



# CHICAGO

## NEIGHBORHOOD MARKET REPORT

NOVEMBER 2015

# KEK TAKEAWAYS...



- In November, both sales of attached and detached houses experienced annual and monthly decreases while median prices grew at moderate annual rates. In the Chicagoland PMSA, 6,843 attached and detached houses were closed sales, down 26.3 percent from a month ago and down 3.8 percent from a year ago. And the Median Sales Price was up 8.3 percent to \$212,000 for detached homes and 9.0 percent to \$168,000 for attached properties.
- In November, the percentage of distressed sales (e.g. REOs) was 22.8 percent, the lowest level reading since 2009. 5,278 regular sales were made, 2.0 percent more than last year. 1,565 distressed properties were sold, 18.9 percent less than last year. The median price was \$226,000 for regular property sales, up 2.7 percent from last year; the comparable figure for the distressed properties was \$114,000, up 8.6 percent from this time last year. (All sales including attached and detached houses)
- New Listings in Chicagoland were up 0.7 percent for detached homes and 0.4 percent for attached properties. Listings Under Contract increased 28.3 percent for detached homes and 20.3 percent for attached properties.
- The time it took to sell a home in November averaged 92 days in the PMSA area, down from 98 days a year ago. The total inventory of properties available for sale as of November was 38,383 down 13.1 percent from 43,420 in October and down 13.7 percent from 44,489 in November of last year.

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

## Chicagoland PMSA— November 2015

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

**+0.6%**

**-3.8%**

**-13.7%**

Change in  
**New Listing**  
All properties

Change in  
**Closed Sales**  
All properties

Change in  
**Inventory of Homes**  
All properties

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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:

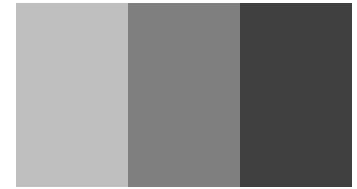
- **Cook County:** Chicago, Northbrook, Oak Lawn, Schaumburg, Barrington, Oak Park, Evanston.
- **DuPage County:** Elmhurst, Wheaton, Naperville, Woodridge, Hinsdale, Downers Grove, Lisle, Itasca, Willowbrook.
- **Lake County:** Waukegan, Highland Park, Vernon Hills, Zion, Riverwoods, Deerfield, Lake 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](tel:(773)388-0003) or email us at [Appraisal@PahRoo.com](mailto:Appraisal@PahRoo.com)!

# INTRODUCTION & METHODOLOGY



## Monthly Update—November 2015

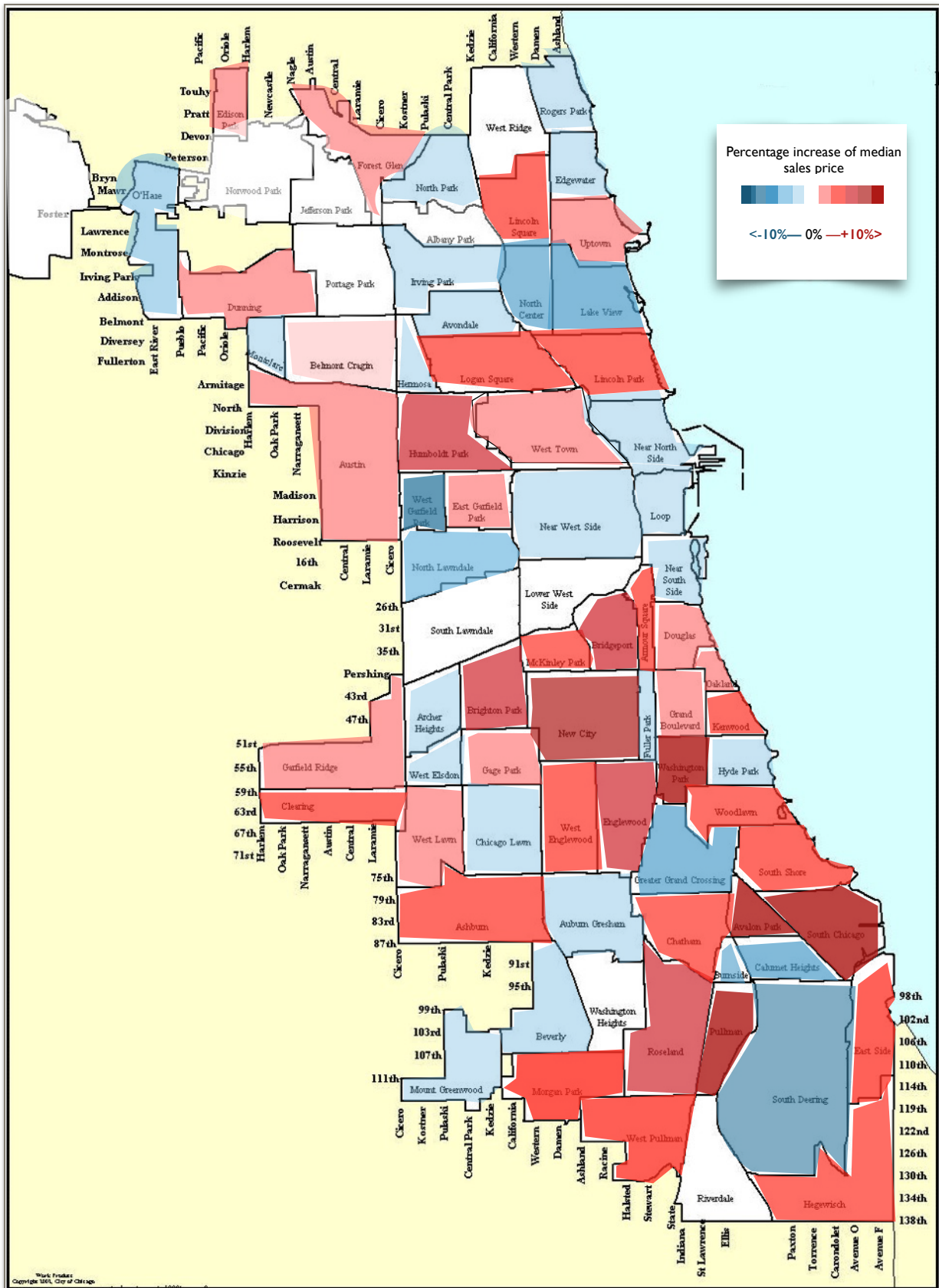
The purpose of this monthly report is to describe the actual situation of Chicago-land real estate market by analyzing the statistical data from 30 representative Chicago neighborhoods and identifying the market trends. Many different metrics will be used within the report, also calculating their monthly 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](mailto:appraisal@Pahroo.com) We'd more than Welcome it.**

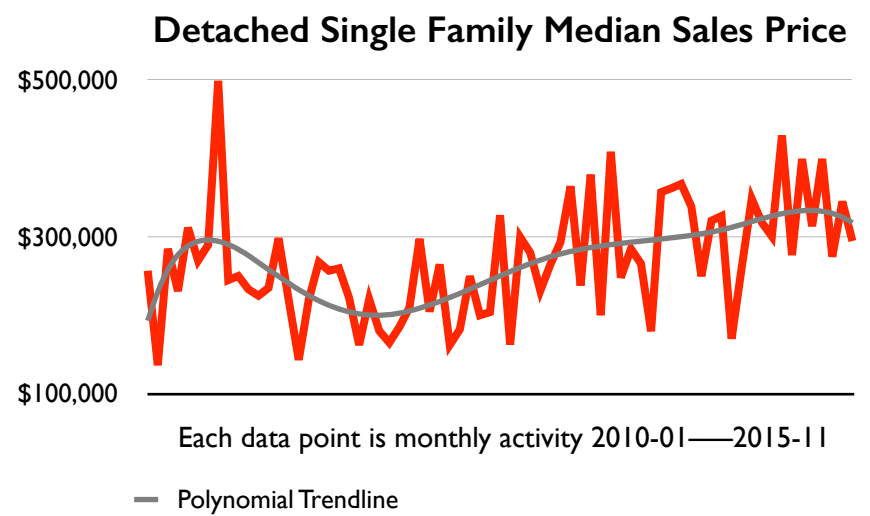
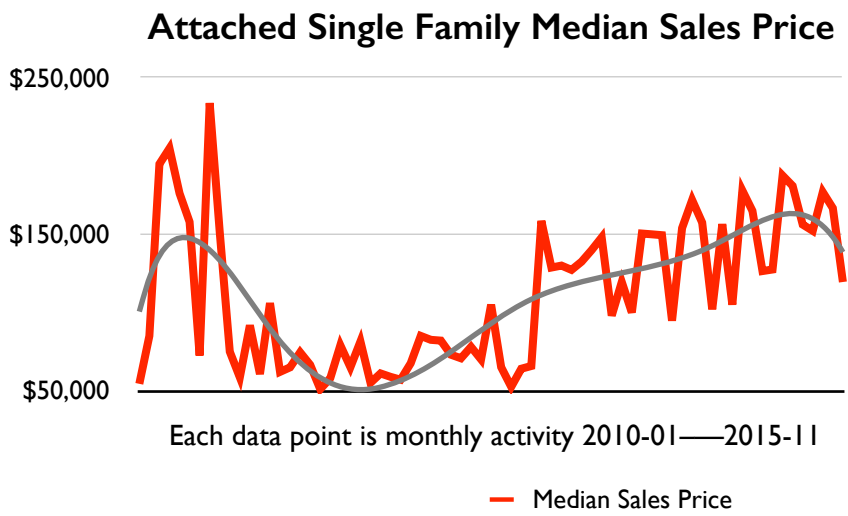
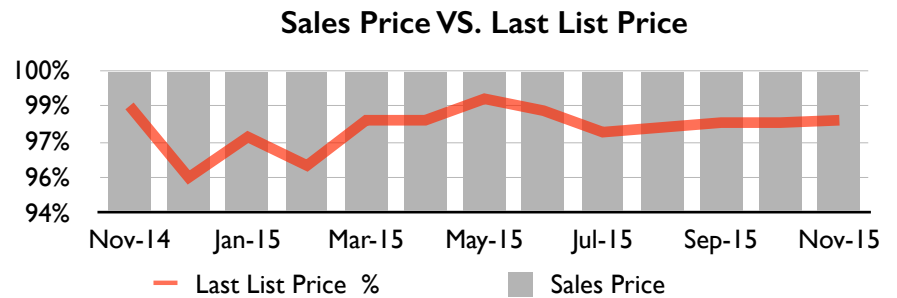
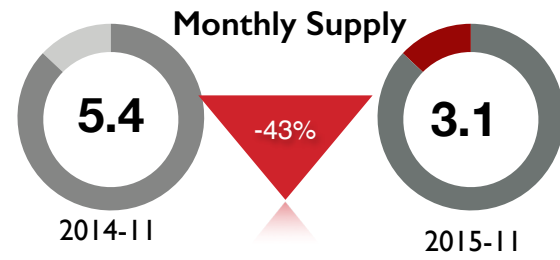
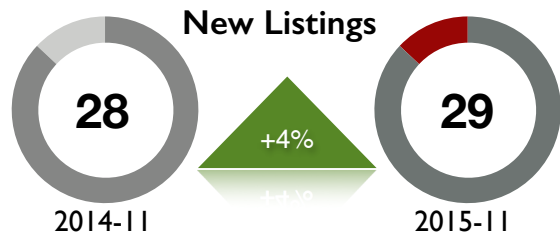


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Monday, December 7, 2015

# Albank Park

## Monthly Update 2015-11



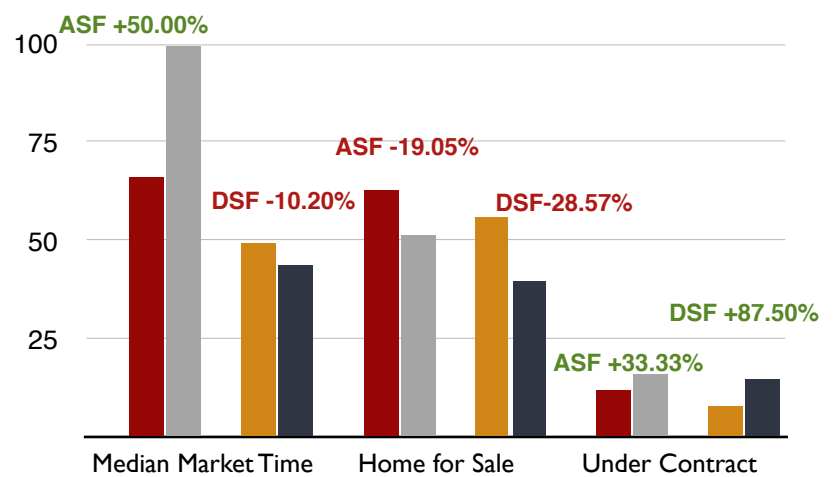
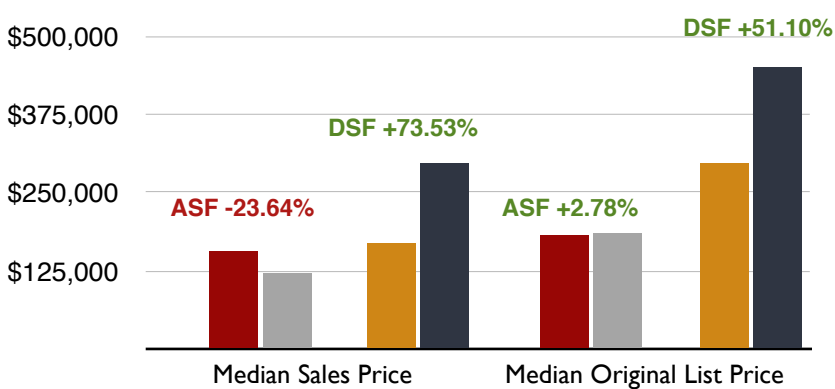
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$156,500 | \$119,500 | <b>-23.64%</b> |
| Median Original List Price | \$179,900 | \$184,900 | <b>2.78%</b>   |
| Median Market Time         | 66        | 99        | <b>50.00%</b>  |
| Home for Sale              | 63        | 51        | <b>-19.05%</b> |
| Under Contract             | 12        | 16        | <b>33.33%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$170,000 | \$295,000 | <b>73.53%</b>  |
| Median Original List Price | \$297,450 | \$449,450 | <b>51.10%</b>  |
| Median Market Time         | 49        | 44        | <b>-10.20%</b> |
| Home for Sale              | 56        | 40        | <b>-28.57%</b> |
| Under Contract             | 8         | 15        | <b>87.50%</b>  |

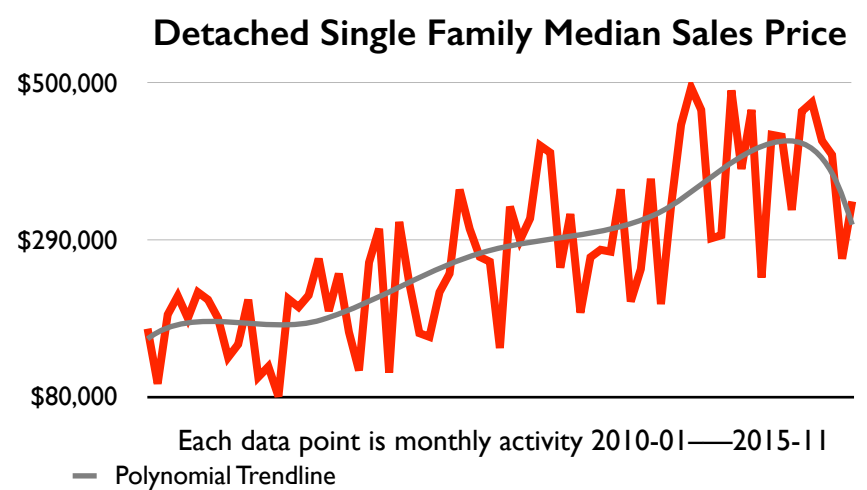
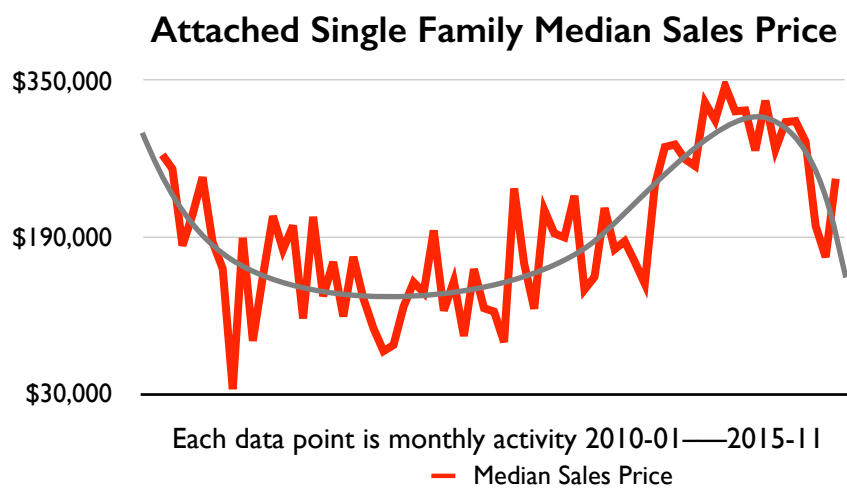
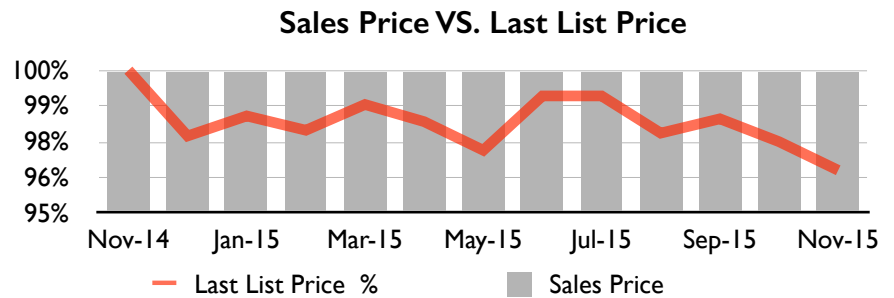
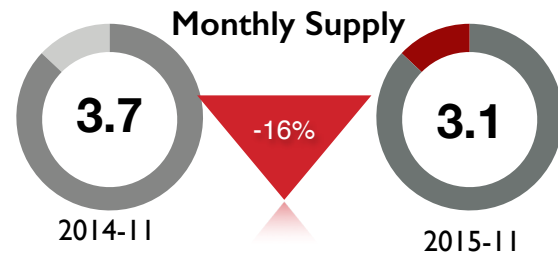


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# Avondale

## Monthly Update 2015-11



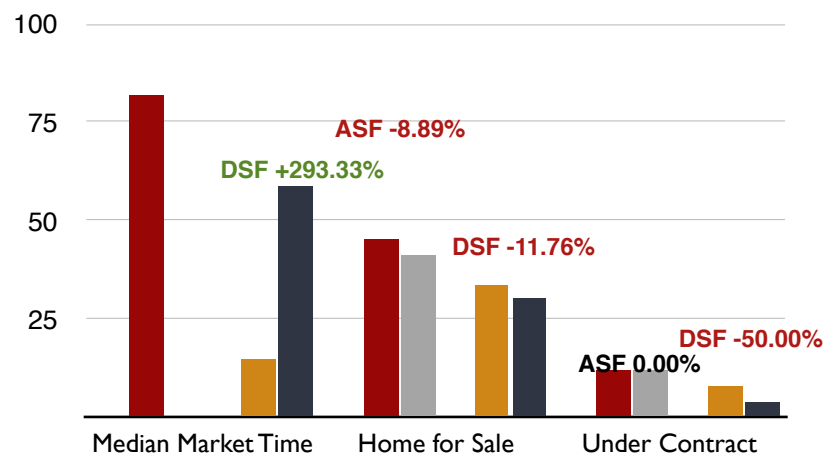
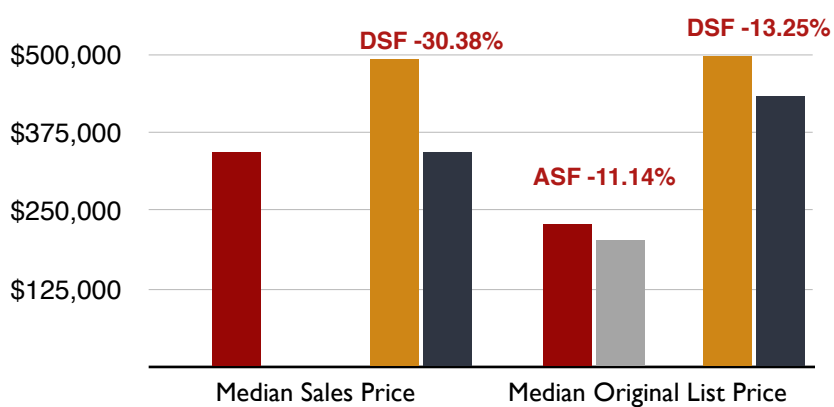
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$344,900 | N/A       |         |
| Median Original List Price | \$229,000 | \$203,500 | -11.14% |
| Median Market Time         | 82        | N/A       |         |
| Home for Sale              | 45        | 41        | -8.89%  |
| Under Contract             | 12        | 12        | 0.00%   |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$491,225 | \$342,000 | -30.38% |
| Median Original List Price | \$499,000 | \$432,900 | -13.25% |
| Median Market Time         | 15        | 59        | 293.33% |
| Home for Sale              | 34        | 30        | -11.76% |
| Under Contract             | 8         | 4         | -50.00% |

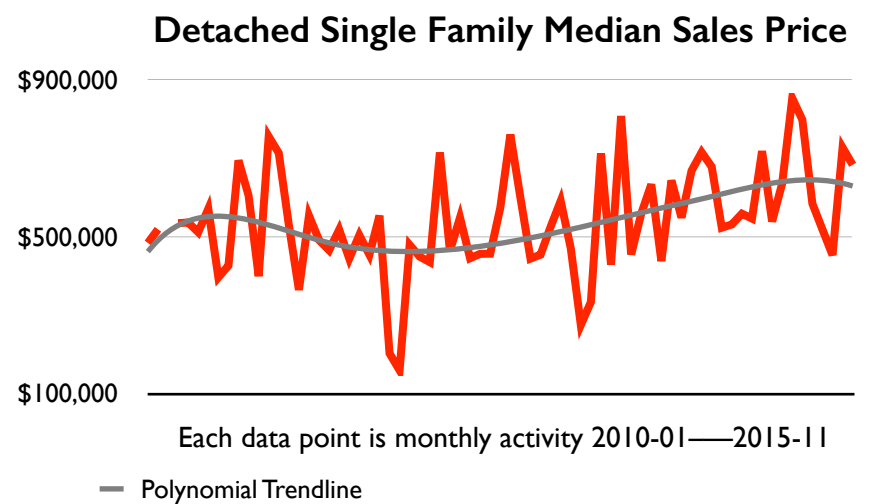
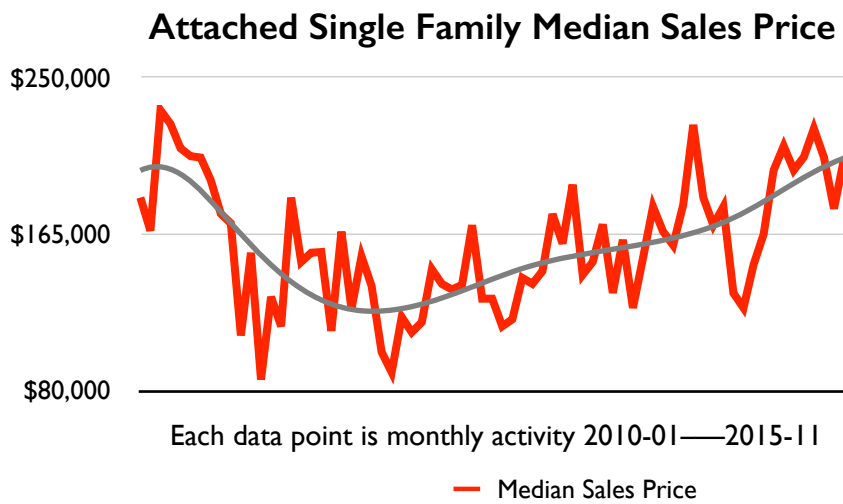
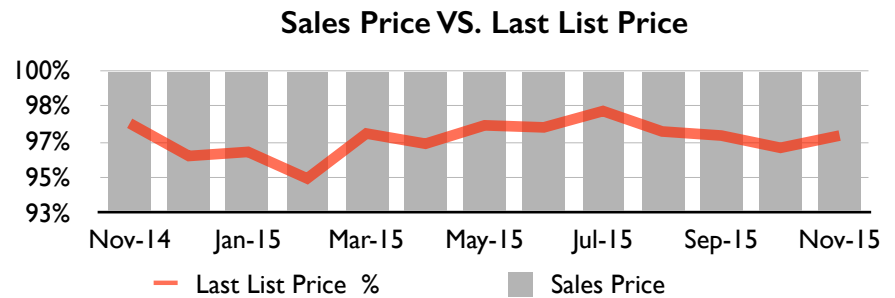
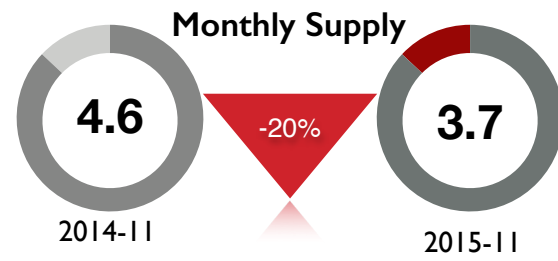
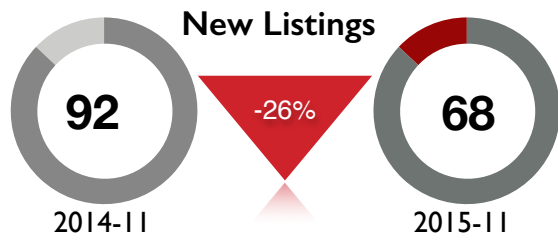


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# Edgewater

## Monthly Update 2015-11



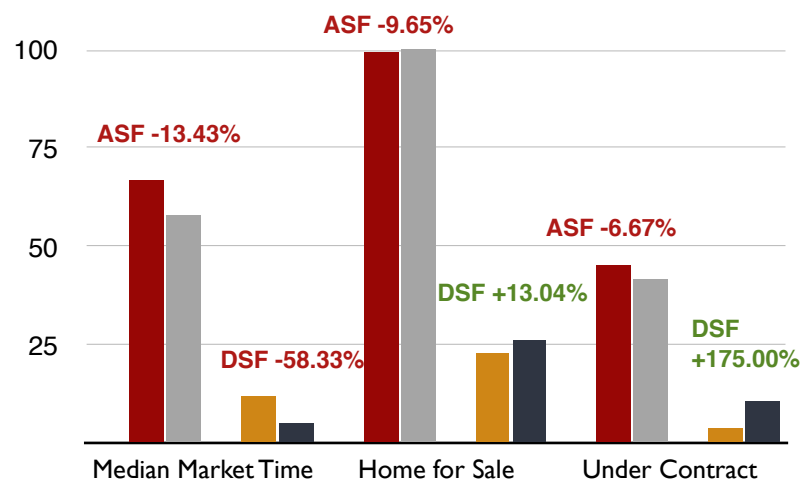
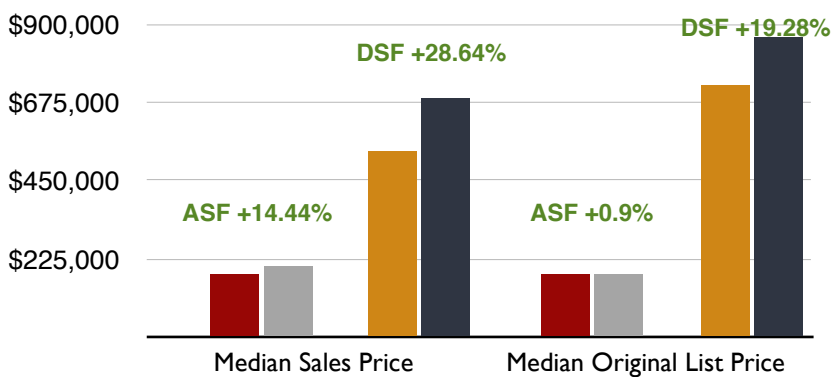
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$180,000 | \$206,000 | <b>14.44%</b>  |
| Median Original List Price | \$177,400 | \$179,000 | <b>0.90%</b>   |
| Median Market Time         | 67        | 58        | <b>-13.43%</b> |
| Home for Sale              | 259       | 234       | <b>-9.65%</b>  |
| Under Contract             | 45        | 42        | <b>-6.67%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$532,500 | \$685,000 | <b>28.64%</b>  |
| Median Original List Price | \$722,450 | \$861,750 | <b>19.28%</b>  |
| Median Market Time         | 12        | 5         | <b>-58.33%</b> |
| Home for Sale              | 23        | 26        | <b>13.04%</b>  |
| Under Contract             | 4         | 11        | <b>175.00%</b> |



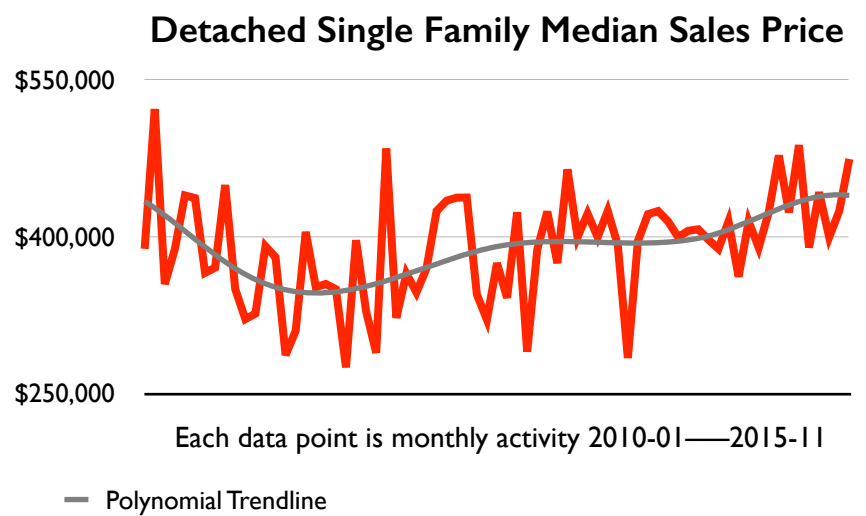
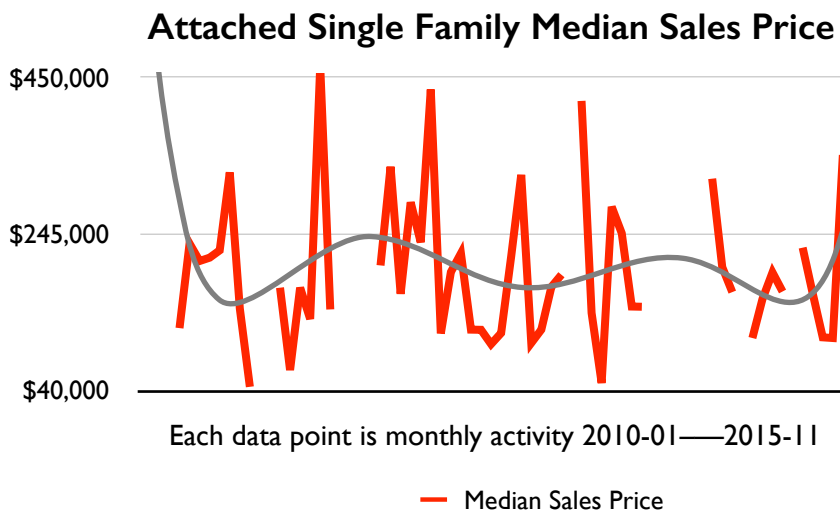
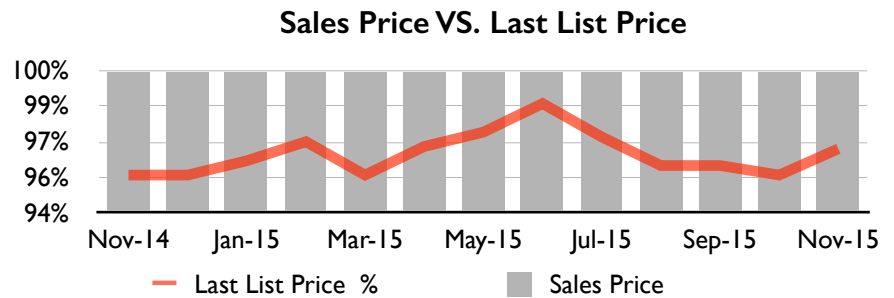
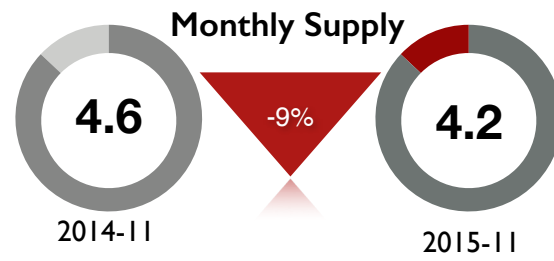
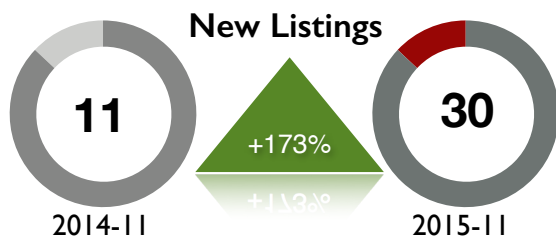
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Monday, December 7, 2015



# Forest Glen

## Monthly Update 2015-11



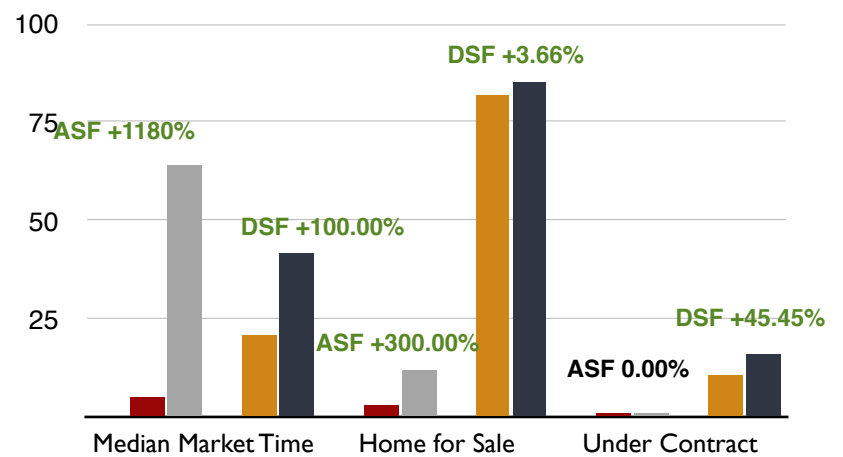
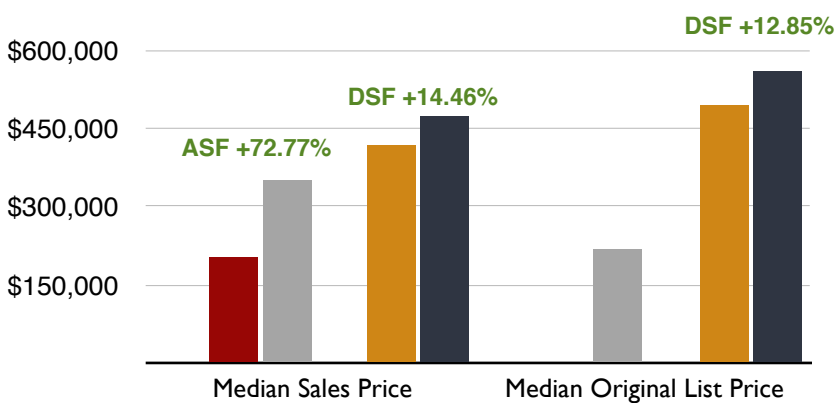
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes         |
|----------------------------|-----------|-----------|-----------------|
| Median Sales Price         | \$202,000 | \$349,000 | <b>72.77%</b>   |
| Median Original List Price | N/A       | \$215,000 |                 |
| Median Market Time         | 5         | 64        | <b>1180.00%</b> |
| Home for Sale              | 3         | 12        | <b>300.00%</b>  |
| Under Contract             | 1         | 1         | <b>0.00%</b>    |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

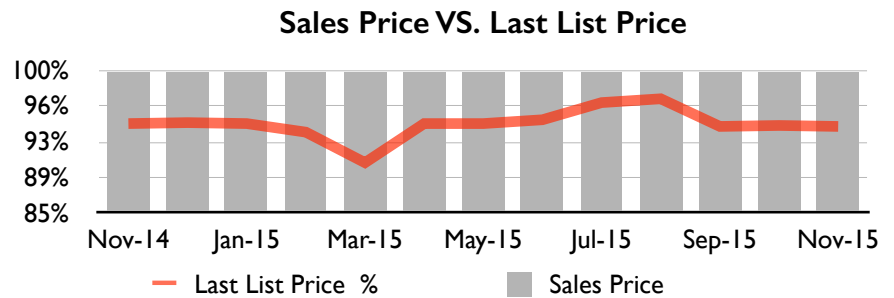
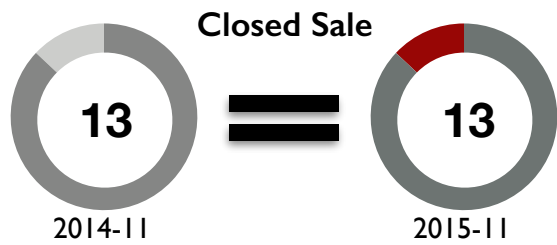
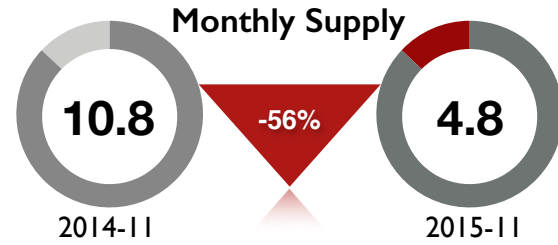
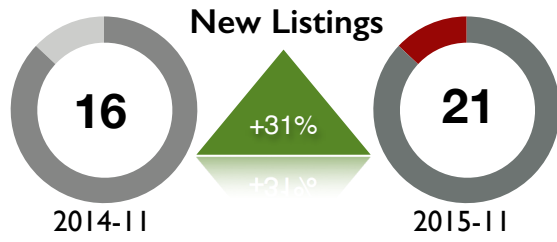
|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$415,000 | \$475,000 | <b>14.46%</b>  |
| Median Original List Price | \$495,309 | \$558,959 | <b>12.85%</b>  |
| Median Market Time         | 21        | 42        | <b>100.00%</b> |
| Home for Sale              | 82        | 85        | <b>3.66%</b>   |
| Under Contract             | 11        | 16        | <b>45.45%</b>  |



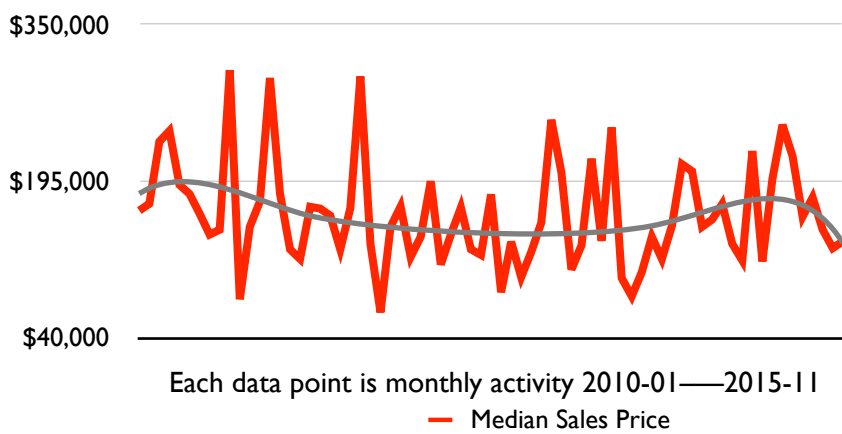
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# Hyde Park

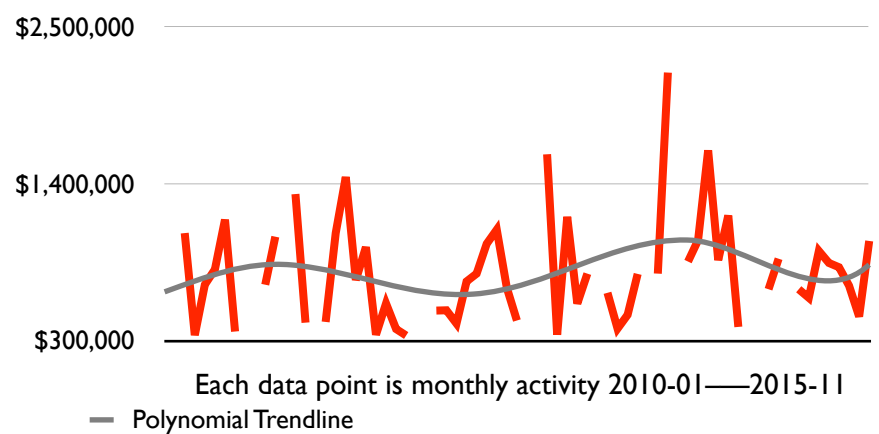
Monthly Update 2015-11



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



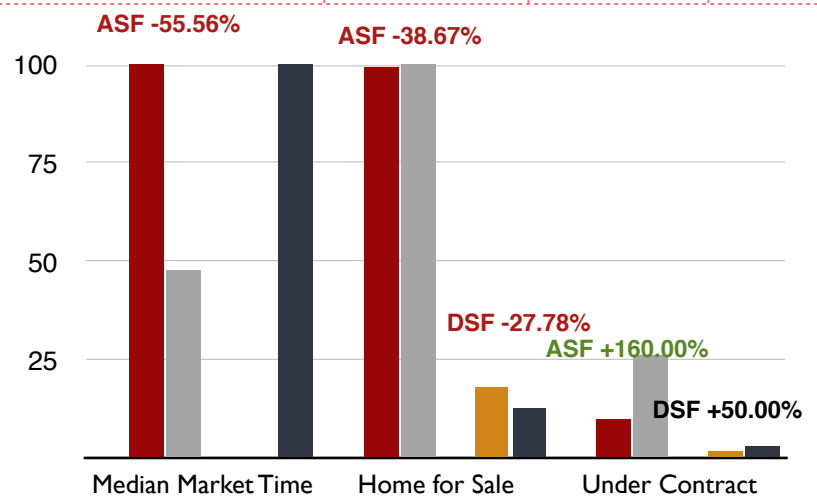
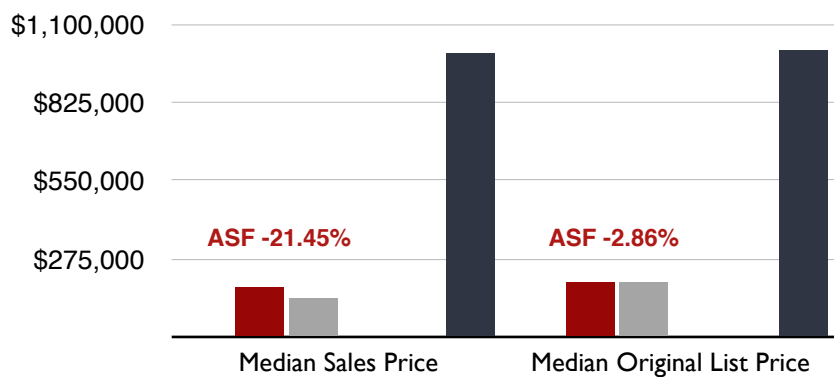
## Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes         |
|----------------------------|-----------|-----------|-----------------|
| Median Sales Price         | \$172,500 | \$135,500 | <b>-21.45%</b>  |
| Median Original List Price | \$195,500 | \$189,900 | <b>-2.86%</b>   |
| Median Market Time         | 108       | 48        | <b>-55.56%</b>  |
| Home for Sale              | 181       | 111       | <b>-38.67%</b>  |
| Under Contract             | 10        | 26        | <b>+160.00%</b> |

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

|                            | 2014-11 | 2015-11     | Changes        |
|----------------------------|---------|-------------|----------------|
| Median Sales Price         | N/A     | \$1,000,000 |                |
| Median Original List Price | N/A     | \$1,012,000 |                |
| Median Market Time         | N/A     | 151         |                |
| Home for Sale              | 18      | 13          | <b>-27.78%</b> |
| Under Contract             | 2       | 3           | <b>+50.00%</b> |

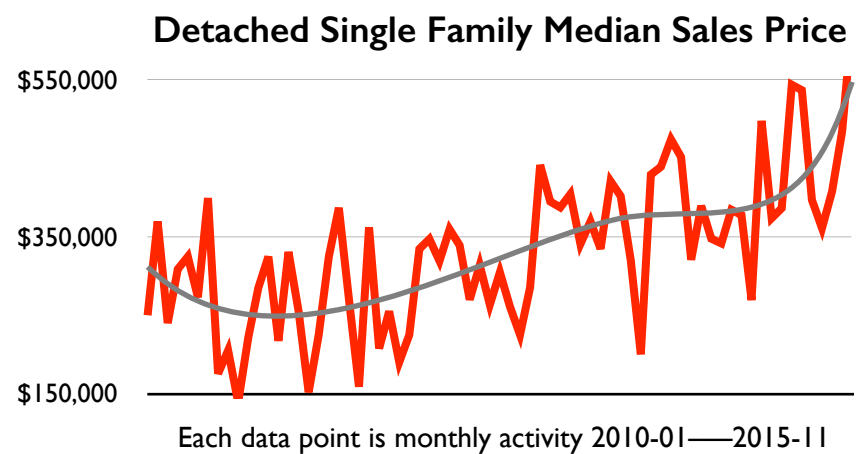
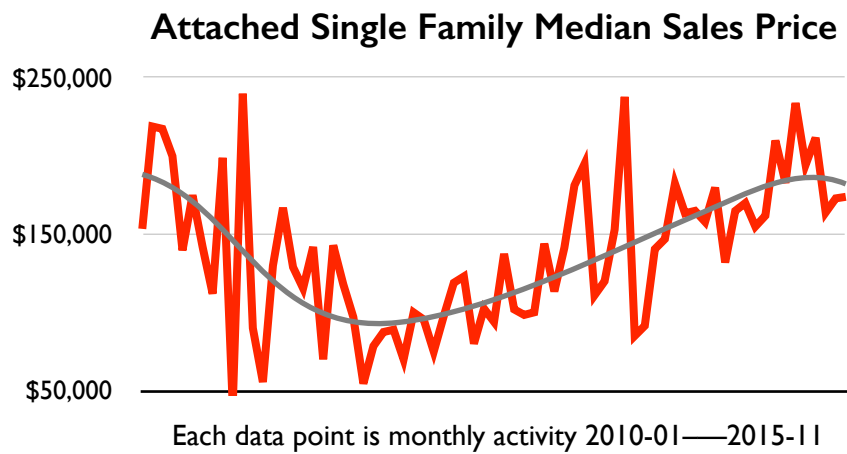
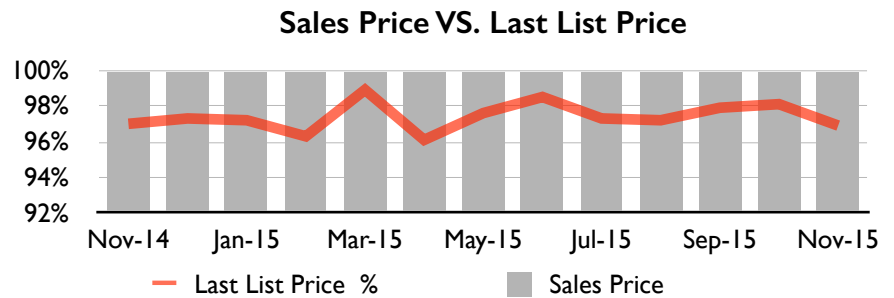
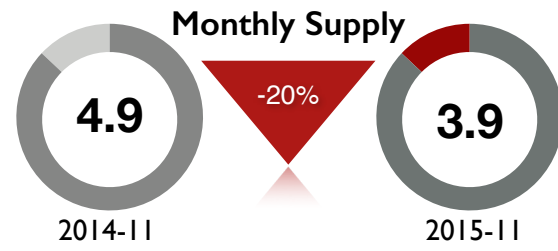


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Monday, December 7, 2015

# Irving Park

Monthly Update 2015-11



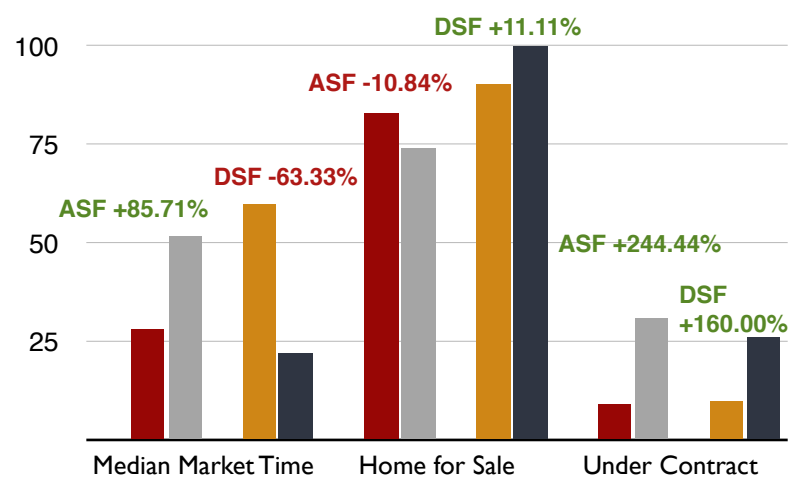
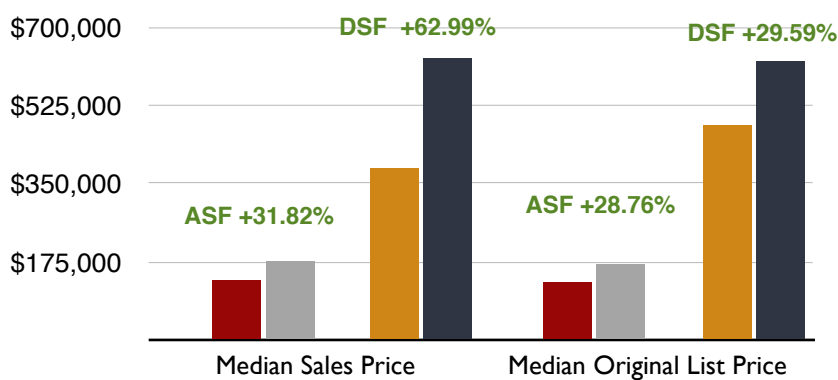
## Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$132,000 | \$174,000 | <b>31.82%</b>  |
| Median Original List Price | \$130,400 | \$167,900 | <b>28.76%</b>  |
| Median Market Time         | 28        | 52        | <b>85.71%</b>  |
| Home for Sale              | 83        | 74        | <b>-10.84%</b> |
| Under Contract             | 9         | 31        | <b>244.44%</b> |

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$385,000 | \$627,500 | <b>62.99%</b>  |
| Median Original List Price | \$482,200 | \$624,900 | <b>29.59%</b>  |
| Median Market Time         | 60        | 22        | <b>-63.33%</b> |
| Home for Sale              | 90        | 100       | <b>11.11%</b>  |
| Under Contract             | 10        | 26        | <b>160.00%</b> |

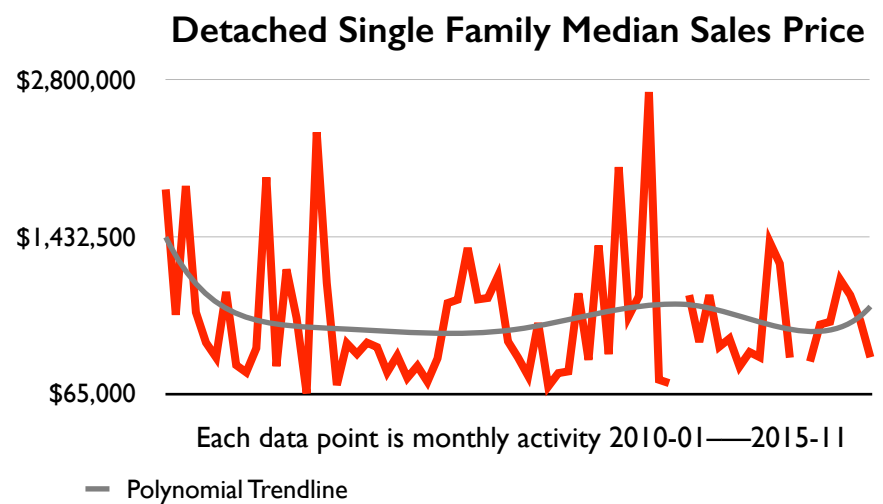
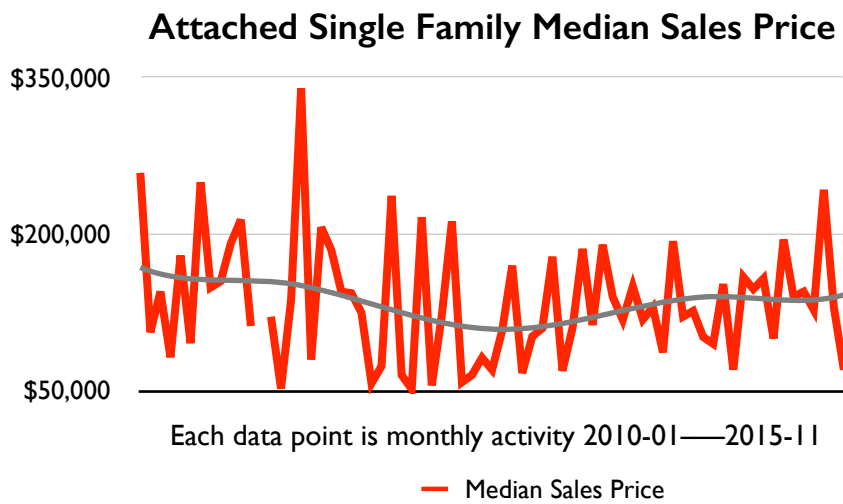
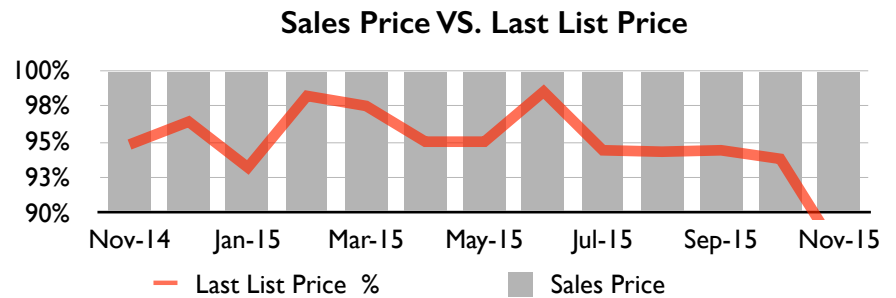
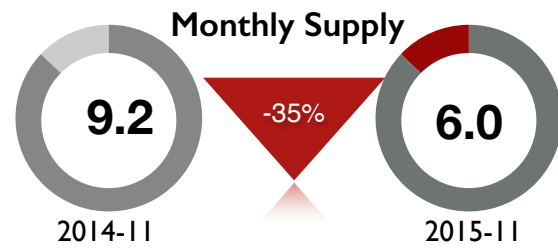
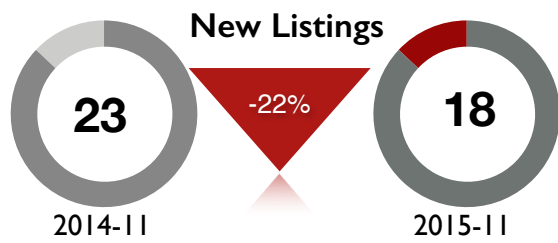


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Monday, December 7, 2015

# Kenwood

## Monthly Update 2015-11



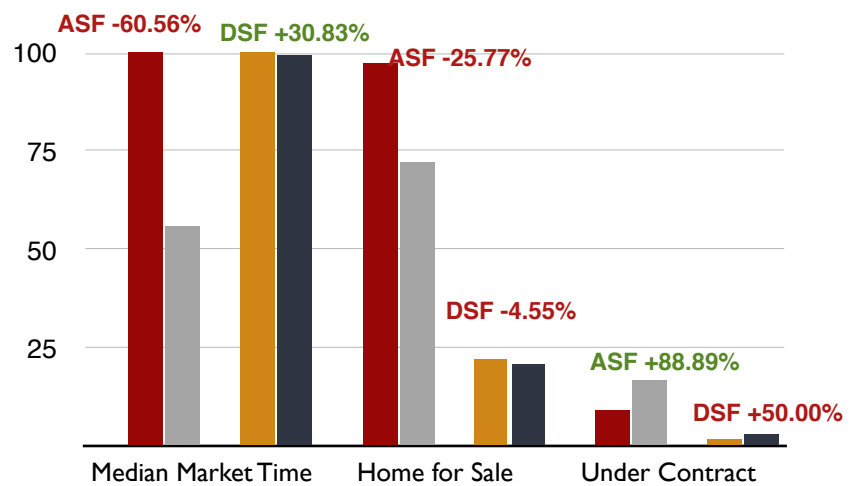
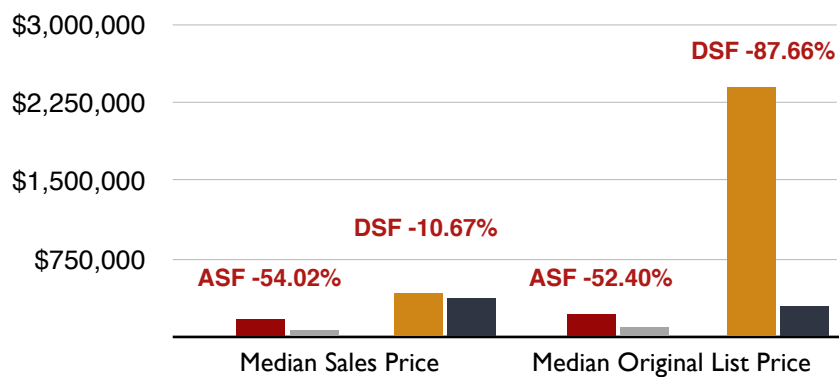
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11  | Changes        |
|----------------------------|-----------|----------|----------------|
| Median Sales Price         | \$152,250 | \$70,000 | <b>-54.02%</b> |
| Median Original List Price | \$210,000 | \$99,950 | <b>-52.40%</b> |
| Median Market Time         | 142       | 56       | <b>-60.56%</b> |
| Home for Sale              | 97        | 72       | <b>-25.77%</b> |
| Under Contract             | 9         | 17       | <b>88.89%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11     | 2015-11   | Changes        |
|----------------------------|-------------|-----------|----------------|
| Median Sales Price         | \$426,500   | \$381,000 | <b>-10.67%</b> |
| Median Original List Price | \$2,390,000 | \$295,000 | <b>-87.66%</b> |
| Median Market Time         | 133         | 174       | <b>30.83%</b>  |
| Home for Sale              | 22          | 21        | <b>-4.55%</b>  |
| Under Contract             | 2           | 3         | <b>50.00%</b>  |

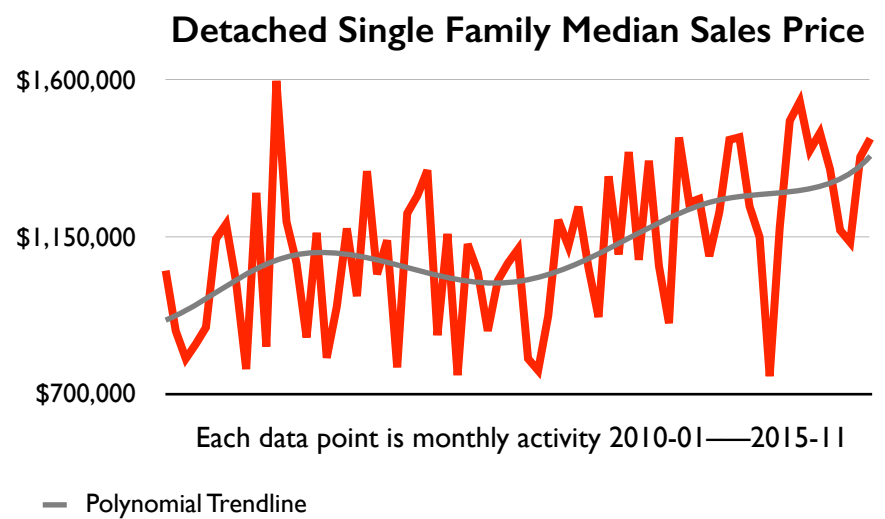
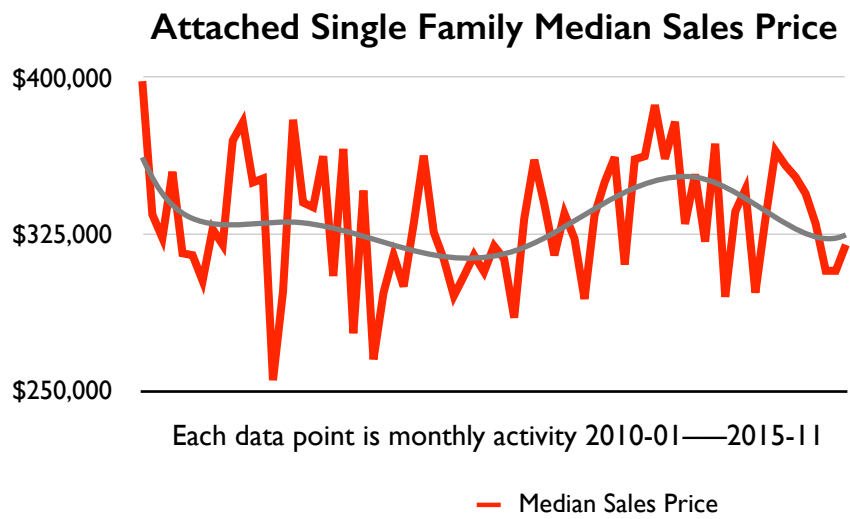
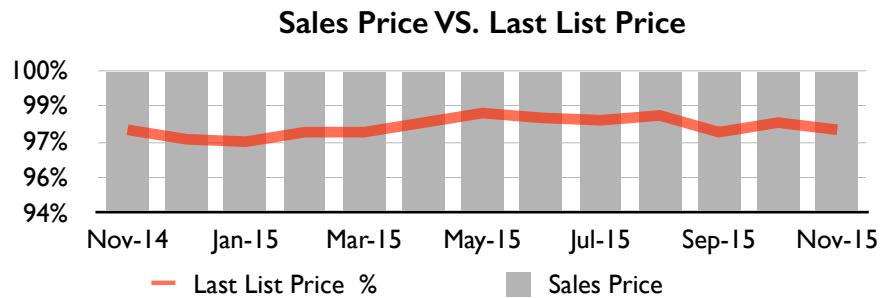
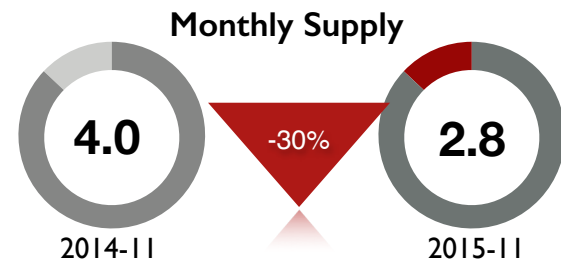
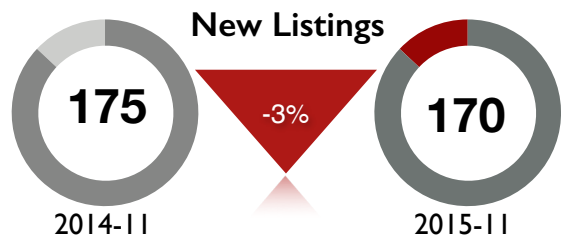


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Monday, December 7, 2015

# Lakeview

## Monthly Update 2015-11



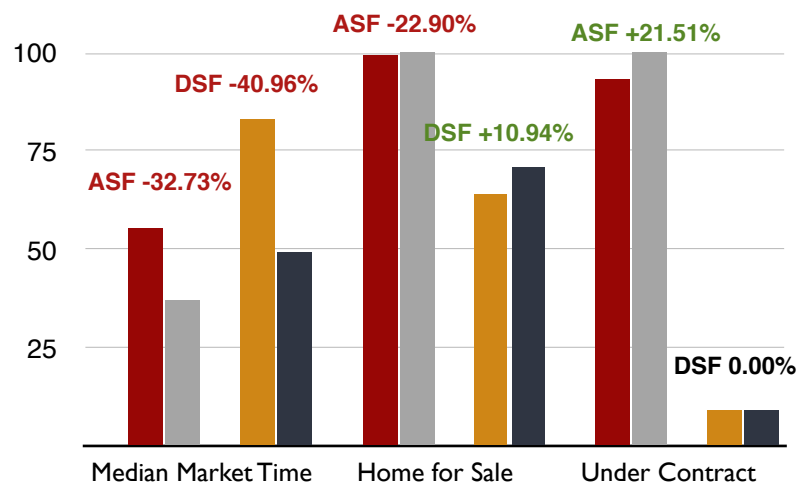
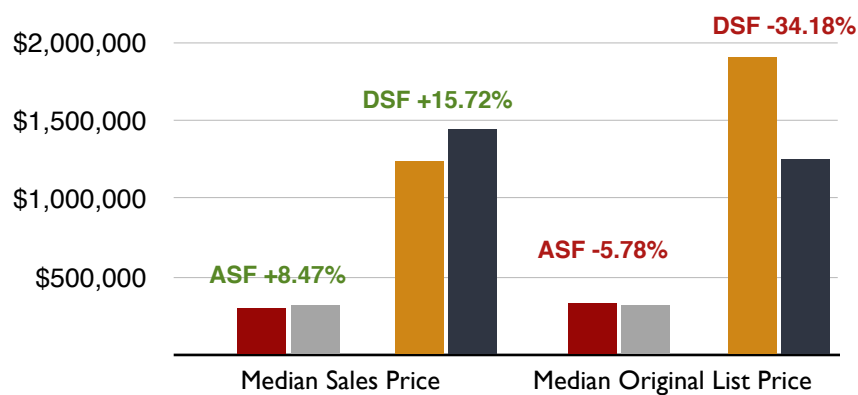
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$295,000 | \$320,000 | <b>8.47%</b>   |
| Median Original List Price | \$328,500 | \$309,500 | <b>-5.78%</b>  |
| Median Market Time         | 55        | 37        | <b>-32.73%</b> |
| Home for Sale              | 594       | 458       | <b>-22.90%</b> |
| Under Contract             | 93        | 113       | <b>21.51%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11     | 2015-11     | Changes        |
|----------------------------|-------------|-------------|----------------|
| Median Sales Price         | \$1,239,000 | \$1,433,750 | <b>15.72%</b>  |
| Median Original List Price | \$1,899,000 | \$1,250,000 | <b>-34.18%</b> |
| Median Market Time         | 83          | 49          | <b>-40.96%</b> |
| Home for Sale              | 64          | 71          | <b>10.94%</b>  |
| Under Contract             | 9           | 9           | <b>0.00%</b>   |

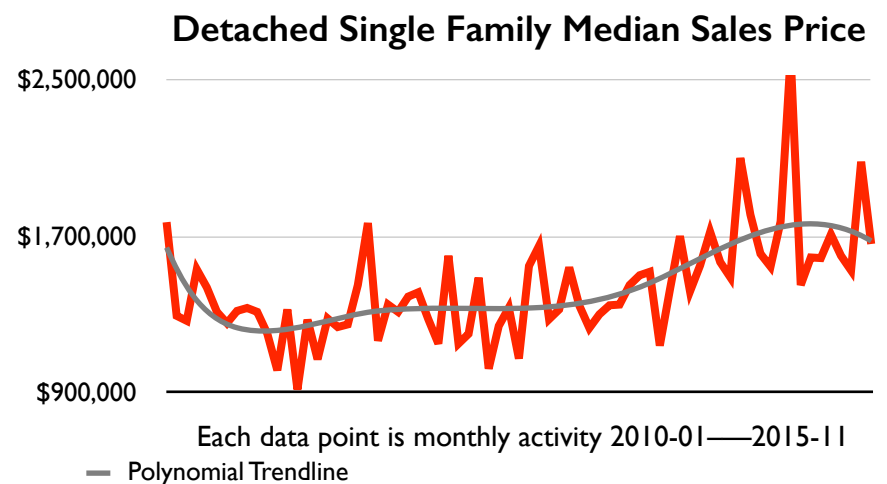
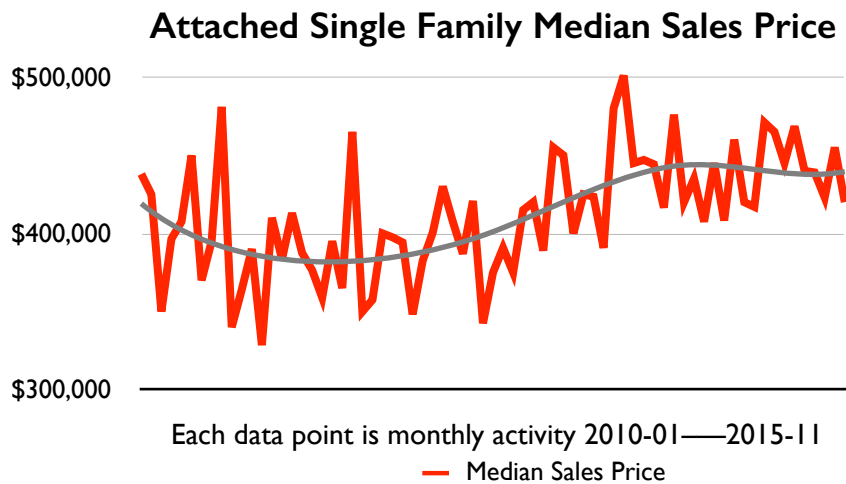
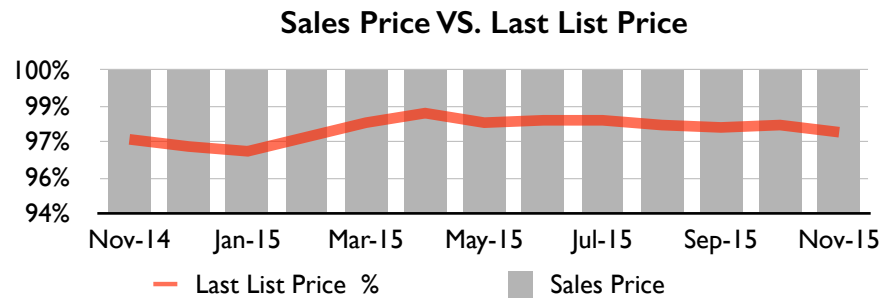
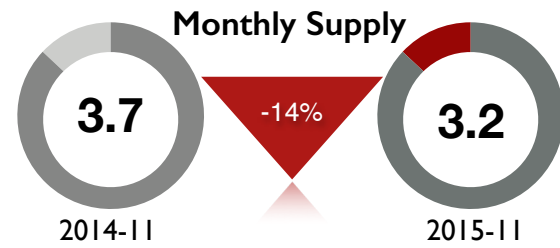
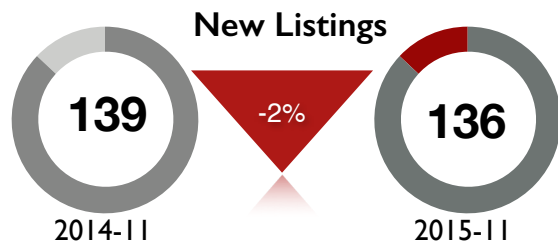


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Monday, December 7, 2015

# Lincoln Park

## Monthly Update 2015-11



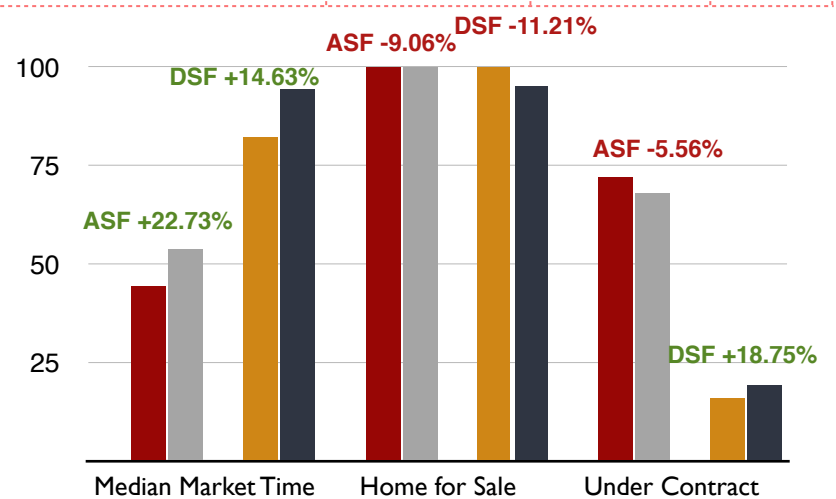
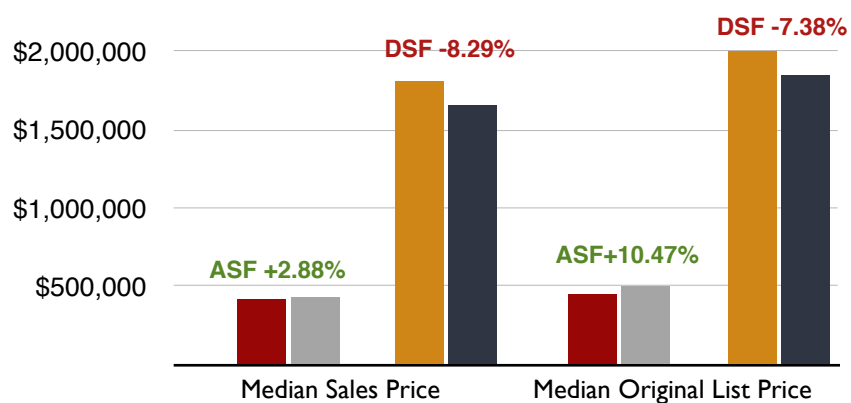
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes       |
|----------------------------|-----------|-----------|---------------|
| Median Sales Price         | \$408,250 | \$420,000 | <b>2.88%</b>  |
| Median Original List Price | \$449,900 | \$497,000 | <b>10.47%</b> |
| Median Market Time         | 44        | 54        | <b>22.73%</b> |
| Home for Sale              | 342       | 311       | <b>-9.06%</b> |
| Under Contract             | 72        | 68        | <b>-5.56%</b> |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11     | 2015-11     | Changes        |
|----------------------------|-------------|-------------|----------------|
| Median Sales Price         | \$1,810,000 | \$1,660,000 | <b>-8.29%</b>  |
| Median Original List Price | \$1,997,500 | \$1,850,000 | <b>-7.38%</b>  |
| Median Market Time         | 82          | 94          | <b>14.63%</b>  |
| Home for Sale              | 107         | 95          | <b>-11.21%</b> |
| Under Contract             | 16          | 19          | <b>18.75%</b>  |

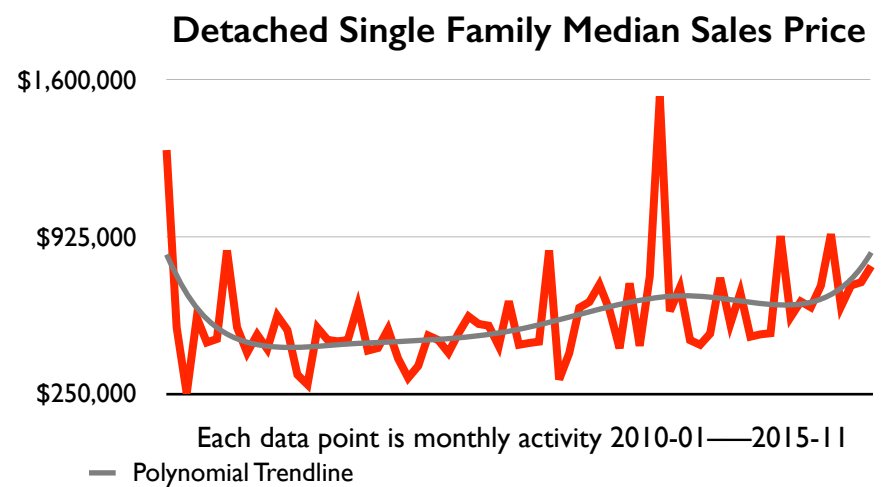
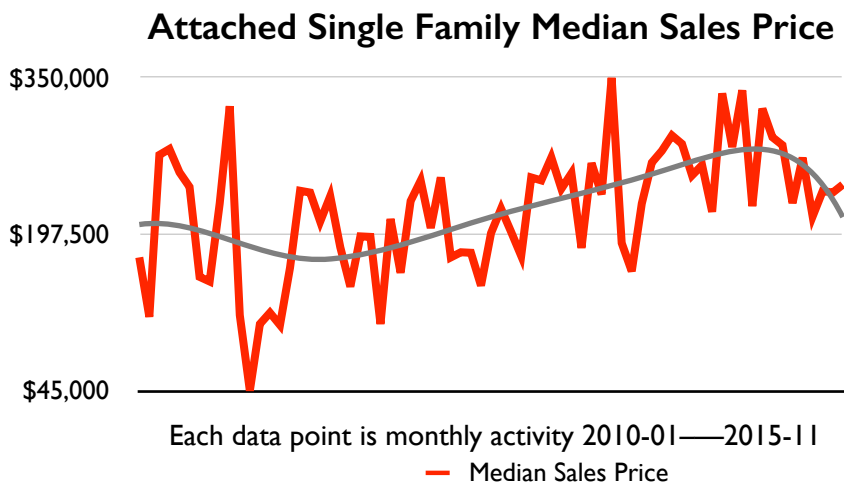
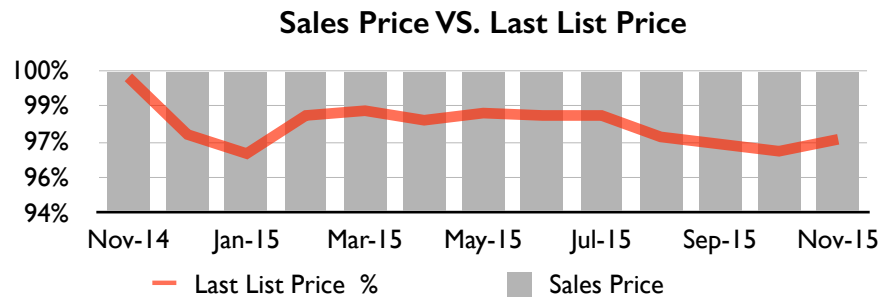
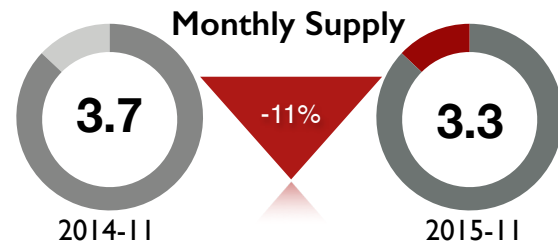
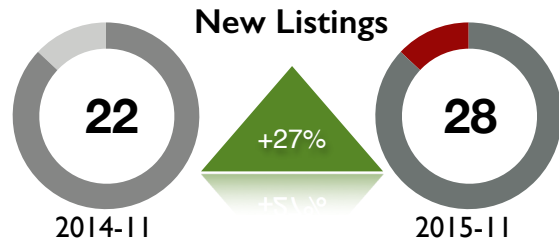


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Monday, December 7, 2015

# Lincoln Square

Monthly Update 2015-11



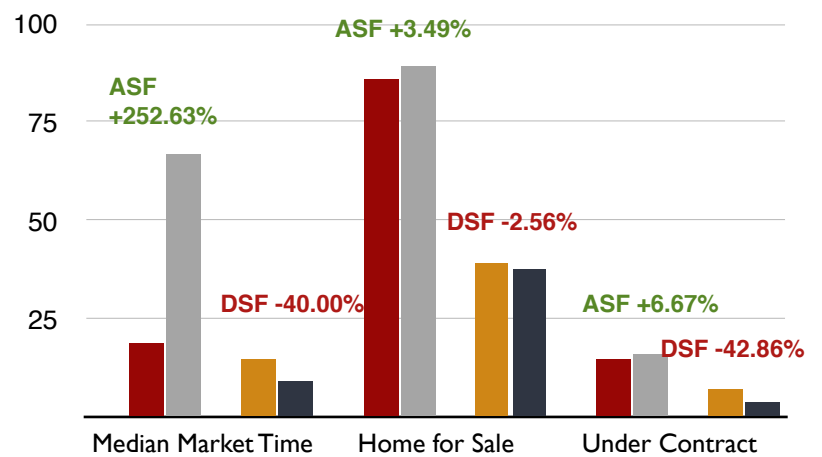
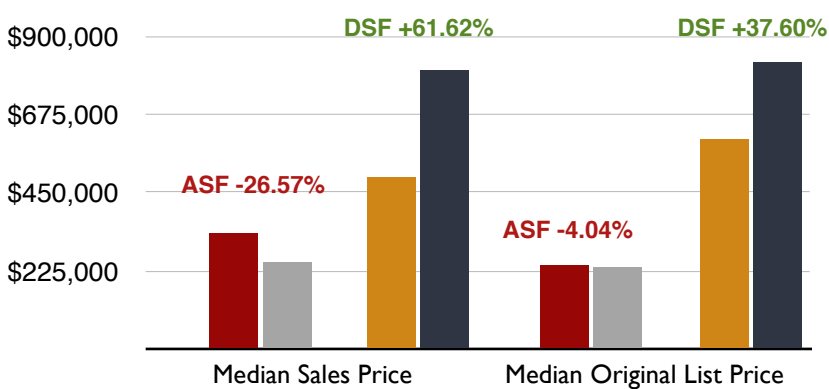
## Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$335,000 | \$246,000 | -26.57% |
| Median Original List Price | \$244,900 | \$235,000 | -4.04%  |
| Median Market Time         | 19        | 67        | 252.63% |
| Home for Sale              | 86        | 89        | 3.49%   |
| Under Contract             | 15        | 16        | 6.67%   |

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$495,000 | \$800,000 | 61.62%  |
| Median Original List Price | \$599,500 | \$824,900 | 37.60%  |
| Median Market Time         | 15        | 9         | -40.00% |
| Home for Sale              | 39        | 38        | -2.56%  |
| Under Contract             | 7         | 4         | -42.86% |

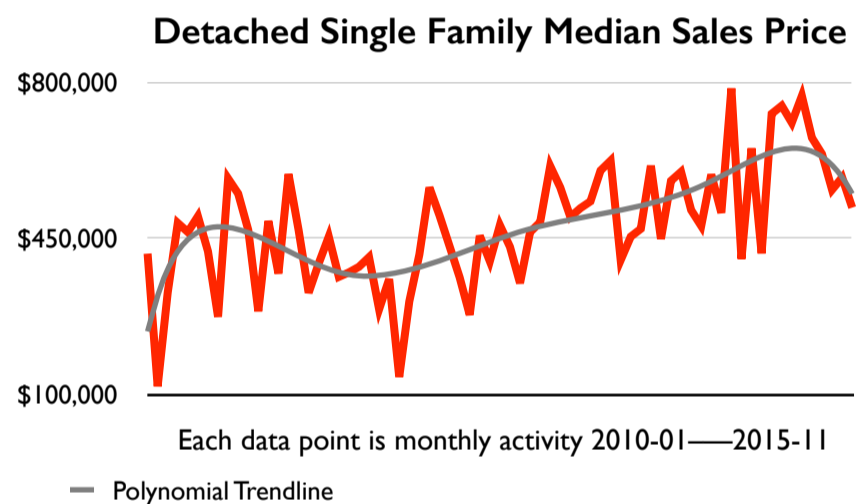
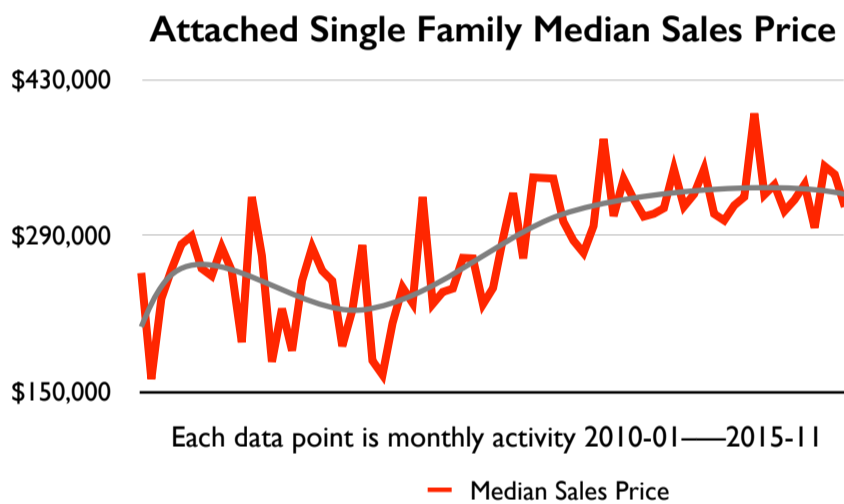
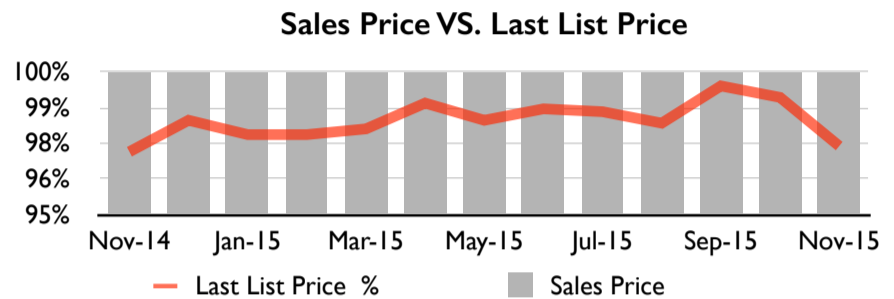
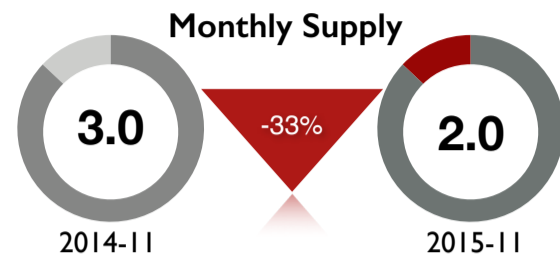
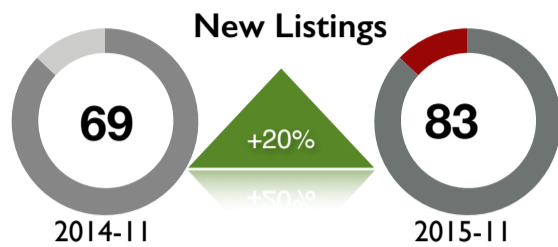


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Monday, December 7, 2015

# Logan Square

## Monthly Update 2015-11



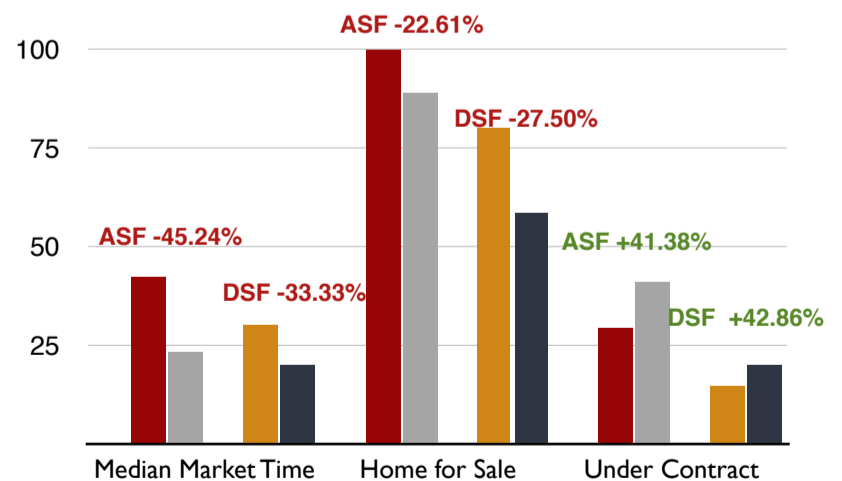
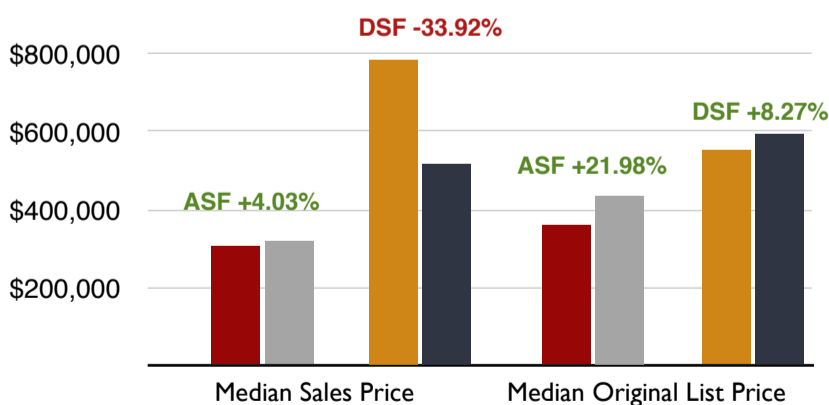
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$304,000 | \$316,250 | <b>4.03%</b>   |
| Median Original List Price | \$359,900 | \$439,000 | <b>21.98%</b>  |
| Median Market Time         | 42        | 23        | <b>-45.24%</b> |
| Home for Sale              | 115       | 89        | <b>-22.61%</b> |
| Under Contract             | 29        | 41        | <b>41.38%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$786,950 | \$520,000 | <b>-33.92%</b> |
| Median Original List Price | \$549,000 | \$594,425 | <b>8.27%</b>   |
| Median Market Time         | 30        | 20        | <b>-33.33%</b> |
| Home for Sale              | 80        | 58        | <b>-27.50%</b> |
| Under Contract             | 14        | 20        | <b>42.86%</b>  |

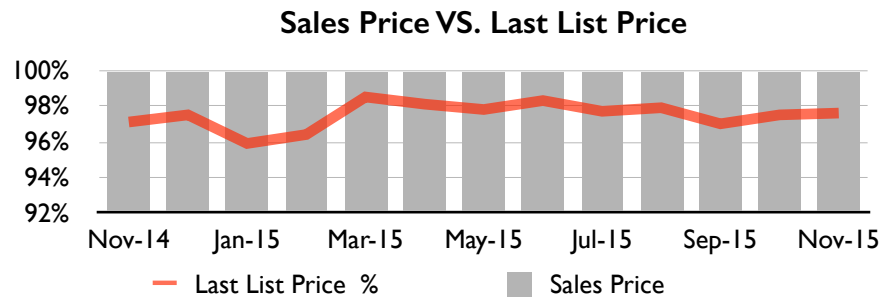
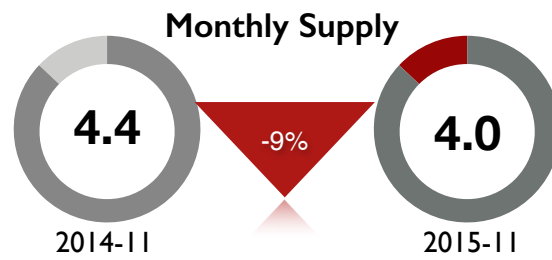
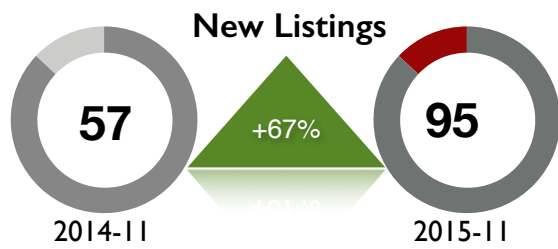


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

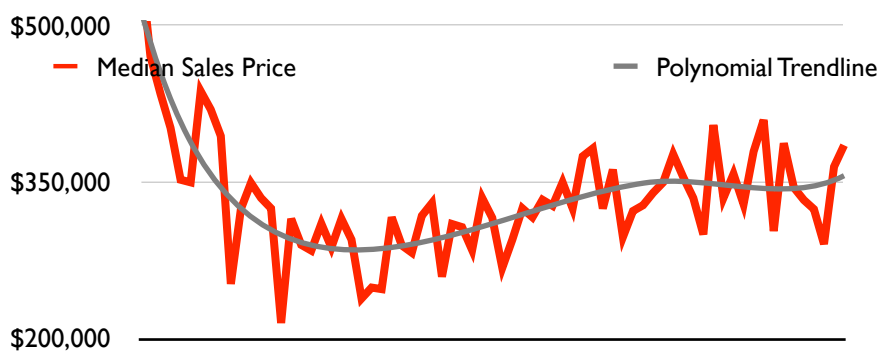


# Loop

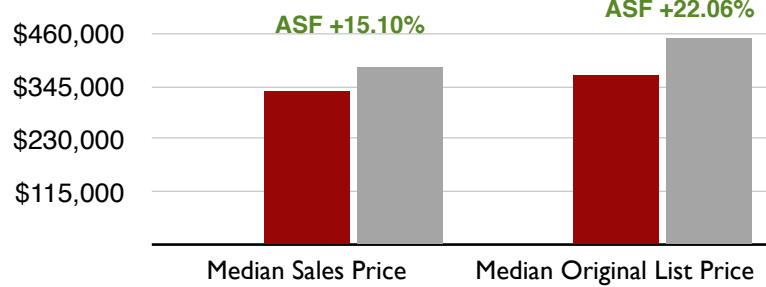
## Monthly Update 2015-11



### Attached Single Family Median Sales Price



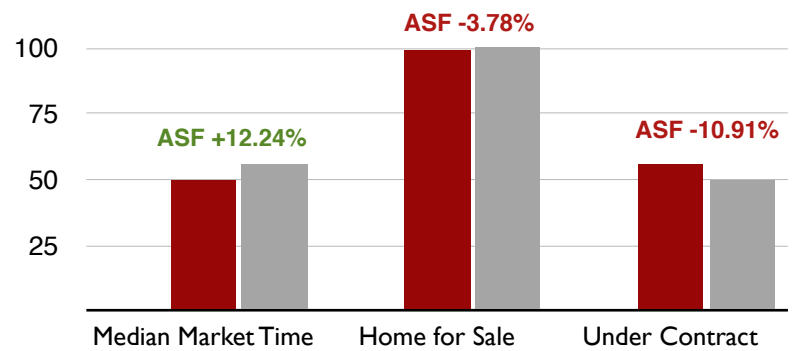
Each data point is monthly activity 2010-01—2015-11



### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$335,000 | \$385,600 | 15.10%  |
| Median Original List Price | \$369,500 | \$451,000 | 22.06%  |
| Median Market Time         | 49        | 55        | 12.24%  |
| Home for Sale              | 291       | 280       | -3.78%  |
| Under Contract             | 55        | 49        | -10.91% |

*ASF including Townhouse & Condo*

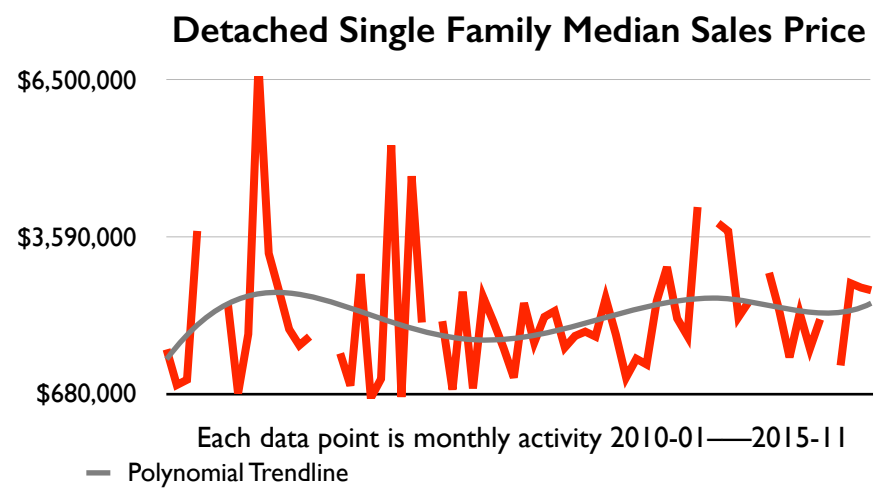
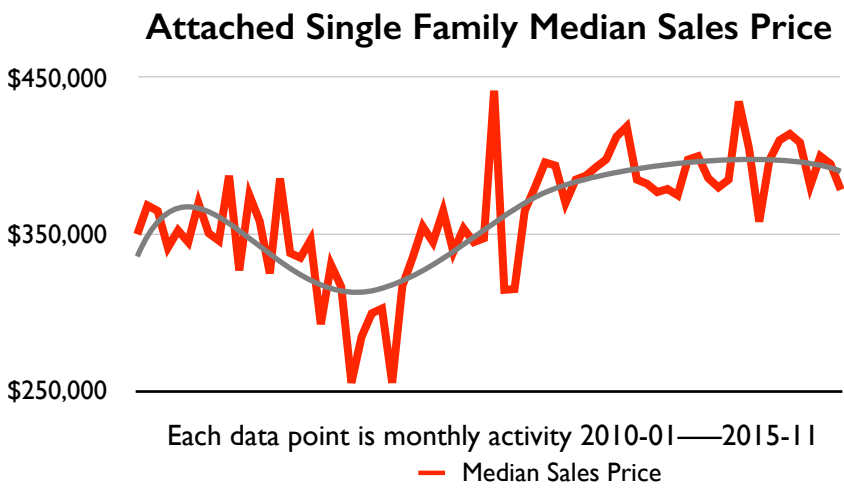
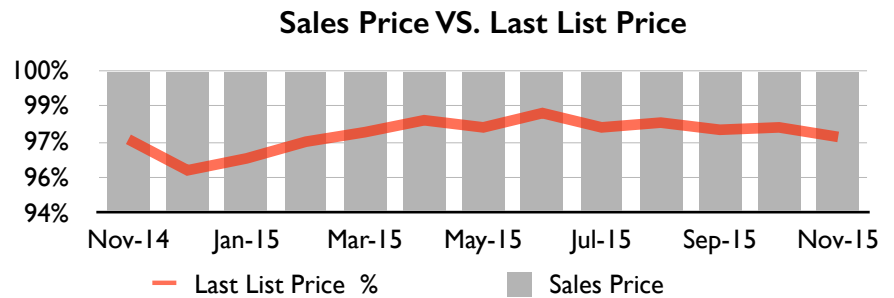
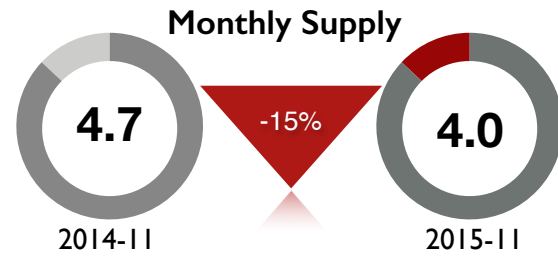
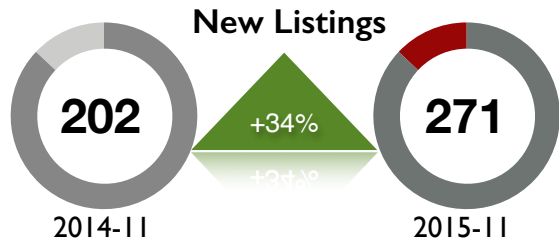


**No Detached Single - Family Data Found**



# Near North Side

## Monthly Update 2015-11



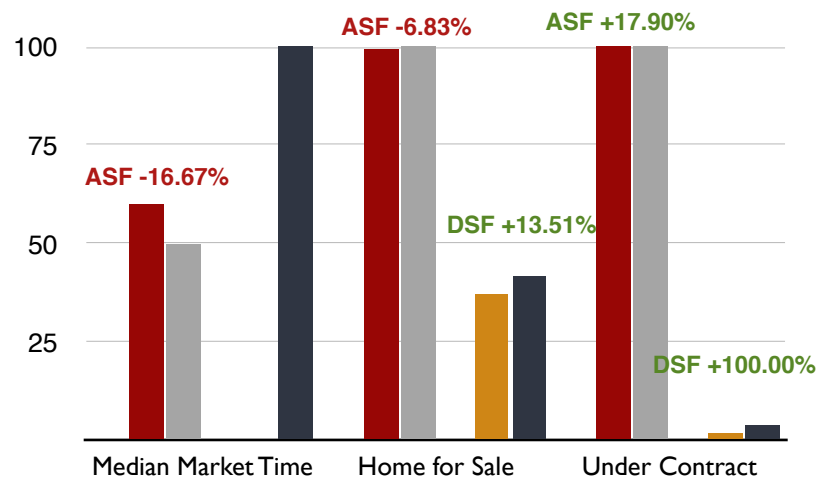
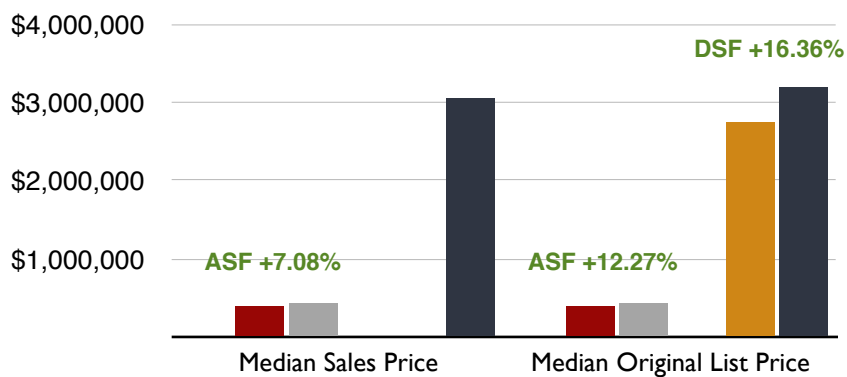
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$385,000 | \$412,250 | <b>7.08%</b>   |
| Median Original List Price | \$387,450 | \$435,000 | <b>12.27%</b>  |
| Median Market Time         | 60        | 50        | <b>-16.67%</b> |
| Home for Sale              | 981       | 914       | <b>-6.83%</b>  |
| Under Contract             | 162       | 191       | <b>17.90%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11     | 2015-11     | Changes        |
|----------------------------|-------------|-------------|----------------|
| Median Sales Price         | N/A         | \$3,042,500 |                |
| Median Original List Price | \$2,750,000 | \$3,199,950 | <b>16.36%</b>  |
| Median Market Time         | N/A         | 128         |                |
| Home for Sale              | 37          | 42          | <b>13.51%</b>  |
| Under Contract             | 2           | 4           | <b>100.00%</b> |

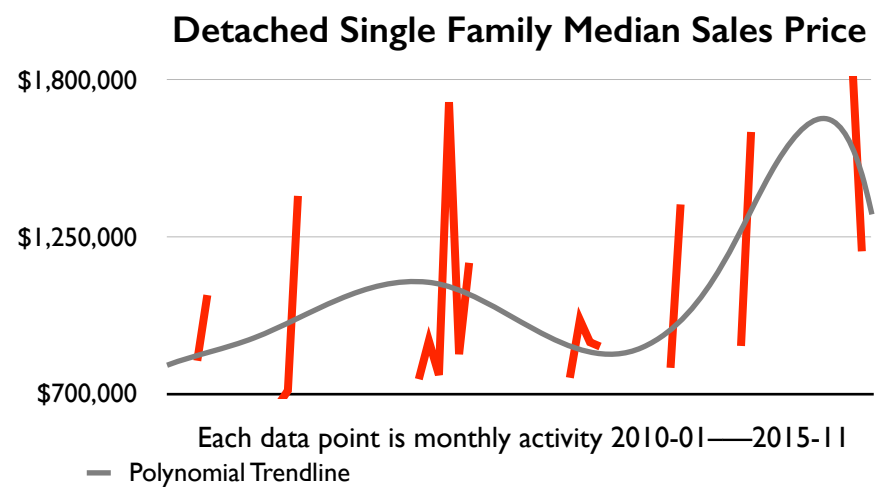
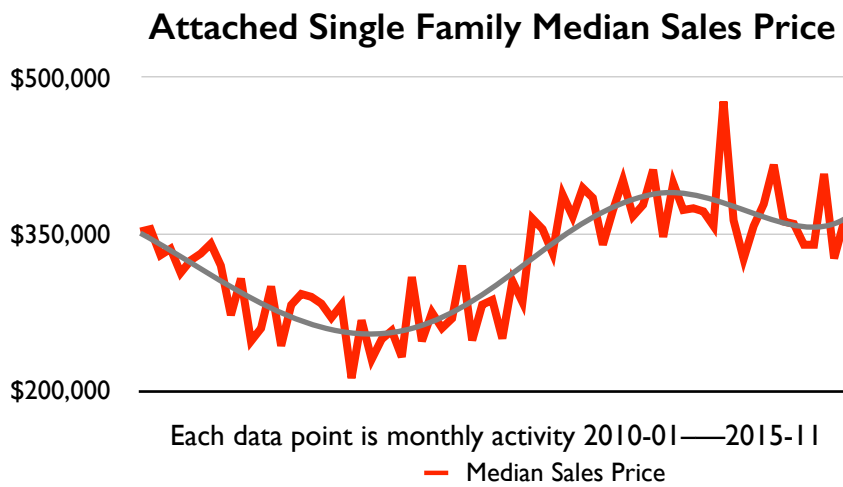
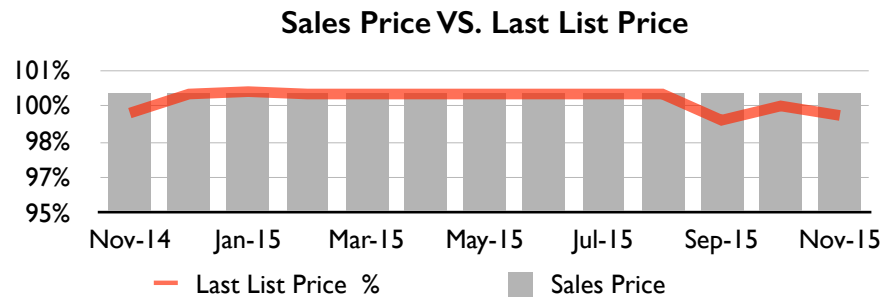
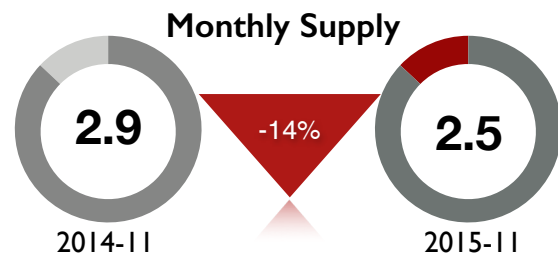
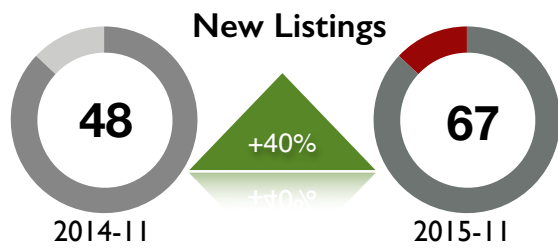


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Monday, December 7, 2015

# Near South Side

## Monthly Update 2015-11



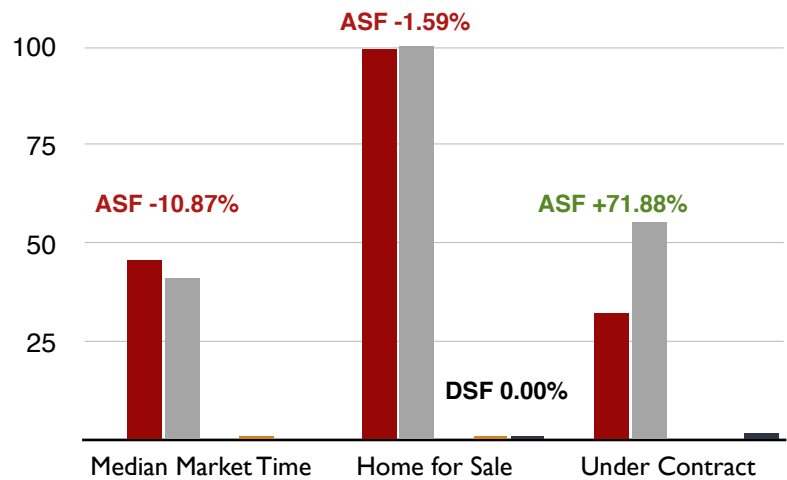
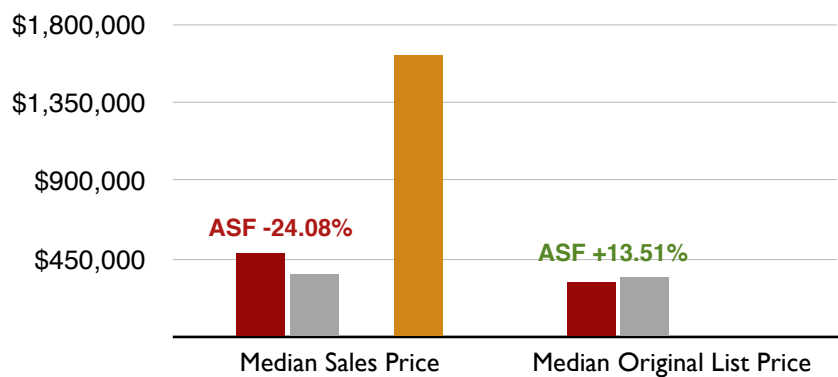
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$477,500 | \$362,500 | <b>-24.08%</b> |
| Median Original List Price | \$307,455 | \$349,000 | <b>13.51%</b>  |
| Median Market Time         | 46        | 41        | <b>-10.87%</b> |
| Home for Sale              | 189       | 186       | <b>-1.59%</b>  |
| Under Contract             | 32        | 55        | <b>71.88%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

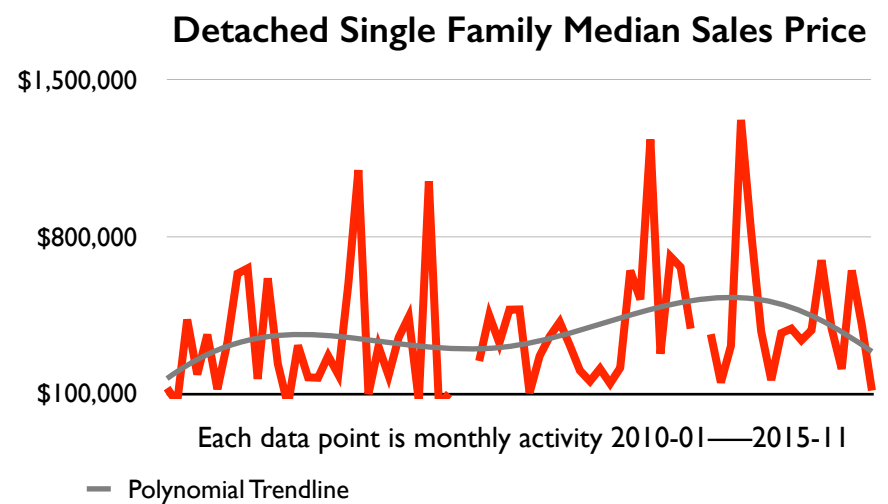
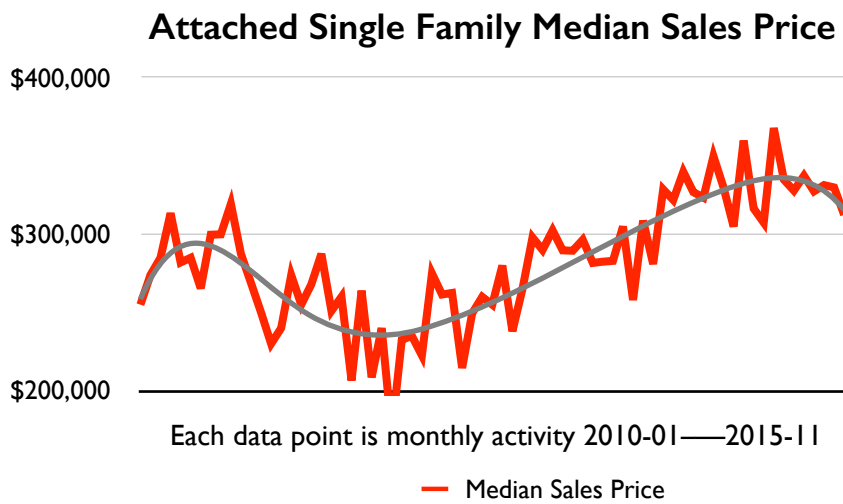
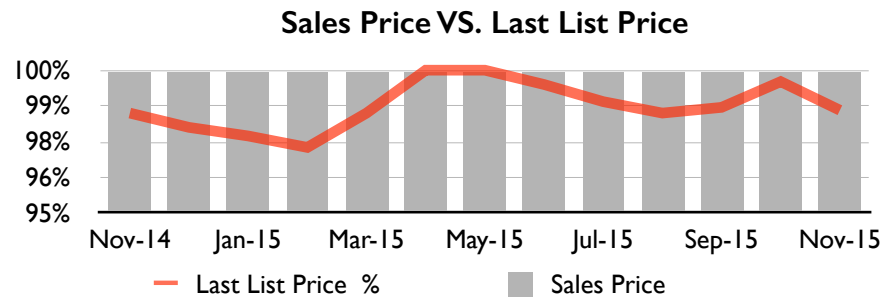
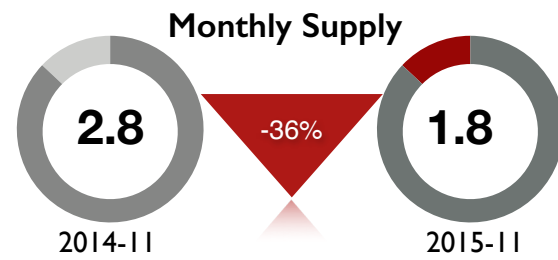
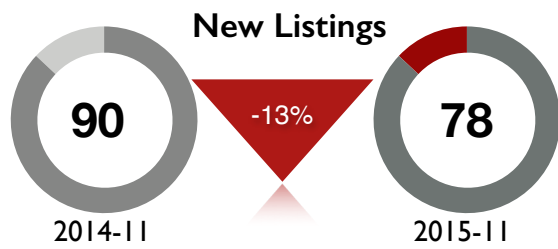
|                            | 2014-11     | 2015-11 | Changes      |
|----------------------------|-------------|---------|--------------|
| Median Sales Price         | \$1,620,000 | N/A     |              |
| Median Original List Price | N/A         | N/A     |              |
| Median Market Time         | 1           | N/A     |              |
| Home for Sale              | 1           | 1       | <b>0.00%</b> |
| Under Contract             | 0           | 2       |              |



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

# Near West Side

Monthly Update 2015-11



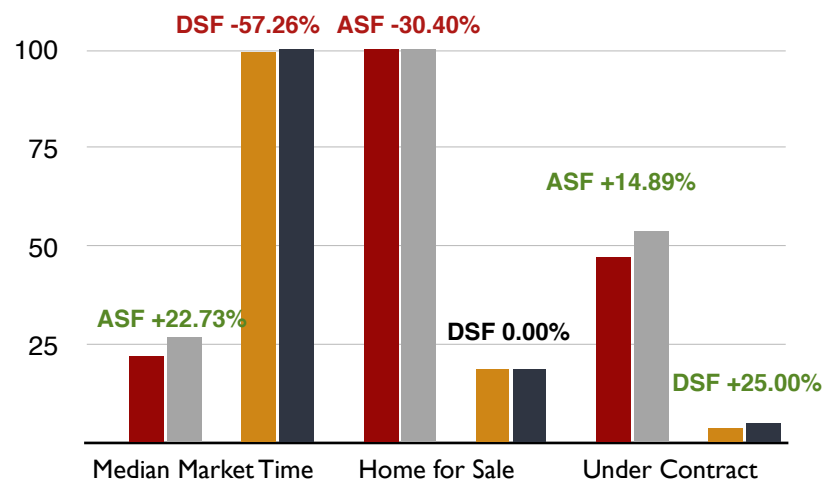
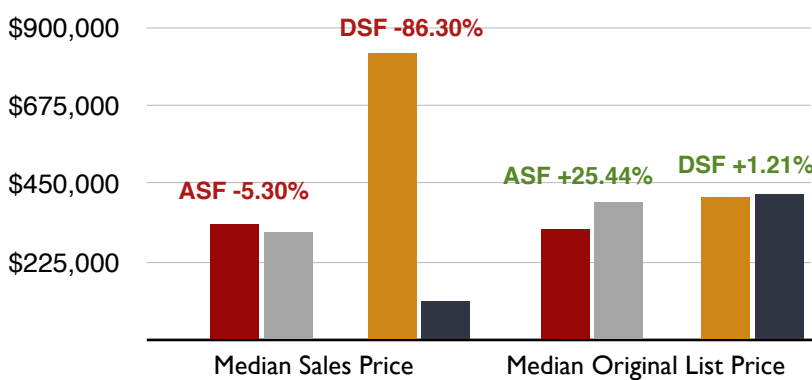
## Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$330,000 | \$312,500 | -5.30%  |
| Median Original List Price | \$314,900 | \$395,000 | 25.44%  |
| Median Market Time         | 22        | 27        | 22.73%  |
| Home for Sale              | 227       | 158       | -30.40% |
| Under Contract             | 47        | 54        | 14.89%  |

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$825,000 | \$113,000 | -86.30% |
| Median Original List Price | \$414,000 | \$419,000 | 1.21%   |
| Median Market Time         | 241       | 103       | -57.26% |
| Home for Sale              | 19        | 19        | 0.00%   |
| Under Contract             | 4         | 5         | 25.00%  |

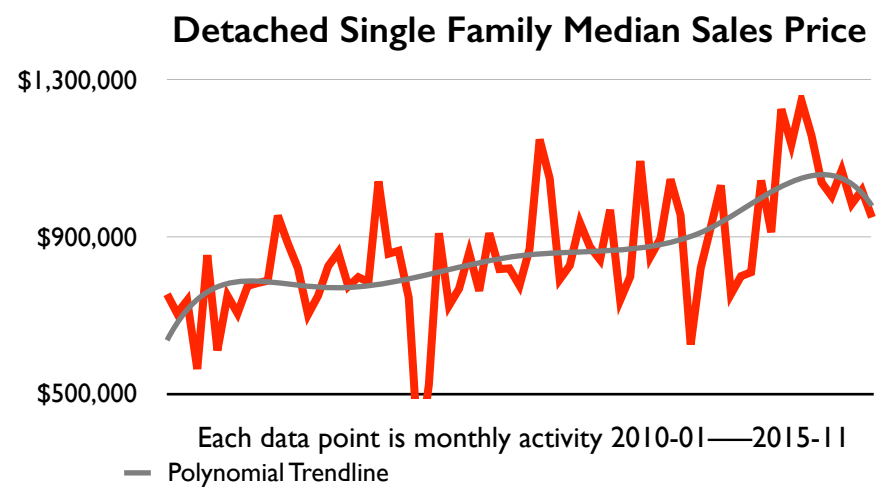
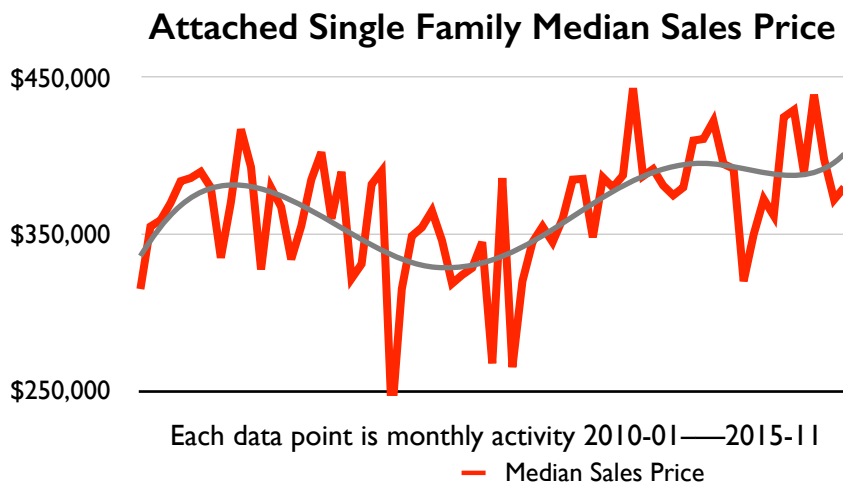
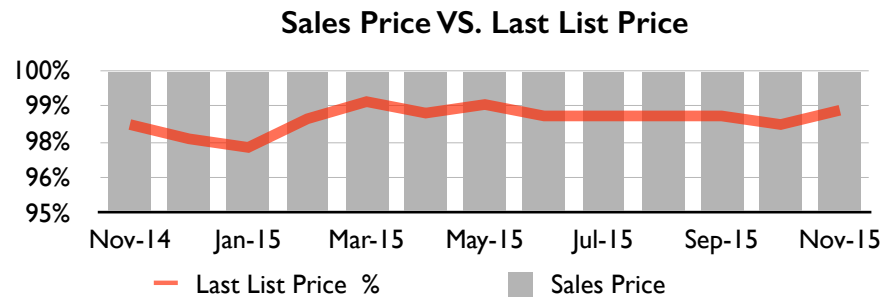
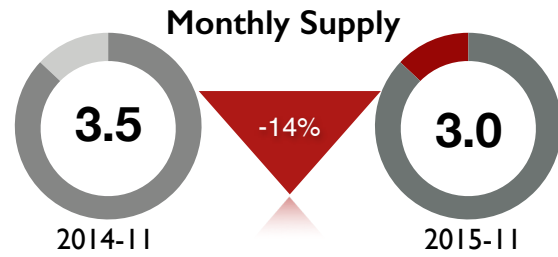
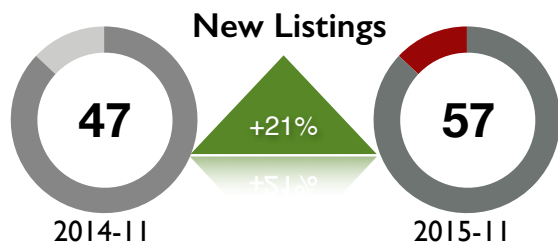


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Monday, December 7, 2015

# North Center

Monthly Update 2015-11



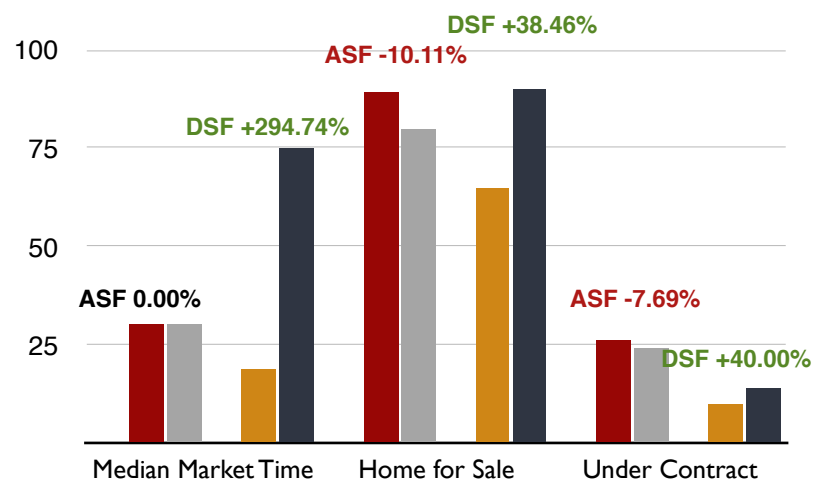
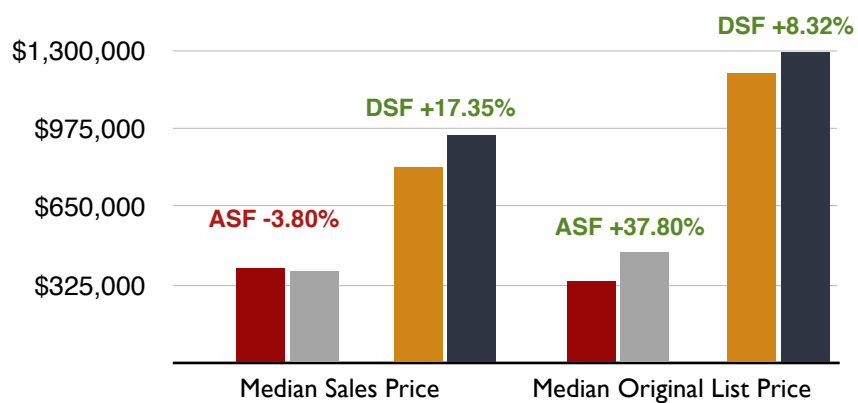
## Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes |
|----------------------------|-----------|-----------|---------|
| Median Sales Price         | \$395,000 | \$380,000 | -3.80%  |
| Median Original List Price | \$337,450 | \$465,000 | 37.80%  |
| Median Market Time         | 30        | 30        | 0.00%   |
| Home for Sale              | 89        | 80        | -10.11% |
| Under Contract             | 26        | 24        | -7.69%  |

ASF including Townhouse & Condo

## Detached Single Family (DSF)

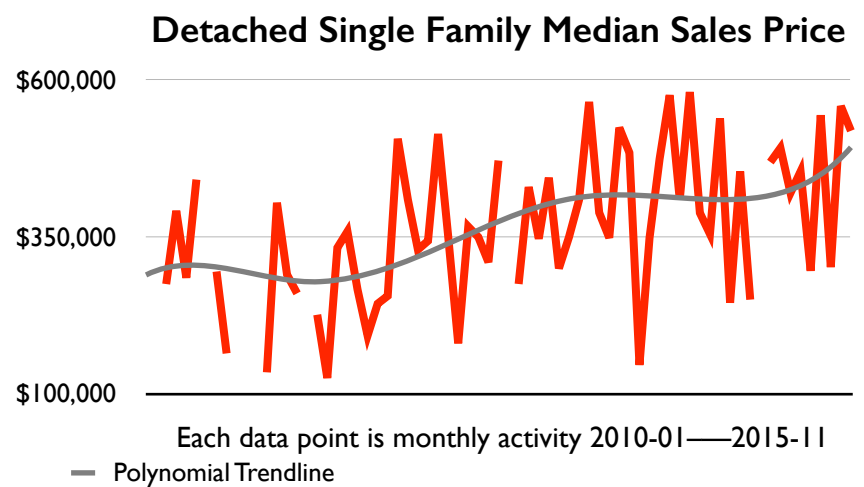
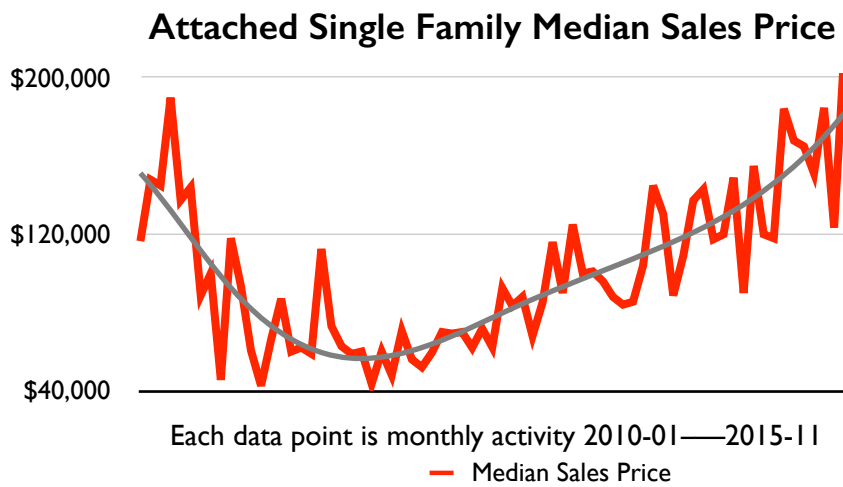
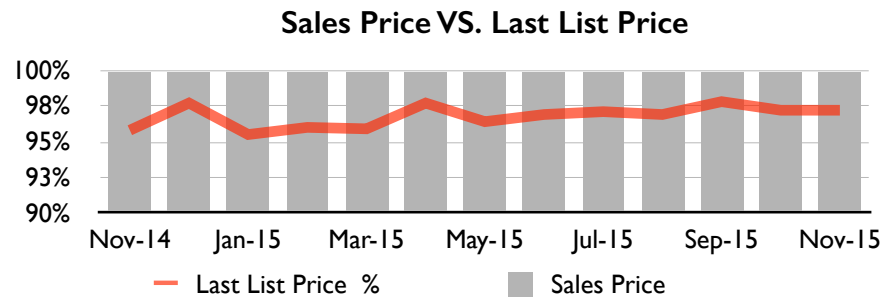
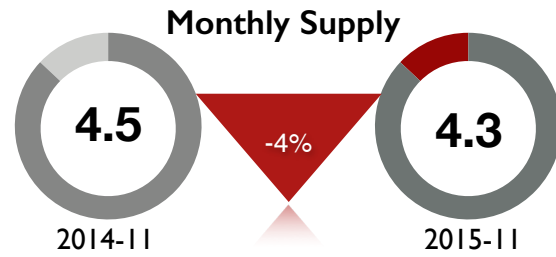
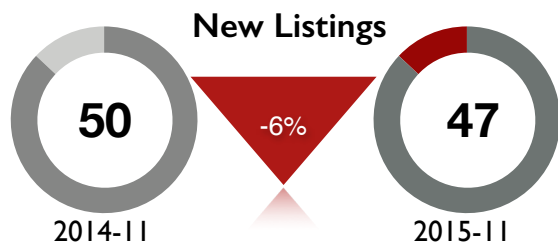
|                            | 2014-11     | 2015-11     | Changes |
|----------------------------|-------------|-------------|---------|
| Median Sales Price         | \$810,000   | \$950,500   | 17.35%  |
| Median Original List Price | \$1,199,000 | \$1,298,750 | 8.32%   |
| Median Market Time         | 19          | 75          | 294.74% |
| Home for Sale              | 65          | 90          | 38.46%  |
| Under Contract             | 10          | 14          | 40.00%  |



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

# Rogers Park

## Monthly Update 2015-11



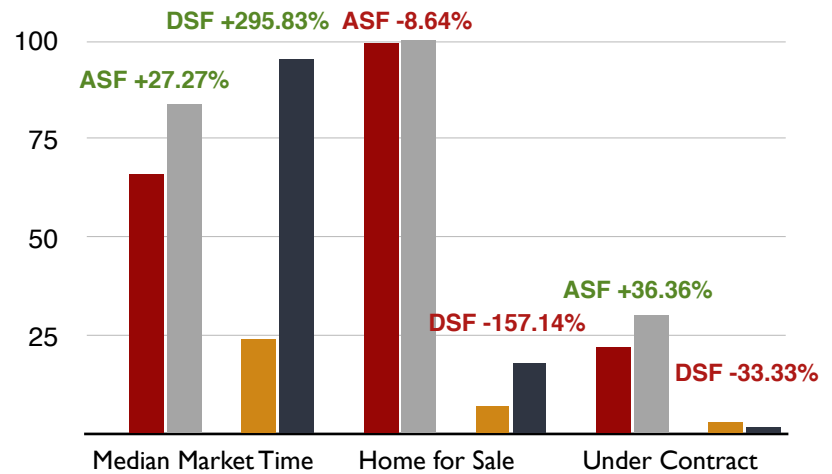
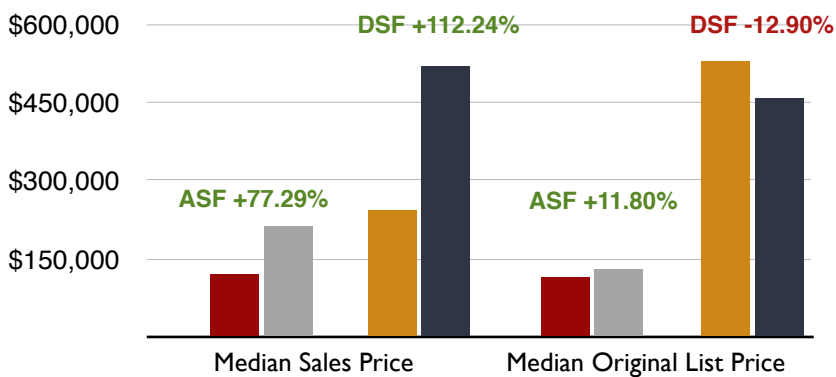
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes       |
|----------------------------|-----------|-----------|---------------|
| Median Sales Price         | \$120,000 | \$212,750 | <b>77.29%</b> |
| Median Original List Price | \$117,400 | \$131,250 | <b>11.80%</b> |
| Median Market Time         | 66        | 84        | <b>27.27%</b> |
| Home for Sale              | 162       | 148       | <b>-8.64%</b> |
| Under Contract             | 22        | 30        | <b>36.36%</b> |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

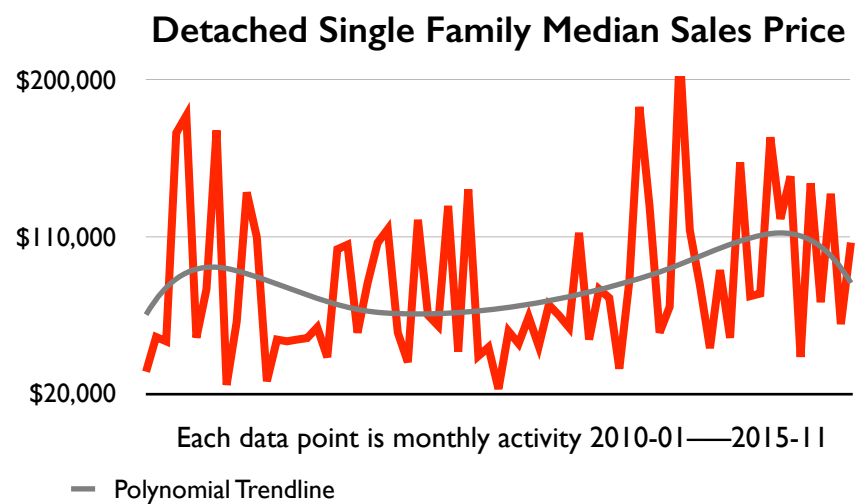
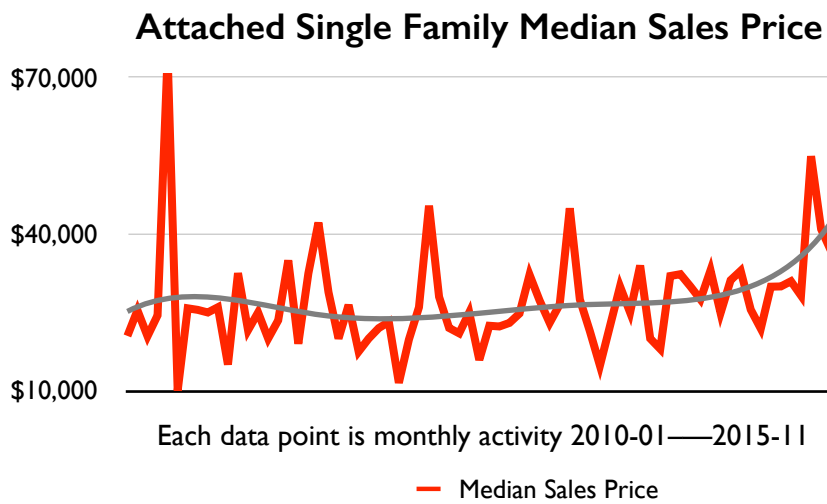
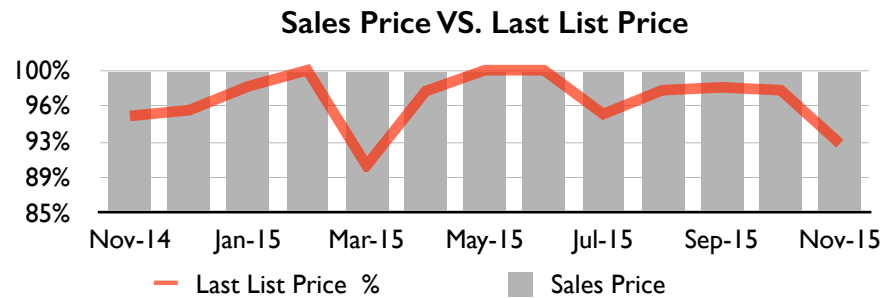
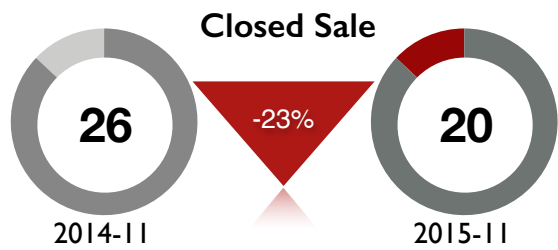
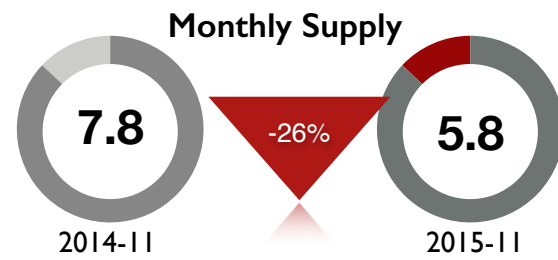
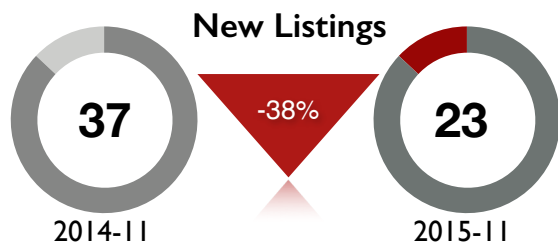
|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$245,000 | \$520,000 | <b>112.24%</b> |
| Median Original List Price | \$527,000 | \$459,000 | <b>-12.90%</b> |
| Median Market Time         | 24        | 95        | <b>295.83%</b> |
| Home for Sale              | 7         | 18        | <b>157.14%</b> |
| Under Contract             | 3         | 2         | <b>-33.33%</b> |



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

# South Shore

## Monthly Update 2015-11



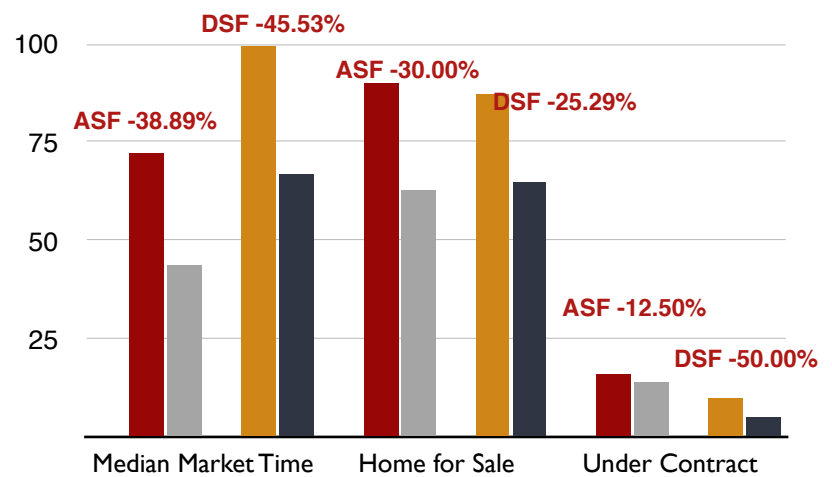
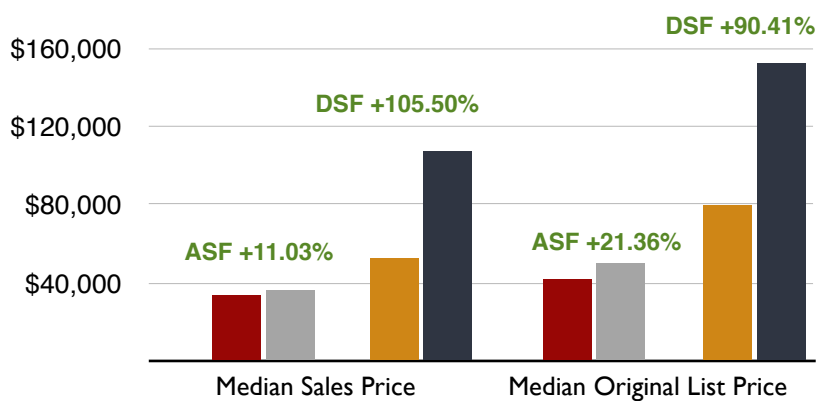
### Attached Single Family (ASF)

|                            | 2014-11  | 2015-11  | Changes        |
|----------------------------|----------|----------|----------------|
| Median Sales Price         | \$33,100 | \$36,750 | <b>11.03%</b>  |
| Median Original List Price | \$41,200 | \$50,000 | <b>21.36%</b>  |
| Median Market Time         | 72       | 44       | <b>-38.89%</b> |
| Home for Sale              | 90       | 63       | <b>-30.00%</b> |
| Under Contract             | 16       | 14       | <b>-12.50%</b> |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11  | 2015-11   | Changes        |
|----------------------------|----------|-----------|----------------|
| Median Sales Price         | \$52,000 | \$106,860 | <b>105.50%</b> |
| Median Original List Price | \$79,827 | \$152,000 | <b>90.41%</b>  |
| Median Market Time         | 123      | 67        | <b>-45.53%</b> |
| Home for Sale              | 87       | 65        | <b>-25.29%</b> |
| Under Contract             | 10       | 5         | <b>-50.00%</b> |

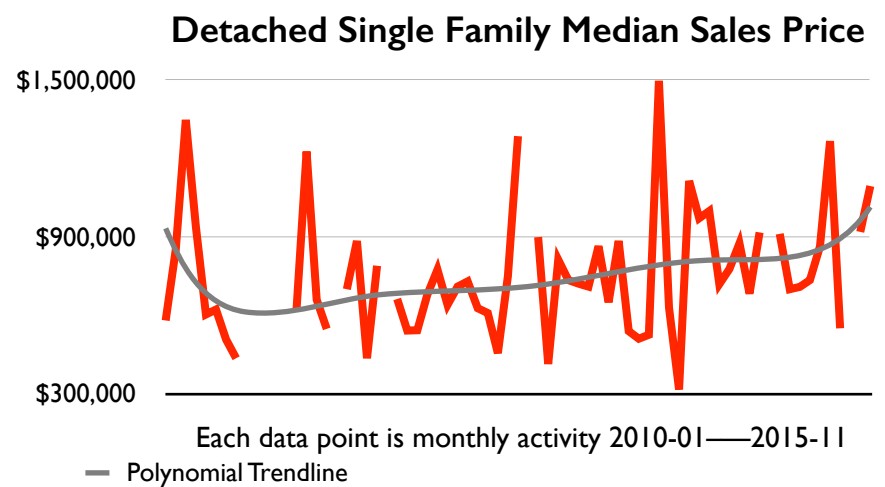
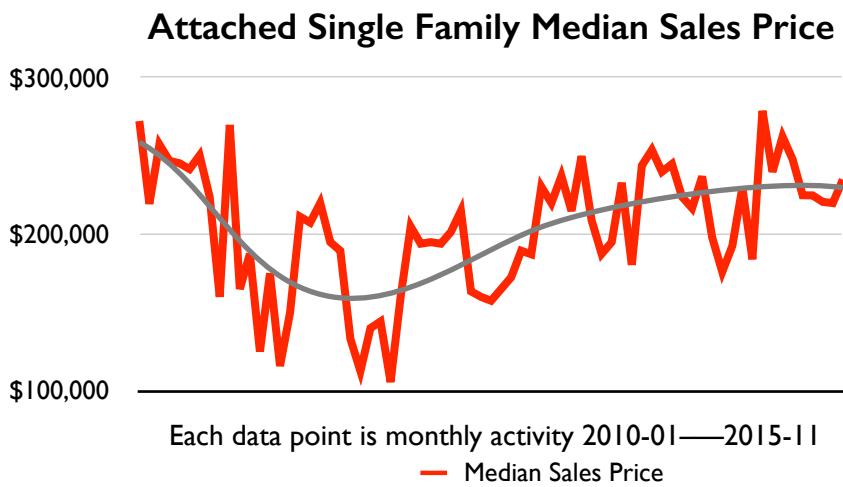
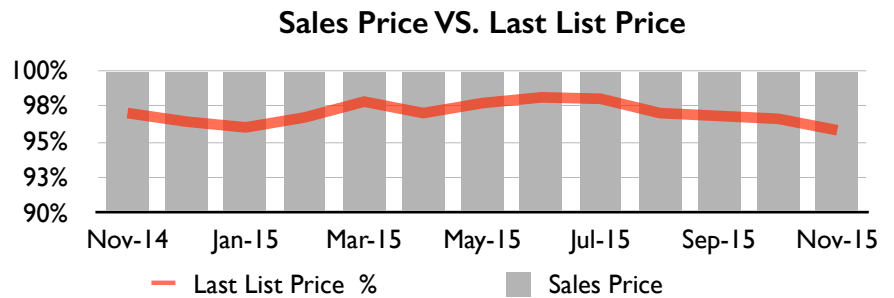
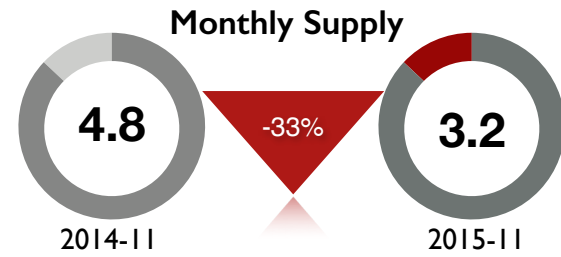
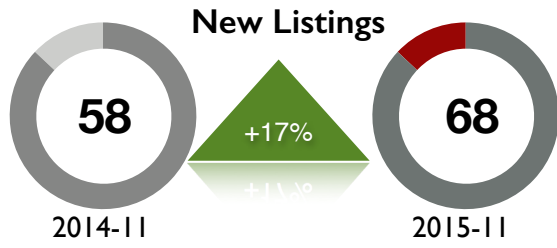


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Monday, December 7, 2015

# Uptown

## Monthly Update 2015-11



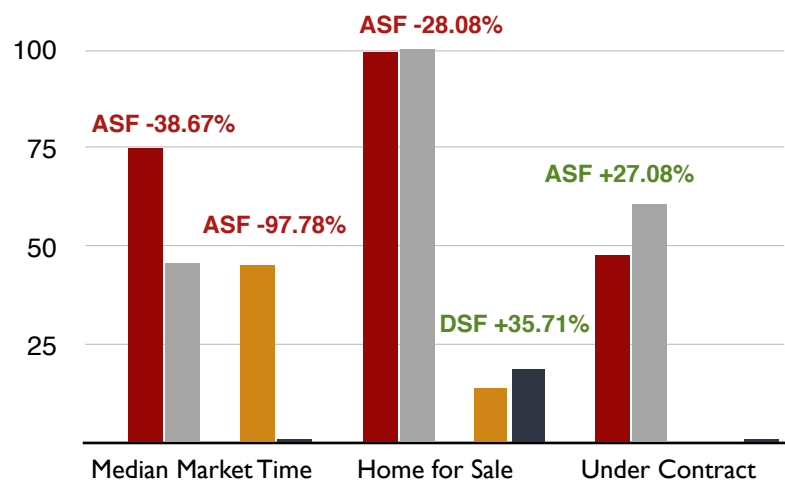
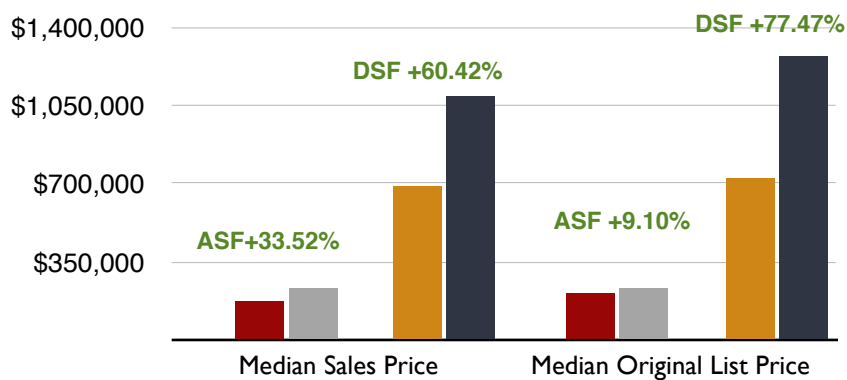
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$176,000 | \$235,000 | <b>33.52%</b>  |
| Median Original List Price | \$209,900 | \$229,000 | <b>9.10%</b>   |
| Median Market Time         | 75        | 46        | <b>-38.67%</b> |
| Home for Sale              | 292       | 210       | <b>-28.08%</b> |
| Under Contract             | 48        | 61        | <b>27.08%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11     | Changes        |
|----------------------------|-----------|-------------|----------------|
| Median Sales Price         | \$683,200 | \$1,096,000 | <b>60.42%</b>  |
| Median Original List Price | \$719,000 | \$1,275,999 | <b>77.47%</b>  |
| Median Market Time         | 45        | 1           | <b>-97.78%</b> |
| Home for Sale              | 14        | 19          | <b>35.71%</b>  |
| Under Contract             | 0         | 1           |                |

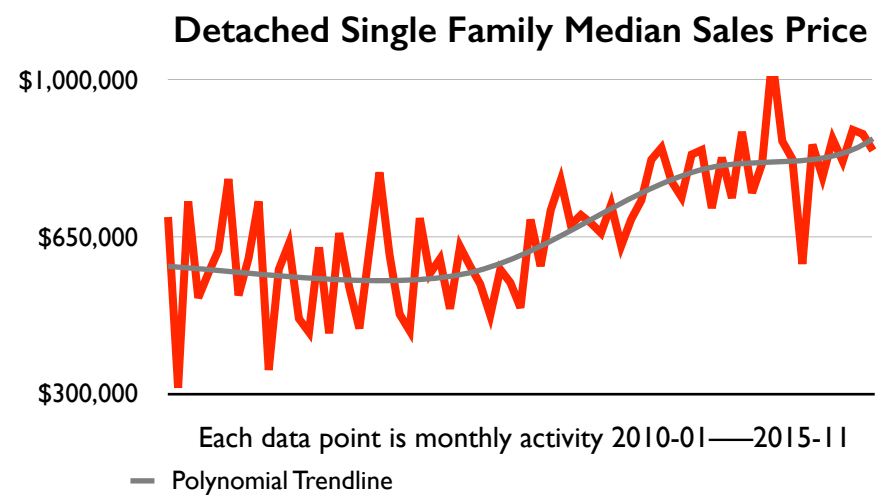
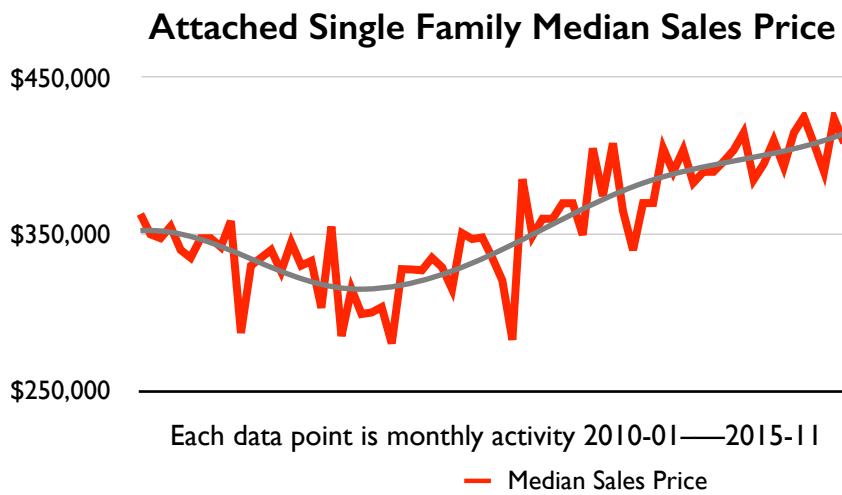
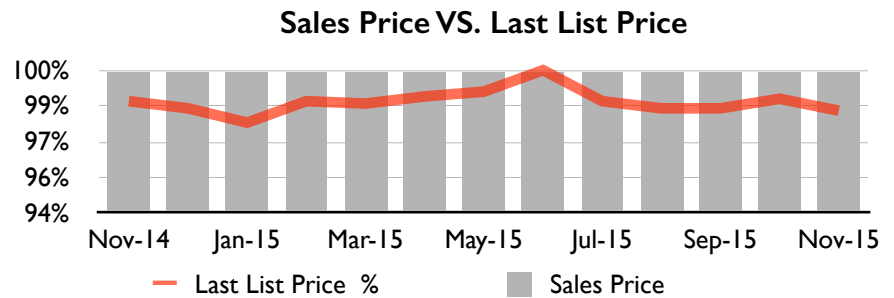
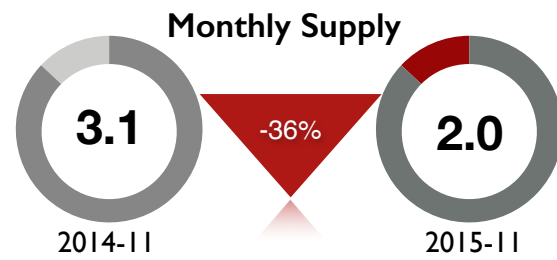
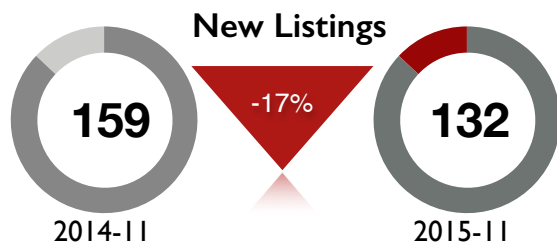


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.



# West Town

## Monthly Update 2015-11



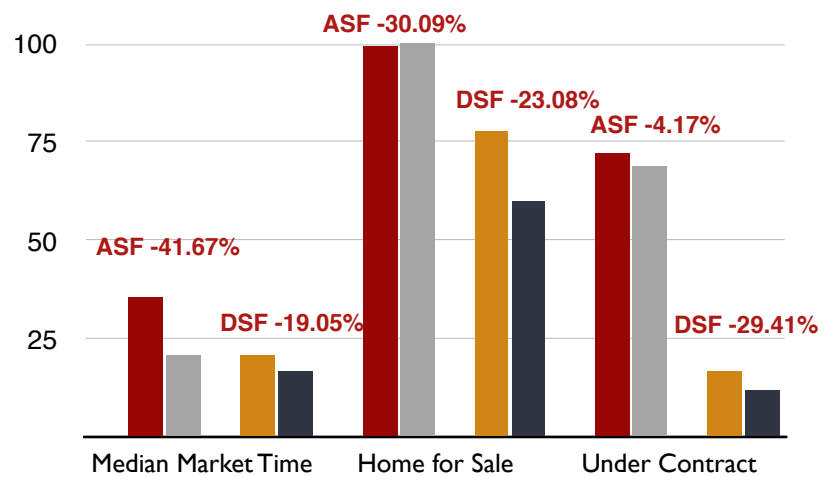
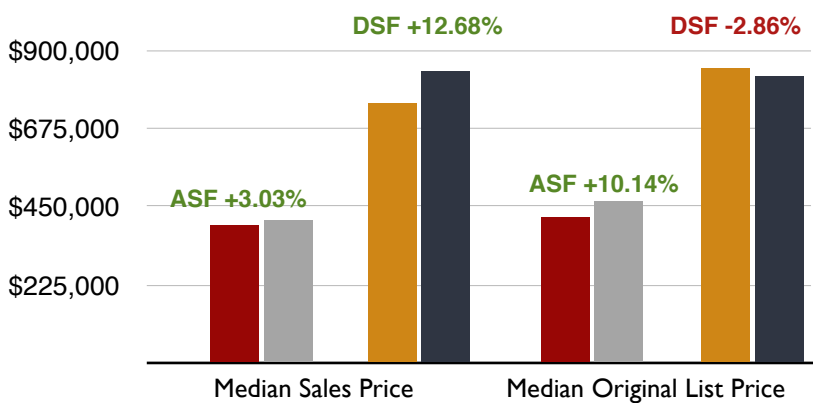
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$396,500 | \$408,500 | <b>3.03%</b>   |
| Median Original List Price | \$419,450 | \$462,000 | <b>10.14%</b>  |
| Median Market Time         | 36        | 21        | <b>-41.67%</b> |
| Home for Sale              | 339       | 237       | <b>-30.09%</b> |
| Under Contract             | 72        | 69        | <b>-4.17%</b>  |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

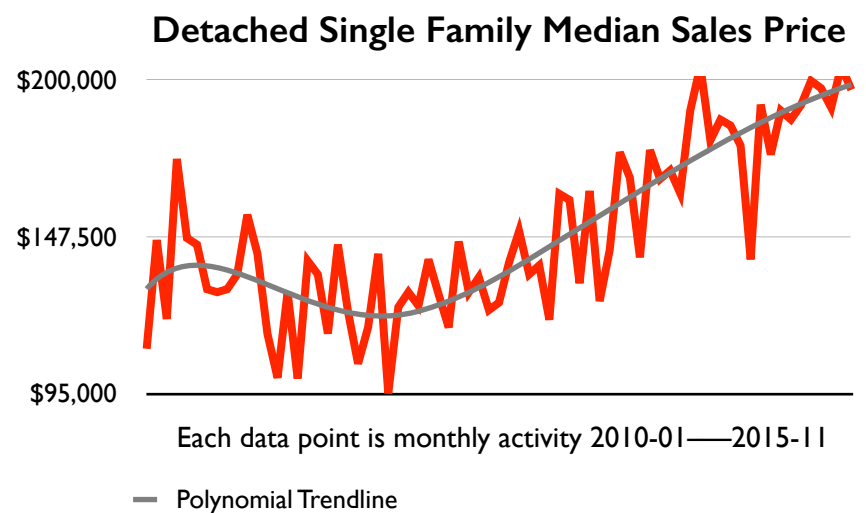
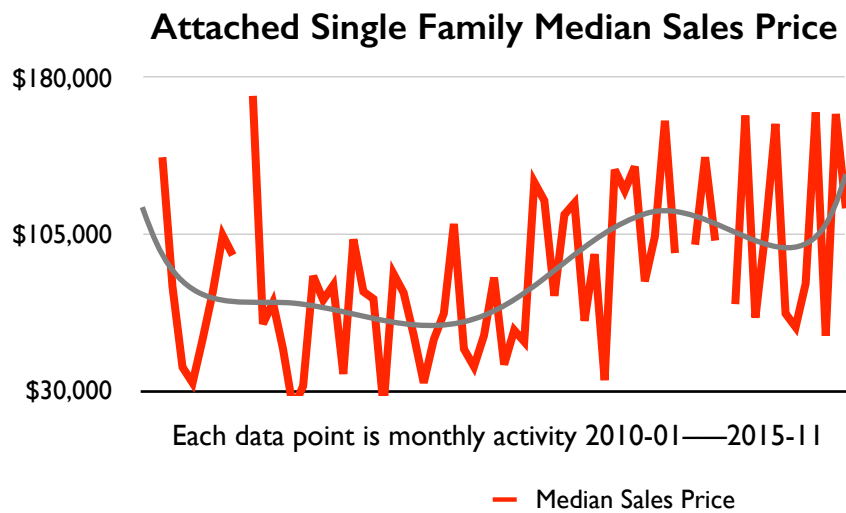
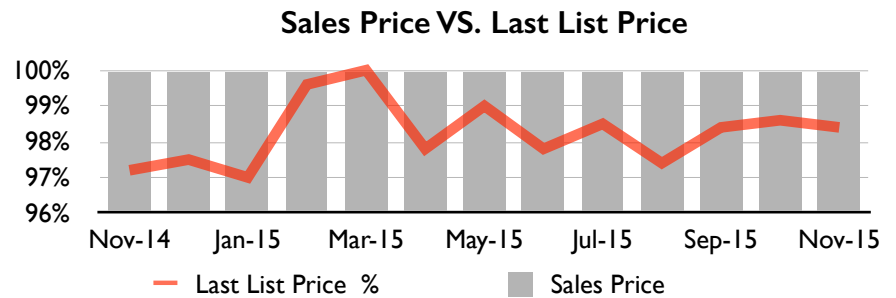
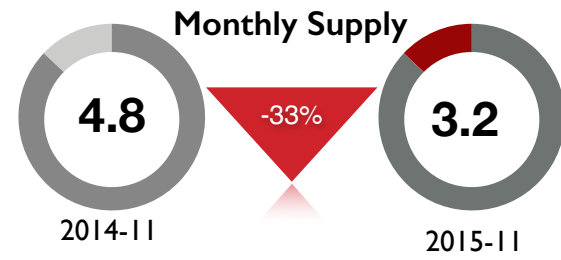
|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$749,000 | \$844,000 | <b>12.68%</b>  |
| Median Original List Price | \$849,000 | \$824,700 | <b>-2.86%</b>  |
| Median Market Time         | 21        | 17        | <b>-19.05%</b> |
| Home for Sale              | 78        | 60        | <b>-23.08%</b> |
| Under Contract             | 17        | 12        | <b>-29.41%</b> |



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

# Belmont Cragin

Monthly Update 2015-11



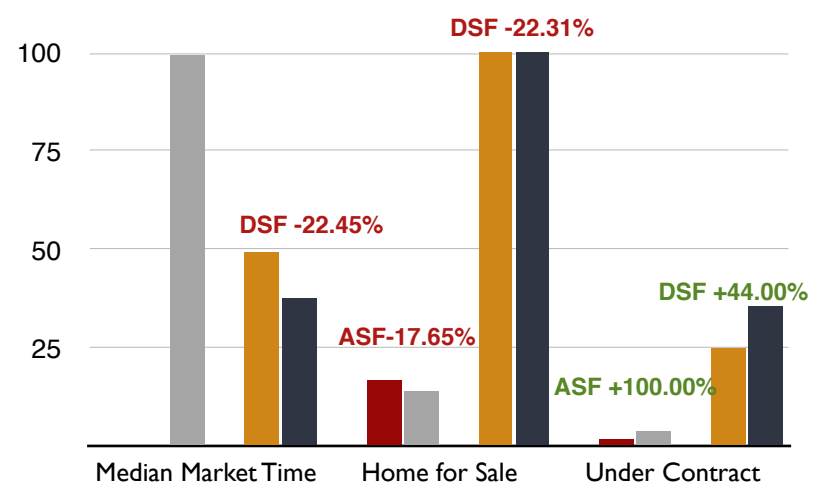
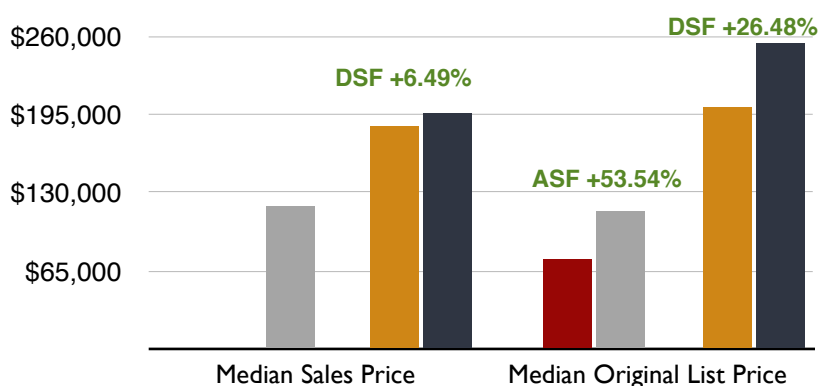
## Attached Single Family (ASF)

|                            | 2014-11  | 2015-11   | Changes        |
|----------------------------|----------|-----------|----------------|
| Median Sales Price         | N/A      | \$117,500 |                |
| Median Original List Price | \$74,900 | \$115,000 | <b>53.54%</b>  |
| Median Market Time         | N/A      | 196       |                |
| Home for Sale              | 17       | 14        | <b>-17.65%</b> |
| Under Contract             | 2        | 4         | <b>100.00%</b> |

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$185,000 | \$197,000 | <b>6.49%</b>   |
| Median Original List Price | \$200,000 | \$252,950 | <b>26.48%</b>  |
| Median Market Time         | 49        | 38        | <b>-22.45%</b> |
| Home for Sale              | 130       | 101       | <b>-22.31%</b> |
| Under Contract             | 25        | 36        | <b>44.00%</b>  |

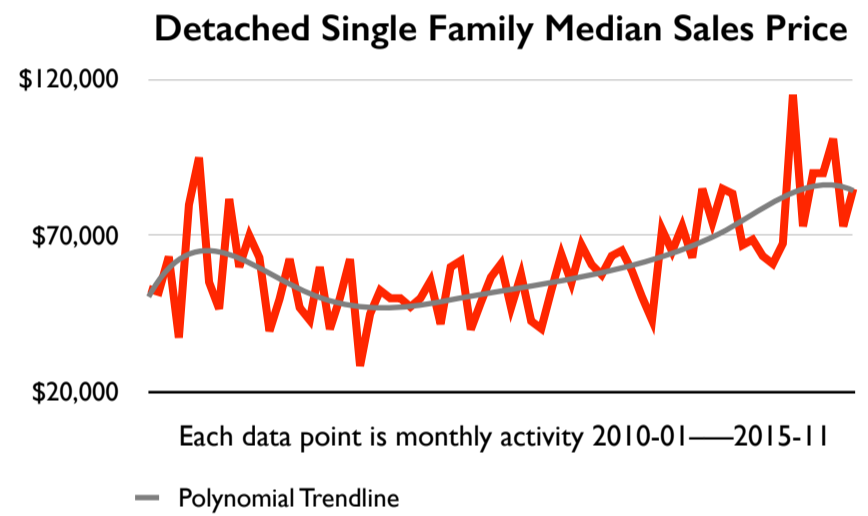
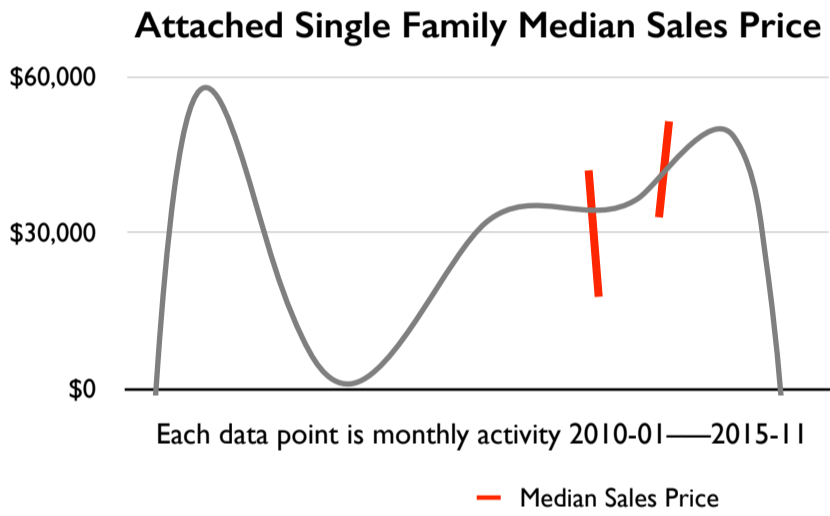
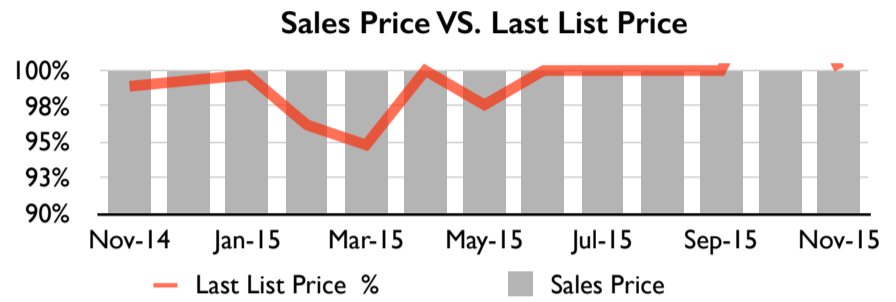
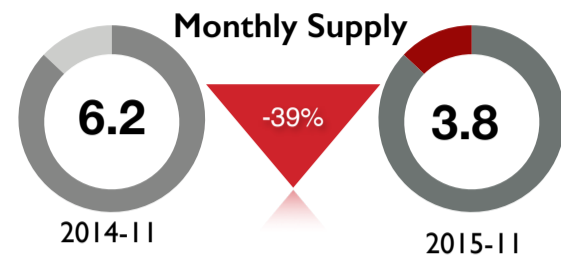


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# Chicago Lawn

## Monthly Update 2015-11



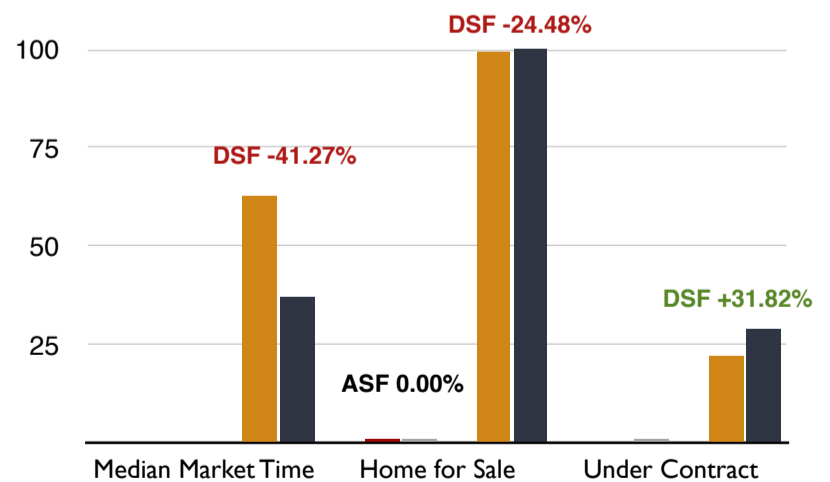
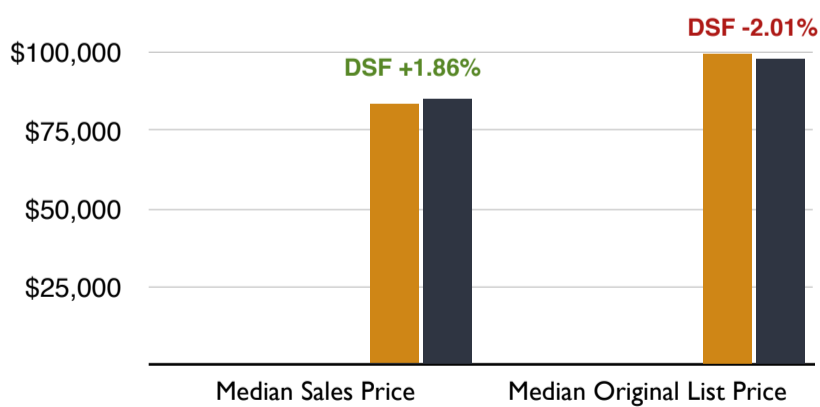
### Attached Single Family (ASF)

|                            | 2014-11 | 2015-11 | 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       | <b>0.00%</b> |
| Under Contract             | 0       | 1       |              |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

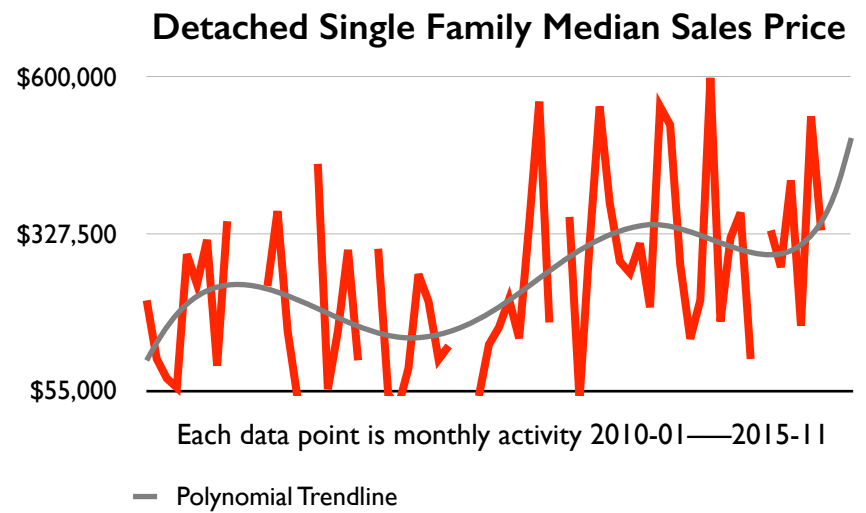
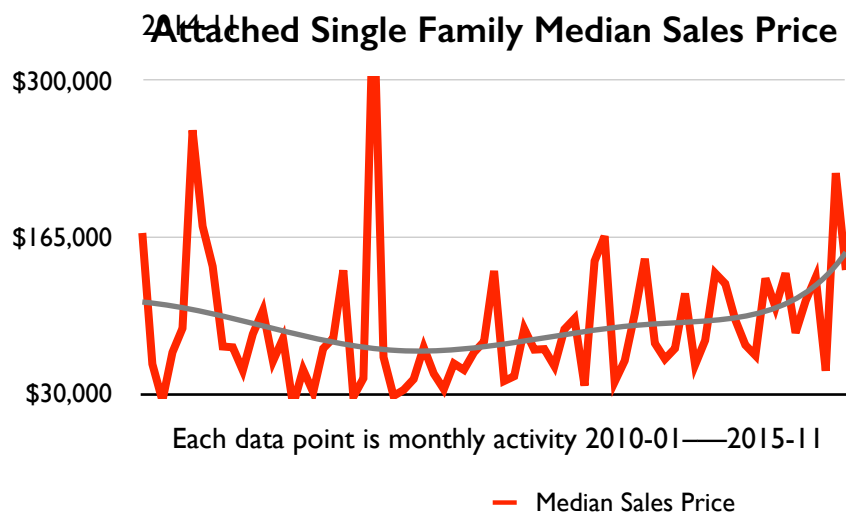
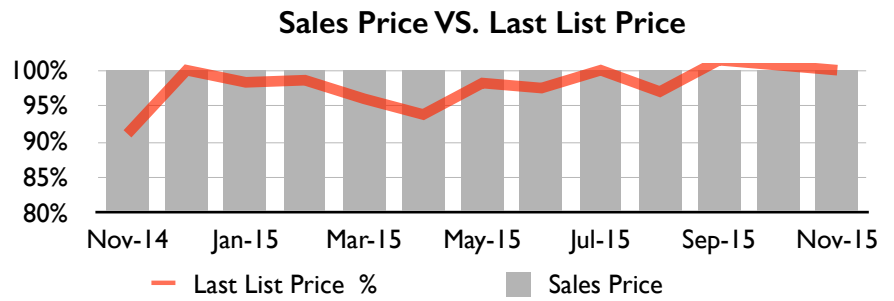
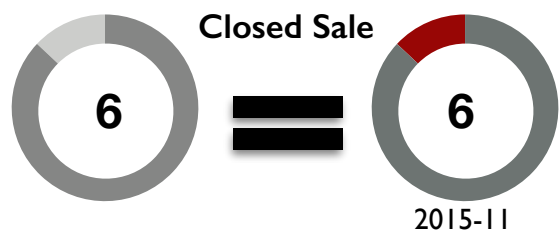
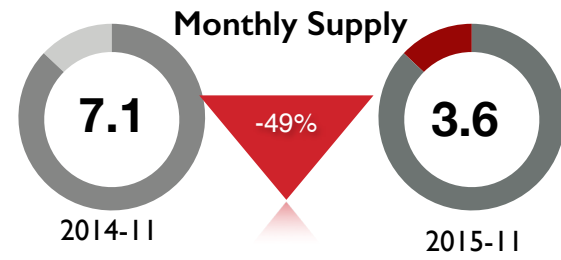
|                            | 2014-11  | 2015-11  | Changes        |
|----------------------------|----------|----------|----------------|
| Median Sales Price         | \$83,450 | \$85,000 | <b>1.86%</b>   |
| Median Original List Price | \$99,450 | \$97,450 | <b>-2.01%</b>  |
| Median Market Time         | 63       | 37       | <b>-41.27%</b> |
| Home for Sale              | 143      | 108      | <b>-24.48%</b> |
| Under Contract             | 22       | 29       | <b>31.82%</b>  |



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

# Douglas

## Monthly Update 2015-11



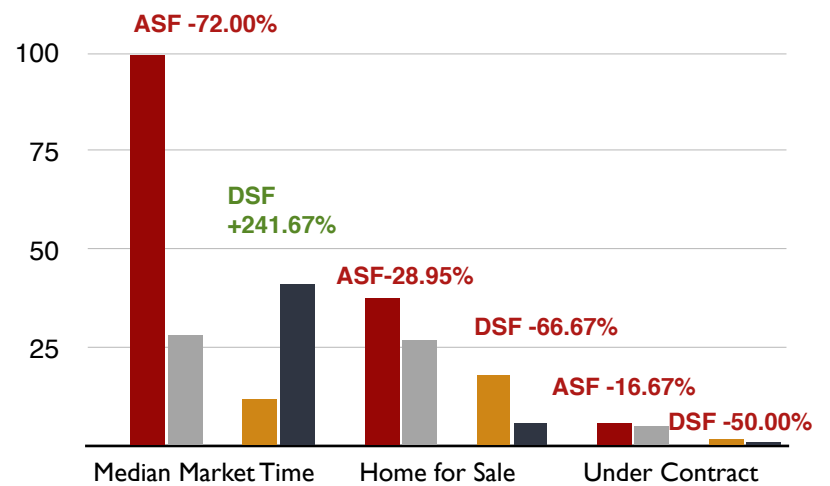
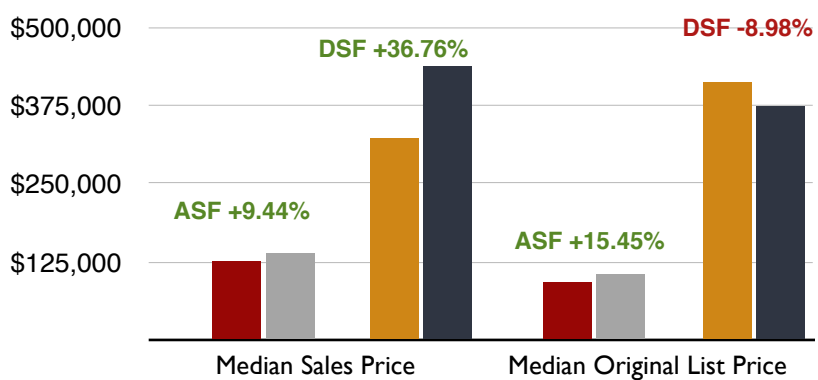
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$125,000 | \$136,800 | <b>9.44%</b>   |
| Median Original List Price | \$90,950  | \$105,000 | <b>15.45%</b>  |
| Median Market Time         | 100       | 28        | <b>-72.00%</b> |
| Home for Sale              | 38        | 27        | <b>-28.95%</b> |
| Under Contract             | 6         | 5         | <b>-16.67%</b> |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

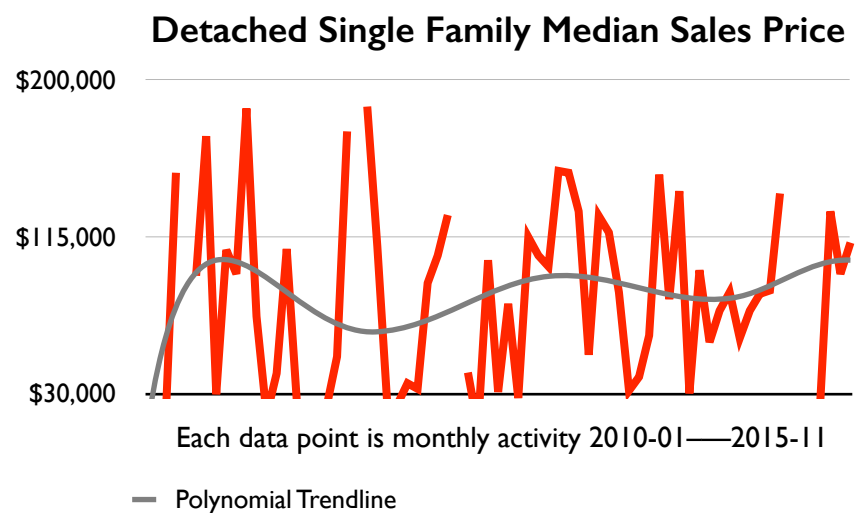
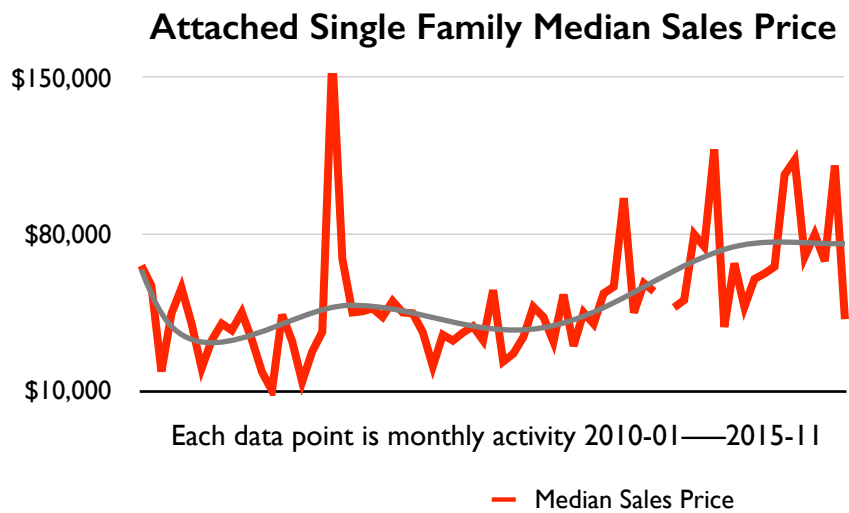
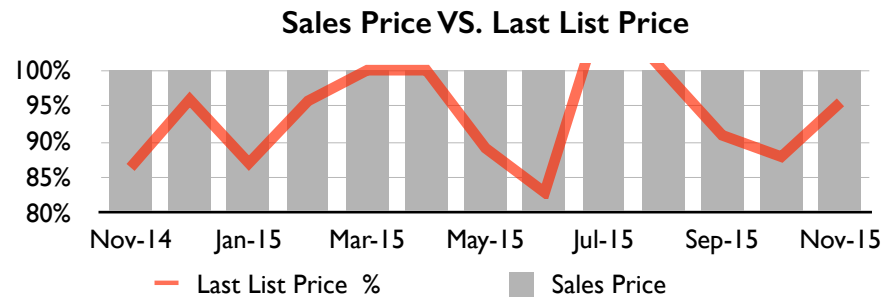
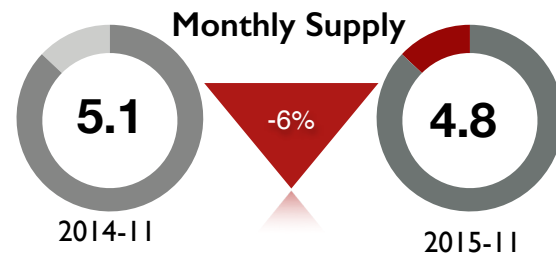
|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$321,000 | \$439,000 | <b>36.76%</b>  |
| Median Original List Price | \$412,000 | \$375,000 | <b>-8.98%</b>  |
| Median Market Time         | 12        | 41        | <b>241.67%</b> |
| Home for Sale              | 18        | 6         | <b>-66.67%</b> |
| Under Contract             | 2         | 1         | <b>-50.00%</b> |



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

# East Garfield Park

## Monthly Update 2015-11



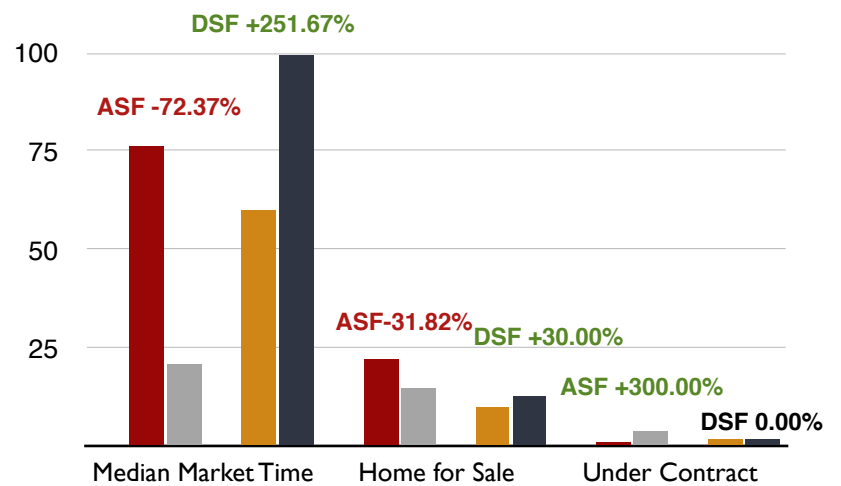
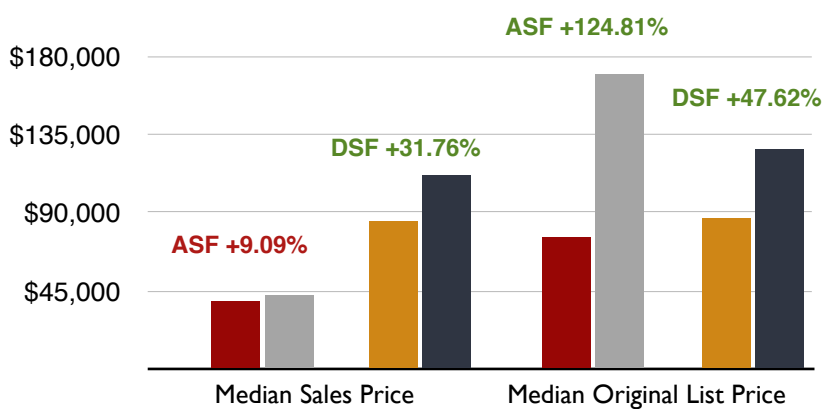
### Attached Single Family (ASF)

|                            | 2014-11  | 2015-11   | Changes        |
|----------------------------|----------|-----------|----------------|
| Median Sales Price         | \$38,500 | \$42,000  | <b>9.09%</b>   |
| Median Original List Price | \$75,575 | \$169,900 | <b>124.81%</b> |
| Median Market Time         | 76       | 21        | <b>-72.37%</b> |
| Home for Sale              | 22       | 15        | <b>-31.82%</b> |
| Under Contract             | 1        | 4         | <b>300.00%</b> |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

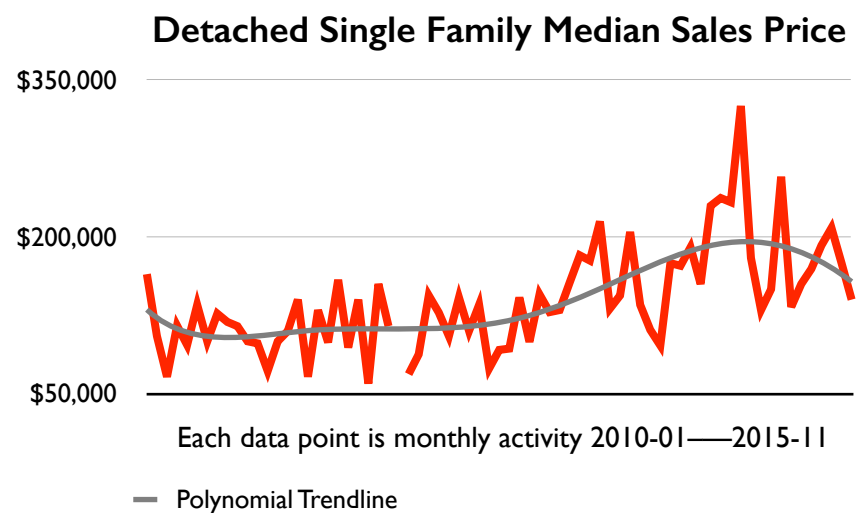
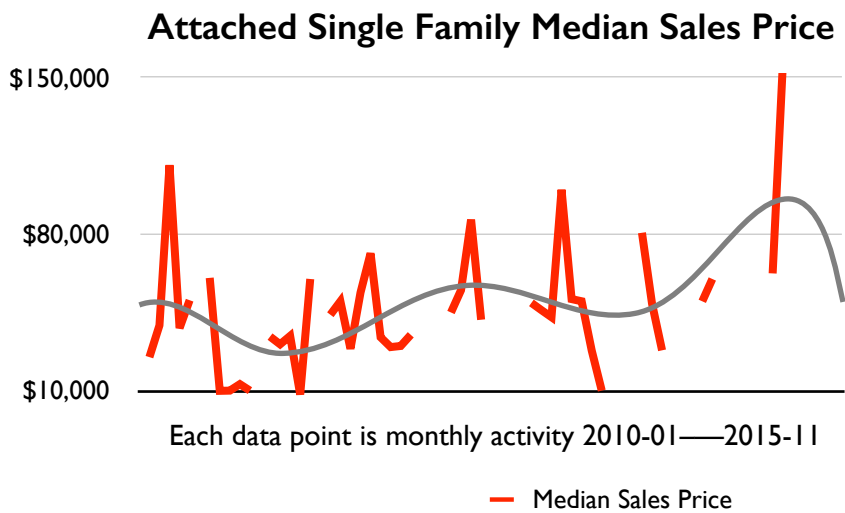
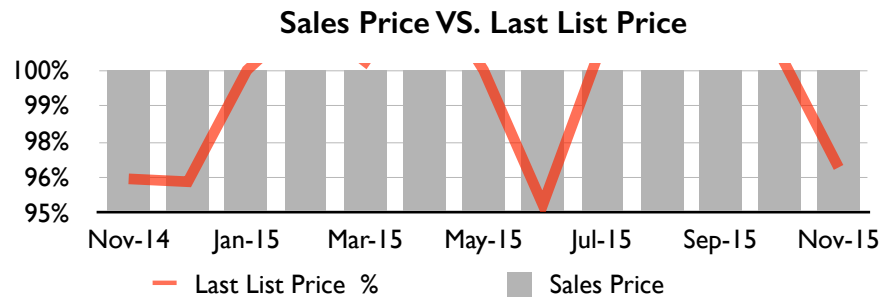
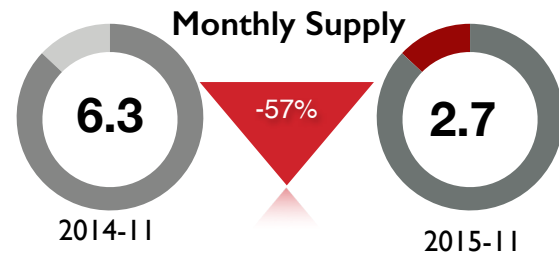
|                            | 2014-11  | 2015-11   | Changes        |
|----------------------------|----------|-----------|----------------|
| Median Sales Price         | \$85,000 | \$112,000 | <b>31.76%</b>  |
| Median Original List Price | \$86,000 | \$126,950 | <b>47.62%</b>  |
| Median Market Time         | 60       | 211       | <b>251.67%</b> |
| Home for Sale              | 10       | 13        | <b>30.00%</b>  |
| Under Contract             | 2        | 2         | <b>0.00%</b>   |



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

# Hermosa

## Monthly Update 2015-11



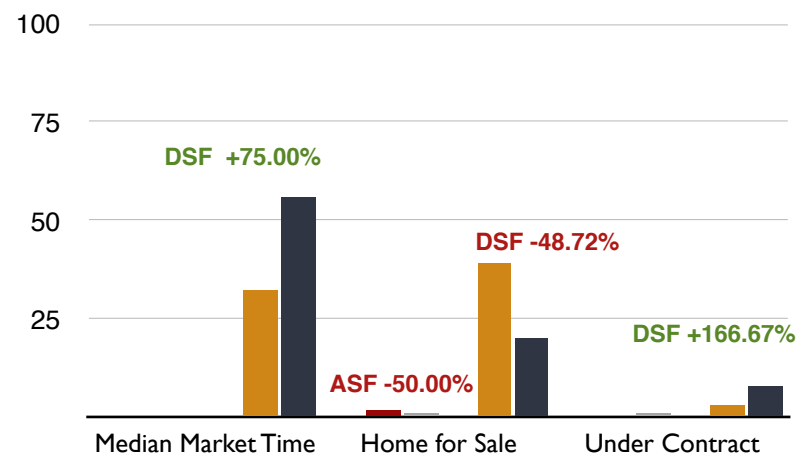
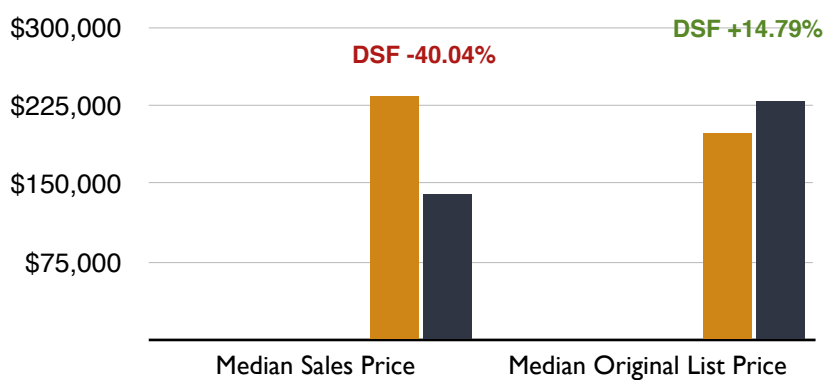
### Attached Single Family (ASF)

|                            | 2014-11 | 2015-11 | Changes        |
|----------------------------|---------|---------|----------------|
| Median Sales Price         | N/A     | N/A     |                |
| Median Original List Price | \$0     | \$0     |                |
| Median Market Time         | N/A     | N/A     |                |
| Home for Sale              | 2       | 1       | <b>-50.00%</b> |
| Under Contract             | 0       | 1       |                |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$233,500 | \$140,000 | <b>-40.04%</b> |
| Median Original List Price | \$199,500 | \$229,000 | <b>14.79%</b>  |
| Median Market Time         | 32        | 56        | <b>75.00%</b>  |
| Home for Sale              | 39        | 20        | <b>-48.72%</b> |
| Under Contract             | 3         | 8         | <b>166.67%</b> |

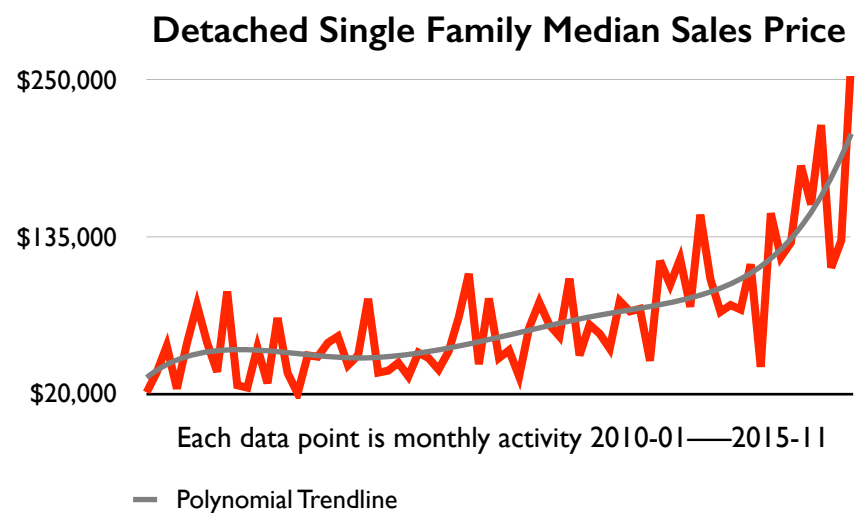
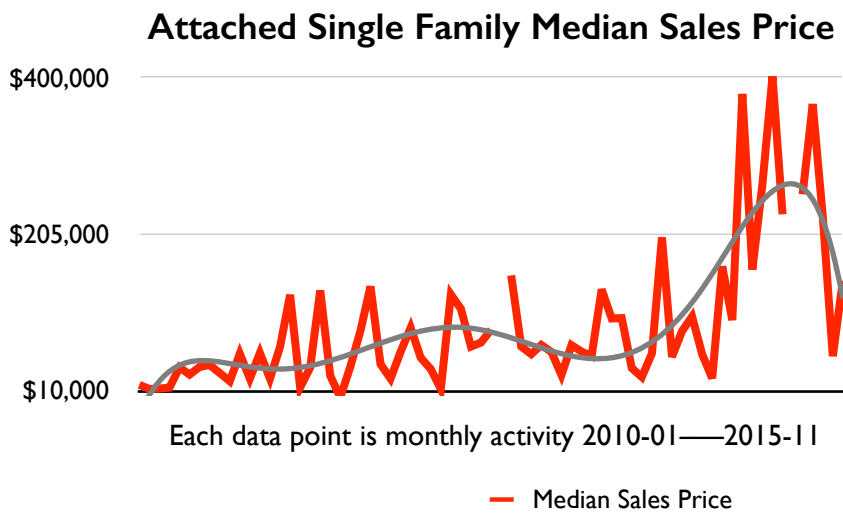
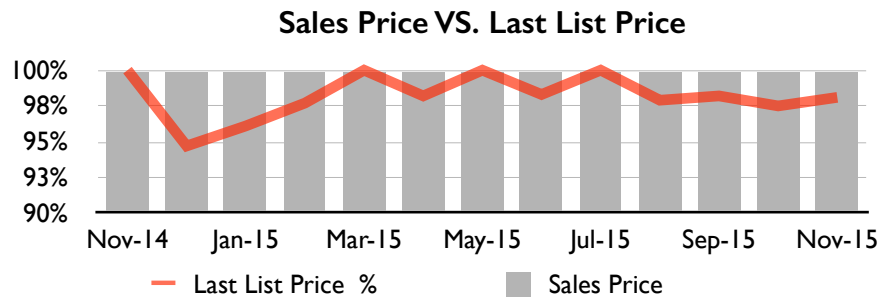
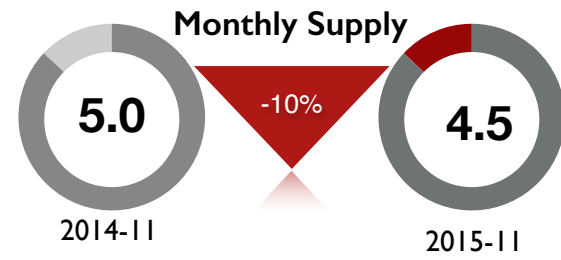


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# Humboldt Park

## Monthly Update 2015-11



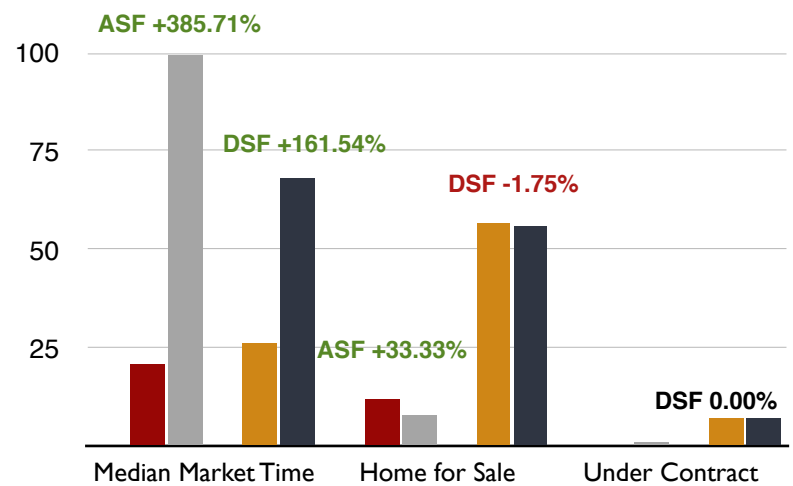
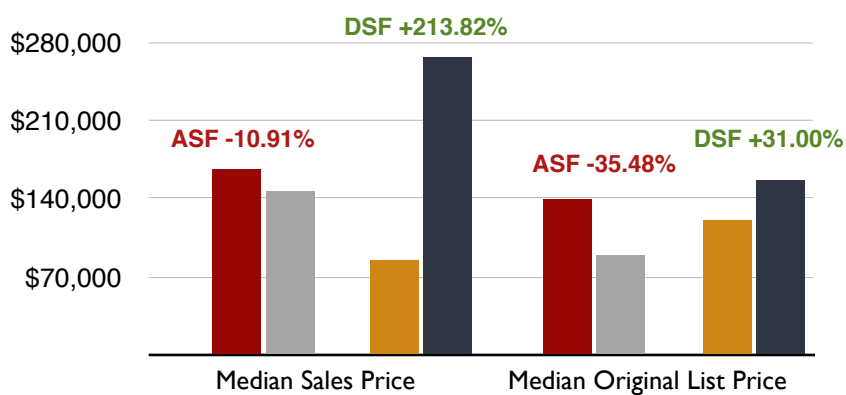
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$165,000 | \$147,000 | <b>-10.91%</b> |
| Median Original List Price | \$139,500 | \$90,000  | <b>-35.48%</b> |
| Median Market Time         | 21        | 102       | <b>385.71%</b> |
| Home for Sale              | 12        | 8         | <b>-33.33%</b> |
| Under Contract             | 0         | 1         |                |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$85,000  | \$266,750 | <b>213.82%</b> |
| Median Original List Price | \$120,000 | \$157,200 | <b>31.00%</b>  |
| Median Market Time         | 26        | 68        | <b>161.54%</b> |
| Home for Sale              | 57        | 56        | <b>-1.75%</b>  |
| Under Contract             | 7         | 7         | <b>0.00%</b>   |

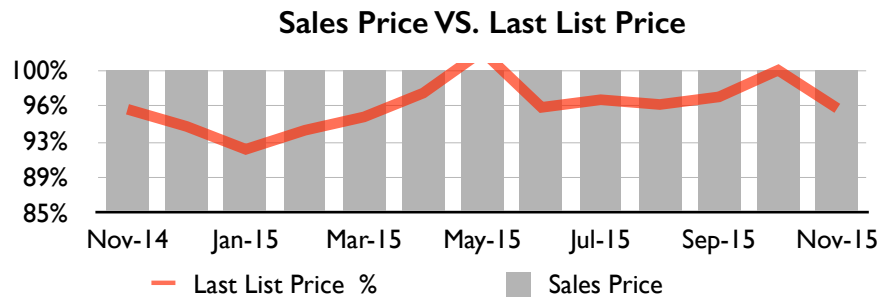
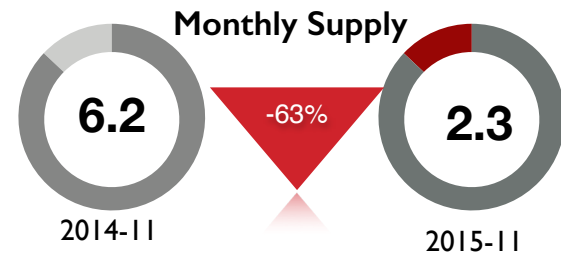
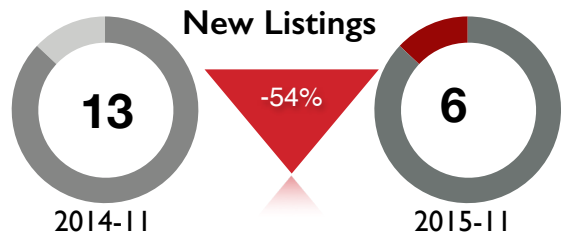


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

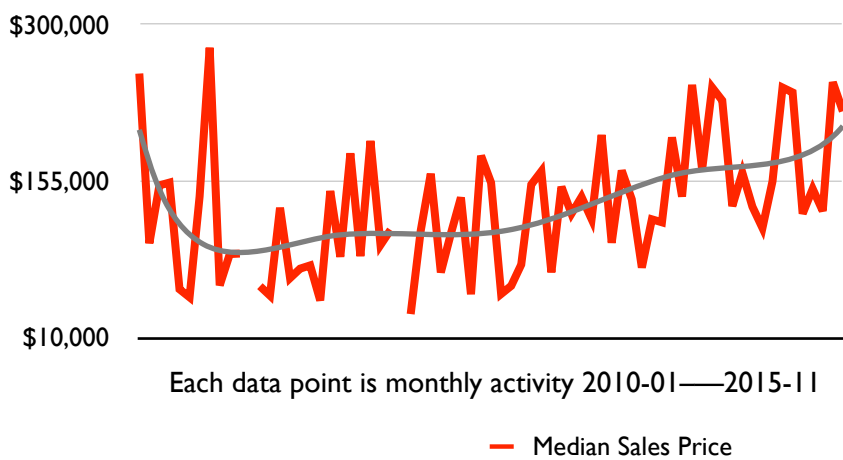
Monday, December 7, 2015

# North Park

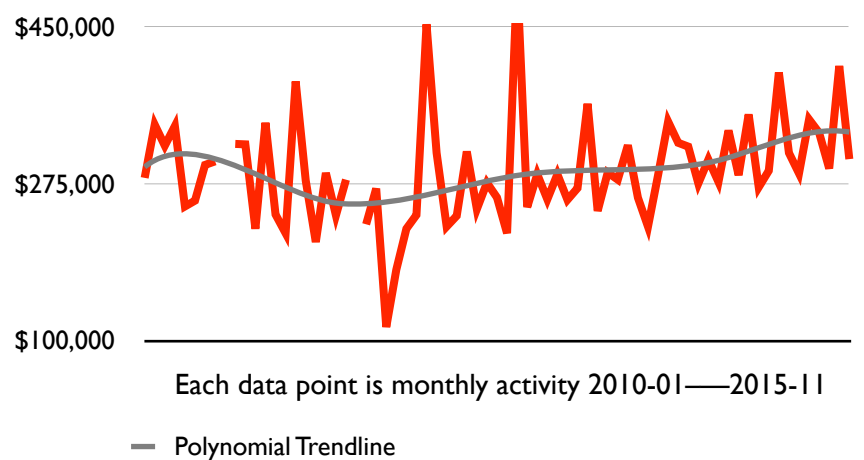
## Monthly Update 2015-11



### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



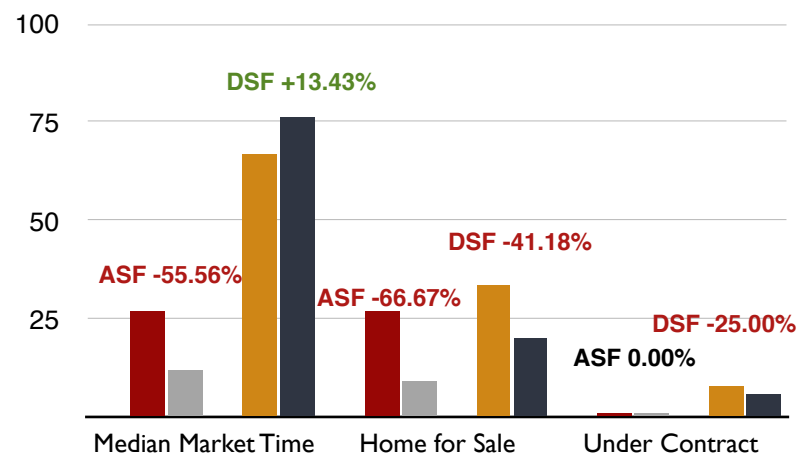
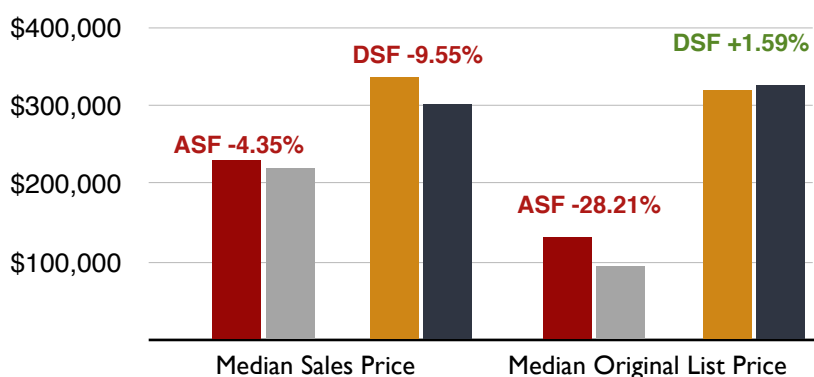
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$230,000 | \$220,000 | <b>-4.35%</b>  |
| Median Original List Price | \$132,200 | \$94,900  | <b>-28.21%</b> |
| Median Market Time         | 27        | 12        | <b>-55.56%</b> |
| Home for Sale              | 27        | 9         | <b>-66.67%</b> |
| Under Contract             | 1         | 1         | <b>0.00%</b>   |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$335,000 | \$303,000 | <b>-9.55%</b>  |
| Median Original List Price | \$319,900 | \$325,000 | <b>1.59%</b>   |
| Median Market Time         | 67        | 76        | <b>13.43%</b>  |
| Home for Sale              | 34        | 20        | <b>-41.18%</b> |
| Under Contract             | 8         | 6         | <b>-25.00%</b> |



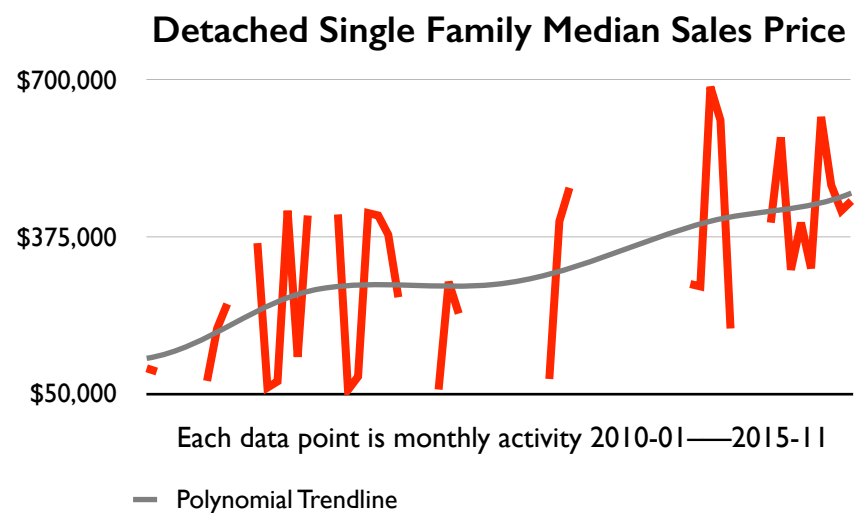
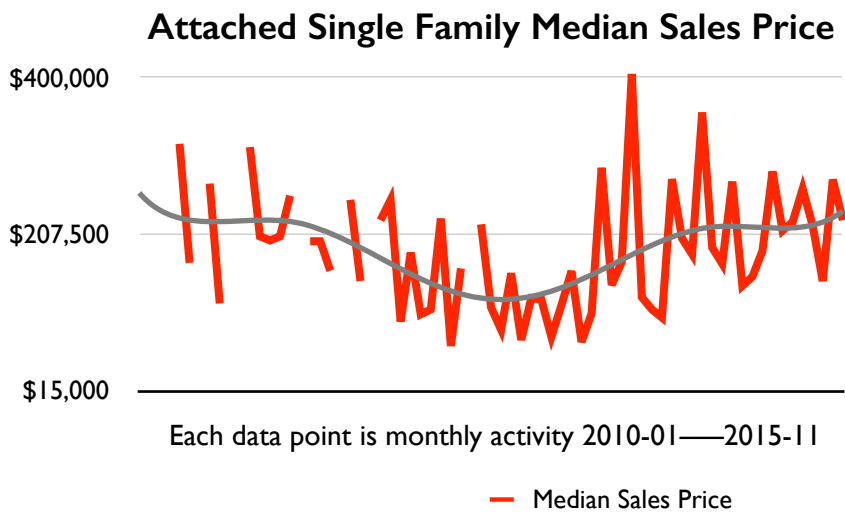
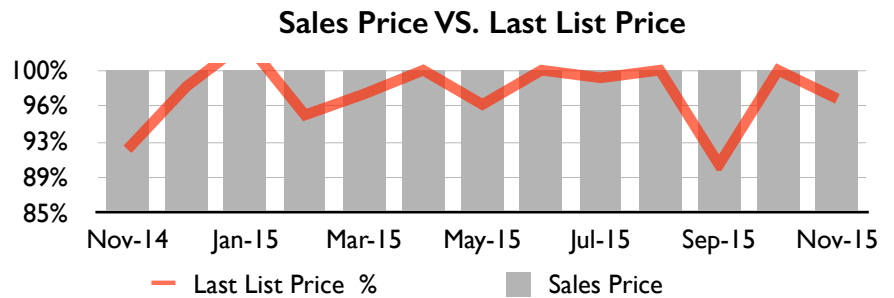
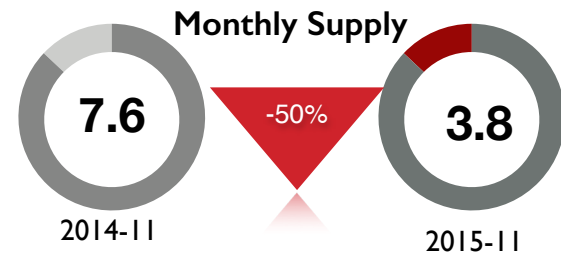
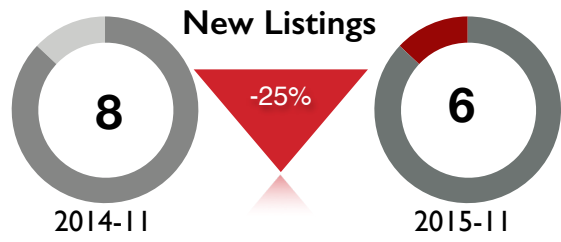
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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# Oakland

## Monthly Update 2015-11



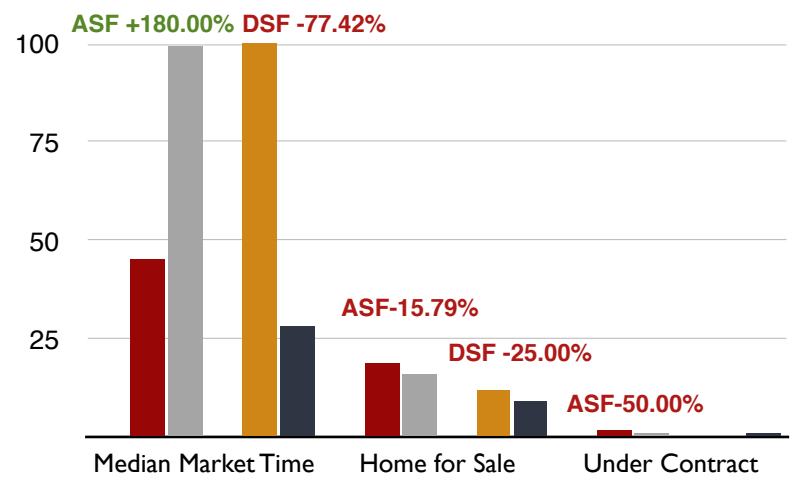
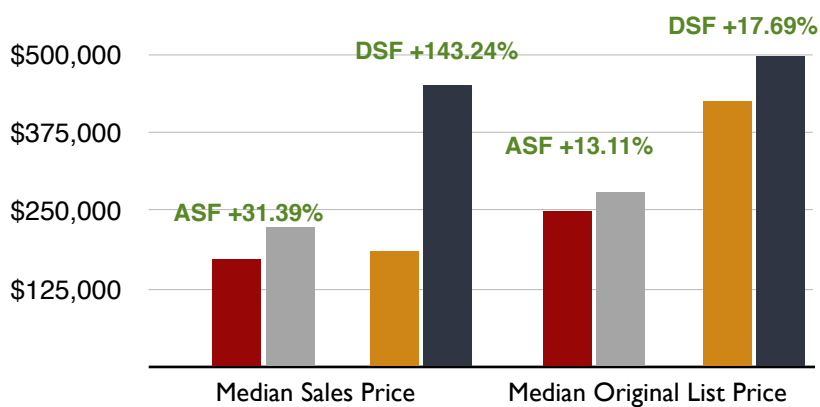
### Attached Single Family (ASF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$171,250 | \$225,000 | <b>31.39%</b>  |
| Median Original List Price | \$247,450 | \$279,900 | <b>13.11%</b>  |
| Median Market Time         | 45        | 126       | <b>180.00%</b> |
| Home for Sale              | 19        | 16        | <b>-15.79%</b> |
| Under Contract             | 2         | 1         | <b>-50.00%</b> |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

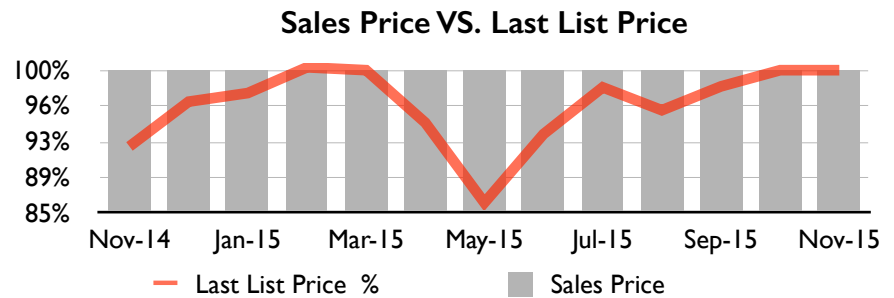
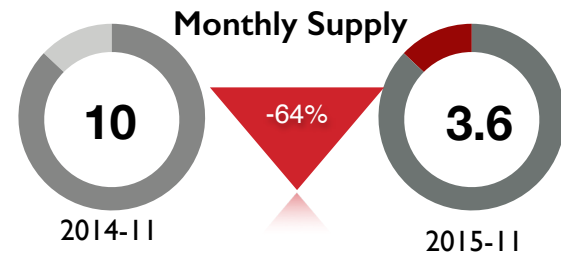
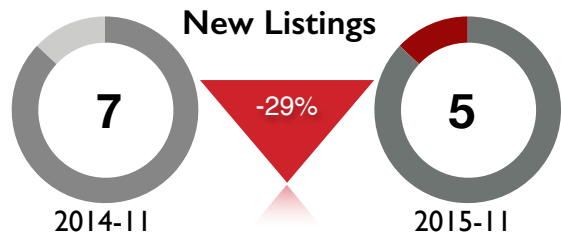
|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$185,000 | \$450,000 | <b>143.24%</b> |
| Median Original List Price | \$424,000 | \$499,000 | <b>17.69%</b>  |
| Median Market Time         | 124       | 28        | <b>-77.42%</b> |
| Home for Sale              | 12        | 9         | <b>-25.00%</b> |
| Under Contract             | 0         | 1         |                |



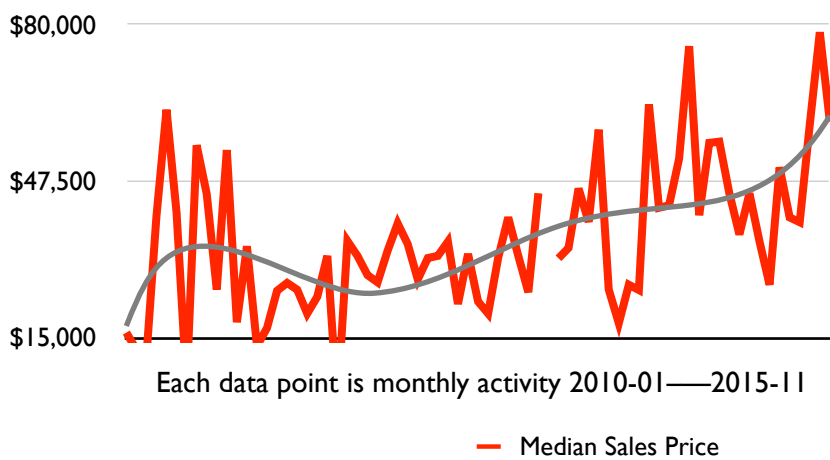
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

# Washington Park

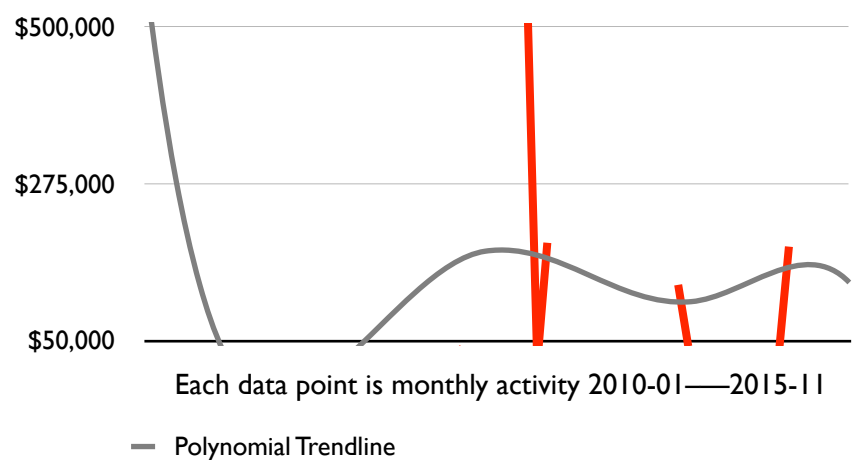
## Monthly Update 2015-11



### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



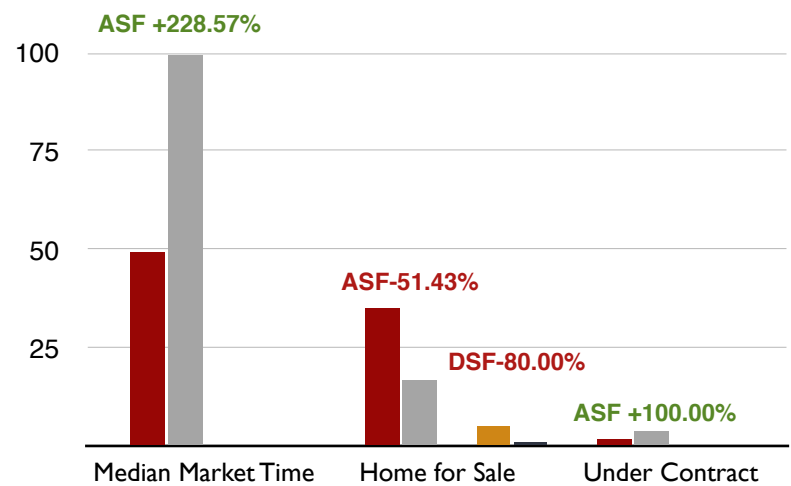
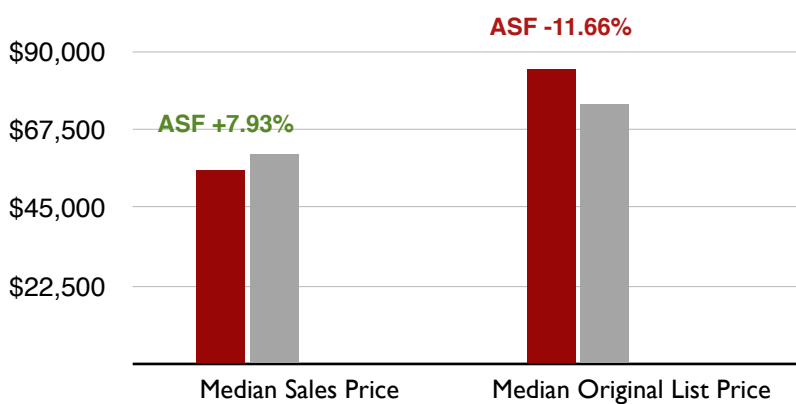
### Attached Single Family (ASF)

|                            | 2014-11  | 2015-11  | Changes        |
|----------------------------|----------|----------|----------------|
| Median Sales Price         | \$55,500 | \$59,900 | <b>7.93%</b>   |
| Median Original List Price | \$84,900 | \$75,000 | <b>-11.66%</b> |
| Median Market Time         | 49       | 161      | <b>228.57%</b> |
| Home for Sale              | 35       | 17       | <b>-51.43%</b> |
| Under Contract             | 2        | 4        | <b>100.00%</b> |

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

|                            | 2014-11 | 2015-11 | Changes        |
|----------------------------|---------|---------|----------------|
| Median Sales Price         | N/A     | N/A     |                |
| Median Original List Price | \$0     | \$0     |                |
| Median Market Time         | N/A     | N/A     |                |
| Home for Sale              | 5       | 1       | <b>-80.00%</b> |
| Under Contract             | 0       | 0       |                |

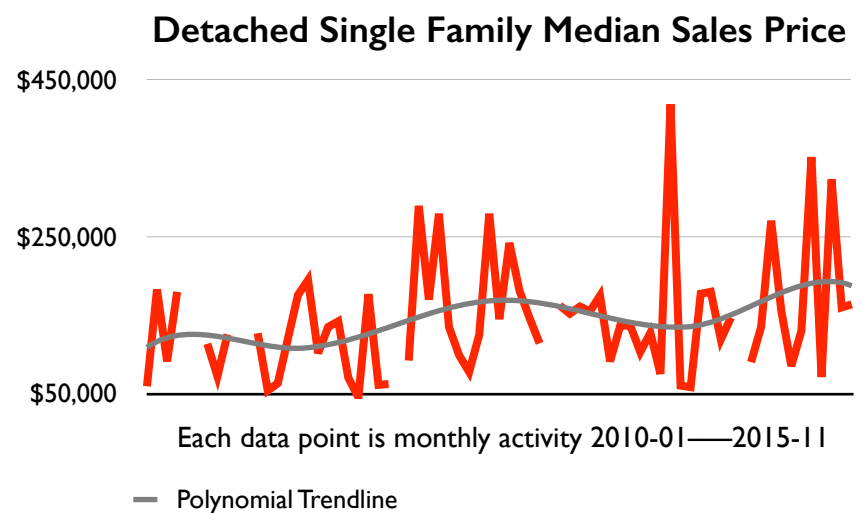
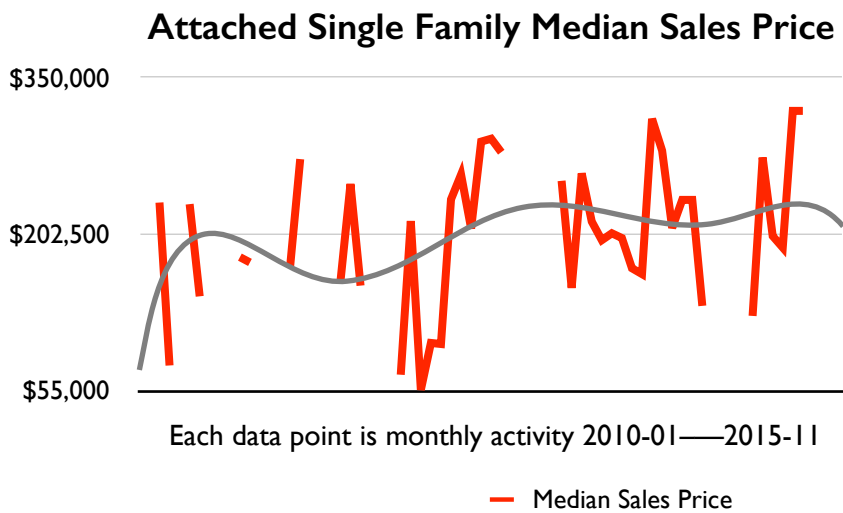
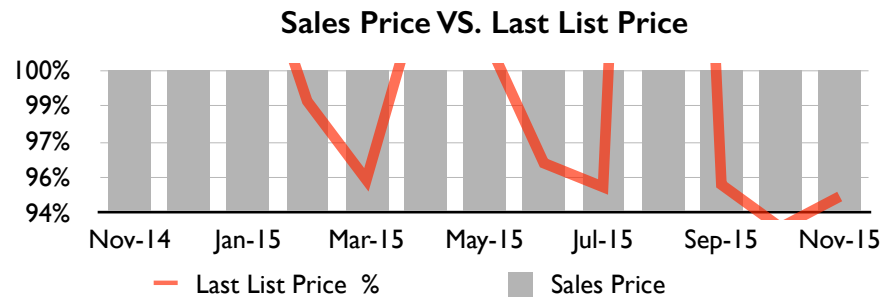
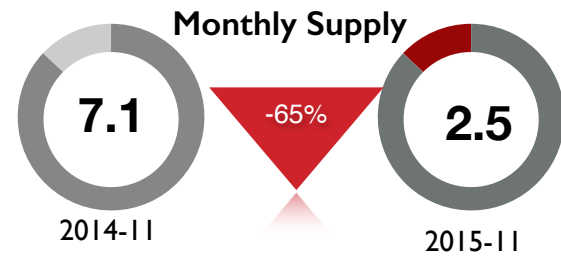


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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# McKinley Park

Monthly Update 2015-11



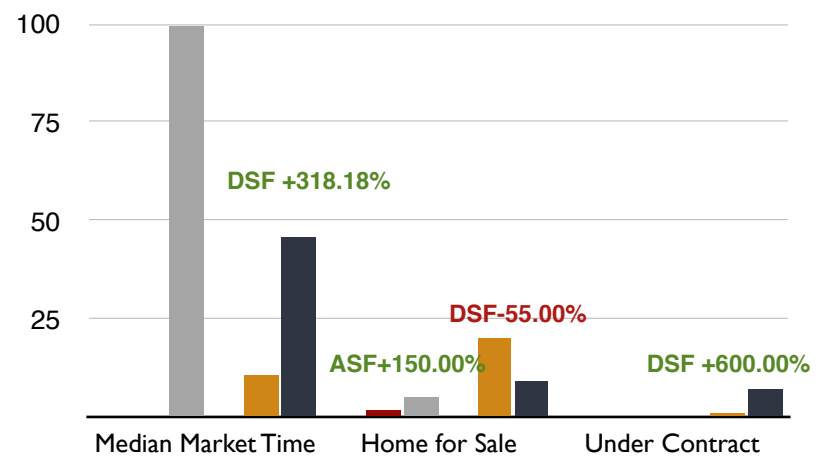
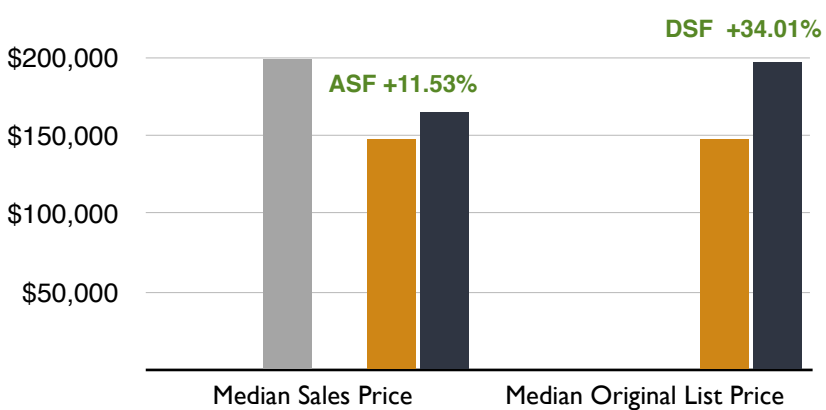
## Attached Single Family (ASF)

|                            | 2014-11 | 2015-11   | Changes        |
|----------------------------|---------|-----------|----------------|
| Median Sales Price         | N/A     | \$200,000 |                |
| Median Original List Price | \$0     | \$0       |                |
| Median Market Time         | N/A     | 178       |                |
| Home for Sale              | 2       | 5         | <b>150.00%</b> |
| Under Contract             | 0       | 0         |                |

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

|                            | 2014-11   | 2015-11   | Changes        |
|----------------------------|-----------|-----------|----------------|
| Median Sales Price         | \$147,000 | \$163,950 | <b>11.53%</b>  |
| Median Original List Price | \$147,000 | \$197,000 | <b>34.01%</b>  |
| Median Market Time         | 11        | 46        | <b>318.18%</b> |
| Home for Sale              | 20        | 9         | <b>-55.00%</b> |
| Under Contract             | 1         | 7         | <b>600.00%</b> |



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Monday, December 7, 2015



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