



CHICAGO

NEIGHBORHOOD MARKET REPORT

JANUARY 2016

KEK TAKEAWAYS...



- In January, sales of houses experienced a modest annual gain and negative month over month growth rate, while median prices kept going on its *upward trend*. In the Chicagoland PMSA, 6,053 attached and detached houses were sold, down 28% from a month ago and up 5.5% from a year ago. The median sales price this month were up 13.3% to \$210,000 for detached homes and 5.8% to \$164,000 for attached properties
- In January, new listings in Chicagoland PMSA for detached homes were up 1.2%, while for attached homes they were down 3.3%. Listings under contract rose 11.1% for detached homes and 9.7% for attached homes. By the end of January, the months supply of inventory of detached homes decreased 25.5% and attached homes decreased 25.7%. Clearly, there is a continued demand on housing through the Chicago Winter season.
- The time for selling a house in January averaged 69 days in the PMSA area, a 2.8% decrease from 71 days compared to a year ago. The total inventory of properties available for sale as of January 2016 was down 4.83% to 32898 from 34566 in December 2015 and down 16.8% from 39,527 in January of previous year.

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

Chicagoland PMSA— January 2016

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

-0.3%

Change in
New Listing
All properties

+5.5%

Change in
Closed Sales
All properties

-15.3%

Change in
Inventory of Homes
All properties

TABLE OF CONTENTS:

ALBANY 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

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

- **Cook County**
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- **Kendall County**
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INTRODUCTION & METHODOLOGY



Monthly Update—January 2016

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, for calculating their monthly and annually changes to understand the market fluctuations. Furthermore, for all Chicago neighborhoods, there will be a differentiation between detached and attached Single Family properties, for better understanding their specific trends.

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

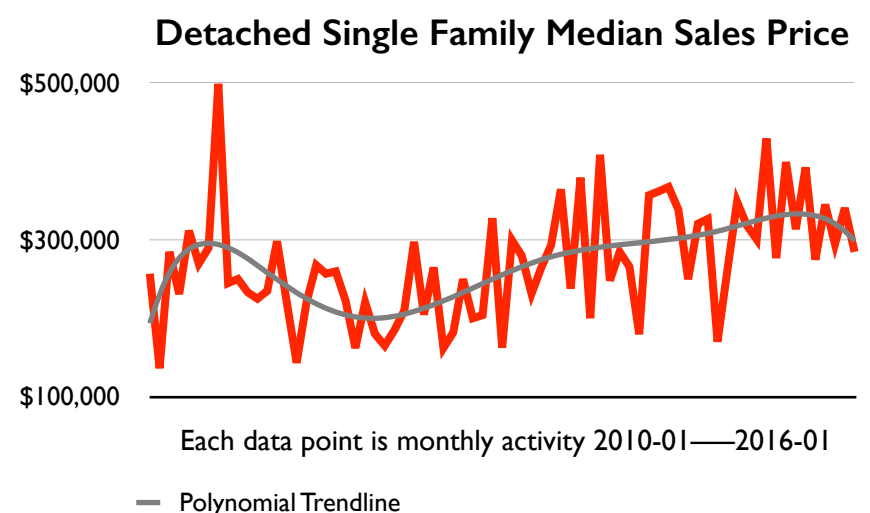
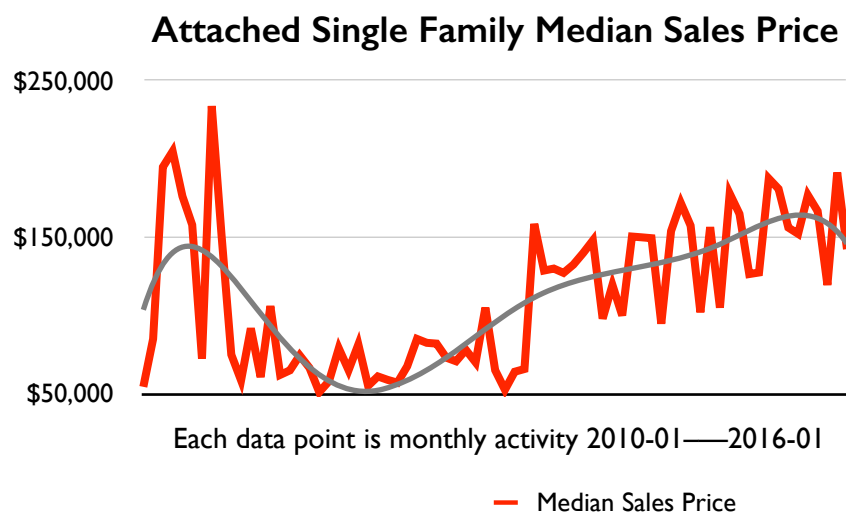
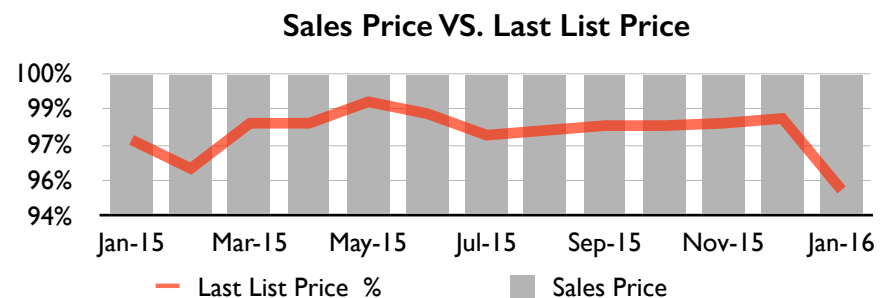
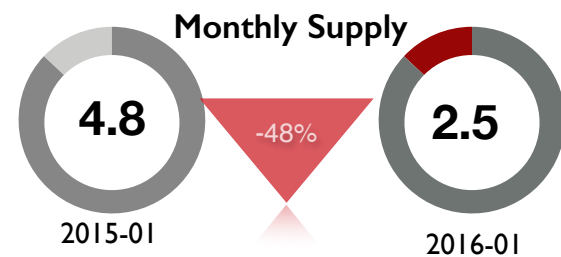
By doing this report we hope to provide market insights for real estate owners, investors, agents, assets managers, who are interested in the

Chicago market, and offer them the latest market update for 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.

Albany Park

Monthly Update 2016-01



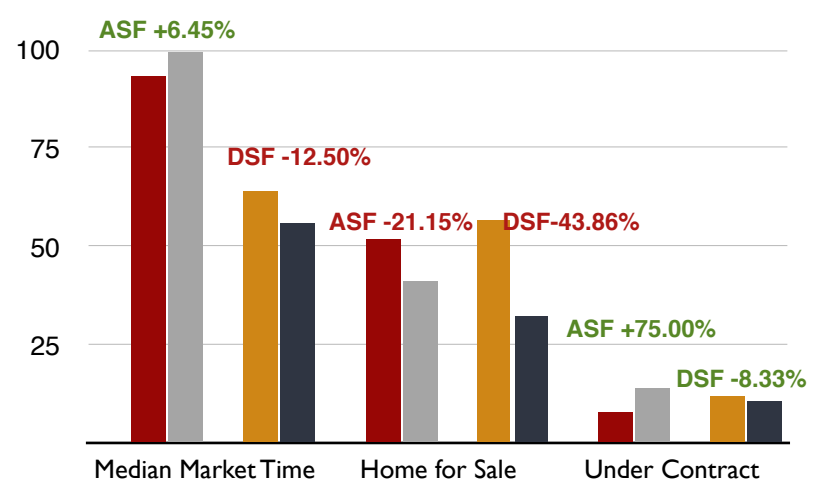
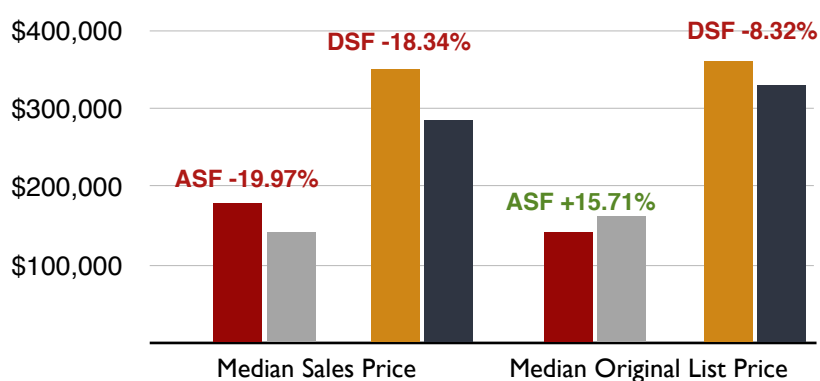
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$178,000	\$142,450	-19.97%
Median Original List Price	\$140,000	\$162,000	15.71%
Median Market Time	93	99	6.45%
Home for Sale	52	41	-21.15%
Under Contract	8	14	75.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$349,000	\$285,000	-18.34%
Median Original List Price	\$359,900	\$329,950	-8.32%
Median Market Time	64	56	-12.50%
Home for Sale	57	32	-43.86%
Under Contract	12	11	-8.33%

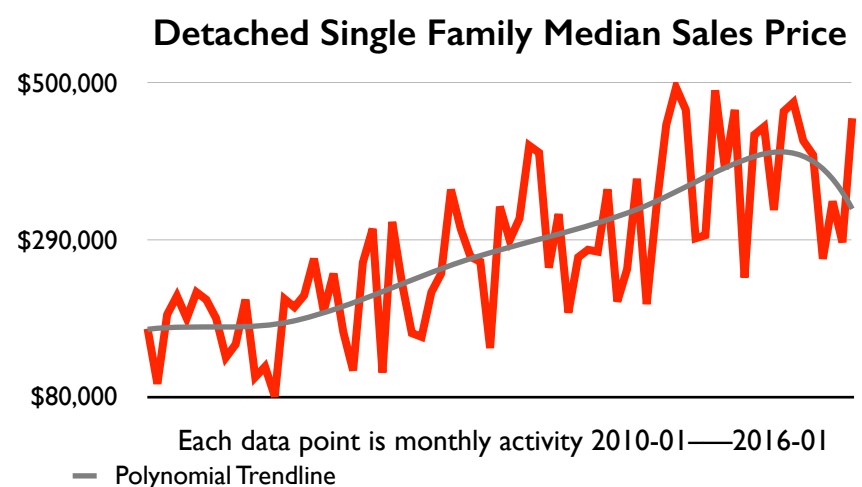
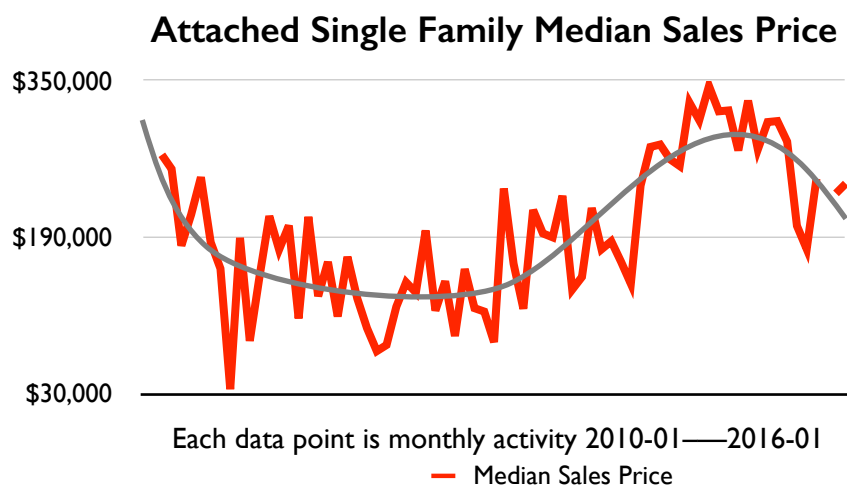
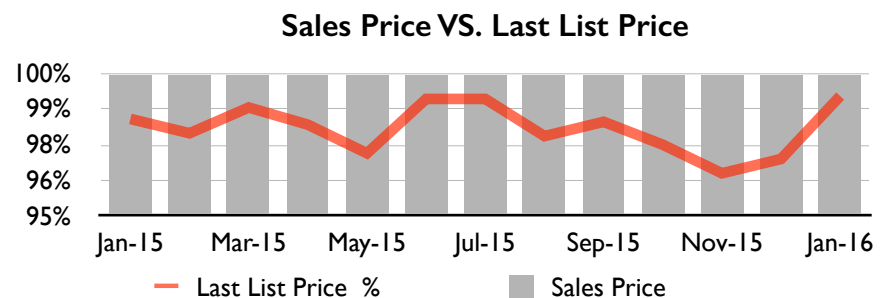
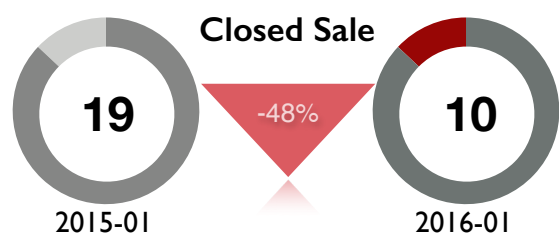
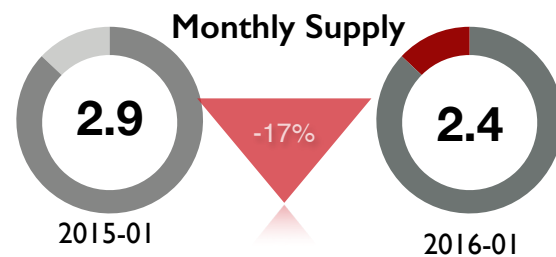


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Tuesday, February 9, 2016

Avondale

Monthly Update 2016-01



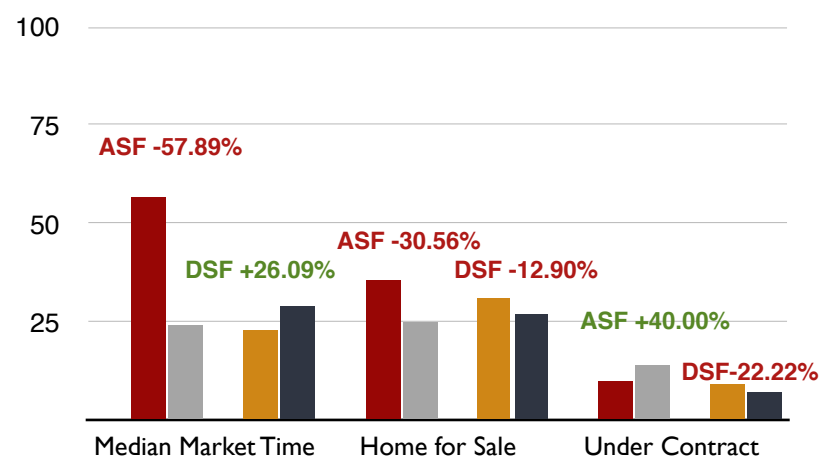
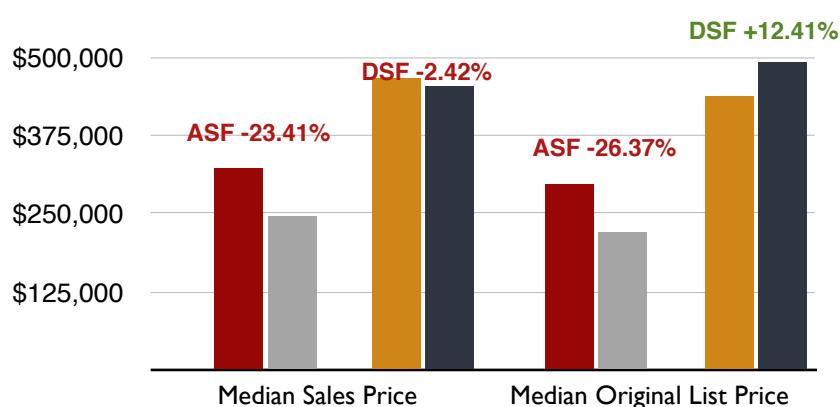
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$319,900	\$245,000	-23.41%
Median Original List Price	\$297,450	\$219,000	-26.37%
Median Market Time	57	24	-57.89%
Home for Sale	36	25	-30.56%
Under Contract	10	14	40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$465,000	\$453,750	-2.42%
Median Original List Price	\$437,000	\$491,250	12.41%
Median Market Time	23	29	26.09%
Home for Sale	31	27	-12.90%
Under Contract	9	7	-22.22%

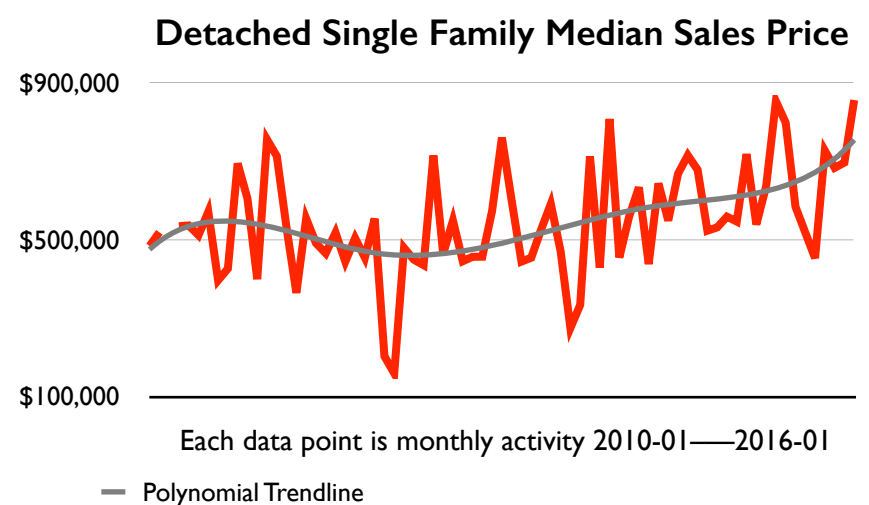
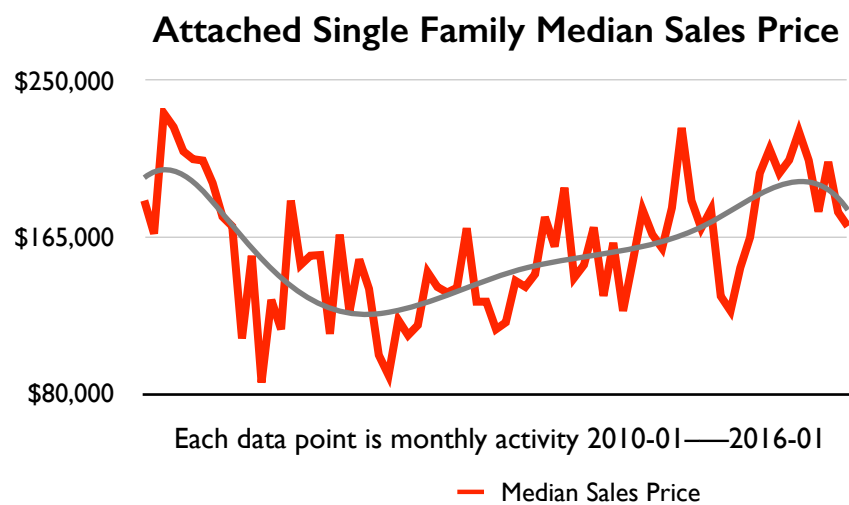
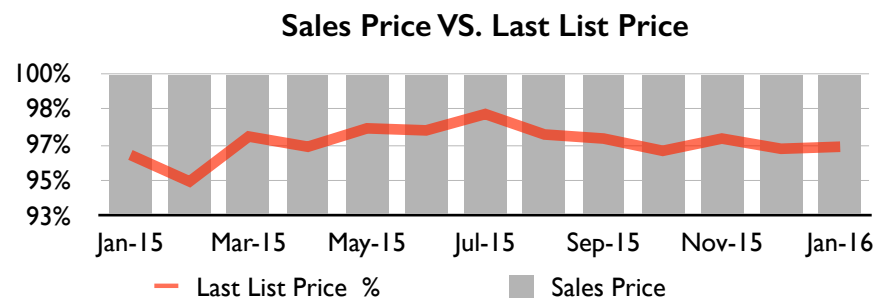
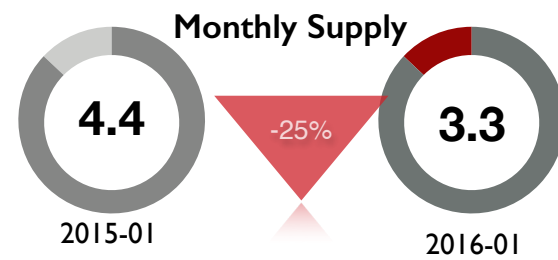
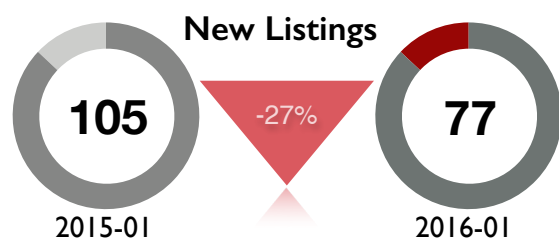


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Edgewater

Monthly Update 2016-01

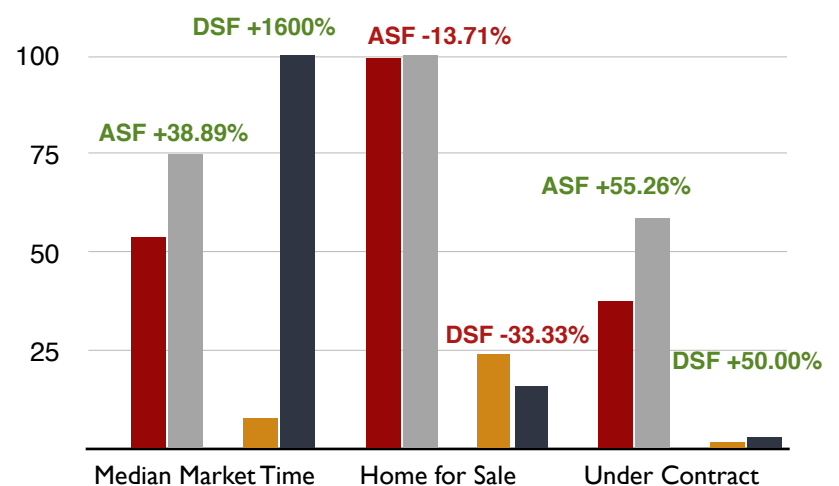
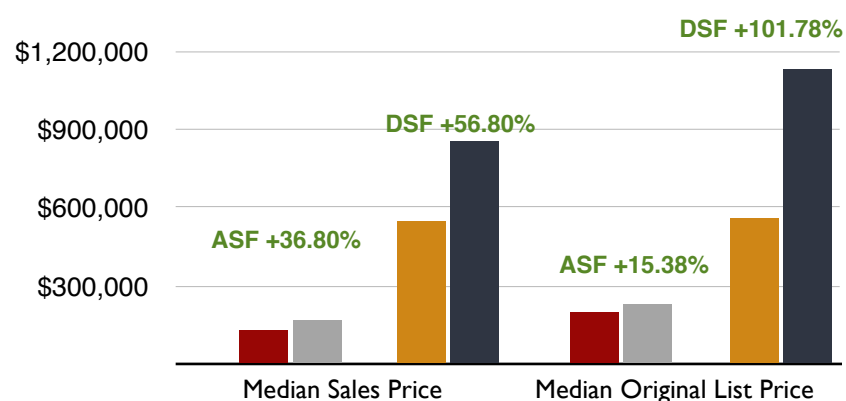


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$125,000	\$171,000	36.80%
Median Original List Price	\$195,000	\$225,000	15.38%
Median Market Time	54	75	38.89%
Home for Sale	248	214	-13.71%
Under Contract	38	59	55.26%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$547,500	\$858,500	56.80%
Median Original List Price	\$562,500	\$1,135,000	101.78%
Median Market Time	8	136	1600.00%
Home for Sale	24	16	-33.33%
Under Contract	2	3	50.00%

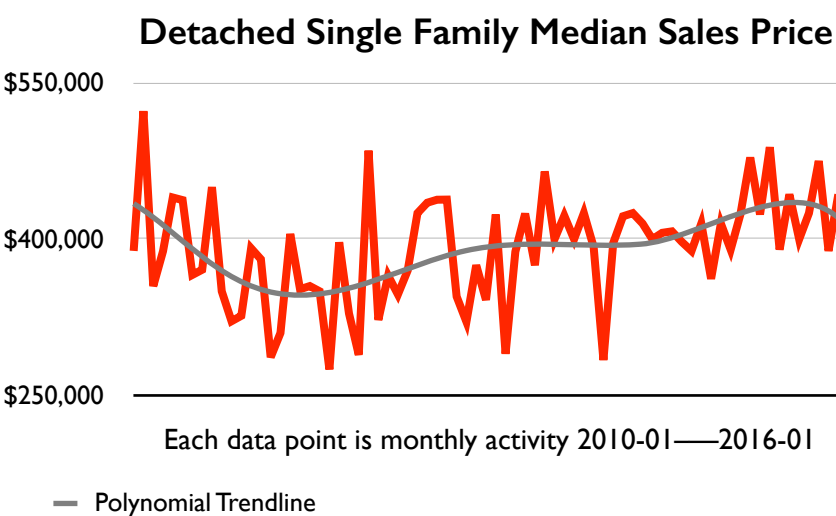
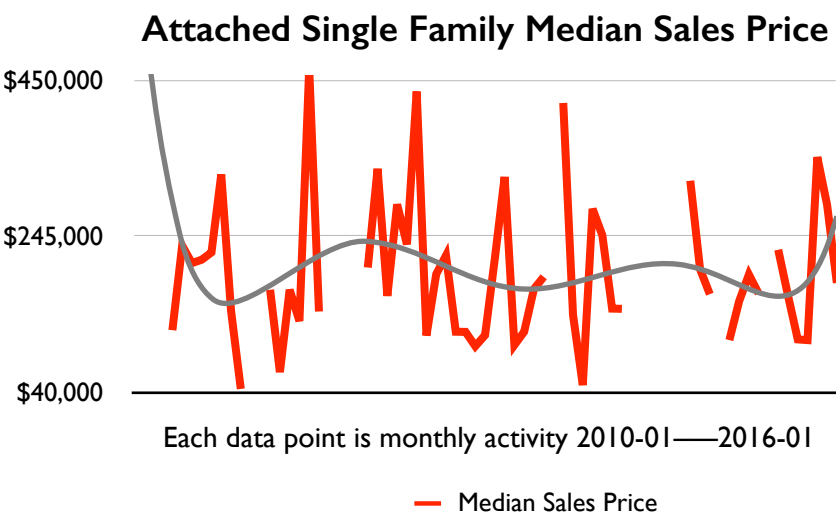
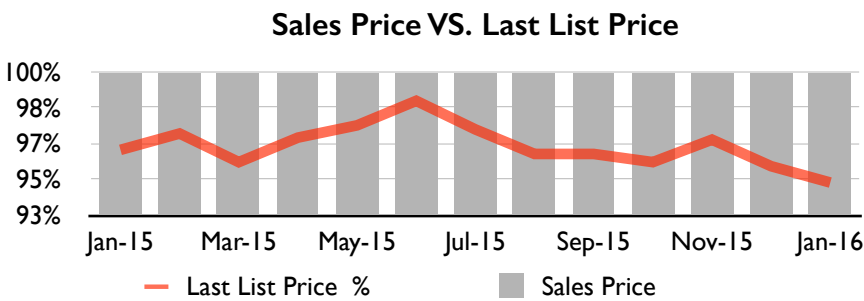
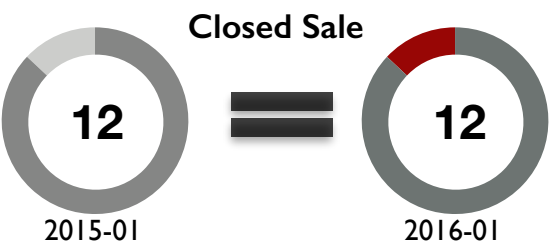
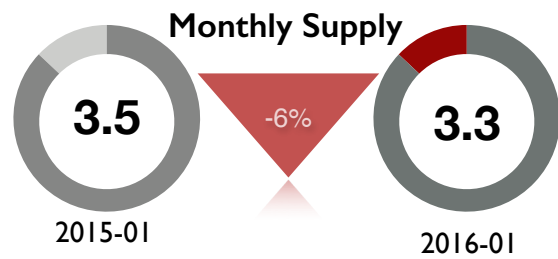
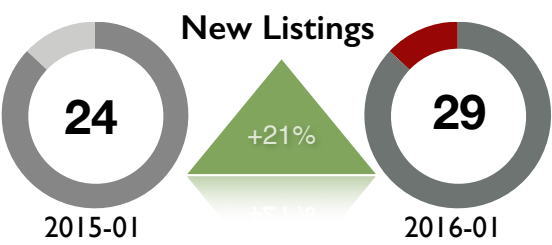


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Wednesday, January 6, 2016

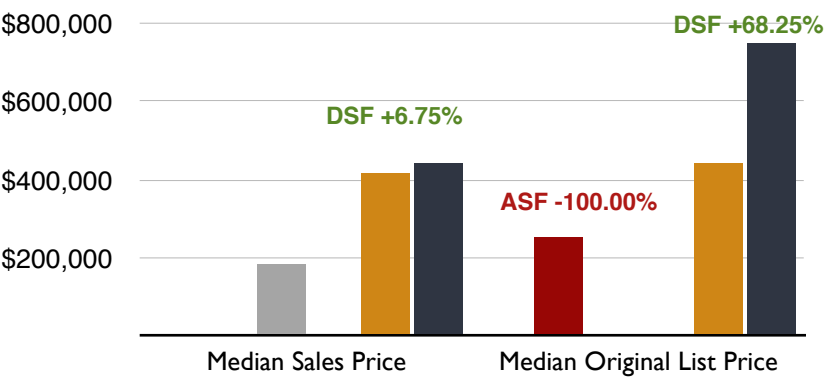
Forest Glen

Monthly Update 2016-01



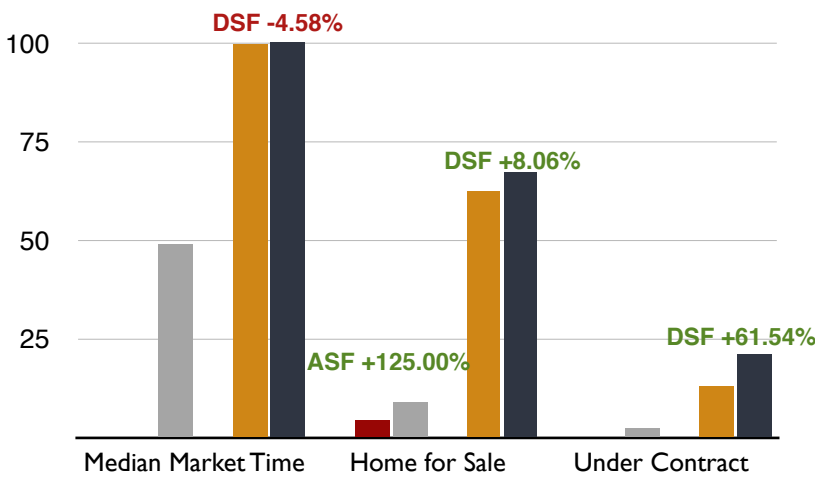
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	\$184,000	
Median Original List Price	\$250,000	\$0	-100.00%
Median Market Time	N/A	49	
Home for Sale	4	9	125.00%
Under Contract	0	2	
ASF including Townhouse & Condo			



Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$415,000	\$443,000	6.75%
Median Original List Price	\$445,000	\$749,900	68.52%
Median Market Time	131	125	-4.58%
Home for Sale	62	67	8.06%
Under Contract	13	21	61.54%

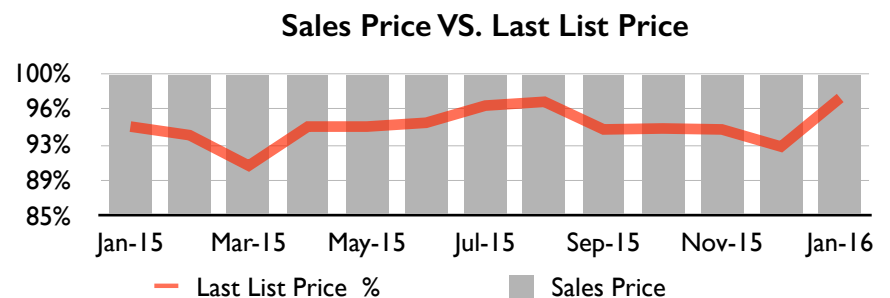
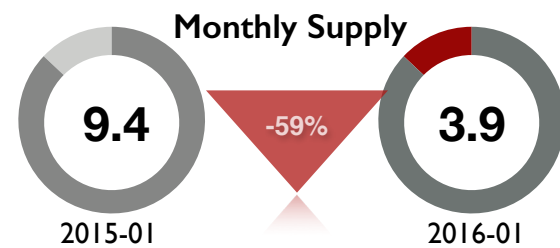
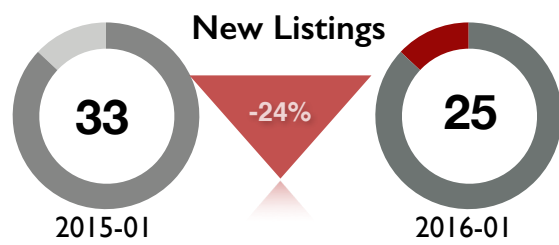


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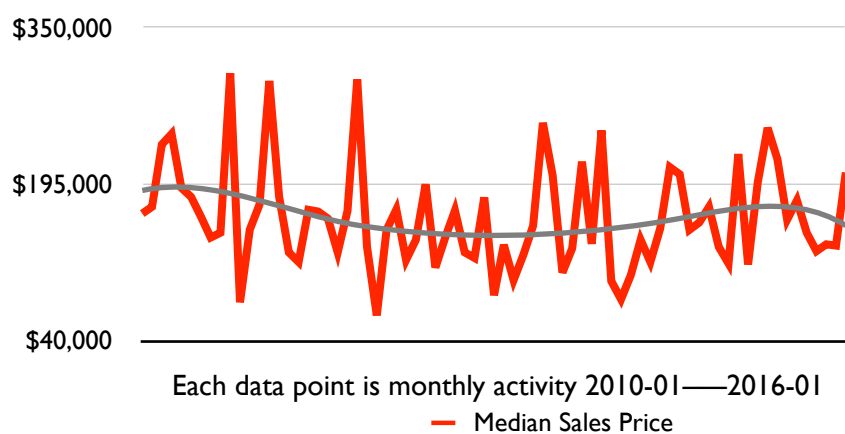
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Hyde Park

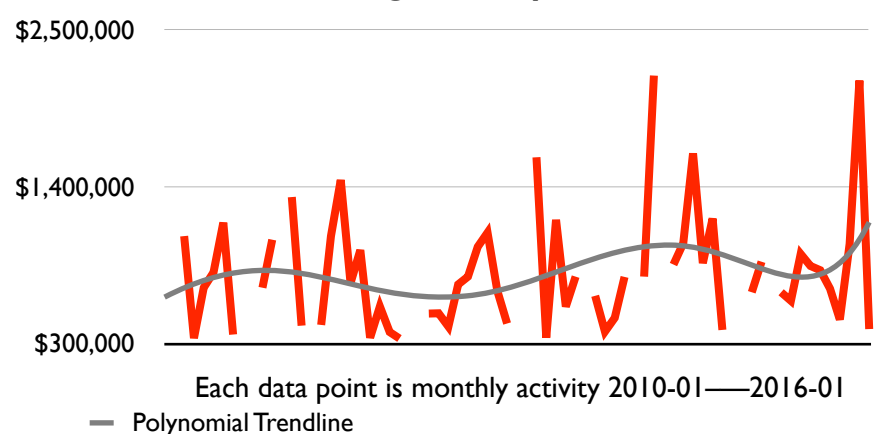
Monthly Update 2016-01



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price

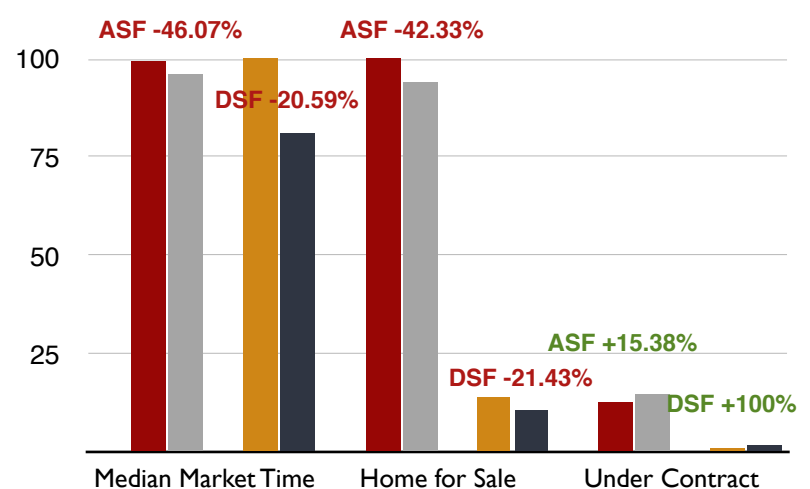
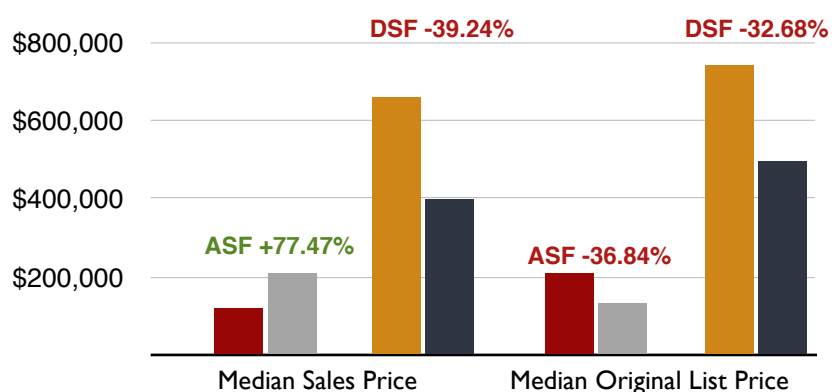


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$116,500	\$206,750	77.47%
Median Original List Price	\$209,000	\$132,000	-36.84%
Median Market Time	178	96	-46.07%
Home for Sale	163	94	-42.33%
Under Contract	13	15	15.38%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$660,000	\$401,000	-39.24%
Median Original List Price	\$739,000	\$497,500	-32.68%
Median Market Time	102	81	-20.59%
Home for Sale	14	11	-21.43%
Under Contract	1	2	100.00%

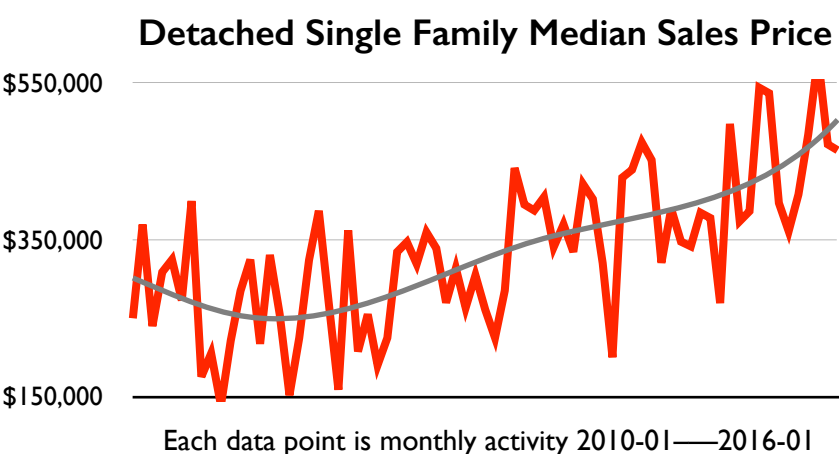
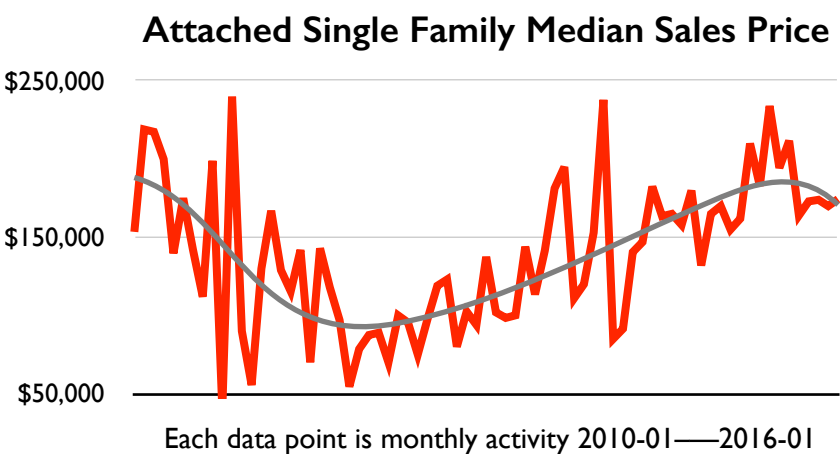
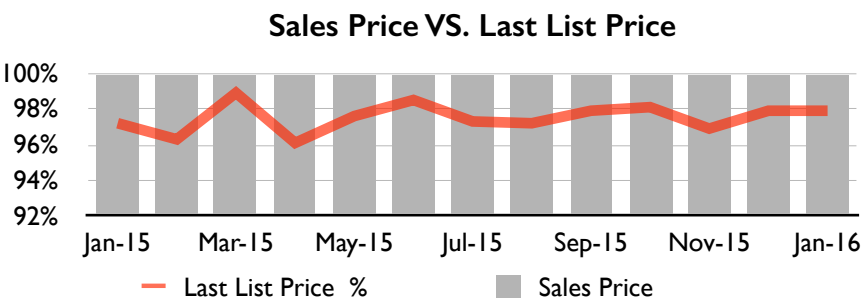
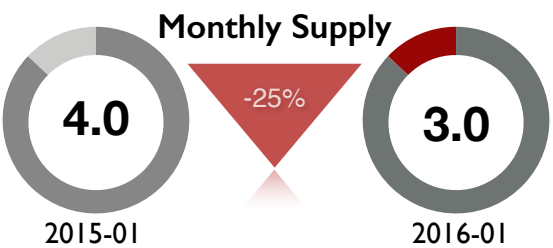
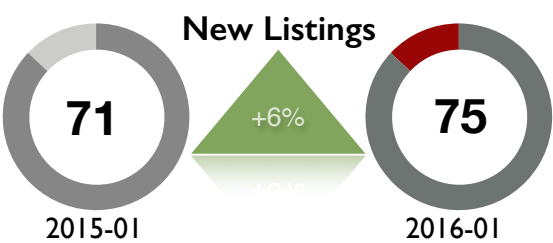


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Tuesday, February 9, 2016

Irving Park

Monthly Update 2016-01

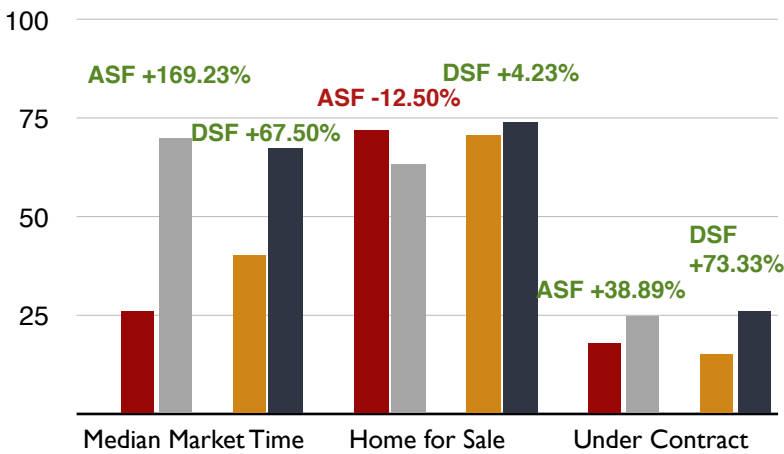
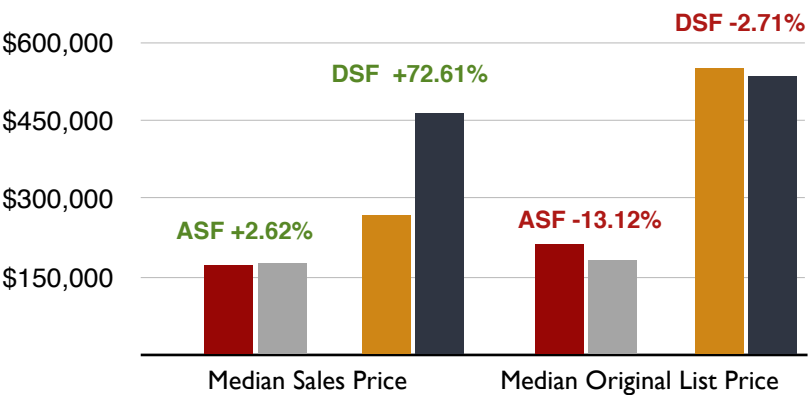


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$170,000	\$174,450	2.62%
Median Original List Price	\$210,000	\$182,450	-13.12%
Median Market Time	26	70	169.23%
Home for Sale	72	63	-12.50%
Under Contract	18	25	38.89%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$269,395	\$465,000	72.61%
Median Original List Price	\$549,900	\$535,000	-2.71%
Median Market Time	40	67	67.50%
Home for Sale	71	74	4.23%
Under Contract	15	26	73.33%

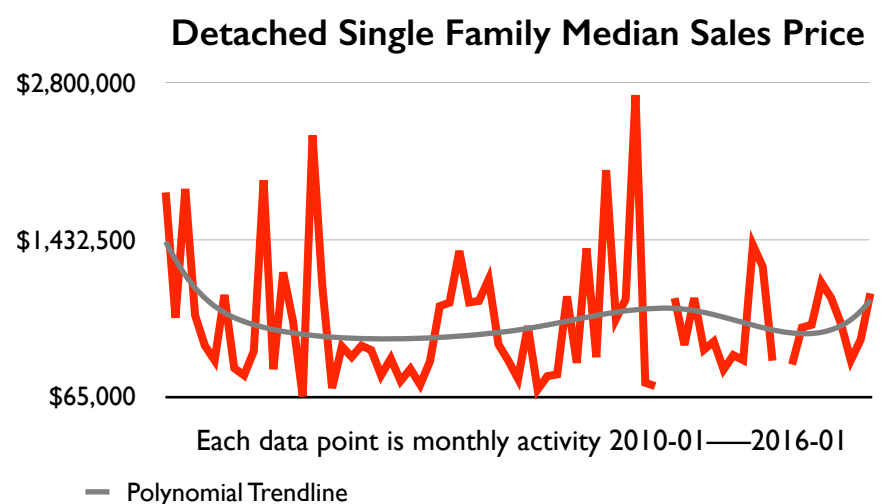
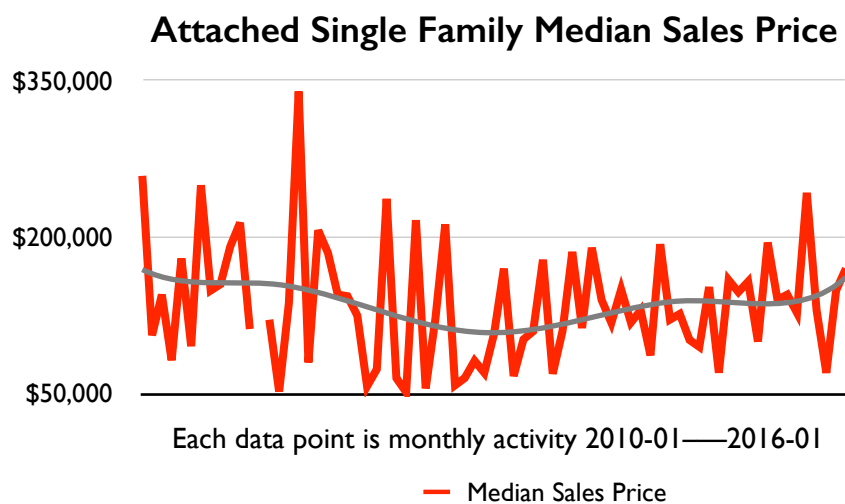
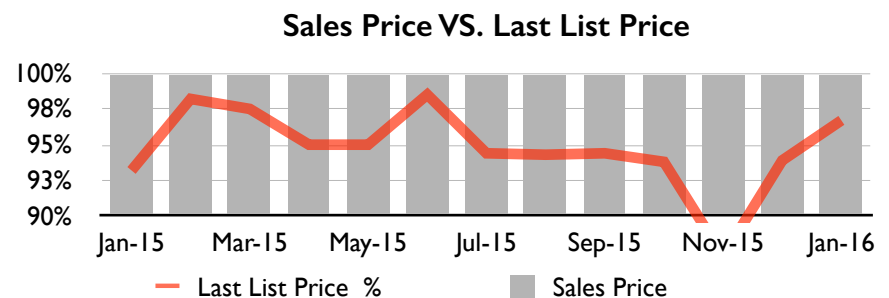
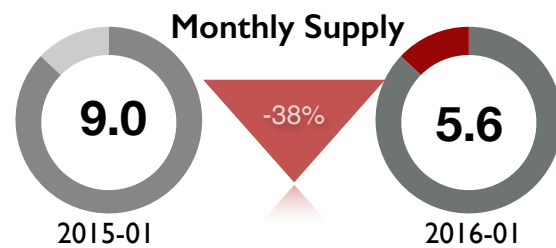


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Kenwood

Monthly Update 2016-01



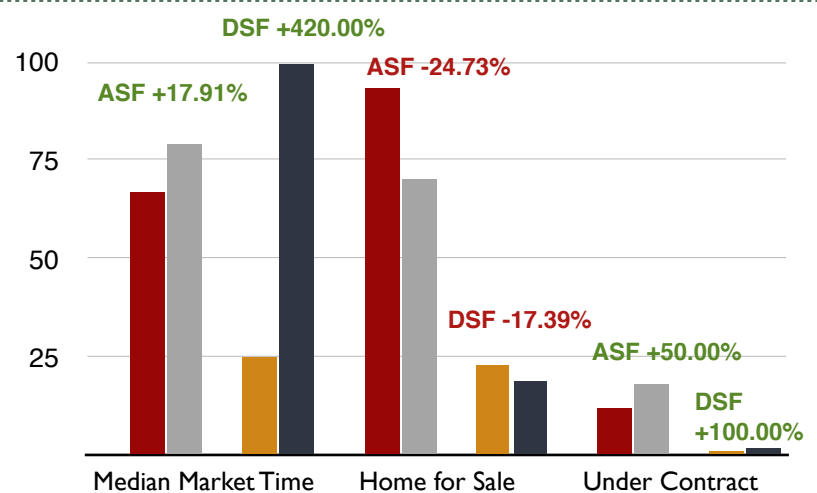
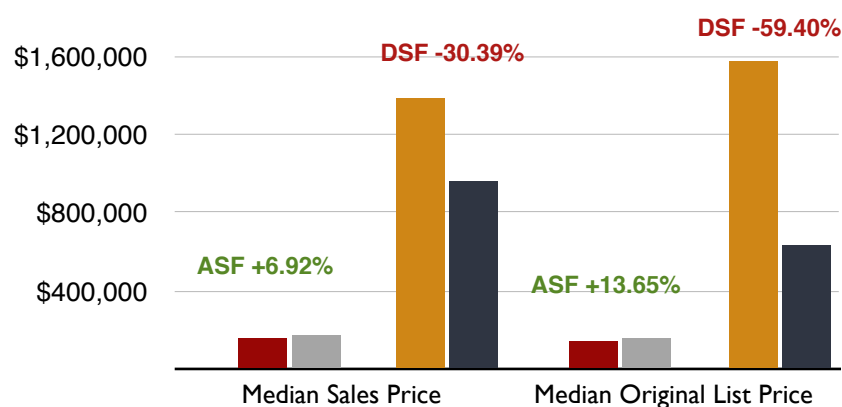
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$159,000	\$170,000	6.92%
Median Original List Price	\$139,900	\$159,000	13.65%
Median Market Time	67	79	17.91%
Home for Sale	93	70	-24.73%
Under Contract	12	18	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$1,389,100	\$967,000	-30.39%
Median Original List Price	\$1,575,000	\$639,450	-59.40%
Median Market Time	25	130	420.00%
Home for Sale	23	19	-17.39%
Under Contract	1	2	100.00%

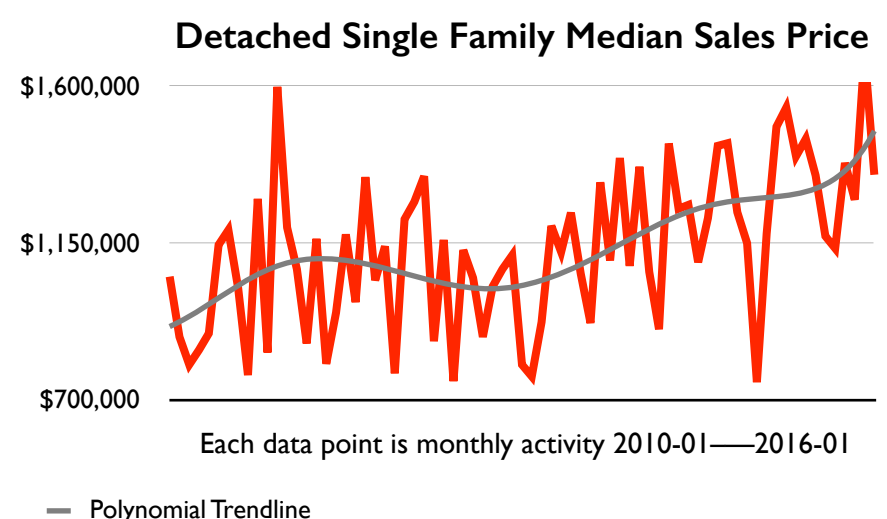
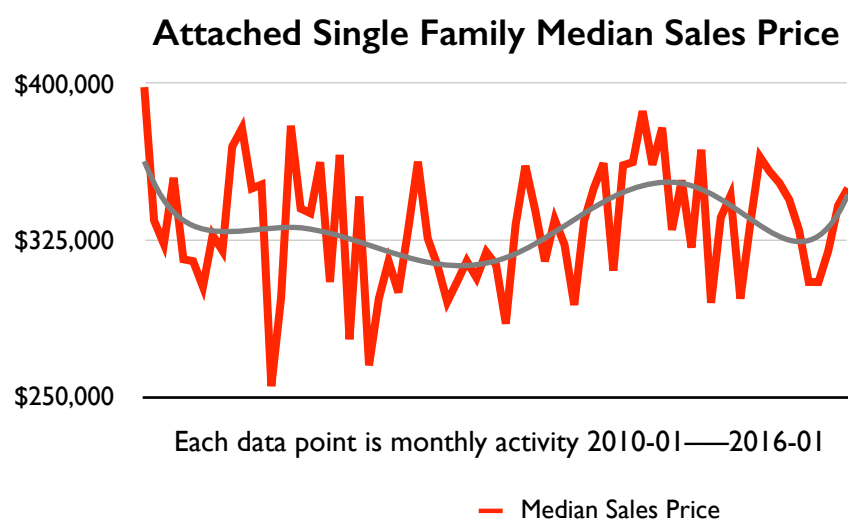
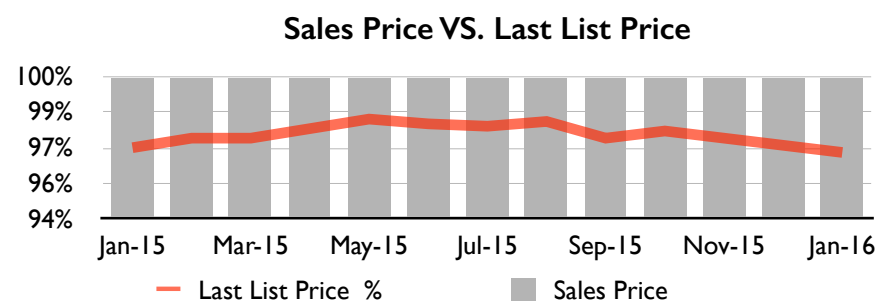
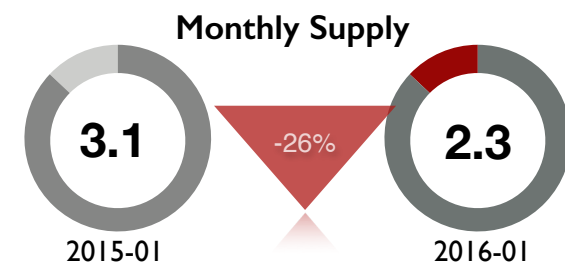


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Lakeview

Monthly Update 2016-01



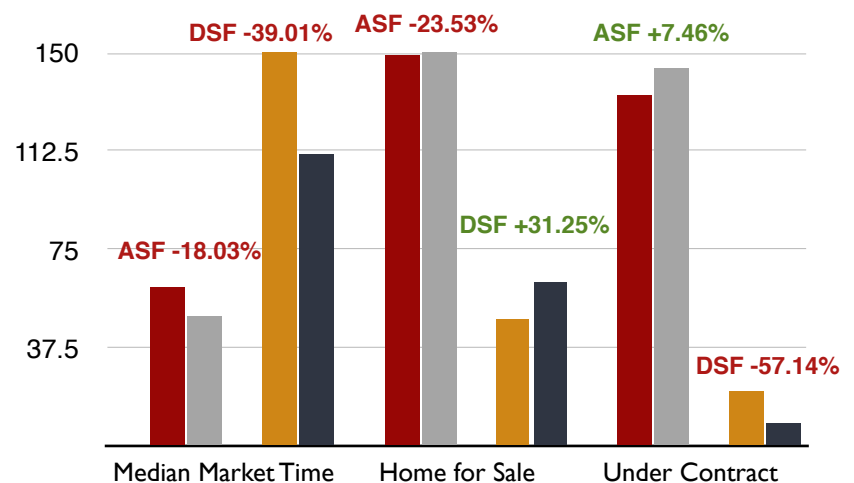
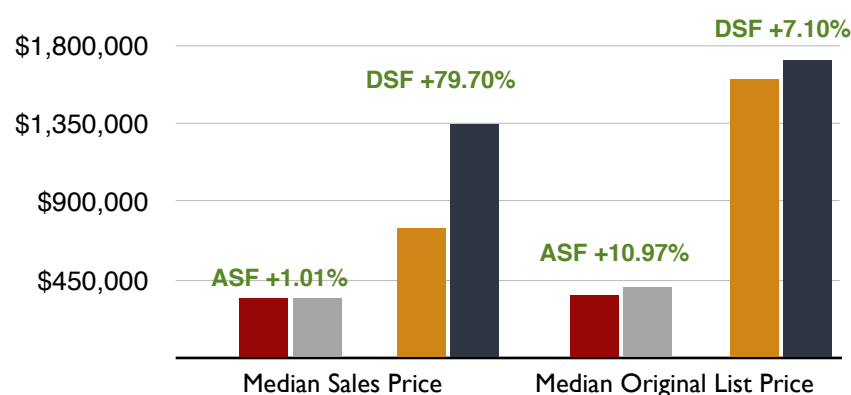
Attached Single Family (ASF)

	2014-12	2015-12	Changes
Median Sales Price	\$346,500	\$350,000	1.01%
Median Original List Price	\$364,500	\$404,500	10.97%
Median Market Time	61	50	-18.03%
Home for Sale	476	364	-23.53%
Under Contract	134	144	7.46%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-12	2015-12	Changes
Median Sales Price	\$749,500	\$1,346,850	79.70%
Median Original List Price	\$1,599,000	\$1,712,500	7.10%
Median Market Time	182	111	-39.01%
Home for Sale	48	63	31.25%
Under Contract	21	9	-57.14%

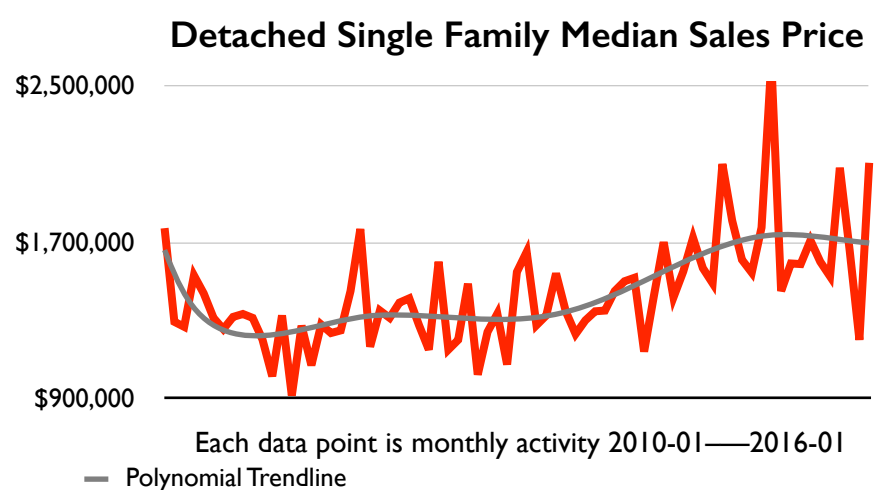
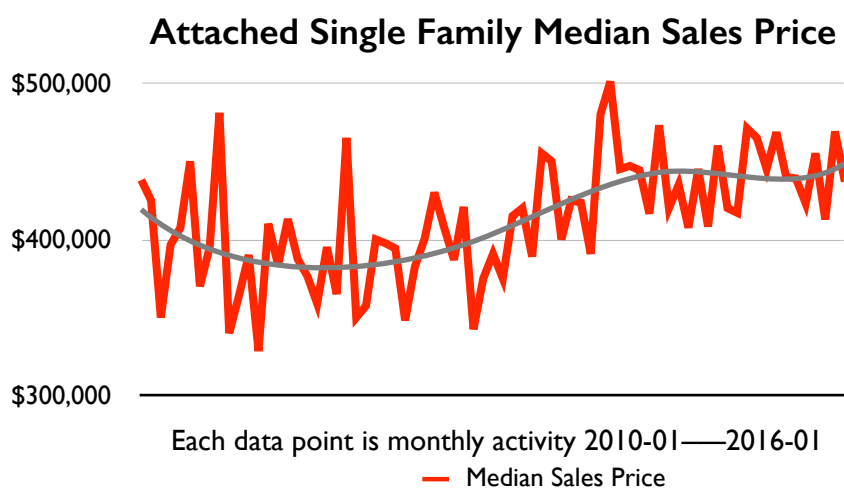
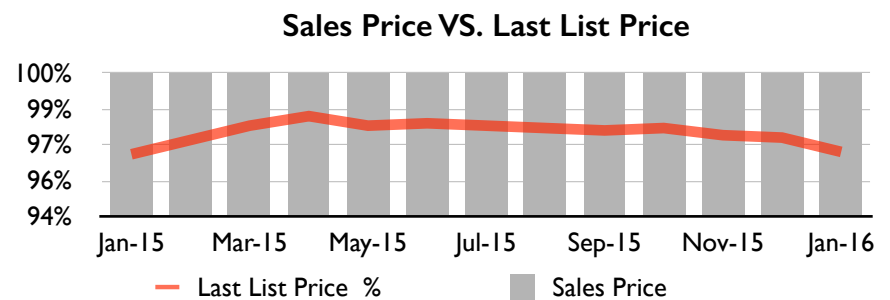
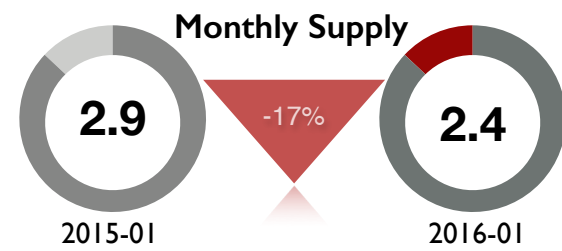
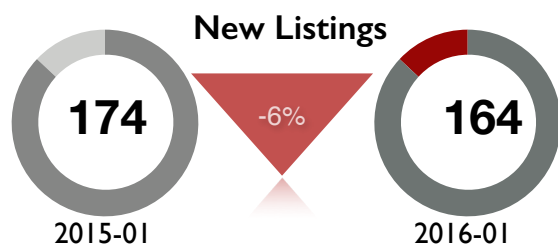


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Tuesday, February 9, 2016

Lincoln Park

Monthly Update 2016-01



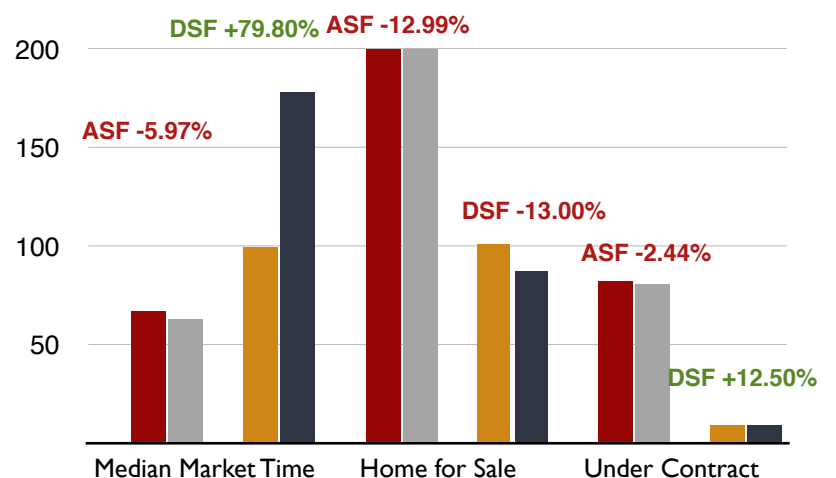
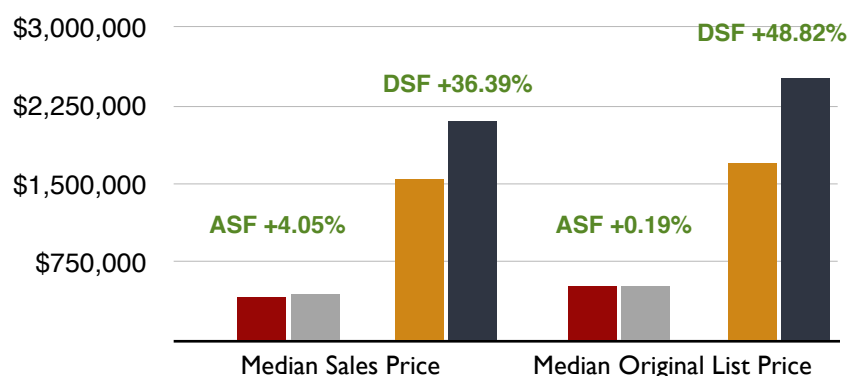
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$420,000	\$437,000	4.05%
Median Original List Price	\$519,000	\$520,000	0.19%
Median Market Time	67	63	-5.97%
Home for Sale	254	221	-12.99%
Under Contract	82	80	-2.44%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$1,544,250	\$2,106,250	36.39%
Median Original List Price	\$1,679,900	\$2,500,000	48.82%
Median Market Time	99	178	79.80%
Home for Sale	100	87	-13.00%
Under Contract	8	9	12.50%

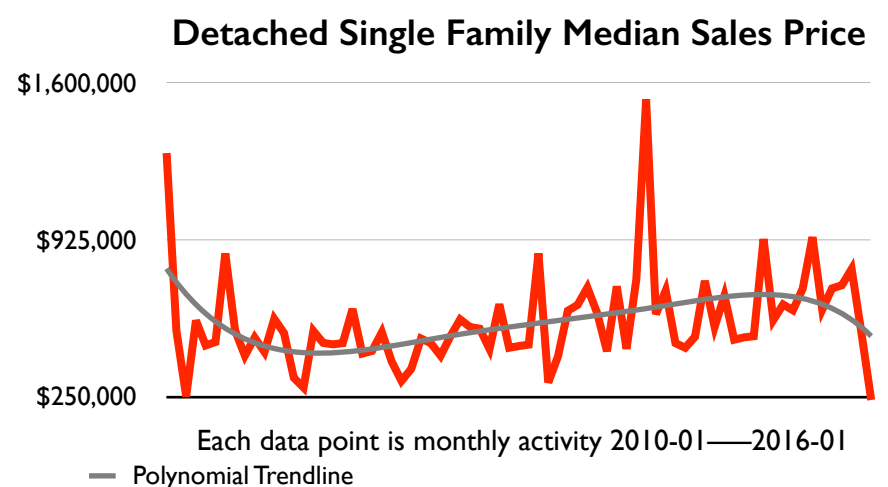
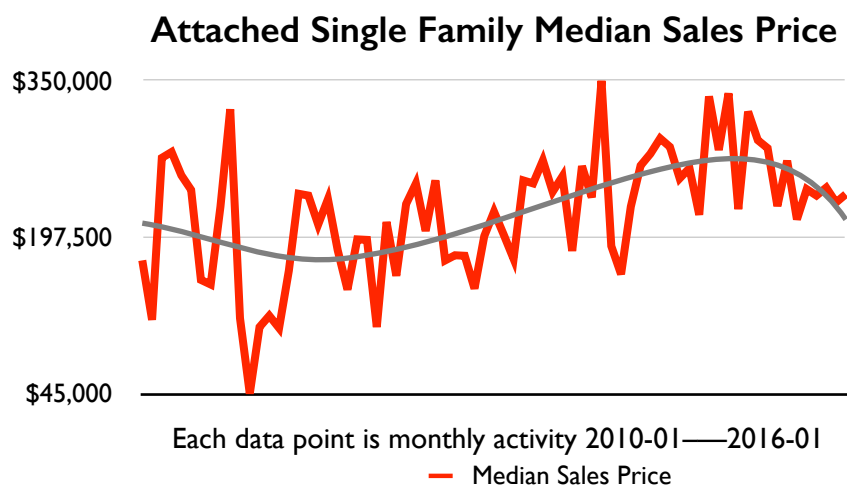
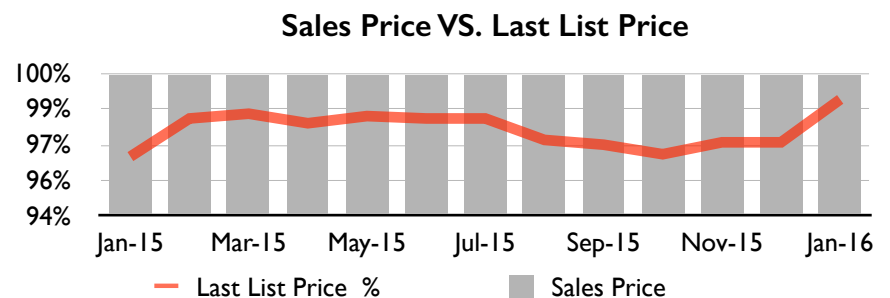
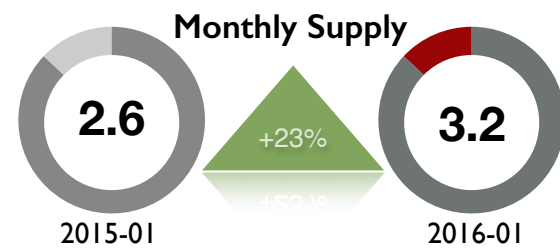
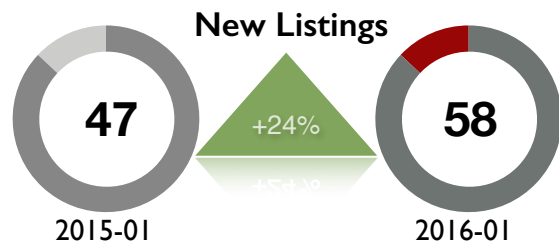


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Tuesday, February 9, 2016

Lincoln Square

Monthly Update 2016-01



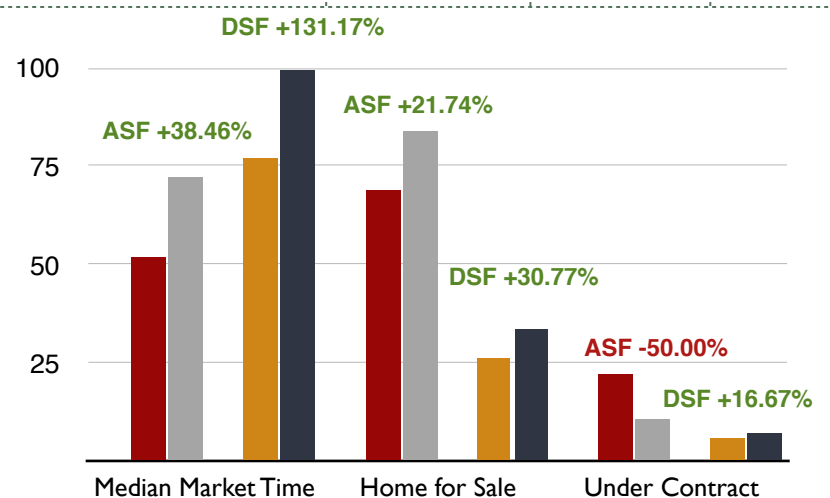
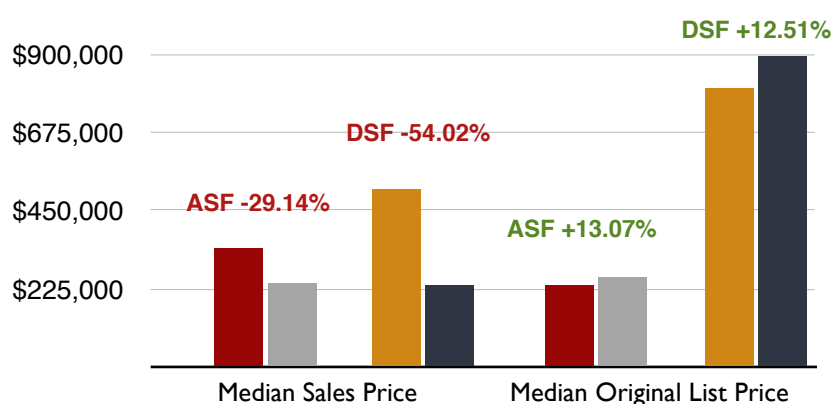
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$338,000	\$239,500	-29.14%
Median Original List Price	\$229,950	\$260,000	13.07%
Median Market Time	52	72	38.46%
Home for Sale	69	84	21.74%
Under Contract	22	11	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$510,000	\$234,500	-54.02%
Median Original List Price	\$799,900	\$900,000	12.51%
Median Market Time	77	178	131.17%
Home for Sale	26	34	30.77%
Under Contract	6	7	16.67%

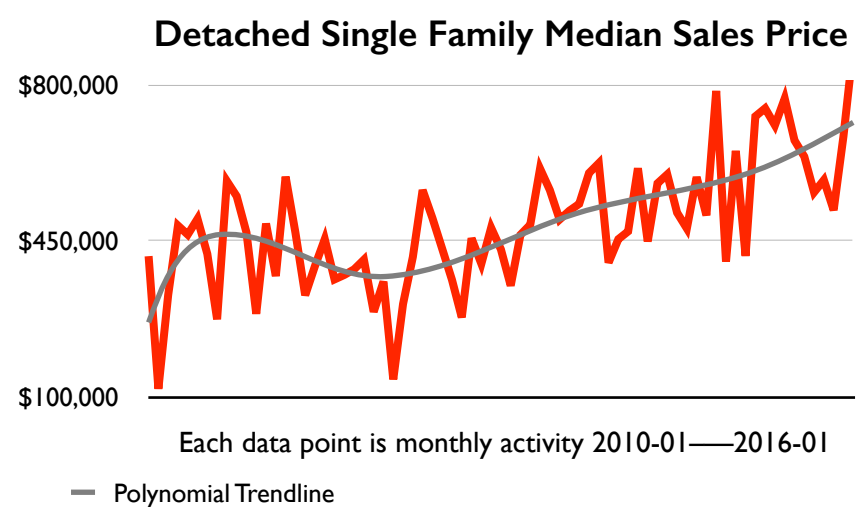
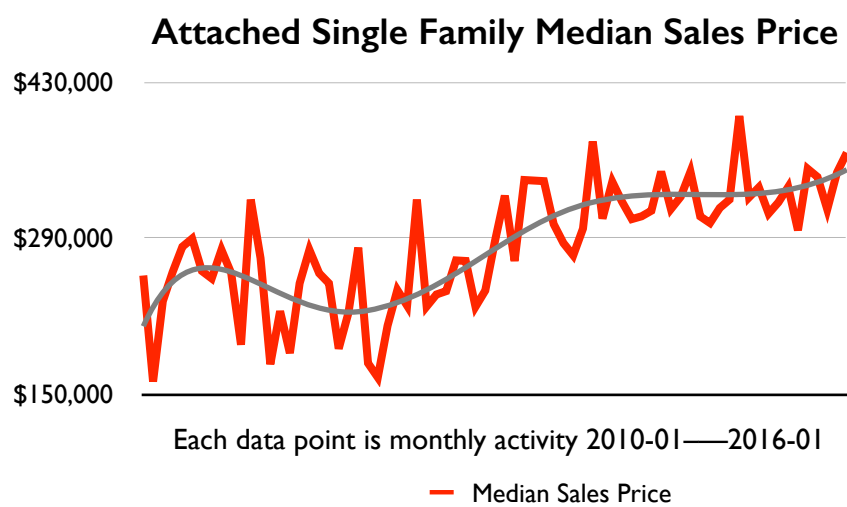
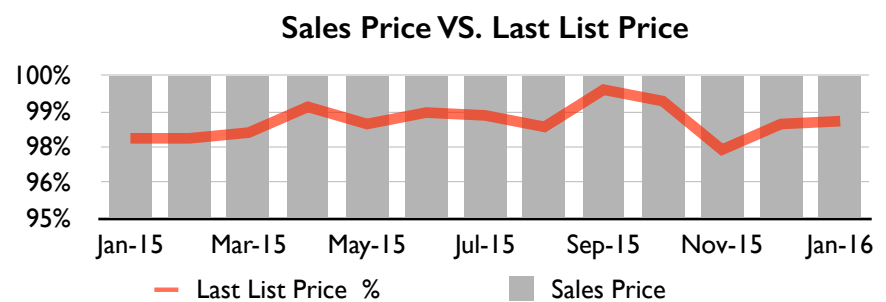
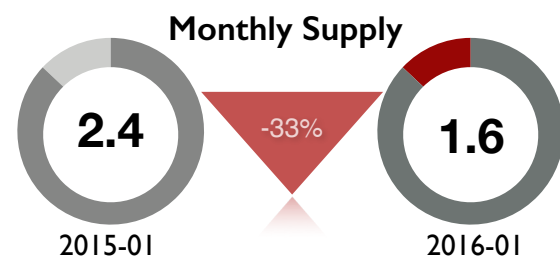
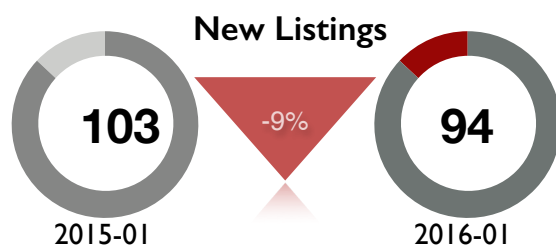


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Tuesday, February 9, 2016

Logan Square

Monthly Update 2016-01



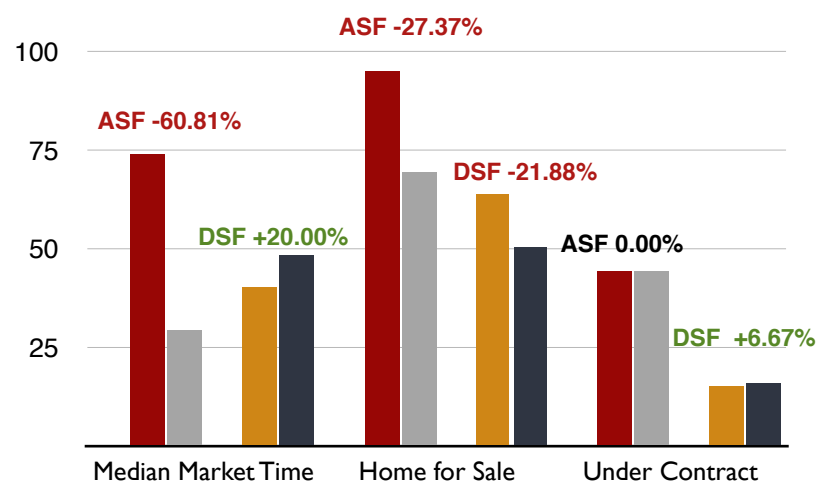
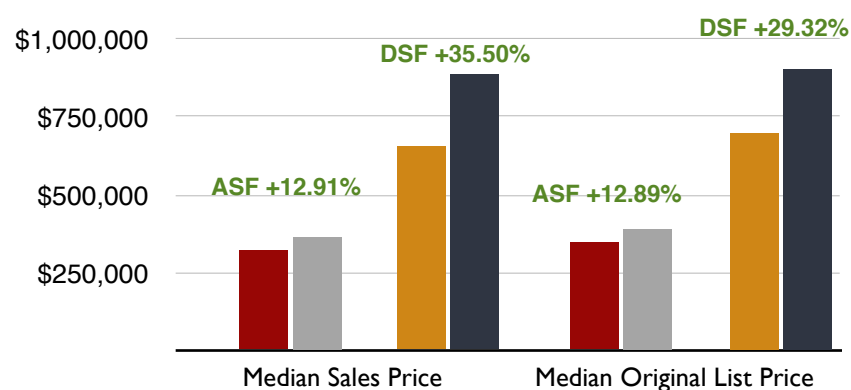
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$325,000	\$366,950	12.91%
Median Original List Price	\$349,450	\$394,500	12.89%
Median Market Time	74	29	-60.81%
Home for Sale	95	69	-27.37%
Under Contract	44	44	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$652,750	\$884,500	35.50%
Median Original List Price	\$699,000	\$903,950	29.32%
Median Market Time	40	48	20.00%
Home for Sale	64	50	-21.88%
Under Contract	15	16	6.67%

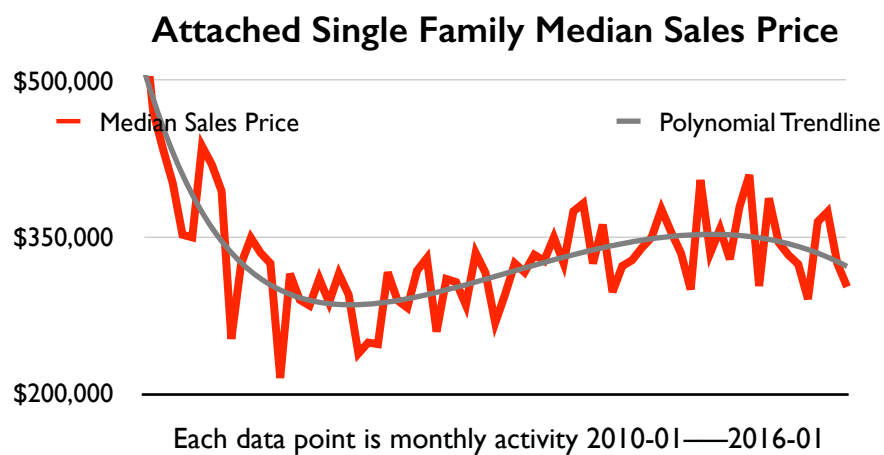
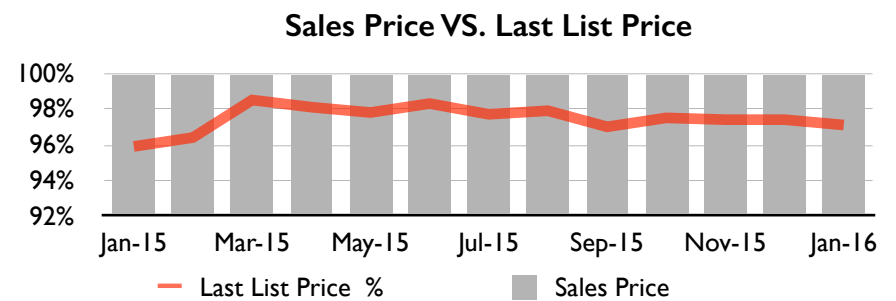
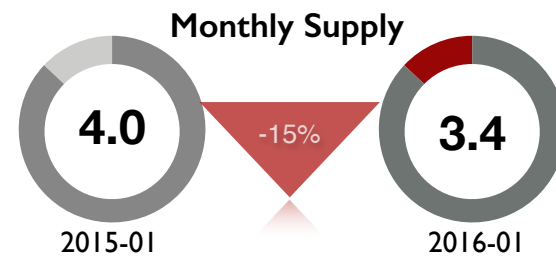
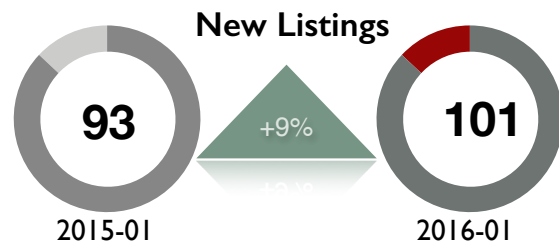


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Tuesday, February 9, 2016

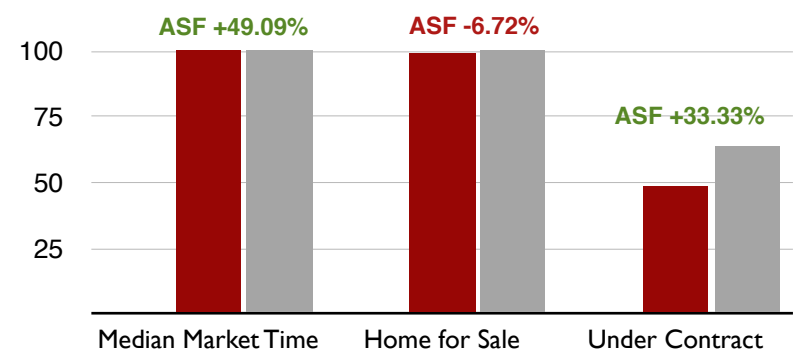
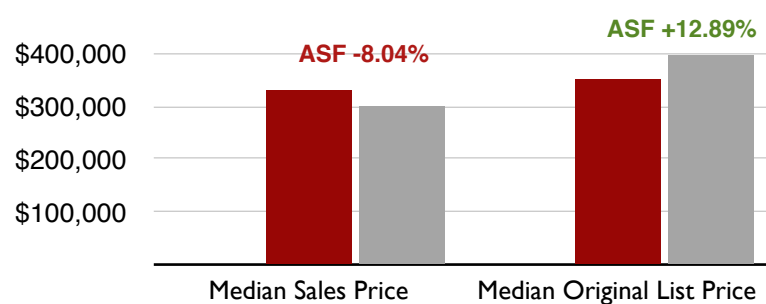
Loop

Monthly Update 2016-01



Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$328,950	\$302,500	-8.04%
Median Original List Price	\$349,900	\$395,000	12.89%
Median Market Time	110	164	49.09%
Home for Sale	253	236	-6.72%
Under Contract	48	64	33.33%
ASF including Townhouse & Condo			



No Detached Single - Family Data Founded

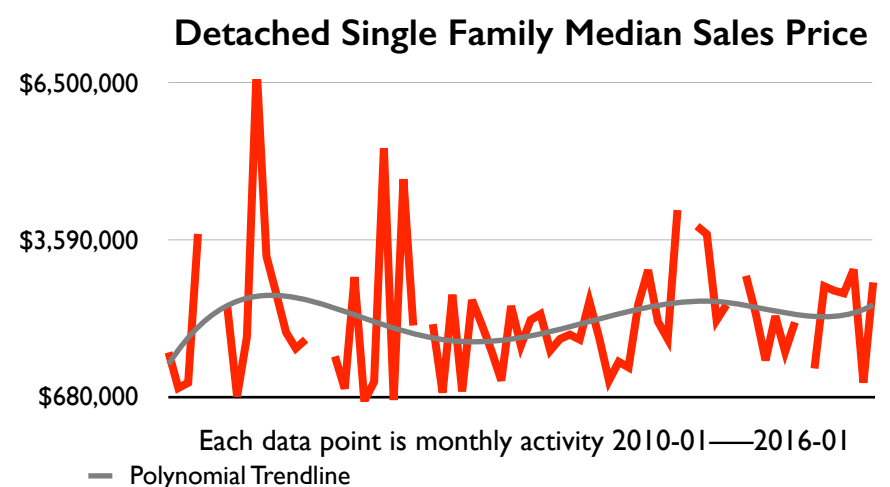
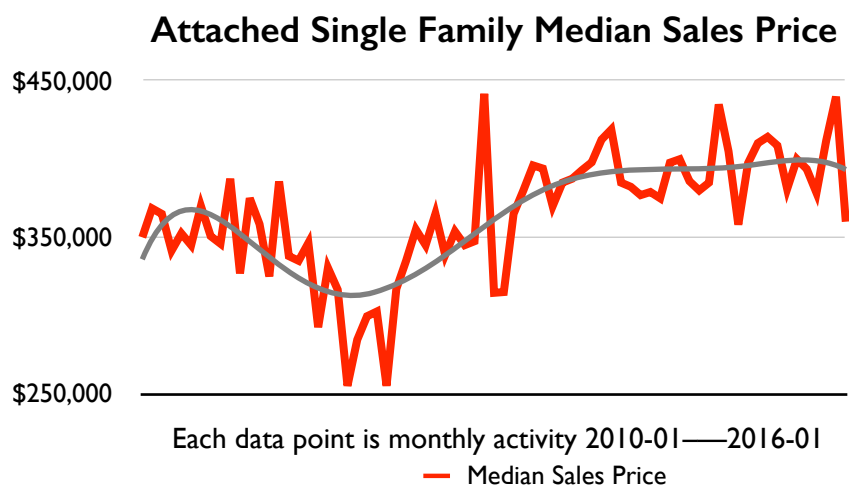
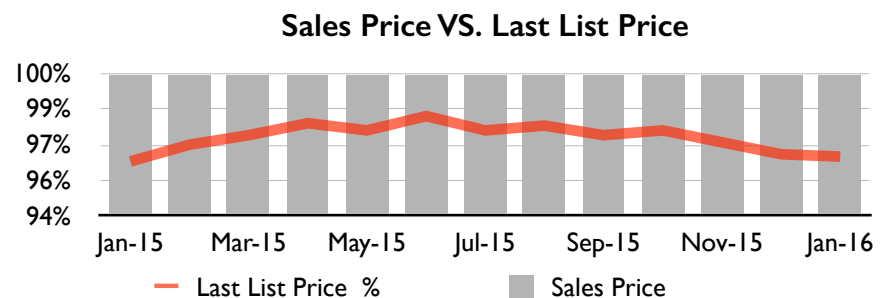
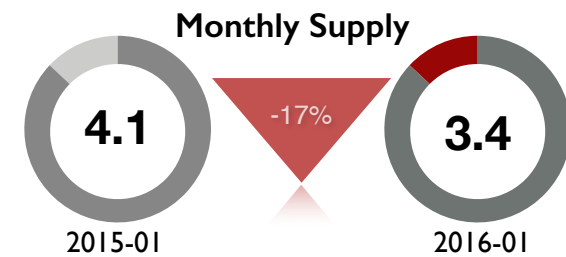
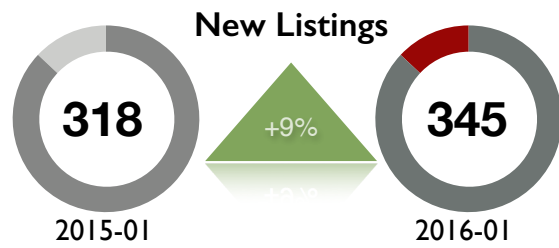


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Tuesday, February 9, 2016

Near North Side

Monthly Update 2016-01



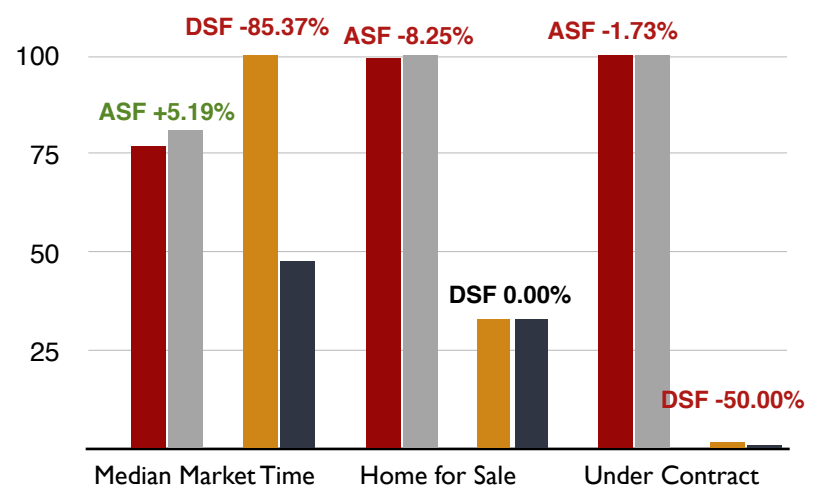
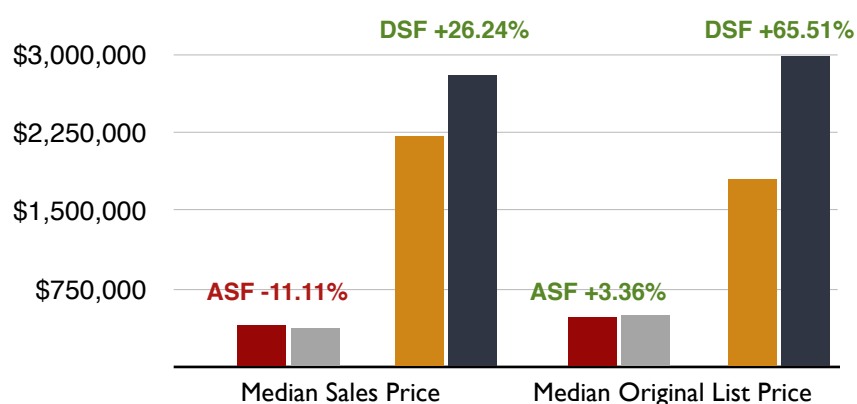
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$405,000	\$360,000	-11.11%
Median Original List Price	\$469,250	\$485,000	3.36%
Median Market Time	77	81	5.19%
Home for Sale	848	778	-8.25%
Under Contract	173	170	-1.73%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$2,220,000	\$2,802,500	26.24%
Median Original List Price	\$1,812,000	\$2,999,000	65.51%
Median Market Time	328	48	-85.37%
Home for Sale	33	33	0.00%
Under Contract	2	1	-50.00%

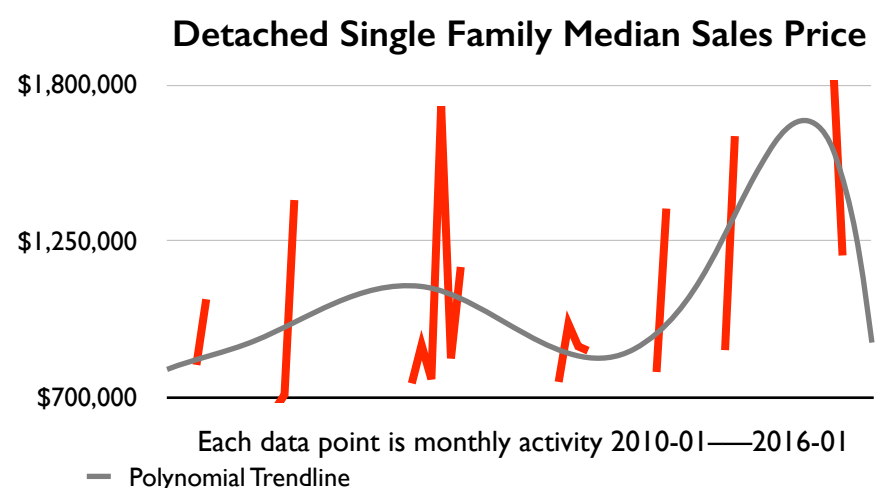
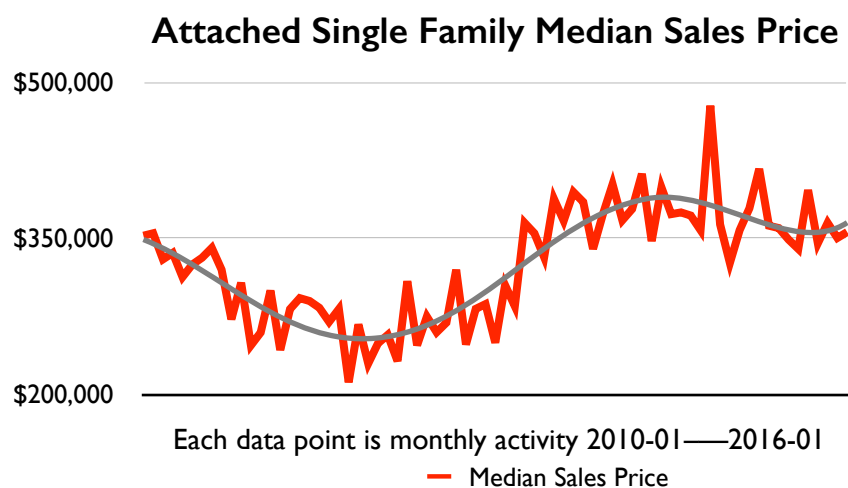
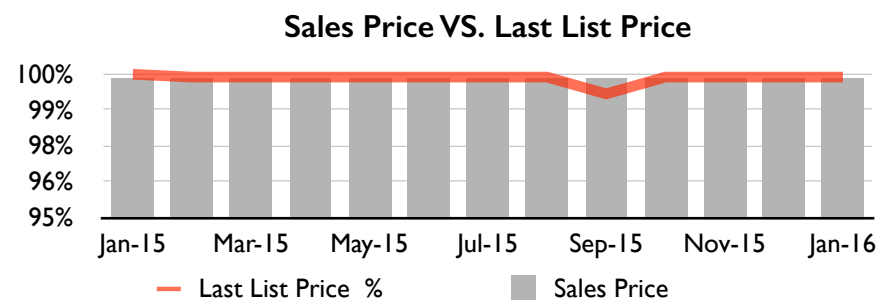
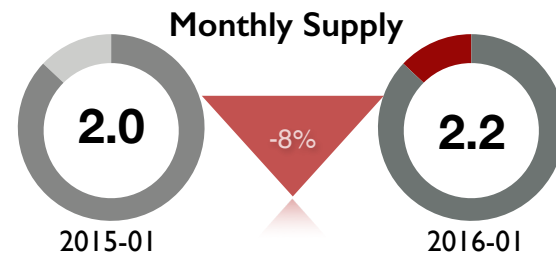
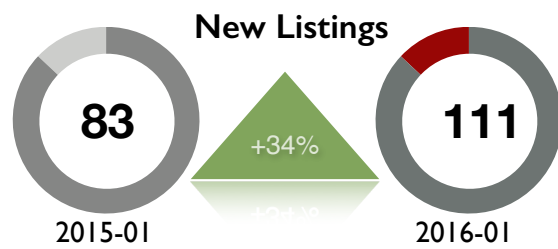


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Tuesday, February 9, 2016

Near South Side

Monthly Update 2016-01

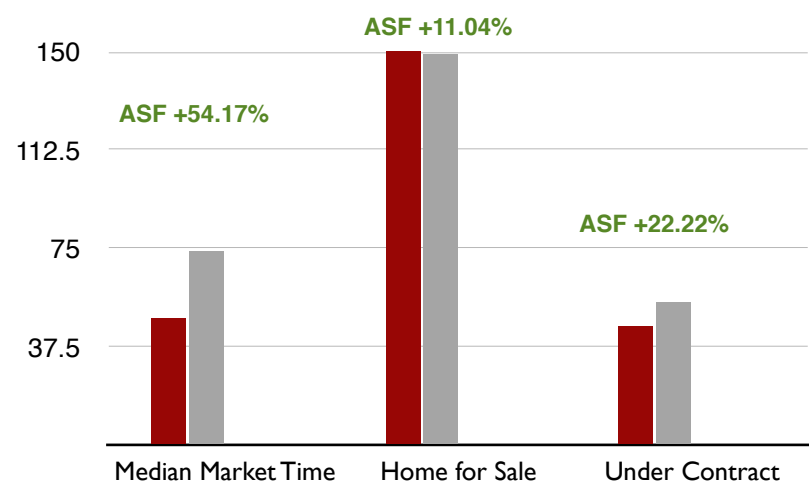
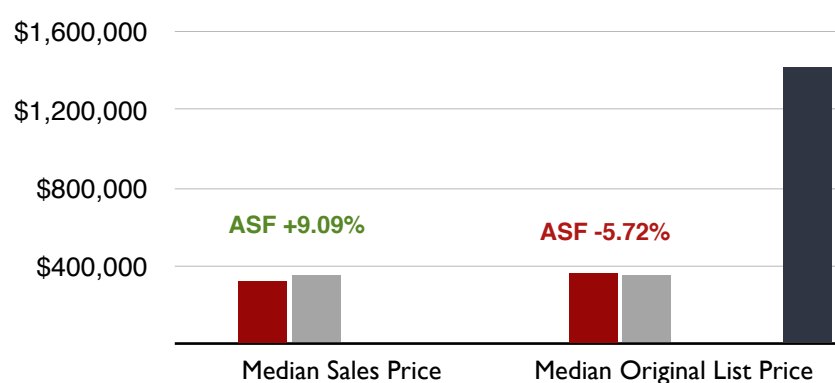


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$326,500	\$356,190	9.09%
Median Original List Price	\$369,000	\$347,900	-5.72%
Median Market Time	48	74	54.17%
Home for Sale	154	171	11.04%
Under Contract	45	55	22.22%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	N/A	\$1,409,500	
Median Market Time	N/A	N/A	
Home for Sale	0	1	
Under Contract	0	1	

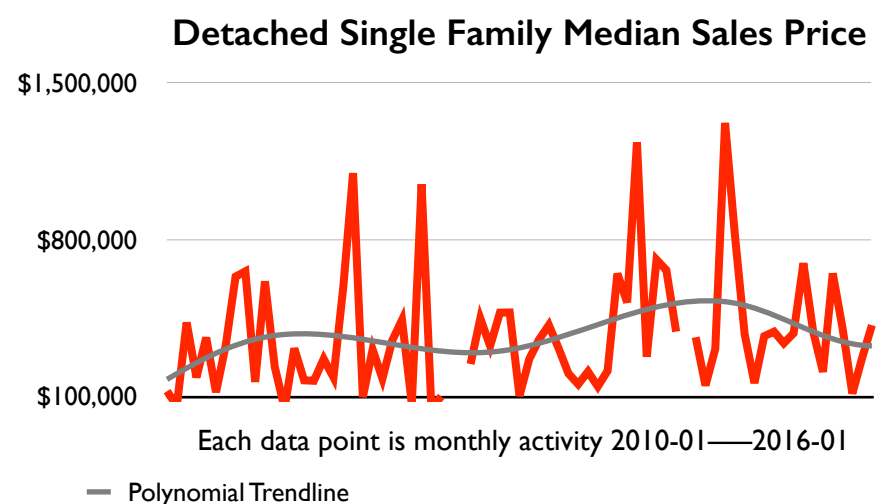
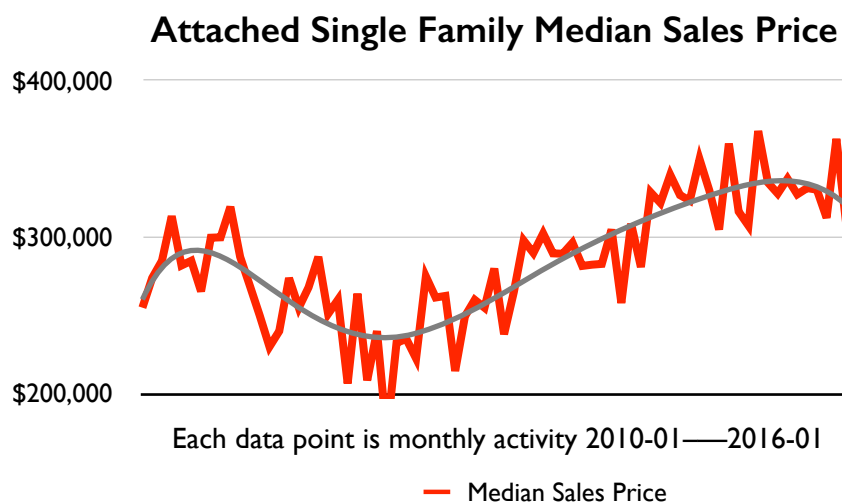
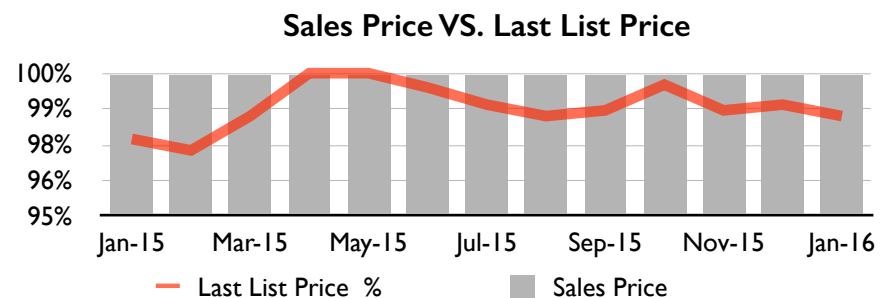
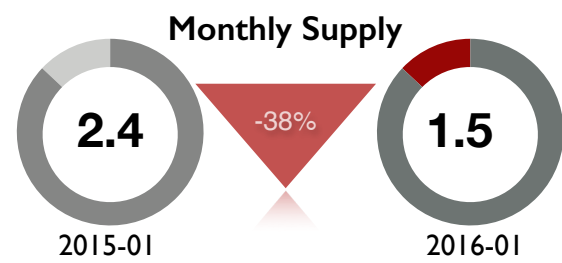
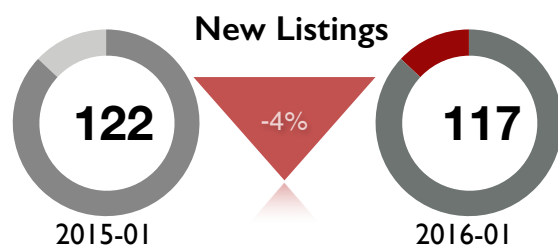


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Tuesday, February 9, 2016

Near West Side

Monthly Update 2016-01



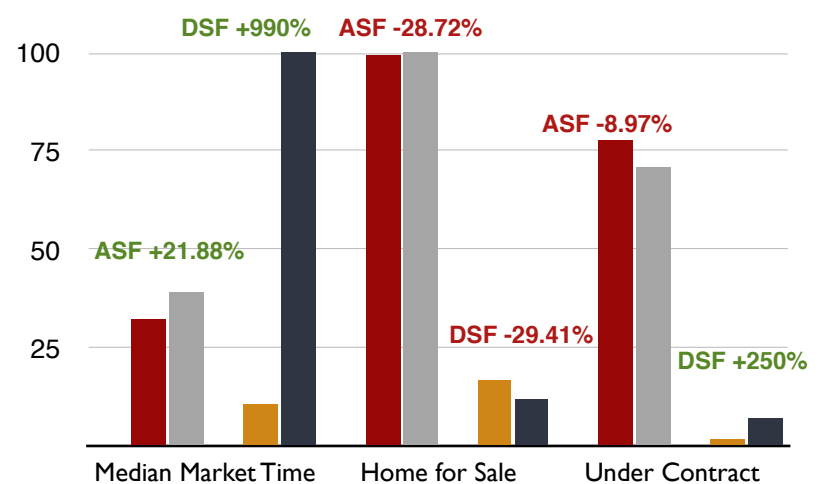
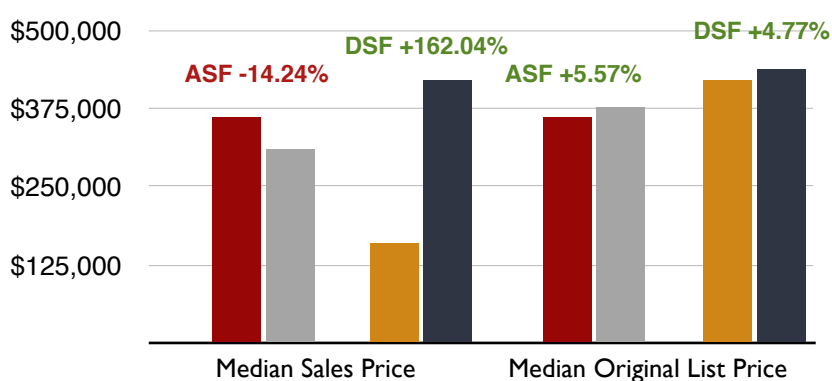
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$360,000	\$308,750	-14.24%
Median Original List Price	\$359,000	\$379,000	5.57%
Median Market Time	32	39	21.88%
Home for Sale	195	139	-28.72%
Under Contract	78	71	-8.97%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$159,900	\$419,000	162.04%
Median Original List Price	\$419,000	\$439,000	4.77%
Median Market Time	11	120	990.91%
Home for Sale	17	12	-29.41%
Under Contract	2	7	250.00%

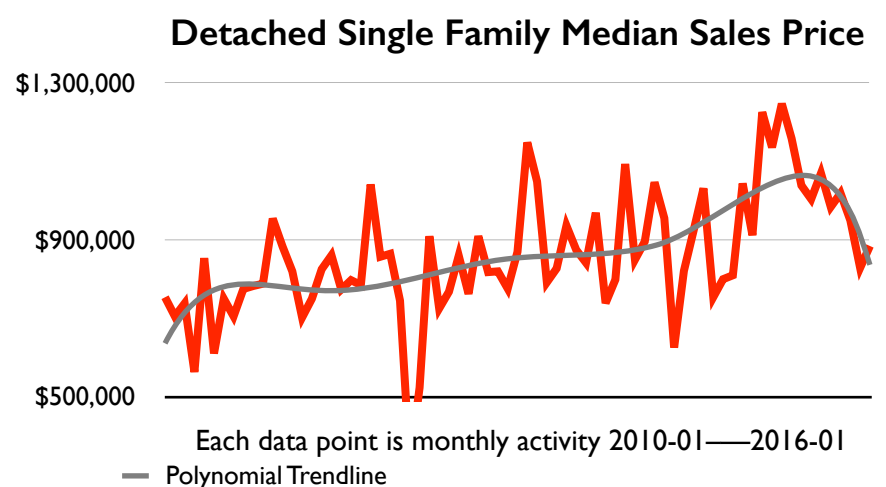
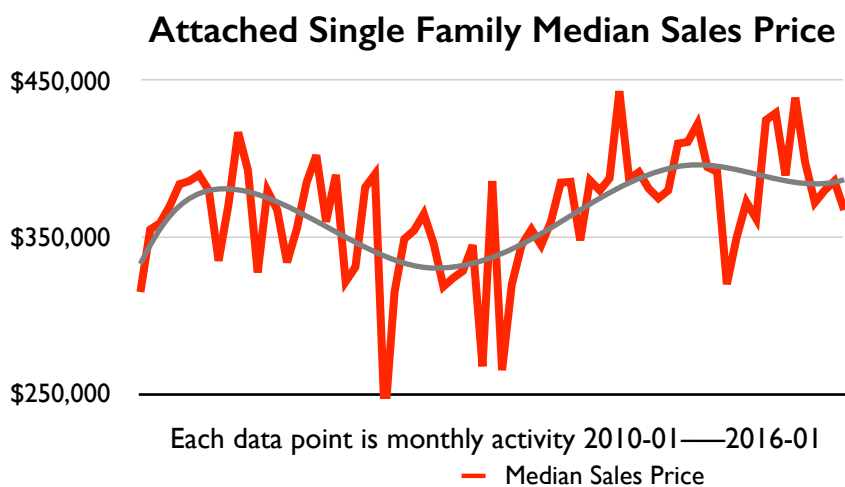
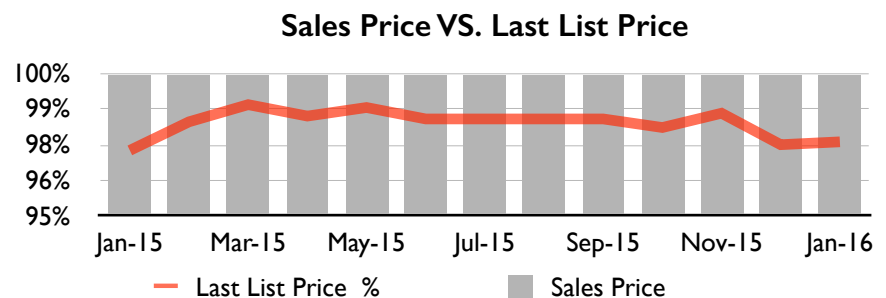
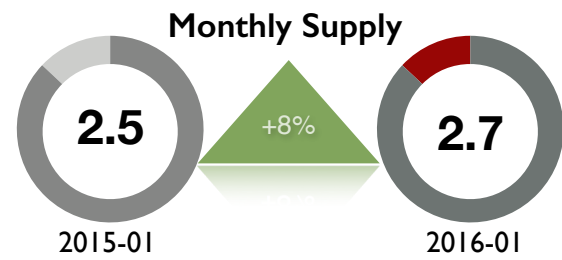


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Tuesday, February 9, 2016

North Center

Monthly Update 2016-01

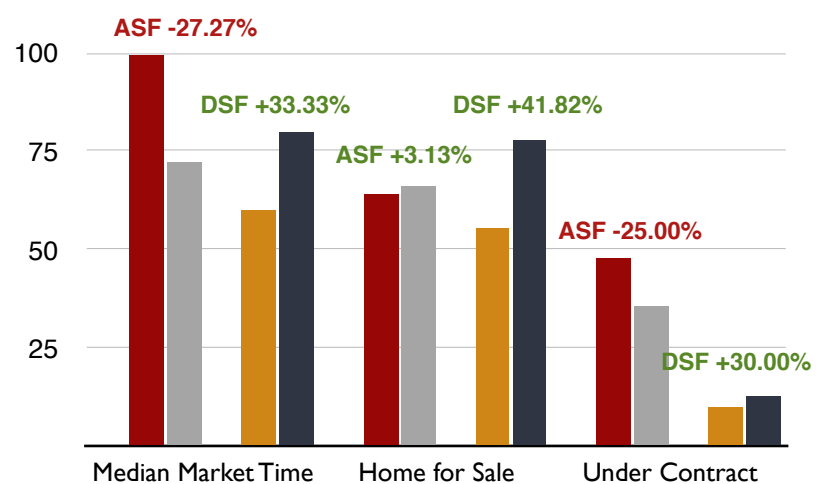
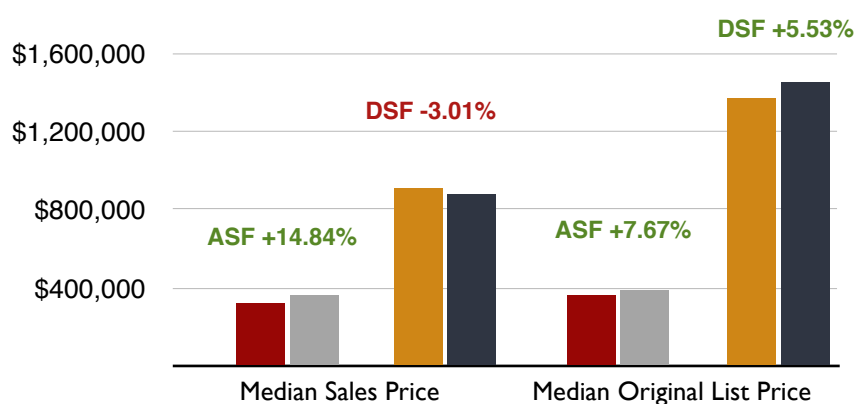


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$320,000	\$367,500	14.84%
Median Original List Price	\$359,900	\$387,500	7.67%
Median Market Time	99	72	-27.27%
Home for Sale	64	66	3.13%
Under Contract	48	36	-25.00%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$912,500	\$885,000	-3.01%
Median Original List Price	\$1,374,000	\$1,450,000	5.53%
Median Market Time	60	80	33.33%
Home for Sale	55	78	41.82%
Under Contract	10	13	30.00%

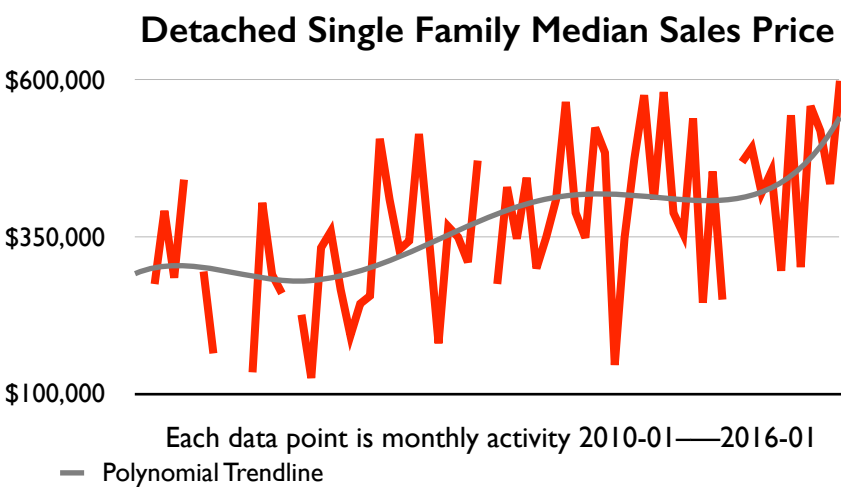
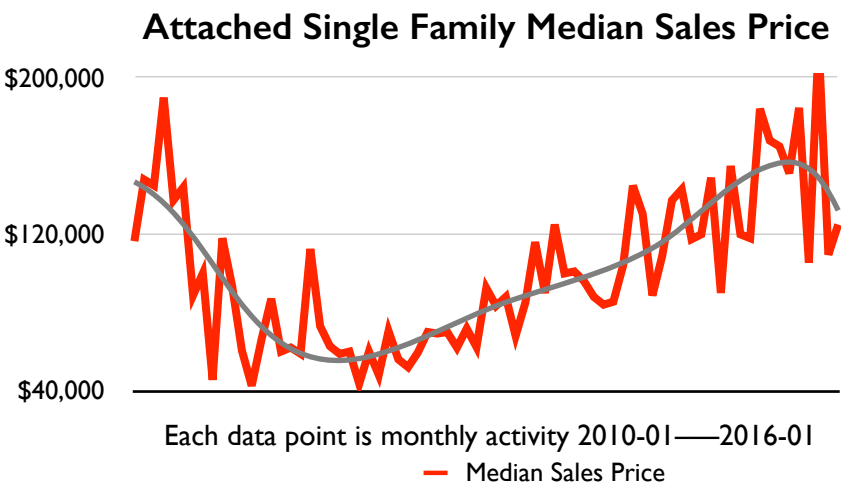
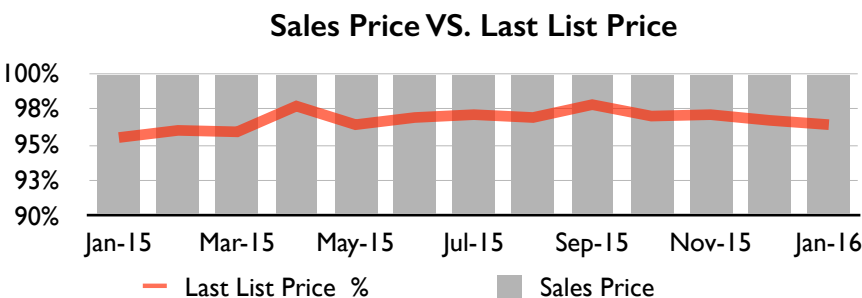
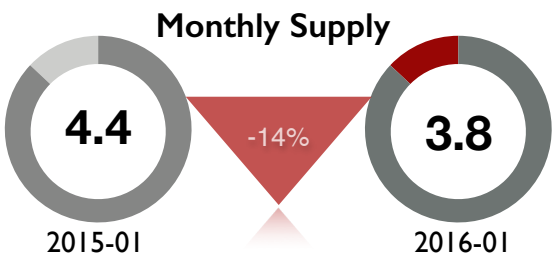
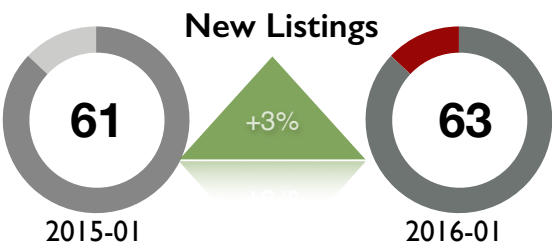


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Tuesday, February 9, 2016

Rogers Park

Monthly Update 2016-01



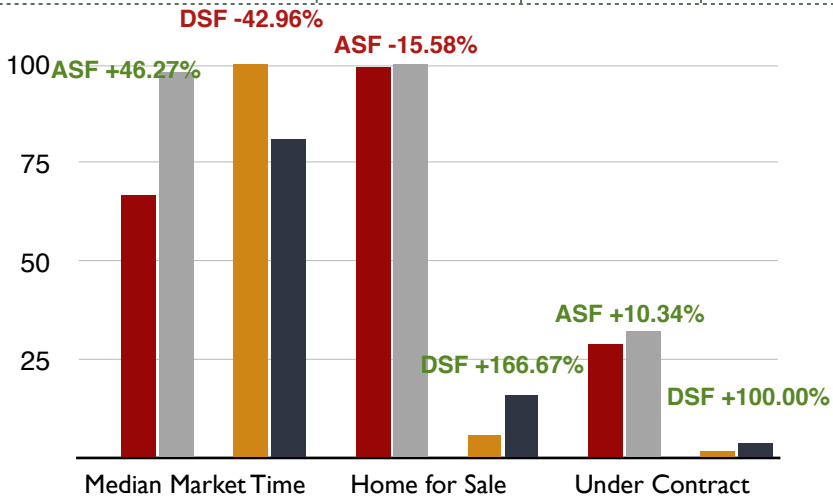
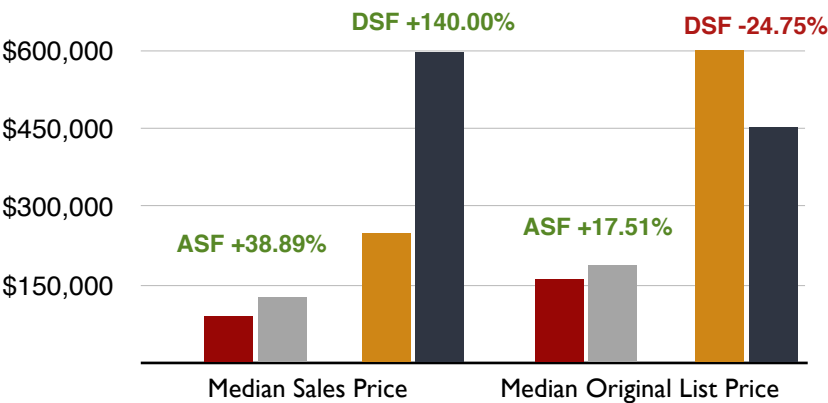
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$90,000	\$125,000	38.89%
Median Original List Price	\$159,900	\$187,900	17.51%
Median Market Time	67	98	46.27%
Home for Sale	154	130	-15.58%
Under Contract	29	32	10.34%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$250,000	\$600,000	140.00%
Median Original List Price	\$599,000	\$450,750	-24.75%
Median Market Time	142	81	-42.96%
Home for Sale	6	16	166.67%
Under Contract	2	4	100.00%

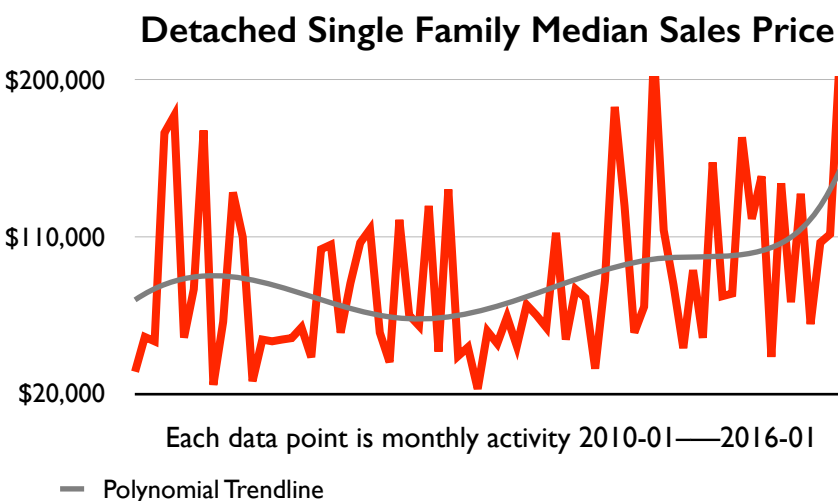
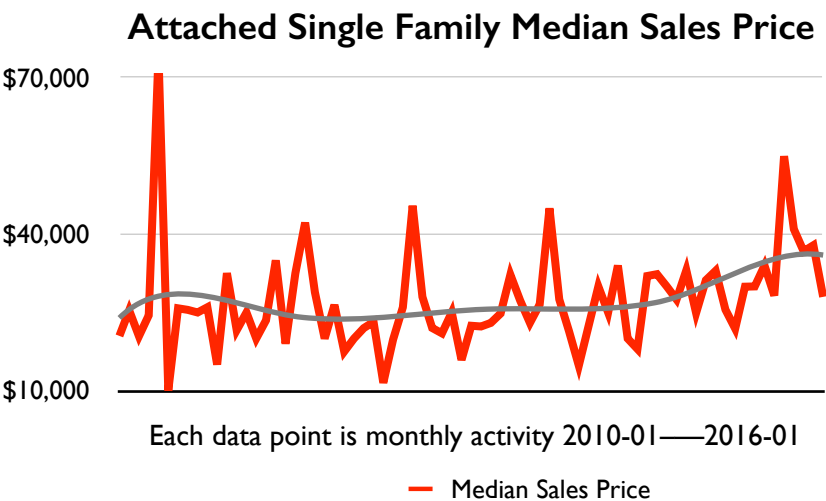
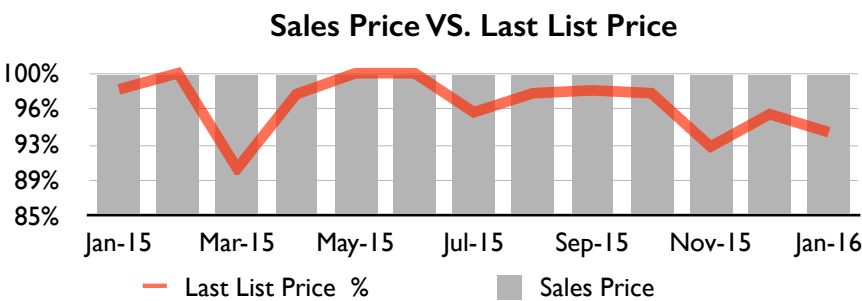
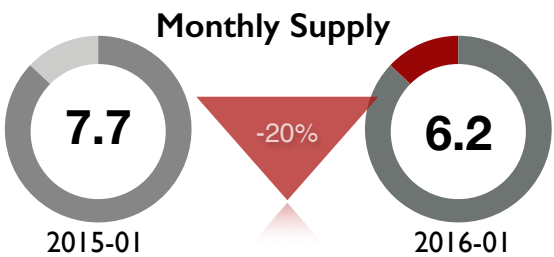


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Tuesday, February 9, 2016

South Shore

Monthly Update 2016-01



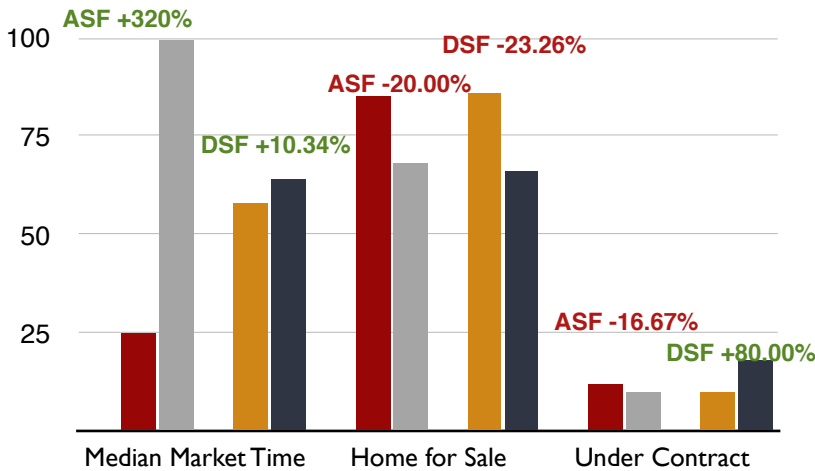
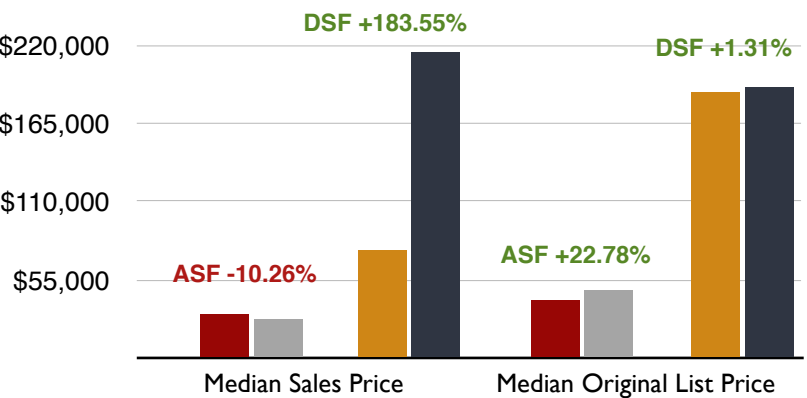
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$31,200	\$28,000	-10.26%
Median Original List Price	\$39,500	\$48,500	22.78%
Median Market Time	25	105	320.00%
Home for Sale	85	68	-20.00%
Under Contract	12	10	-16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

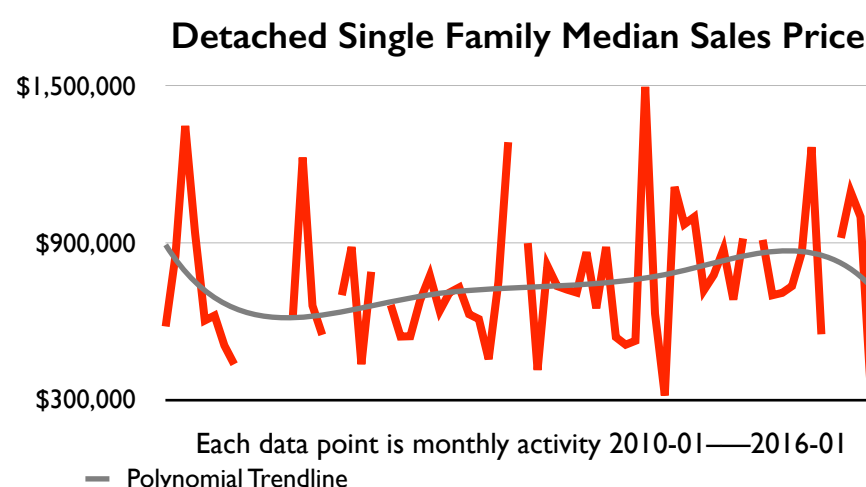
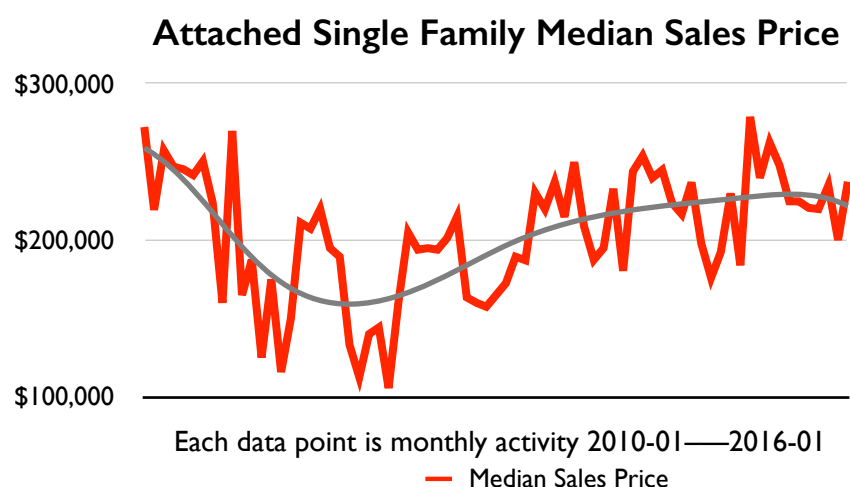
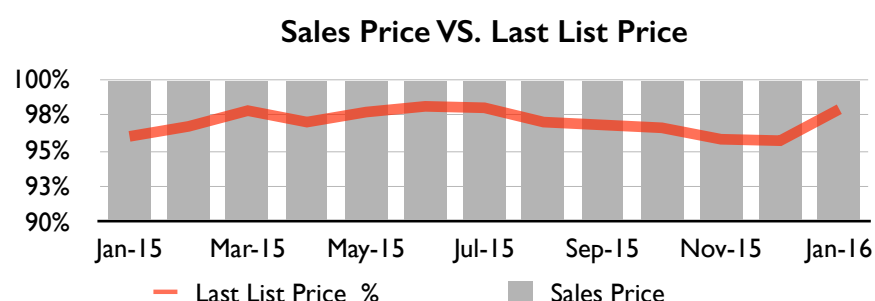
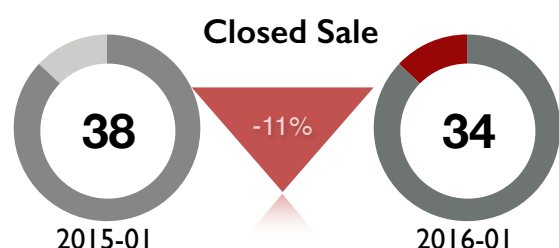
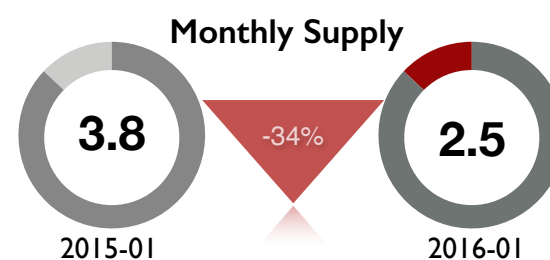
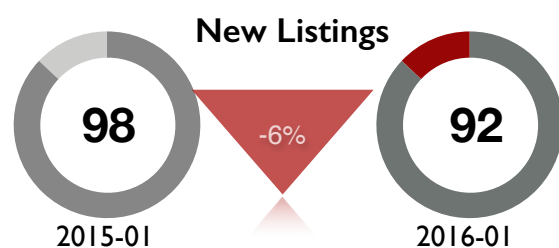
	2015-01	2016-01	Changes
Median Sales Price	\$76,000	\$215,500	183.55%
Median Original List Price	\$187,450	\$189,900	1.31%
Median Market Time	58	64	10.34%
Home for Sale	86	66	-23.26%
Under Contract	10	18	80.00%



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

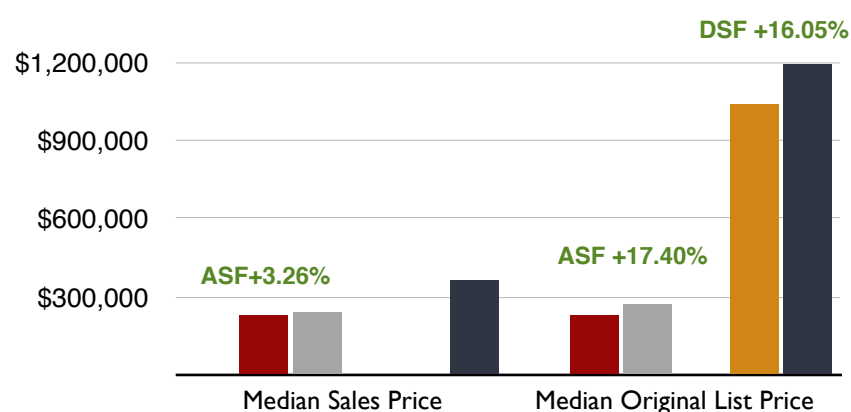
Uptown

Monthly Update 2016-01



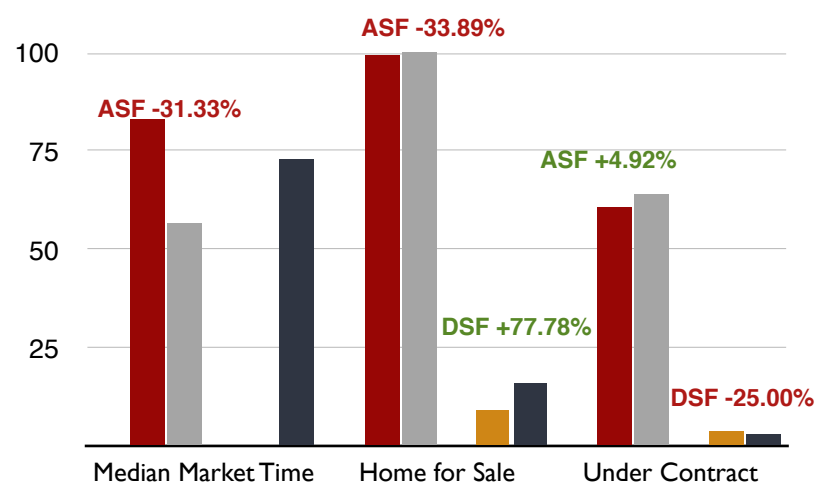
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$230,000	\$237,500	3.26%
Median Original List Price	\$229,900	\$269,900	17.40%
Median Market Time	83	57	-31.33%
Home for Sale	239	158	-33.89%
Under Contract	61	64	4.92%
ASF including Townhouse & Condo			



Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	\$360,000	
Median Original List Price	\$1,034,000	\$1,200,000	16.05%
Median Market Time	N/A	73	
Home for Sale	9	16	77.78%
Under Contract	4	3	-25.00%

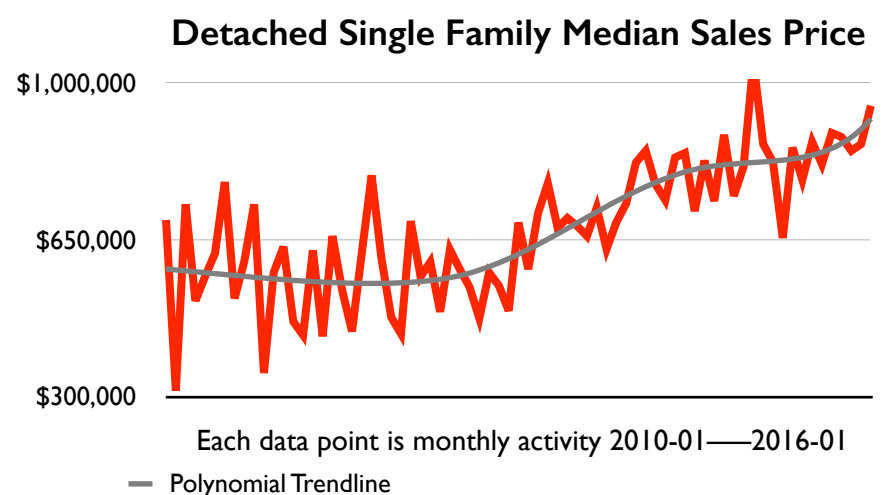
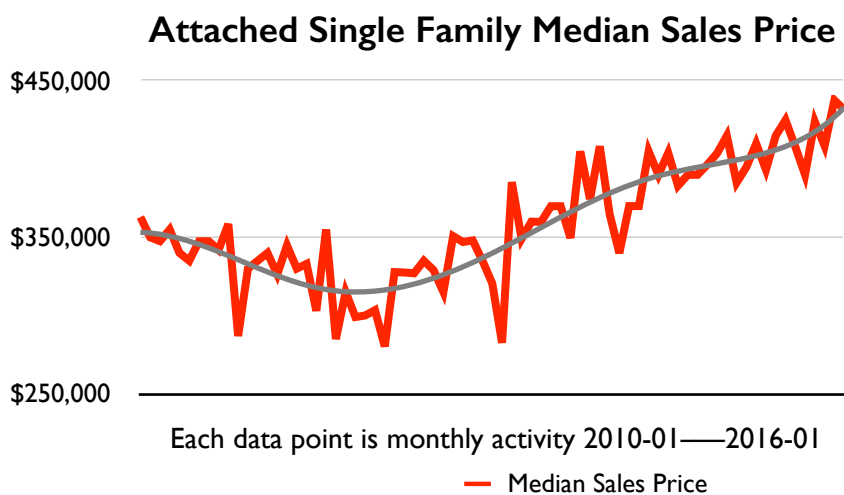
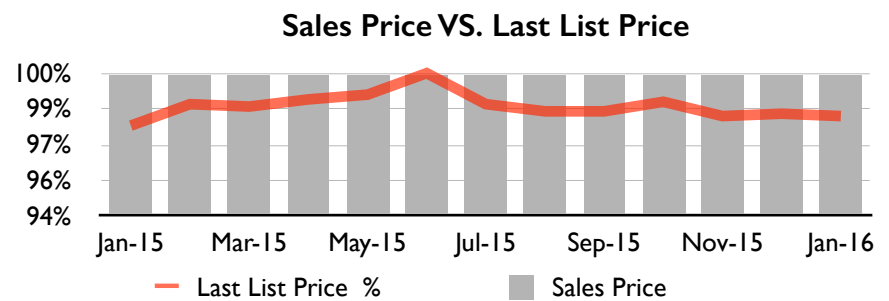
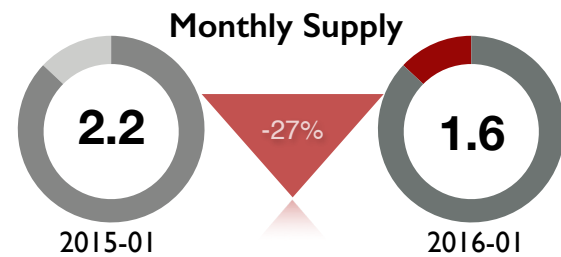
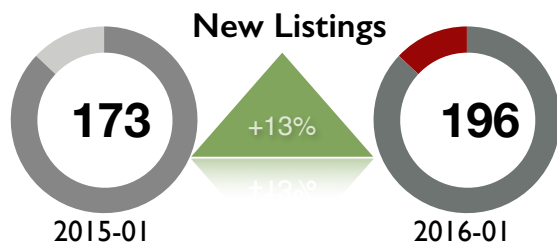


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, February 10, 2016

West Town

Monthly Update 2016-01

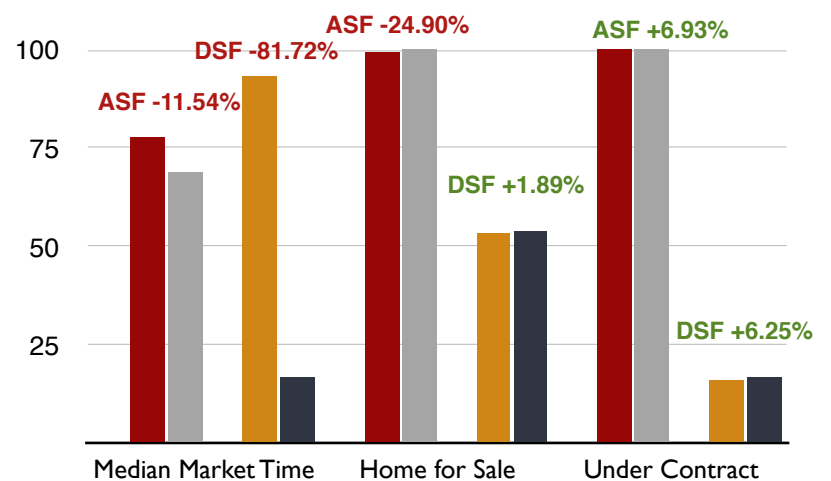
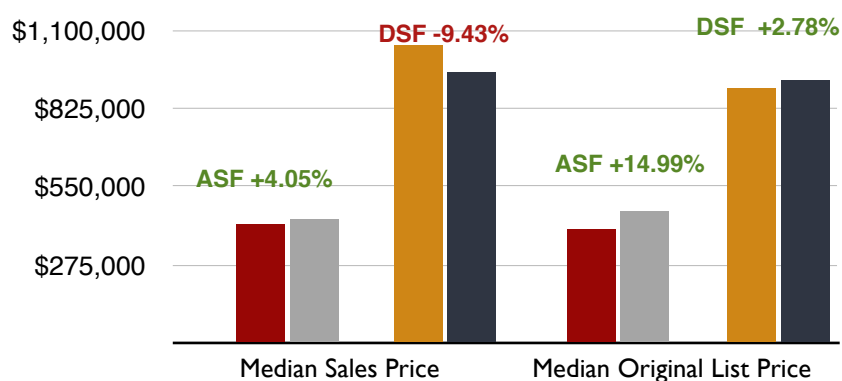


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$414,950	\$431,750	4.05%
Median Original List Price	\$399,950	\$459,900	14.99%
Median Market Time	78	69	-11.54%
Home for Sale	249	187	-24.90%
Under Contract	101	108	6.93%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$1,050,000	\$951,000	-9.43%
Median Original List Price	\$900,000	\$925,000	2.78%
Median Market Time	93	17	-81.72%
Home for Sale	53	54	1.89%
Under Contract	16	17	6.25%

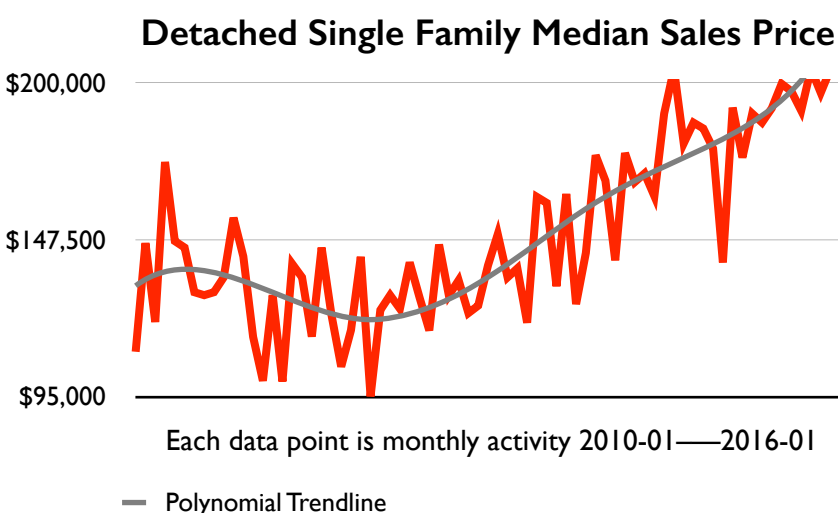
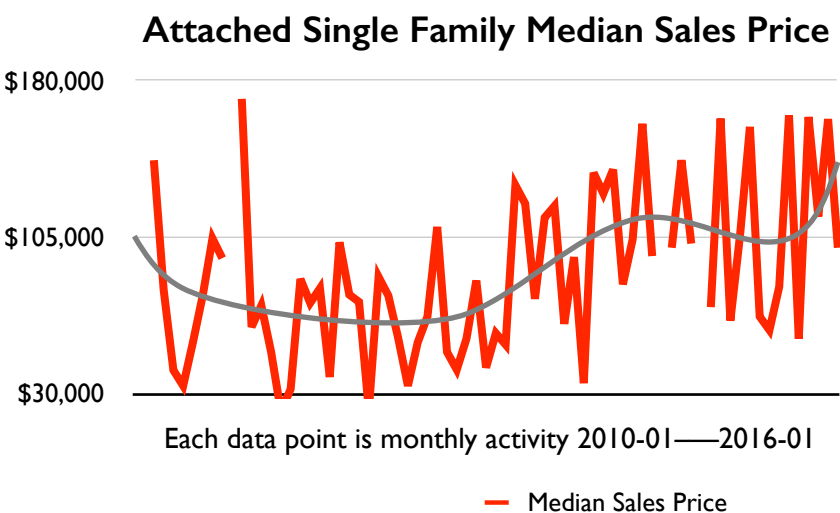
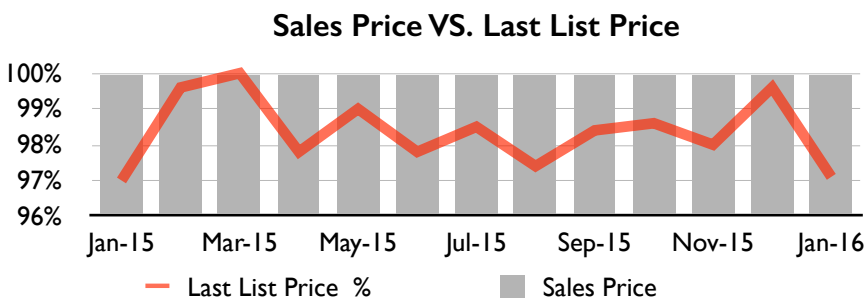
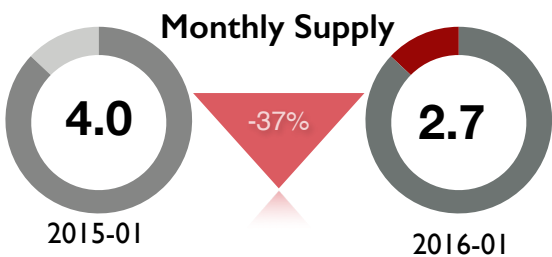
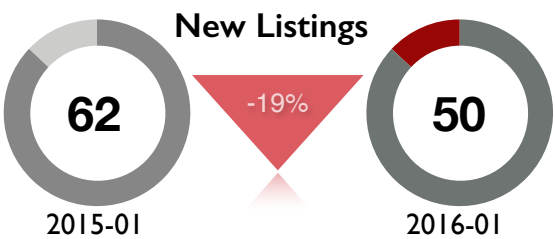


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Tuesday, February 9, 2016

Belmont Cragin

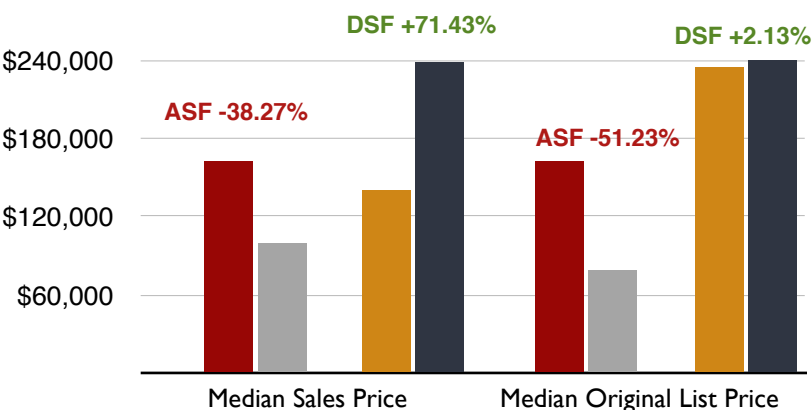
Monthly Update 2016-01



Attached Single Family (ASF)

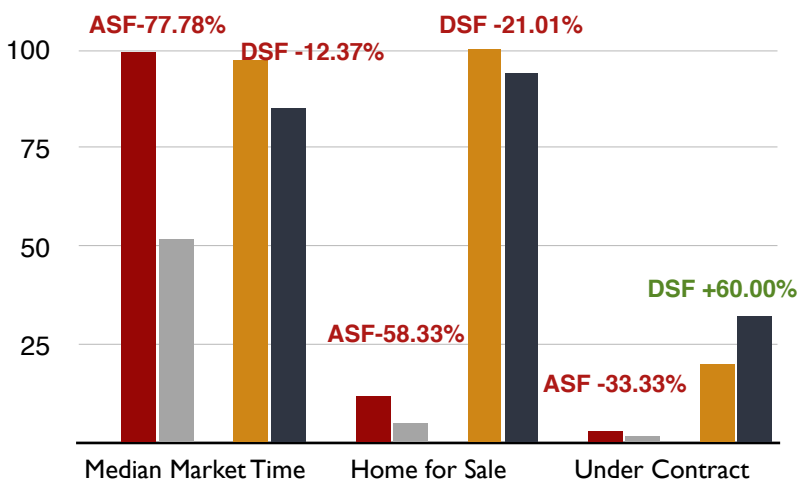
	2015-01	2016-01	Changes
Median Sales Price	\$162,000	\$100,000	-38.27%
Median Original List Price	\$162,000	\$79,000	-51.23%
Median Market Time	234	52	-77.78%
Home for Sale	12	5	-58.33%
Under Contract	3	2	-33.33%

ASF including Townhouse & Condo



Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$140,000	\$240,000	71.43%
Median Original List Price	\$234,900	\$239,900	2.13%
Median Market Time	97	85	-12.37%
Home for Sale	119	94	-21.01%
Under Contract	20	32	60.00%

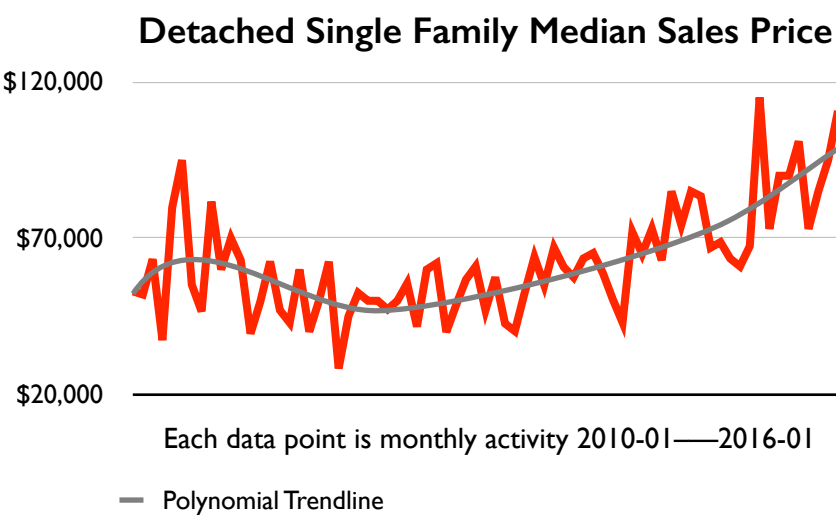
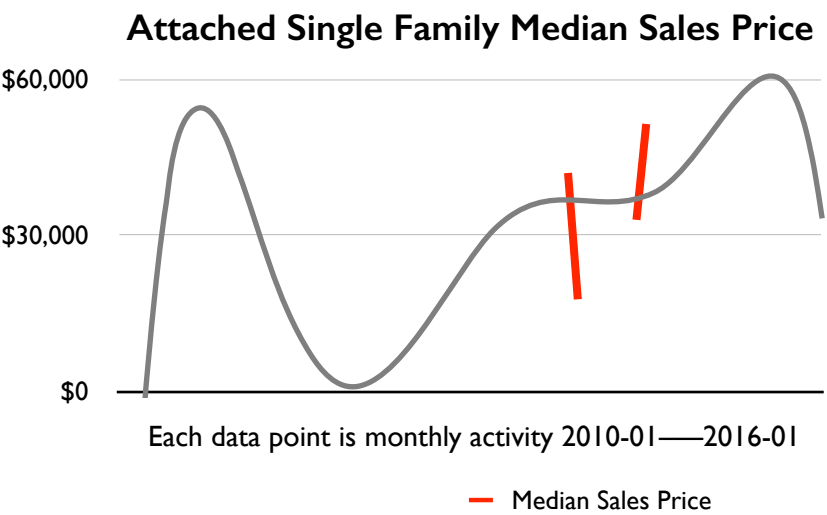
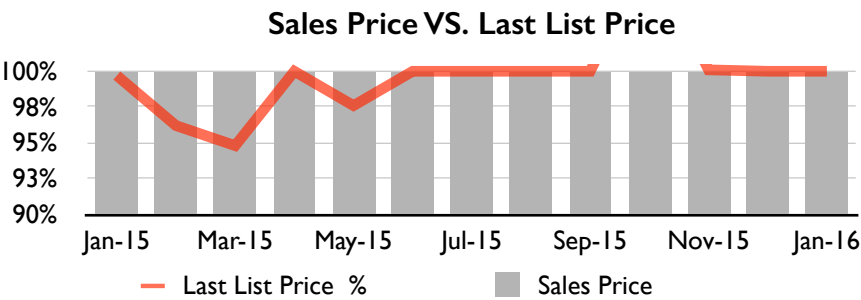
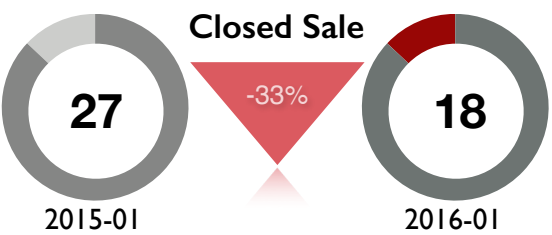
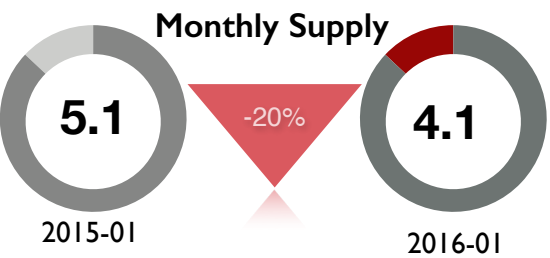


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Tuesday, February 9, 2016

Chicago Lawn

Monthly Update 2016-01

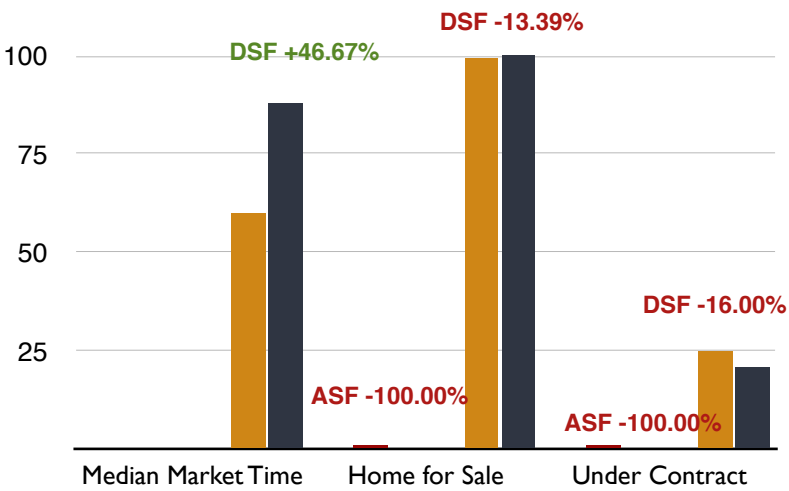
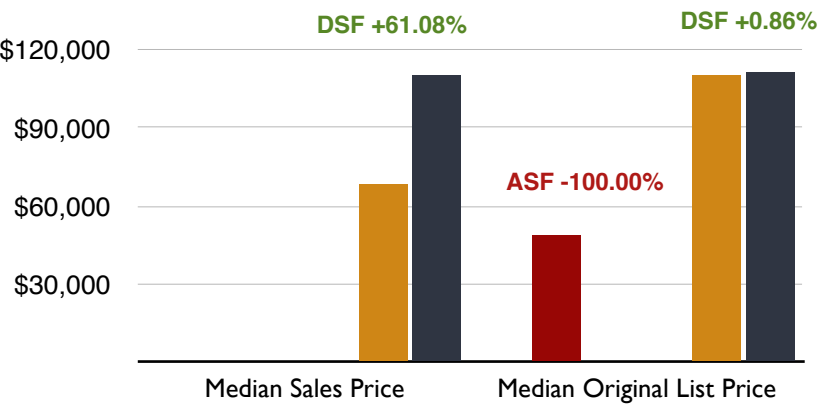


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$48,900	\$0	-100.00%
Median Market Time	N/A	N/A	
Home for Sale	1	0	-100.00%
Under Contract	1	0	-100.00%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	CCA	Changes
Median Sales Price	\$68,750	\$110,740		61.08%
Median Original List Price	\$110,000	\$110,950		0.86%
Median Market Time	60	88		46.67%
Home for Sale	127	110		-13.39%
Under Contract	25	21		-16.00%

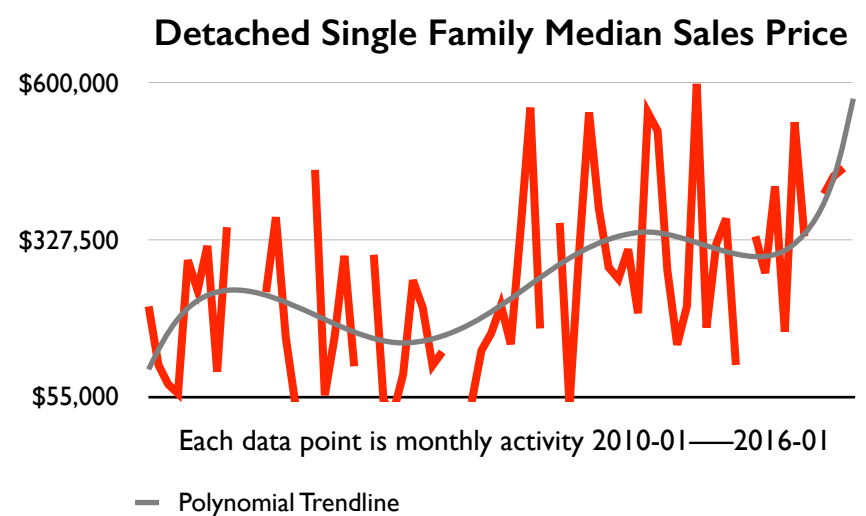
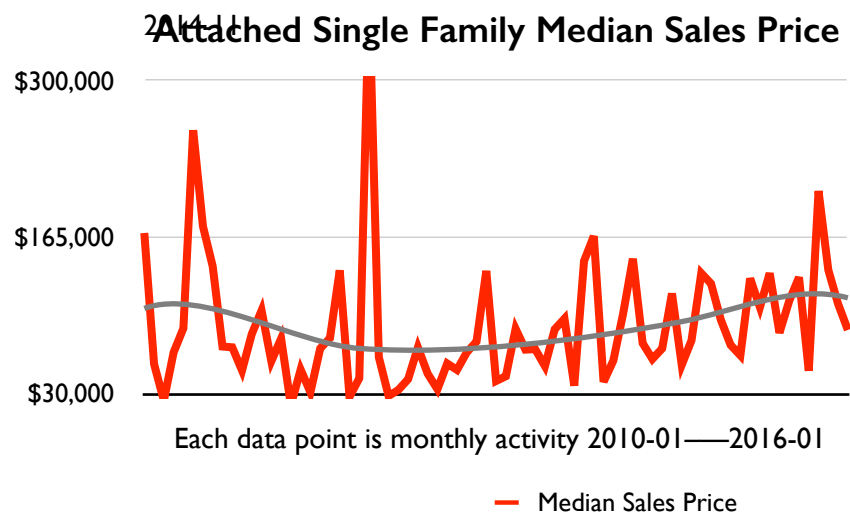
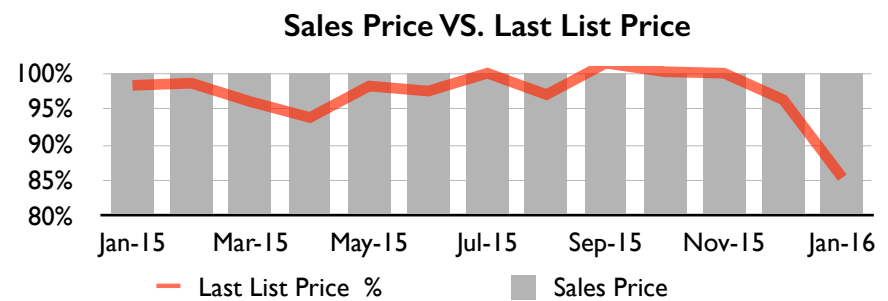
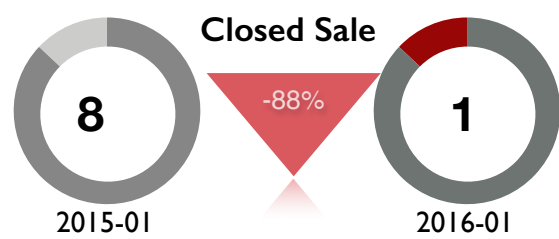
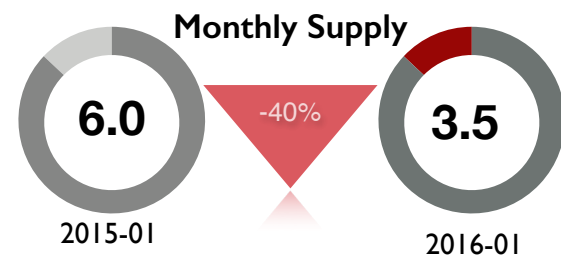
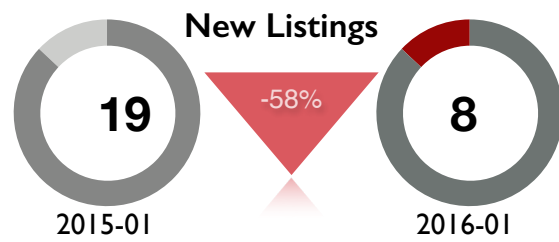


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Tuesday, January 5, 2016

Douglas

Monthly Update 2016-01

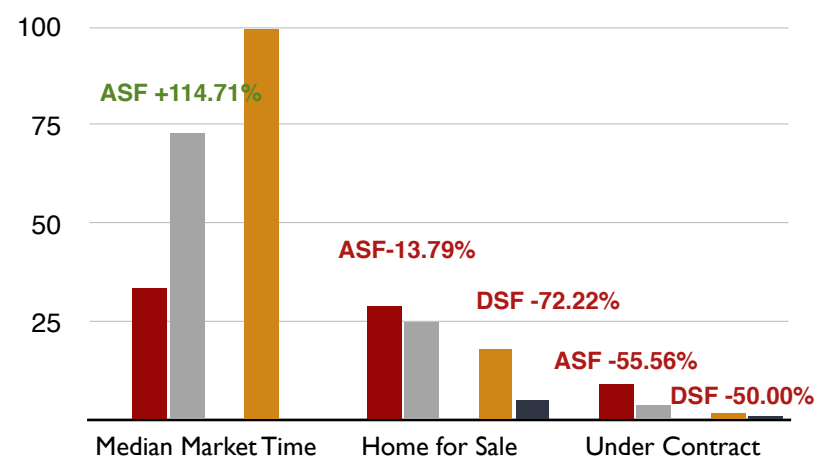
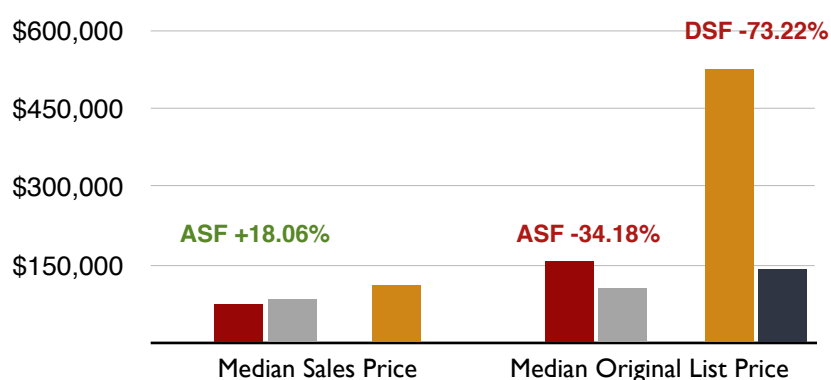


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$72,000	\$85,000	18.06%
Median Original List Price	\$158,000	\$104,000	-34.18%
Median Market Time	34	73	114.71%
Home for Sale	29	25	-13.79%
Under Contract	9	4	-55.56%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$109,850	N/A	
Median Original List Price	\$522,500	\$139,900	-73.22%
Median Market Time	268	N/A	
Home for Sale	18	5	-72.22%
Under Contract	2	1	-50.00%

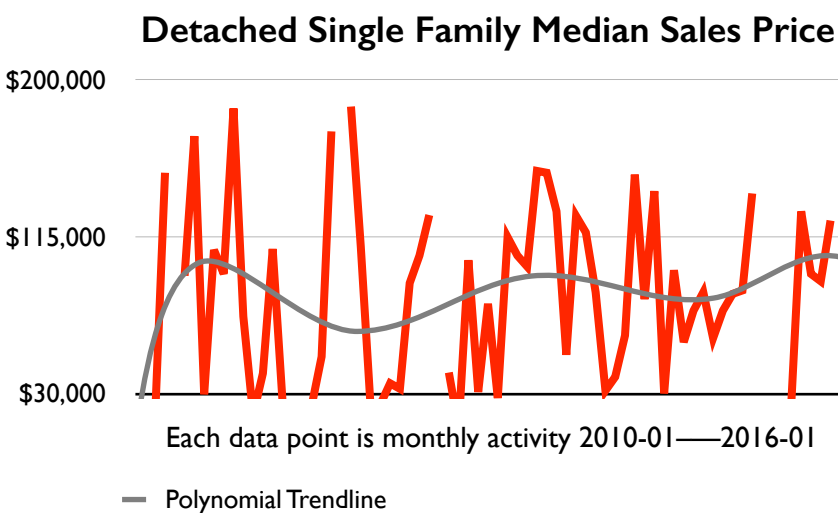
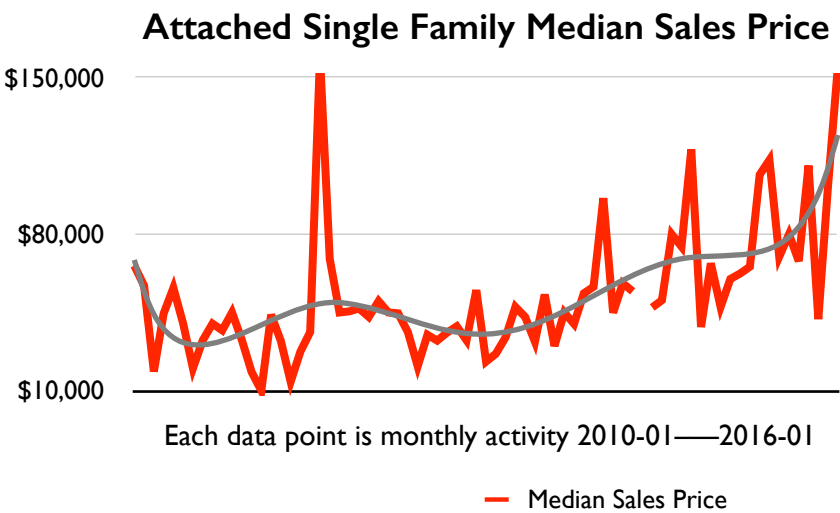
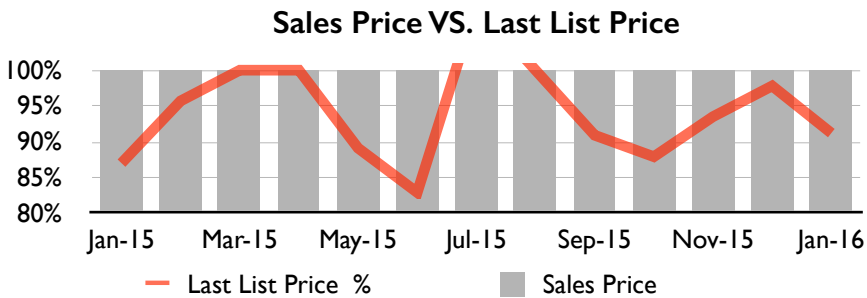
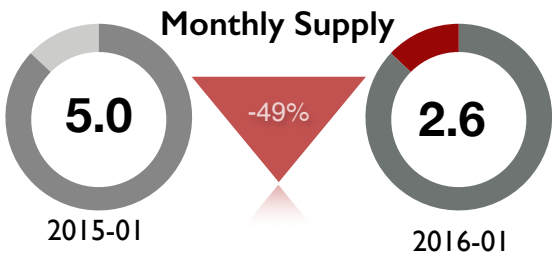
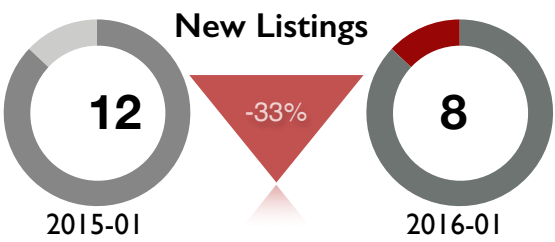


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Tuesday, February 9, 2016

East Garfield Park

Monthly Update 2016-01

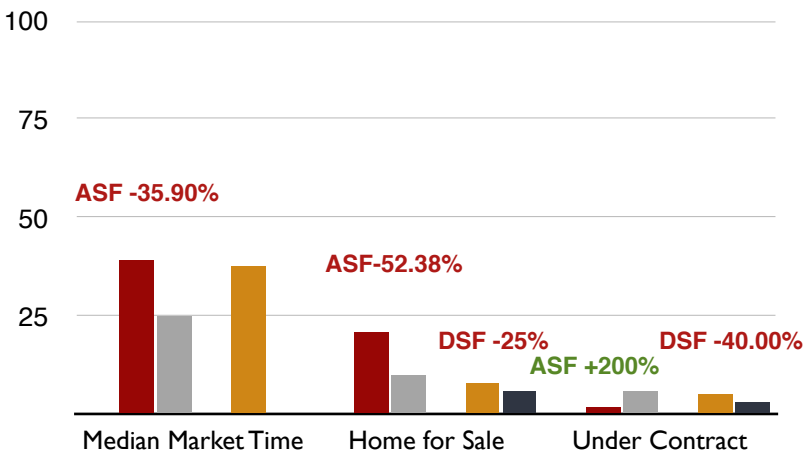
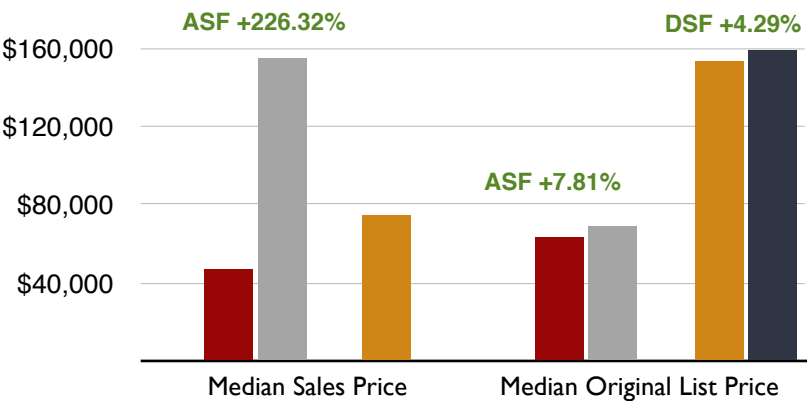


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$47,500	\$155,000	226.32%
Median Original List Price	\$64,000	\$69,000	7.81%
Median Market Time	39	25	-35.90%
Home for Sale	21	10	-52.38%
Under Contract	2	6	200.00%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$75,000	N/A	
Median Original List Price	\$153,326	\$159,900	4.29%
Median Market Time	38	N/A	
Home for Sale	8	6	-25.00%
Under Contract	5	3	-40.00%

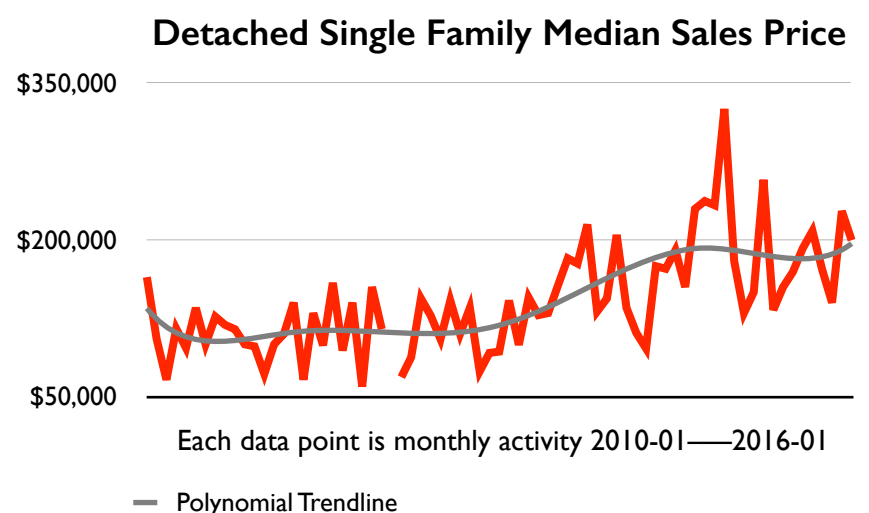
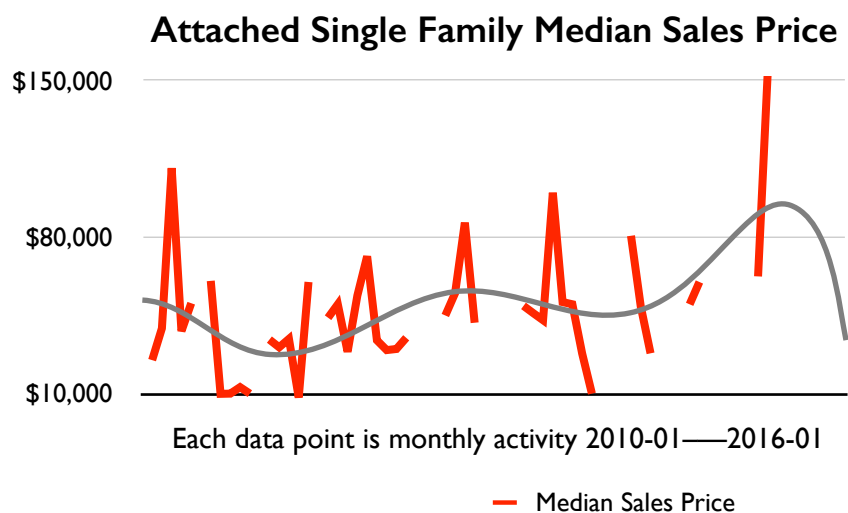
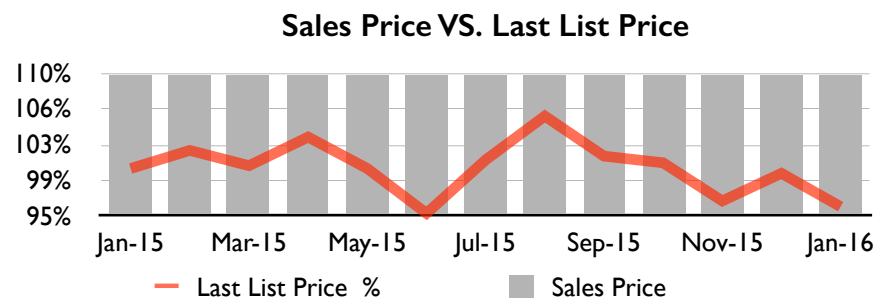
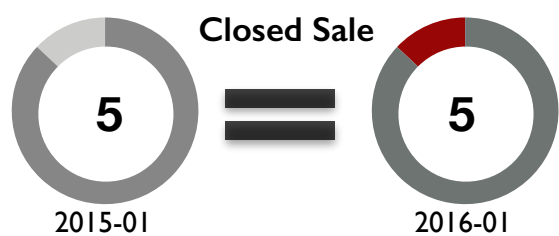
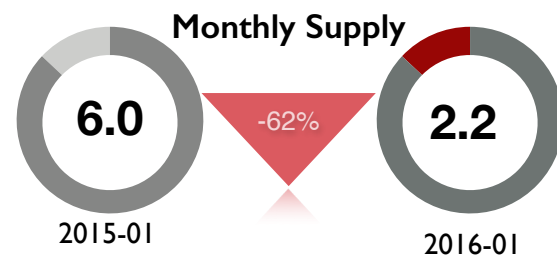


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Tuesday, January 5, 2016

Hermosa

Monthly Update 2016-01

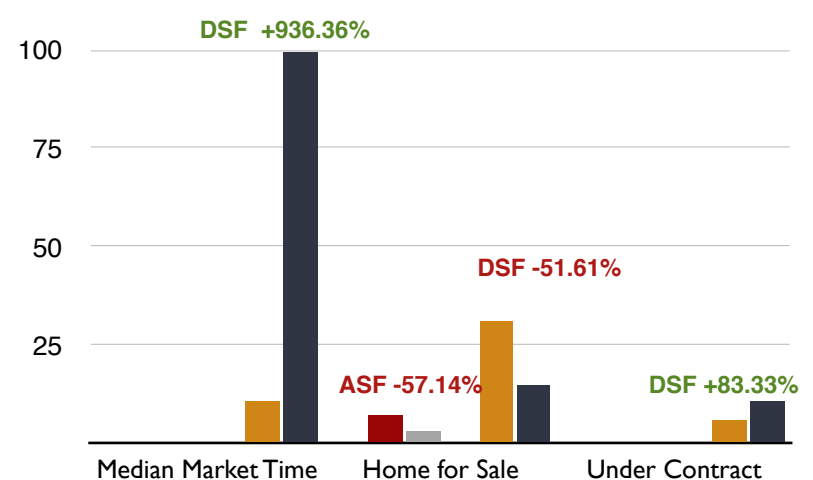
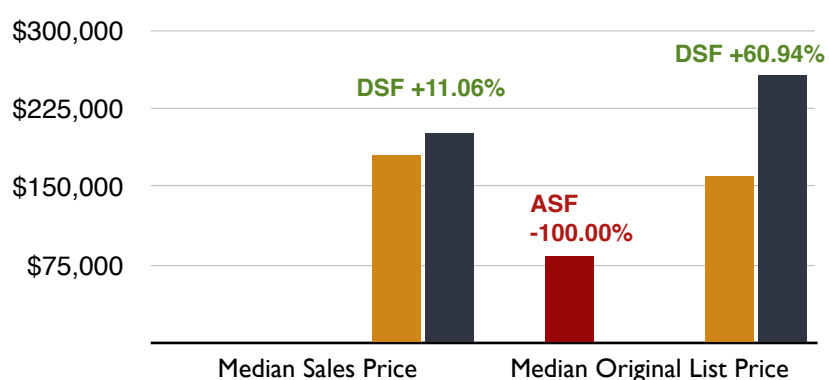


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$84,000	\$0	-100.00%
Median Market Time	N/A	N/A	
Home for Sale	7	3	-57.14%
Under Contract	0	0	
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$180,000	\$199,900	11.06%
Median Original List Price	\$160,000	\$257,500	60.94%
Median Market Time	11	114	936.36%
Home for Sale	31	15	-51.61%
Under Contract	6	11	83.33%

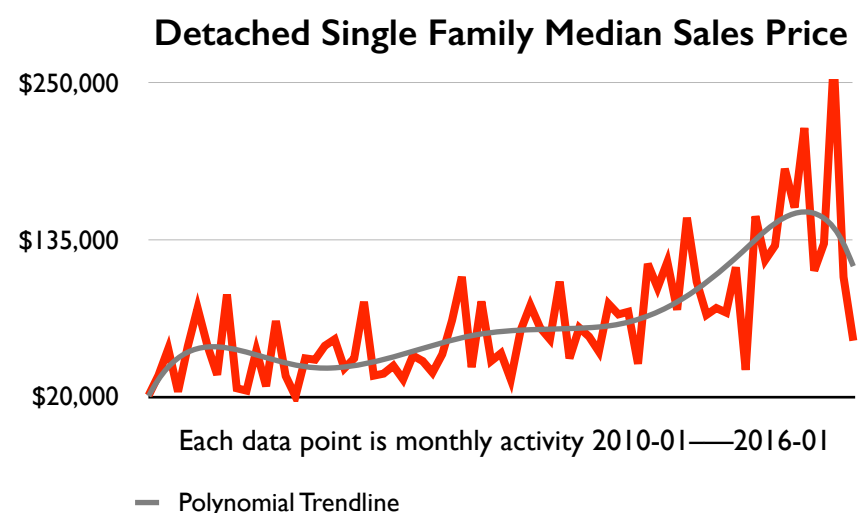
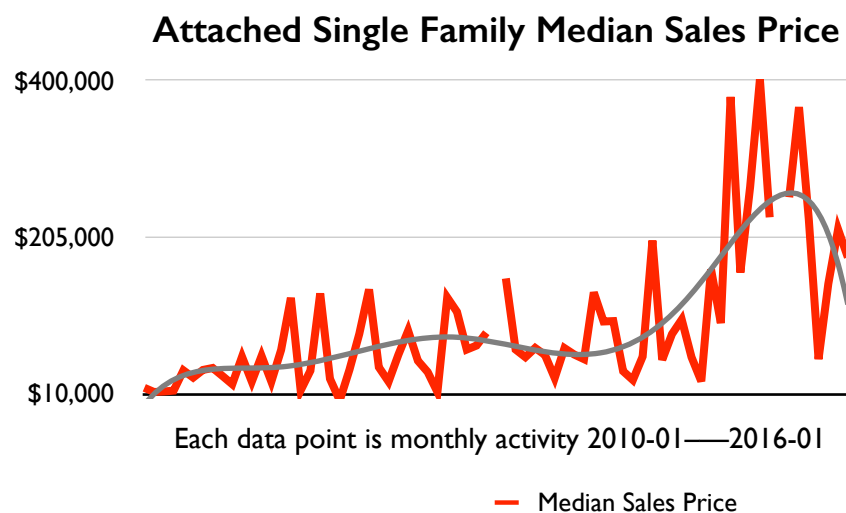
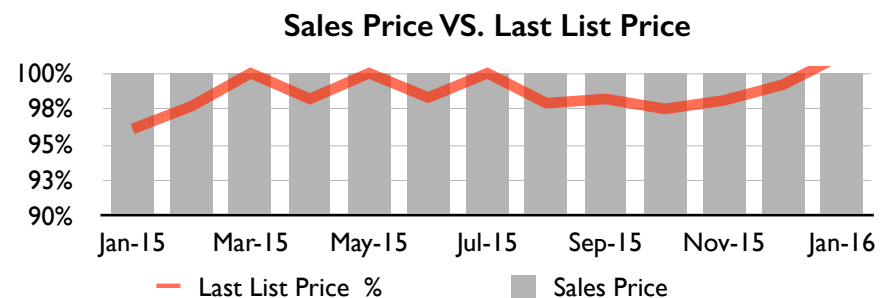
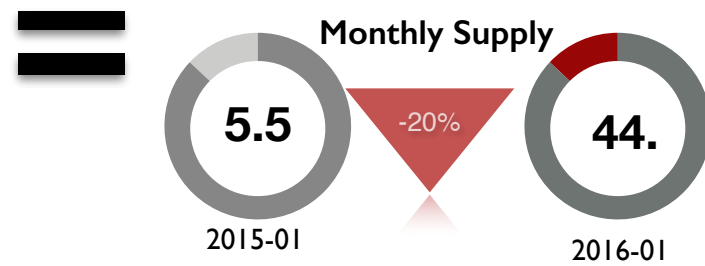


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Tuesday, January 5, 2016

Humboldt Park

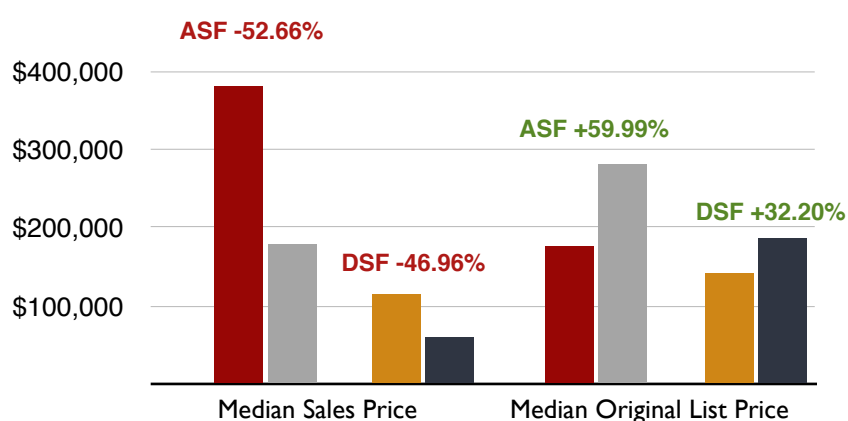
Monthly Update 2016-01



Attached Single Family (ASF)

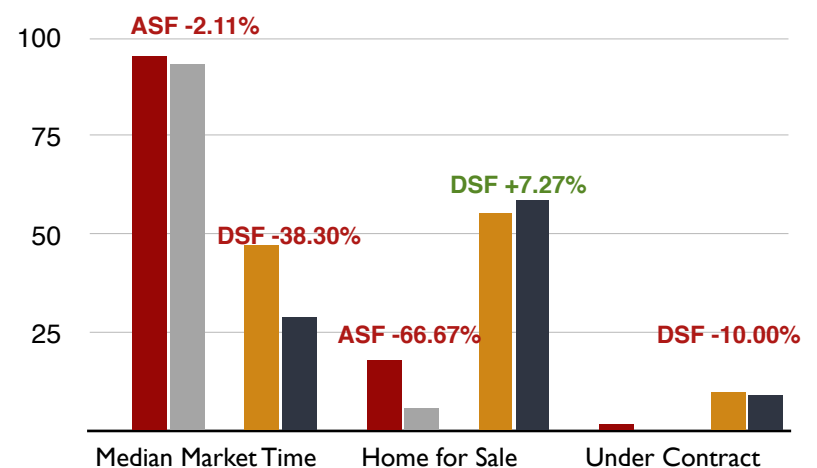
	2015-01	2016-01	Changes
Median Sales Price	\$380,200	\$180,000	-52.66%
Median Original List Price	\$174,950	\$279,900	59.99%
Median Market Time	95	93	-2.11%
Home for Sale	18	6	-66.67%
Under Contract	2	0	-100.00%

ASF including Townhouse & Condo



Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$115,000	\$61,000	-46.96%
Median Original List Price	\$139,900	\$184,950	32.20%
Median Market Time	47	29	-38.30%
Home for Sale	55	59	7.27%
Under Contract	10	9	-10.00%

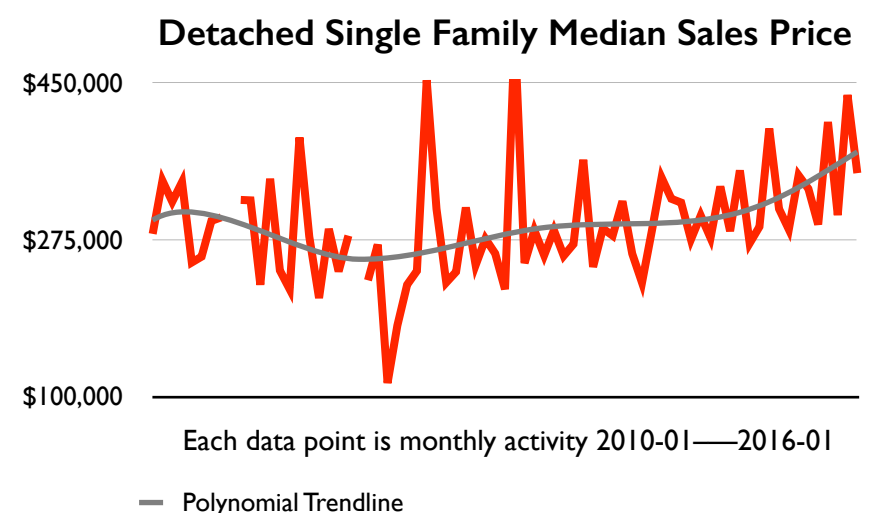
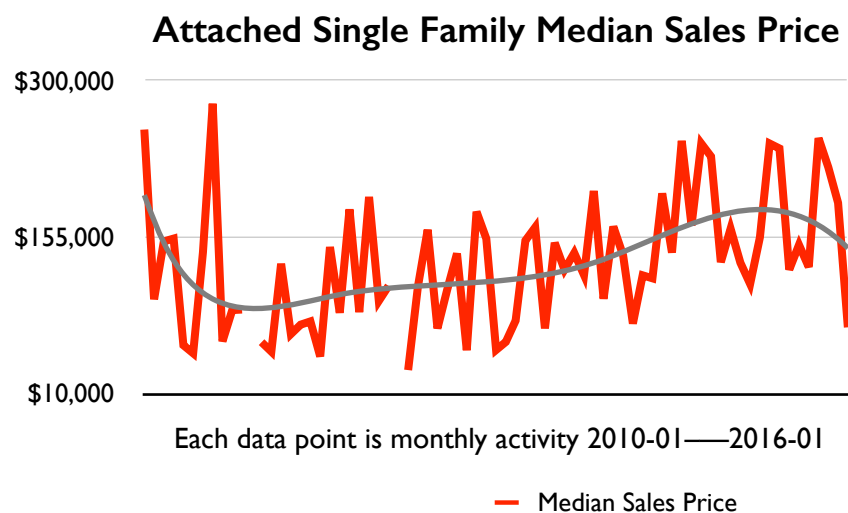
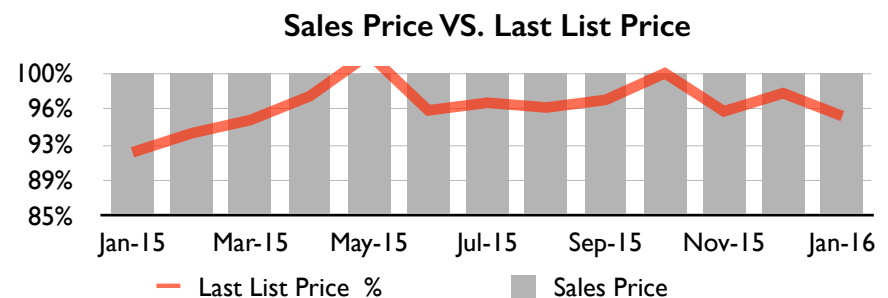
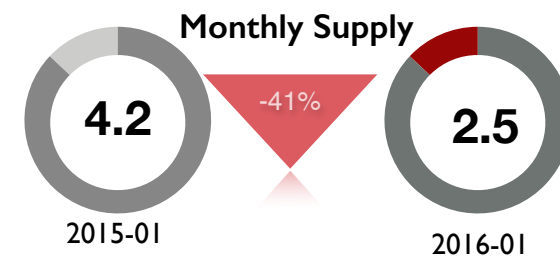
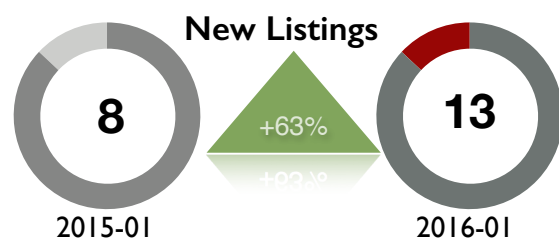


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Tuesday, January 5, 2016

North Park

Monthly Update 2016-01

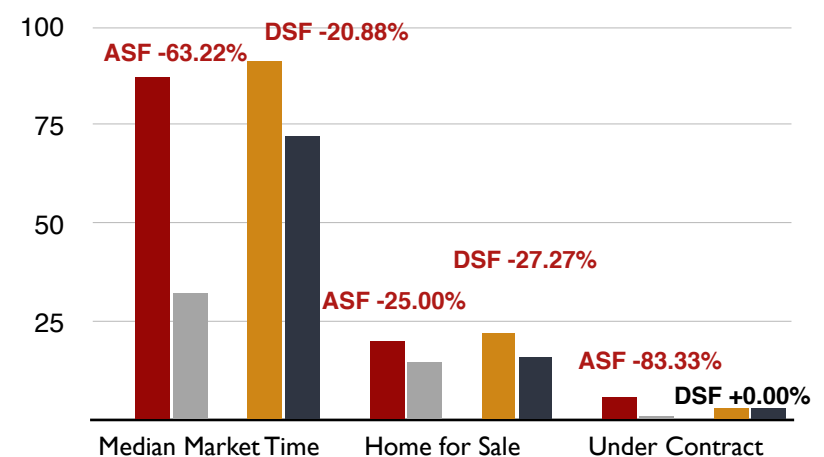
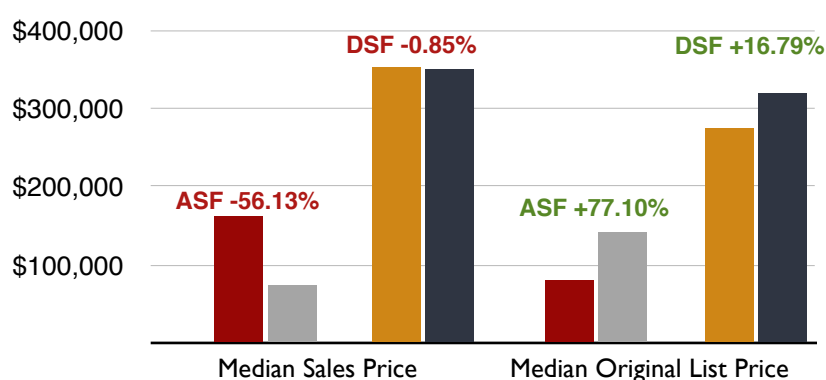


Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$163,000	\$71,500	-56.13%
Median Original List Price	\$79,900	\$141,500	77.10%
Median Market Time	87	32	-63.22%
Home for Sale	20	15	-25.00%
Under Contract	6	1	-83.33%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	\$353,000	\$350,000	-0.85%
Median Original List Price	\$273,900	\$319,900	16.79%
Median Market Time	91	72	-20.88%
Home for Sale	22	16	-27.27%
Under Contract	3	3	0.00%

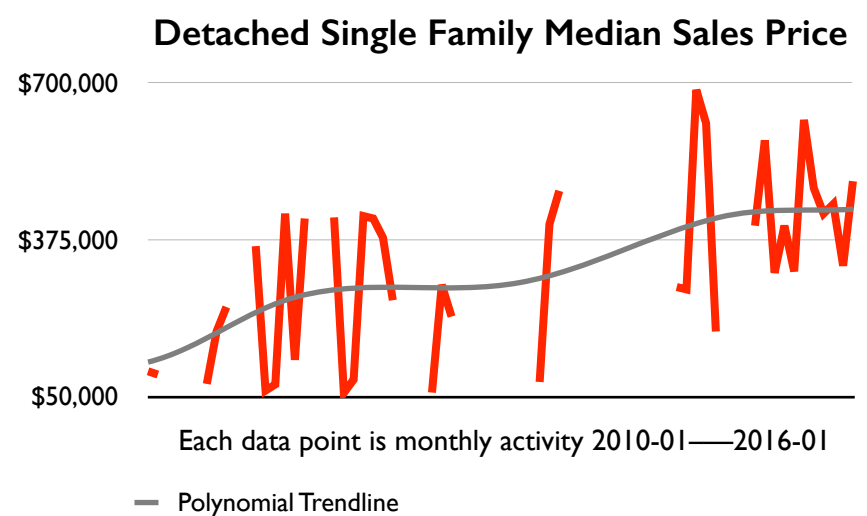
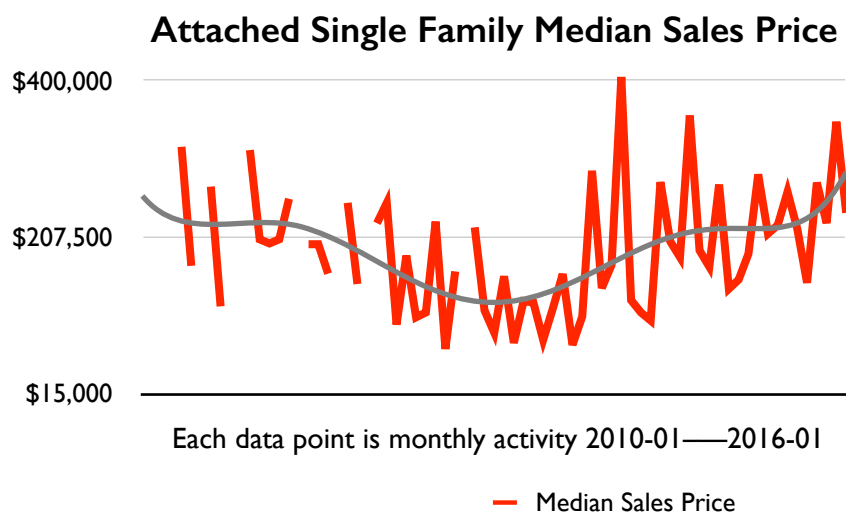
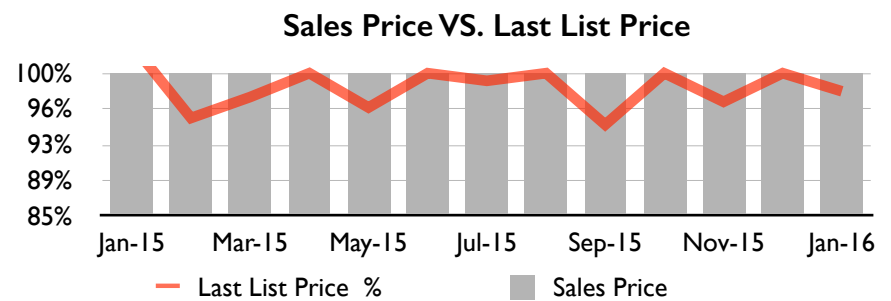
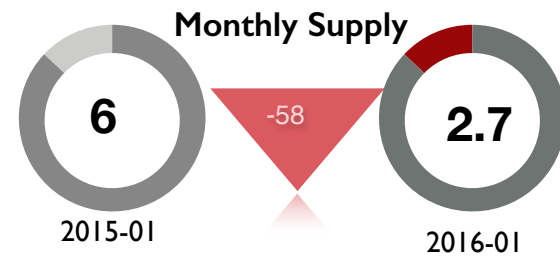
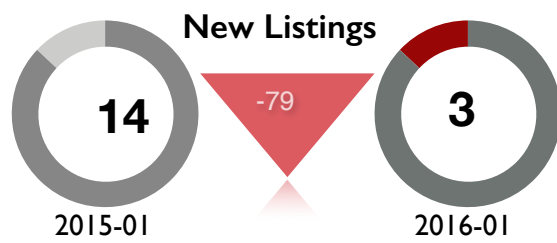


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Tuesday, January 5, 2016

Oakland

Monthly Update 2016-01



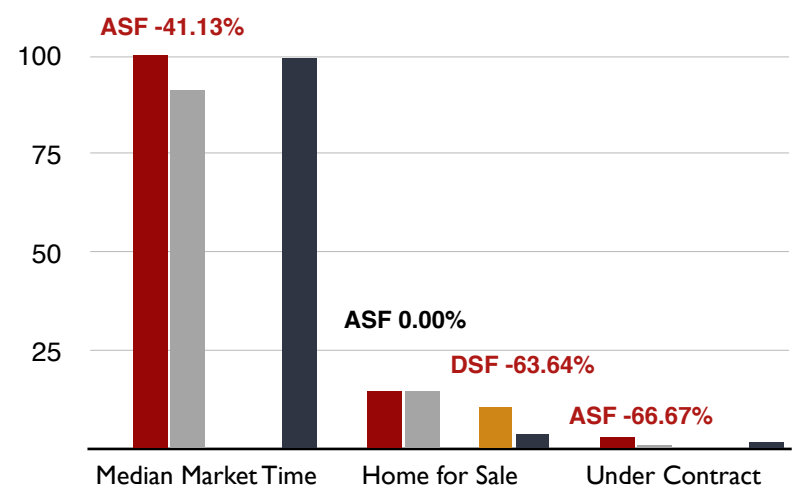
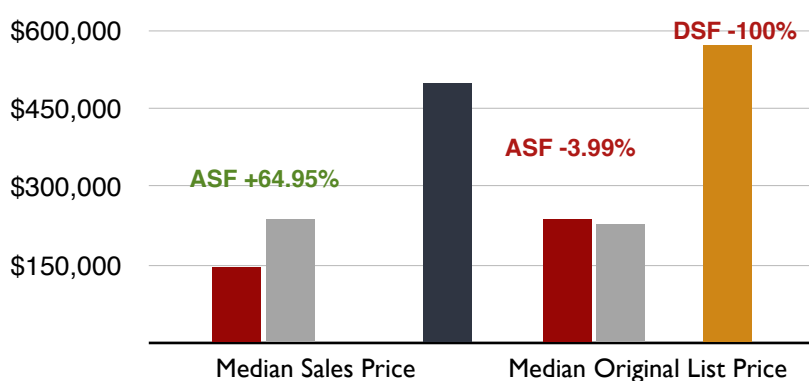
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$144,100	\$237,700	64.95%
Median Original List Price	\$239,450	\$229,900	-3.99%
Median Market Time	160	91	-43.13%
Home for Sale	15	15	0.00%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	\$497,500	
Median Original List Price	\$569,000	\$0	-100.00%
Median Market Time	N/A	185	
Home for Sale	11	4	-63.64%
Under Contract	0	2	

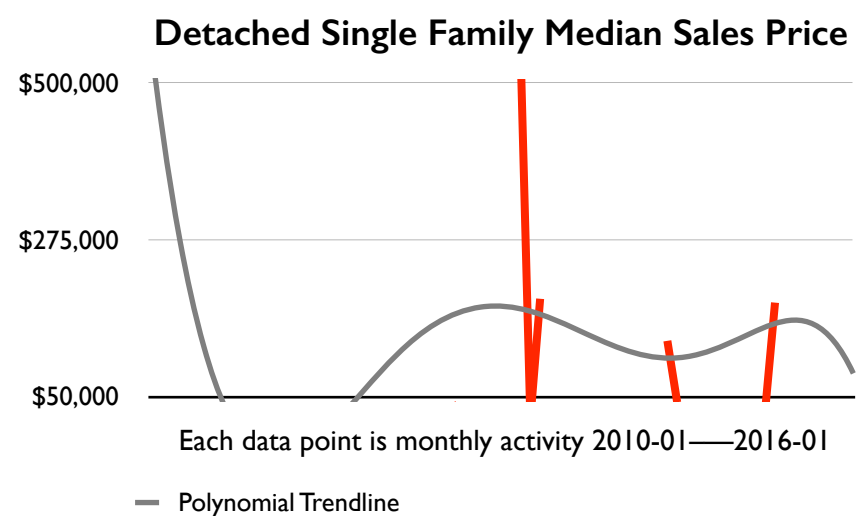
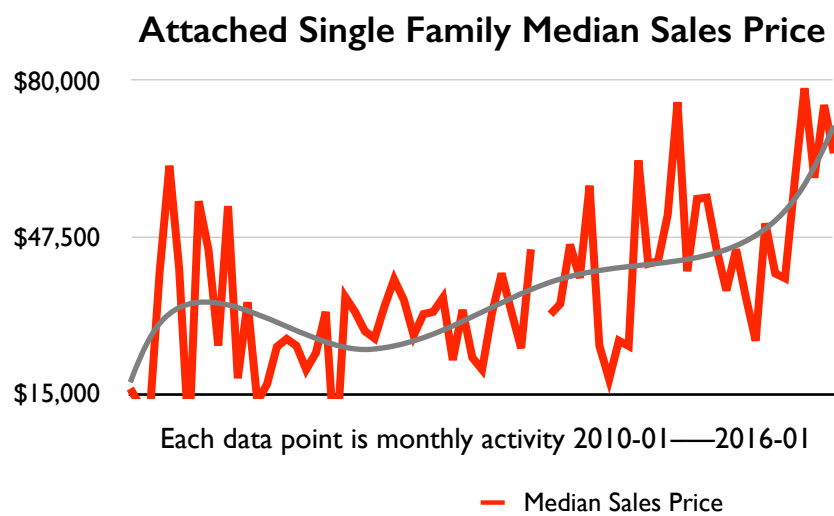
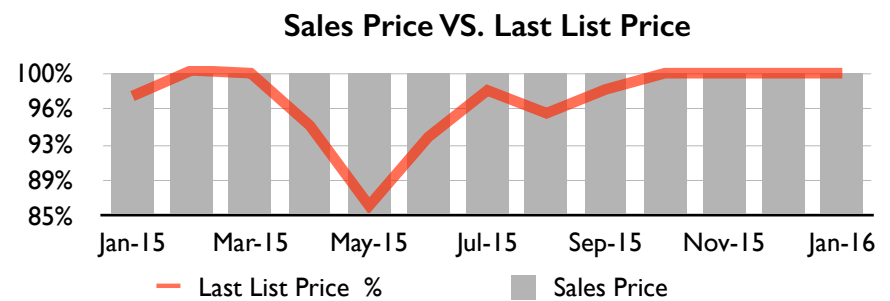
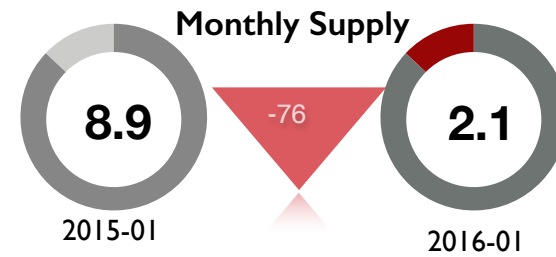


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Tuesday, January 5, 2016

Washington Park

Monthly Update 2016-01



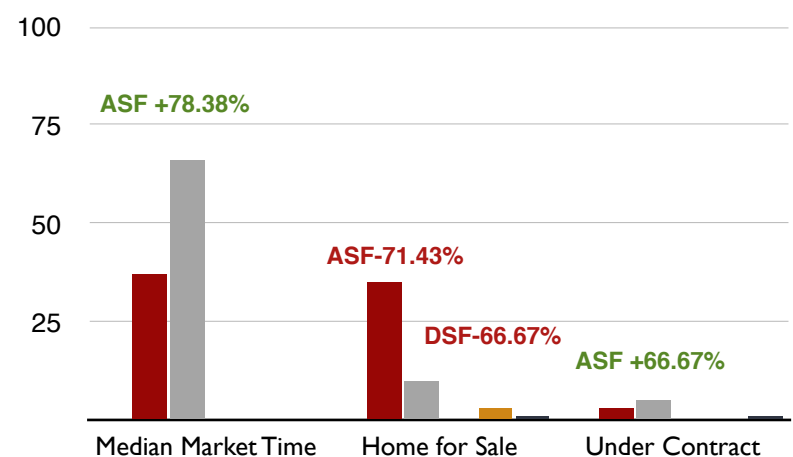
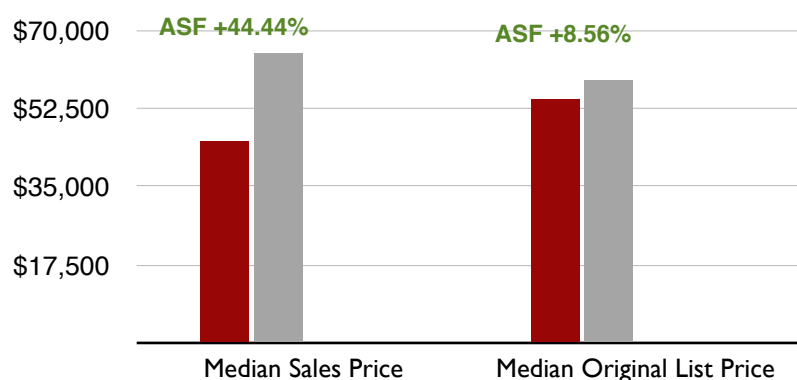
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$45,000	\$65,000	44.44%
Median Original List Price	\$54,350	\$59,000	8.56%
Median Market Time	37	66	78.38%
Home for Sale	35	10	-71.43%
Under Contract	3	5	66.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$0	
Median Market Time	N/A	N/A	
Home for Sale	3	1	-66.67%
Under Contract	0	1	

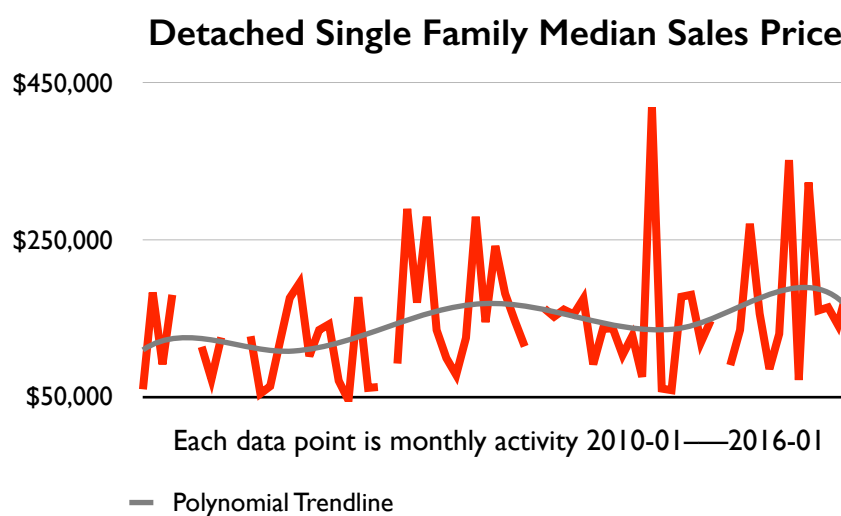
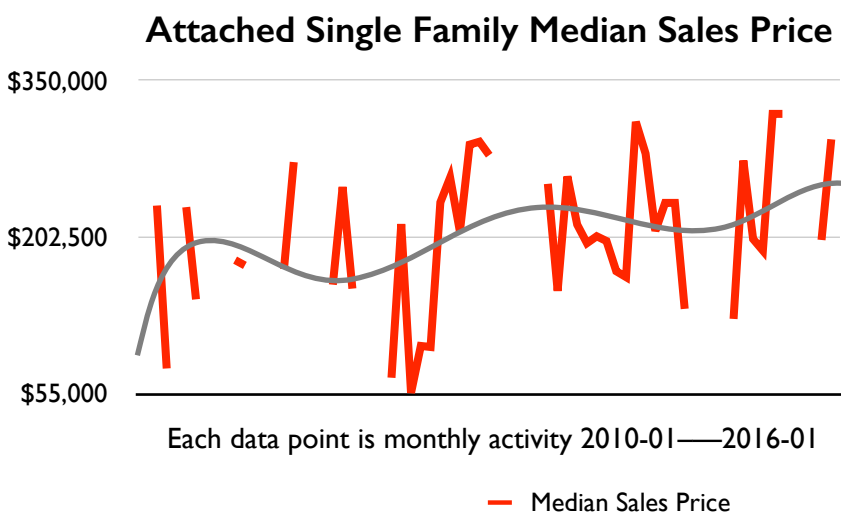
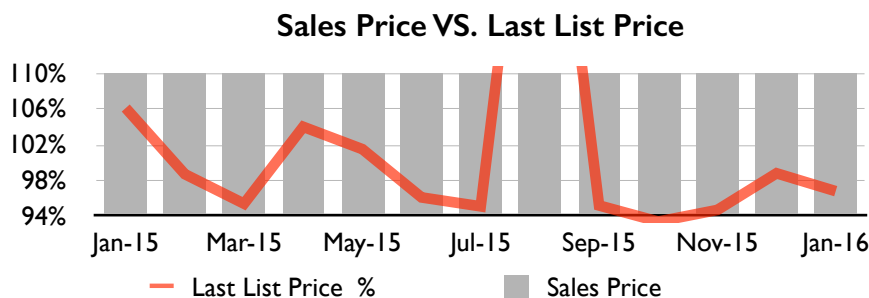
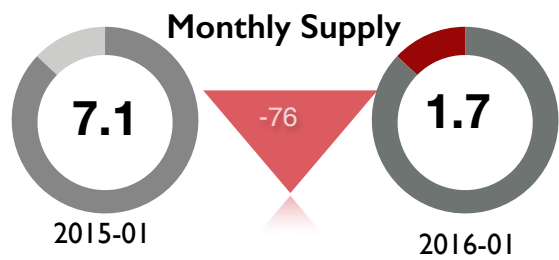


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Tuesday, January 5, 2016

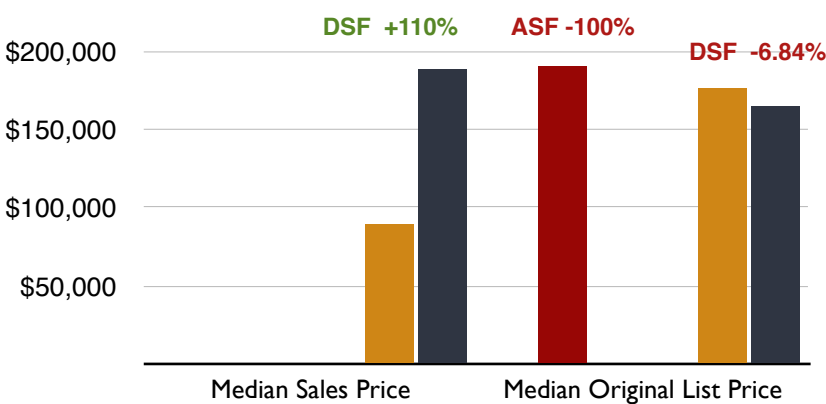
McKinley Park

Monthly Update 2016-01



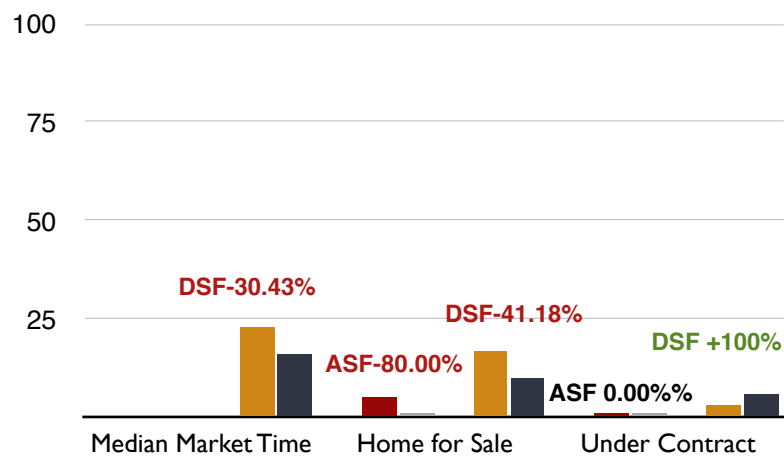
Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$189,500	\$0	-100.00%
Median Market Time	N/A	N/A	
Home for Sale	5	1	-80.00%
Under Contract	1	1	0.00%
ASF including Townhouse & Condo			




Detached Single Family (DSF)


	2015-01	2016-01	Changes
Median Sales Price	\$90,000	\$189,000	+110.00%
Median Original List Price	\$177,000	\$164,900	-6.84%
Median Market Time	23	16	-30.43%
Home for Sale	17	10	-41.18%
Under Contract	3	6	100.00%



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