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# CHICAGO

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## NEIGHBORHOOD MARKET REPORT

February 2016

# KEK TAKEAWAYS...



- According to the Data from MRED, positive housing market momentum carried into February with the median prices experiencing healthy year over year gains. Based on the data of Chicagoland PMSA, the median sales price this month were up 13.3% to \$210,000 for detached homes and 5.8% to \$164,000 for attached homes. Overall 6,135 attached and detached houses were sold, up 0.4% from a month ago and up 6.8% from a year ago.
- The continued low number of homes available for sale shows a strong sign of seller's market. The total inventory of properties available for sale as of February was 34,805 down 0.5 percent from last month and down 13.5 percent from February 2015. It was the lowest inventory level compared to last three years.
- The time it took to sell a house in February averaged 113 days in the PMSA area, a 3.4% decrease from 117 days compared to a year ago.
- New Listings in Chicagoland were up 18.9 percent for detached homes and 14.3 percent for attached properties. Listings Under Contract increased 26.1 percent for detached homes and 30.5 percent for attached properties.

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

**Chicagoland PMSA— February 2016**

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

**+17.2**

Change in  
**New Listing**  
All properties

**+6.8%**

Change in  
**Closed Sales**  
All properties

**-13.5%**

Change in  
**Inventory of Homes**  
All properties

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## **PahRoo Appraisal & Consultancy**

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

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

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

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

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

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Call us now at [\(773\) 388-0003](tel:7733880003) or email us at [Appraisal@PahRoo.com](mailto:Appraisal@PahRoo.com)!

# INTRODUCTION & METHODOLOGY



## Monthly Update—February 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.

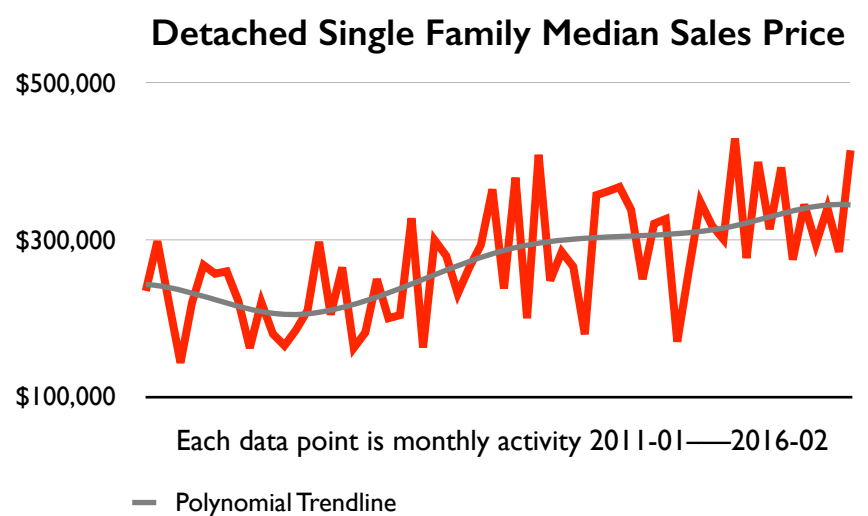
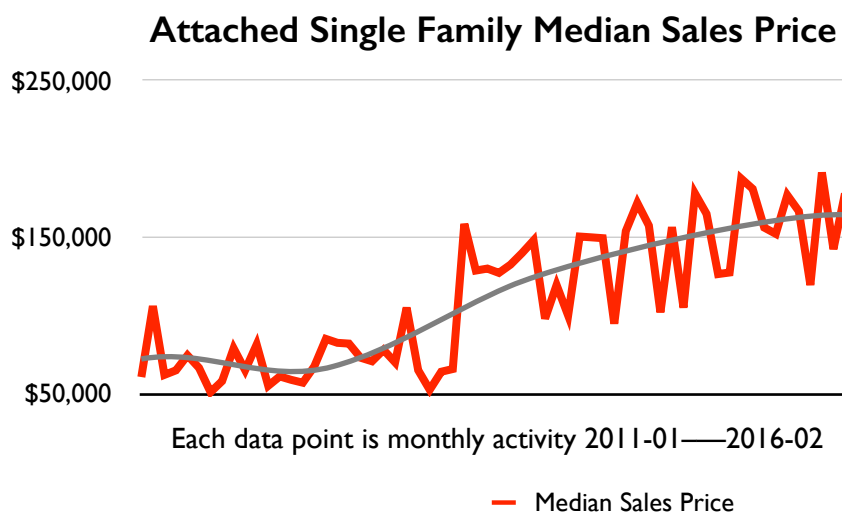
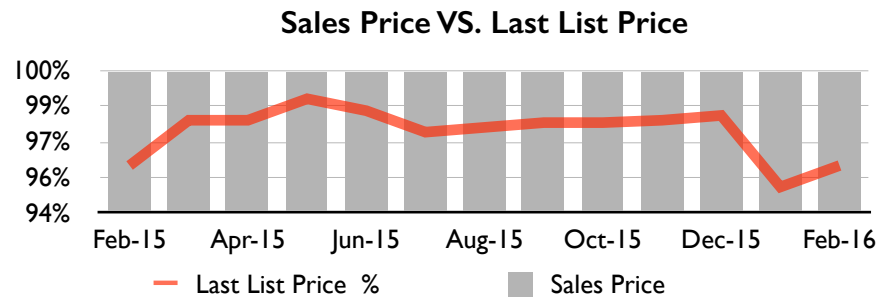
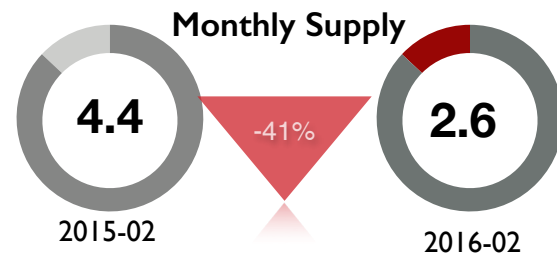
By doing this report we hope to provide market insights for real estate owners, investors, agents, assets managers, who are interested in the

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](mailto:appraisal@Pahroo.com)  
We'd more than Welcome it.

# Albany Park

Monthly Update 2016-02



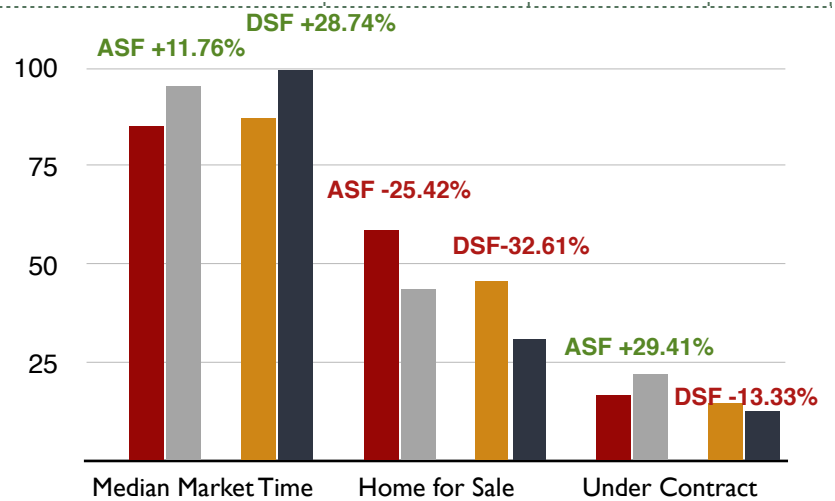
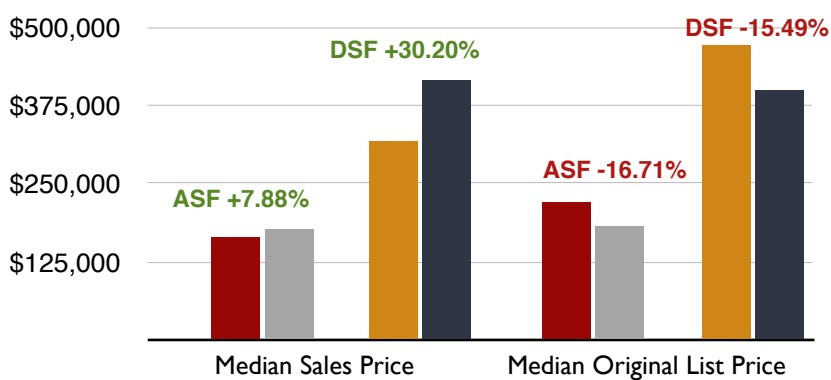
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$165,000	\$178,000	<b>7.88%</b>
Median Original List Price	\$219,000	\$182,400	<b>-16.71%</b>
Median Market Time	85	95	<b>11.76%</b>
Home for Sale	59	44	<b>-25.42%</b>
Under Contract	17	22	<b>29.41%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$318,750	\$415,000	<b>30.20%</b>
Median Original List Price	\$472,000	\$398,900	<b>-15.49%</b>
Median Market Time	87	112	<b>28.74%</b>
Home for Sale	46	31	<b>-32.61%</b>
Under Contract	15	13	<b>-13.33%</b>

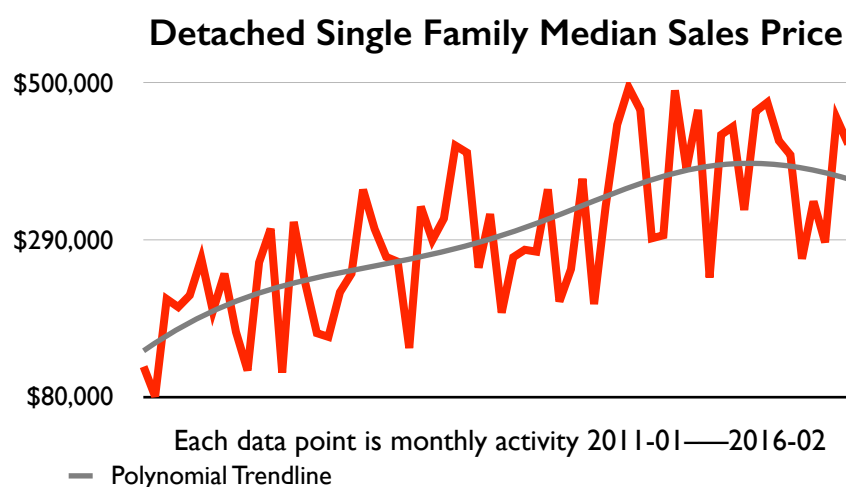
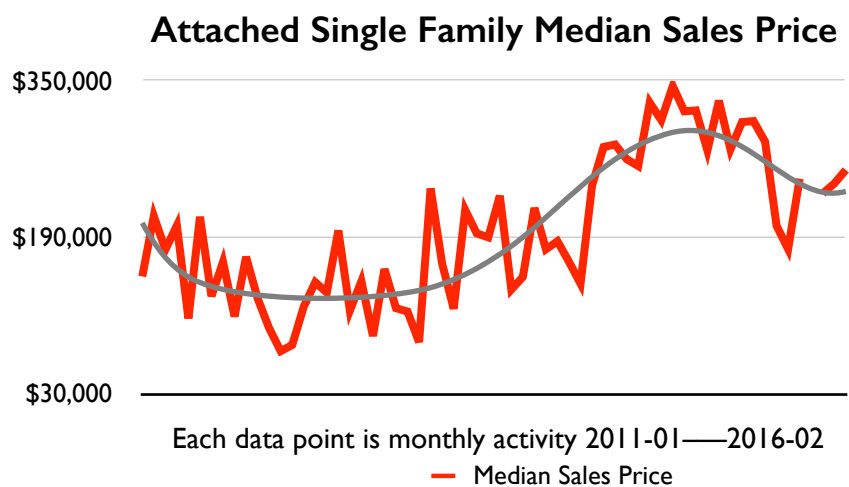
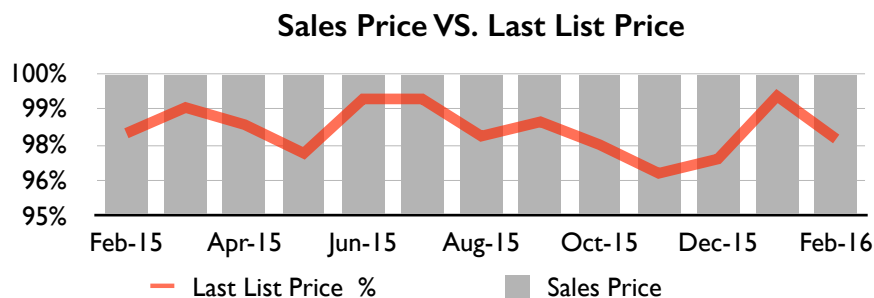
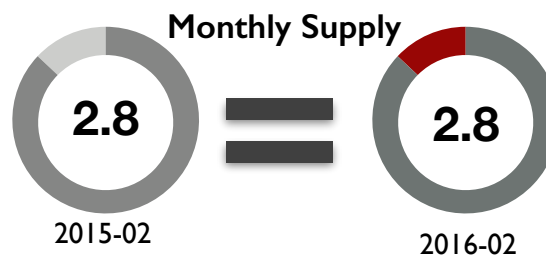


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, March 9, 2016

# Avondale

## Monthly Update 2016-02



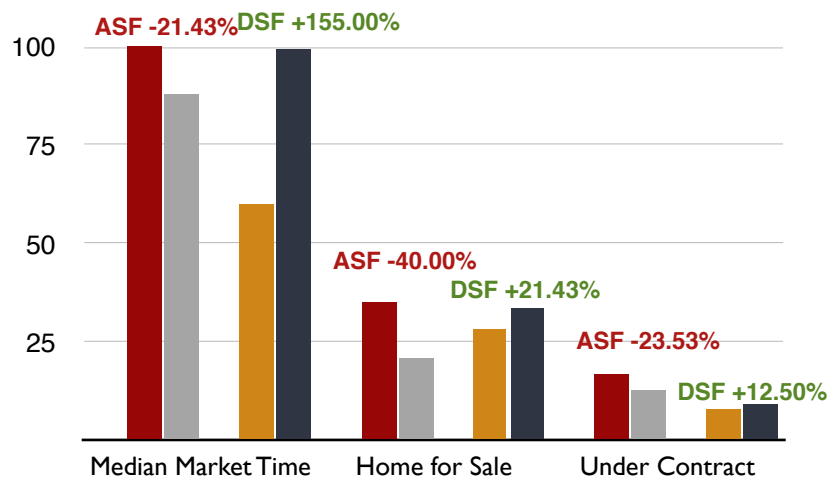
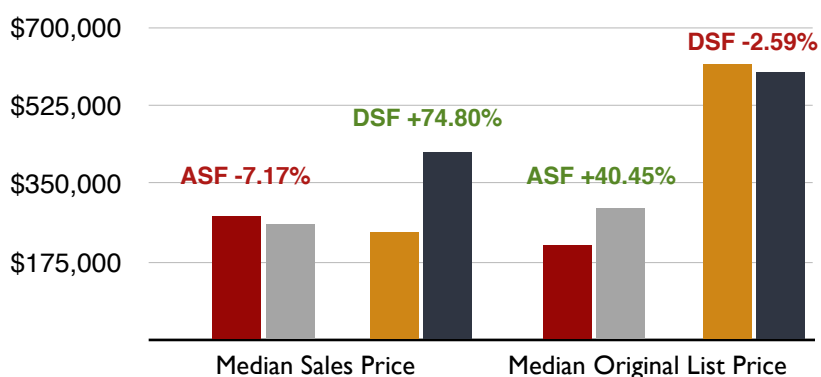
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$279,000	\$259,000	<b>-7.17%</b>
Median Original List Price	\$210,000	\$294,950	<b>40.45%</b>
Median Market Time	112	88	<b>-21.43%</b>
Home for Sale	35	21	<b>-40.00%</b>
Under Contract	17	13	<b>-23.53%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$239,700	\$419,000	<b>74.80%</b>
Median Original List Price	\$614,900	\$599,000	<b>-2.59%</b>
Median Market Time	60	153	<b>155.00%</b>
Home for Sale	28	34	<b>21.43%</b>
Under Contract	8	9	<b>12.50%</b>

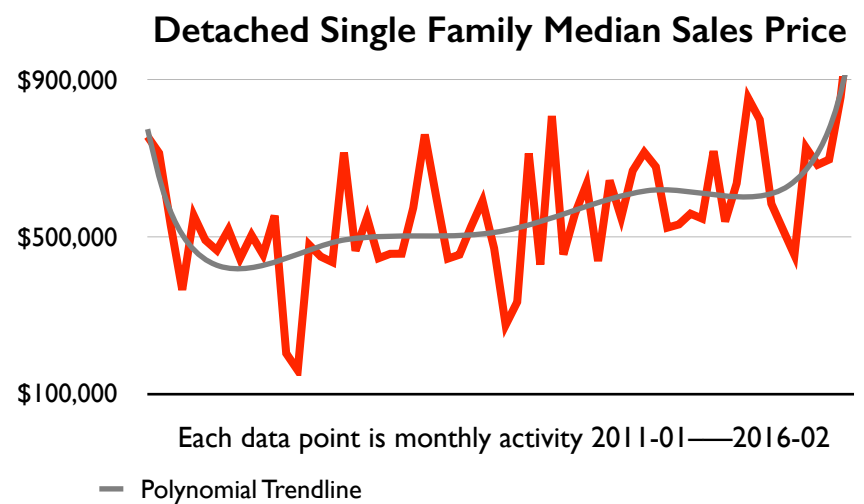
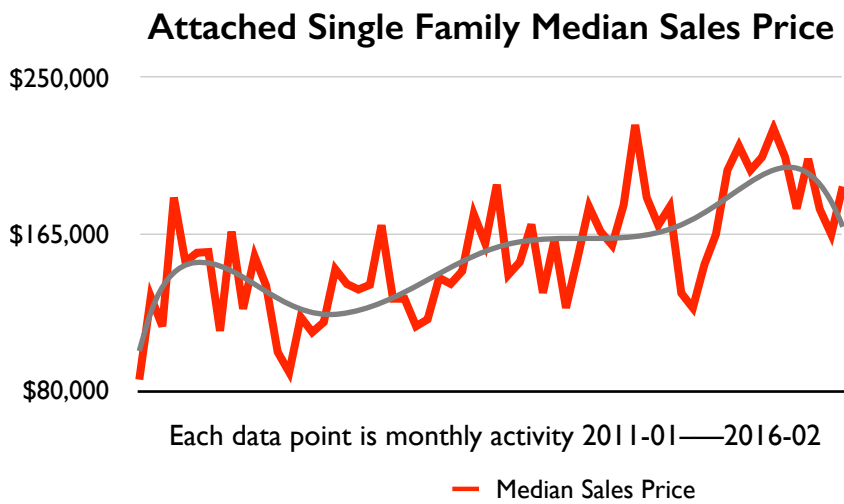
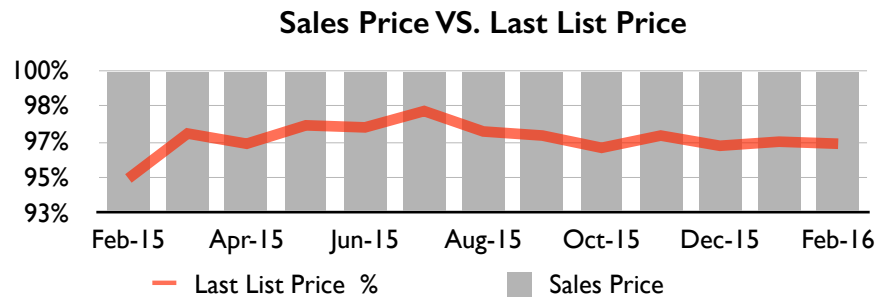
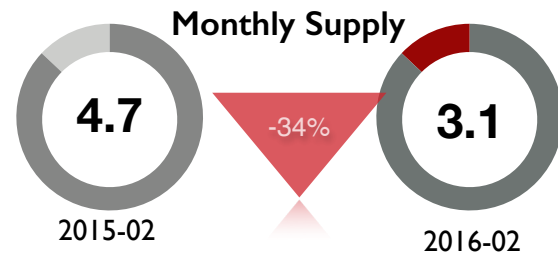


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# Edgewater

Monthly Update 2016-02



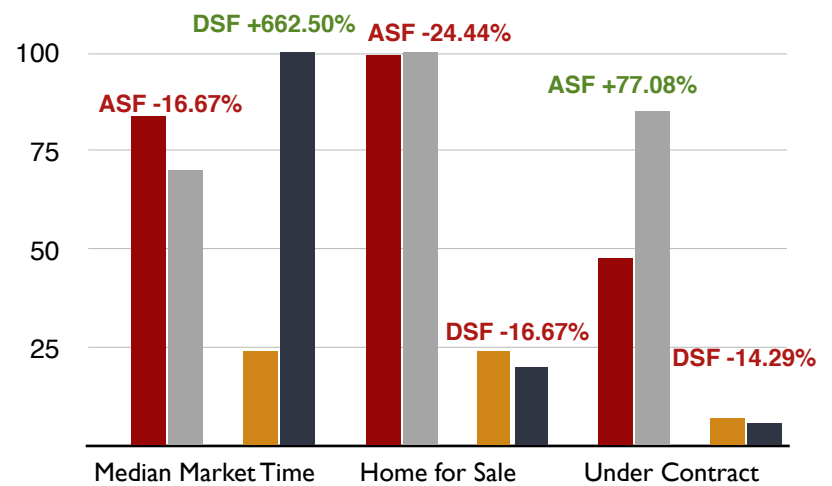
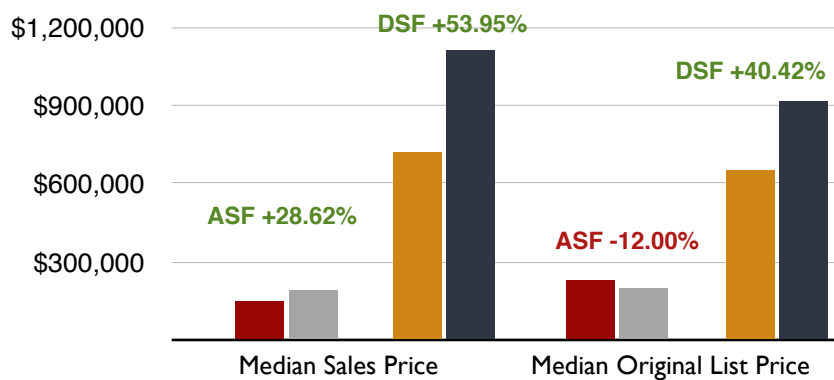
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$148,500	\$191,000	<b>28.62%</b>
Median Original List Price	\$225,000	\$198,000	<b>-12.00%</b>
Median Market Time	84	70	<b>-16.67%</b>
Home for Sale	270	204	<b>-24.44%</b>
Under Contract	48	85	<b>77.08%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$720,000	\$1,108,448	<b>53.95%</b>
Median Original List Price	\$649,500	\$912,000	<b>40.42%</b>
Median Market Time	24	183	<b>662.50%</b>
Home for Sale	24	20	<b>-16.67%</b>
Under Contract	7	6	<b>-14.29%</b>

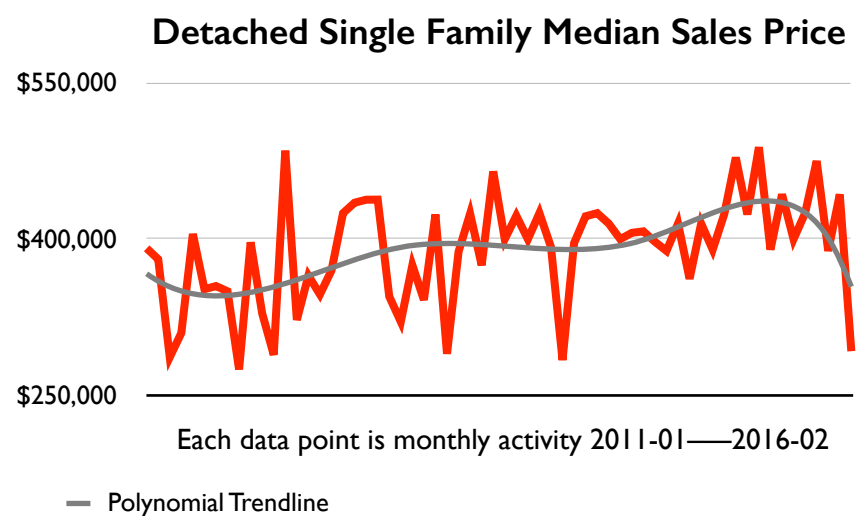
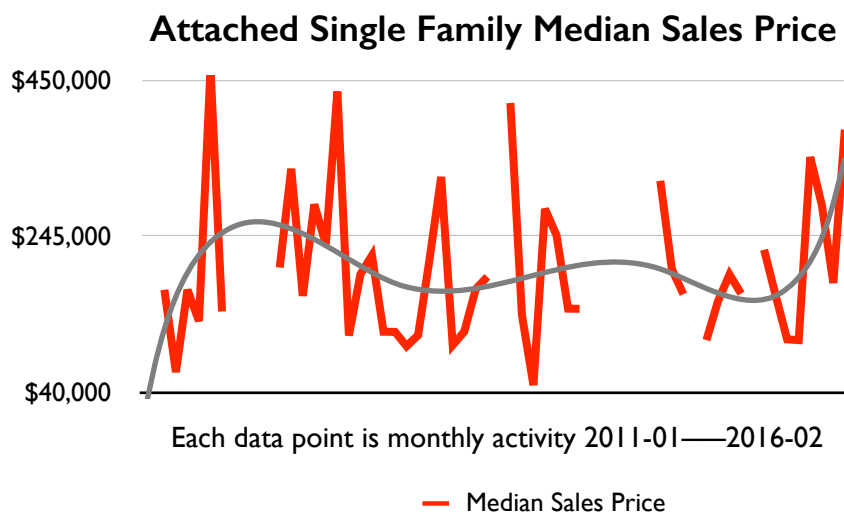
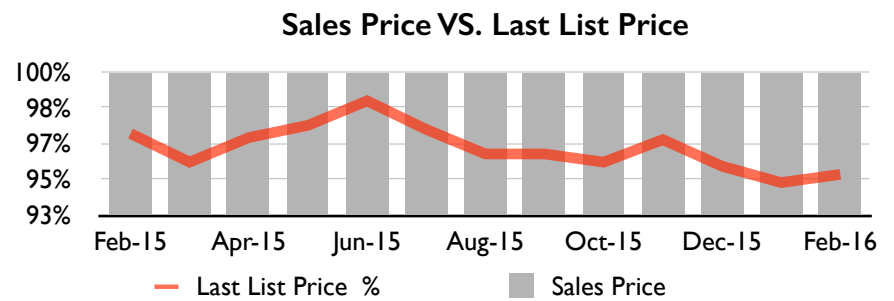
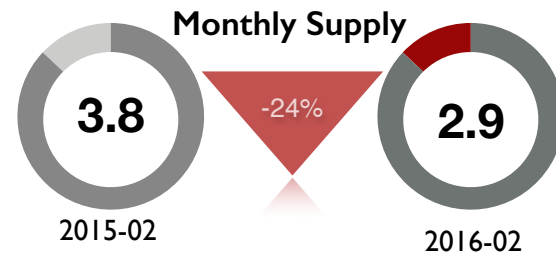
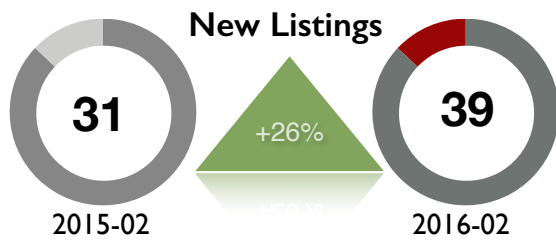


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# Forest Glen

## Monthly Update 2016-02



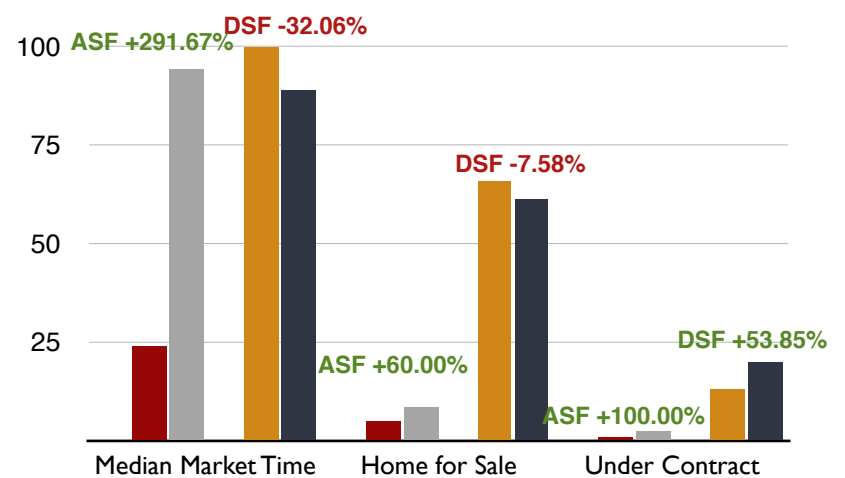
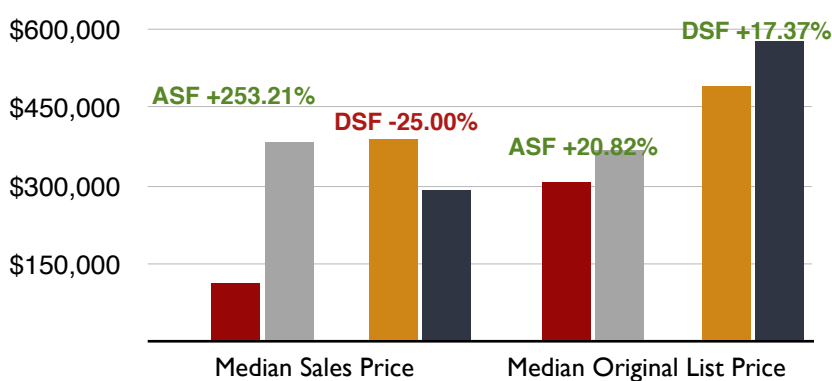
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$109,000	\$385,000	<b>253.21%</b>
Median Original List Price	\$303,350	\$366,500	<b>20.82%</b>
Median Market Time	24	94	<b>291.67%</b>
Home for Sale	5	8	<b>60.00%</b>
Under Contract	1	2	<b>100.00%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$390,000	\$292,500	<b>-25.00%</b>
Median Original List Price	\$489,900	\$575,000	<b>17.37%</b>
Median Market Time	131	89	<b>-32.06%</b>
Home for Sale	66	61	<b>-7.58%</b>
Under Contract	13	20	<b>53.85%</b>



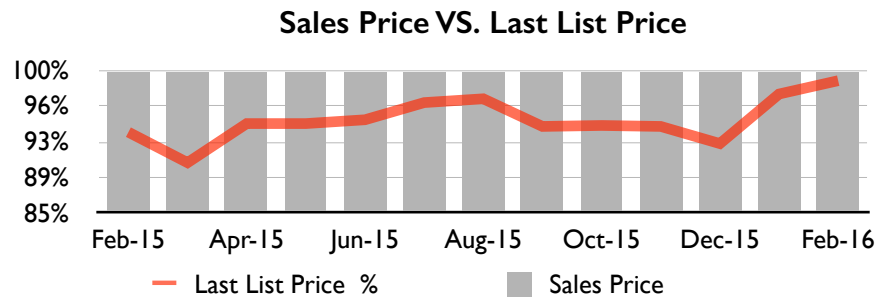
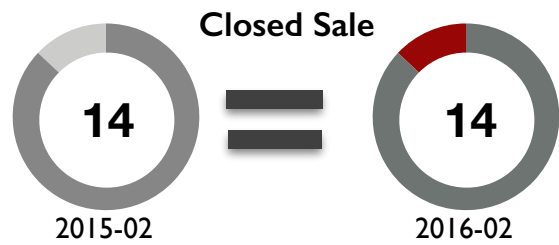
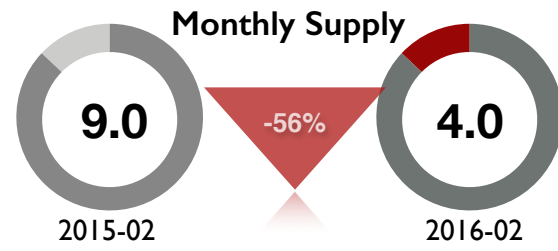
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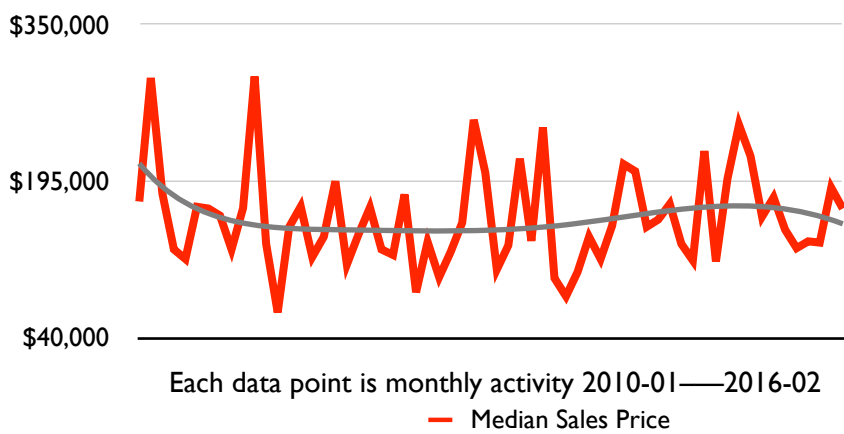


# Hyde Park

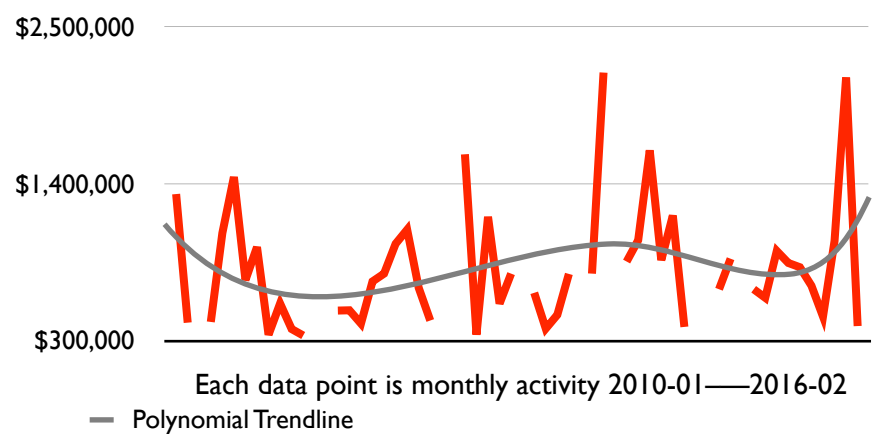
Monthly Update 2016-02



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



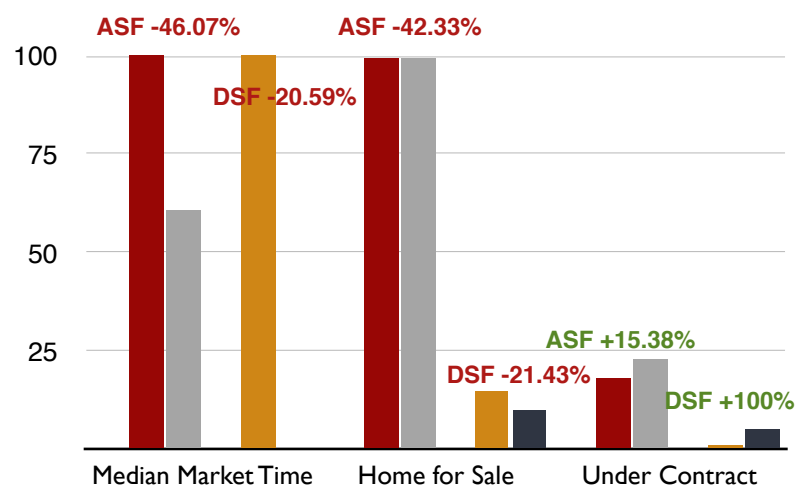
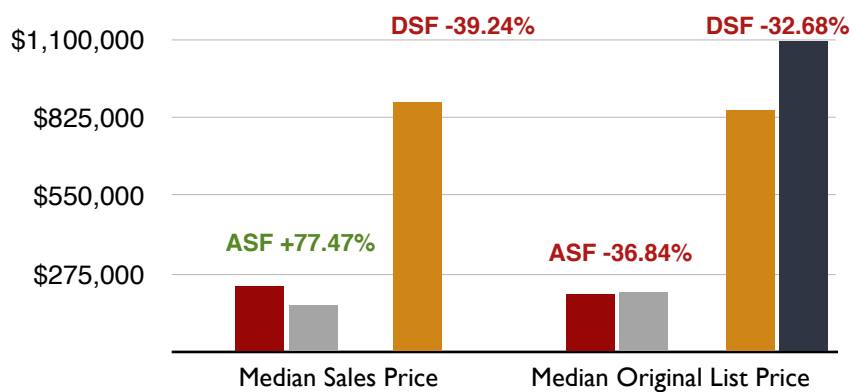
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$225,000	\$168,000	<b>-25.33%</b>
Median Original List Price	\$199,000	\$210,000	<b>5.53%</b>
Median Market Time	142	61	<b>-57.04%</b>
Home for Sale	159	99	<b>-37.74%</b>
Under Contract	18	23	<b>27.78%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$875,000	N/A	
Median Original List Price	\$849,450	\$1,099,000	<b>29.38%</b>
Median Market Time	135	N/A	
Home for Sale	15	10	<b>-33.33%</b>
Under Contract	1	5	<b>400.00%</b>

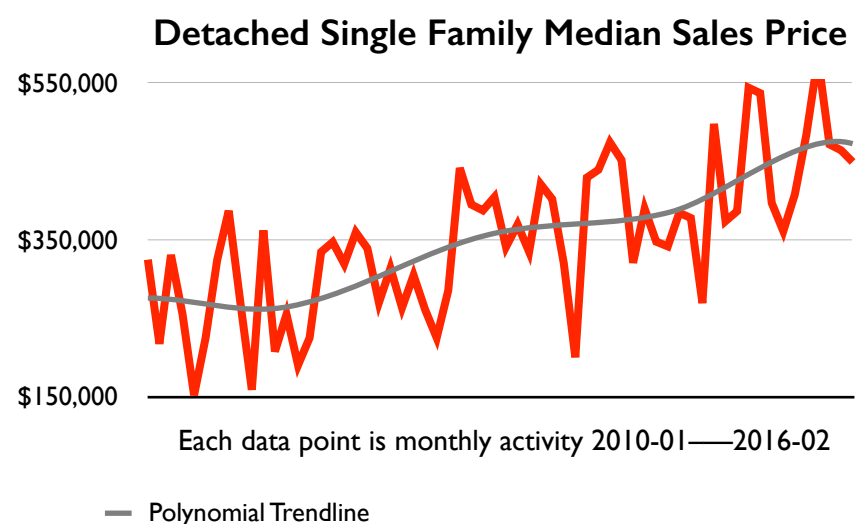
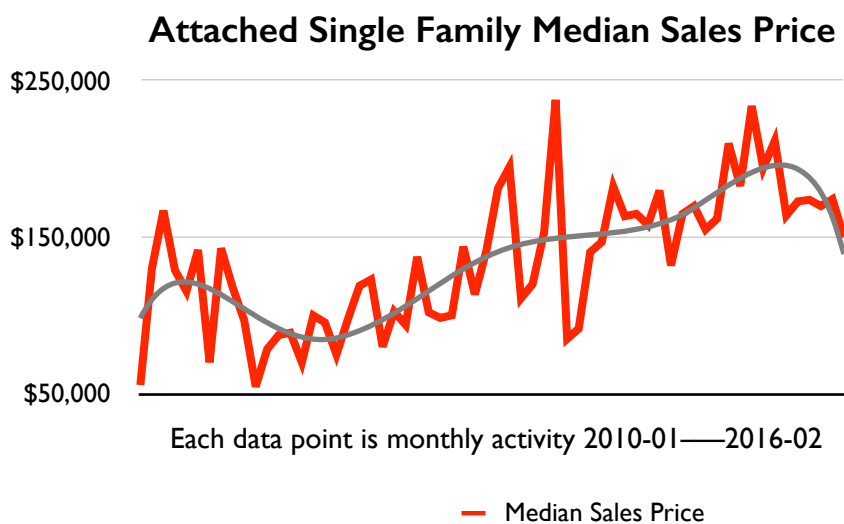
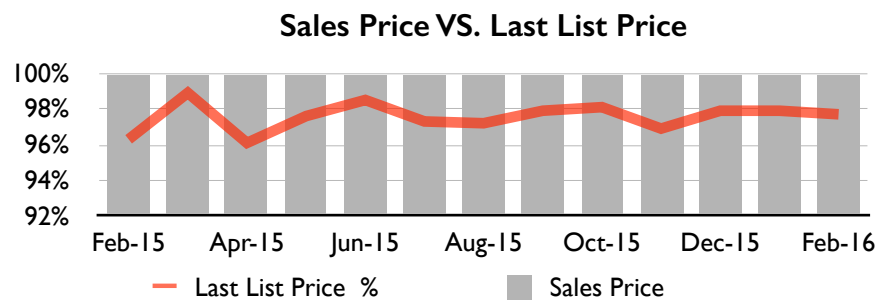
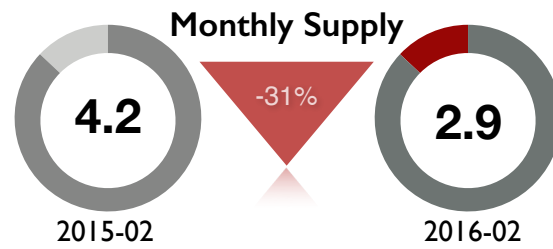
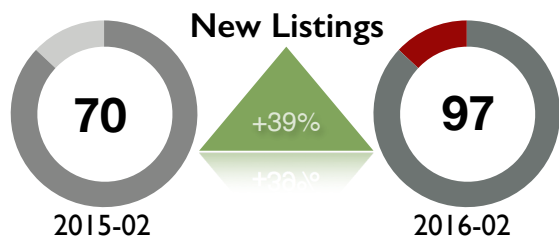


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# Irving Park

Monthly Update 2016-02



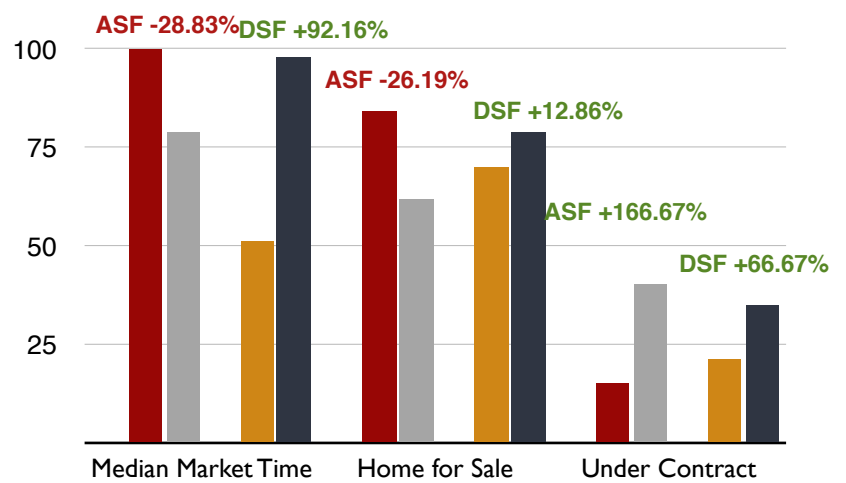
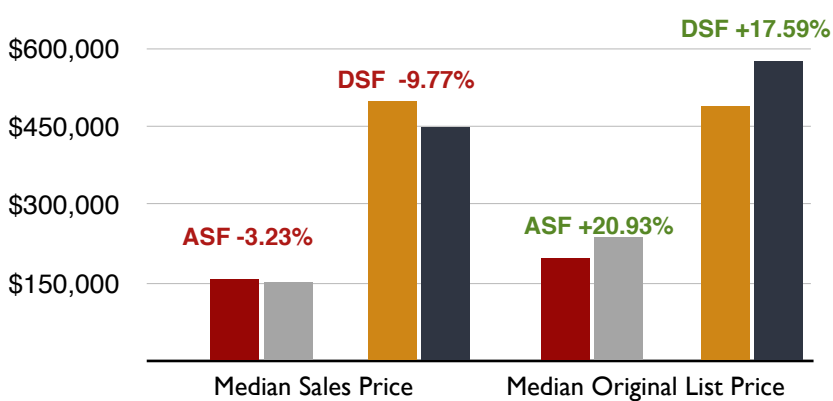
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$155,000	\$150,000	-3.23%
Median Original List Price	\$198,000	\$239,450	20.93%
Median Market Time	111	79	-28.83%
Home for Sale	84	62	-26.19%
Under Contract	15	40	166.67%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$498,750	\$450,000	-9.77%
Median Original List Price	\$489,000	\$575,000	17.59%
Median Market Time	51	98	92.16%
Home for Sale	70	79	12.86%
Under Contract	21	35	66.67%

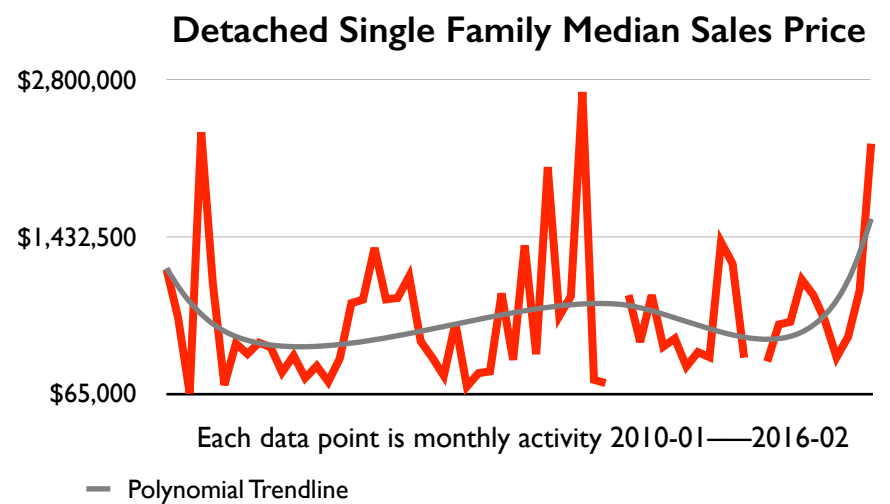
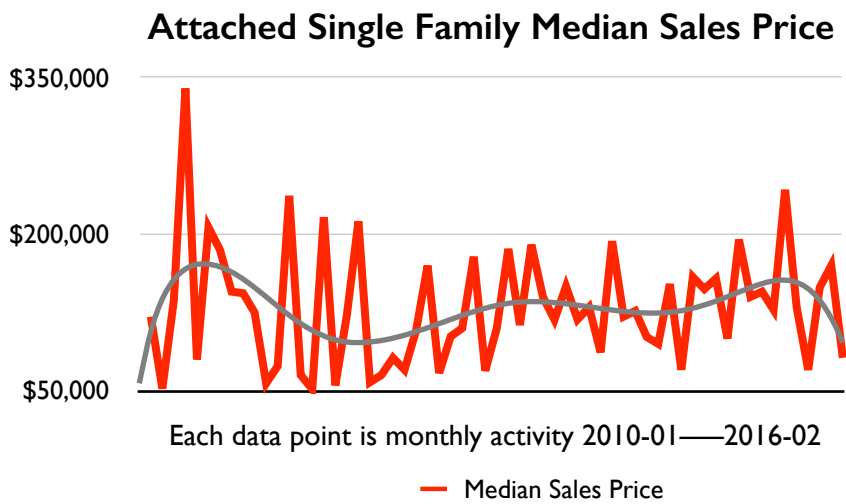
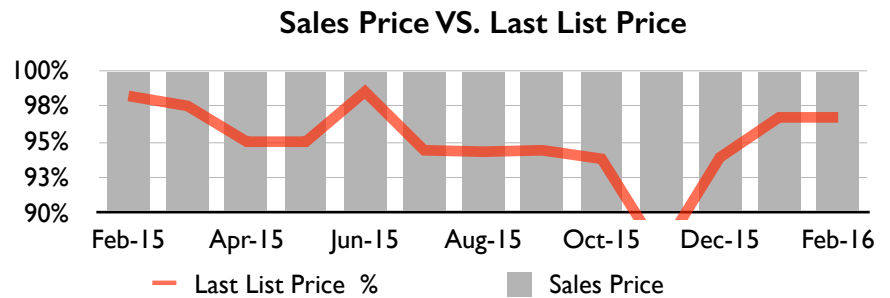
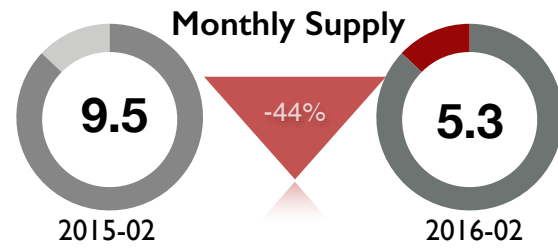
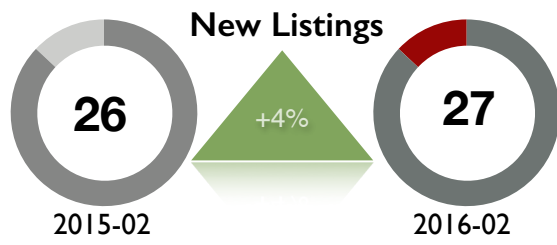


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Wednesday, March 9, 2016

# Kenwood

## Monthly Update 2016-02



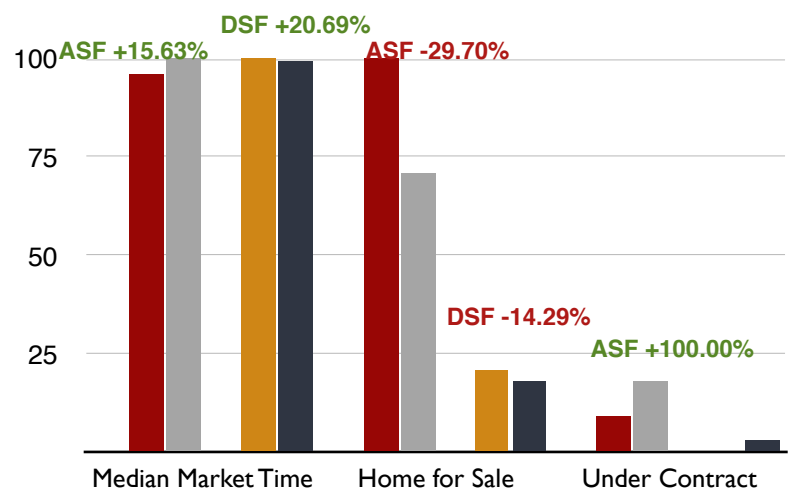
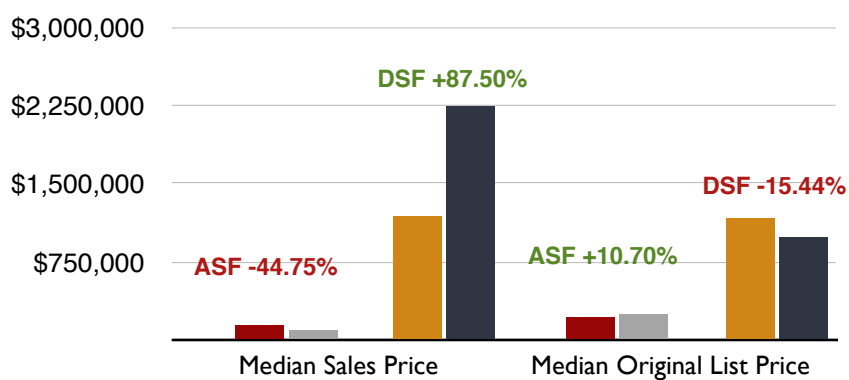
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$147,500	\$81,500	<b>-44.75%</b>
Median Original List Price	\$215,900	\$239,000	<b>10.70%</b>
Median Market Time	96	111	<b>15.63%</b>
Home for Sale	101	71	<b>-29.70%</b>
Under Contract	9	18	<b>100.00%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

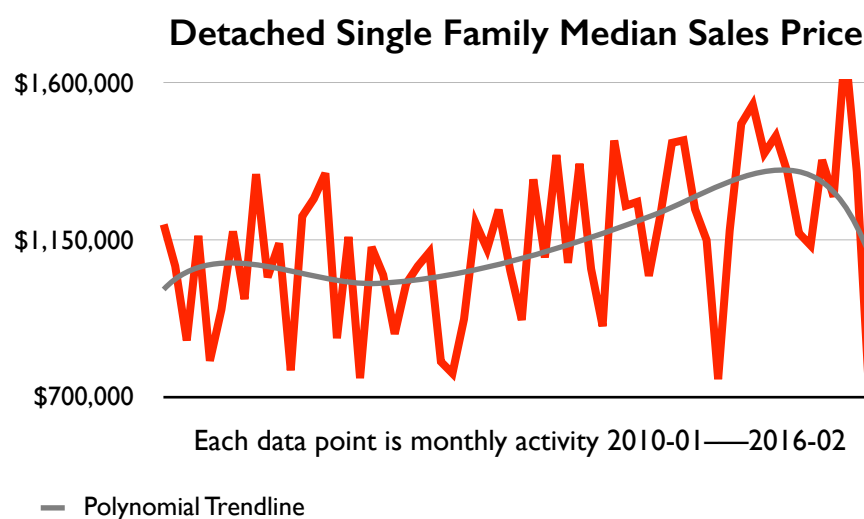
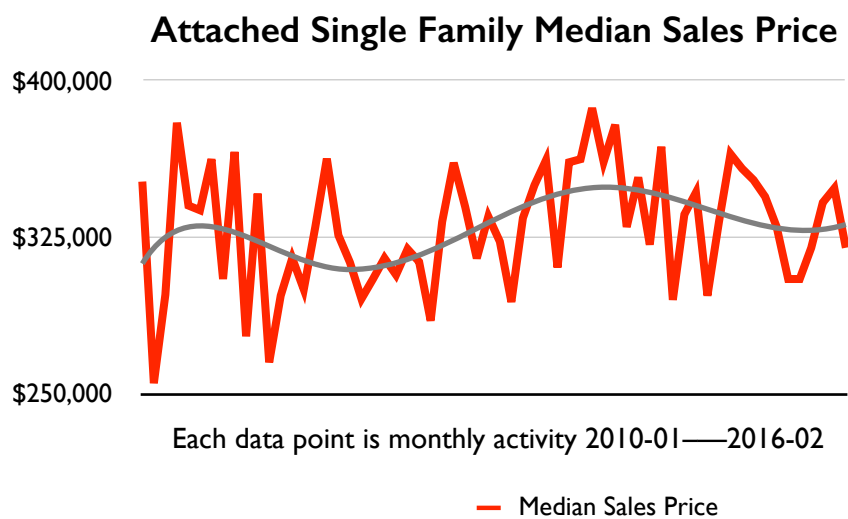
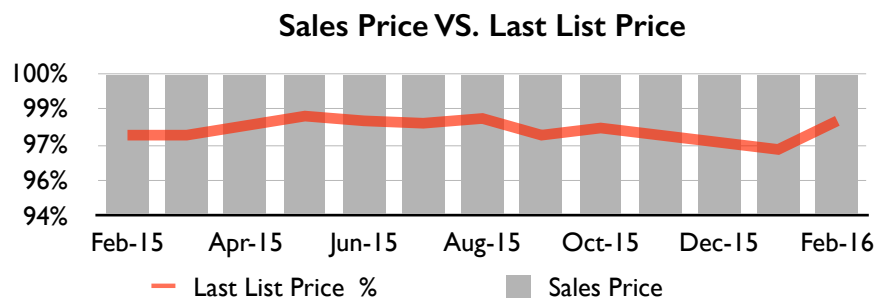
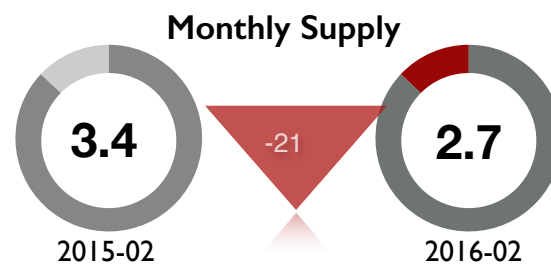
	2015-02	2016-02	Changes
Median Sales Price	\$1,200,000	\$2,250,000	<b>87.50%</b>
Median Original List Price	\$1,161,950	\$982,500	<b>-15.44%</b>
Median Market Time	145	175	<b>20.69%</b>
Home for Sale	21	18	<b>-14.29%</b>
Under Contract	0	3	



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# Lakeview

## Monthly Update 2016-02



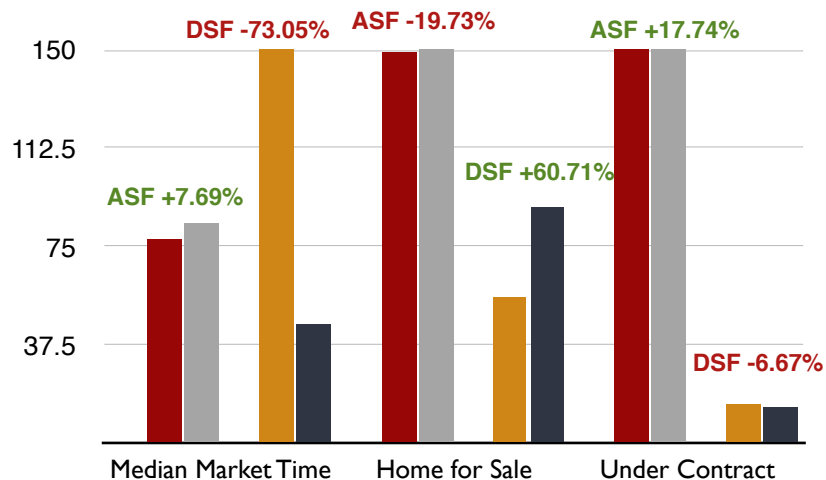
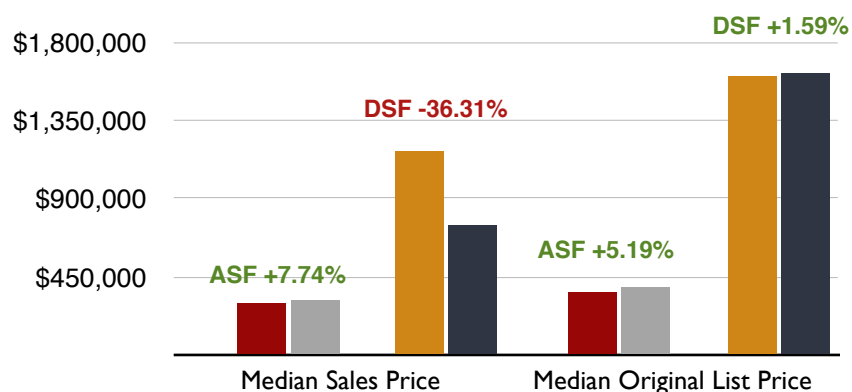
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$297,000	\$320,000	<b>7.74%</b>
Median Original List Price	\$365,900	\$384,900	<b>5.19%</b>
Median Market Time	78	84	<b>7.69%</b>
Home for Sale	522	419	<b>-19.73%</b>
Under Contract	186	219	<b>17.74%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

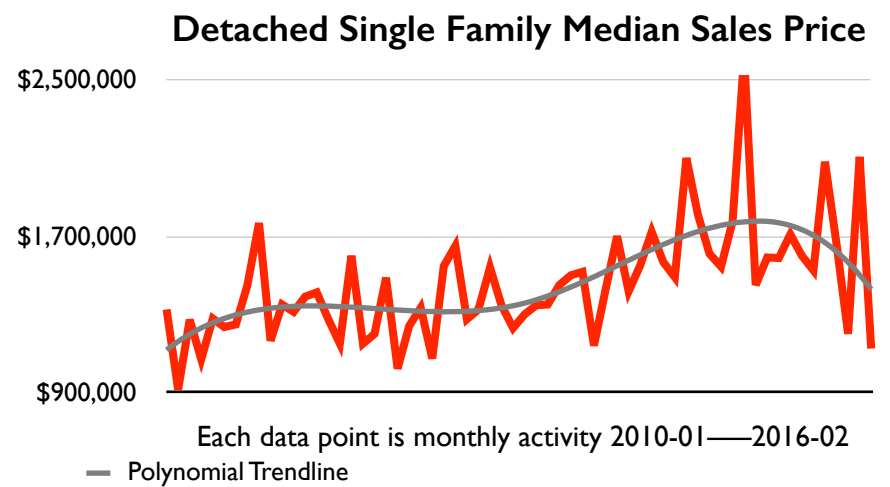
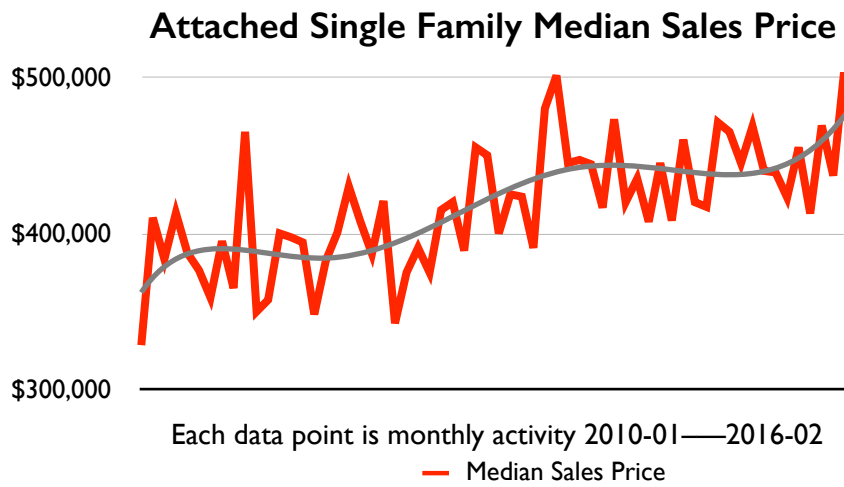
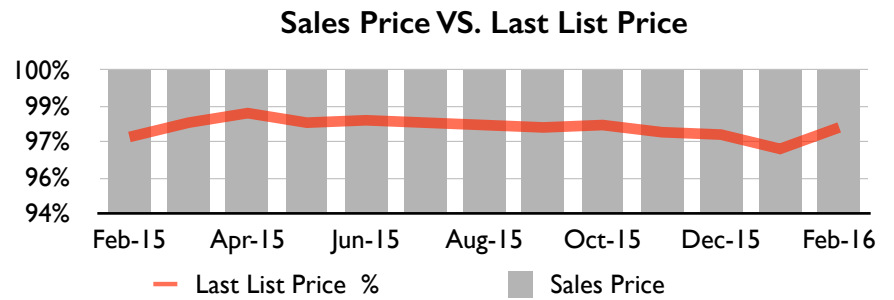
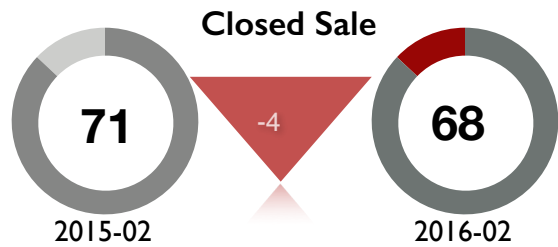
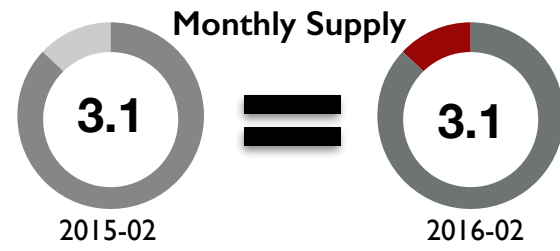
	2015-02	2016-02	Changes
Median Sales Price	\$1,177,500	\$750,000	<b>-36.31%</b>
Median Original List Price	\$1,599,000	\$1,624,500	<b>1.59%</b>
Median Market Time	167	45	<b>-73.05%</b>
Home for Sale	56	90	<b>60.71%</b>
Under Contract	15	14	<b>-6.67%</b>



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

# Lincoln Park

Monthly Update 2016-02



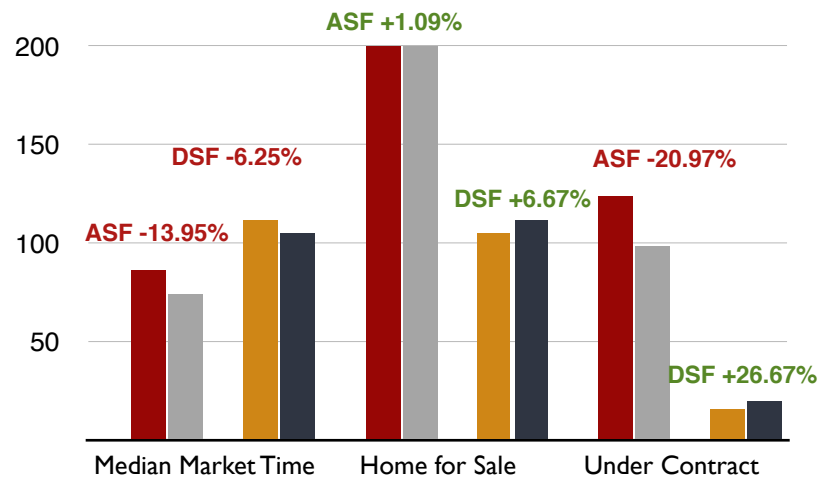
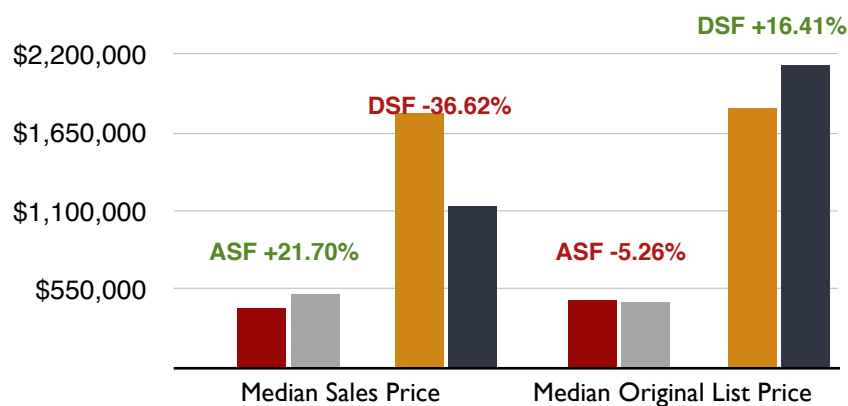
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$417,000	\$507,500	<b>21.70%</b>
Median Original List Price	\$475,000	\$450,000	<b>-5.26%</b>
Median Market Time	86	74	<b>-13.95%</b>
Home for Sale	275	278	<b>1.09%</b>
Under Contract	124	98	<b>-20.97%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$1,775,000	\$1,125,000	<b>-36.62%</b>
Median Original List Price	\$1,825,000	\$2,124,450	<b>16.41%</b>
Median Market Time	112	105	<b>-6.25%</b>
Home for Sale	105	112	<b>6.67%</b>
Under Contract	15	19	<b>26.67%</b>

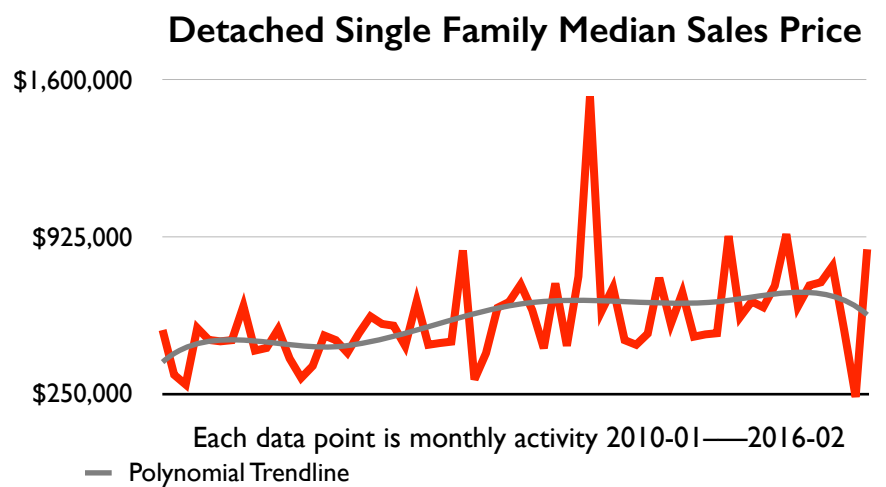
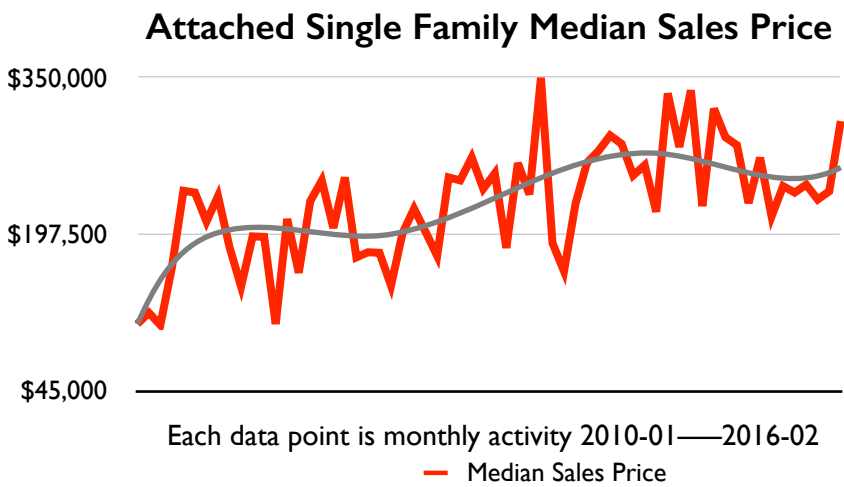
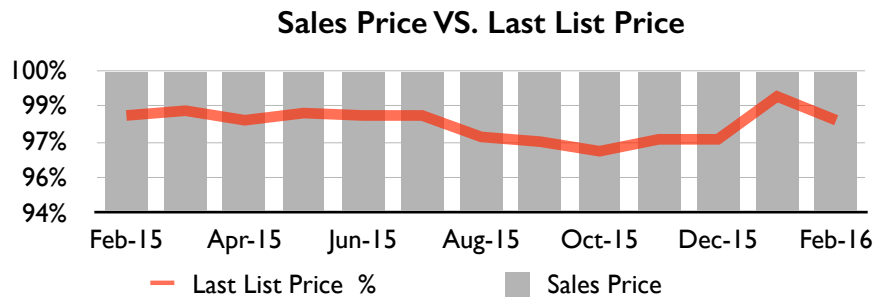
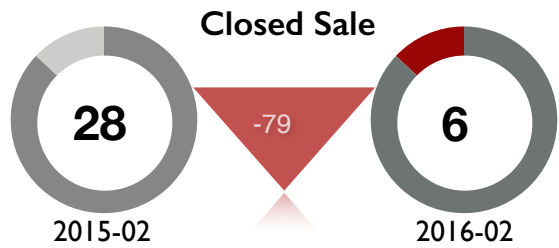
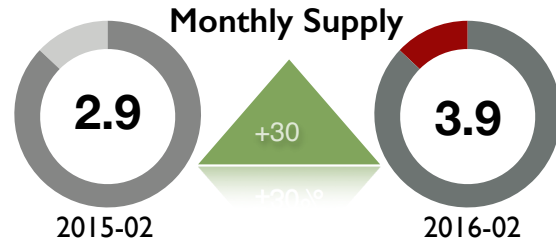


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, March 9, 2016

# Lincoln Square

Monthly Update 2016-02



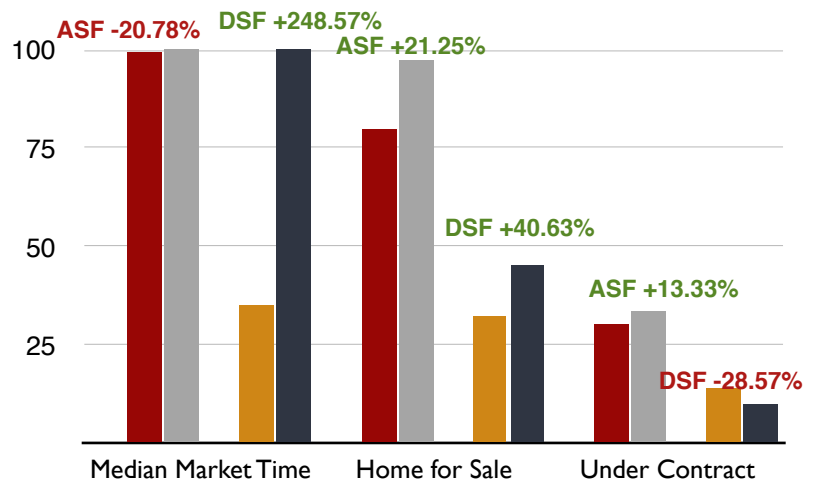
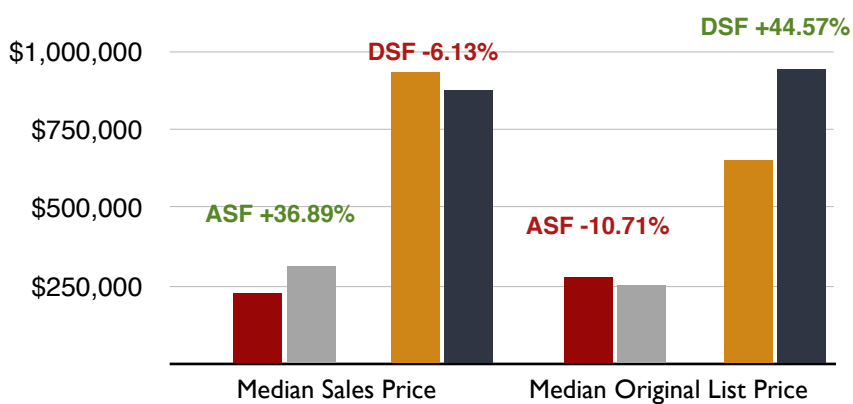
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$225,000	\$308,000	<b>36.89%</b>
Median Original List Price	\$280,000	\$250,000	<b>-10.71%</b>
Median Market Time	154	122	<b>-20.78%</b>
Home for Sale	80	97	<b>21.25%</b>
Under Contract	30	34	<b>13.33%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

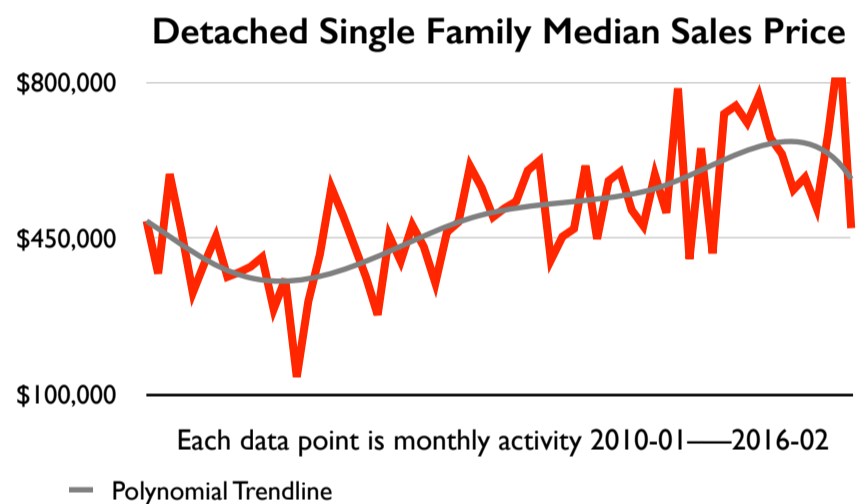
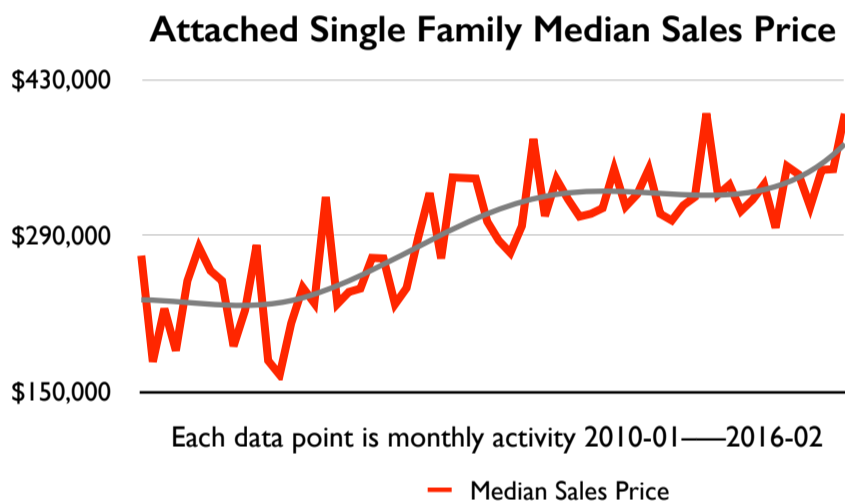
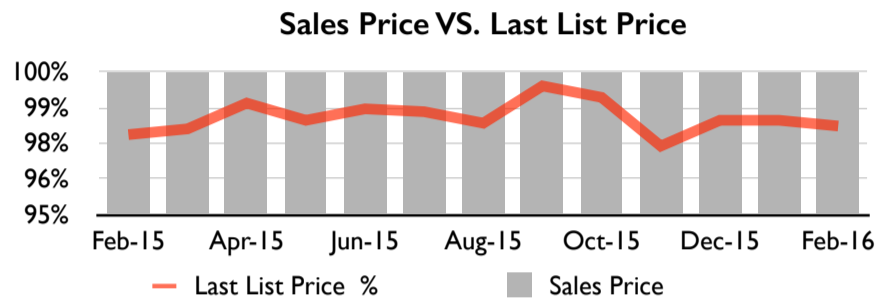
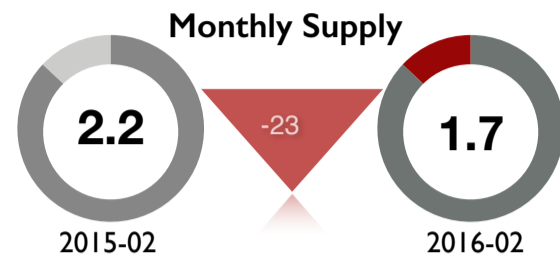
	2015-02	2016-02	Changes
Median Sales Price	\$929,500	\$872,500	<b>-6.13%</b>
Median Original List Price	\$649,500	\$939,000	<b>44.57%</b>
Median Market Time	35	122	<b>248.57%</b>
Home for Sale	32	45	<b>40.63%</b>
Under Contract	14	10	<b>-28.57%</b>



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

# Logan Square

Monthly Update 2016-02



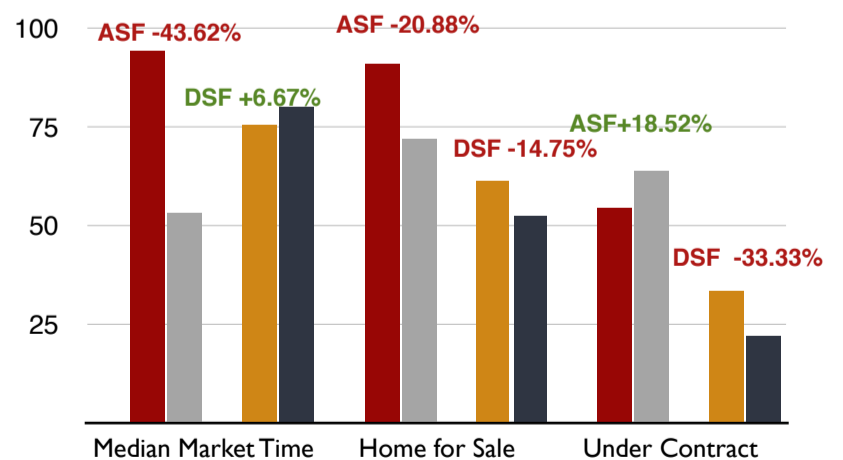
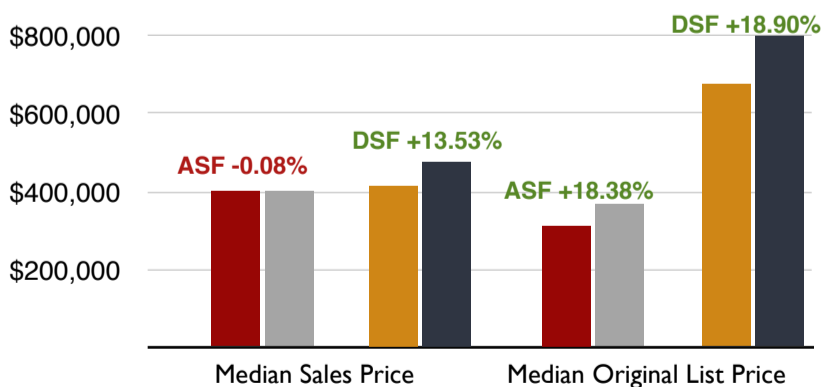
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$399,800	\$399,500	-0.08%
Median Original List Price	\$312,500	\$369,950	18.38%
Median Market Time	94	53	-43.62%
Home for Sale	91	72	-20.88%
Under Contract	54	64	18.52%

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

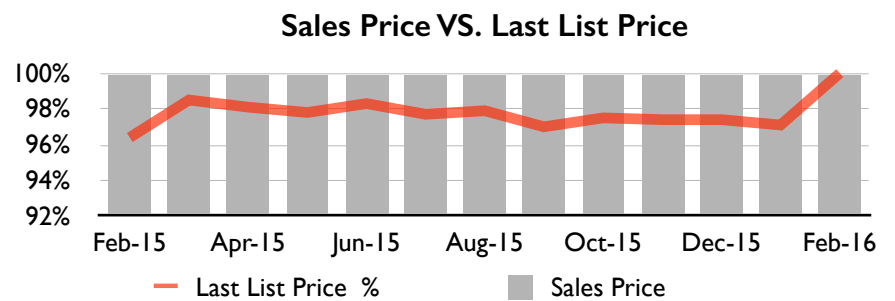
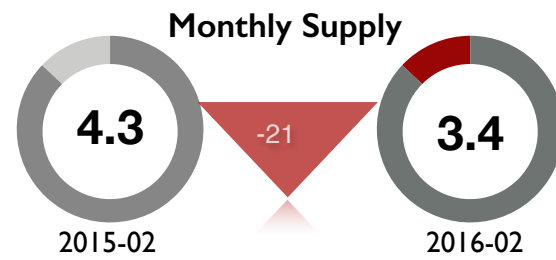
	2015-02	2016-02	Changes
Median Sales Price	\$417,500	\$474,000	13.53%
Median Original List Price	\$672,400	\$799,500	18.90%
Median Market Time	75	80	6.67%
Home for Sale	61	52	-14.75%
Under Contract	33	22	-33.33%



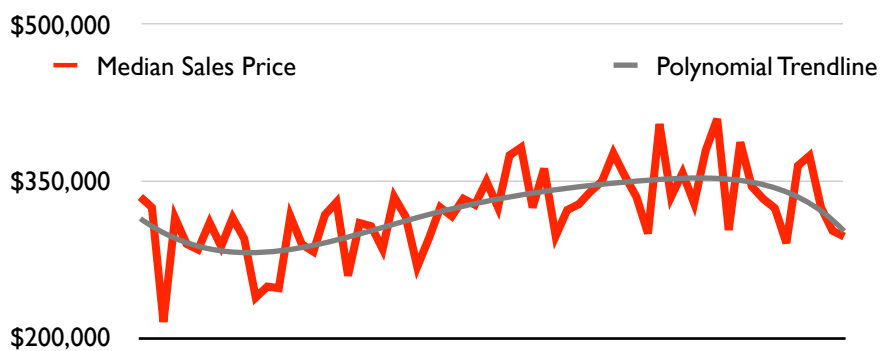
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

# Loop

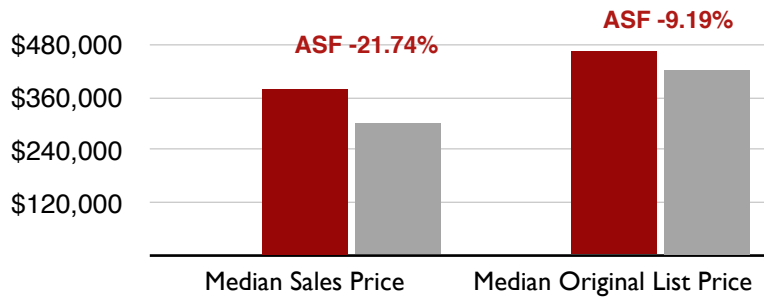
## Monthly Update 2016-02



### Attached Single Family Median Sales Price



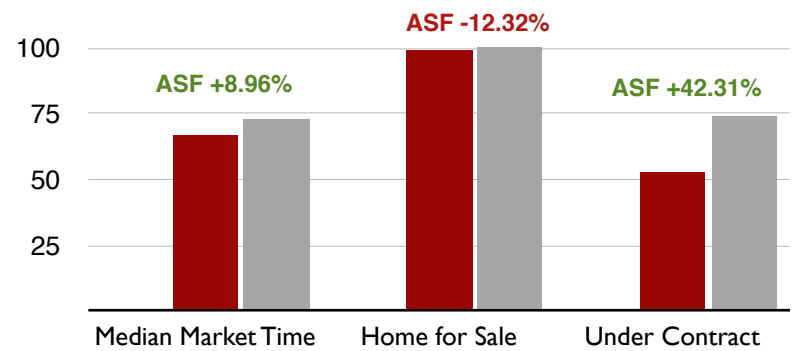
Each data point is monthly activity 2010-01—2016-02



### Attached Single Family (ASF)

	2015-01	2016-01	Changes
Median Sales Price	\$379,500	\$297,000	-21.74%
Median Original List Price	\$462,400	\$419,900	-9.19%
Median Market Time	67	73	8.96%
Home for Sale	276	242	-12.32%
Under Contract	52	74	42.31%

*ASF including Townhouse & Condo*



**No Detached Single - Family Data Found**

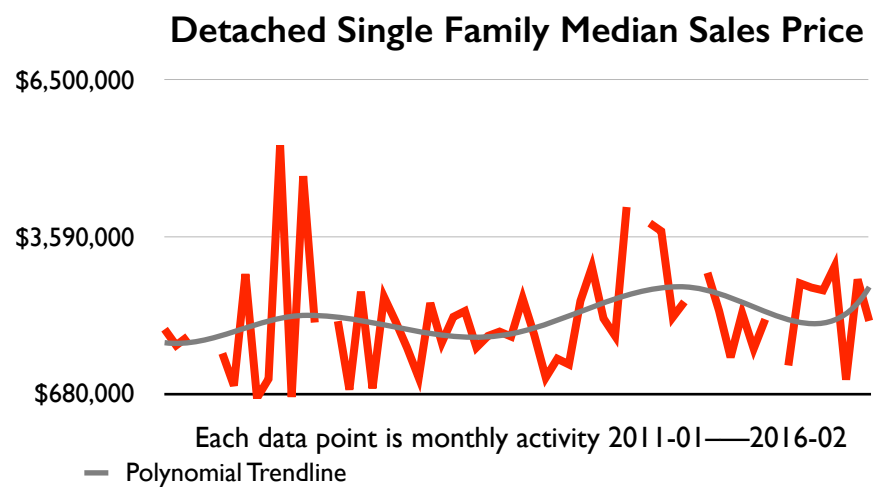
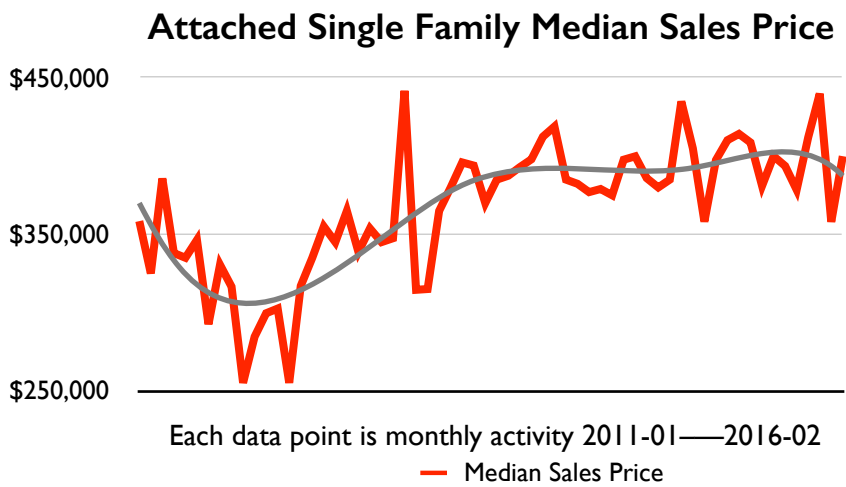
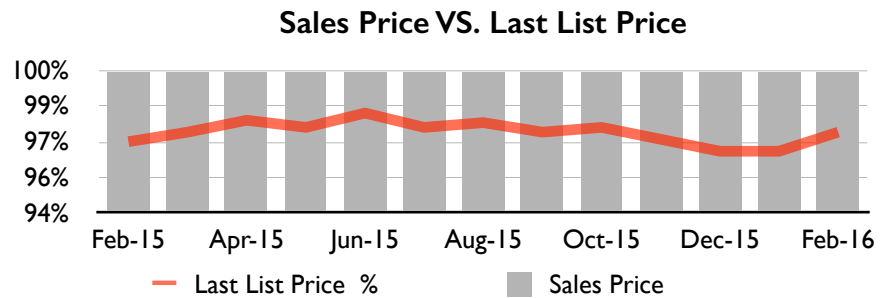
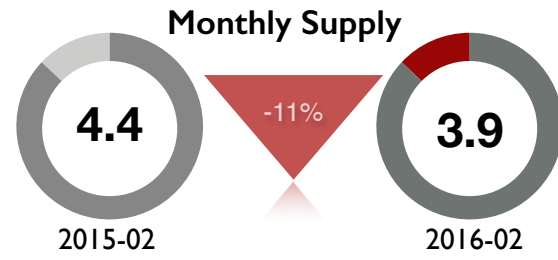


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.



# Near North Side

Monthly Update 2016-02



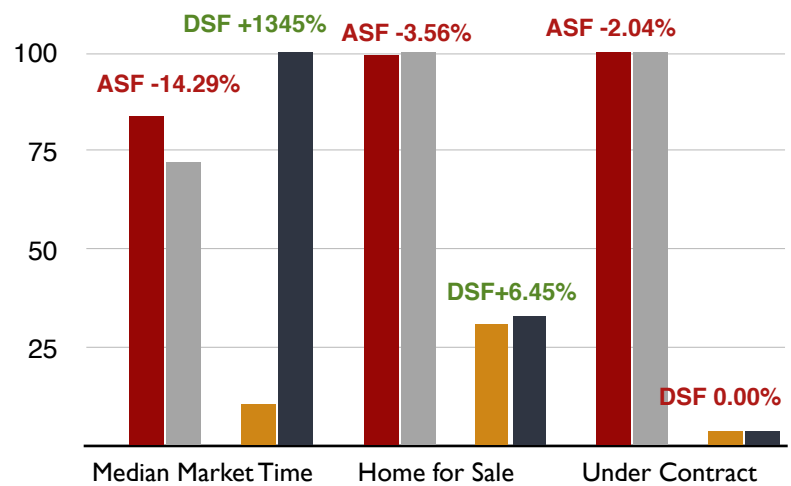
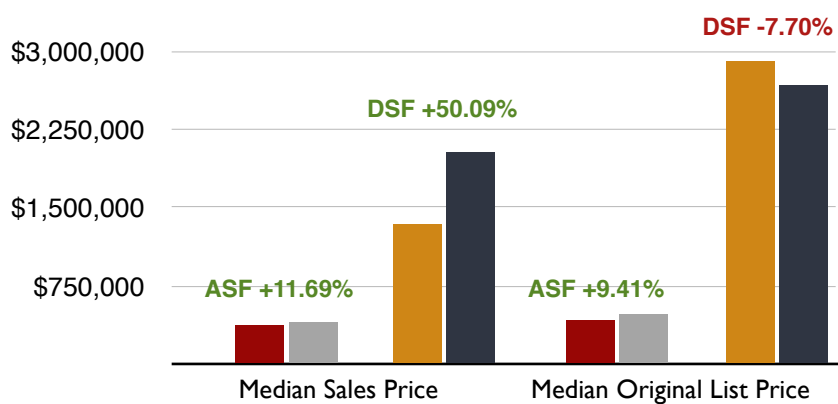
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$358,125	\$400,000	<b>11.69%</b>
Median Original List Price	\$425,000	\$465,000	<b>9.41%</b>
Median Market Time	84	72	<b>-14.29%</b>
Home for Sale	927	894	<b>-3.56%</b>
Under Contract	245	240	<b>-2.04%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$1,352,500	\$2,030,000	<b>50.09%</b>
Median Original List Price	\$2,897,500	\$2,674,500	<b>-7.70%</b>
Median Market Time	11	159	<b>1345.45%</b>
Home for Sale	31	33	<b>6.45%</b>
Under Contract	4	4	<b>0.00%</b>

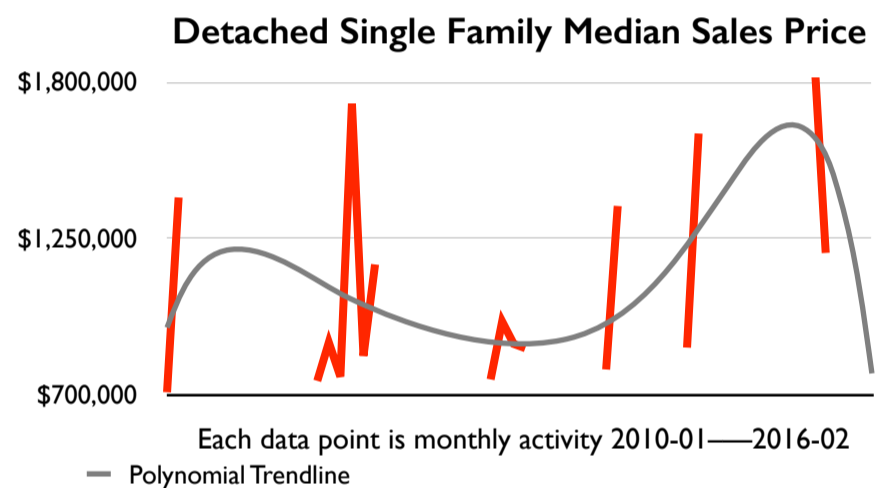
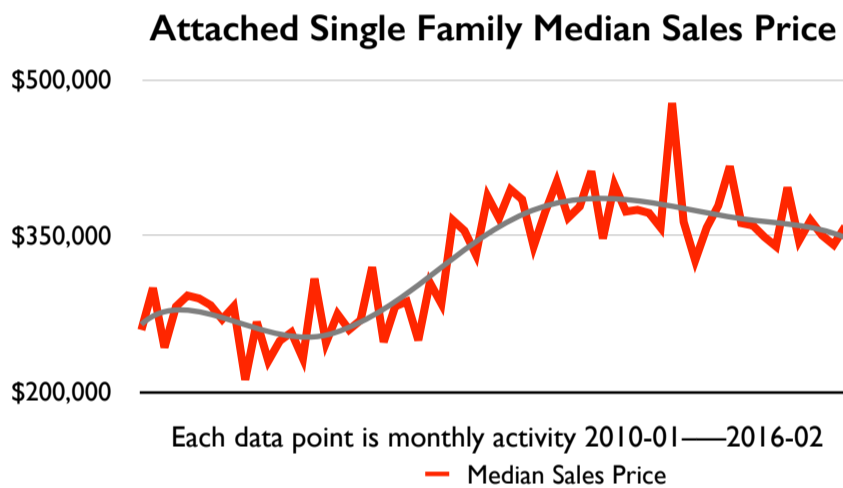
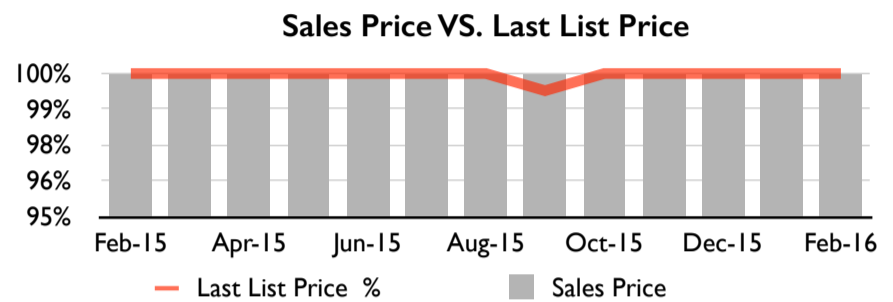
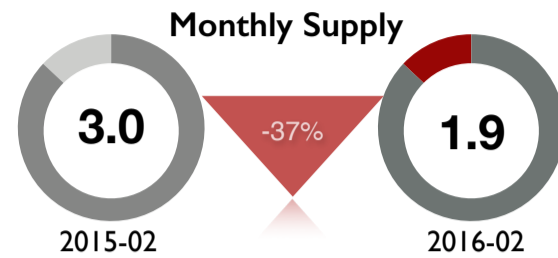
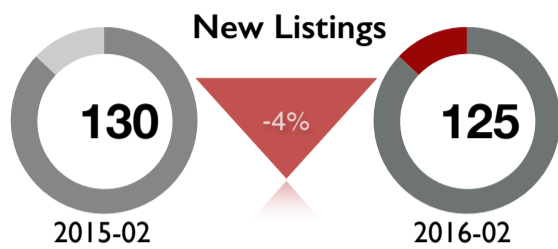


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, March 9, 2016

# Near South Side

Monthly Update 2016-02



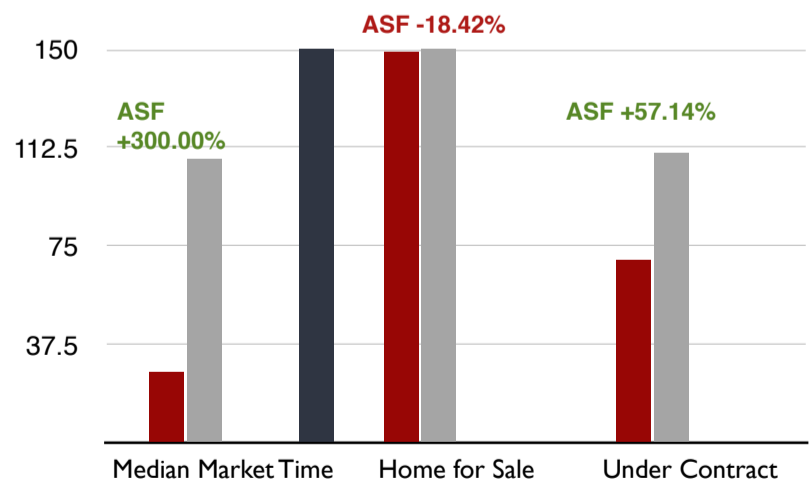
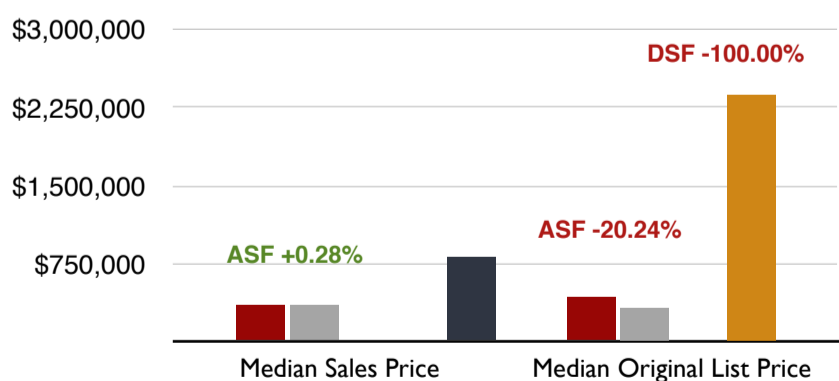
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$358,000	\$359,000	<b>0.28%</b>
Median Original List Price	\$420,000	\$335,000	<b>-20.24%</b>
Median Market Time	27	108	<b>300.00%</b>
Home for Sale	190	155	<b>-18.42%</b>
Under Contract	70	110	<b>57.14%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

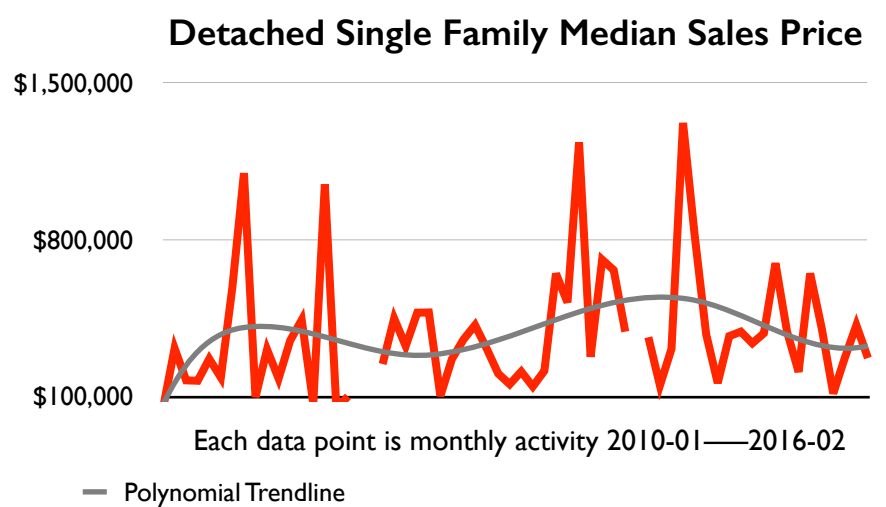
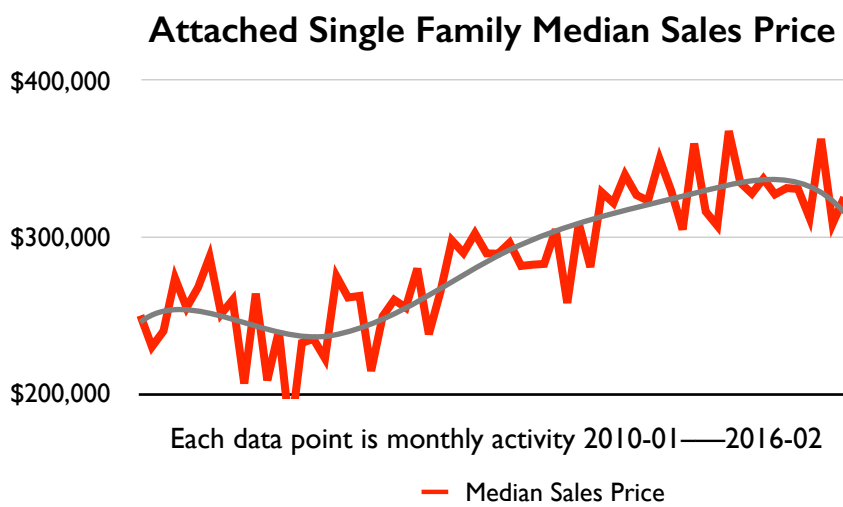
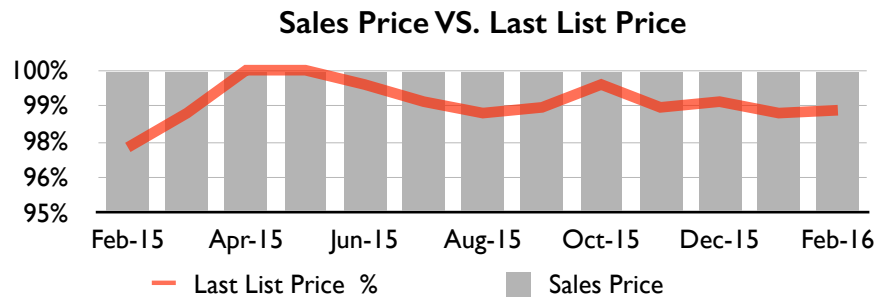
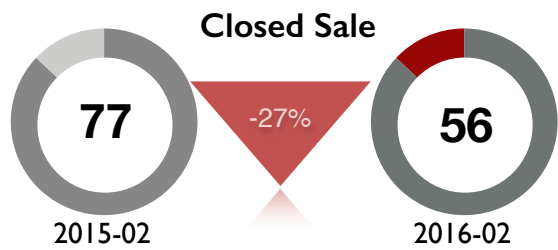
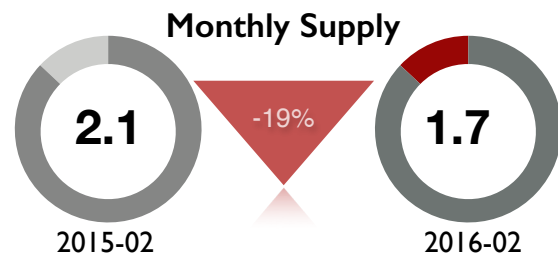
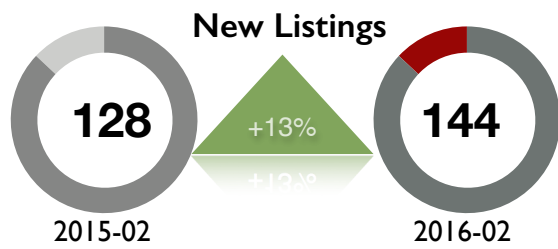
	2015-02	2016-02	Changes
Median Sales Price	N/A	\$820,000	
Median Original List Price	\$2,375,000	\$0	<b>-100.00%</b>
Median Market Time	N/A	189	
Home for Sale	1	0	<b>-100.00%</b>
Under Contract	0	1	



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 2016-02



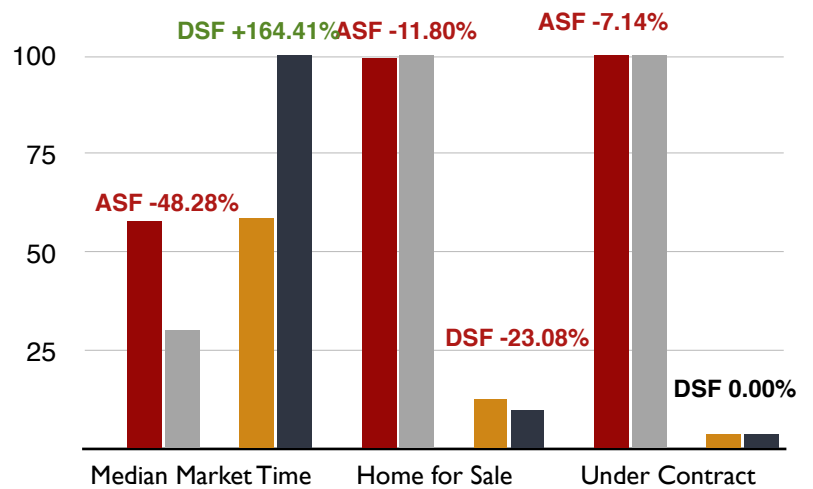
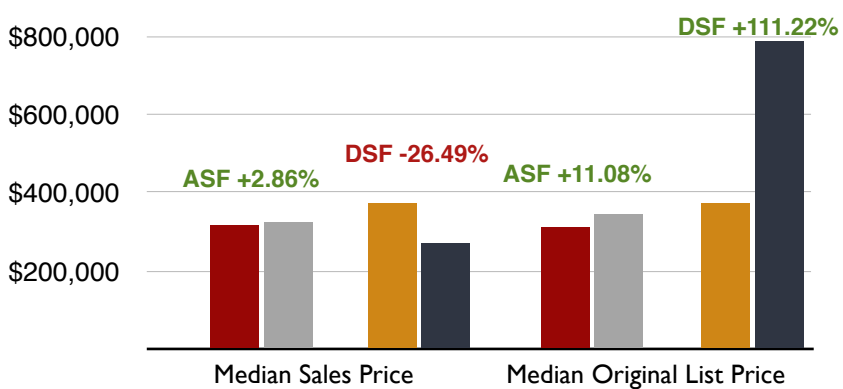
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$316,500	\$325,550	<b>2.86%</b>
Median Original List Price	\$309,900	\$344,250	<b>11.08%</b>
Median Market Time	58	30	<b>-48.28%</b>
Home for Sale	178	157	<b>-11.80%</b>
Under Contract	112	104	<b>-7.14%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

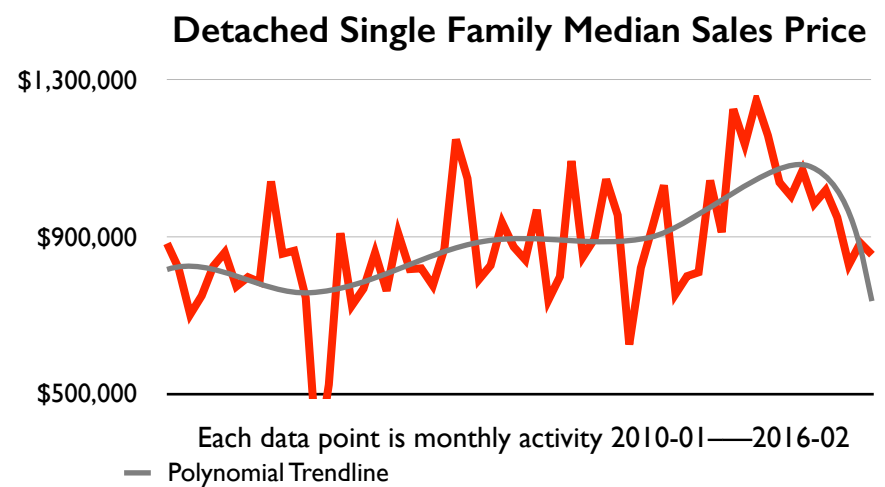
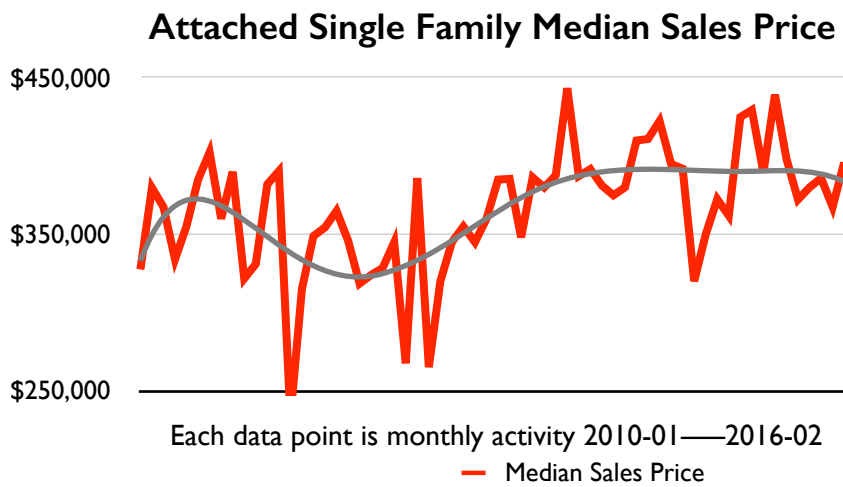
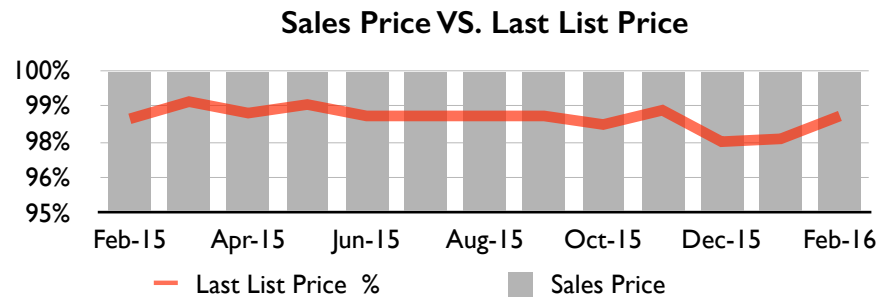
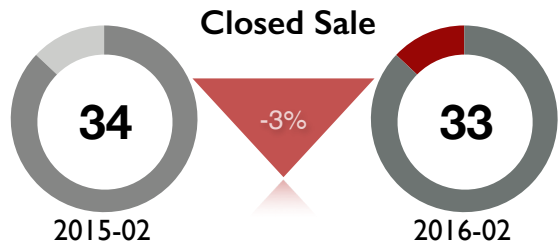
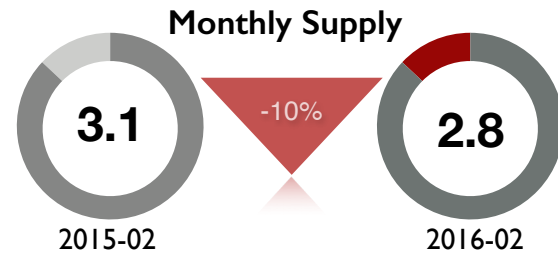
	2015-02	2016-02	Changes
Median Sales Price	\$370,000	\$272,000	<b>-26.49%</b>
Median Original List Price	\$374,000	\$789,950	<b>111.22%</b>
Median Market Time	59	156	<b>164.41%</b>
Home for Sale	13	10	<b>-23.08%</b>
Under Contract	4	4	<b>0.00%</b>



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

# North Center

Monthly Update 2016-02



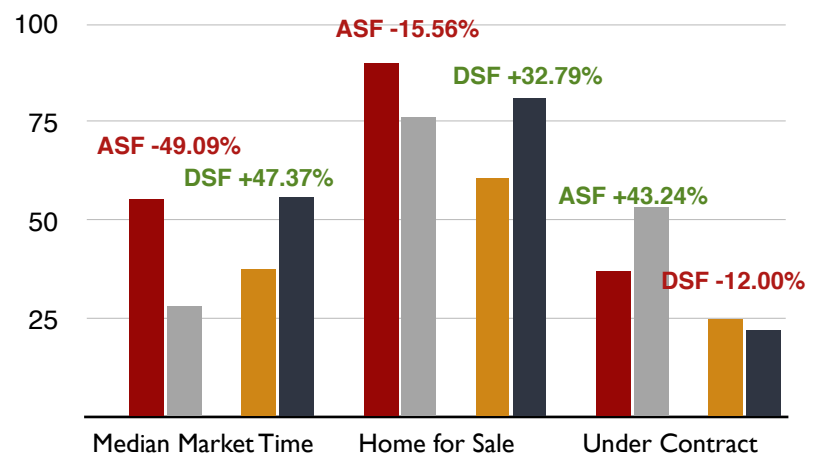
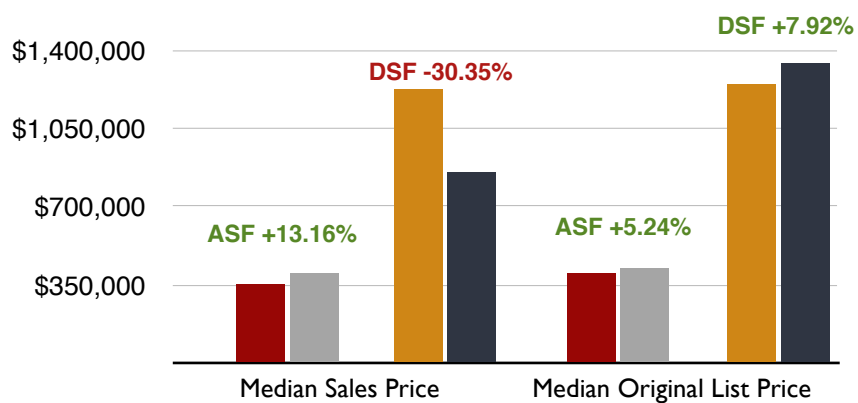
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$349,950	\$396,000	<b>13.16%</b>
Median Original List Price	\$399,000	\$419,900	<b>5.24%</b>
Median Market Time	55	28	<b>-49.09%</b>
Home for Sale	90	76	<b>-15.56%</b>
Under Contract	37	53	<b>43.24%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

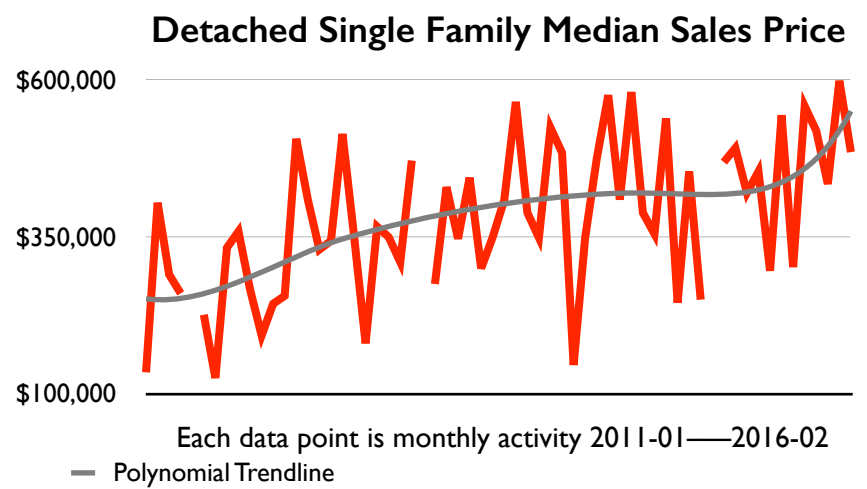
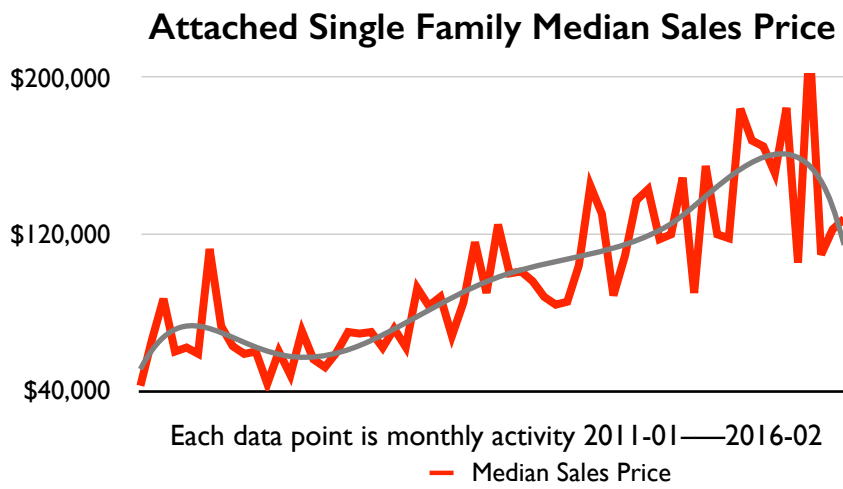
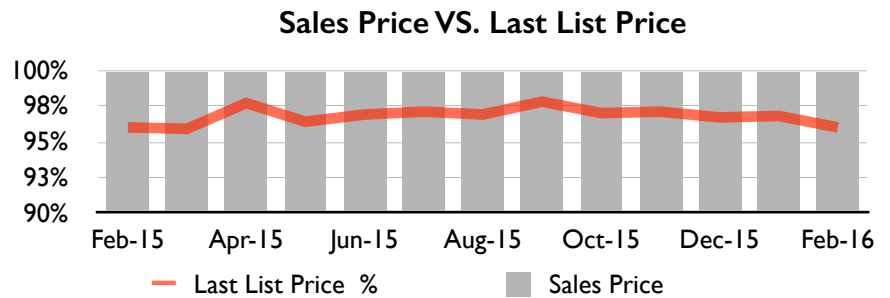
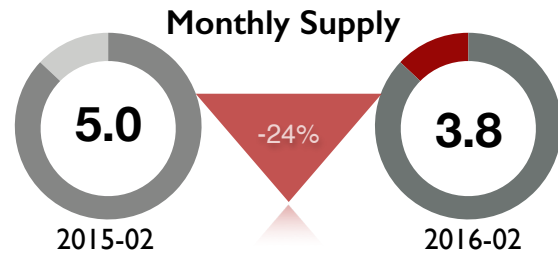
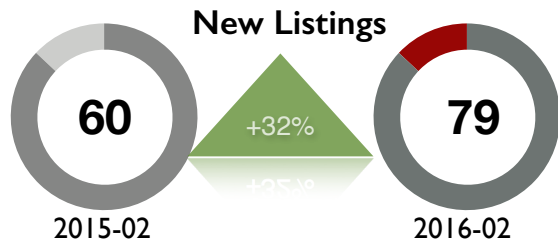
	2015-02	2016-02	Changes
Median Sales Price	\$1,227,500	\$855,000	<b>-30.35%</b>
Median Original List Price	\$1,250,000	\$1,349,000	<b>7.92%</b>
Median Market Time	38	56	<b>47.37%</b>
Home for Sale	61	81	<b>32.79%</b>
Under Contract	25	22	<b>-12.00%</b>



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

# Rogers Park

## Monthly Update 2016-02



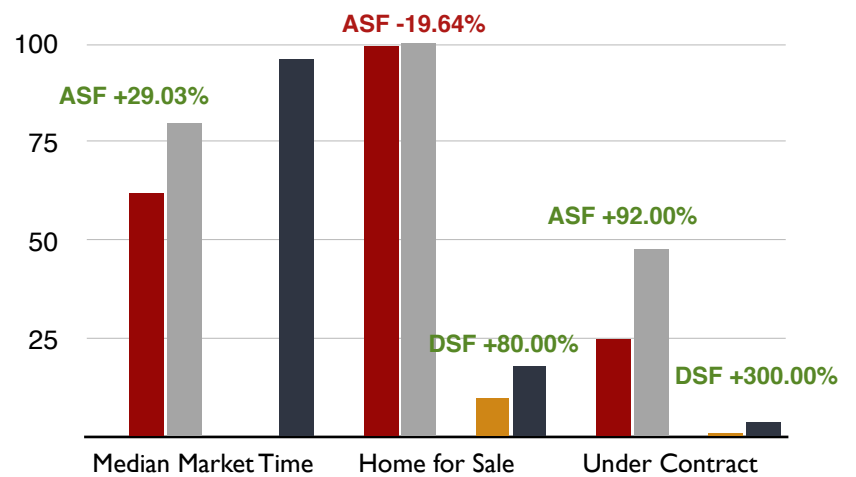
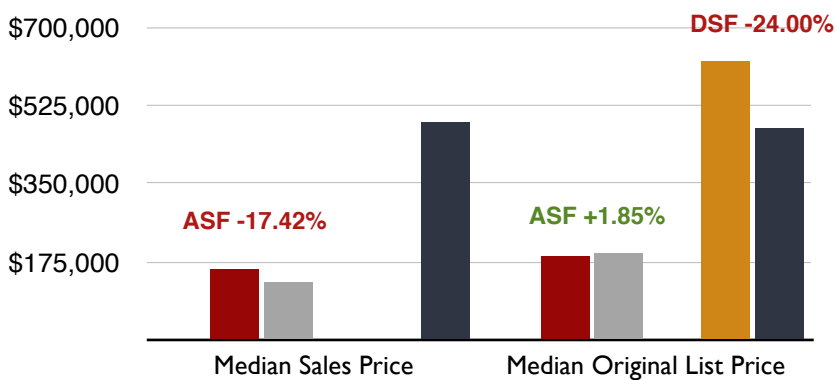
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$155,000	\$128,000	<b>-17.42%</b>
Median Original List Price	\$189,500	\$193,000	<b>1.85%</b>
Median Market Time	62	80	<b>29.03%</b>
Home for Sale	168	135	<b>-19.64%</b>
Under Contract	25	48	<b>92.00%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

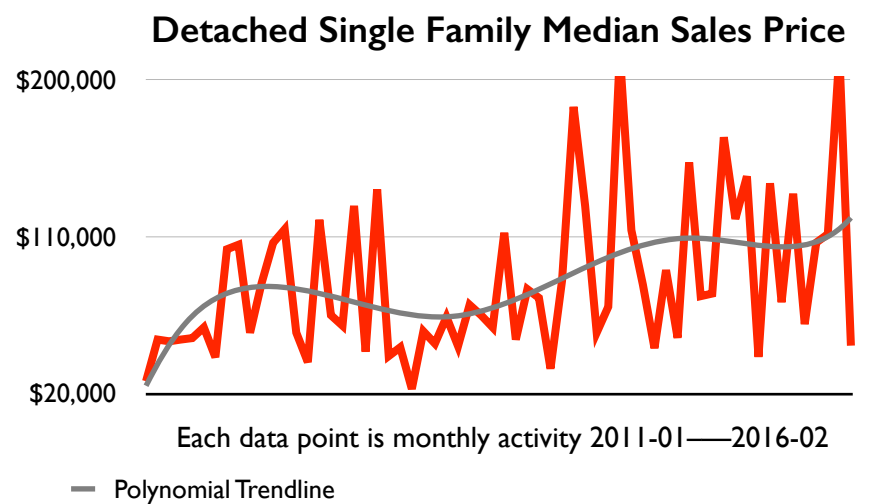
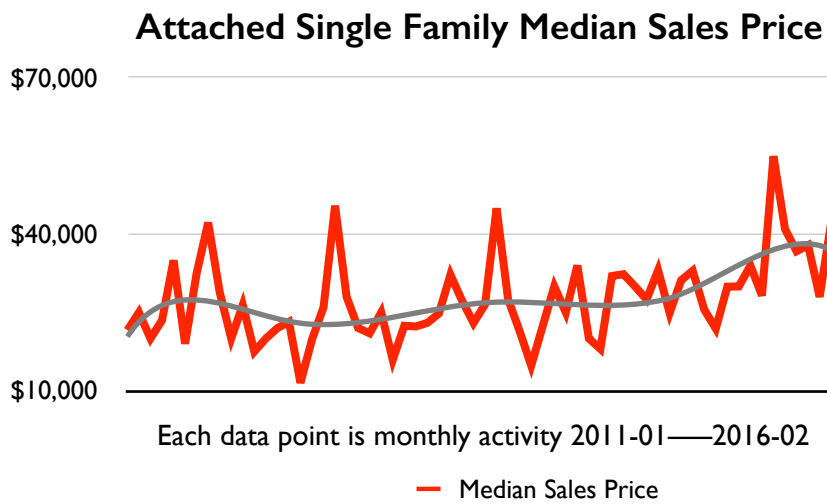
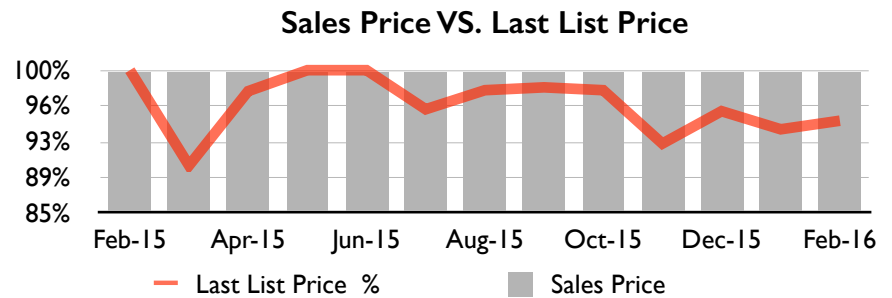
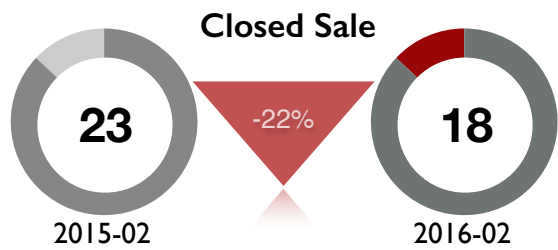
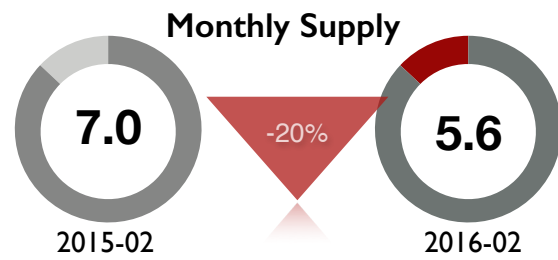
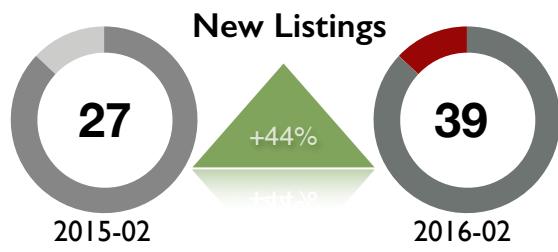
	2015-02	2016-02	Changes
Median Sales Price	N/A	\$486,000	
Median Original List Price	\$625,000	\$475,000	<b>-24.00%</b>
Median Market Time	N/A	96	
Home for Sale	10	18	<b>80.00%</b>
Under Contract	1	4	<b>300.00%</b>



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

# South Shore

## Monthly Update 2016-02



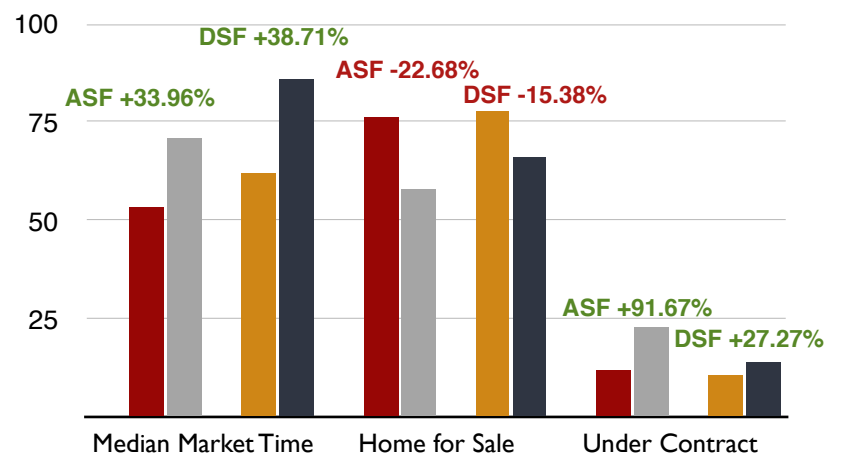
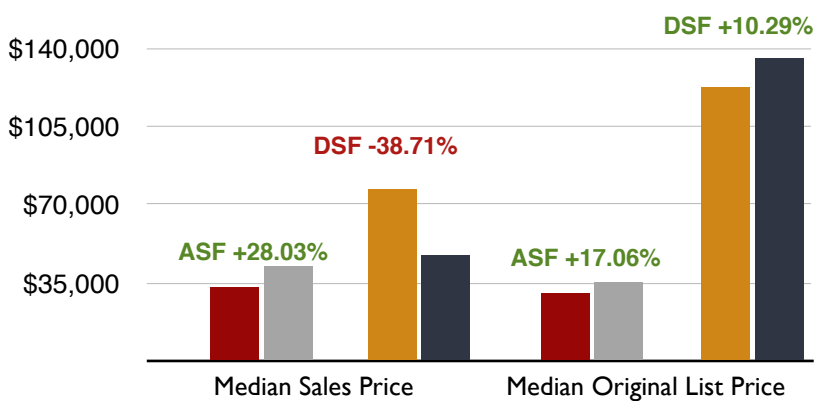
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$33,000	\$42,250	<b>28.03%</b>
Median Original List Price	\$29,900	\$35,000	<b>17.06%</b>
Median Market Time	53	71	<b>33.96%</b>
Home for Sale	76	58	<b>-23.68%</b>
Under Contract	12	23	<b>91.67%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

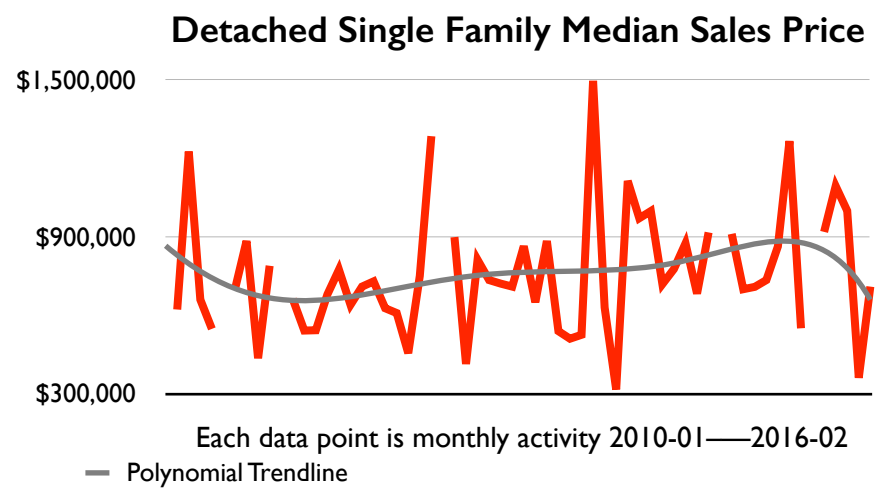
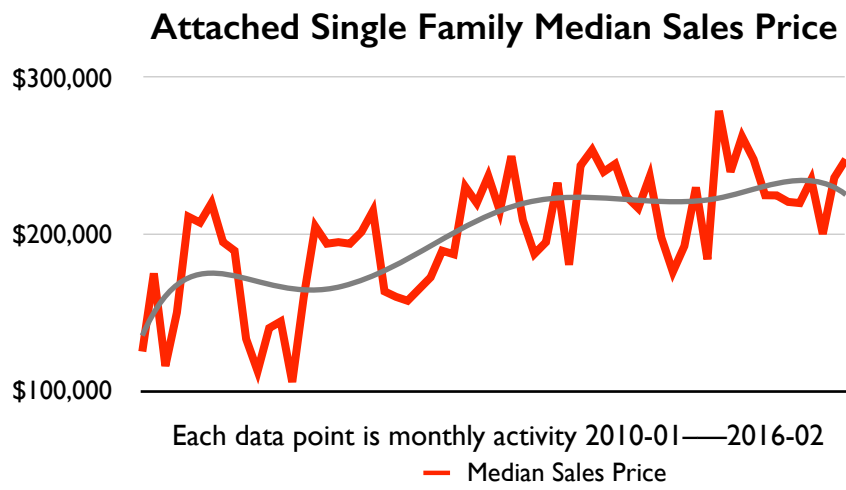
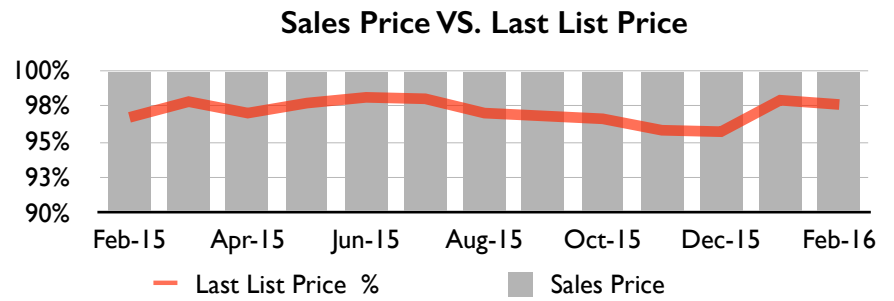
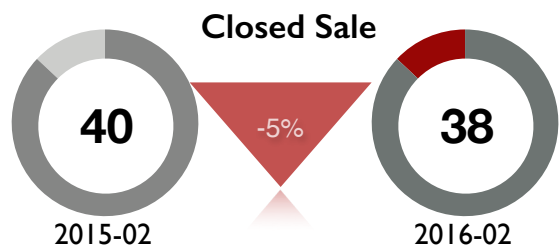
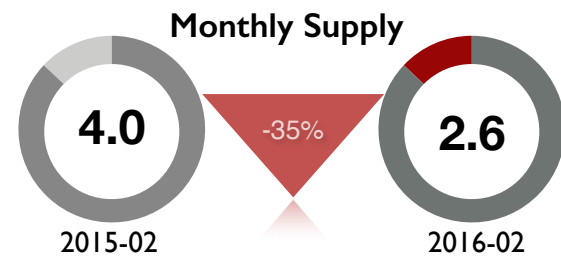
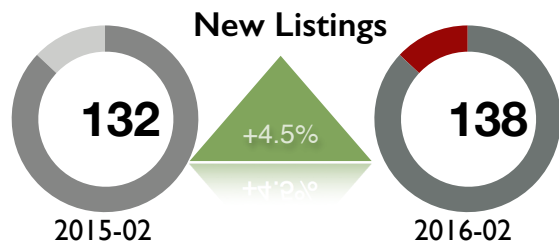
	2015-02	2016-02	Changes
Median Sales Price	\$77,500	\$47,500	<b>-38.71%</b>
Median Original List Price	\$122,400	\$135,000	<b>10.29%</b>
Median Market Time	62	86	<b>38.71%</b>
Home for Sale	78	66	<b>-15.38%</b>
Under Contract	11	14	<b>27.27%</b>



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

# Uptown

## Monthly Update 2016-02



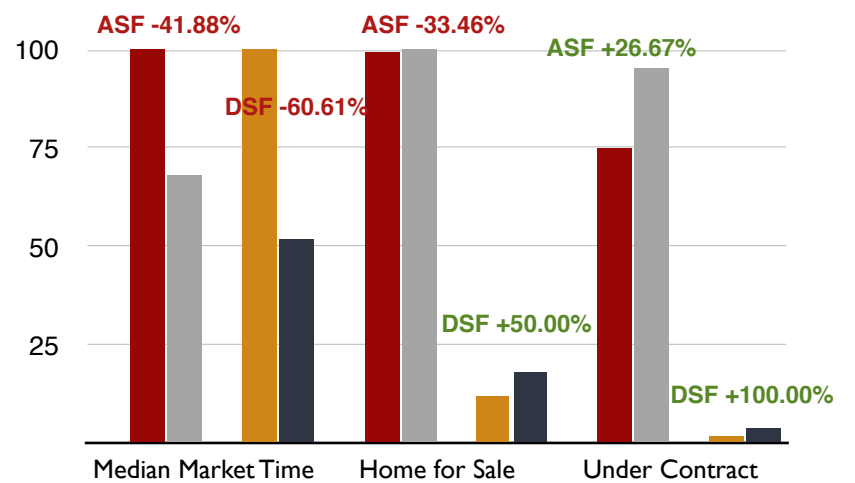
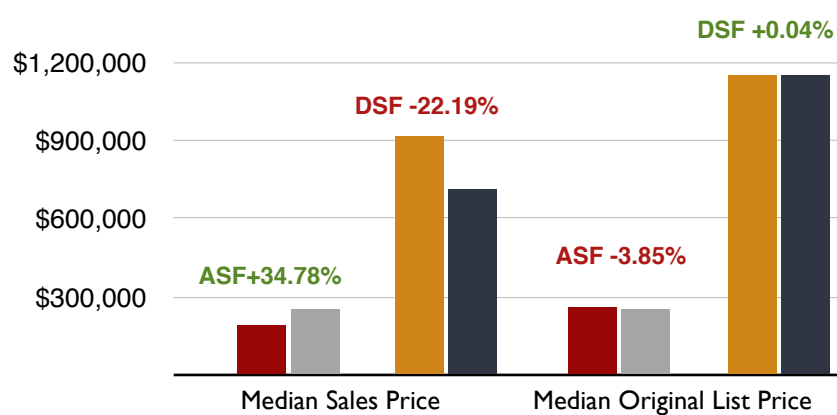
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$184,000	\$248,000	<b>34.78%</b>
Median Original List Price	\$259,900	\$249,900	<b>-3.85%</b>
Median Market Time	117	68	<b>-41.88%</b>
Home for Sale	254	169	<b>-33.46%</b>
Under Contract	75	95	<b>26.67%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

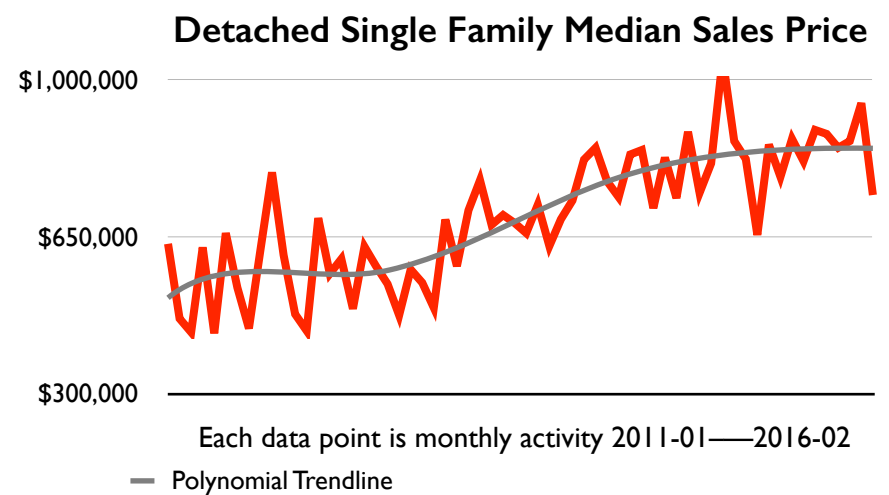
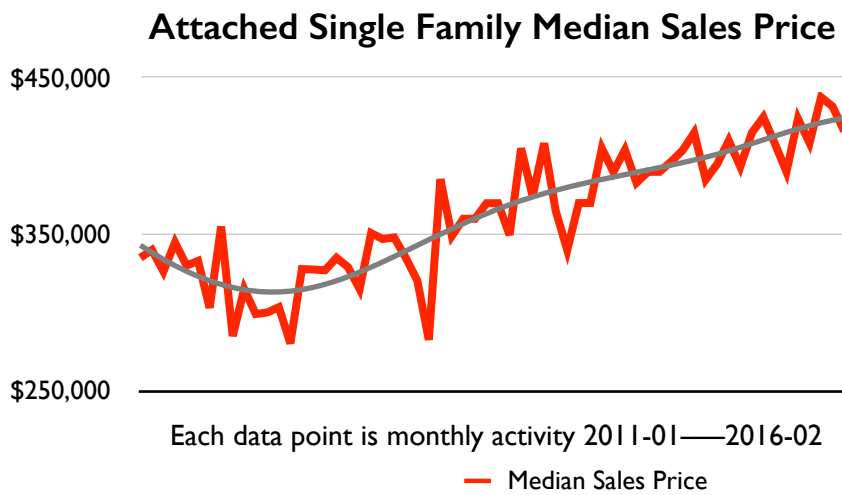
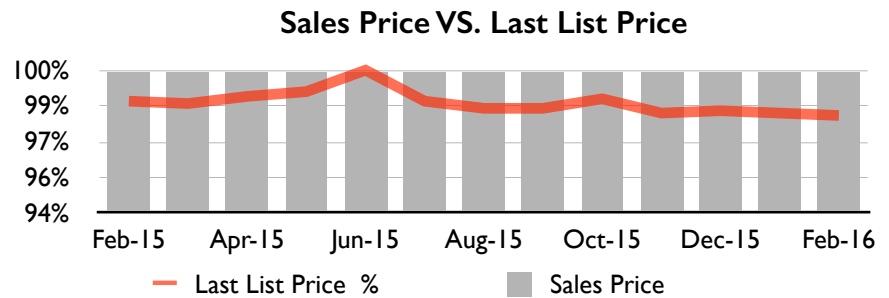
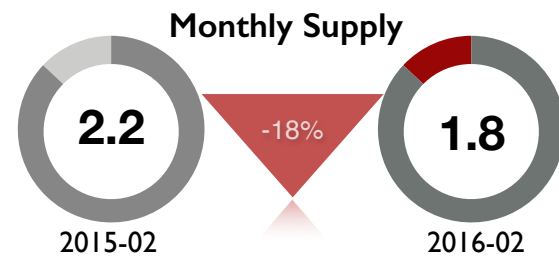
	2015-02	2016-02	Changes
Median Sales Price	\$912,500	\$710,000	<b>-22.19%</b>
Median Original List Price	\$1,149,000	\$1,149,500	<b>0.04%</b>
Median Market Time	132	52	<b>-60.61%</b>
Home for Sale	12	18	<b>50.00%</b>
Under Contract	2	4	<b>100.00%</b>



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

# West Town

## Monthly Update 2016-02



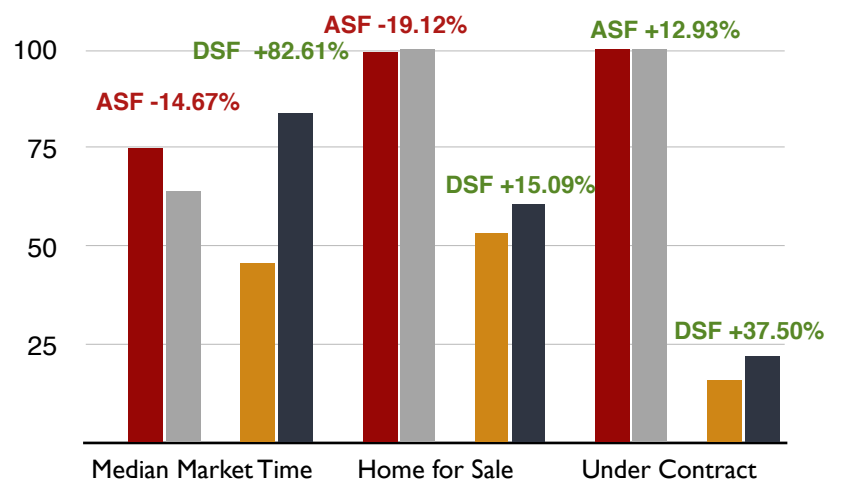
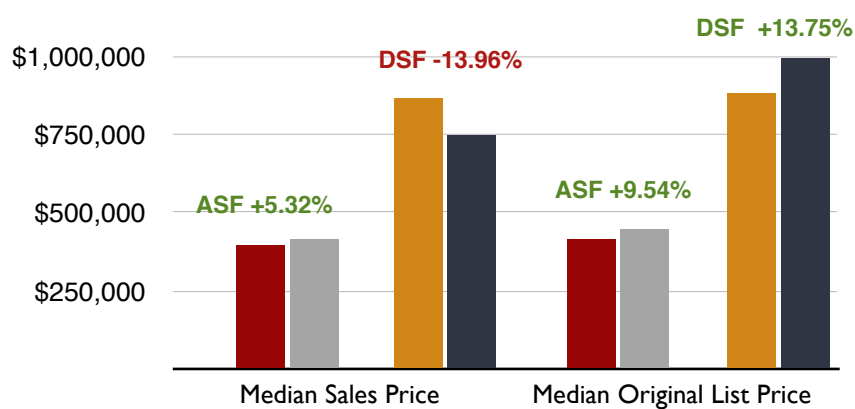
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$395,000	\$416,000	<b>5.32%</b>
Median Original List Price	\$409,900	\$449,000	<b>9.54%</b>
Median Market Time	75	64	<b>-14.67%</b>
Home for Sale	251	203	<b>-19.12%</b>
Under Contract	147	166	<b>12.93%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$865,000	\$744,250	<b>-13.96%</b>
Median Original List Price	\$879,000	\$999,900	<b>13.75%</b>
Median Market Time	46	84	<b>82.61%</b>
Home for Sale	53	61	<b>15.09%</b>
Under Contract	16	22	<b>37.50%</b>

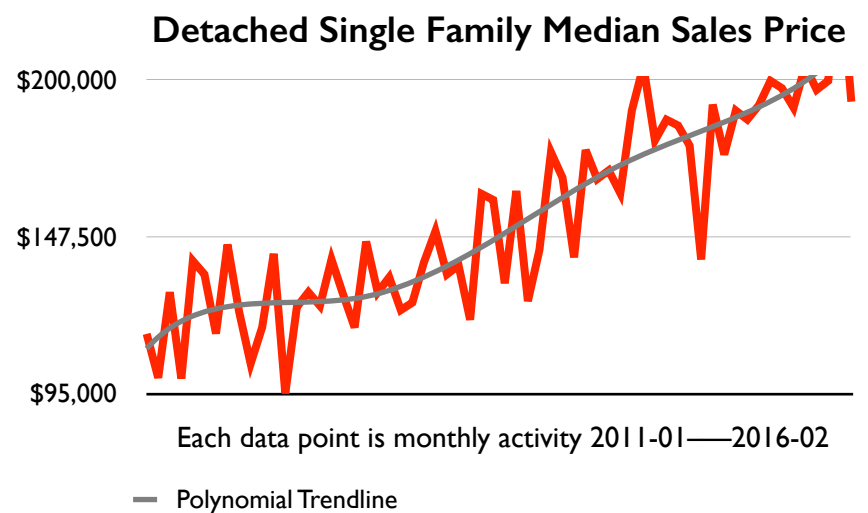
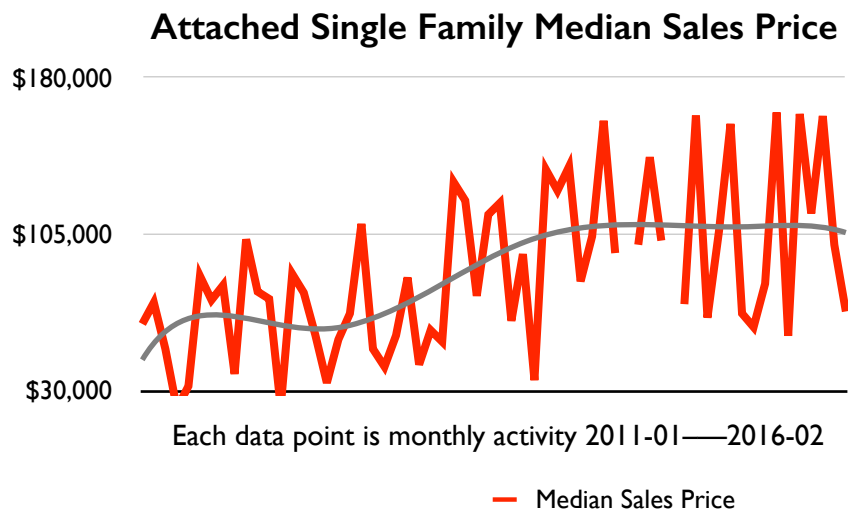
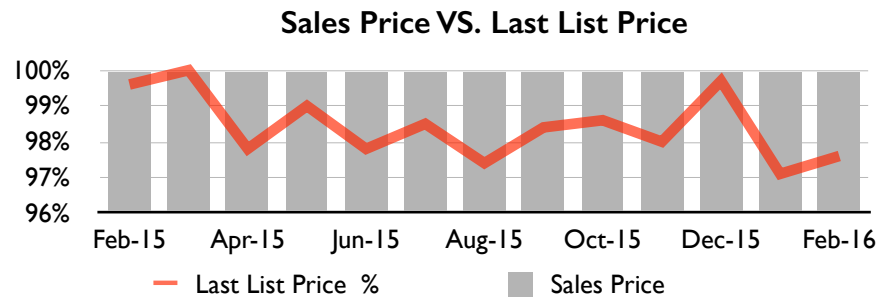
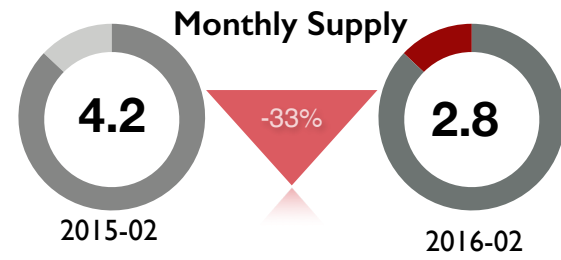


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.



# Belmont Cragin

Monthly Update 2016-02



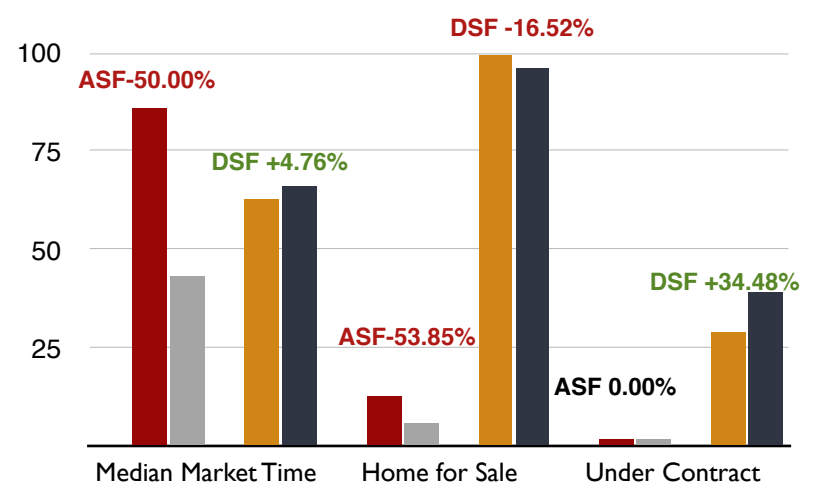
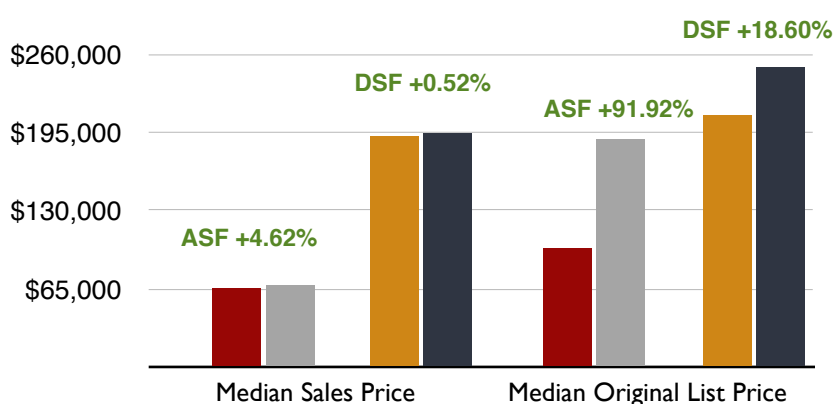
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$65,000	\$68,000	<b>4.62%</b>
Median Original List Price	\$99,000	\$190,000	<b>91.92%</b>
Median Market Time	86	43	<b>-50.00%</b>
Home for Sale	13	6	<b>-53.85%</b>
Under Contract	2	2	<b>0.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$192,000	\$193,000	<b>0.52%</b>
Median Original List Price	\$209,950	\$249,000	<b>18.60%</b>
Median Market Time	63	66	<b>4.76%</b>
Home for Sale	115	96	<b>-16.52%</b>
Under Contract	29	39	<b>34.48%</b>

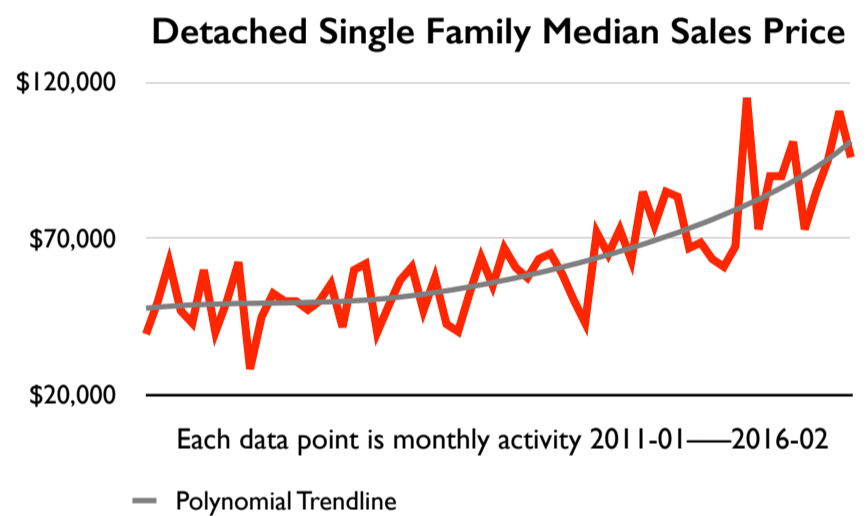
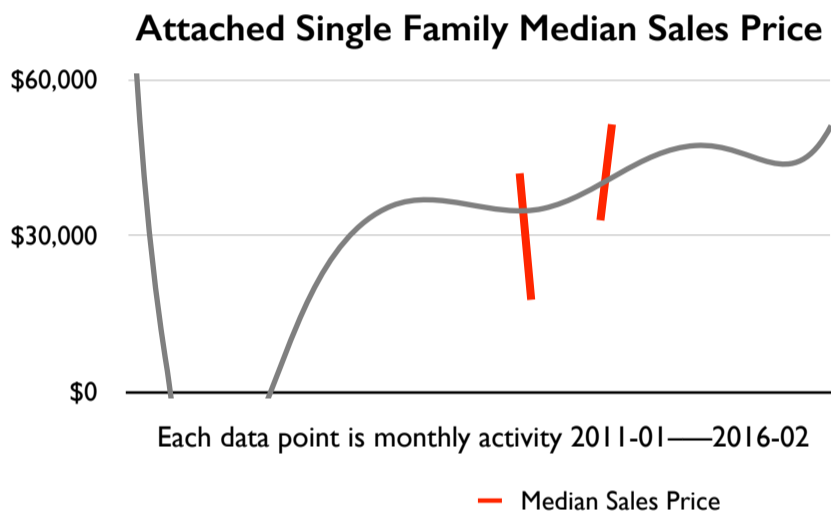
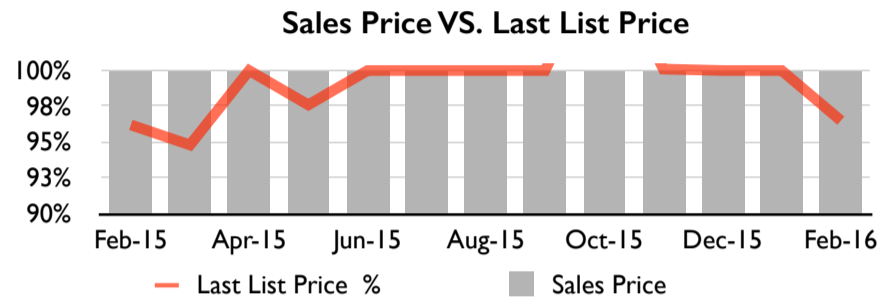
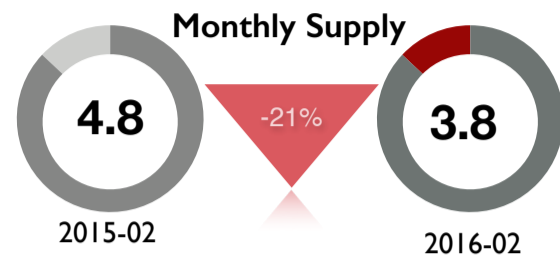


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, March 9, 2016

# Chicago Lawn

Monthly Update 2016-02



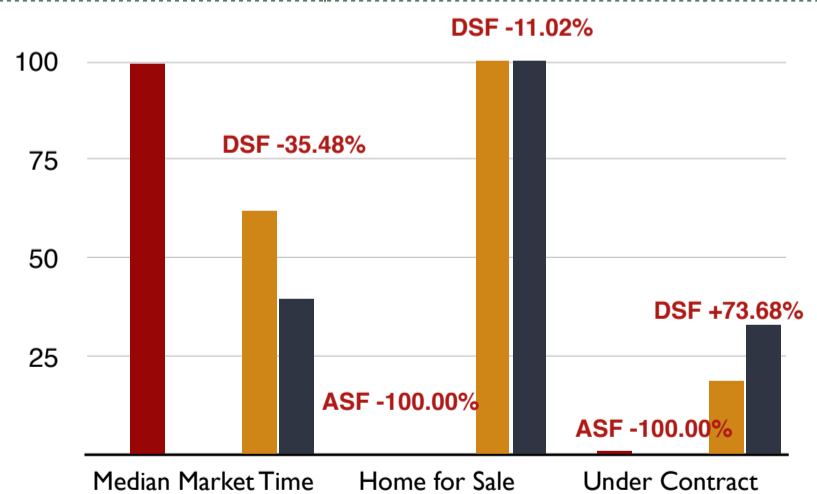
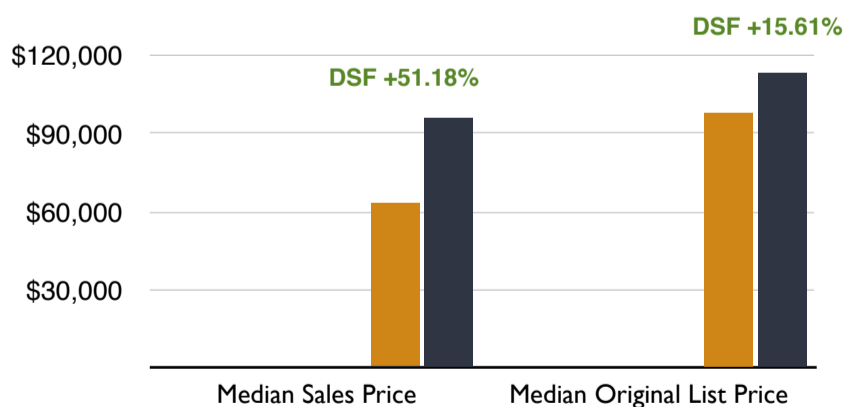
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$0	
Median Market Time	181	N/A	
Home for Sale	0	0	
Under Contract	1	0	-100.00%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$63,500	\$96,000	51.18%
Median Original List Price	\$98,000	\$113,300	15.61%
Median Market Time	62	40	-35.48%
Home for Sale	118	105	-11.02%
Under Contract	19	33	73.68%

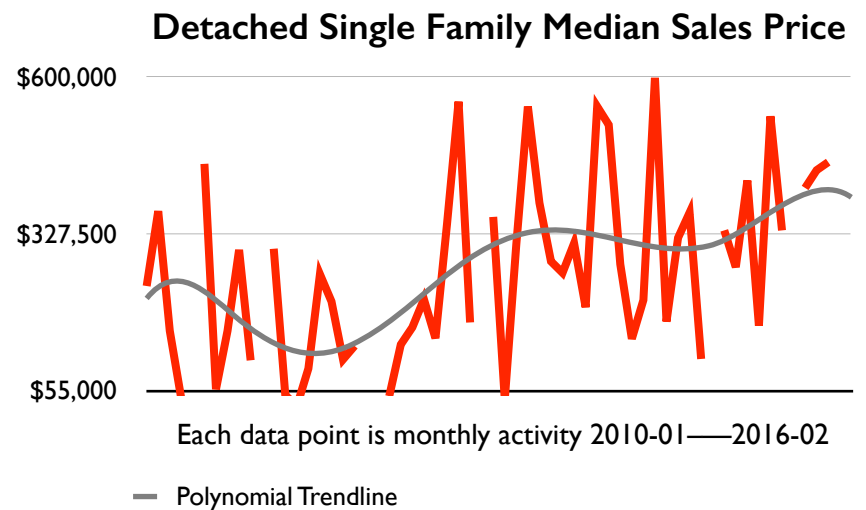
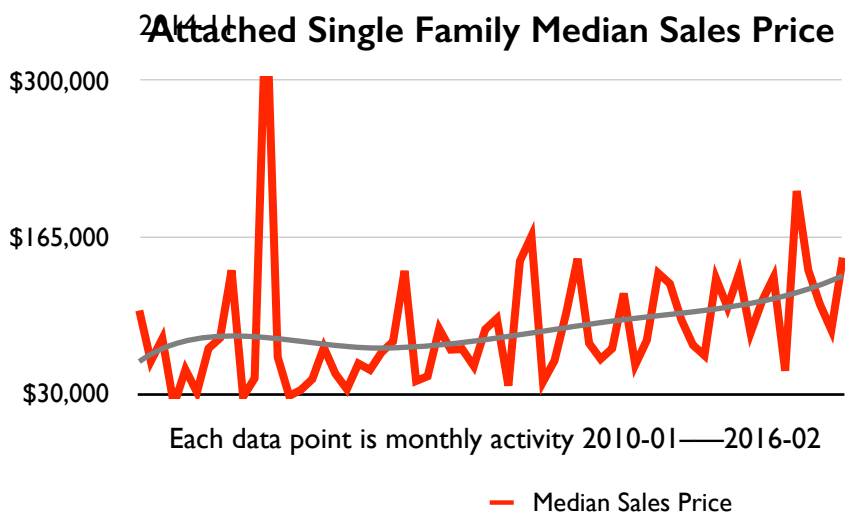
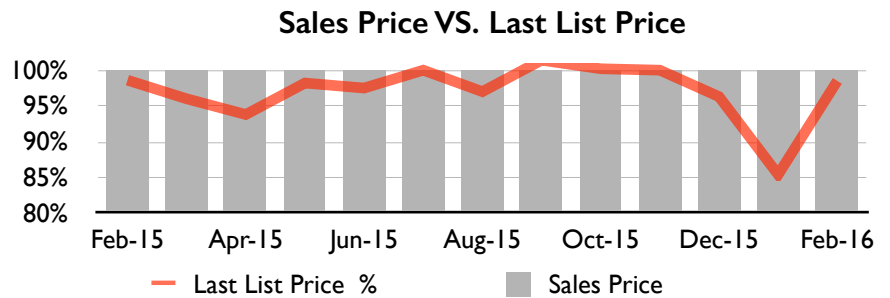
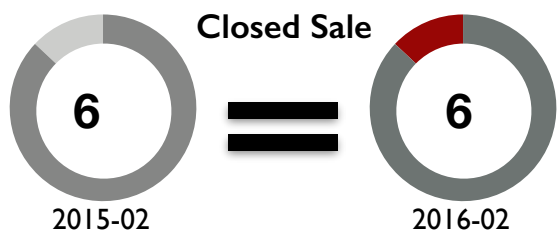
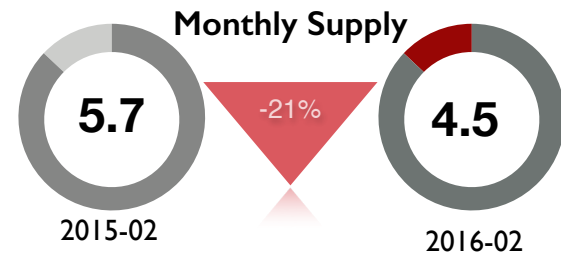


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Wednesday, March 9, 2016

# Douglas

## Monthly Update 2016-02



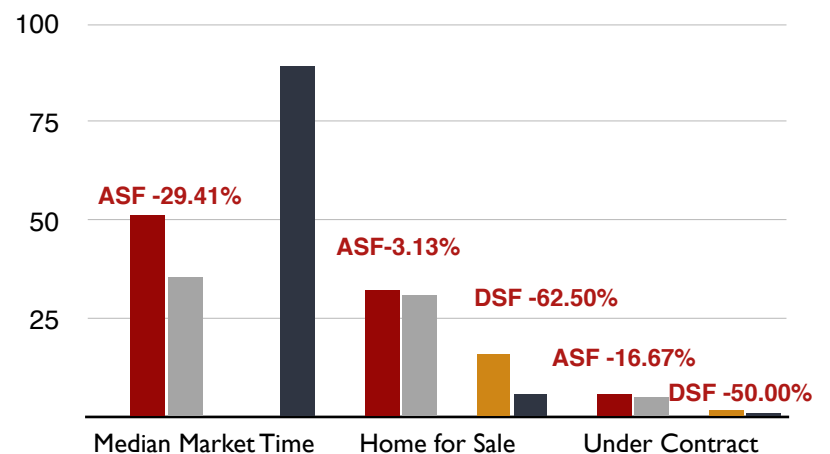
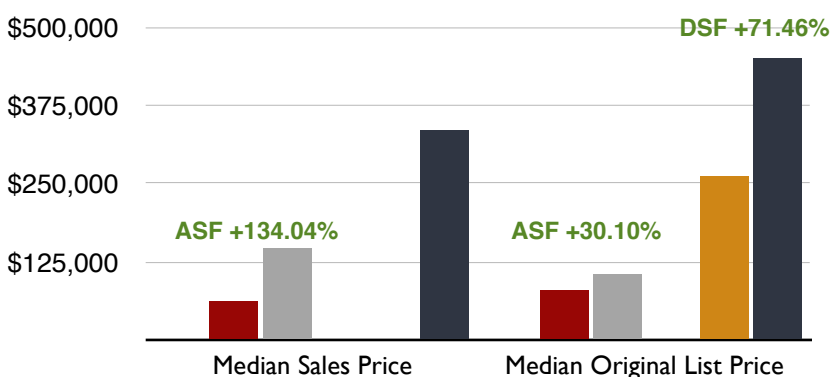
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$63,001	\$147,450	<b>134.04%</b>
Median Original List Price	\$79,900	\$103,950	<b>30.10%</b>
Median Market Time	51	36	<b>-29.41%</b>
Home for Sale	32	31	<b>-3.13%</b>
Under Contract	6	5	<b>-16.67%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

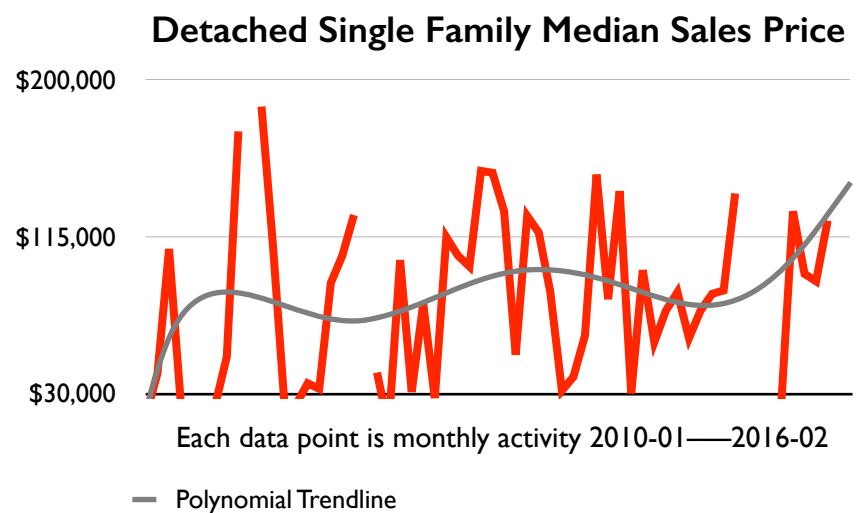
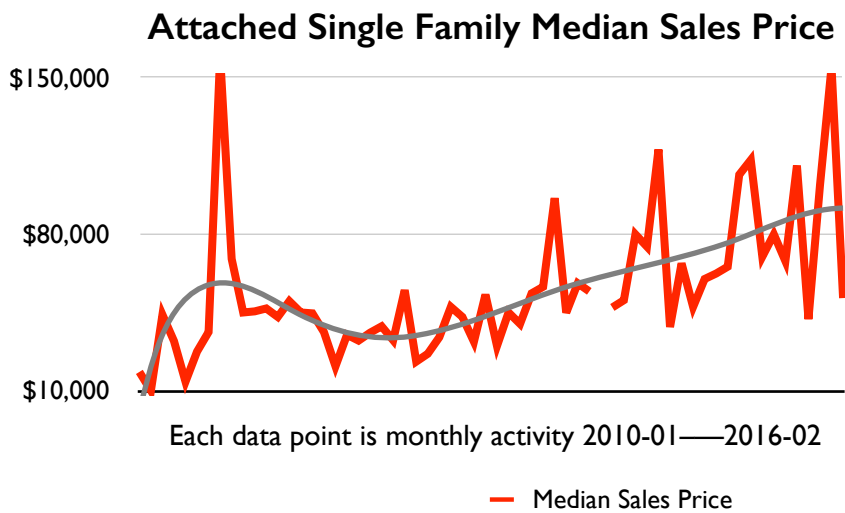
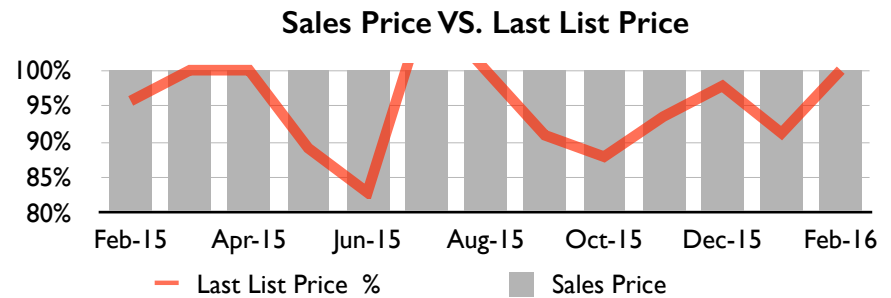
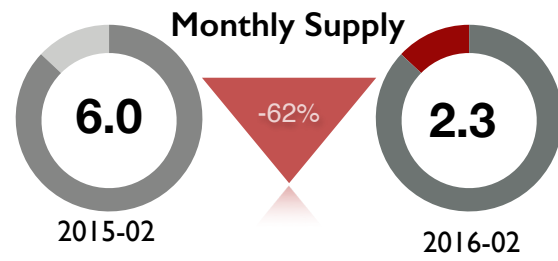
	2015-02	2016-02	Changes
Median Sales Price	N/A	\$336,000	
Median Original List Price	\$262,400	\$449,900	<b>71.46%</b>
Median Market Time	N/A	89	
Home for Sale	16	6	<b>-62.50%</b>
Under Contract	2	1	<b>-50.00%</b>



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 2016-02



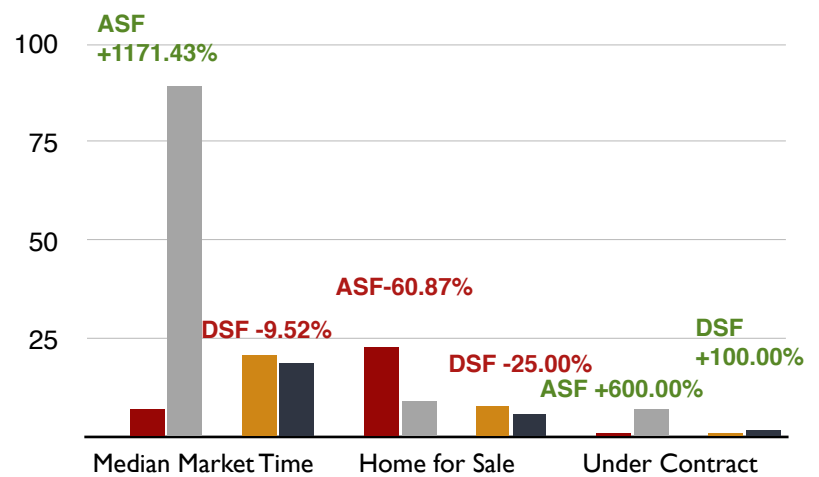
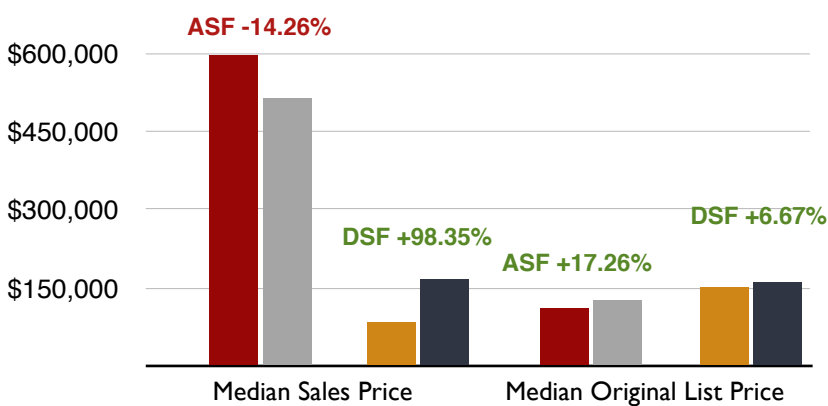
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$600,000	\$514,450	<b>-14.26%</b>
Median Original List Price	\$107,450	\$126,000	<b>17.26%</b>
Median Market Time	7	89	<b>+1171.43%</b>
Home for Sale	23	9	<b>-60.87%</b>
Under Contract	1	7	<b>+600.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$84,125	\$166,860	<b>+98.35%</b>
Median Original List Price	\$149,900	\$159,900	<b>6.67%</b>
Median Market Time	21	19	<b>-9.52%</b>
Home for Sale	8	6	<b>-25.00%</b>
Under Contract	1	2	<b>+100.00%</b>

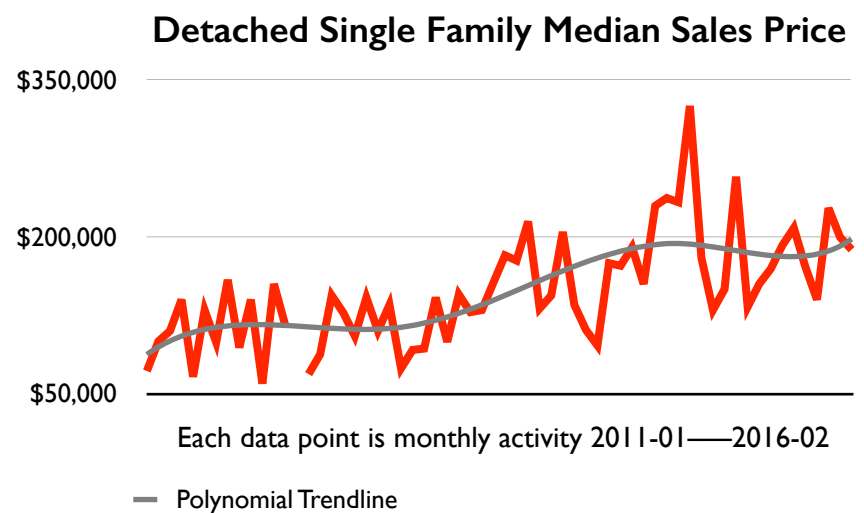
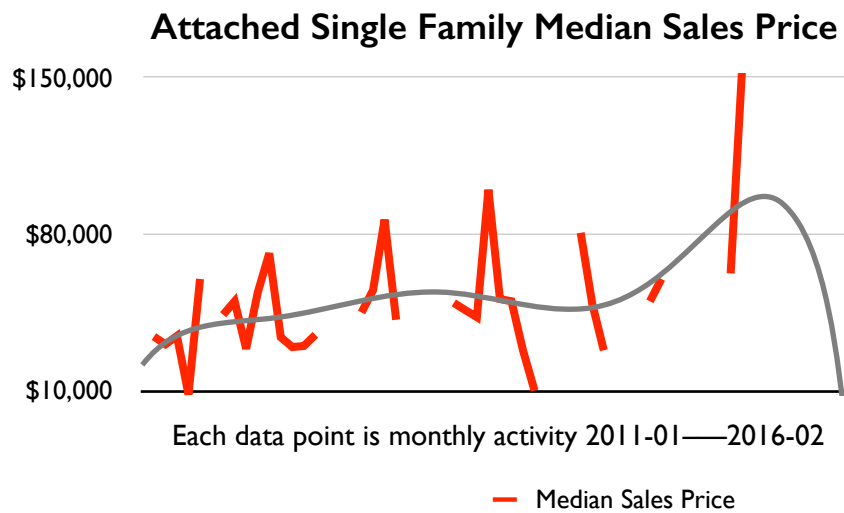
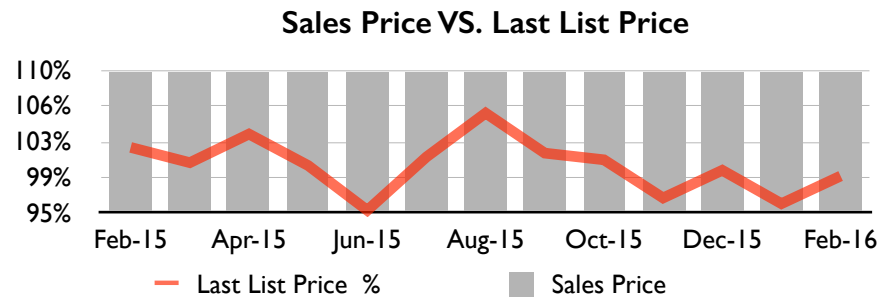
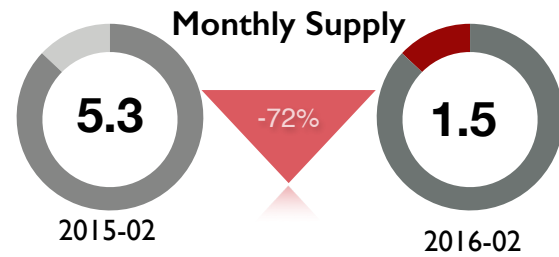
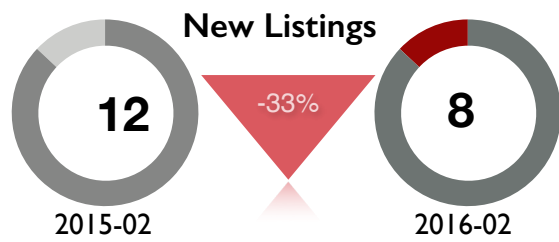


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Wednesday, March 9, 2016

# Hermosa

## Monthly Update 2016-02



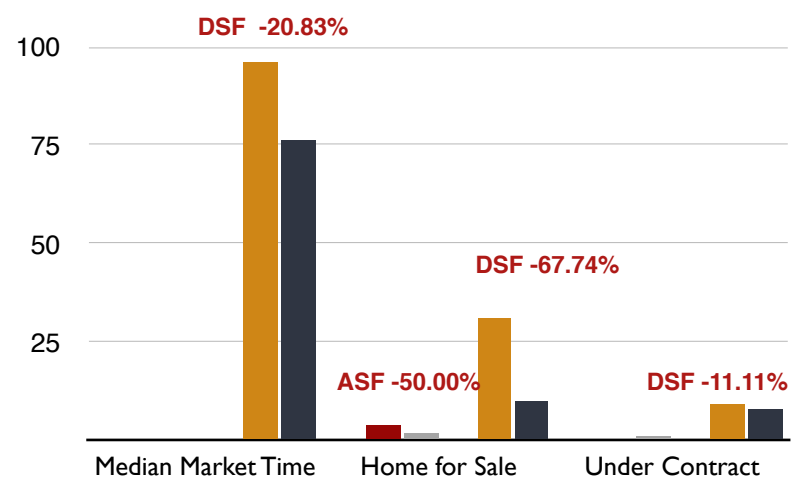
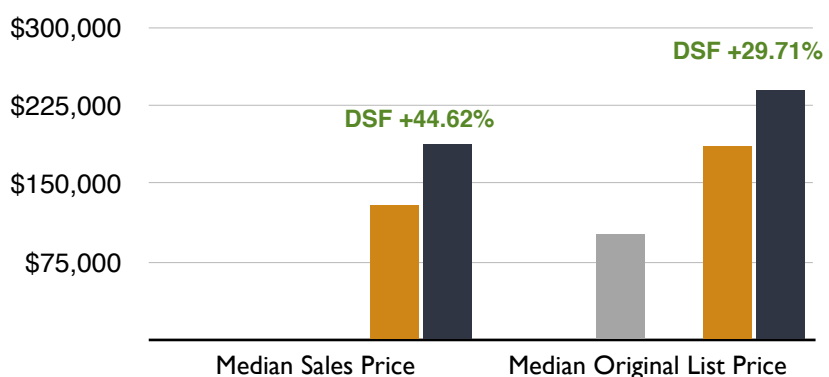
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$100,000	
Median Market Time	N/A	N/A	
Home for Sale	4	2	<b>-50.00%</b>
Under Contract	0	1	

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$130,000	\$188,000	<b>44.62%</b>
Median Original List Price	\$184,950	\$239,900	<b>29.71%</b>
Median Market Time	96	76	<b>-20.83%</b>
Home for Sale	31	10	<b>-67.74%</b>
Under Contract	9	8	<b>-11.11%</b>

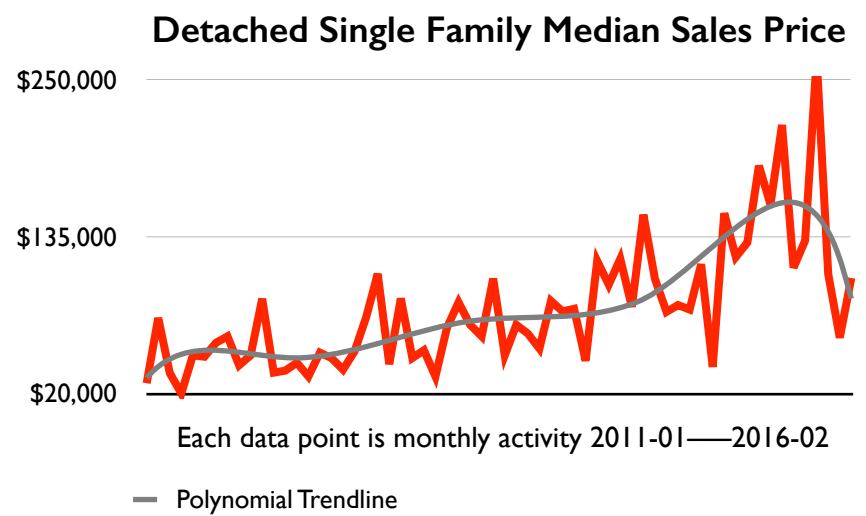
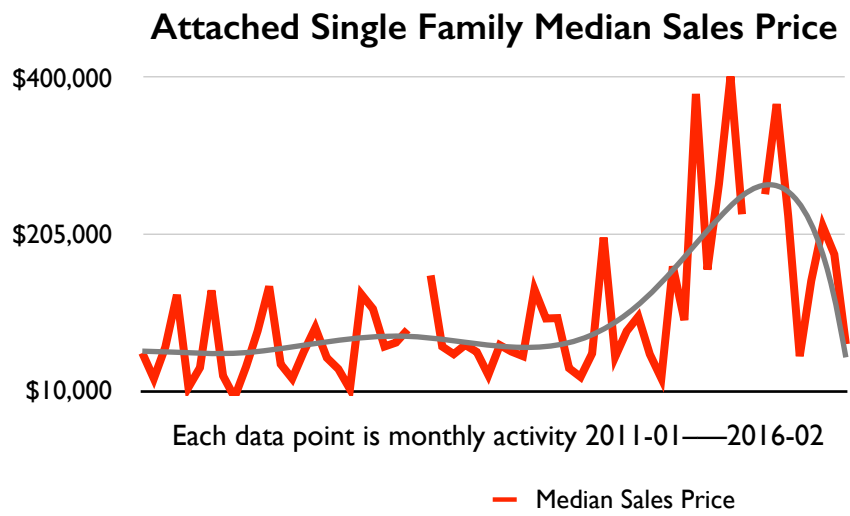
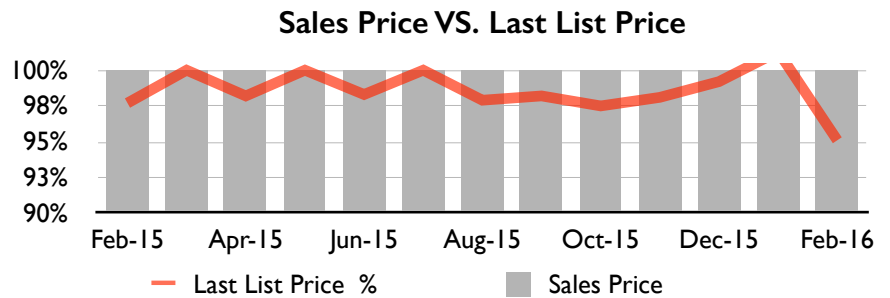
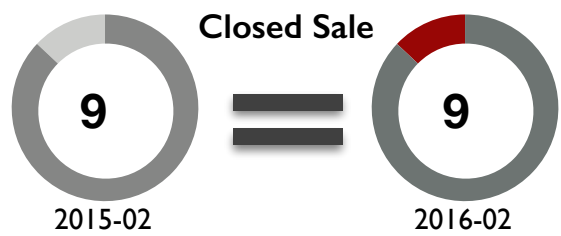
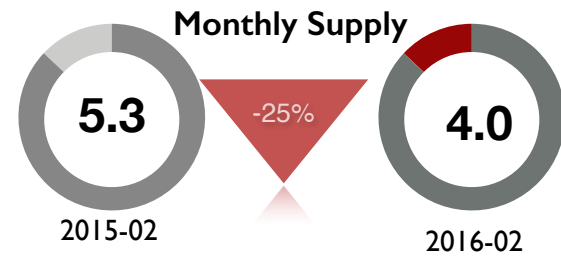


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Wednesday, March 9, 2016

# Humboldt Park

Monthly Update 2016-02



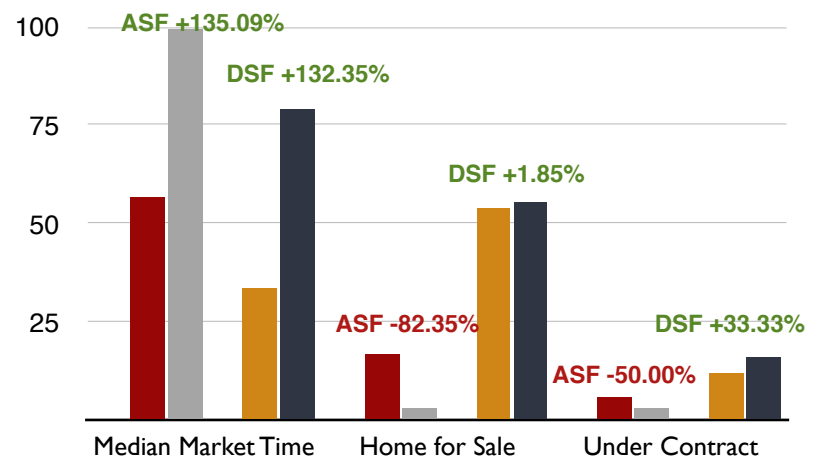
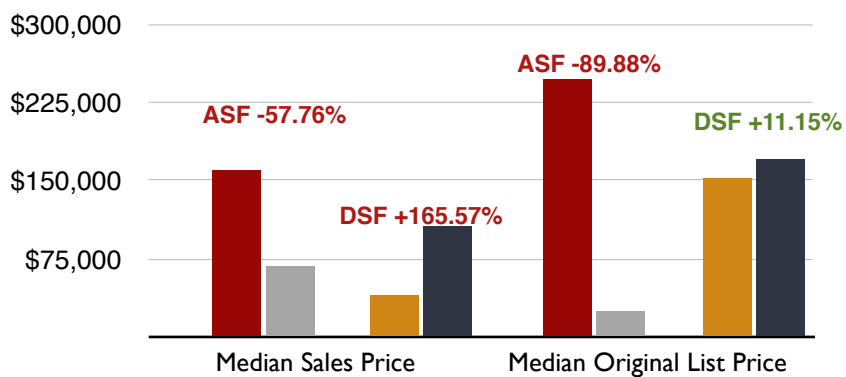
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$161,000	\$68,000	<b>-57.76%</b>
Median Original List Price	\$247,000	\$25,000	<b>-89.88%</b>
Median Market Time	57	134	<b>135.09%</b>
Home for Sale	17	3	<b>-82.35%</b>
Under Contract	6	3	<b>-50.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$39,500	\$104,900	<b>165.57%</b>
Median Original List Price	\$152,450	\$169,450	<b>11.15%</b>
Median Market Time	34	79	<b>132.35%</b>
Home for Sale	54	55	<b>1.85%</b>
Under Contract	12	16	<b>33.33%</b>

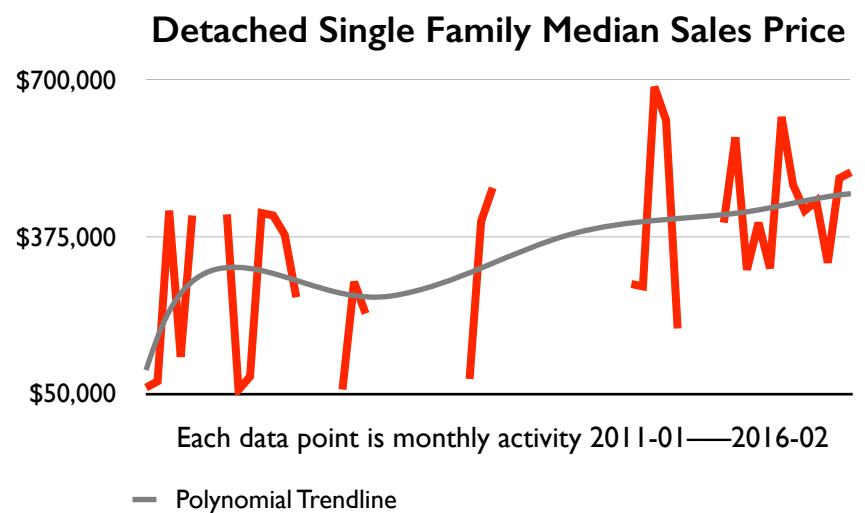
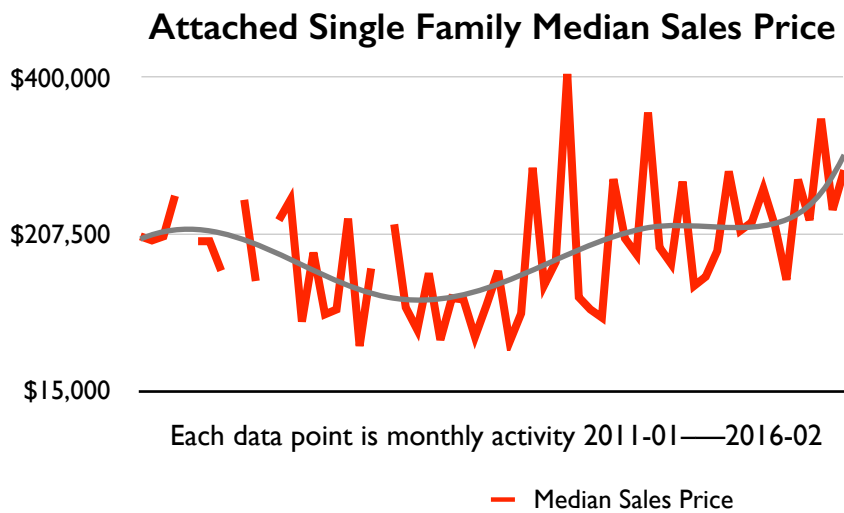
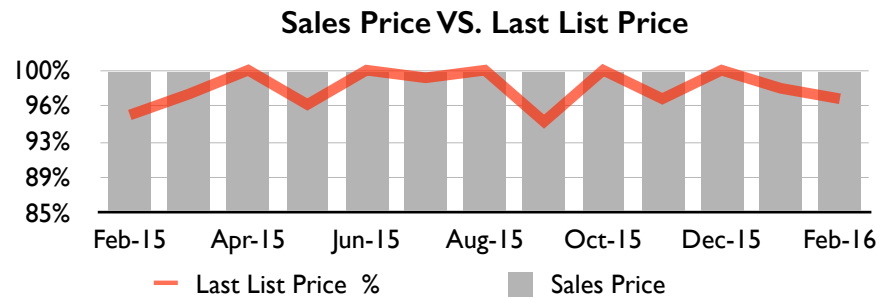
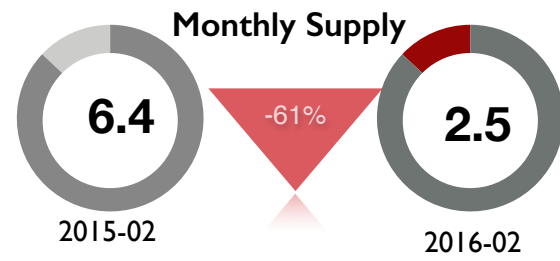
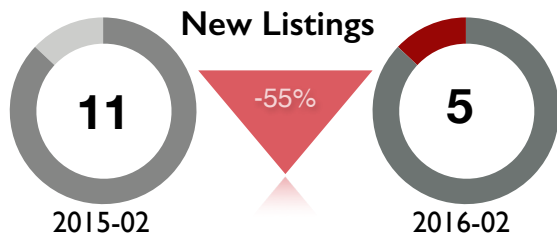


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, March 9, 2016

# Oakland

## Monthly Update 2016-02



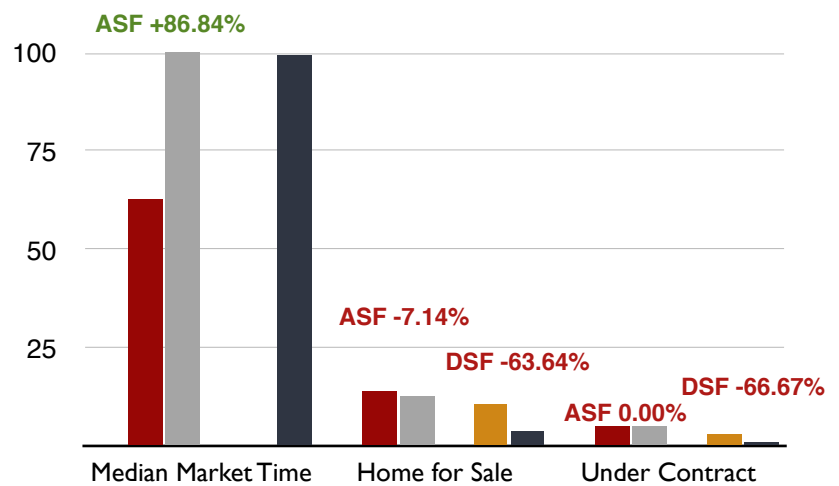
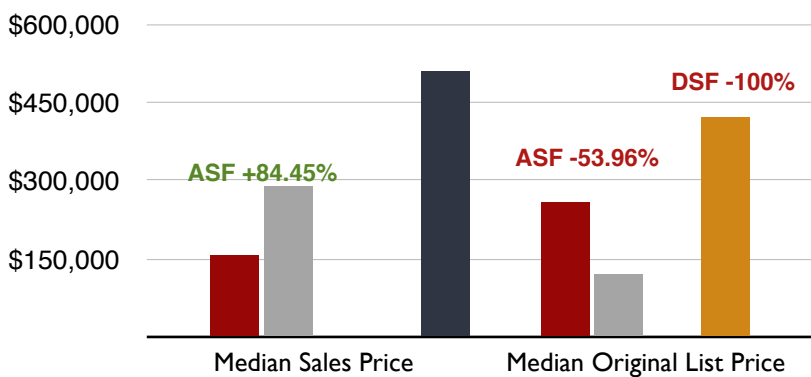
### Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$155,299	\$286,450	<b>84.45%</b>
Median Original List Price	\$260,400	\$119,900	<b>-53.96%</b>
Median Market Time	63	107	<b>69.84%</b>
Home for Sale	14	13	<b>-7.14%</b>
Under Contract	5	5	<b>0.00%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

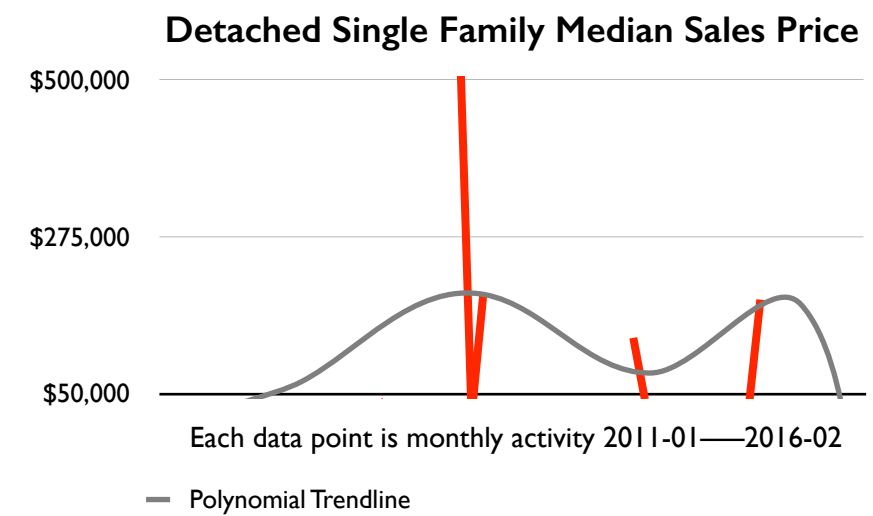
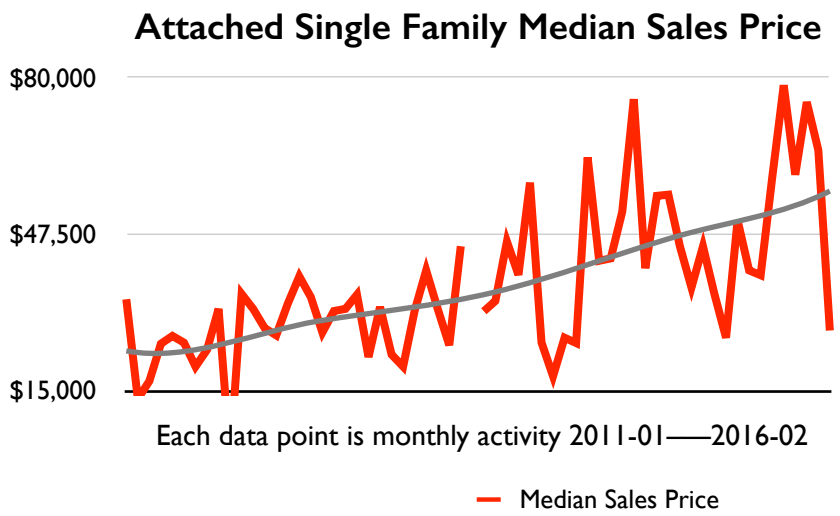
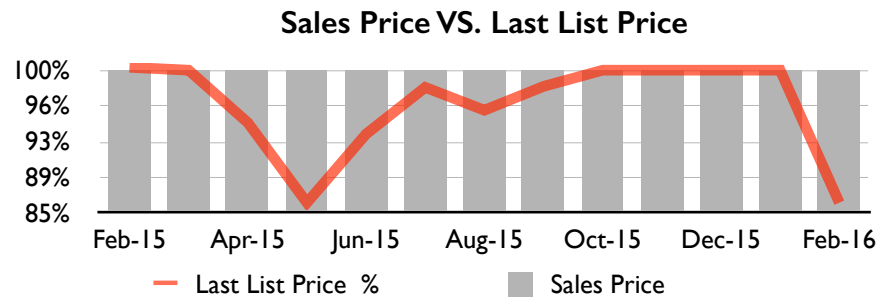
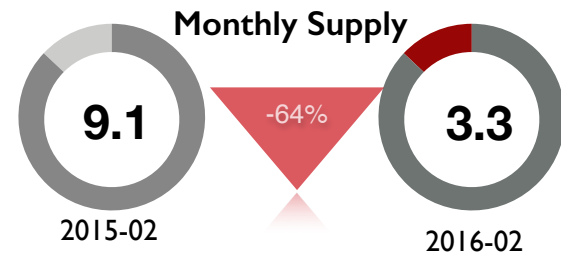
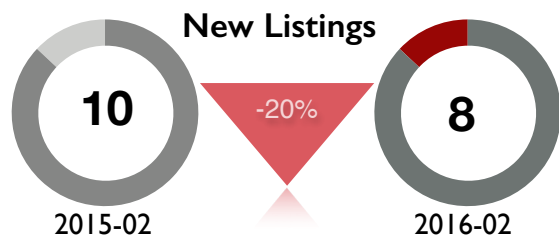
	2015-02	2016-02	Changes
Median Sales Price	N/A	\$510,000	
Median Original List Price	\$419,900	\$0	<b>-100.00%</b>
Median Market Time	N/A	386	
Home for Sale	11	4	<b>-63.64%</b>
Under Contract	3	1	<b>-66.67%</b>



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

# Washington Park

Monthly Update 2016-02



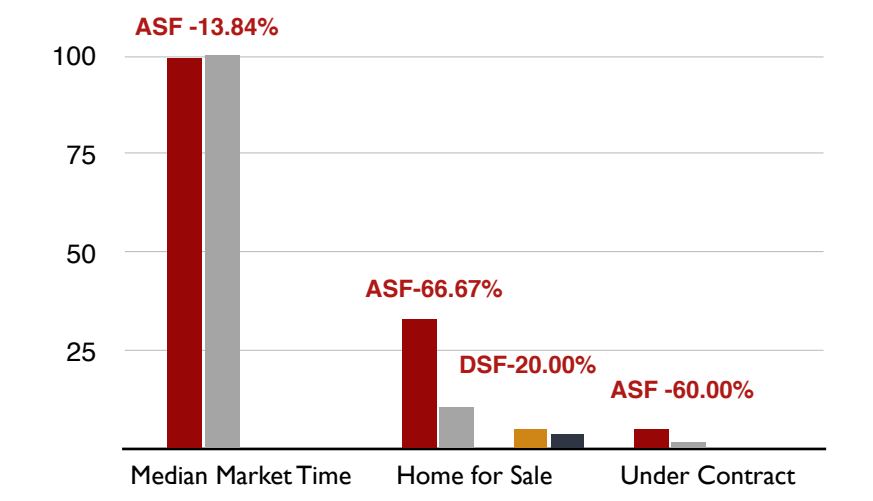
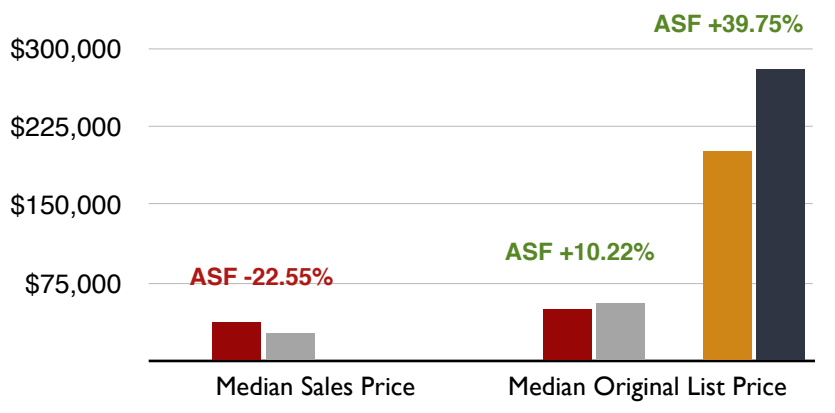
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$36,450	\$27,500	<b>-24.55%</b>
Median Original List Price	\$49,900	\$55,000	<b>10.22%</b>
Median Market Time	224	193	<b>-13.84%</b>
Home for Sale	33	11	<b>-66.67%</b>
Under Contract	5	2	<b>-60.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$200,000	\$279,500	<b>39.75%</b>
Median Market Time	N/A	N/A	
Home for Sale	5	4	<b>-20.00%</b>
Under Contract	0	0	

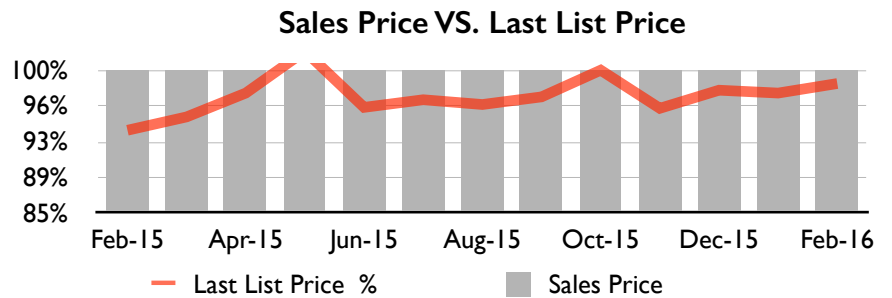
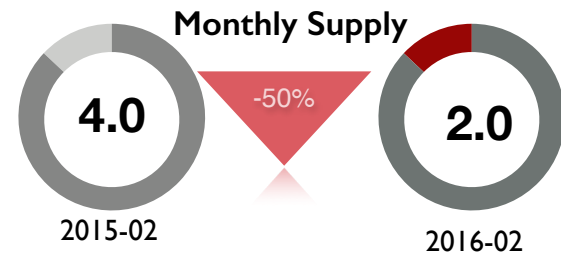
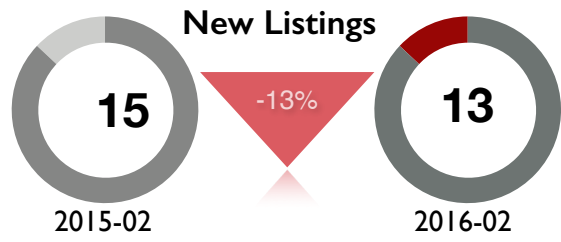


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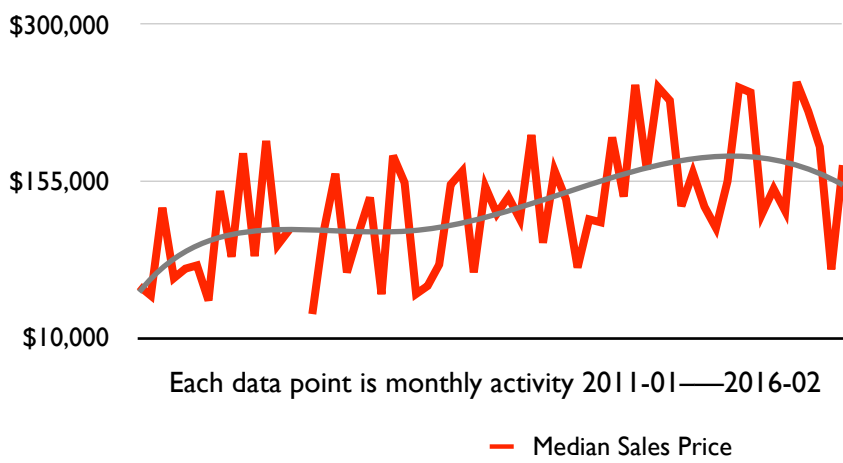


# North Park

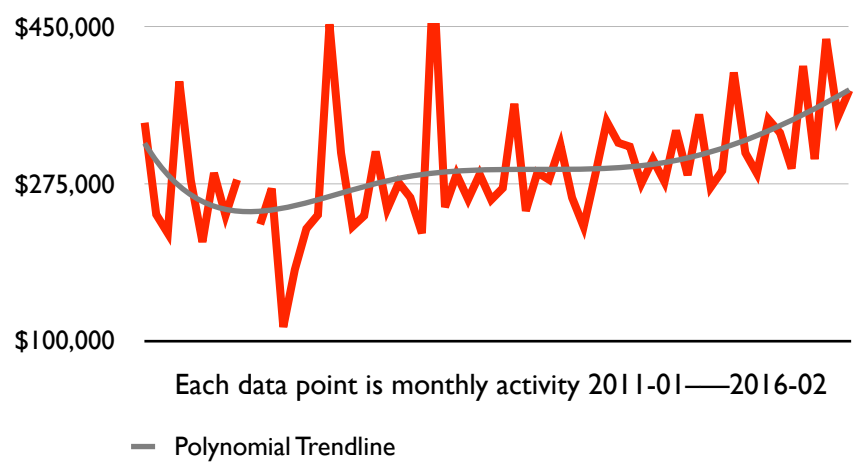
Monthly Update 2016-02



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



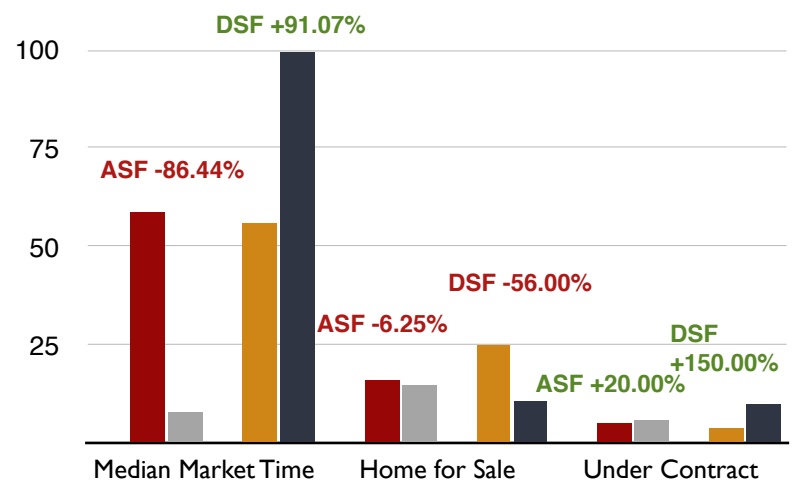
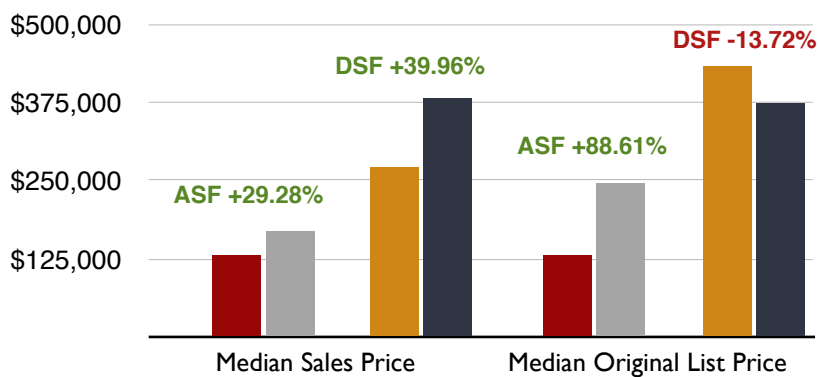
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$131,500	\$170,000	<b>29.28%</b>
Median Original List Price	\$129,900	\$245,000	<b>88.61%</b>
Median Market Time	59	8	<b>-86.44%</b>
Home for Sale	16	15	<b>-6.25%</b>
Under Contract	5	6	<b>20.00%</b>

*ASF including Townhouse & Condo*

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$271,500	\$380,000	<b>39.96%</b>
Median Original List Price	\$434,500	\$374,900	<b>-13.72%</b>
Median Market Time	56	107	<b>91.07%</b>
Home for Sale	25	11	<b>-56.00%</b>
Under Contract	4	10	<b>150.00%</b>

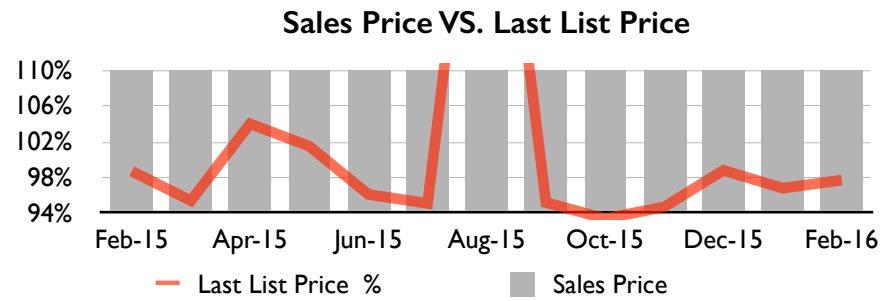
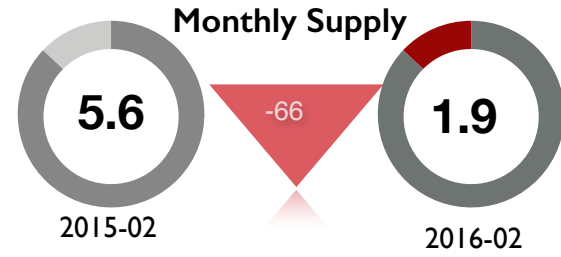


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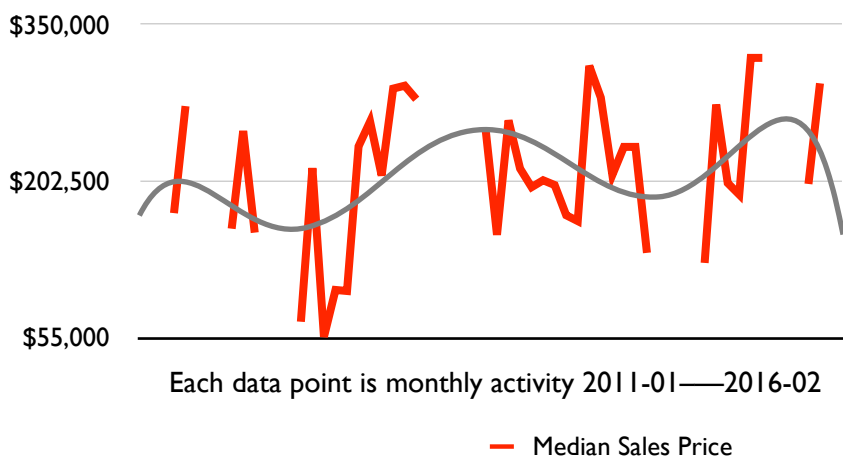
Wednesday, March 9, 2016

# McKinley Park

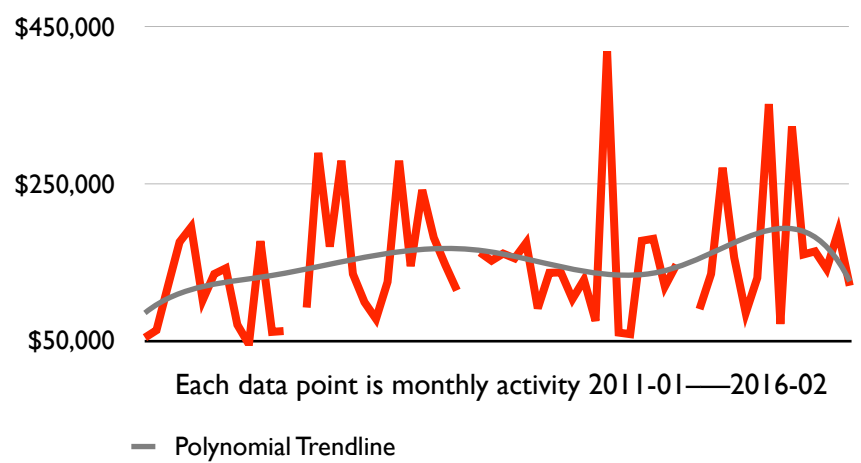
Monthly Update 2016-02



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



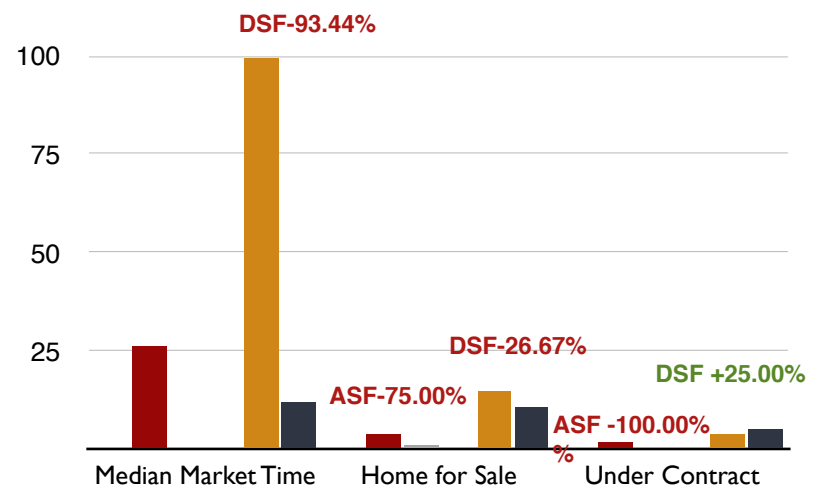
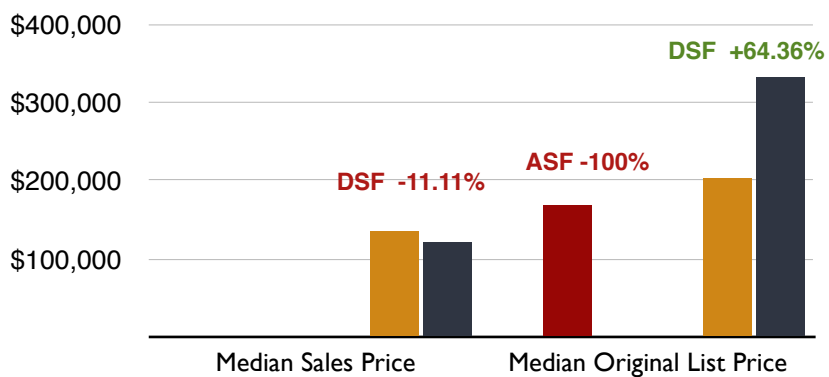
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$169,000	\$0	-100.00%
Median Market Time	26	N/A	
Home for Sale	4	1	-75.00%
Under Contract	2	0	-100.00%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$135,000	\$120,000	-11.11%
Median Original List Price	\$202,000	\$332,000	64.36%
Median Market Time	183	12	-93.44%
Home for Sale	15	11	-26.67%
Under Contract	4	5	25.00%

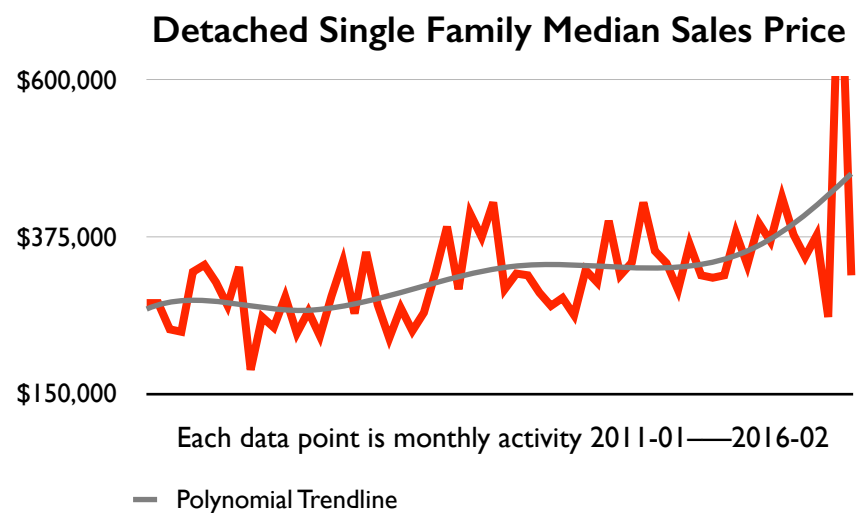
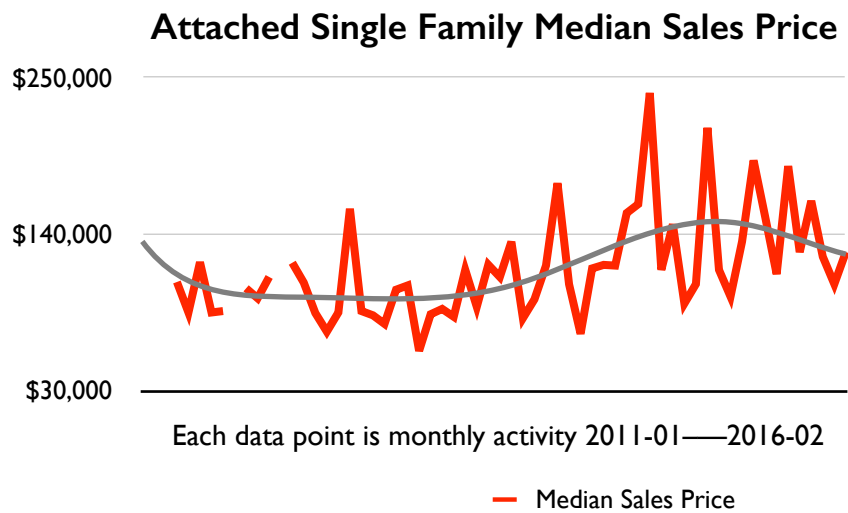
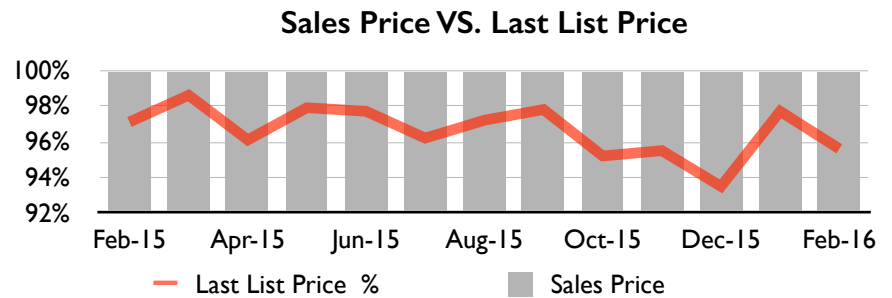
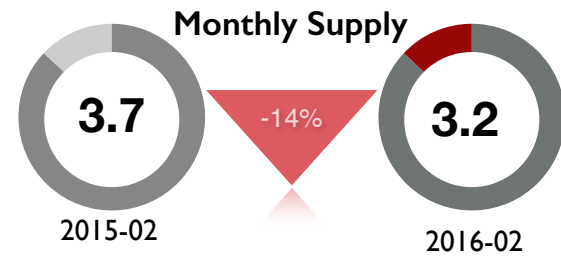


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Wednesday, March 9, 2016

# Edison Park

Monthly Update 2016-02



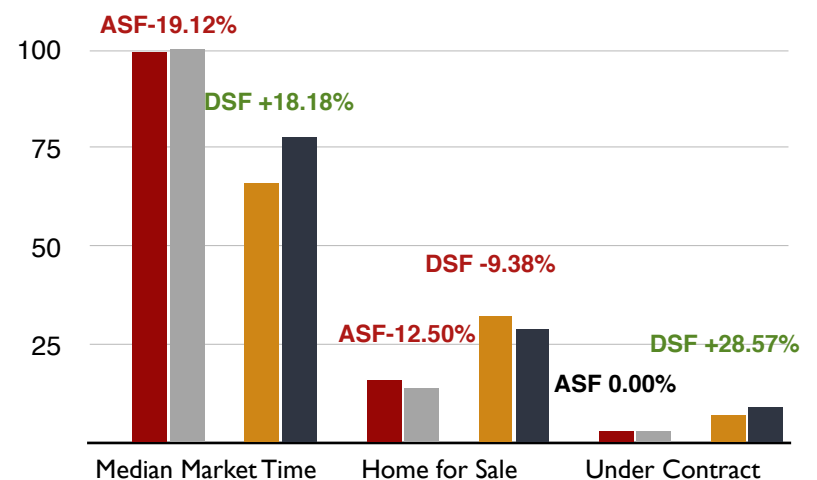
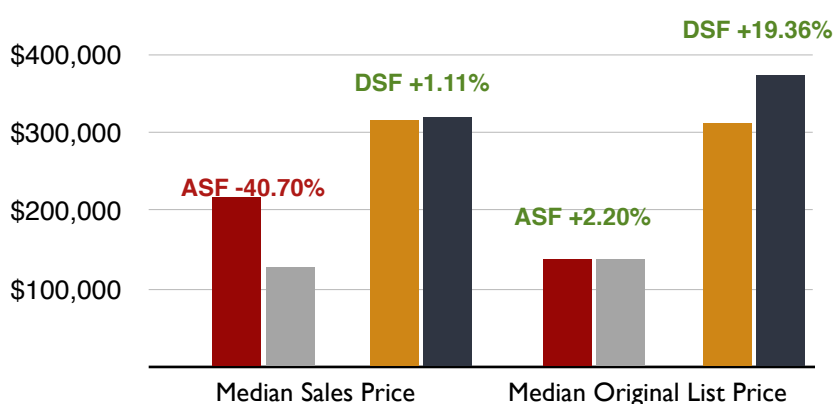
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$215,000	\$127,500	<b>-40.70%</b>
Median Original List Price	\$136,450	\$139,450	<b>2.20%</b>
Median Market Time	136	110	<b>-19.12%</b>
Home for Sale	16	14	<b>-12.50%</b>
Under Contract	3	3	<b>0.00%</b>

*ASF including Townhouse & Condo*

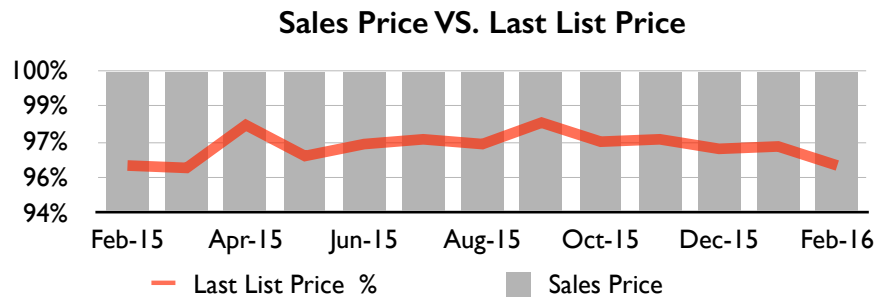
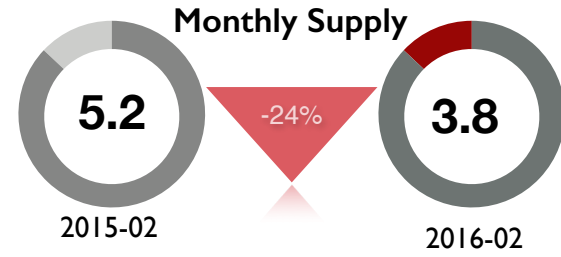
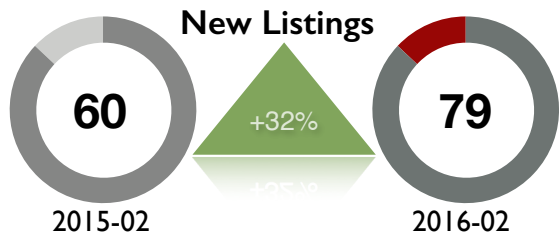
## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	\$316,500	\$320,000	<b>1.11%</b>
Median Original List Price	\$312,000	\$372,400	<b>19.36%</b>
Median Market Time	66	78	<b>18.18%</b>
Home for Sale	32	29	<b>-9.38%</b>
Under Contract	7	9	<b>28.57%</b>

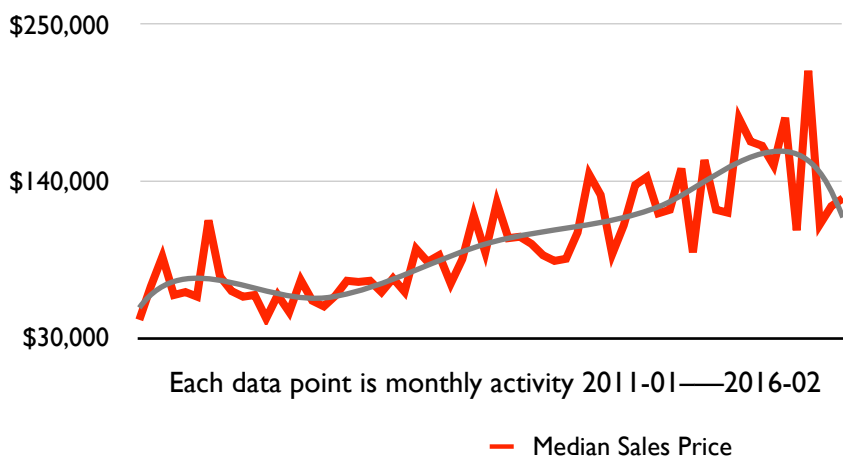


# Rogers Park

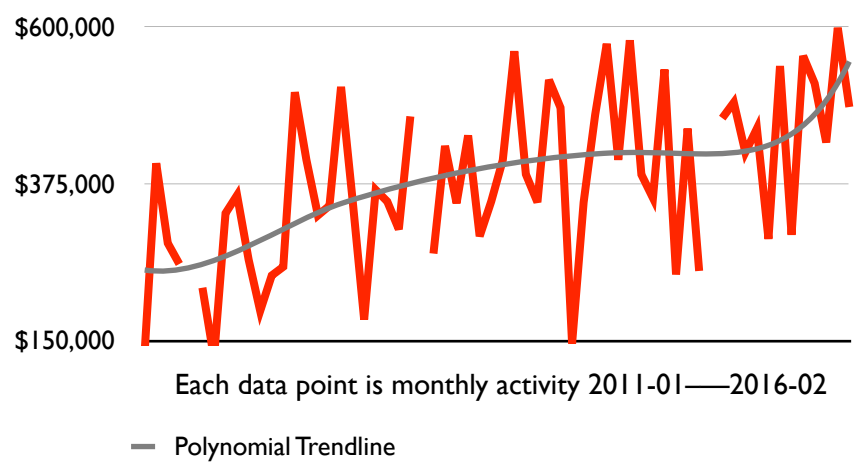
Monthly Update 2016-02



## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



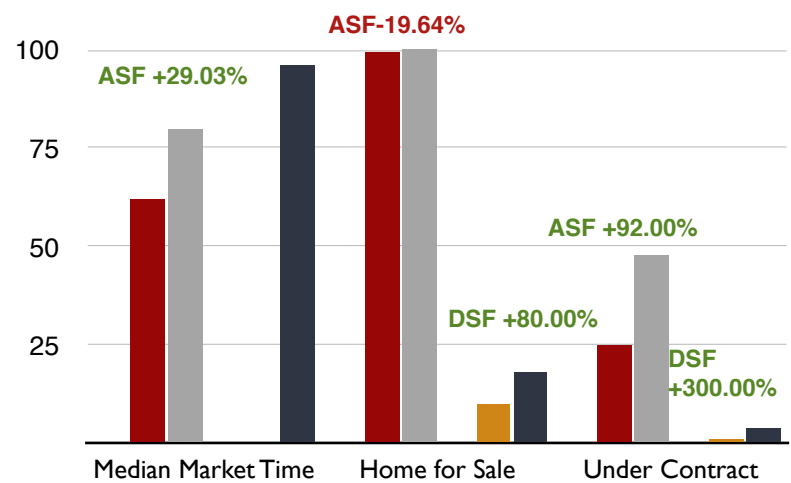
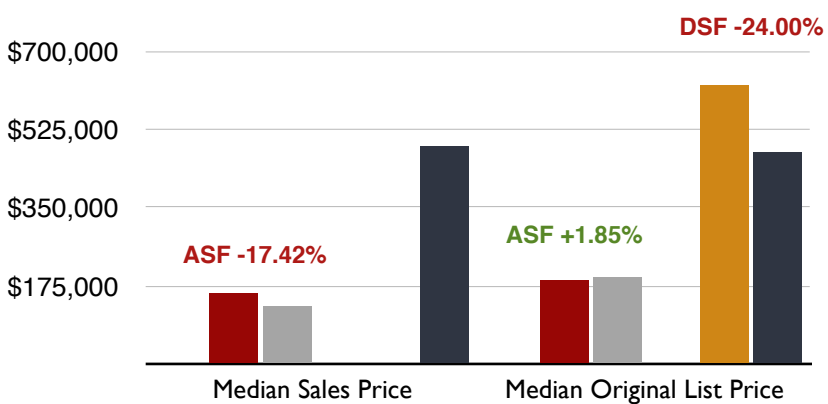
## Attached Single Family (ASF)

	2015-02	2016-02	Changes
Median Sales Price	\$155,000	\$128,000	<b>-17.42%</b>
Median Original List Price	\$189,500	\$193,000	<b>1.85%</b>
Median Market Time	62	80	<b>29.03%</b>
Home for Sale	168	135	<b>-19.64%</b>
Under Contract	25	48	<b>92.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-02	2016-02	Changes
Median Sales Price	N/A	\$486,000	
Median Original List Price	\$625,000	\$475,000	<b>-24.00%</b>
Median Market Time	N/A	96	
Home for Sale	10	18	<b>80.00%</b>
Under Contract	1	4	<b>300.00%</b>





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

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

