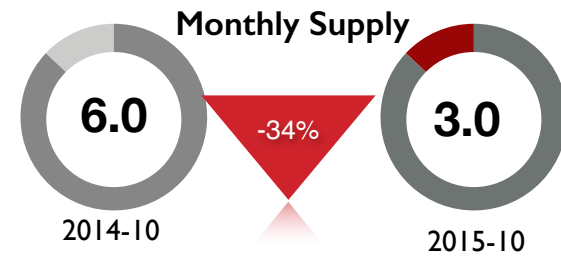
download data concerning those metrics.

By doing this report we hope to provide market insights for real estate owners, investors, agents, assets managers, who are interested in the Chicago market, and offer them the latest market update for some specific neighborhoods.

P.S. We appreciate any feedback you might have to offer. Please leave comments or suggestions about the monthly report to help us benefit from your experience Email us at appraisal@Pahroo.com We'd more than Welcome it.

Albank Park

Monthly Update 2015-10



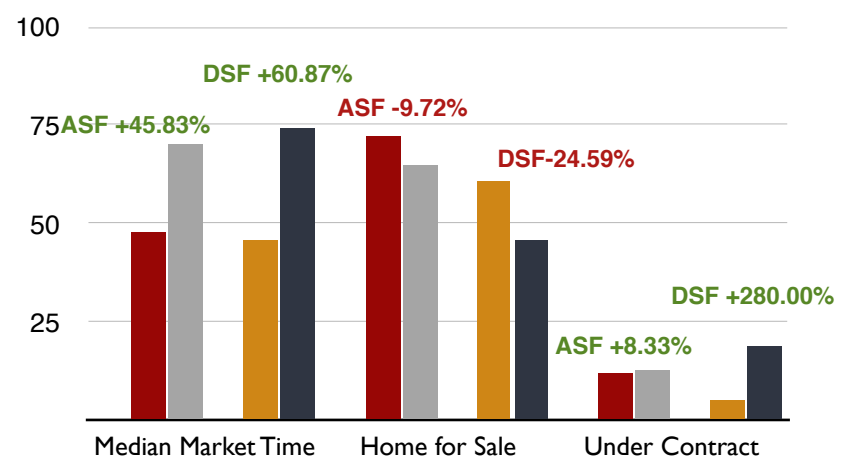
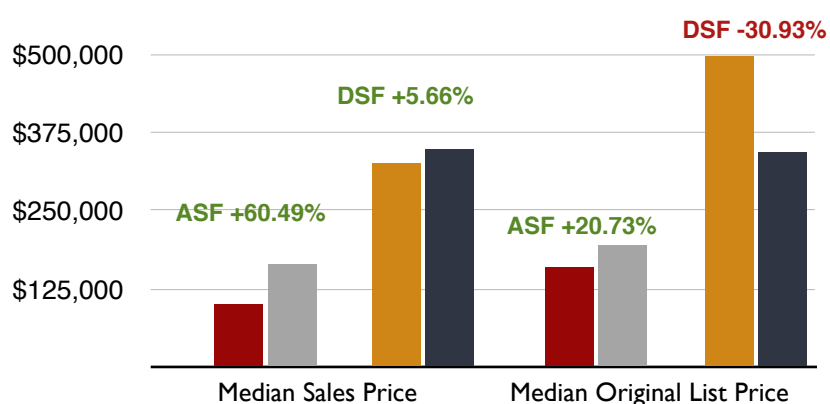
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$102,000 | \$163,700 | 60.49% |
| Median Original List Price | \$159,450 | \$192,500 | 20.73% |
| Median Market Time | 48 | 70 | 45.83% |
| Home for Sale | 72 | 65 | -9.72% |
| Under Contract | 12 | 13 | 8.33% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$327,000 | \$345,500 | 5.66% |
| Median Original List Price | \$499,500 | \$345,000 | -30.93% |
| Median Market Time | 46 | 74 | 60.87% |
| Home for Sale | 61 | 46 | -24.59% |
| Under Contract | 5 | 19 | 280.00% |

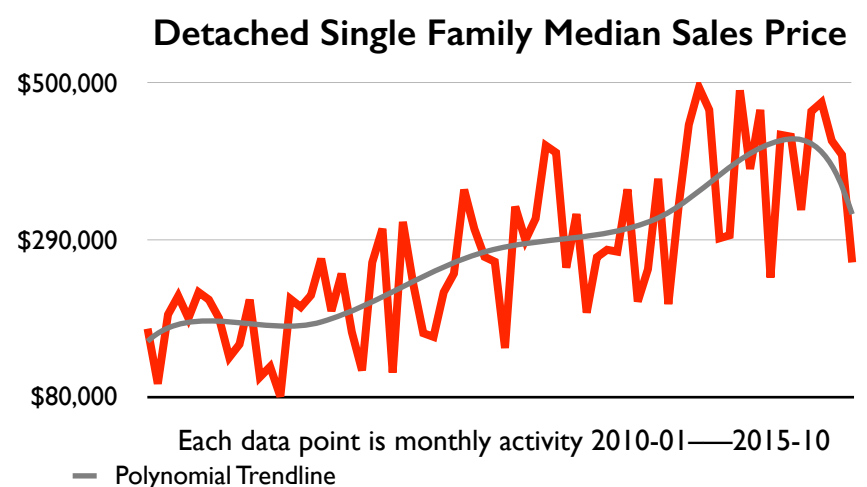
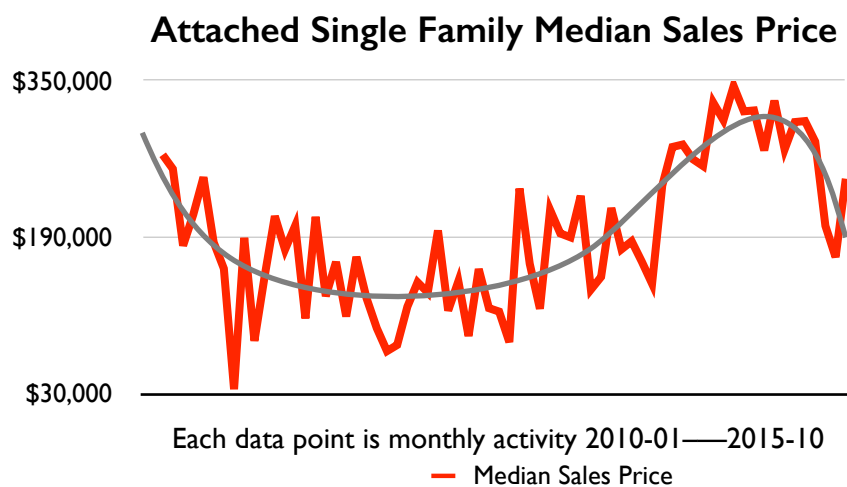
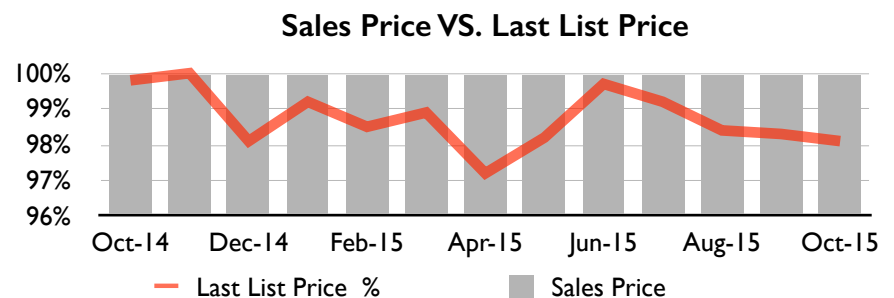
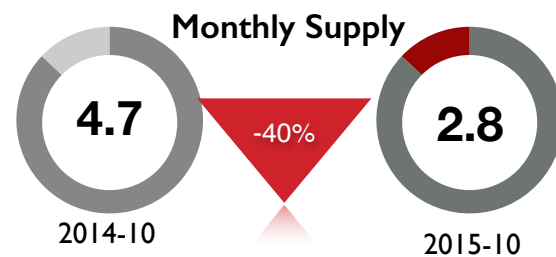


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Avondale

Monthly Update 2015-10



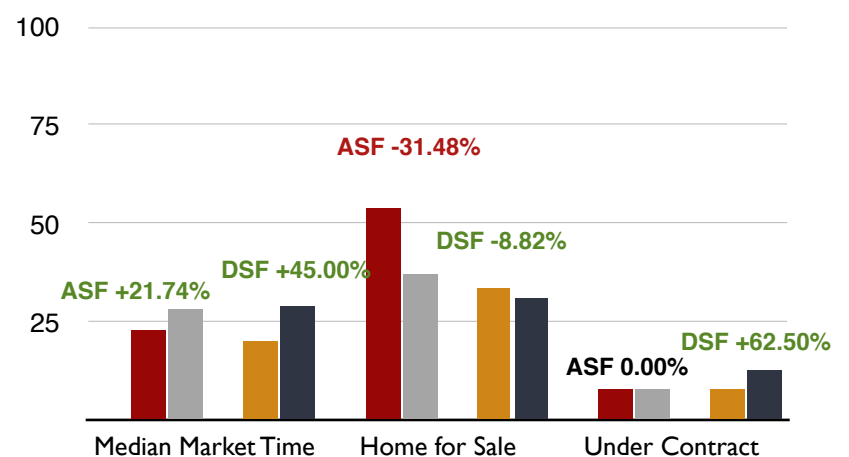
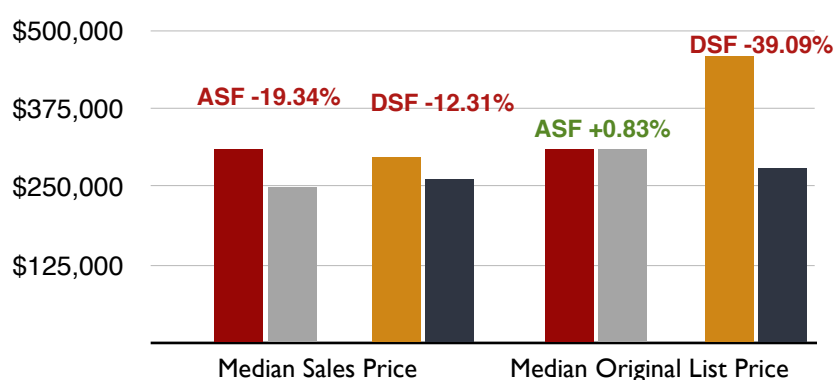
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$309,950 | \$250,000 | -19.34% |
| Median Original List Price | \$307,450 | \$310,000 | 0.83% |
| Median Market Time | 23 | 28 | 21.74% |
| Home for Sale | 54 | 37 | -31.48% |
| Under Contract | 8 | 8 | 0.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$296,500 | \$260,000 | -12.31% |
| Median Original List Price | \$457,250 | \$278,500 | -39.09% |
| Median Market Time | 20 | 29 | 45.00% |
| Home for Sale | 34 | 31 | -8.82% |
| Under Contract | 8 | 13 | 62.50% |

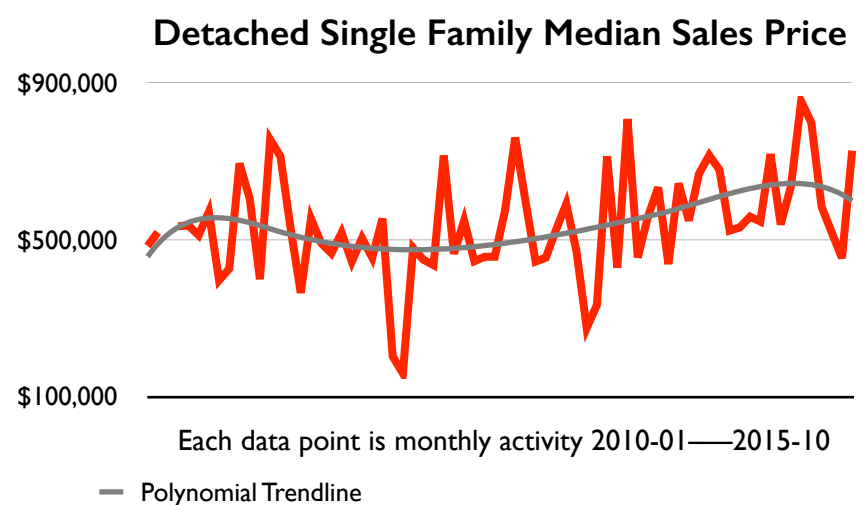
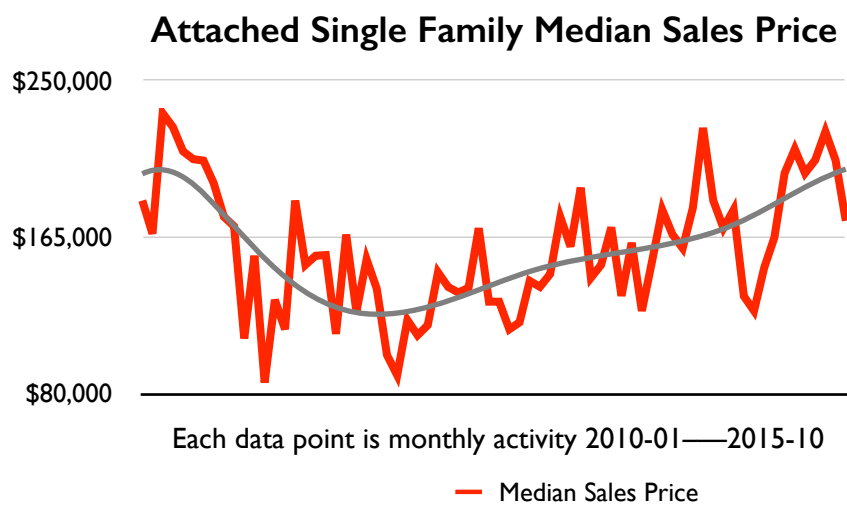
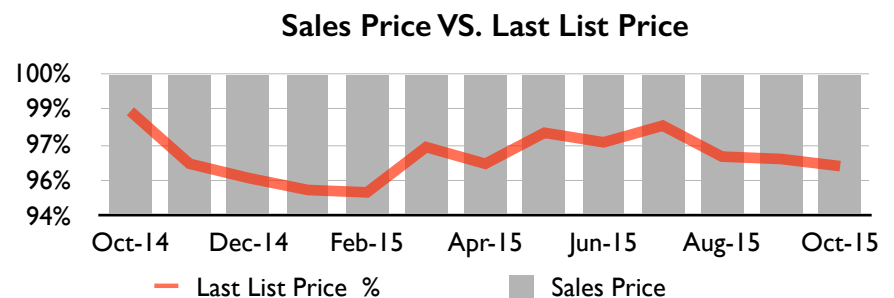
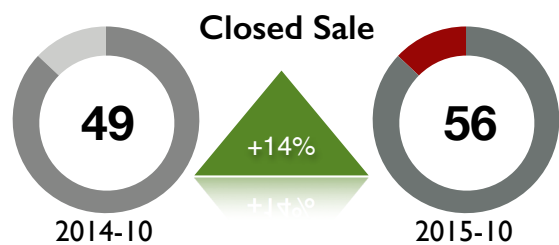
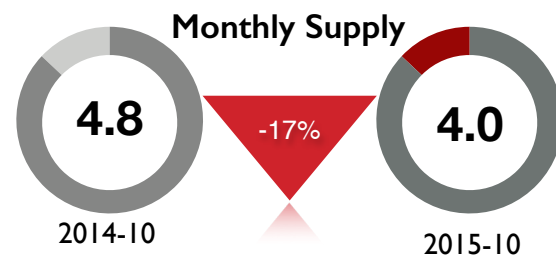


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Edgewater

Monthly Update 2015-10



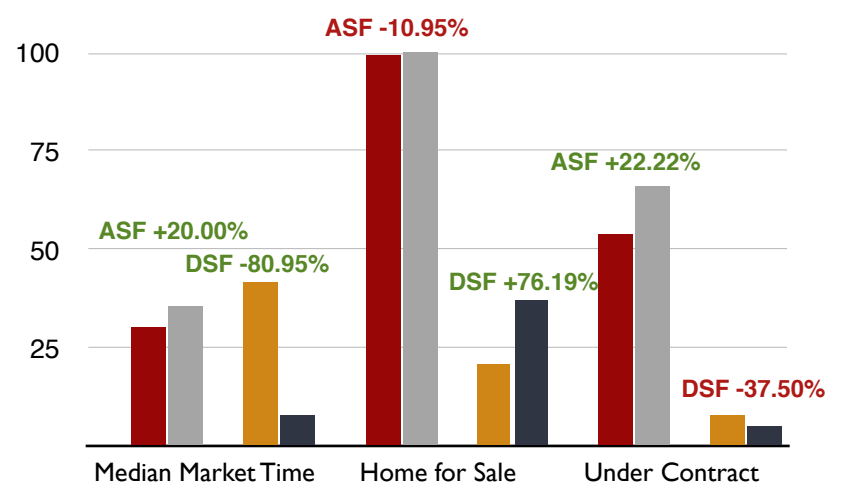
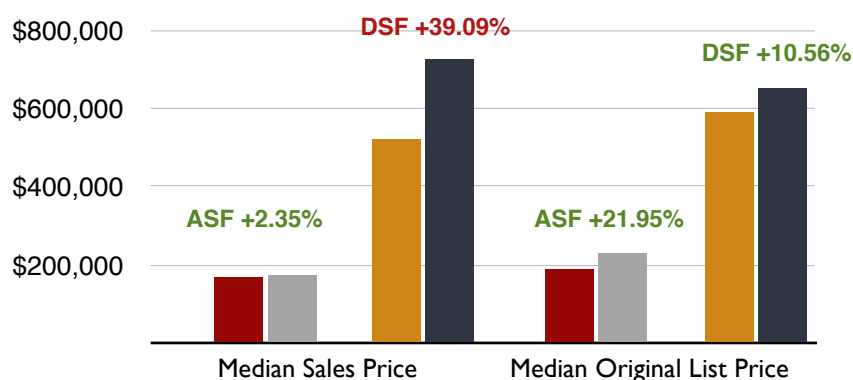
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$170,000 | \$174,000 | 2.35% |
| Median Original List Price | \$187,450 | \$228,600 | 21.95% |
| Median Market Time | 30 | 36 | 20.00% |
| Home for Sale | 274 | 244 | -10.95% |
| Under Contract | 54 | 66 | 22.22% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$524,125 | \$729,000 | 39.09% |
| Median Original List Price | \$587,000 | \$649,000 | 10.56% |
| Median Market Time | 42 | 8 | -80.95% |
| Home for Sale | 21 | 37 | 76.19% |
| Under Contract | 8 | 5 | -37.50% |

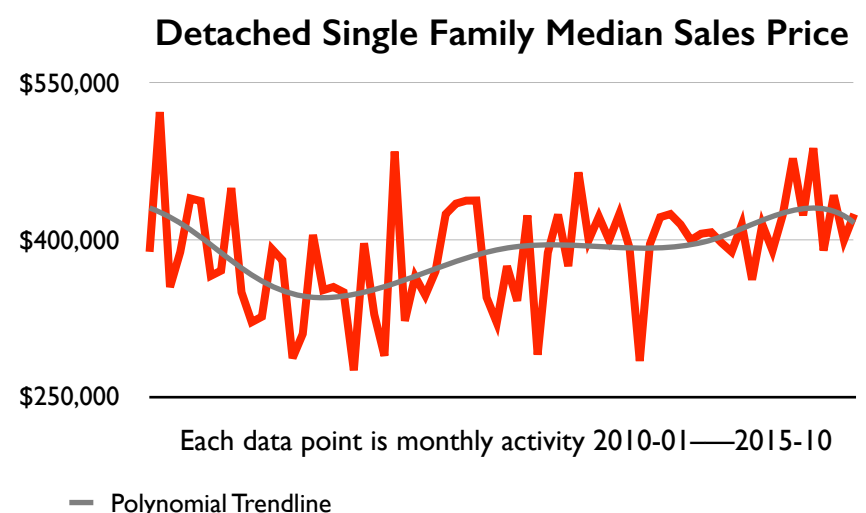
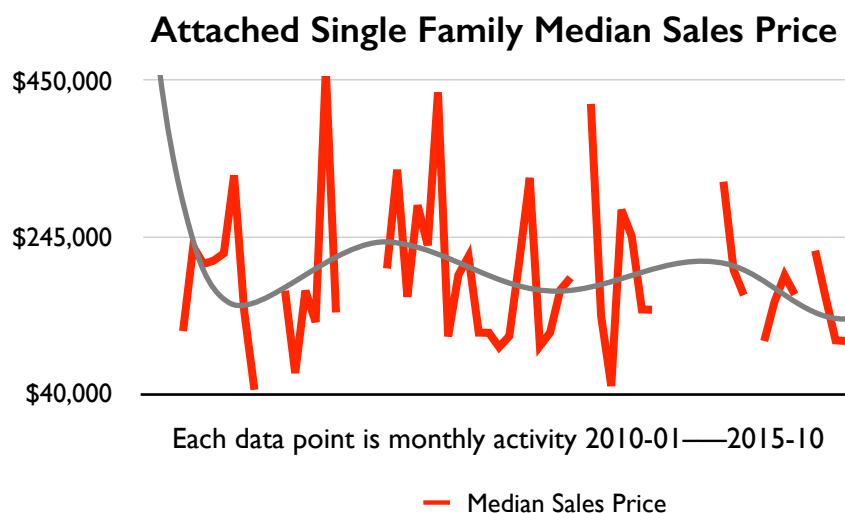
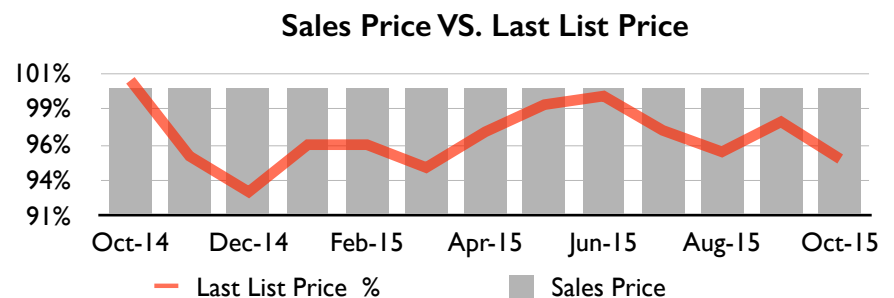
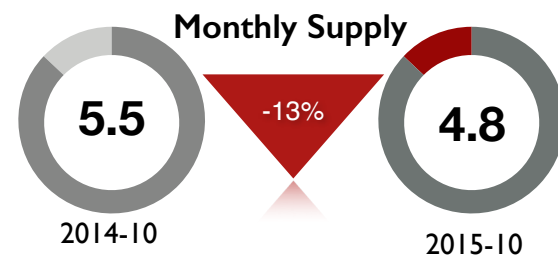
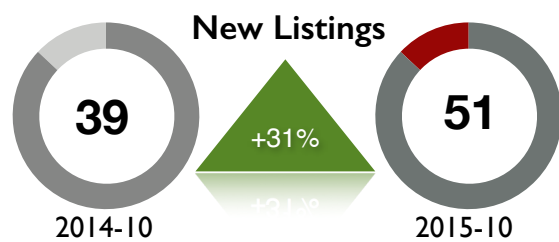


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Forest Glen

Monthly Update 2015-10



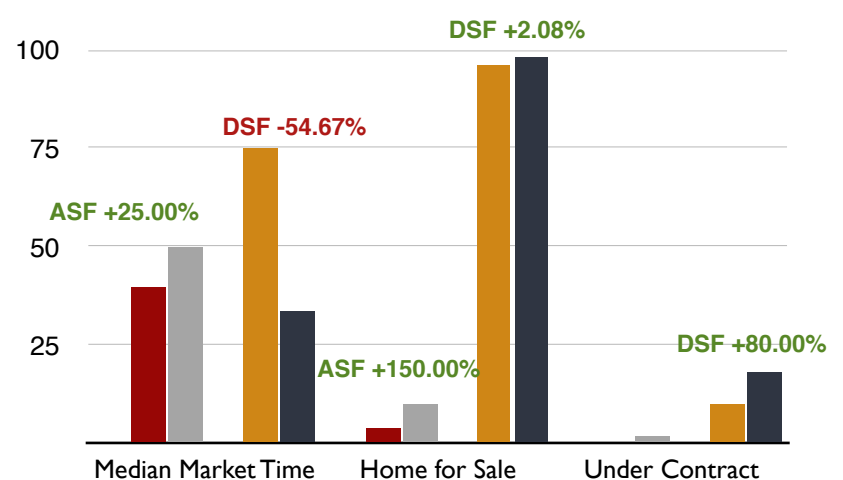
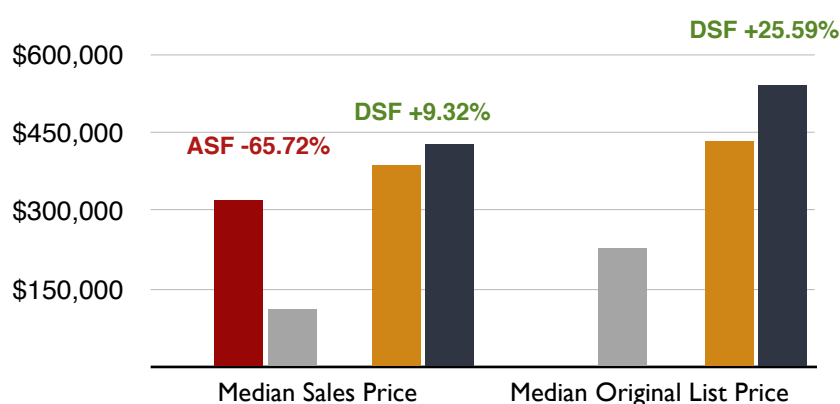
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$318,000 | \$109,000 | -65.72% |
| Median Original List Price | N/A | \$229,995 | |
| Median Market Time | 40 | 50 | 25.00% |
| Home for Sale | 4 | 10 | 150.00% |
| Under Contract | 0 | 2 | |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$388,750 | \$425,000 | 9.32% |
| Median Original List Price | \$429,900 | \$539,900 | 25.59% |
| Median Market Time | 75 | 34 | -54.67% |
| Home for Sale | 96 | 98 | 2.08% |
| Under Contract | 10 | 18 | 80.00% |

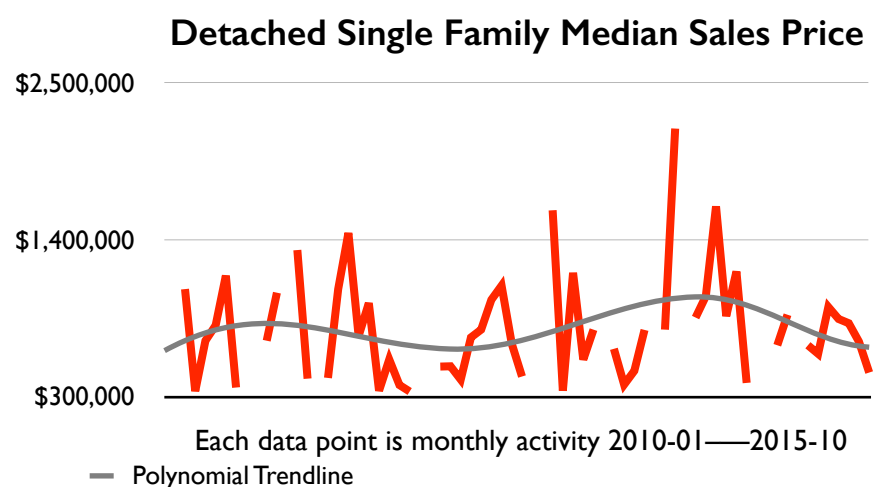
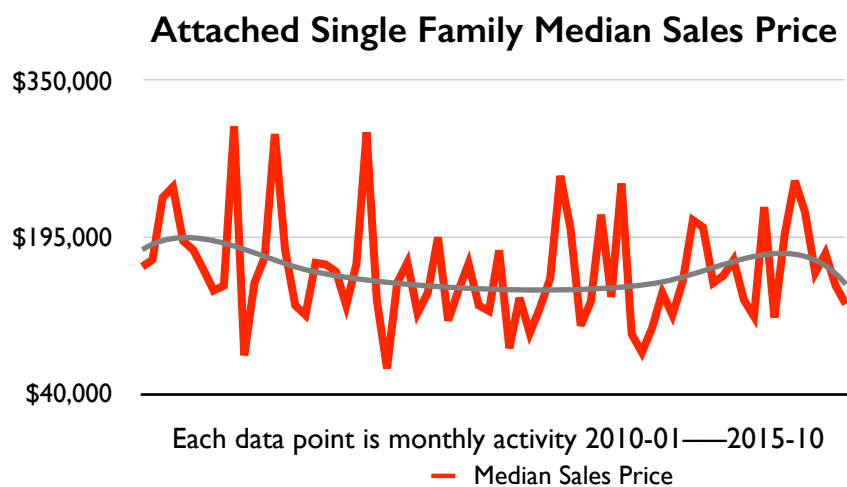
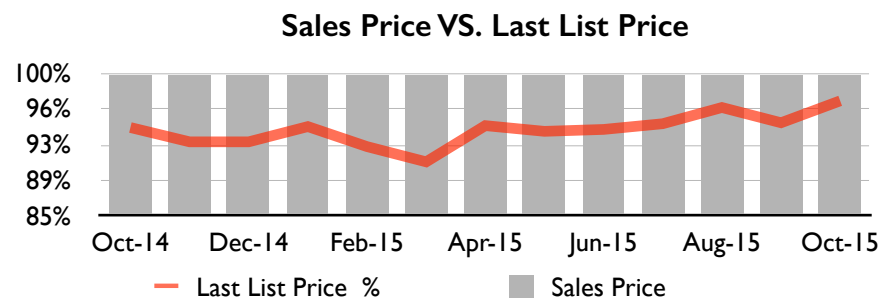
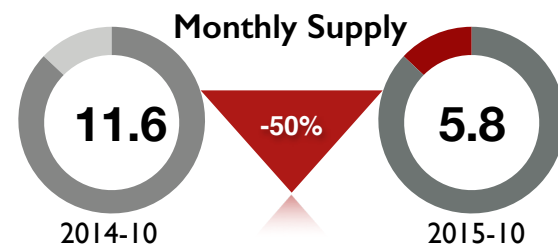


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Hyde Park

Monthly Update 2015-10



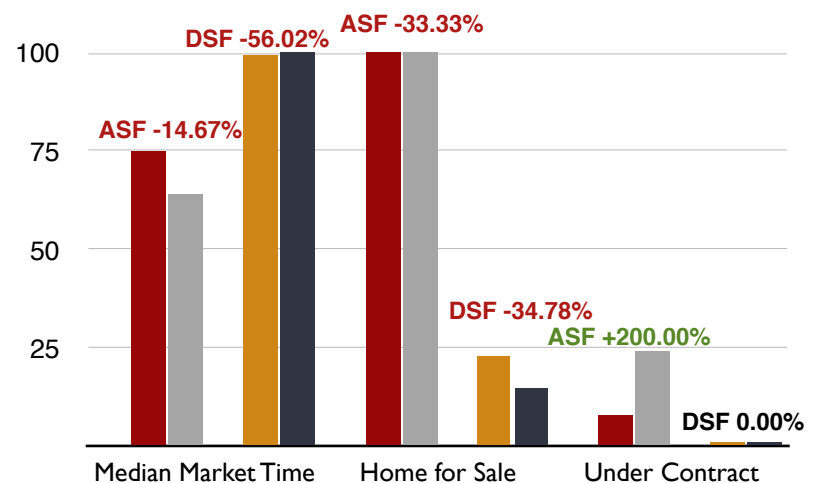
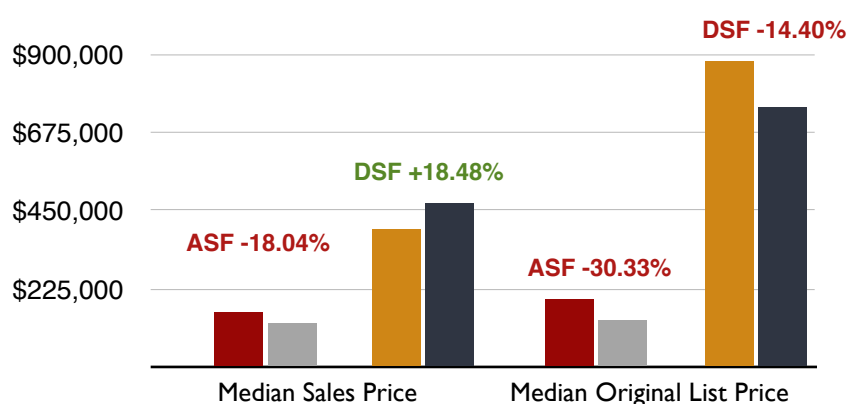
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$157,090 | \$128,750 | -18.04% |
| Median Original List Price | \$192,200 | \$133,900 | -30.33% |
| Median Market Time | 75 | 64 | -14.67% |
| Home for Sale | 195 | 130 | -33.33% |
| Under Contract | 8 | 24 | 200.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$395,000 | \$468,000 | 18.48% |
| Median Original List Price | \$875,000 | \$749,000 | -14.40% |
| Median Market Time | 266 | 117 | -56.02% |
| Home for Sale | 23 | 15 | -34.78% |
| Under Contract | 1 | 1 | 0.00% |

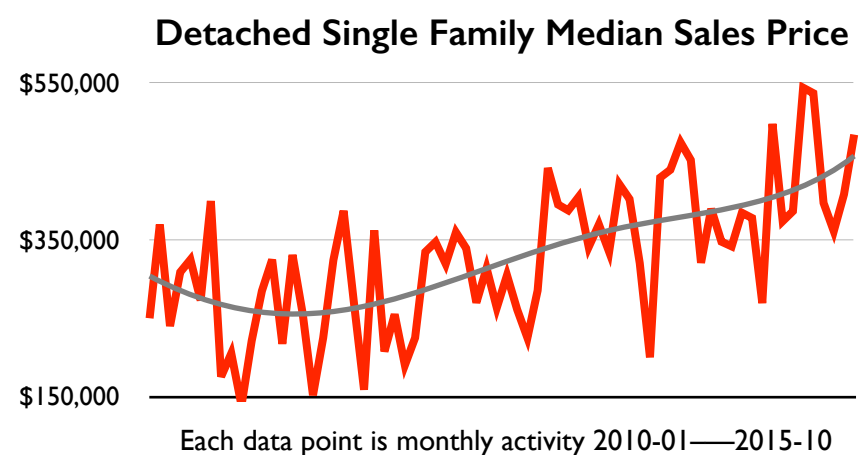
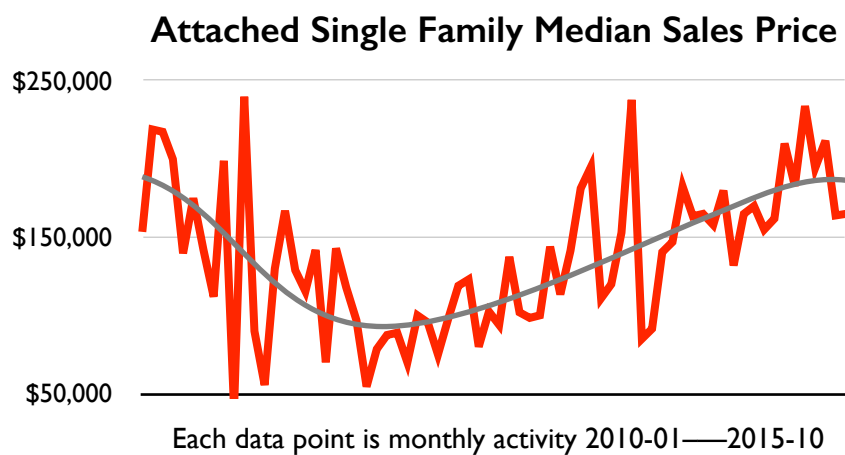
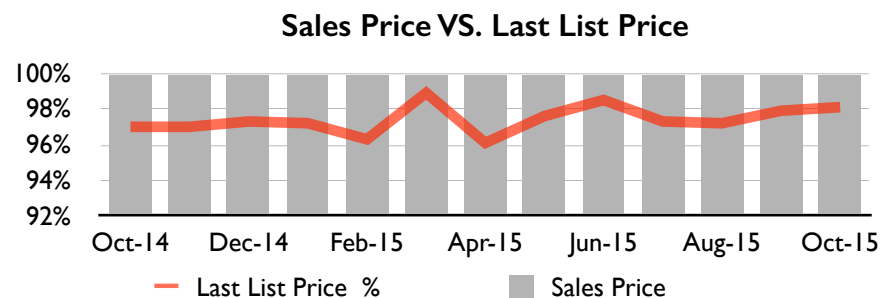
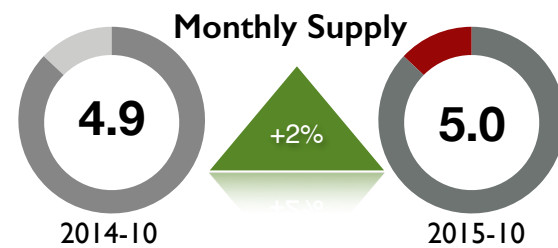
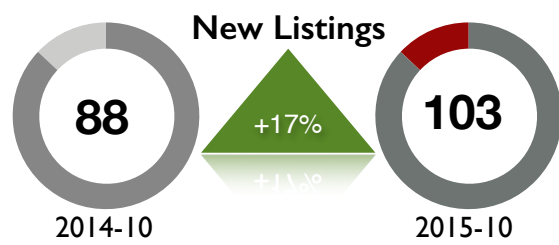


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Irving Park

Monthly Update 2015-10



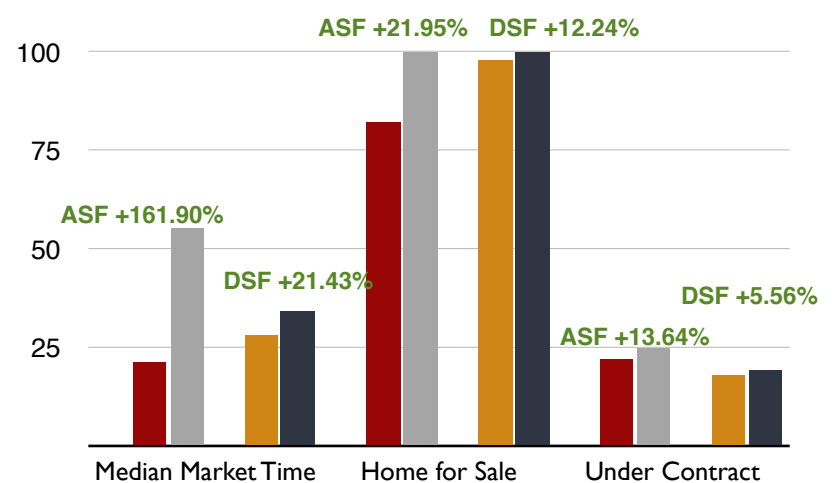
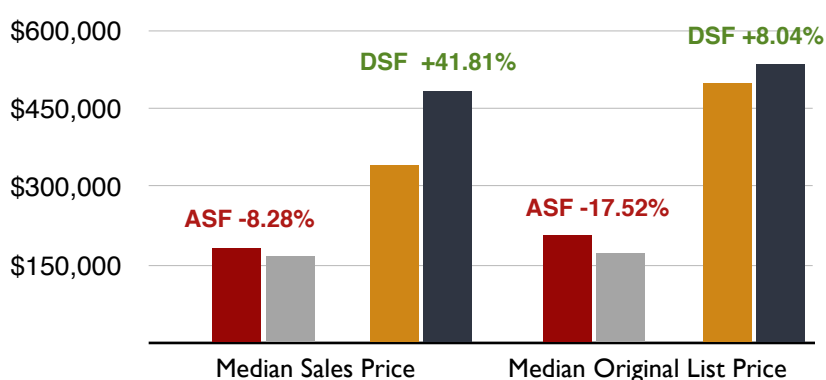
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|----------|
| Median Sales Price | \$179,900 | \$165,000 | -8.28% |
| Median Original List Price | \$204,900 | \$169,000 | -17.52% |
| Median Market Time | 21 | 55 | +161.90% |
| Home for Sale | 82 | 100 | +21.95% |
| Under Contract | 22 | 25 | +13.64% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$342,000 | \$485,000 | +41.81% |
| Median Original List Price | \$497,000 | \$536,950 | +8.04% |
| Median Market Time | 28 | 34 | +21.43% |
| Home for Sale | 98 | 110 | +12.24% |
| Under Contract | 18 | 19 | +5.56% |

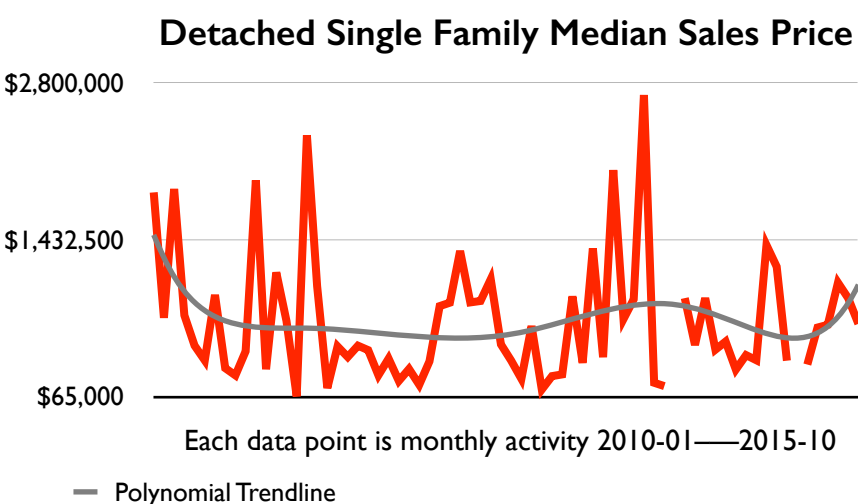
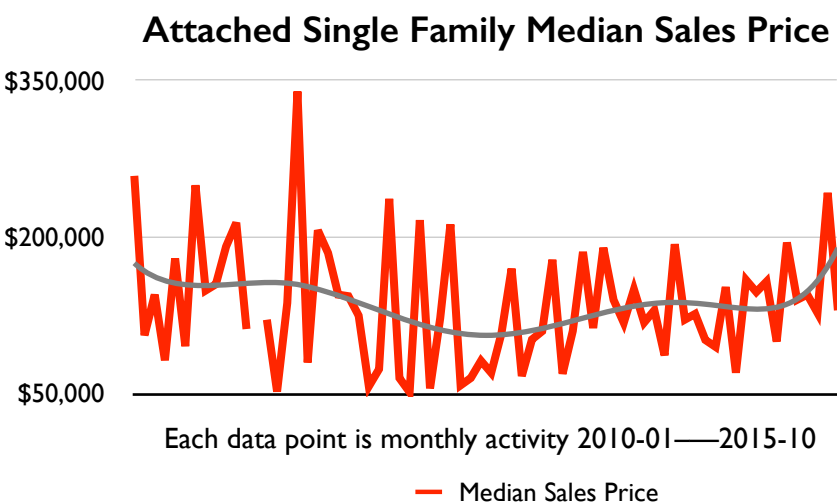
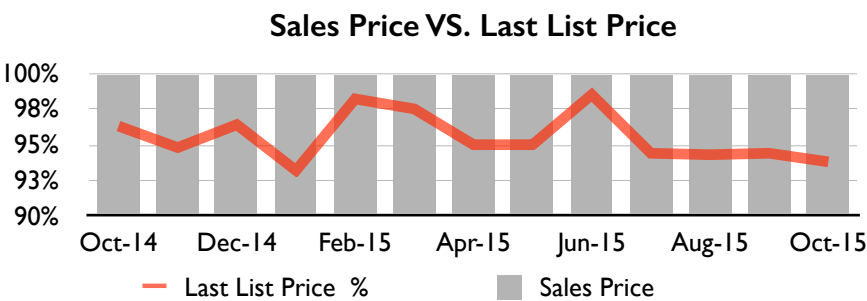
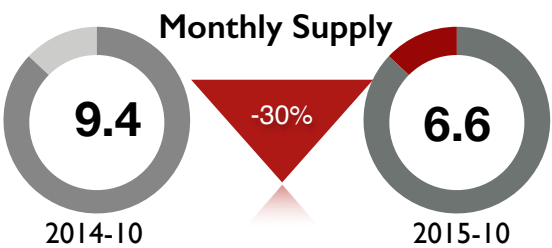


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Kenwood

Monthly Update 2015-10



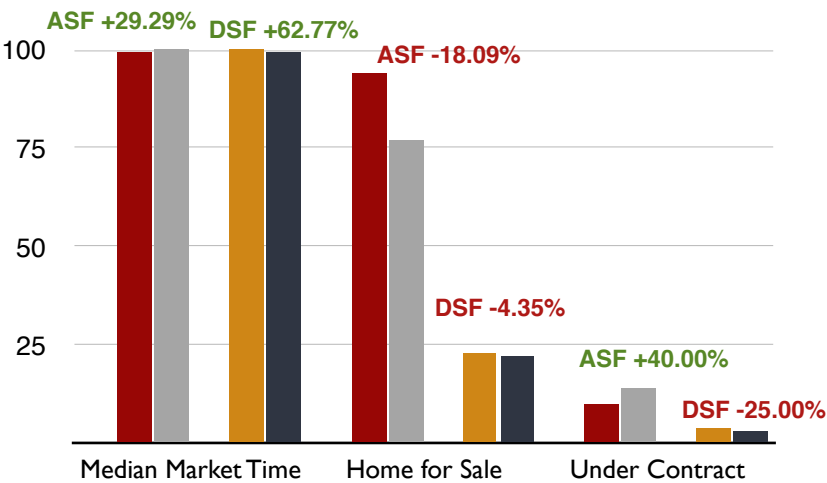
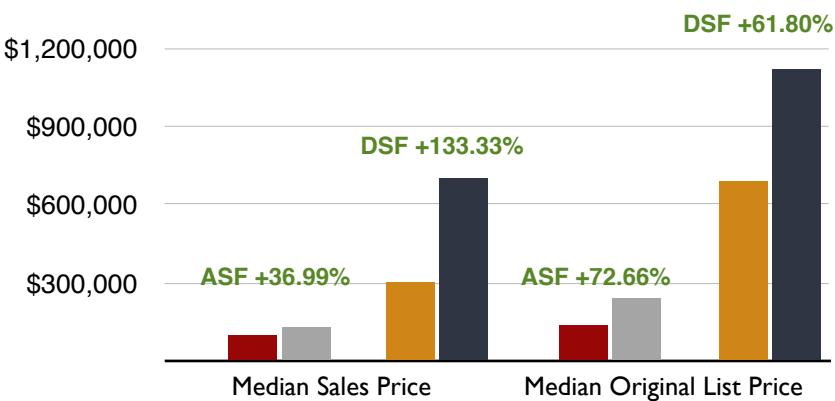
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$94,900 | \$130,000 | 36.99% |
| Median Original List Price | \$139,000 | \$240,000 | 72.66% |
| Median Market Time | 99 | 128 | 29.29% |
| Home for Sale | 94 | 77 | -18.09% |
| Under Contract | 10 | 14 | 40.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-------------|---------|
| Median Sales Price | \$300,000 | \$700,000 | 133.33% |
| Median Original List Price | \$695,000 | \$1,124,500 | 61.80% |
| Median Market Time | 137 | 223 | 62.77% |
| Home for Sale | 23 | 22 | -4.35% |
| Under Contract | 4 | 3 | -25.00% |

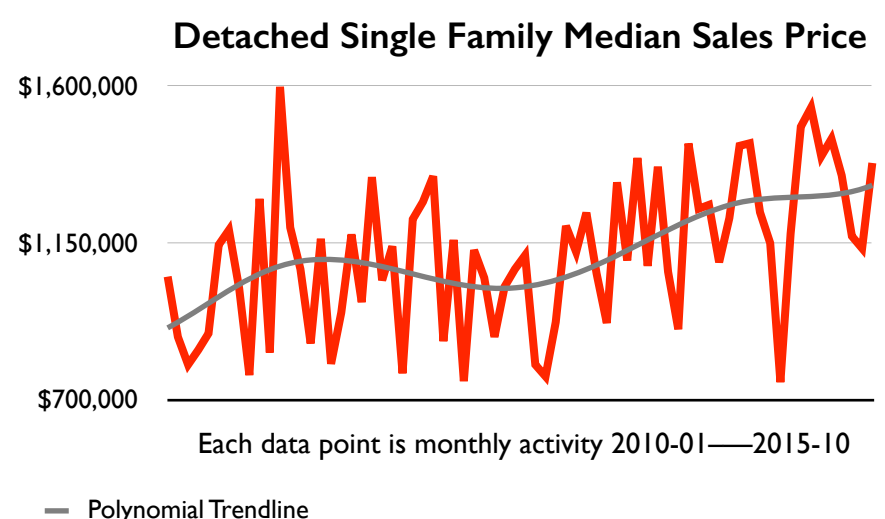
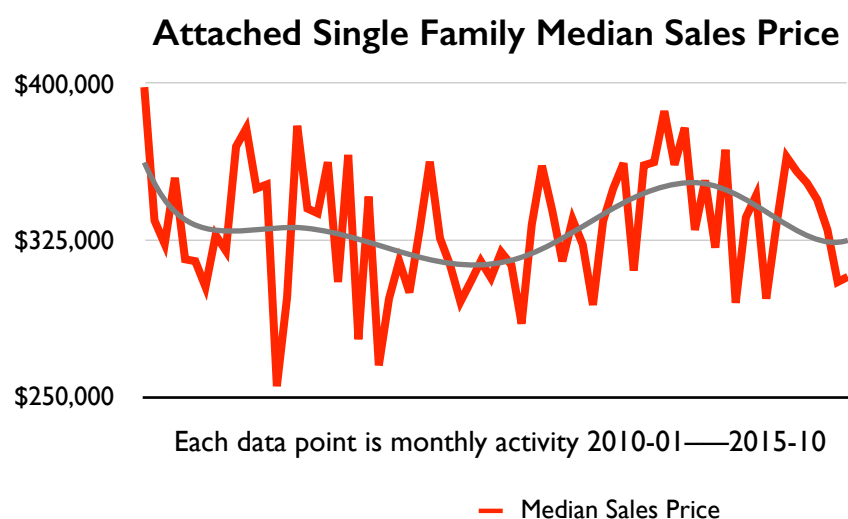
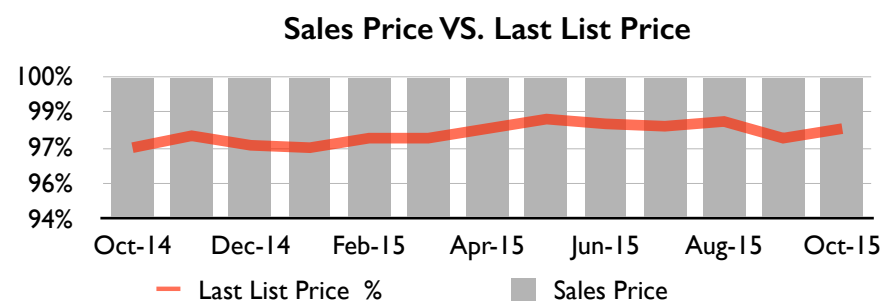
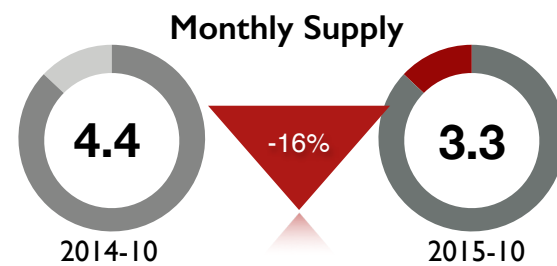
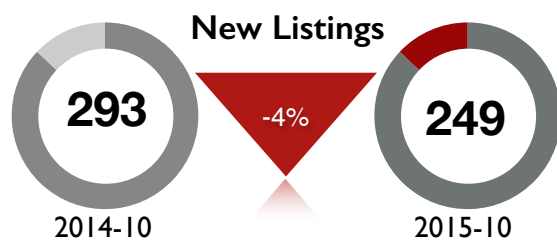


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Lakeview

Monthly Update 2015-10



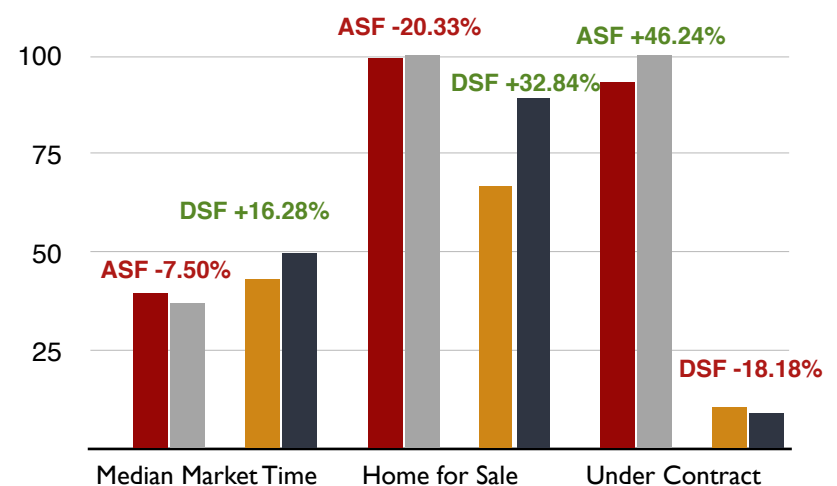
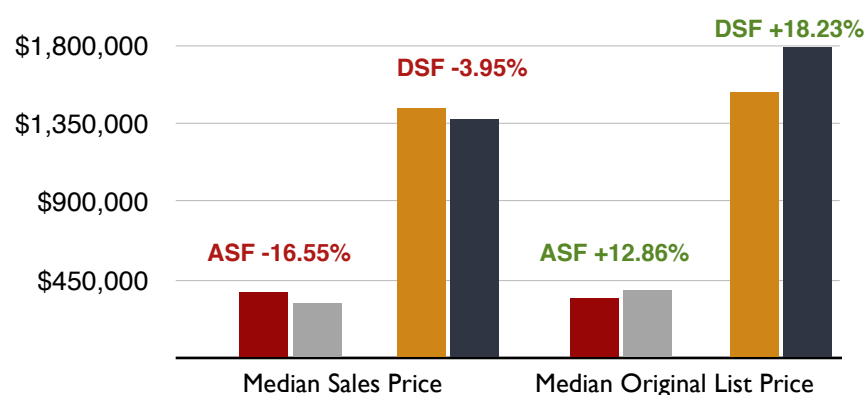
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$368,500 | \$307,500 | -16.55% |
| Median Original List Price | \$350,000 | \$395,000 | 12.86% |
| Median Market Time | 40 | 37 | -7.50% |
| Home for Sale | 659 | 525 | -20.33% |
| Under Contract | 93 | 136 | 46.24% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$1,437,500 | \$1,380,744 | -3.95% |
| Median Original List Price | \$1,522,450 | \$1,800,000 | 18.23% |
| Median Market Time | 43 | 50 | 16.28% |
| Home for Sale | 67 | 89 | 32.84% |
| Under Contract | 11 | 9 | -18.18% |

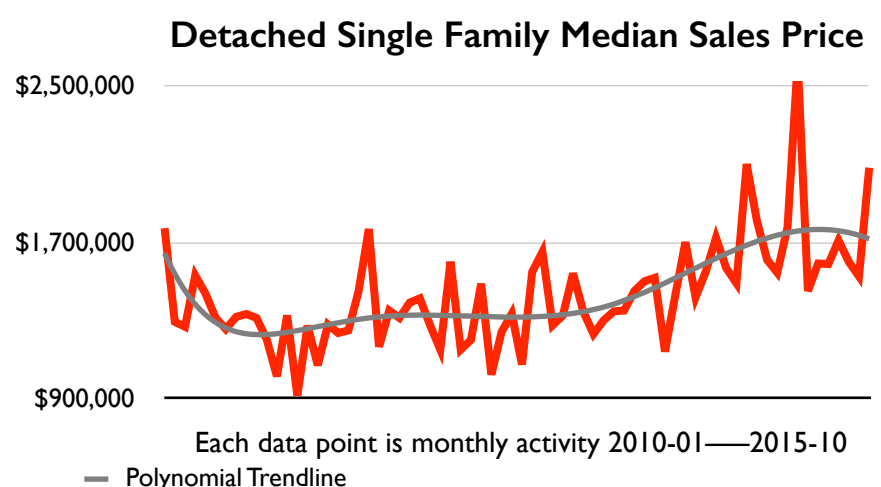
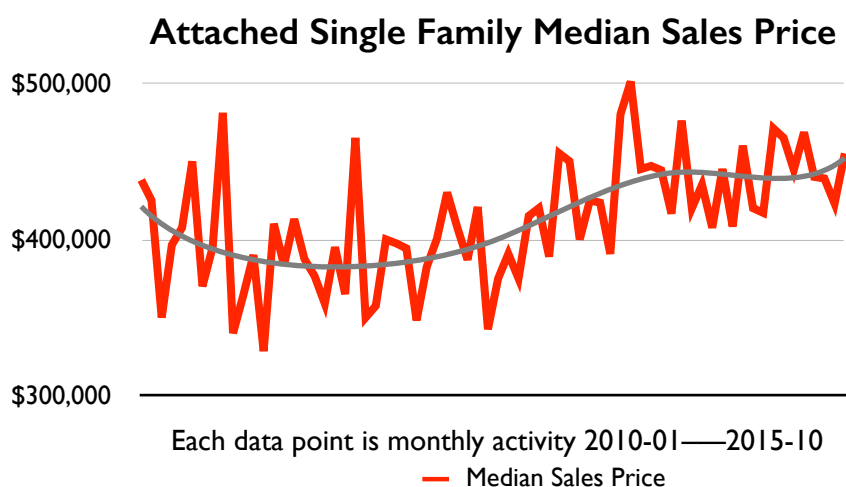
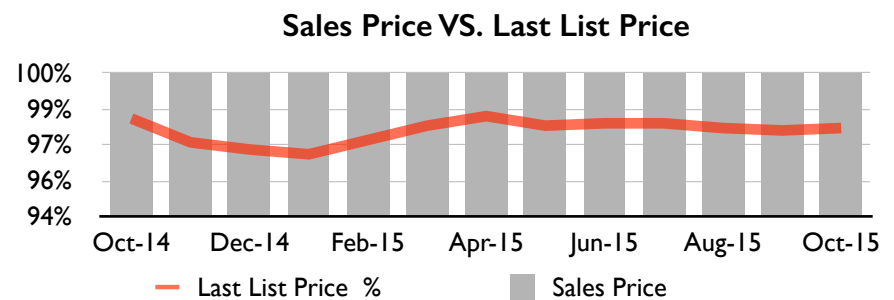
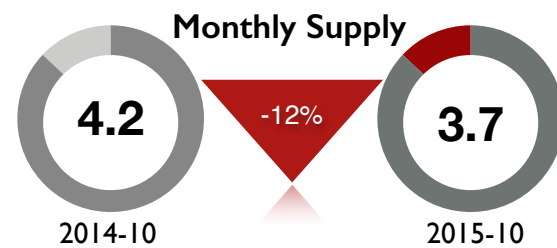
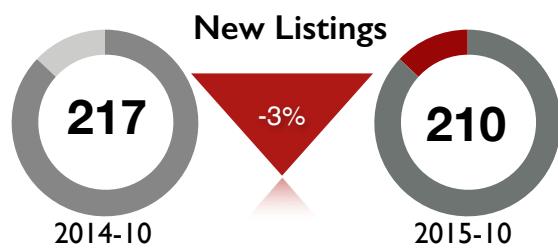


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Lincoln Park

Monthly Update 2015-10



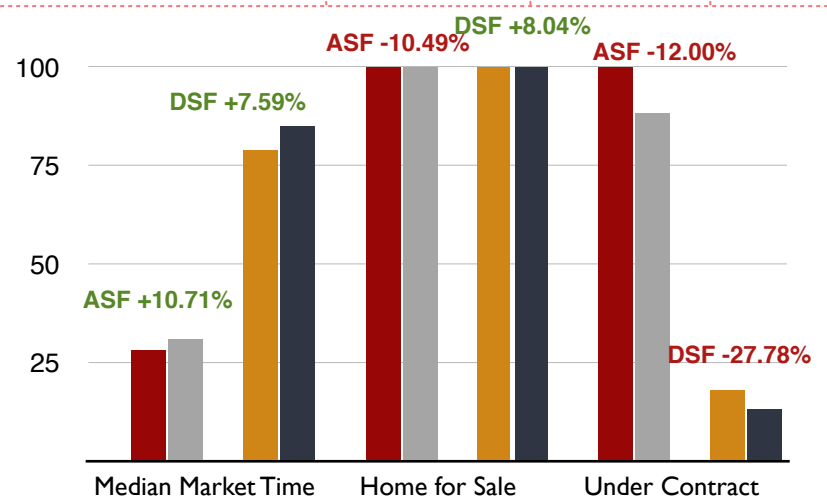
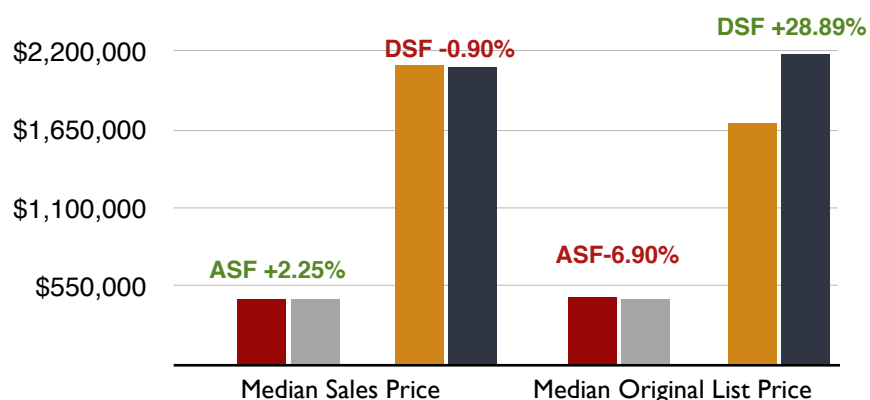
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$445,000 | \$455,000 | 2.25% |
| Median Original List Price | \$477,450 | \$444,500 | -6.90% |
| Median Market Time | 28 | 31 | 10.71% |
| Home for Sale | 391 | 350 | -10.49% |
| Under Contract | 100 | 88 | -12.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$2,100,000 | \$2,081,055 | -0.90% |
| Median Original List Price | \$1,687,500 | \$2,175,000 | 28.89% |
| Median Market Time | 79 | 85 | 7.59% |
| Home for Sale | 112 | 121 | 8.04% |
| Under Contract | 18 | 13 | -27.78% |

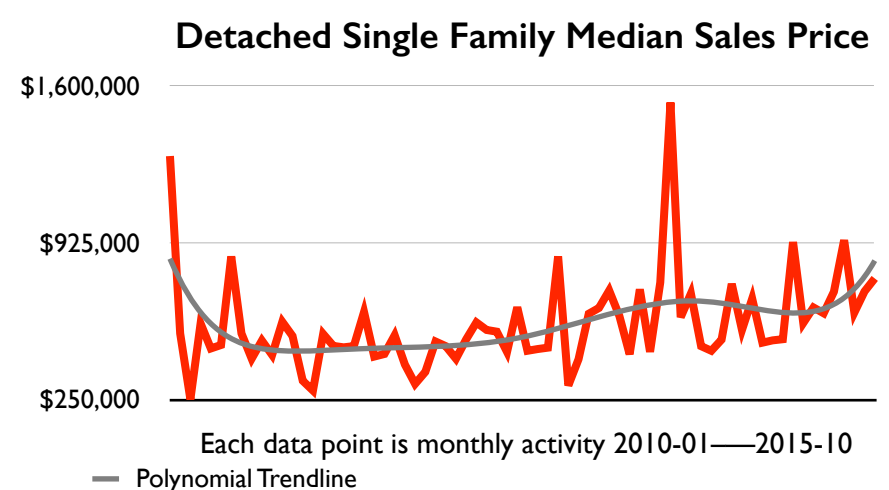
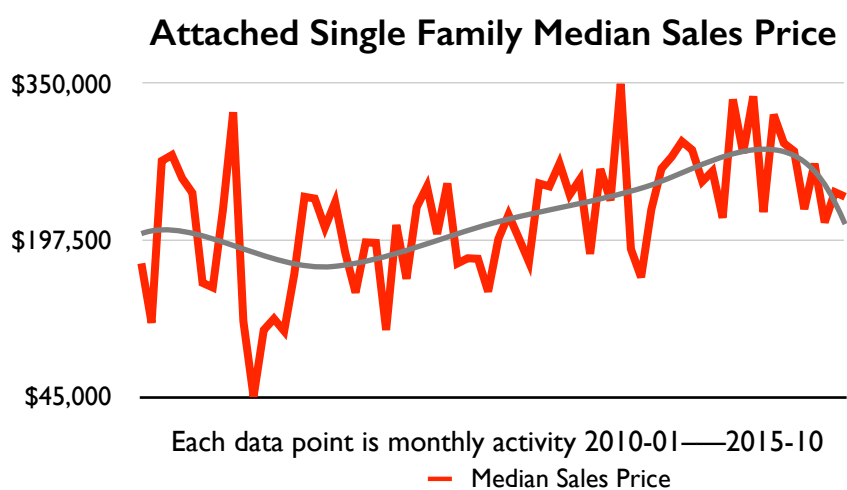
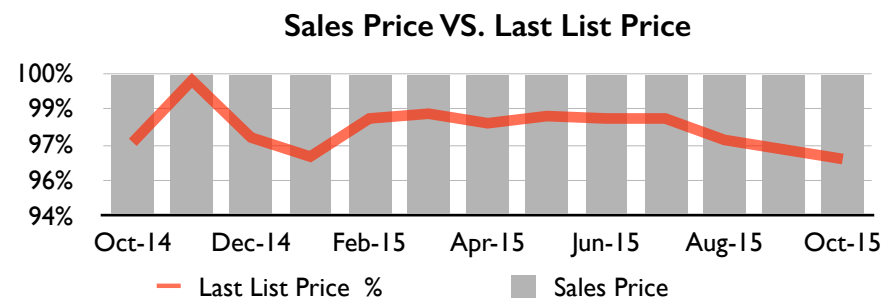
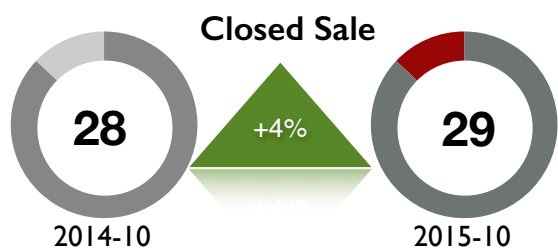
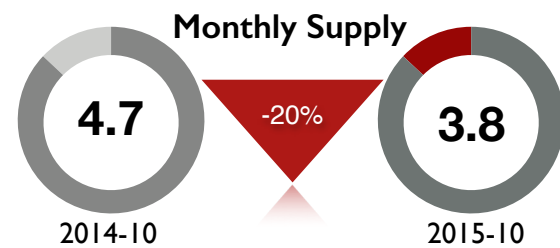
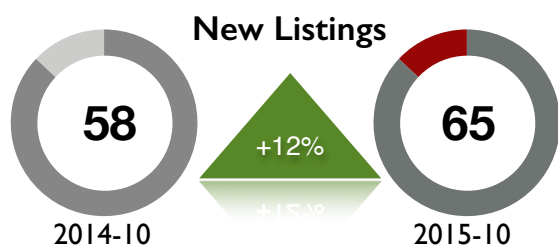


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

Lincoln Square

Monthly Update 2015-10



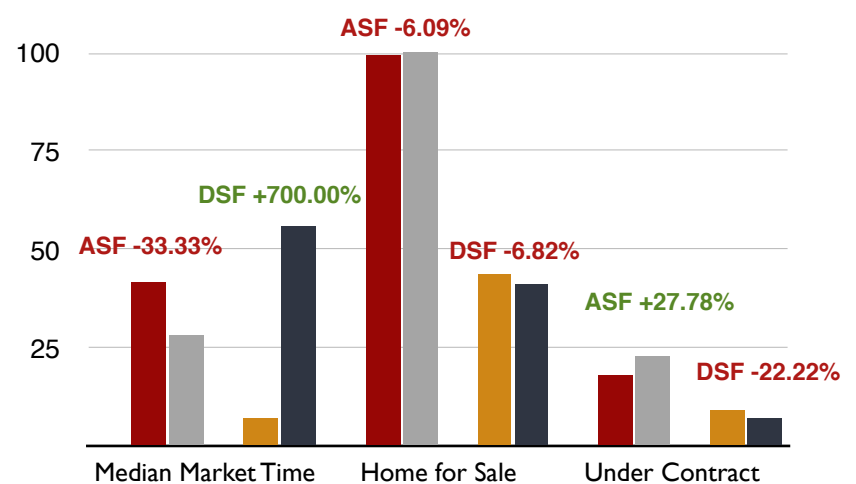
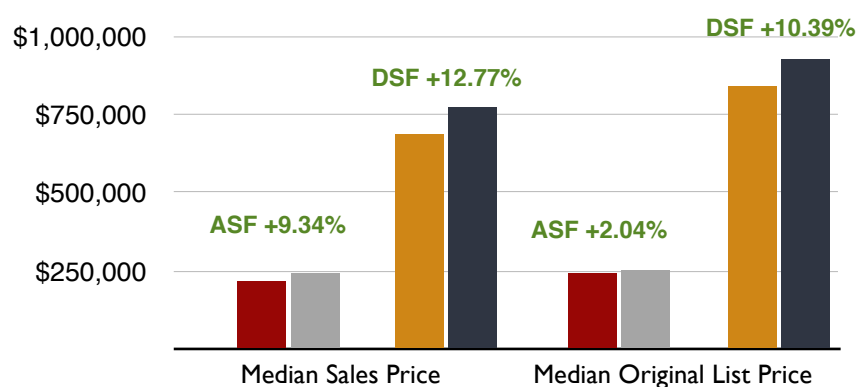
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$219,500 | \$240,000 | 9.34% |
| Median Original List Price | \$244,900 | \$249,900 | 2.04% |
| Median Market Time | 42 | 28 | -33.33% |
| Home for Sale | 115 | 108 | -6.09% |
| Under Contract | 18 | 23 | 27.78% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$685,000 | \$772,500 | 12.77% |
| Median Original List Price | \$837,450 | \$924,450 | 10.39% |
| Median Market Time | 7 | 56 | 700.00% |
| Home for Sale | 44 | 41 | -6.82% |
| Under Contract | 9 | 7 | -22.22% |

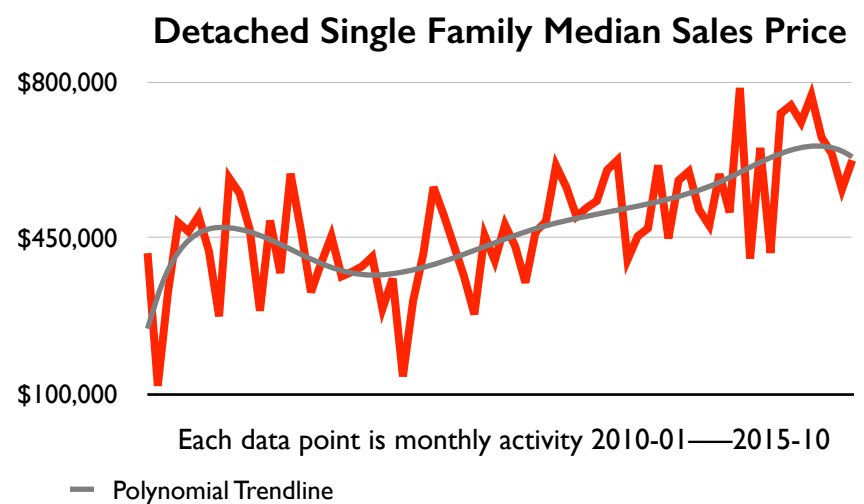
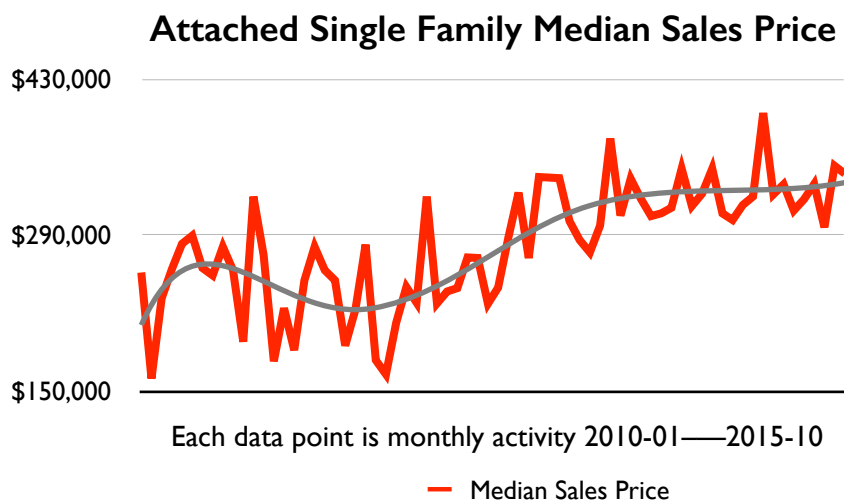
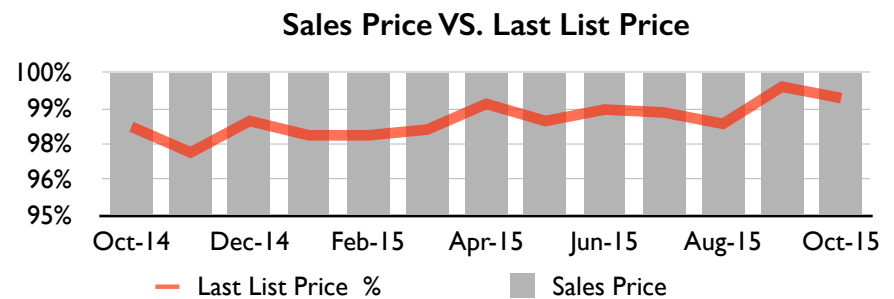
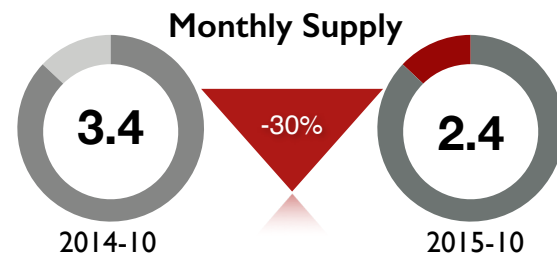
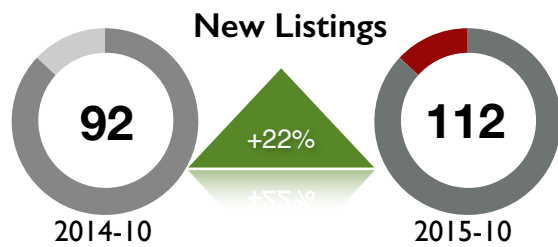


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

Logan Square

Monthly Update 2015-10



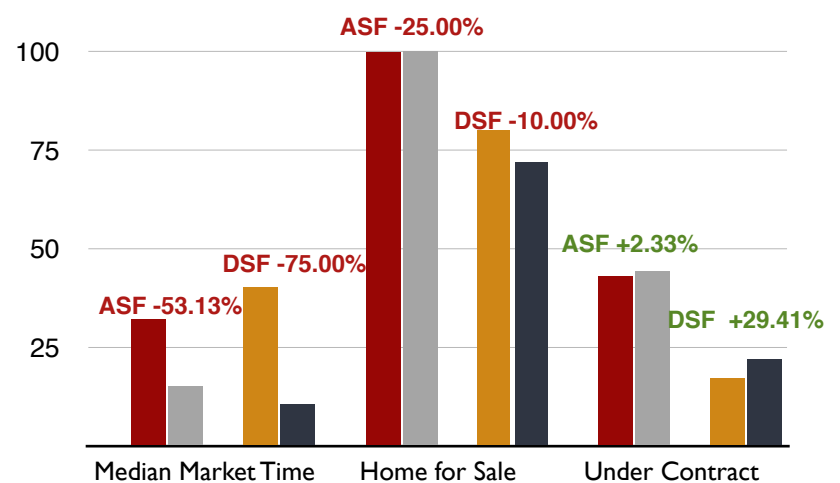
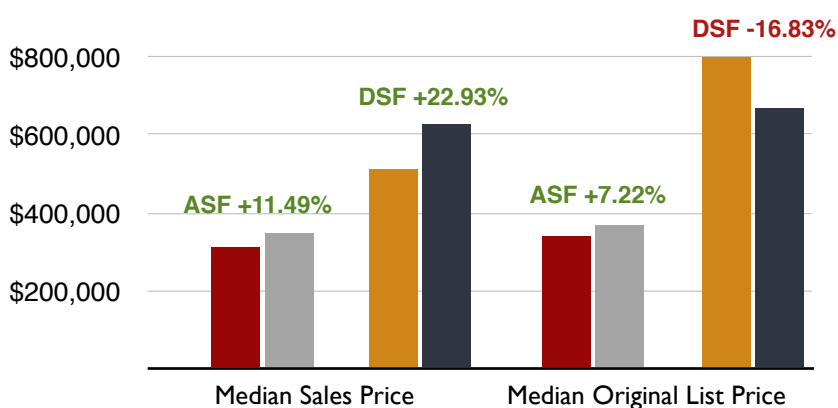
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$309,900 | \$345,500 | 11.49% |
| Median Original List Price | \$339,900 | \$364,450 | 7.22% |
| Median Market Time | 32 | 15 | -53.13% |
| Home for Sale | 140 | 105 | -25.00% |
| Under Contract | 43 | 44 | 2.33% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$508,356 | \$624,900 | 22.93% |
| Median Original List Price | \$799,450 | \$664,900 | -16.83% |
| Median Market Time | 40 | 10 | -75.00% |
| Home for Sale | 80 | 72 | -10.00% |
| Under Contract | 17 | 22 | 29.41% |

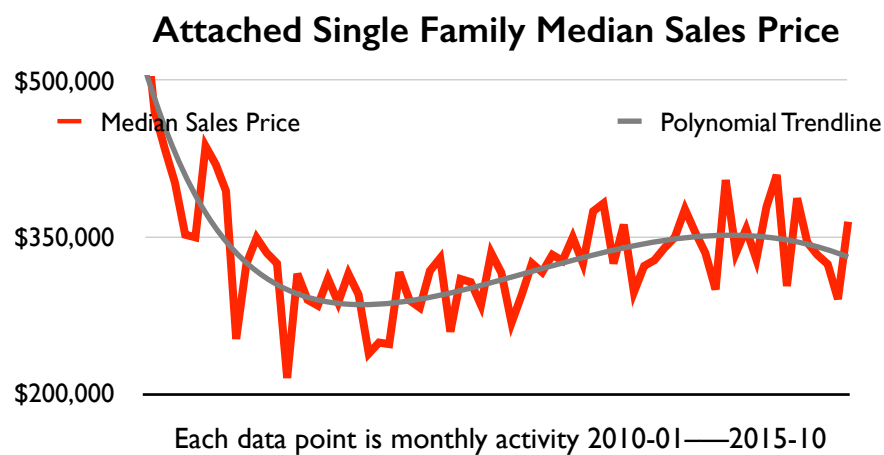
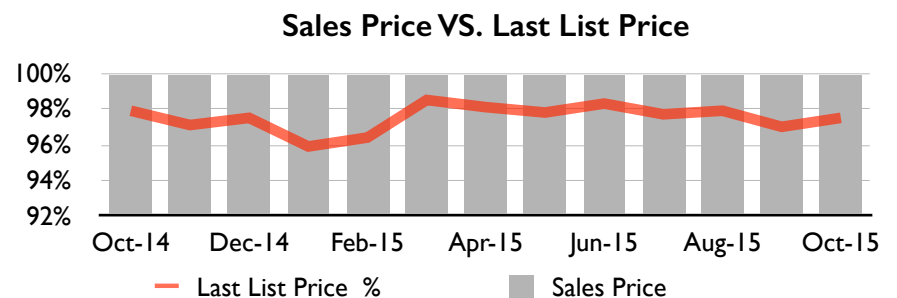
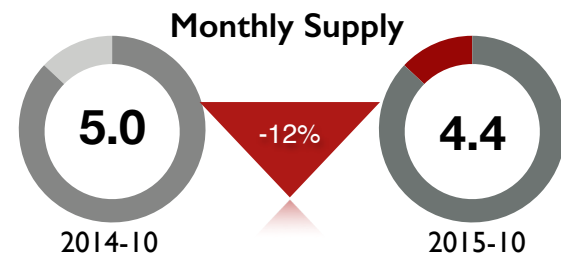
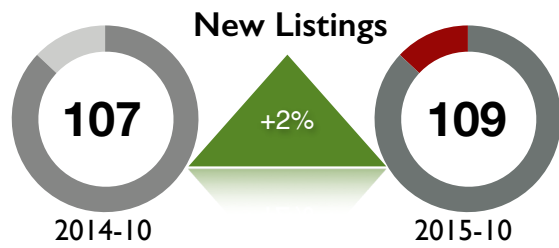


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

Loop

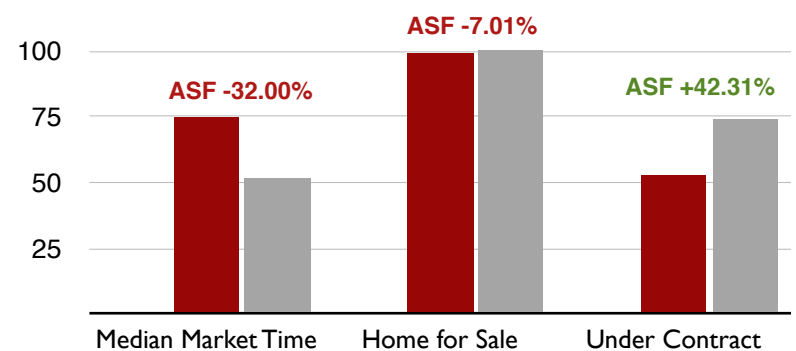
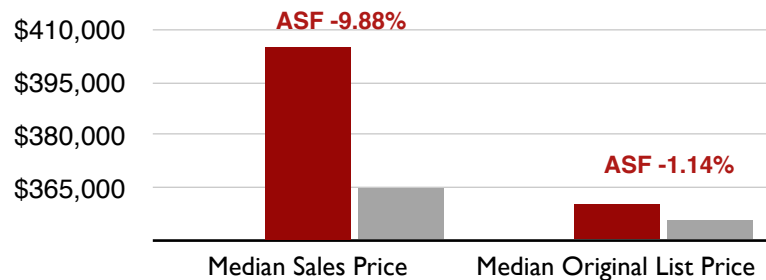
Monthly Update 2015-10



Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$405,000 | \$365,000 | -9.88% |
| Median Original List Price | \$360,000 | \$355,900 | -1.14% |
| Median Market Time | 75 | 51 | -32.00% |
| Home for Sale | 328 | 305 | -7.01% |
| Under Contract | 52 | 74 | 42.31% |

ASF including Townhouse & Condo



No Detached Single - Family Data Founded

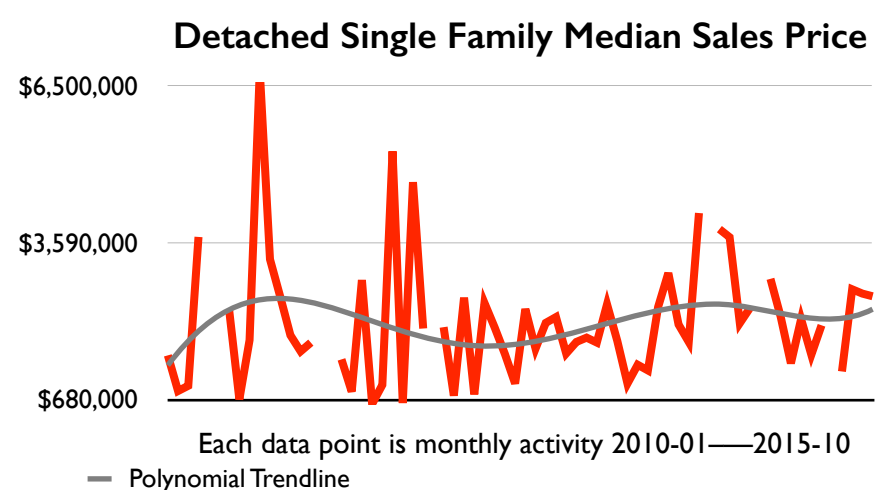
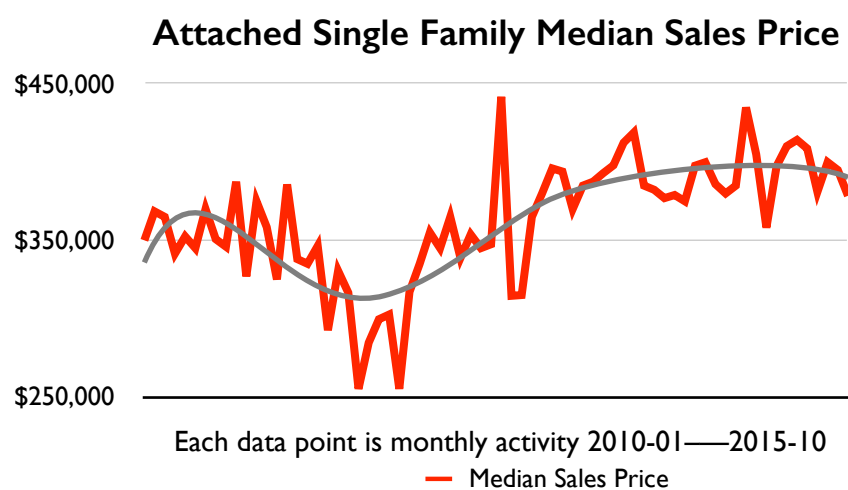
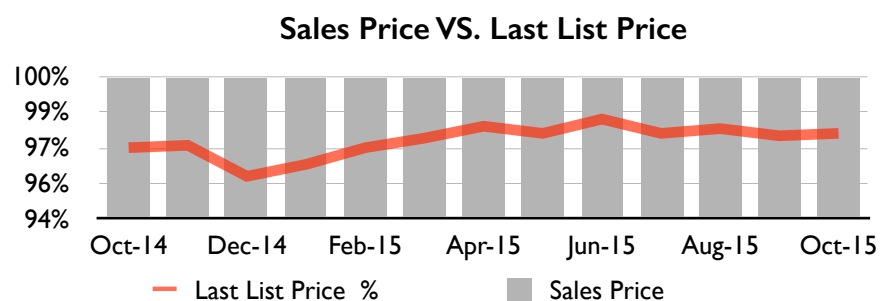
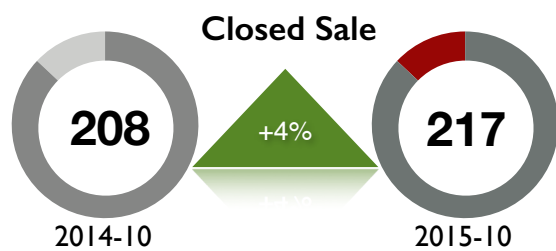
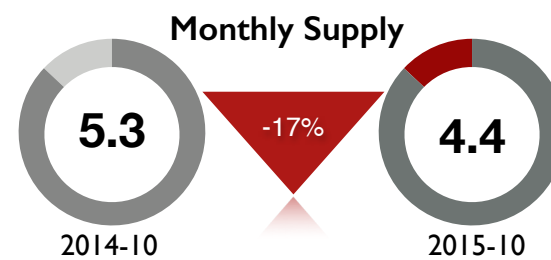


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Near North Side

Monthly Update 2015-10



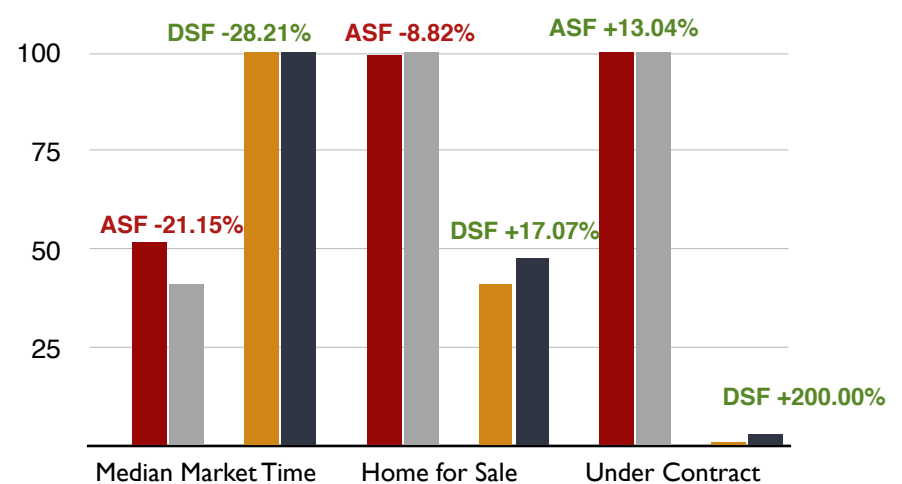
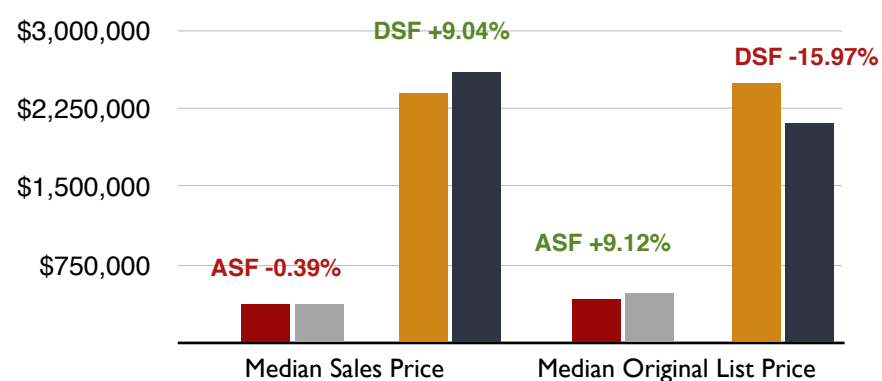
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$380,000 | \$378,500 | -0.39% |
| Median Original List Price | \$425,000 | \$463,750 | 9.12% |
| Median Market Time | 52 | 41 | -21.15% |
| Home for Sale | 1100 | 1003 | -8.82% |
| Under Contract | 184 | 208 | 13.04% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$2,384,500 | \$2,600,000 | 9.04% |
| Median Original List Price | \$2,499,000 | \$2,099,950 | -15.97% |
| Median Market Time | 195 | 140 | -28.21% |
| Home for Sale | 41 | 48 | 17.07% |
| Under Contract | 1 | 3 | 200.00% |

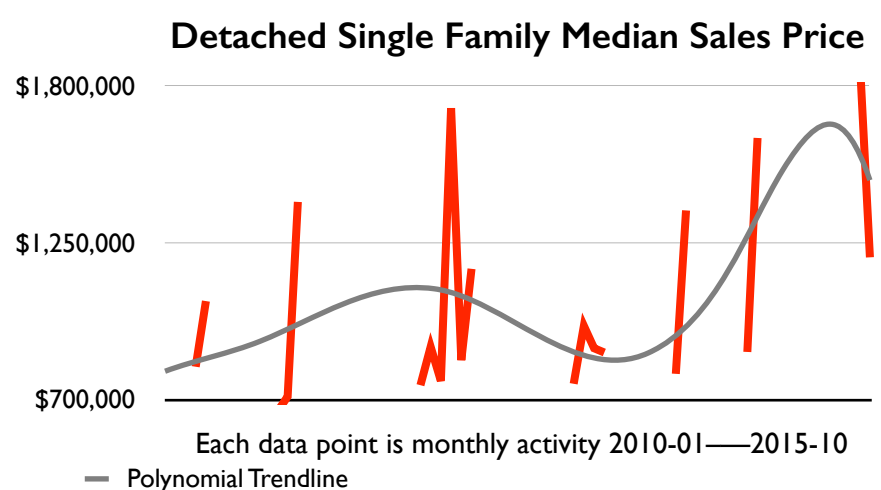
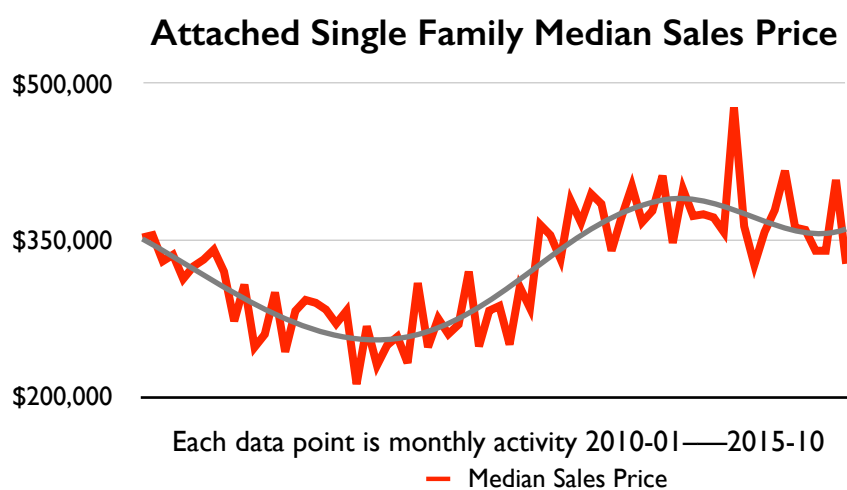
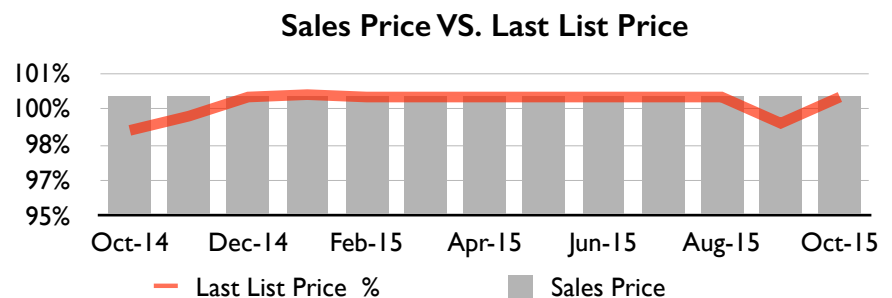
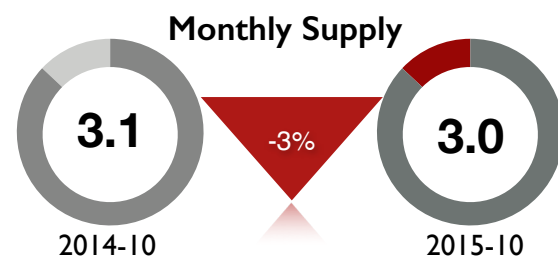
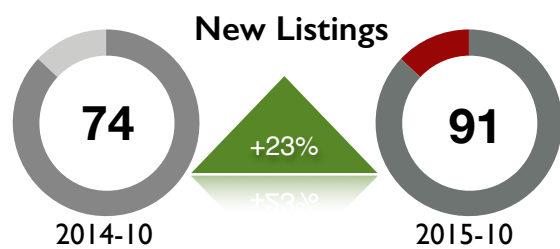


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

Near South Side

Monthly Update 2015-10



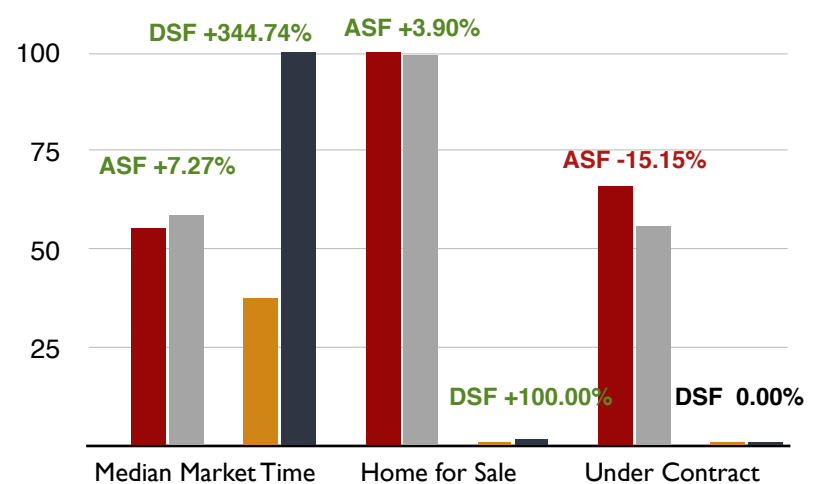
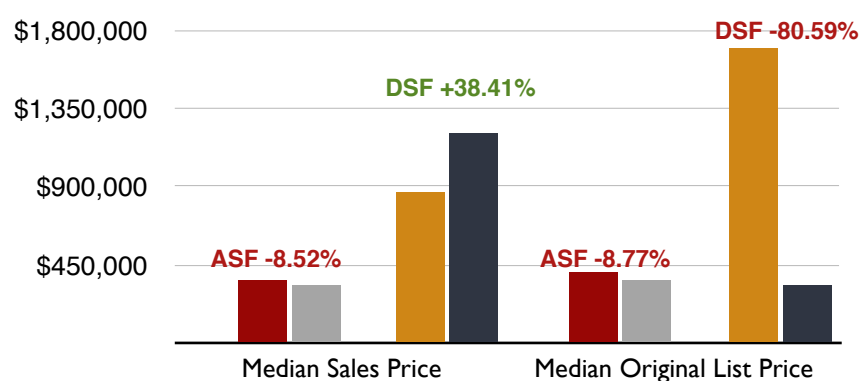
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$358,000 | \$327,500 | -8.52% |
| Median Original List Price | \$399,000 | \$364,000 | -8.77% |
| Median Market Time | 55 | 59 | 7.27% |
| Home for Sale | 205 | 213 | 3.90% |
| Under Contract | 66 | 56 | -15.15% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$867,000 | \$1,200,000 | 38.41% |
| Median Original List Price | \$1,690,000 | \$328,000 | -80.59% |
| Median Market Time | 38 | 169 | 344.74% |
| Home for Sale | 1 | 2 | 100.00% |
| Under Contract | 1 | 1 | 0.00% |

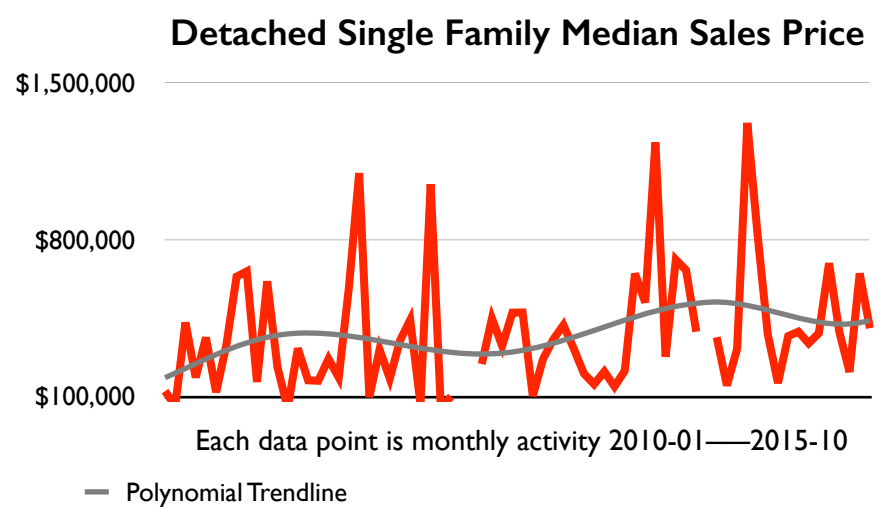
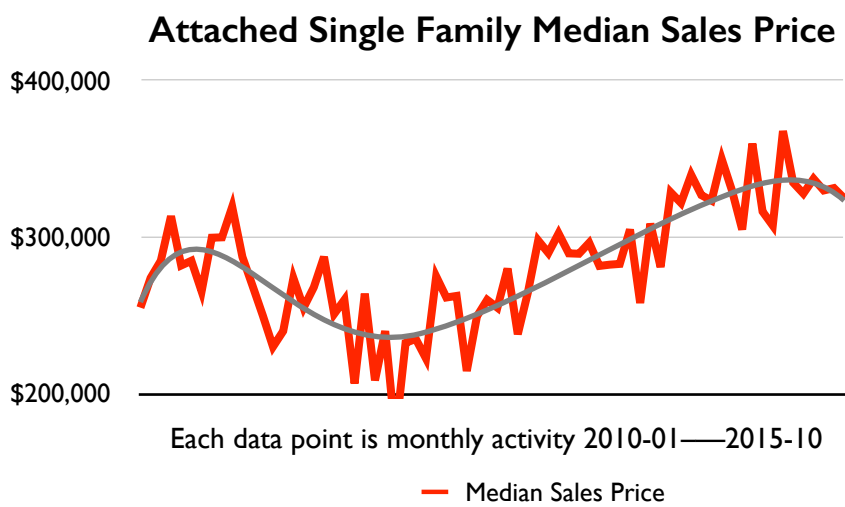
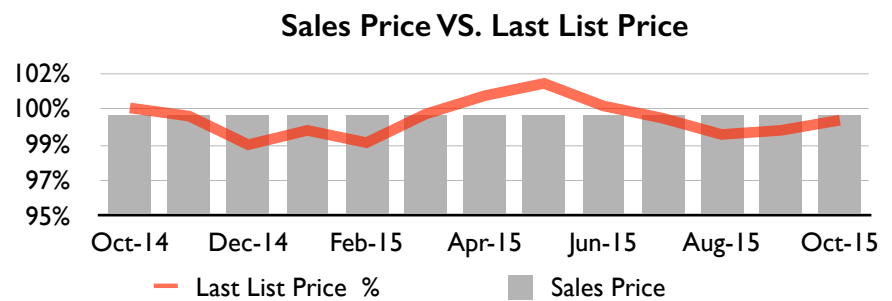
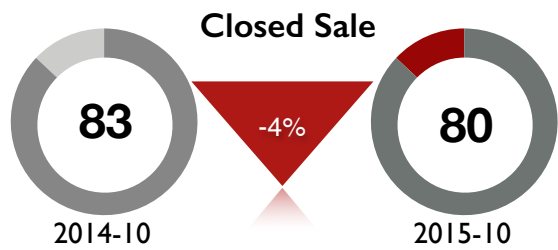
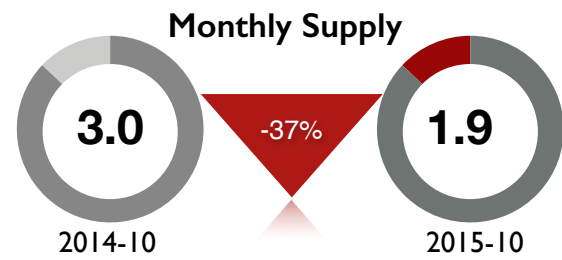


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Near West Side

Monthly Update 2015-10



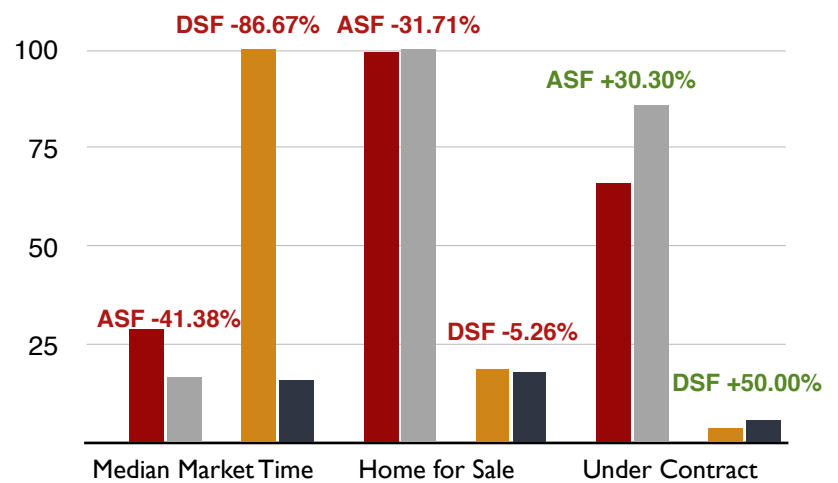
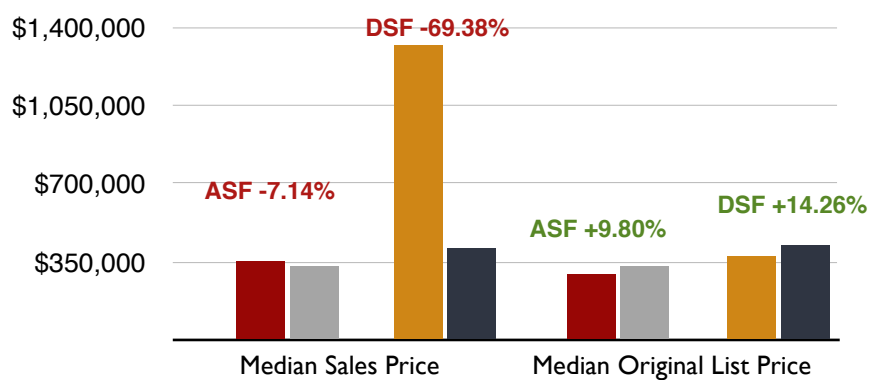
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$350,000 | \$325,000 | -7.14% |
| Median Original List Price | \$295,900 | \$324,900 | 9.80% |
| Median Market Time | 29 | 17 | -41.38% |
| Home for Sale | 246 | 168 | -31.71% |
| Under Contract | 66 | 86 | 30.30% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-------------|-----------|---------|
| Median Sales Price | \$1,325,000 | \$405,650 | -69.38% |
| Median Original List Price | \$375,450 | \$429,000 | 14.26% |
| Median Market Time | 120 | 16 | -86.67% |
| Home for Sale | 19 | 18 | -5.26% |
| Under Contract | 4 | 6 | 50.00% |

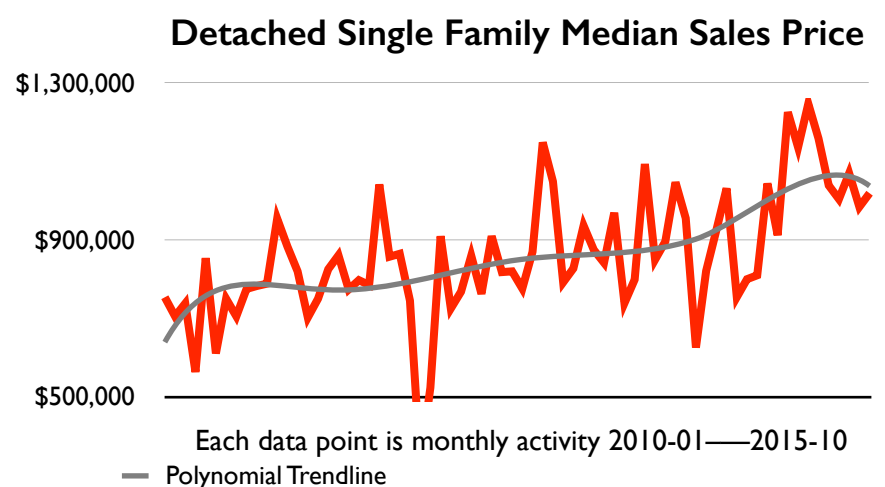
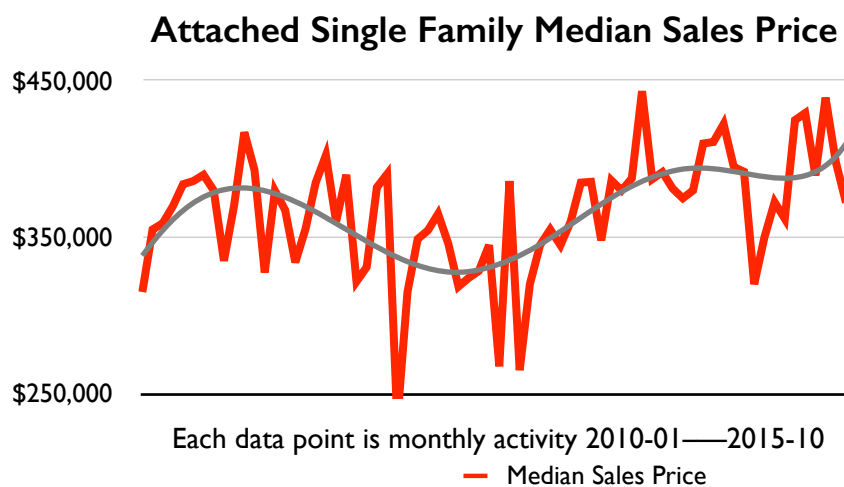
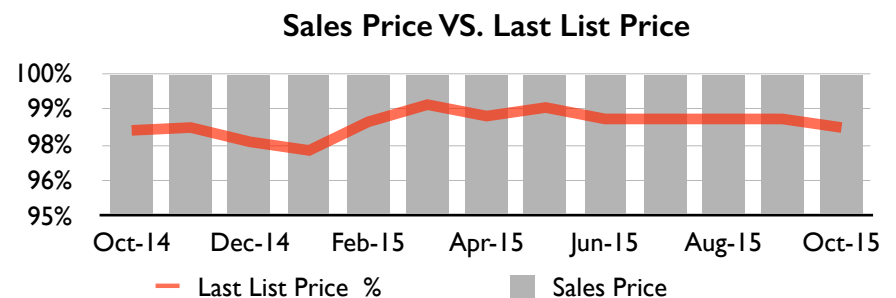
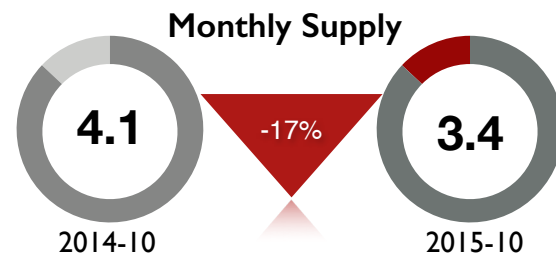


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

North Center

Monthly Update 2015-10



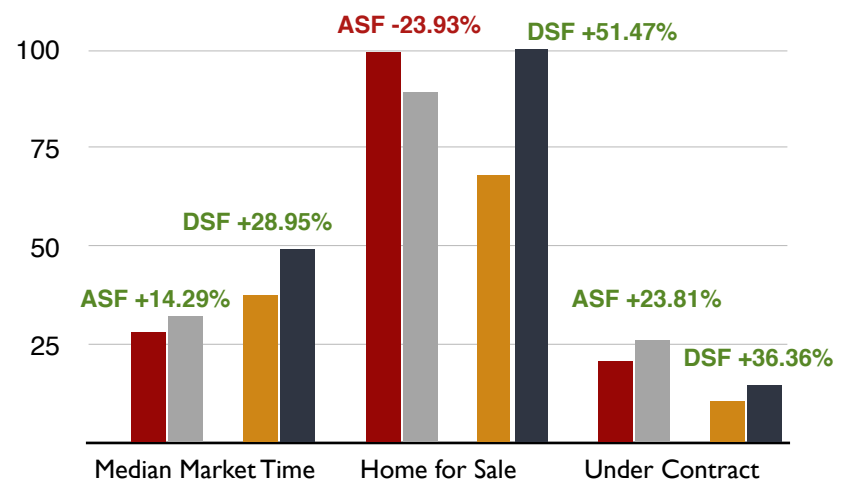
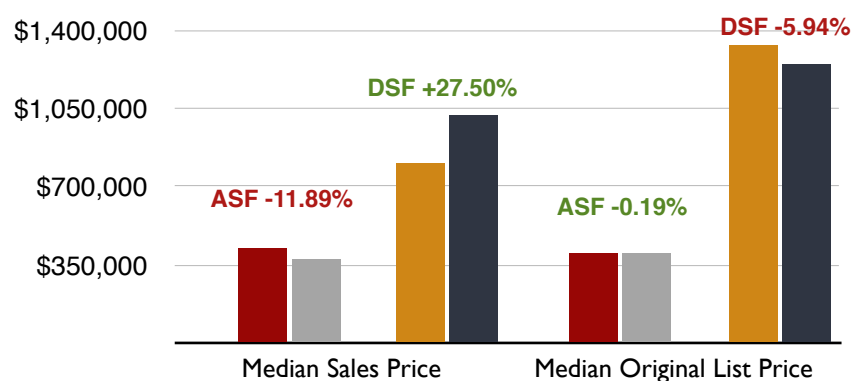
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$422,500 | \$372,250 | -11.89% |
| Median Original List Price | \$404,500 | \$403,750 | -0.19% |
| Median Market Time | 28 | 32 | 14.29% |
| Home for Sale | 117 | 89 | -23.93% |
| Under Contract | 21 | 26 | 23.81% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price | \$799,990 | \$1,020,000 | 27.50% |
| Median Original List Price | \$1,329,000 | \$1,250,000 | -5.94% |
| Median Market Time | 38 | 49 | 28.95% |
| Home for Sale | 68 | 103 | 51.47% |
| Under Contract | 11 | 15 | 36.36% |

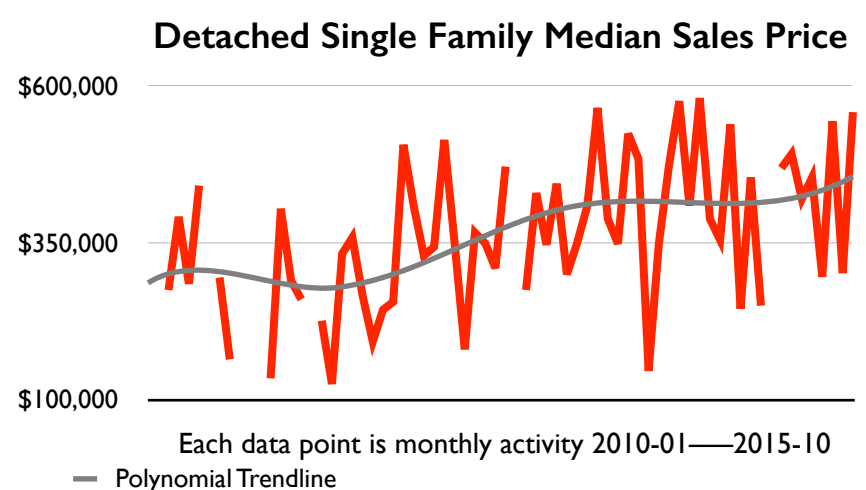
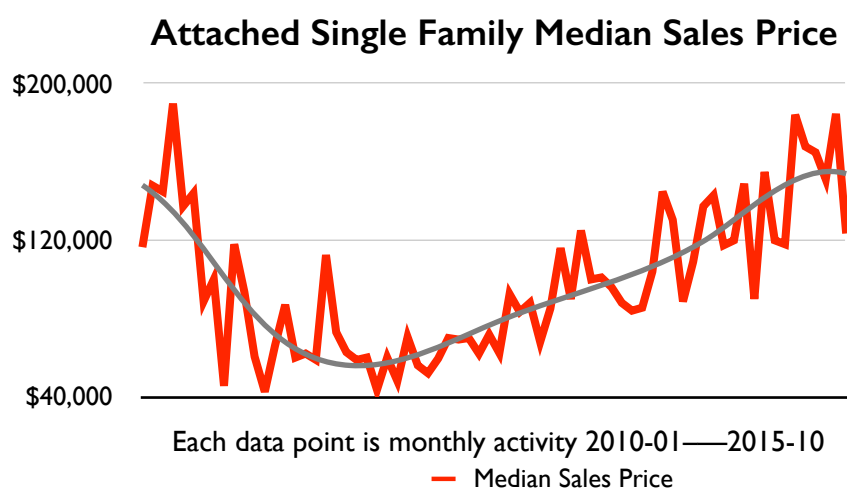
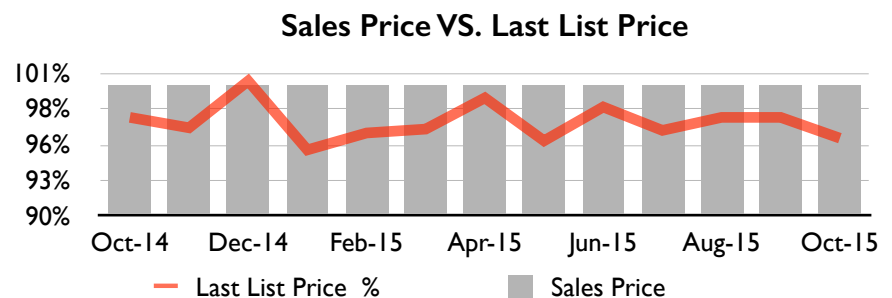
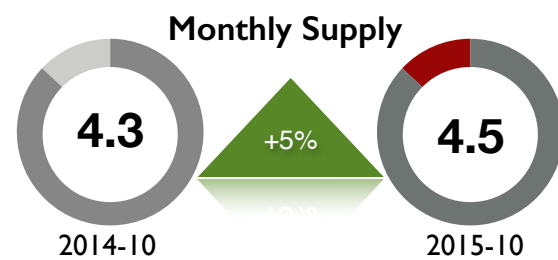
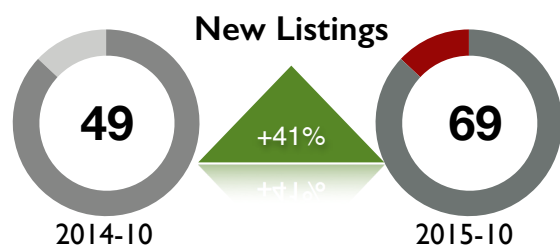


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Rogers Park

Monthly Update 2015-10



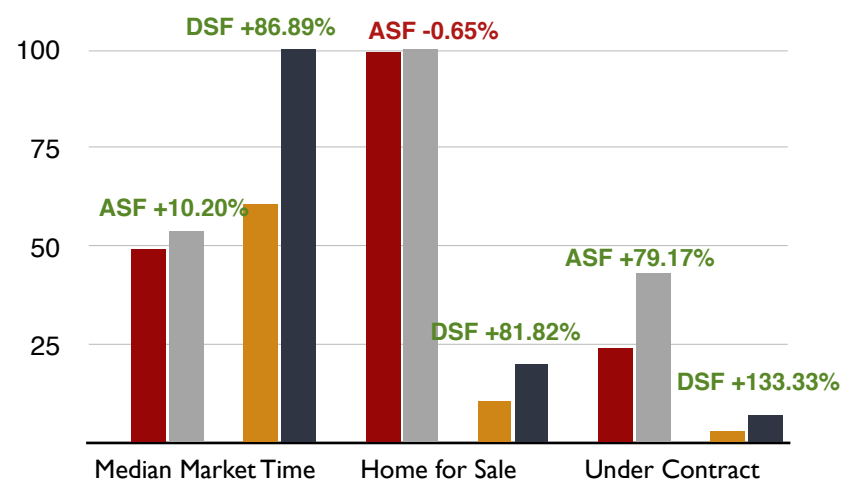
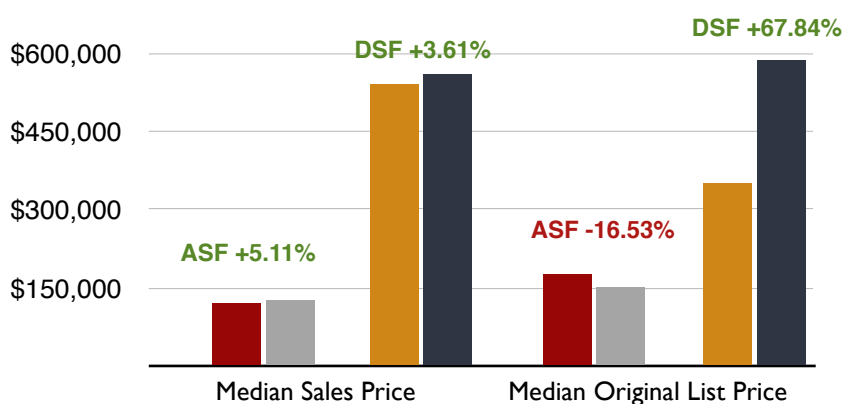
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$117,500 | \$123,500 | 5.11% |
| Median Original List Price | \$178,500 | \$149,000 | -16.53% |
| Median Market Time | 49 | 54 | 10.20% |
| Home for Sale | 153 | 152 | -0.65% |
| Under Contract | 24 | 43 | 79.17% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$540,000 | \$559,500 | 3.61% |
| Median Original List Price | \$350,000 | \$587,450 | 67.84% |
| Median Market Time | 61 | 114 | 86.89% |
| Home for Sale | 11 | 20 | 81.82% |
| Under Contract | 3 | 7 | 133.33% |

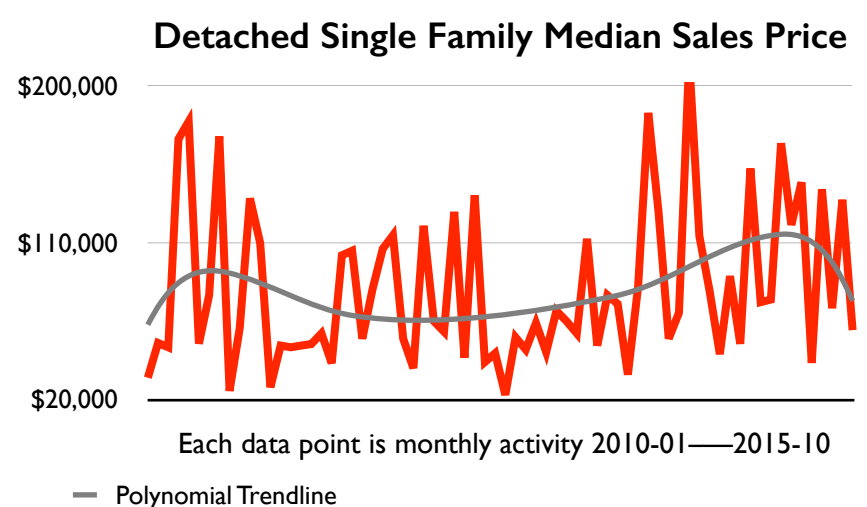
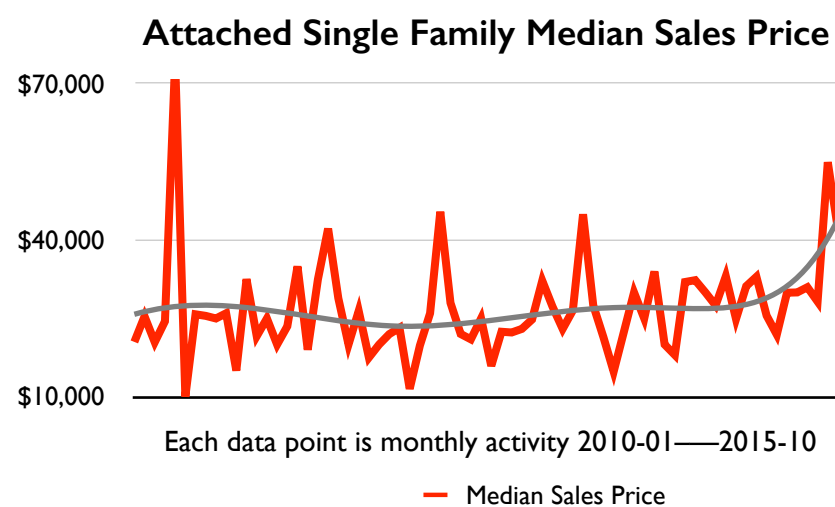
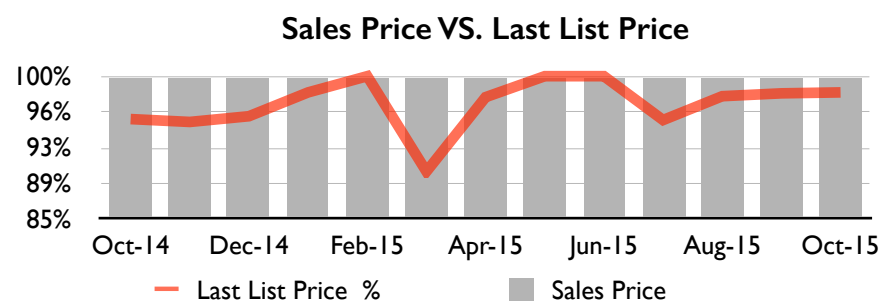
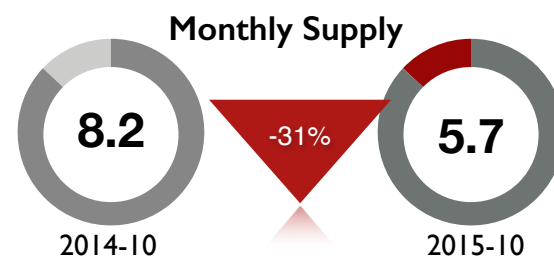
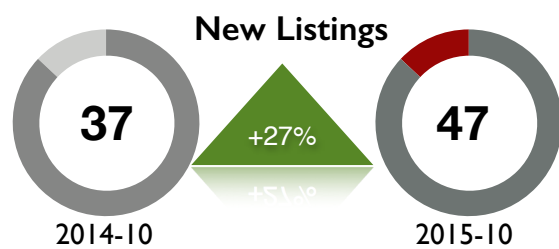


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

South Shore

Monthly Update 2015-10



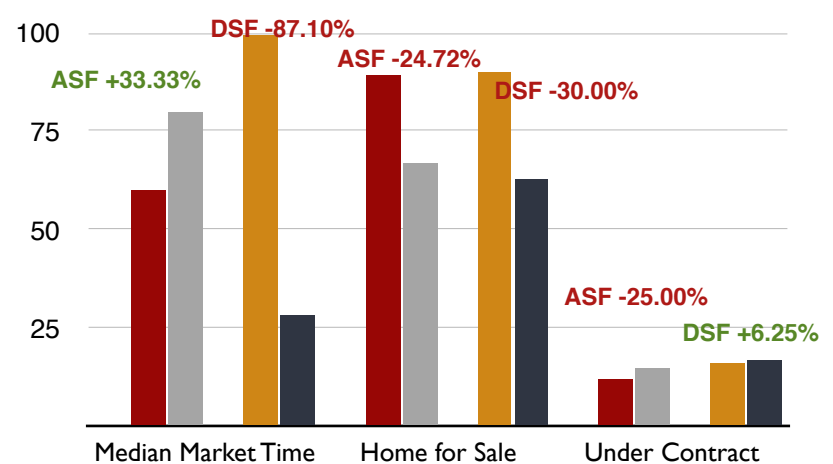
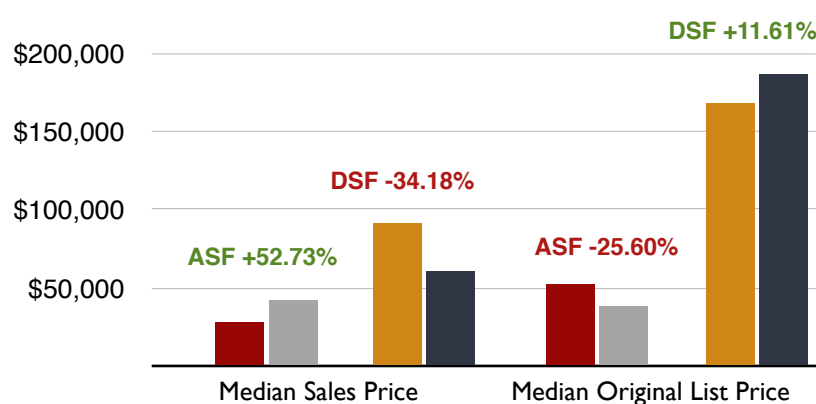
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|----------|----------|----------------|
| Median Sales Price | \$27,500 | \$42,000 | 52.73% |
| Median Original List Price | \$51,750 | \$38,500 | -25.60% |
| Median Market Time | 60 | 80 | 33.33% |
| Home for Sale | 89 | 67 | -24.72% |
| Under Contract | 12 | 15 | 25.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$91,000 | \$59,900 | -34.18% |
| Median Original List Price | \$167,900 | \$187,400 | 11.61% |
| Median Market Time | 217 | 28 | -87.10% |
| Home for Sale | 90 | 63 | -30.00% |
| Under Contract | 16 | 17 | 6.25% |

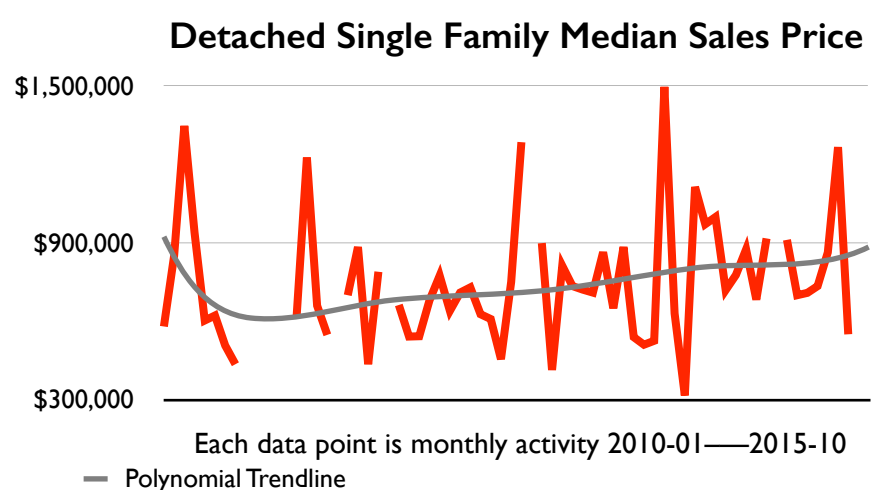
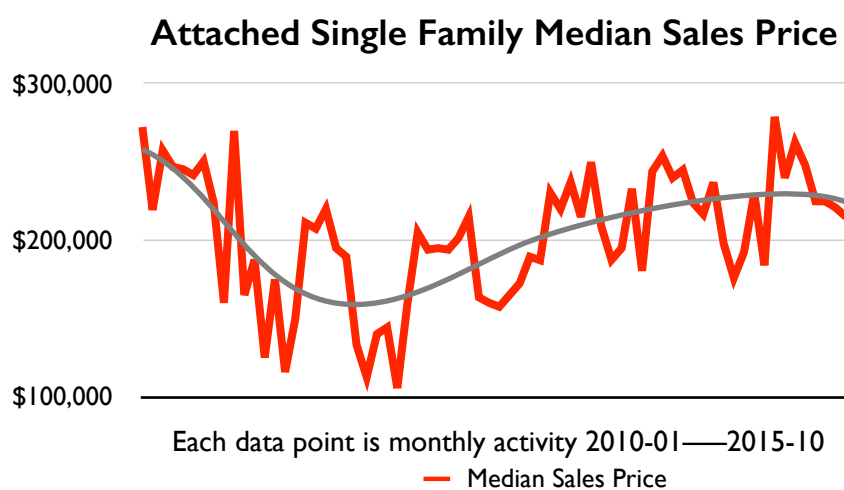
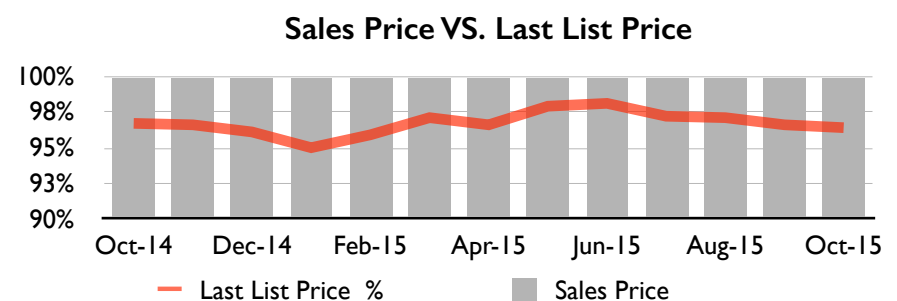
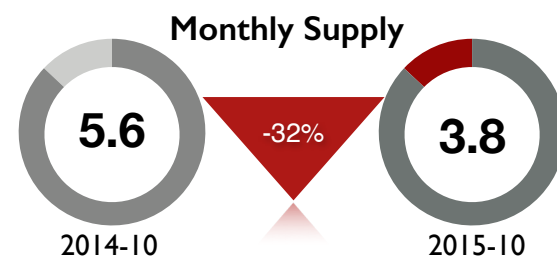
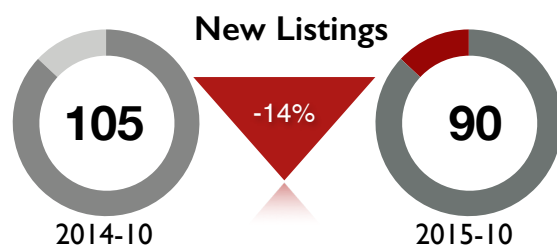


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

Uptown

Monthly Update 2015-10



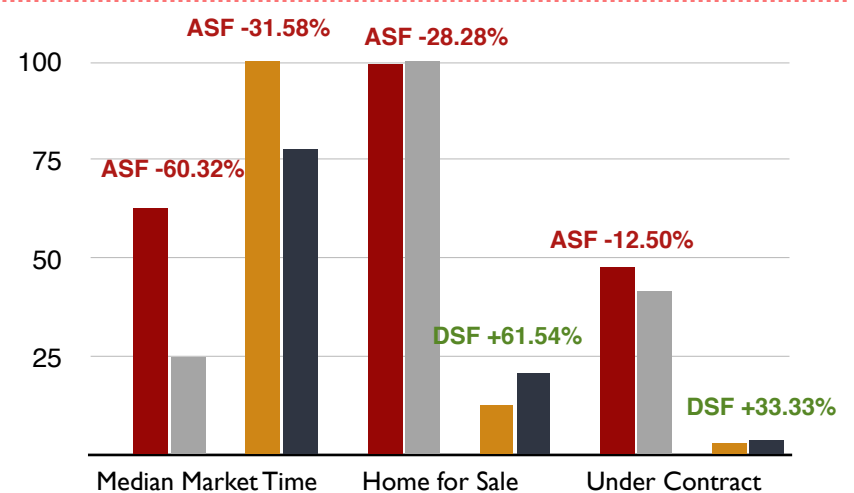
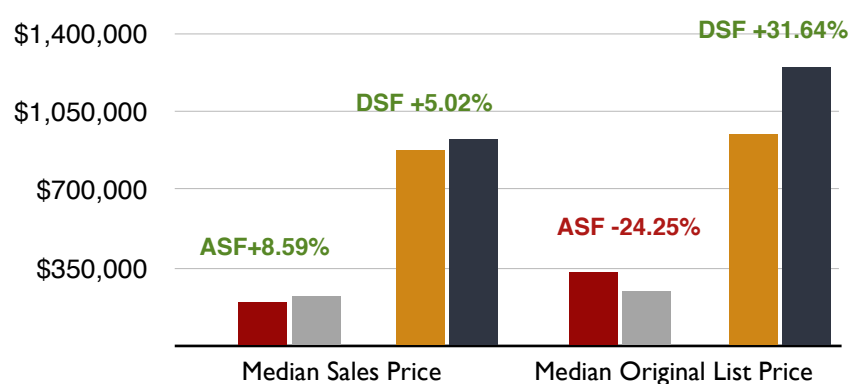
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$198,000 | \$215,000 | 8.59% |
| Median Original List Price | \$323,450 | \$245,000 | -24.25% |
| Median Market Time | 63 | 25 | -60.32% |
| Home for Sale | 343 | 246 | -28.28% |
| Under Contract | 48 | 42 | -12.50% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-------------|---------|
| Median Sales Price | \$876,000 | \$920,000 | 5.02% |
| Median Original List Price | \$949,500 | \$1,249,900 | 31.64% |
| Median Market Time | 114 | 78 | -31.58% |
| Home for Sale | 13 | 21 | 61.54% |
| Under Contract | 3 | 4 | 33.33% |

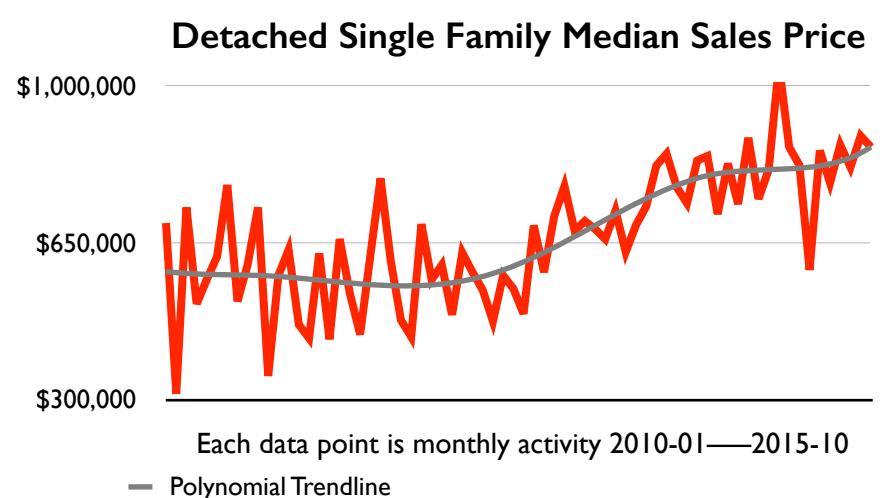
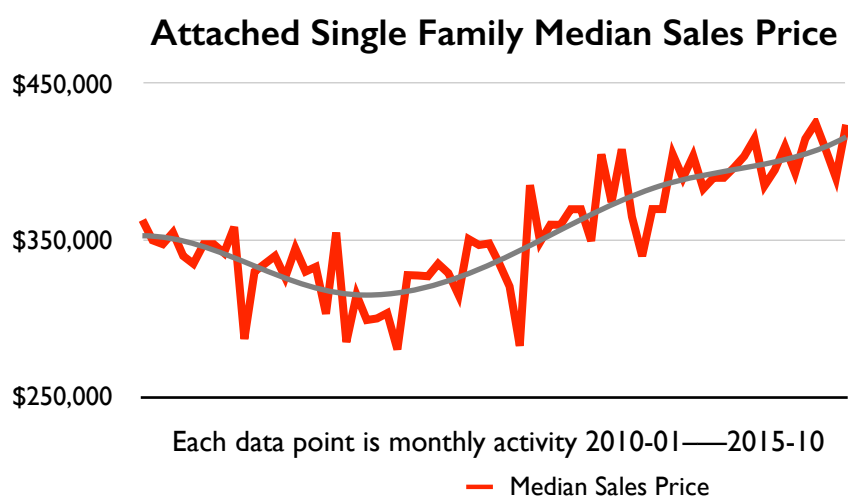
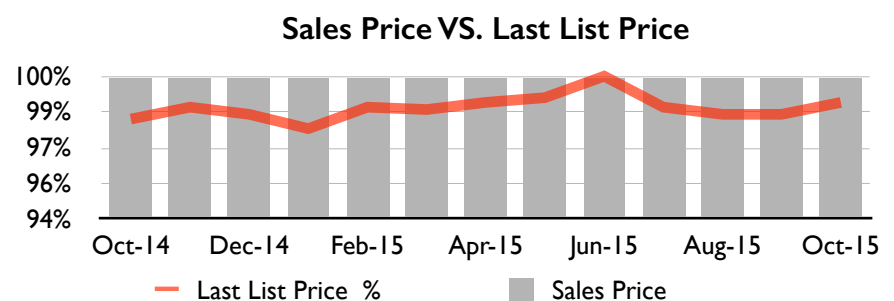
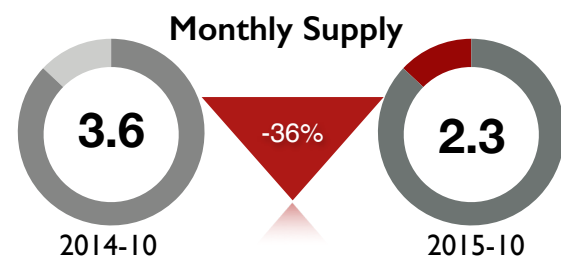


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

West Town

Monthly Update 2015-10



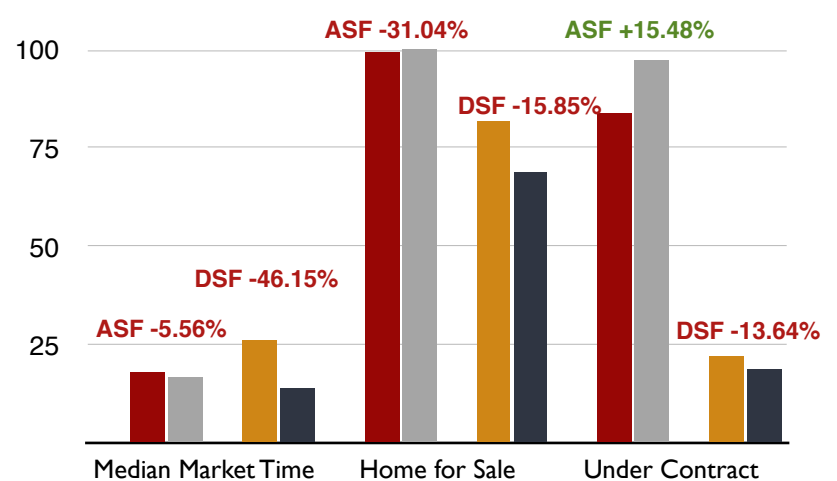
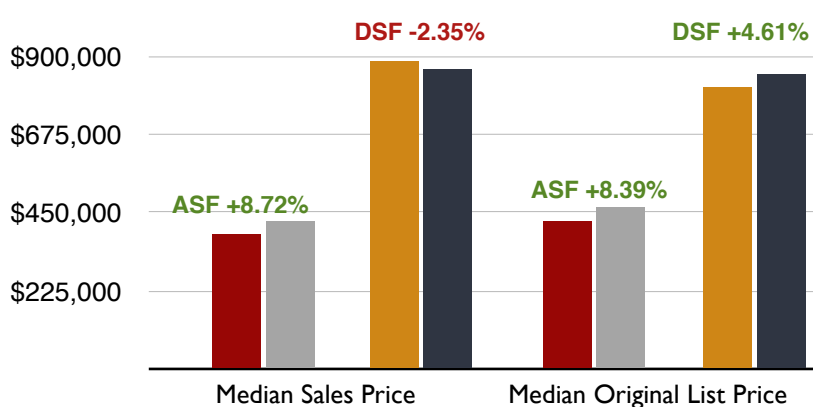
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$390,000 | \$424,000 | 8.72% |
| Median Original List Price | \$429,000 | \$465,000 | 8.39% |
| Median Market Time | 18 | 17 | -5.56% |
| Home for Sale | 393 | 271 | -31.04% |
| Under Contract | 84 | 97 | 15.48% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$885,812 | \$865,000 | -2.35% |
| Median Original List Price | \$812,450 | \$849,900 | 4.61% |
| Median Market Time | 26 | 14 | -46.15% |
| Home for Sale | 82 | 69 | -15.85% |
| Under Contract | 22 | 19 | -13.64% |

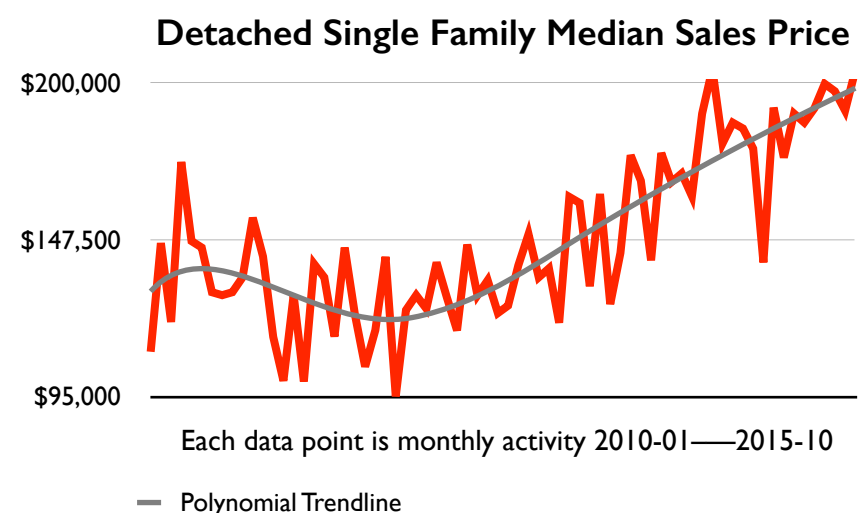
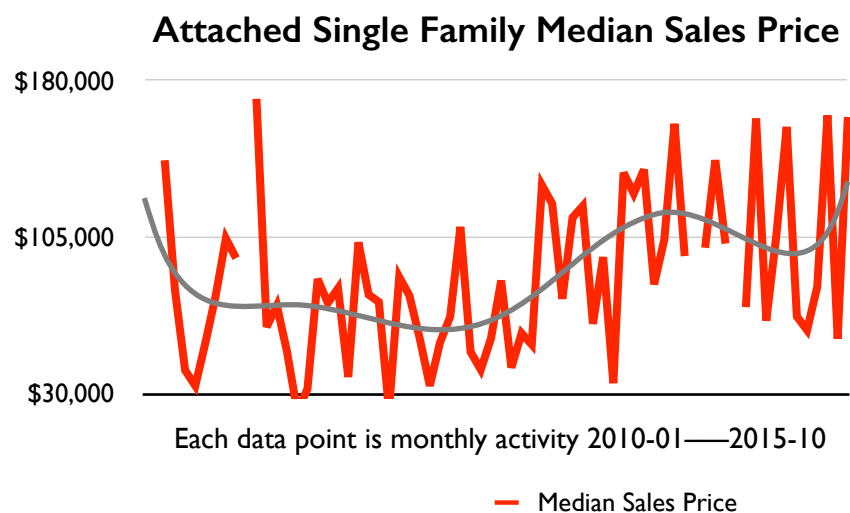
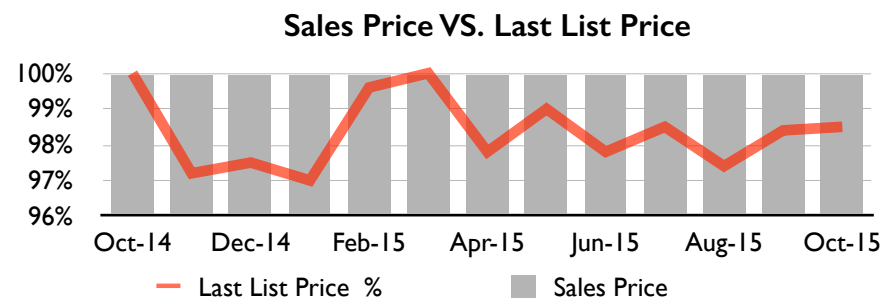
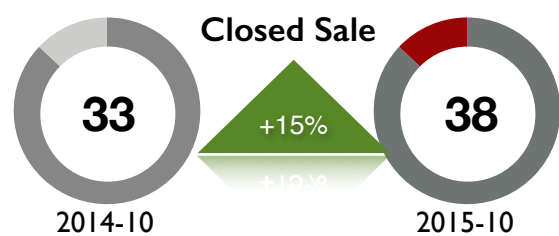
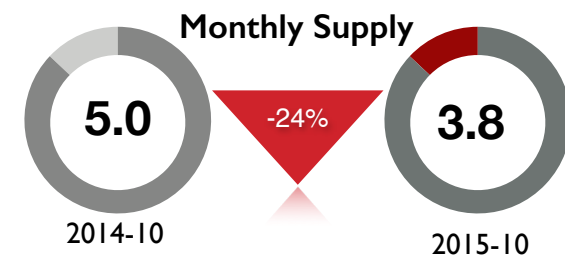


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

Belmont Cragin

Monthly Update 2015-10



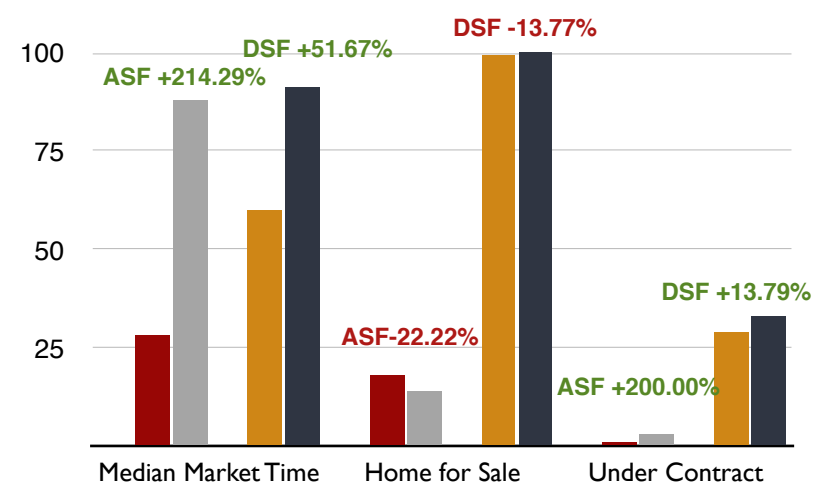
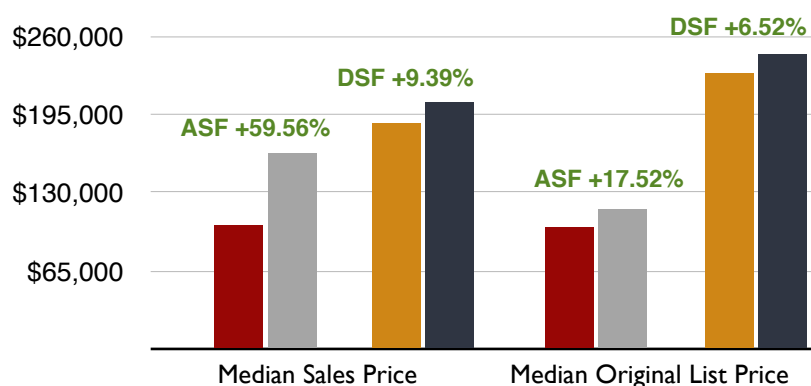
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$102,000 | \$162,750 | 59.56% |
| Median Original List Price | \$99,900 | \$117,400 | 17.52% |
| Median Market Time | 28 | 88 | 214.29% |
| Home for Sale | 18 | 14 | -22.22% |
| Under Contract | 1 | 3 | 200.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$186,950 | \$204,500 | 9.39% |
| Median Original List Price | \$229,900 | \$244,900 | 6.52% |
| Median Market Time | 60 | 91 | 51.67% |
| Home for Sale | 138 | 119 | -13.77% |
| Under Contract | 29 | 33 | 13.79% |

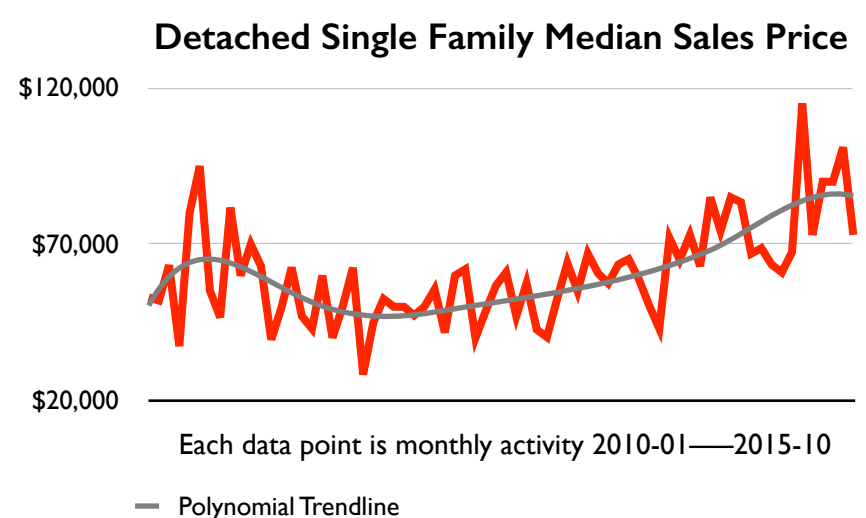
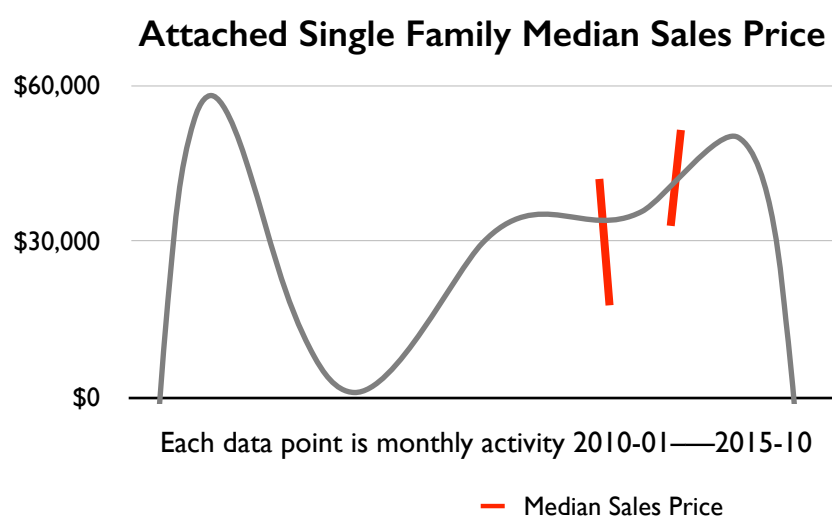
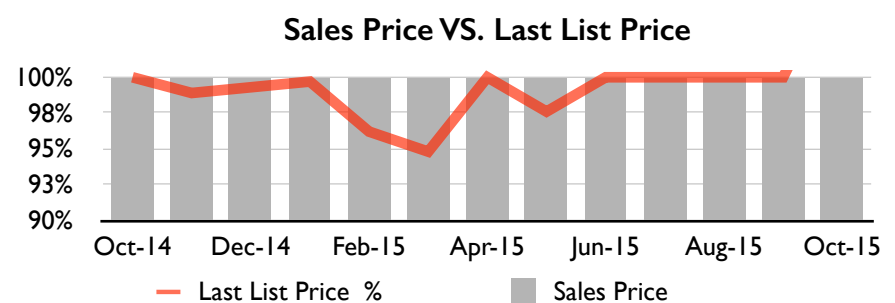
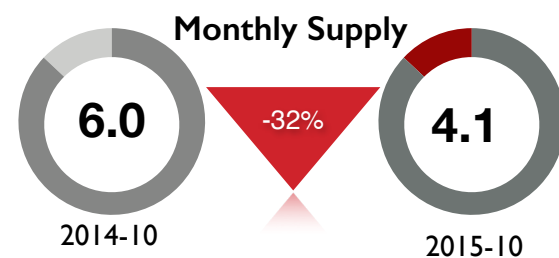
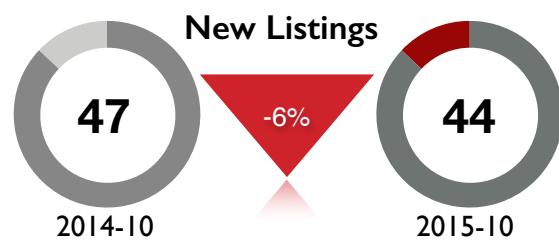


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Chicago Lawn

Monthly Update 2015-10

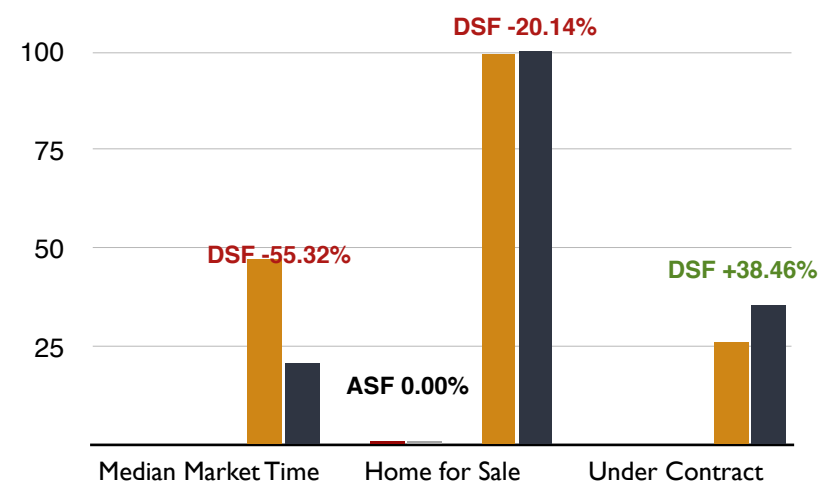
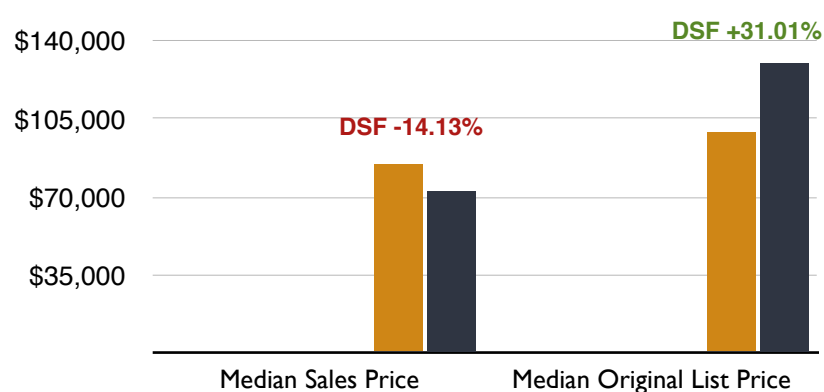


Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|---------------------------------|---------|---------|---------|
| Median Sales Price | N/A | N/A | |
| Median Original List Price | \$0 | \$0 | |
| Median Market Time | N/A | N/A | |
| Home for Sale | 1 | 1 | 0.00% |
| Under Contract | 0 | 0 | |
| ASF including Townhouse & Condo | | | |

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|----------|-----------|---------|
| Median Sales Price | \$85,008 | \$73,000 | -14.13% |
| Median Original List Price | \$99,000 | \$129,700 | 31.01% |
| Median Market Time | 47 | 21 | -55.32% |
| Home for Sale | 144 | 115 | -20.14% |
| Under Contract | 26 | 36 | 38.46% |

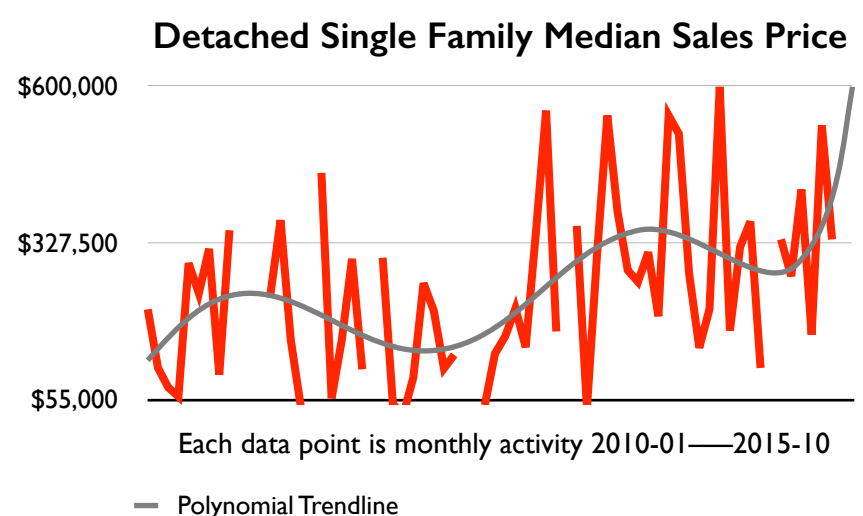
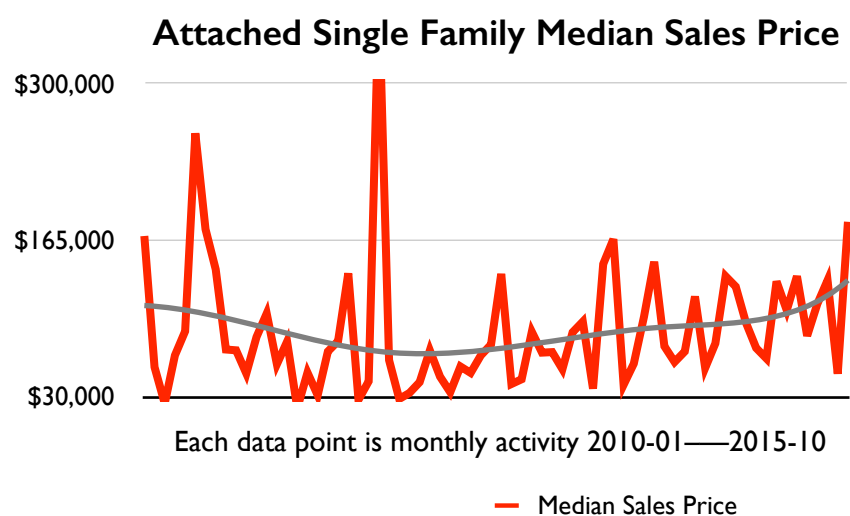
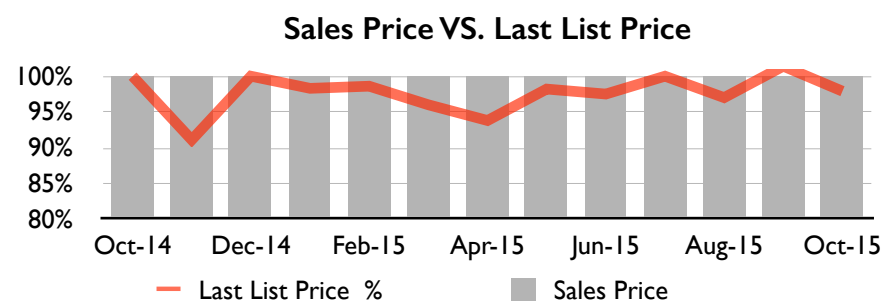
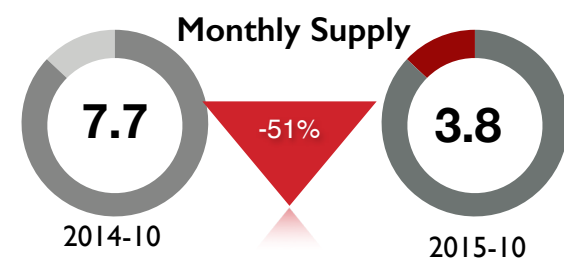
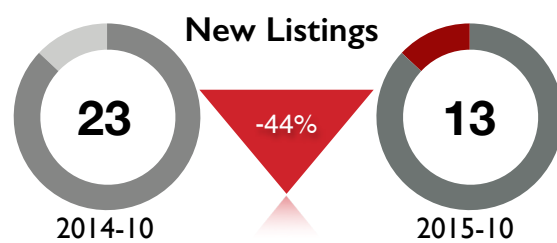


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Douglas

Monthly Update 2015-10



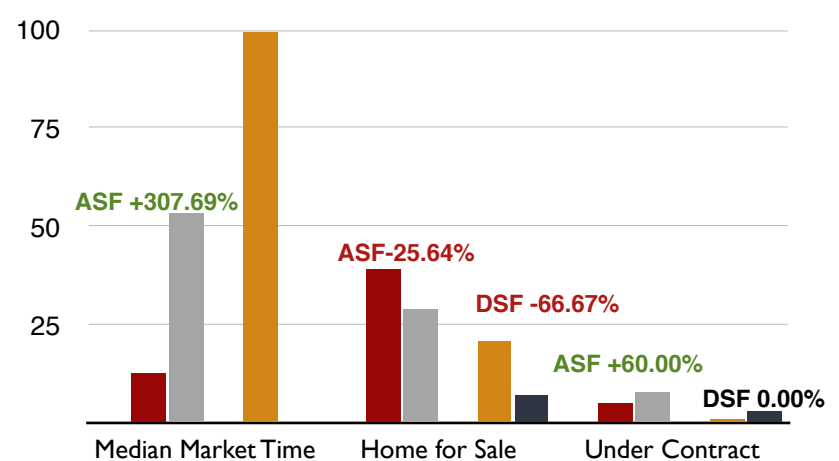
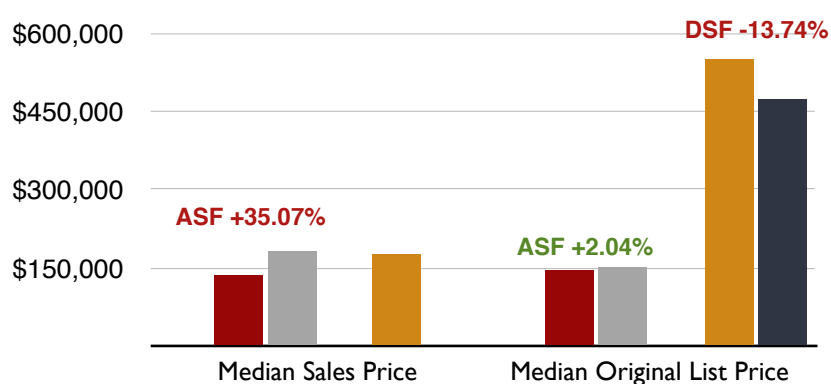
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$134,000 | \$181,000 | 35.07% |
| Median Original List Price | \$147,000 | \$150,000 | 2.04% |
| Median Market Time | 13 | 53 | 307.69% |
| Home for Sale | 39 | 29 | -25.64% |
| Under Contract | 5 | 8 | 60.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$175,000 | N/A | |
| Median Original List Price | \$550,000 | \$474,450 | -13.74% |
| Median Market Time | 578 | N/A | |
| Home for Sale | 21 | 7 | -66.67% |
| Under Contract | 1 | 3 | 0.00% |

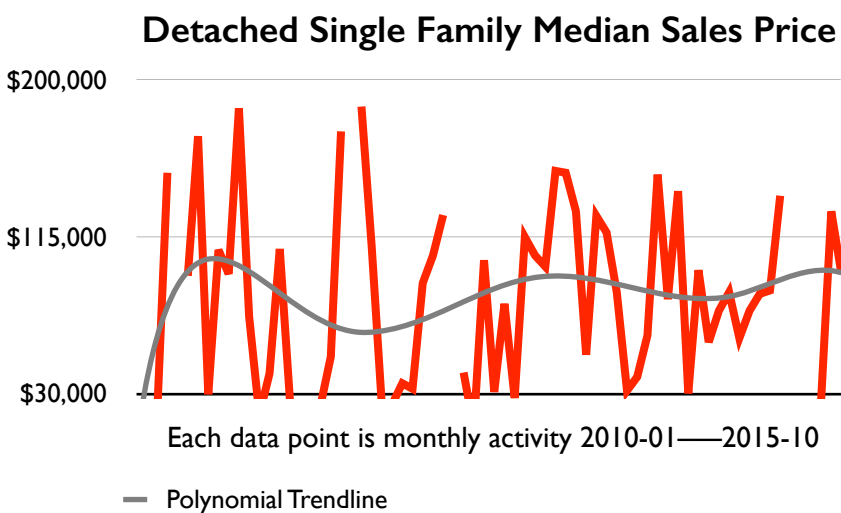
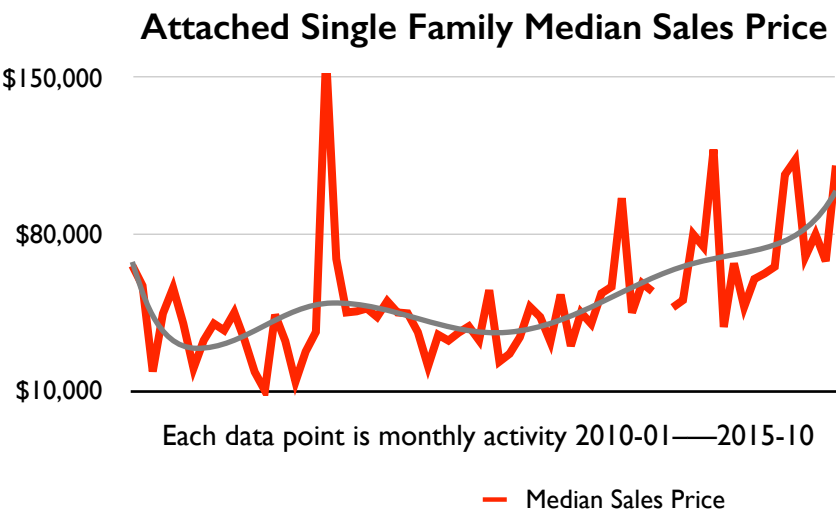
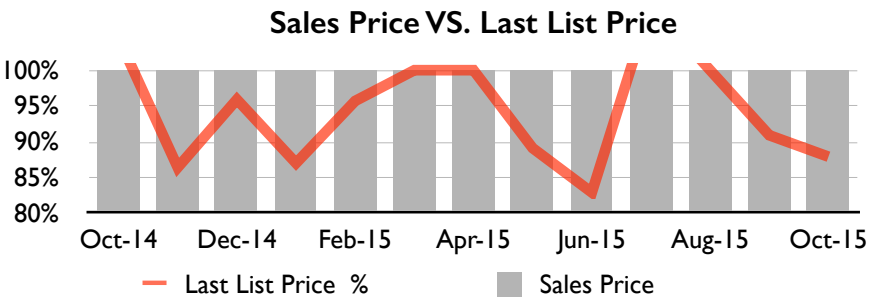
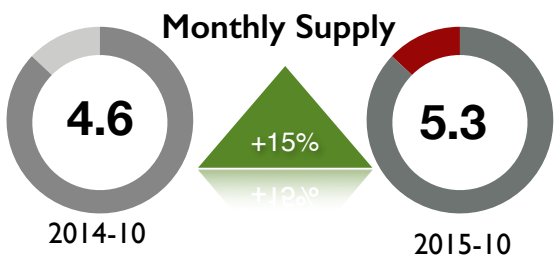
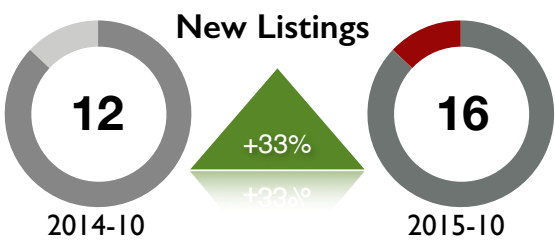


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

East Garfield Park

Monthly Update 2015-10



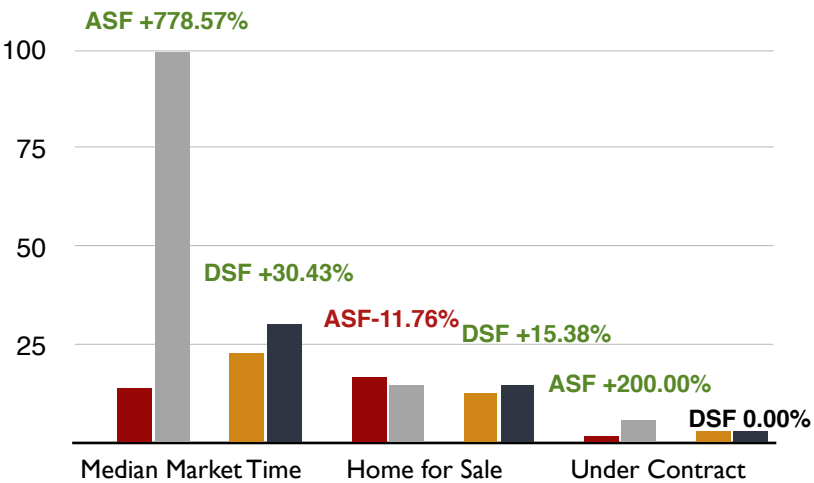
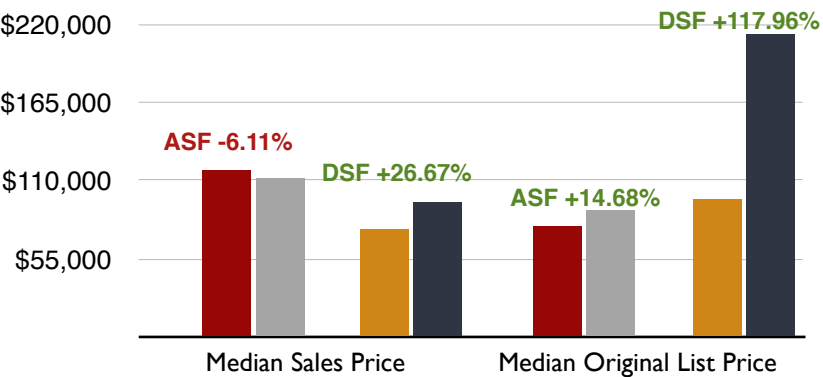
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$118,025 | \$110,815 | -6.11% |
| Median Original List Price | \$78,000 | \$89,450 | 14.68% |
| Median Market Time | 14 | 123 | 778.57% |
| Home for Sale | 17 | 15 | -11.76% |
| Under Contract | 2 | 6 | 200.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|----------|-----------|---------|
| Median Sales Price | \$75,000 | \$95,000 | 26.67% |
| Median Original List Price | \$97,450 | \$212,400 | 117.96% |
| Median Market Time | 23 | 30 | 30.43% |
| Home for Sale | 13 | 15 | 15.38% |
| Under Contract | 3 | 3 | 0.00% |

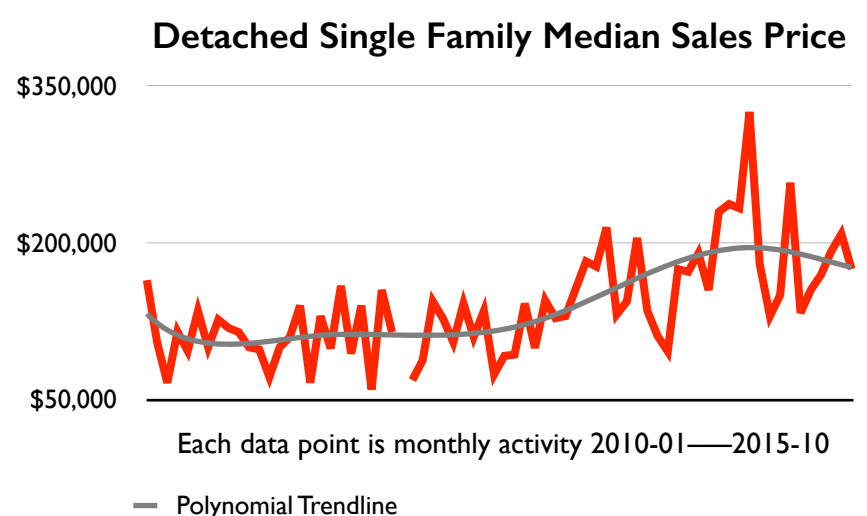
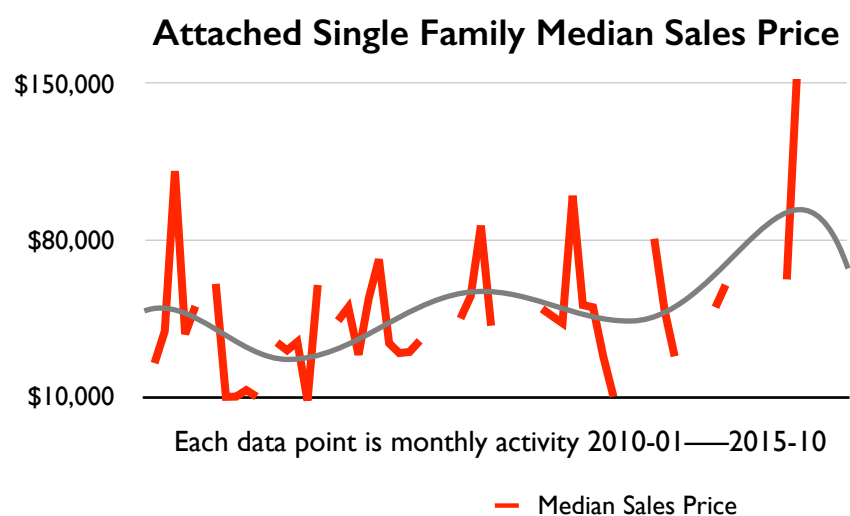
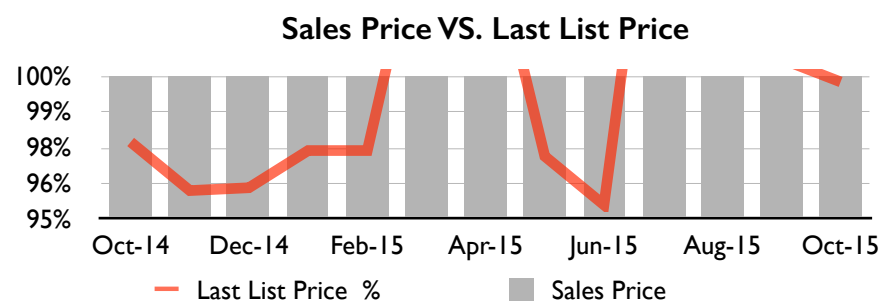
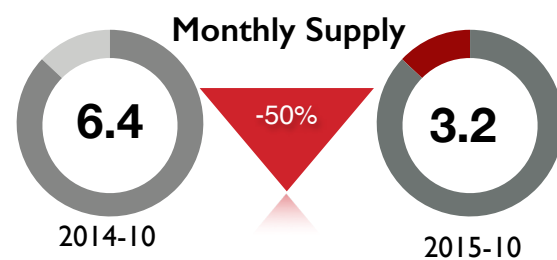


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, November 5, 2015

Hermosa

Monthly Update 2015-10



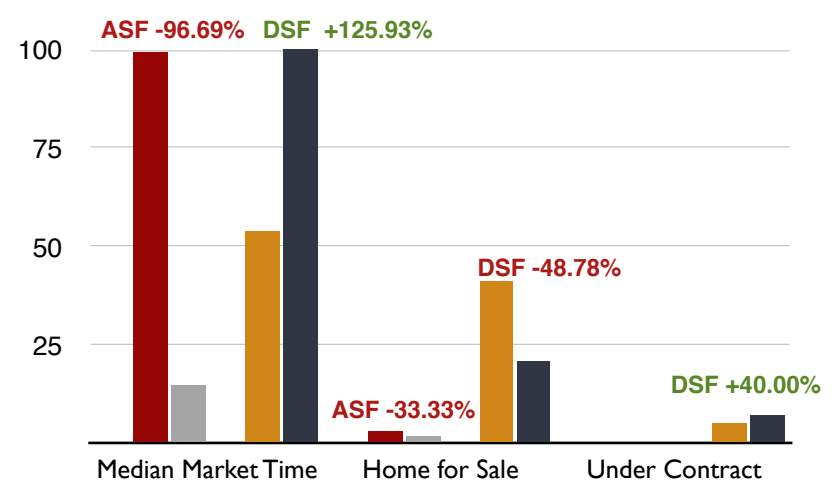
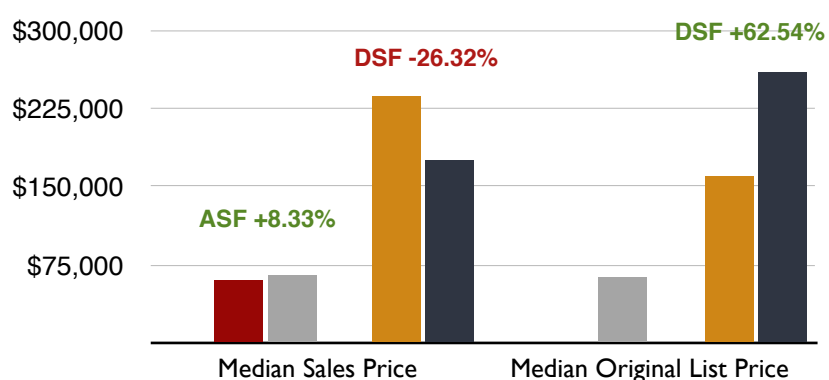
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|----------|----------|---------|
| Median Sales Price | \$60,000 | \$65,000 | 8.33% |
| Median Original List Price | \$0 | \$63,000 | |
| Median Market Time | 453 | 15 | -96.69% |
| Home for Sale | 3 | 2 | -33.33% |
| Under Contract | 0 | 0 | |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$237,500 | \$175,000 | -26.32% |
| Median Original List Price | \$159,900 | \$259,900 | 62.54% |
| Median Market Time | 54 | 122 | 125.93% |
| Home for Sale | 41 | 21 | -48.78% |
| Under Contract | 5 | 7 | 40.00% |

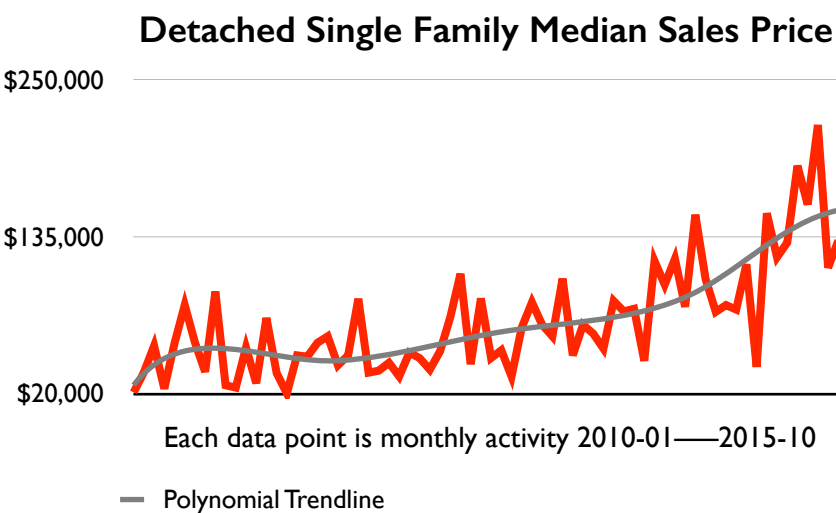
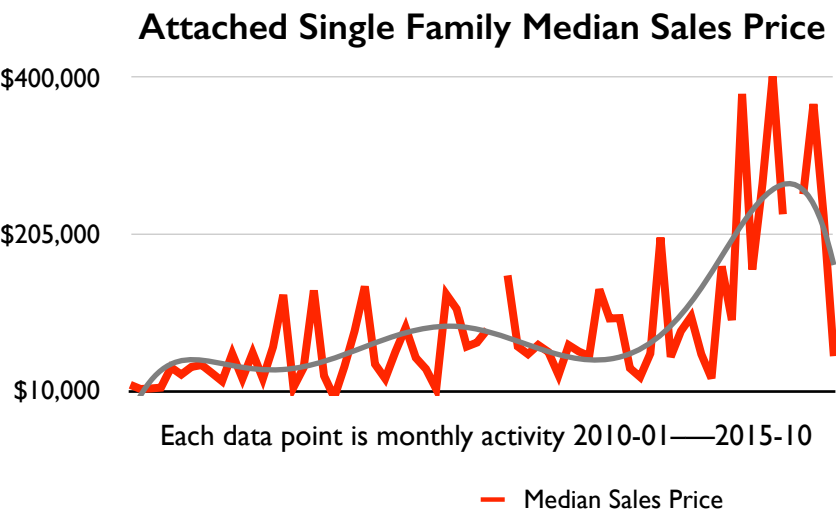
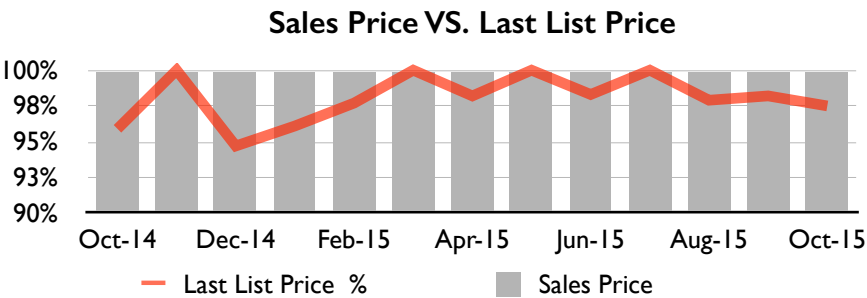
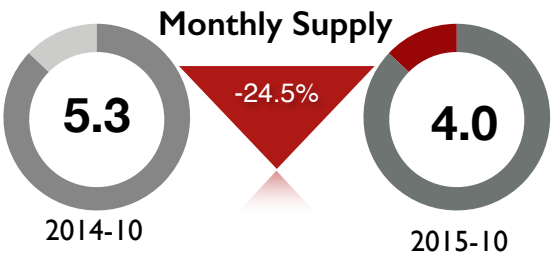
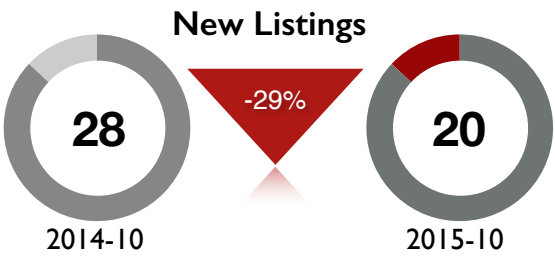


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

Humboldt Park

Monthly Update 2015-10



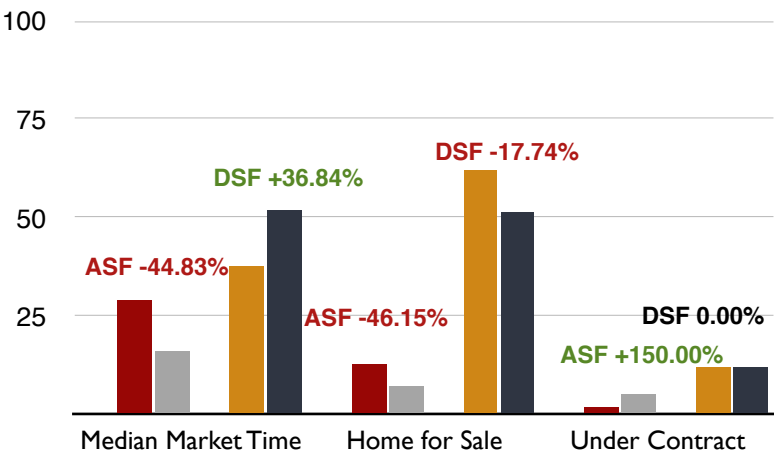
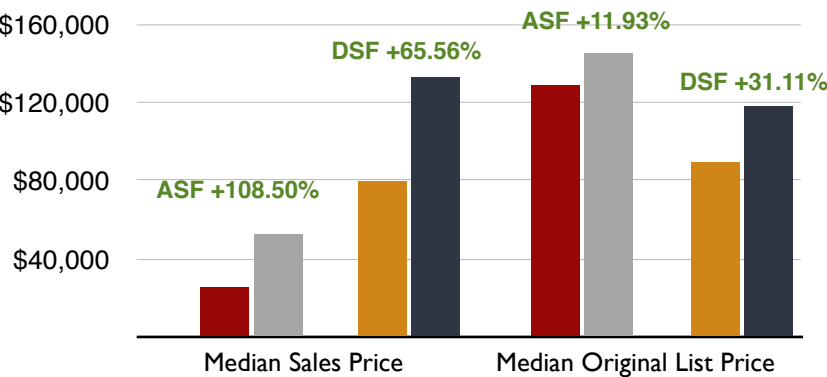
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$25,420 | \$53,000 | 108.50% |
| Median Original List Price | \$129,500 | \$144,950 | 11.93% |
| Median Market Time | 29 | 16 | -44.83% |
| Home for Sale | 13 | 7 | -46.15% |
| Under Contract | 2 | 5 | 150.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|----------|-----------|---------|
| Median Sales Price | \$80,000 | \$132,450 | 65.56% |
| Median Original List Price | \$90,000 | \$118,000 | 31.11% |
| Median Market Time | 38 | 52 | 36.84% |
| Home for Sale | 62 | 51 | -17.74% |
| Under Contract | 12 | 12 | 0.00% |

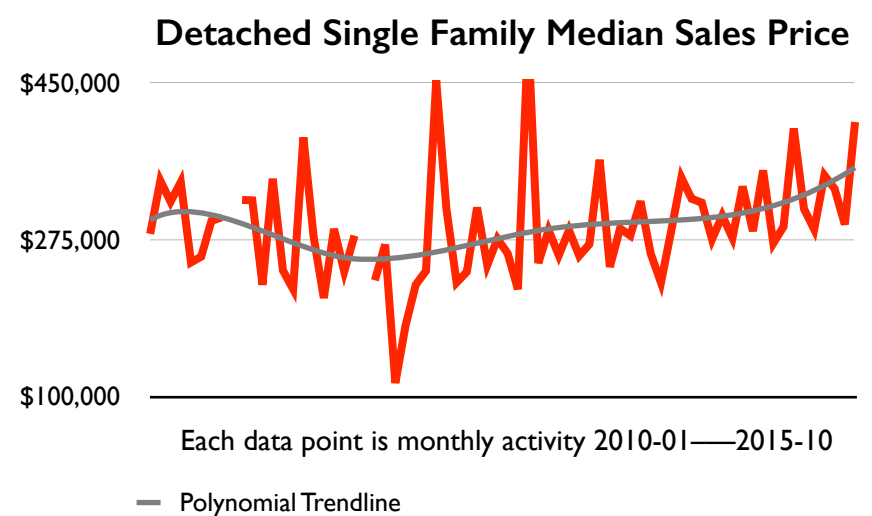
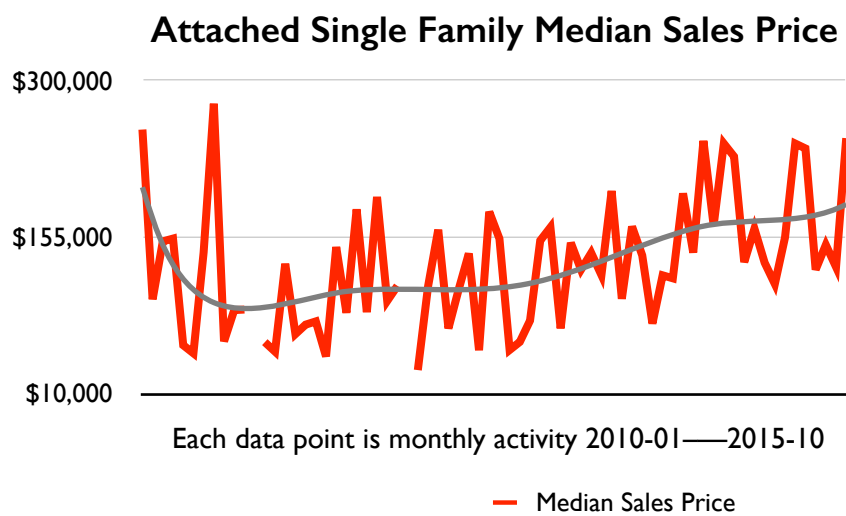
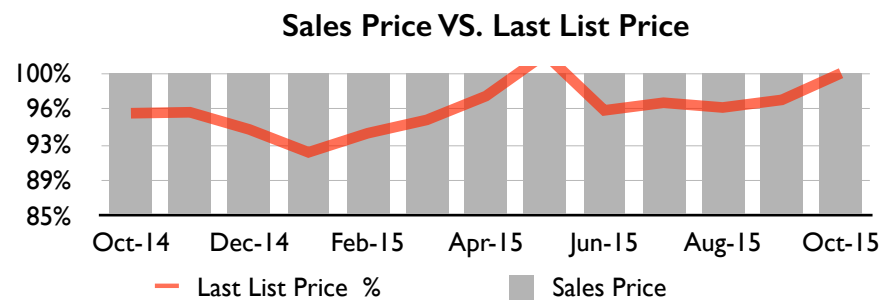
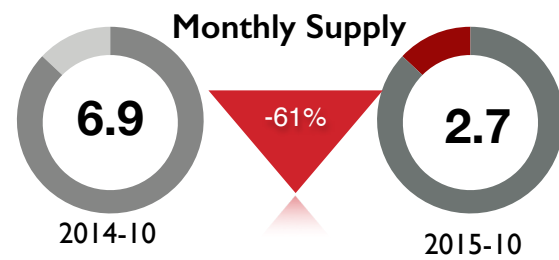


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, November 5, 2015

North Park

Monthly Update 2015-10



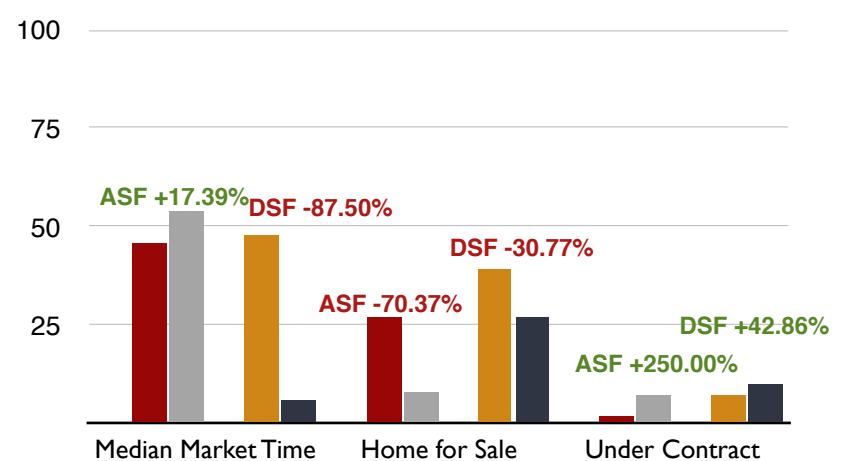
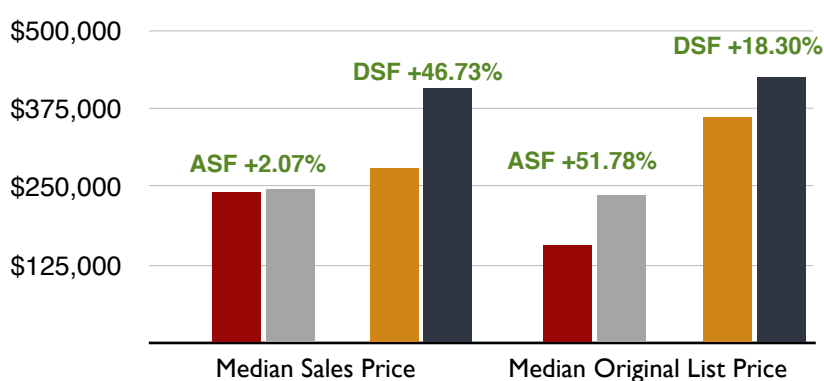
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$242,000 | \$247,000 | 2.07% |
| Median Original List Price | \$154,500 | \$234,500 | 51.78% |
| Median Market Time | 46 | 54 | 17.39% |
| Home for Sale | 27 | 8 | -70.37% |
| Under Contract | 2 | 7 | 250.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$277,550 | \$407,250 | 46.73% |
| Median Original List Price | \$359,250 | \$425,000 | 18.30% |
| Median Market Time | 48 | 6 | -87.50% |
| Home for Sale | 39 | 27 | -30.77% |
| Under Contract | 7 | 10 | 42.86% |

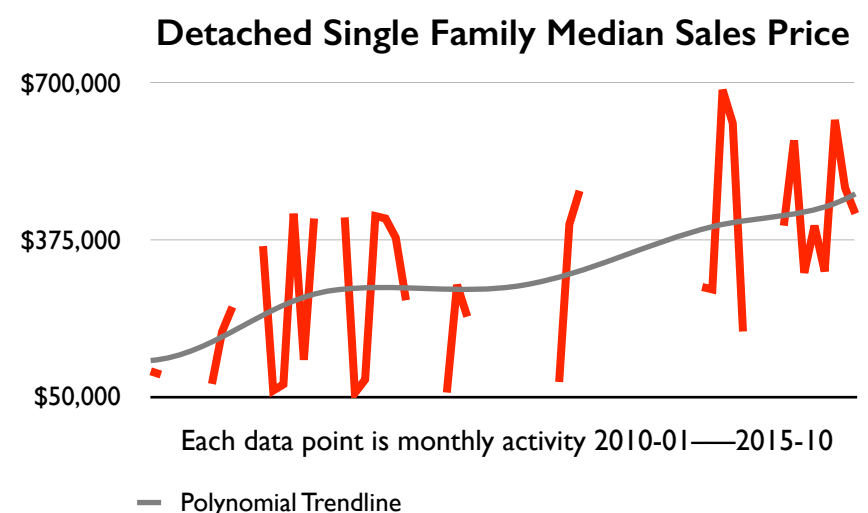
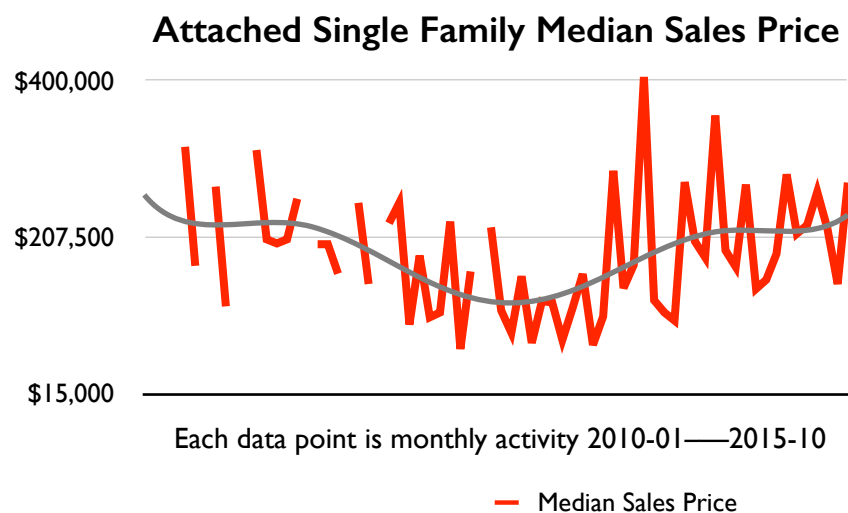
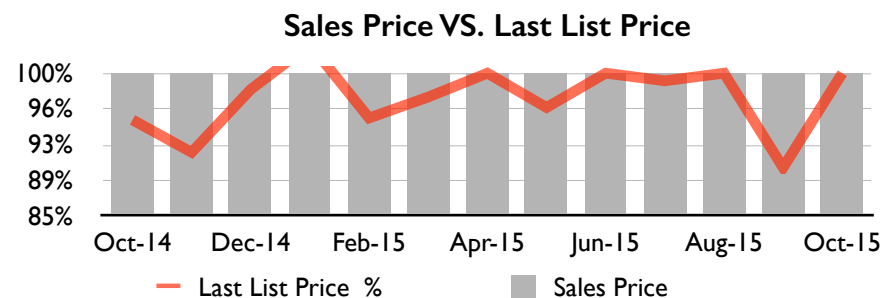
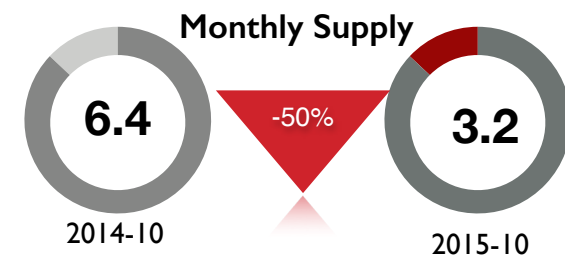
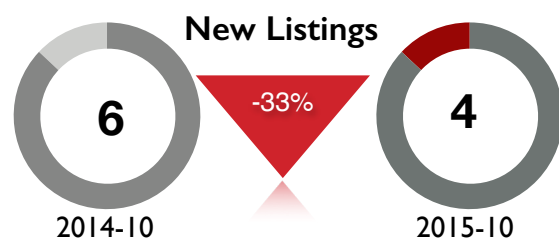


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Friday, November 6, 2015

Oakland

Monthly Update 2015-10



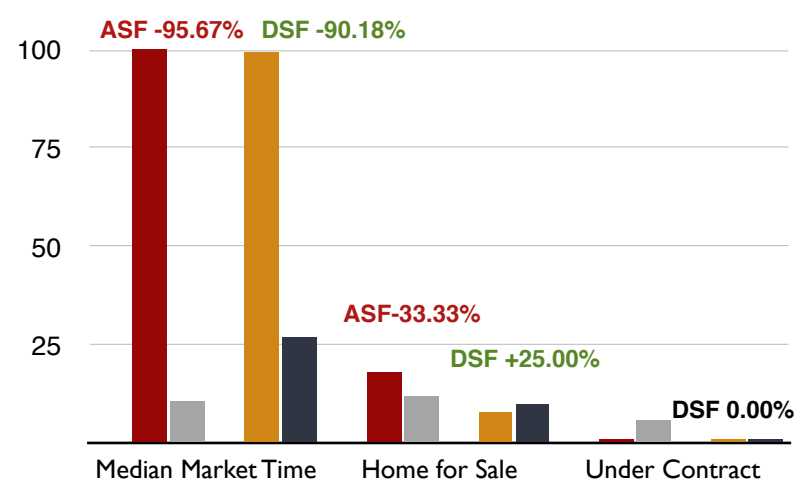
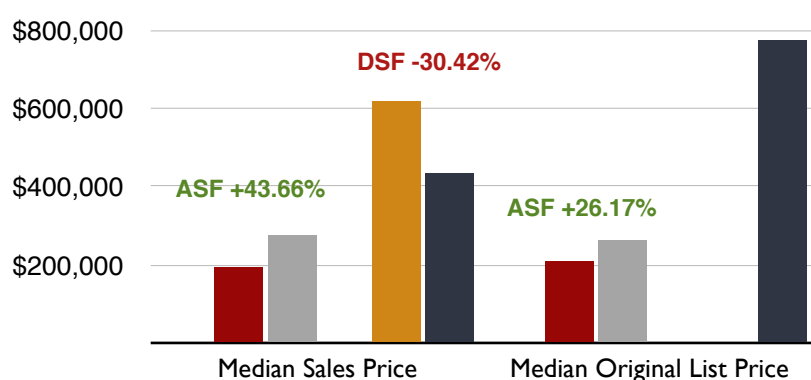
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$191,360 | \$274,900 | 43.66% |
| Median Original List Price | \$209,950 | \$264,900 | 26.17% |
| Median Market Time | 254 | 11 | -95.67% |
| Home for Sale | 18 | 12 | -33.33% |
| Under Contract | 1 | 6 | 500.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price | \$618,000 | \$430,000 | -30.42% |
| Median Original List Price | 33695- | \$774,900 | |
| Median Market Time | 275 | 27 | -90.18% |
| Home for Sale | 8 | 10 | 25.00% |
| Under Contract | 1 | 1 | 0.00% |

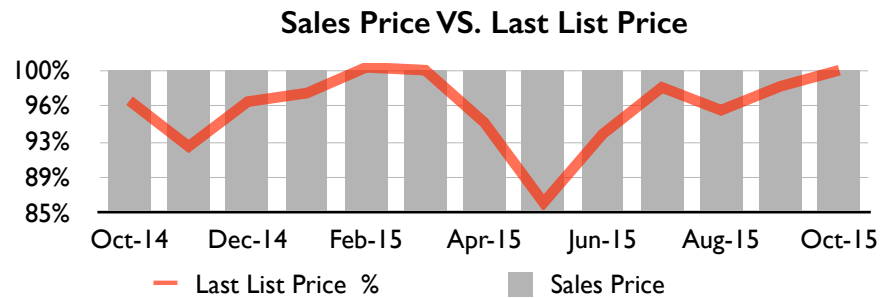
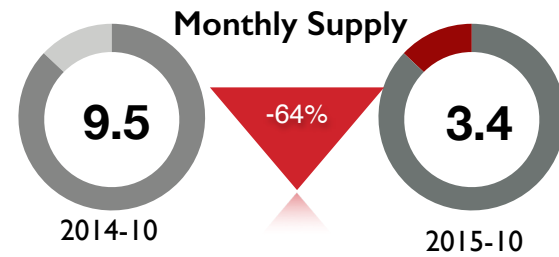


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

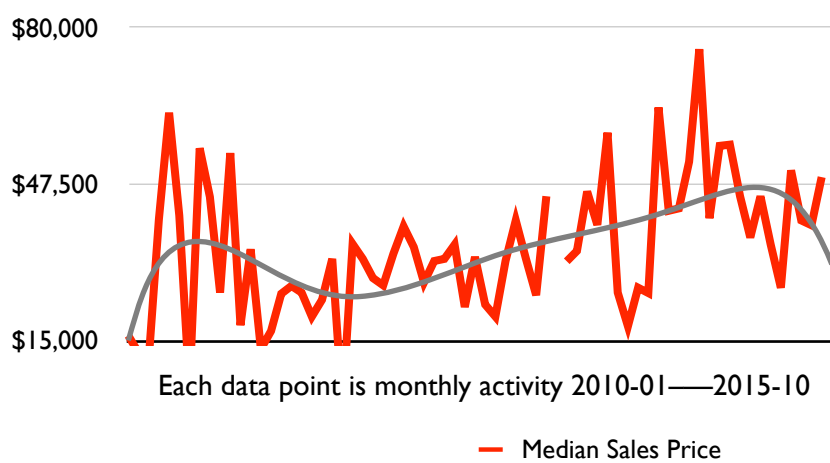
Friday, November 6, 2015

Washington Park

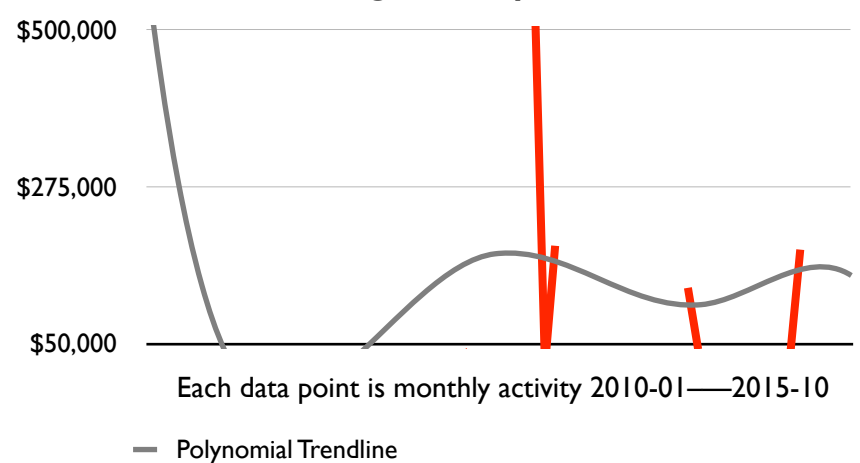
Monthly Update 2015-10



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



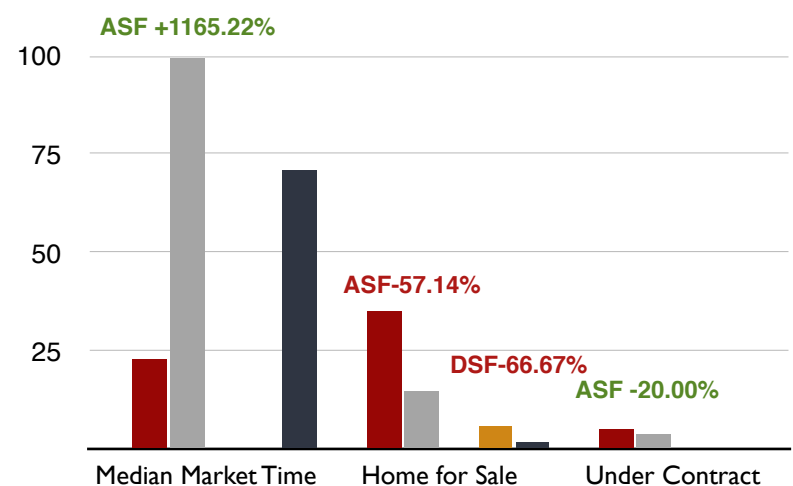
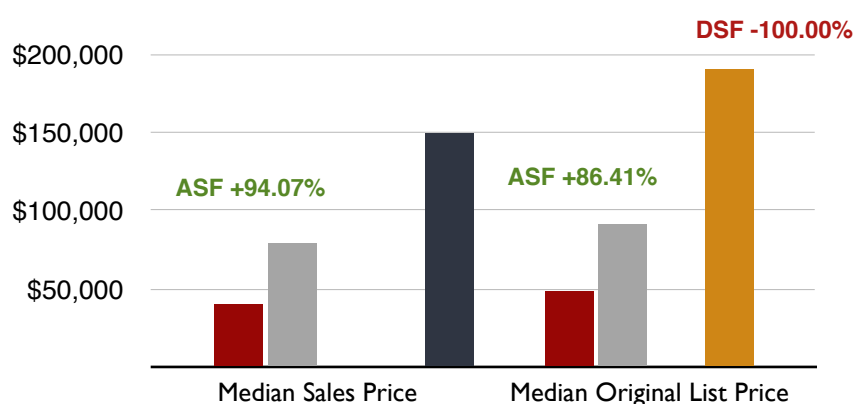
Attached Single Family (ASF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|----------|----------|-----------------|
| Median Sales Price | \$40,450 | \$78,500 | 94.07% |
| Median Original List Price | \$48,950 | \$91,250 | 86.41% |
| Median Market Time | 23 | 291 | 1165.22% |
| Home for Sale | 35 | 15 | -57.14% |
| Under Contract | 5 | 4 | -20.00% |

ASF including Townhouse & Condo

Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|-----------------|
| Median Sales Price | N/A | \$150,000 | |
| Median Original List Price | \$189,950 | \$0 | -100.00% |
| Median Market Time | N/A | 71 | |
| Home for Sale | 6 | 2 | -66.67% |
| Under Contract | 0 | 0 | |

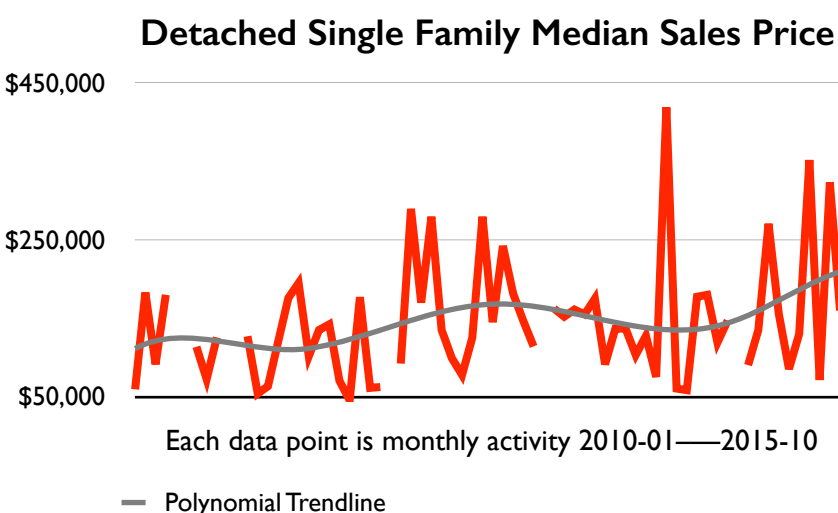
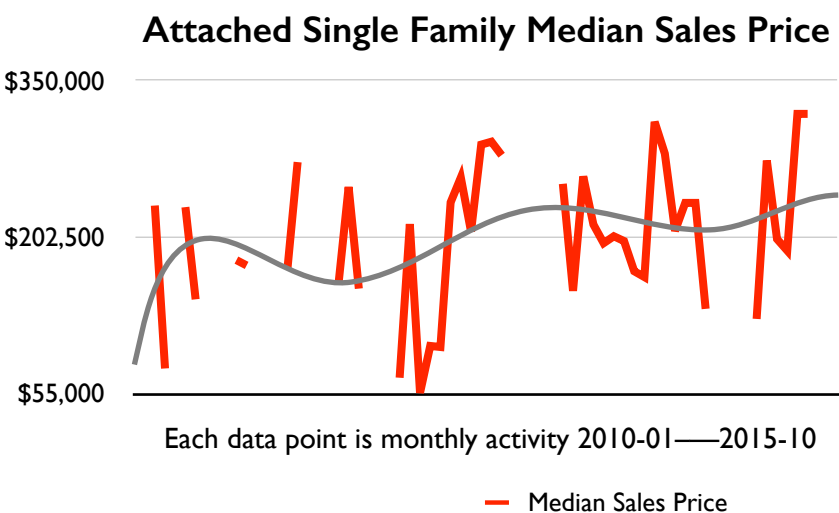
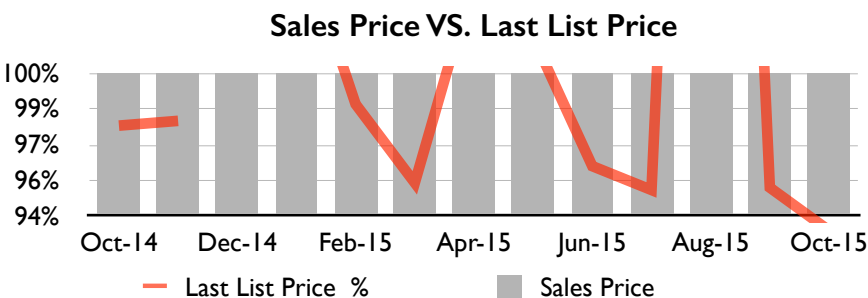
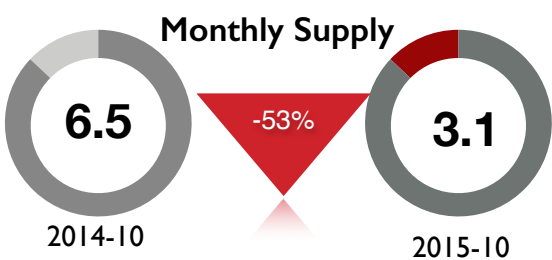
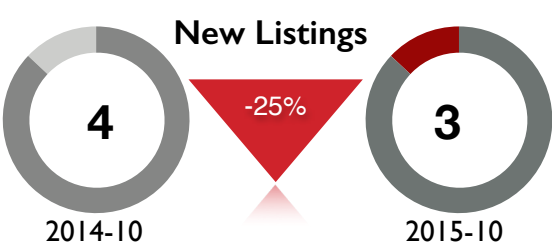


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Friday, November 6, 2015

McKinley Park

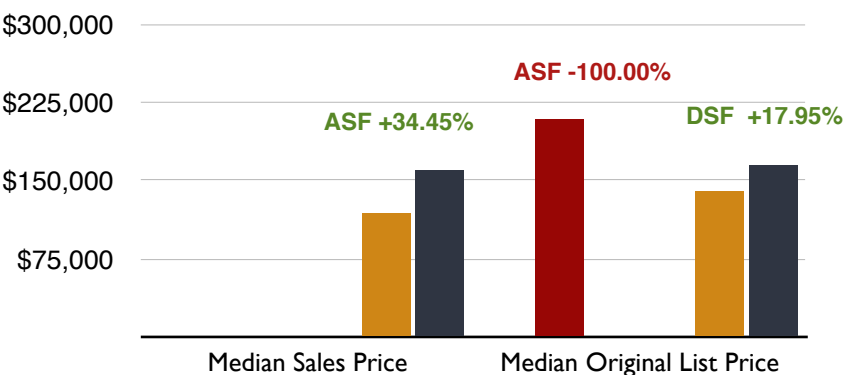
Monthly Update 2015-10



Attached Single Family (ASF)

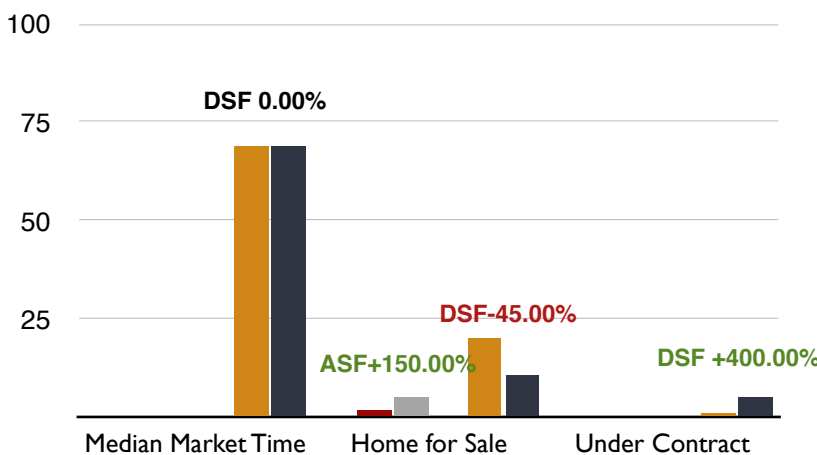
| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|---------|----------|
| Median Sales Price | N/A | N/A | |
| Median Original List Price | \$209,000 | \$0 | -100.00% |
| Median Market Time | N/A | N/A | |
| Home for Sale | 2 | 5 | 150.00% |
| Under Contract | 0 | 0 | |

ASF including Townhouse & Condo



Detached Single Family (DSF)

| | 2014-10 | 2015-10 | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price | \$119,000 | \$160,000 | 34.45% |
| Median Original List Price | \$139,800 | \$164,900 | 17.95% |
| Median Market Time | 69 | 69 | 0.00% |
| Home for Sale | 20 | 11 | -45.00% |
| Under Contract | 1 | 5 | 400.00% |



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

Thursday, November 5, 2015



*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)