



CHICAGO

NEIGHBORHOOD MARKET REPORT

March 2016

KEK TAKEAWAYS...



- According to the Data from MRED, the time a home stays on the market in Chicagoland PMSA is averaged 110 days which 5.2 % lower than last year when homes were on the market 116 days. Attached single-family are on the market 91 days compared to last year at this time when they were at 97 days. In general, the averaged market time have stayed under 120 days since 2015 around this time.
- As of April 8, 2016, there is a 3.7 months supply of single family homes for sale in Chicagoland PMSA compared to 4.7 last year. For attached single family including townhouse and condo, the supply has decreased drastically from a 3.8 months' supply last year to a 2.8 months supply. It shows a strong sign of sellers market.
- Based on the data of Chicagoland PMSA, the median sales price this month were up 2.4 % to \$282,557 for detached homes and down 1.9% to \$245,514 for attached homes. Overall 8,415 attached and detached houses were sold, up 36 % from a month ago and up 1.2% from a year ago.
- In March, there are 36,220 single family homes for sale in Chicagoland PMSA, compare that to the 42,306 available at this time last year, we can see that the inventory level is very low. There aren't enough homes on the market and meet the demand, which provides for a very competitive environment.

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

Chicagoland PMSA— March 2016

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

+3.5%

Change in
New Listing
All properties

+0.9%

Change in
Closed Sales
All properties

-14.7%

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.

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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**
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INTRODUCTION & METHODOLOGY



Monthly Update—March 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.

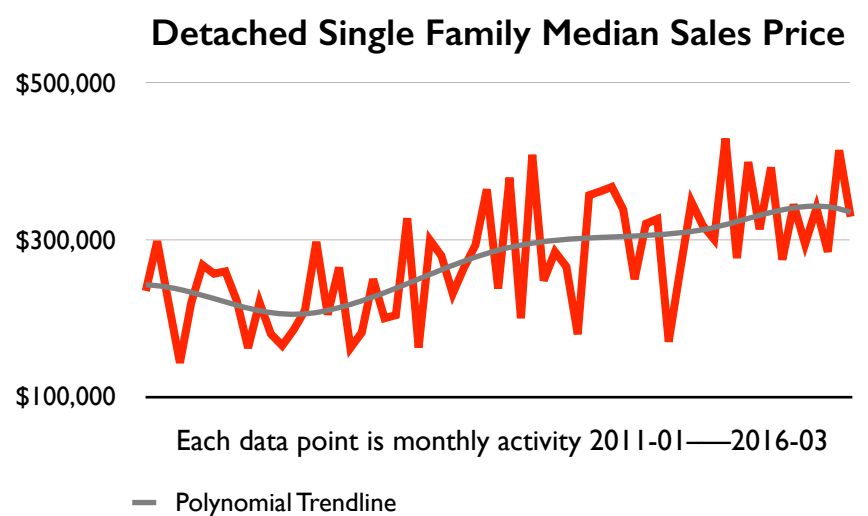
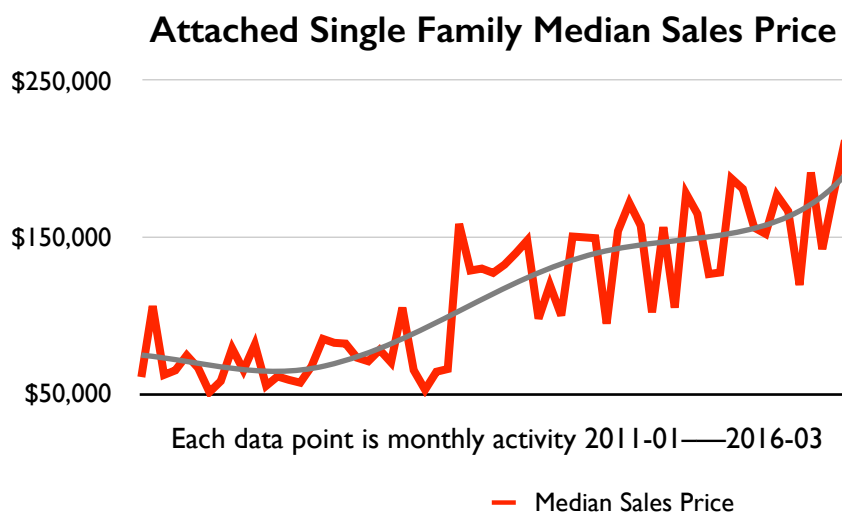
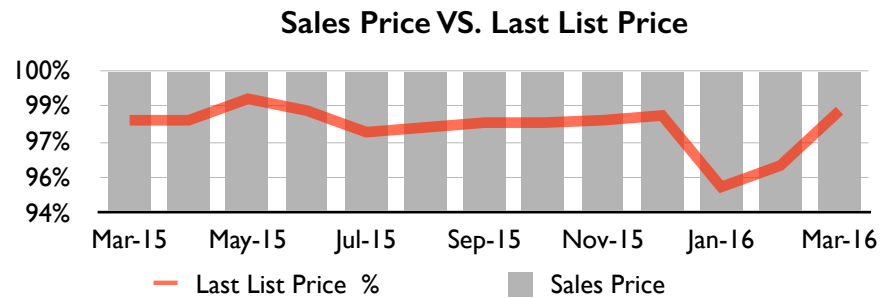
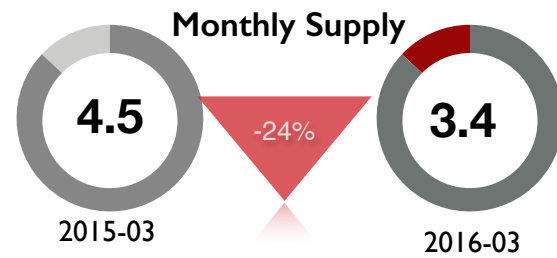
By doing this report we hope to provide market insights for real estate owners, investors, agents, assets managers, who are interested in the

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 2016-03



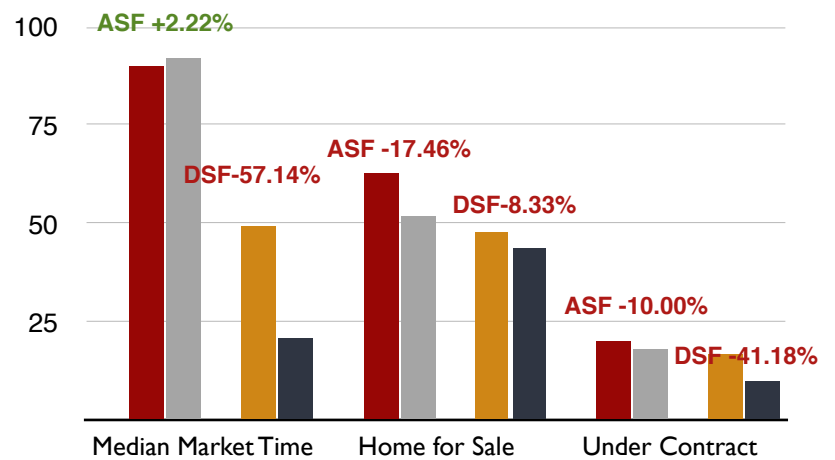
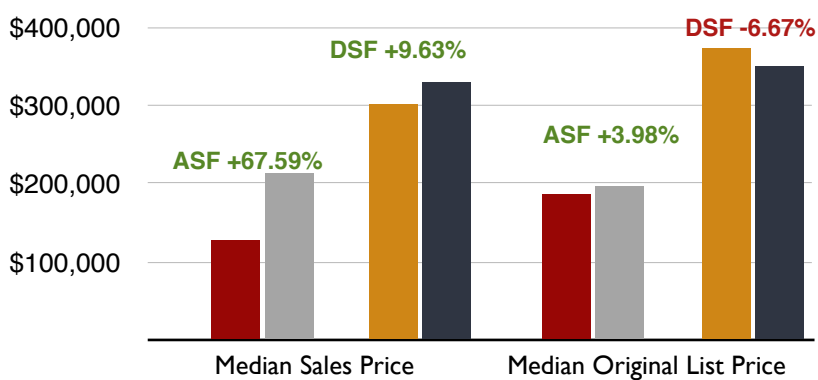
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$126,500	\$212,000	67.59%
Median Original List Price	\$187,000	\$194,450	3.98%
Median Market Time	90	92	2.22%
Home for Sale	63	52	-17.46%
Under Contract	20	18	-10.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$301,000	\$330,000	9.63%
Median Original List Price	\$375,000	\$350,000	-6.67%
Median Market Time	49	21	-57.14%
Home for Sale	48	44	-8.33%
Under Contract	17	10	-41.18%

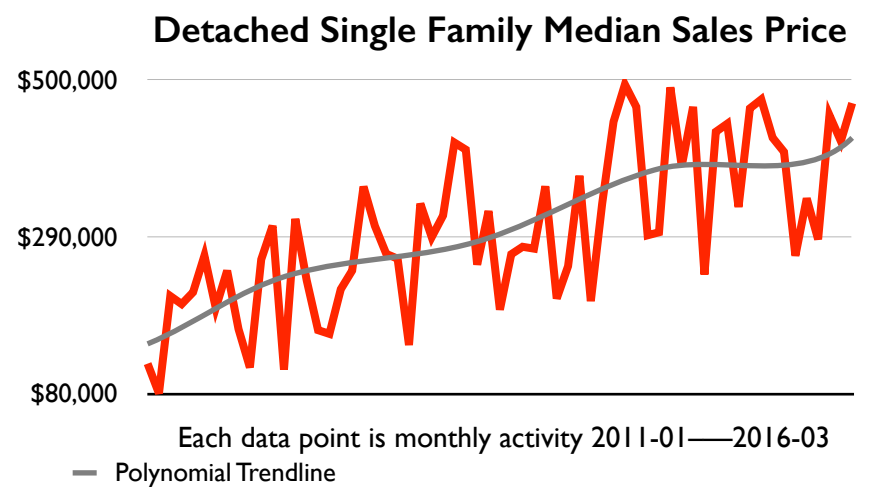
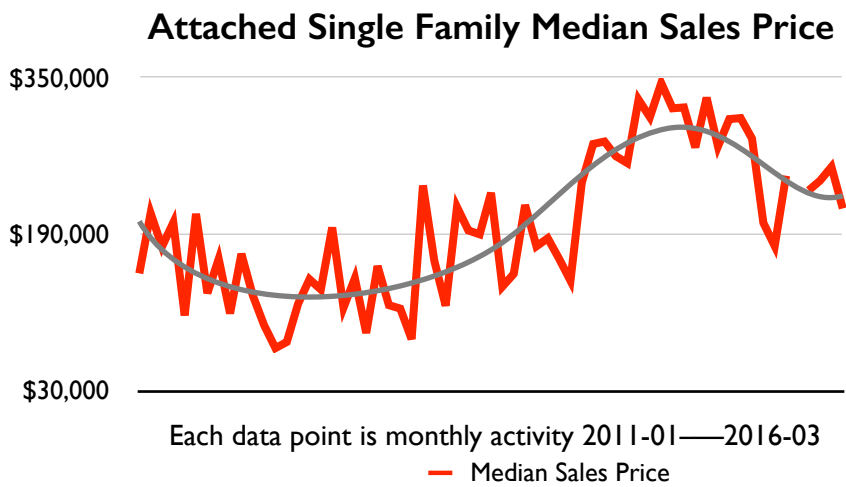
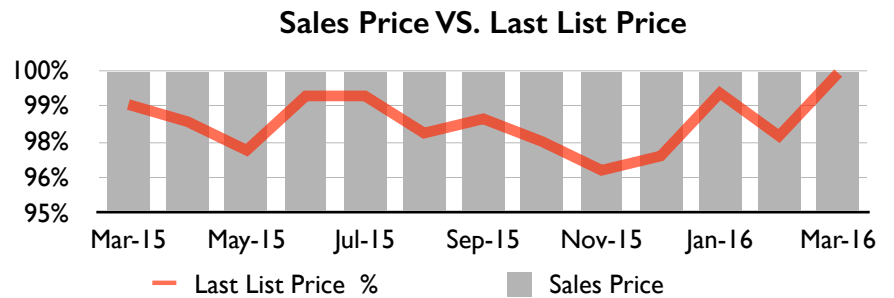
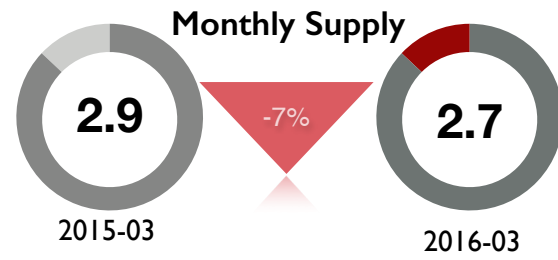
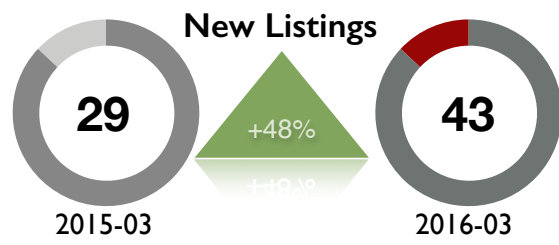


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, April 7, 2016

Avondale

Monthly Update 2016-03



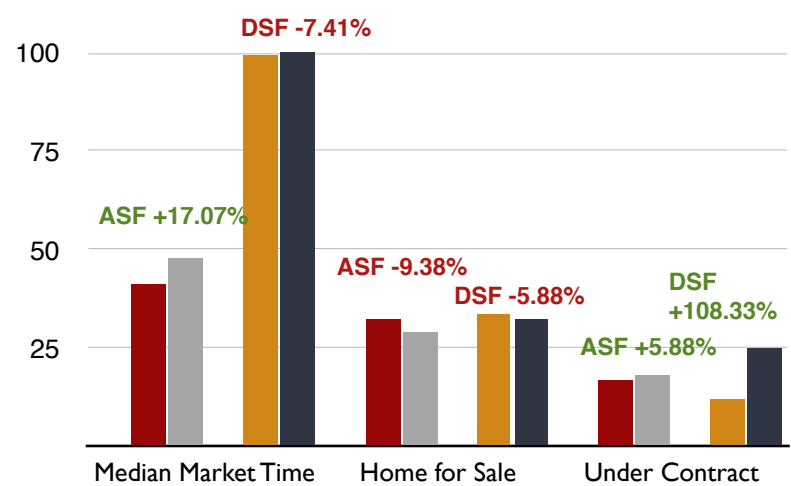
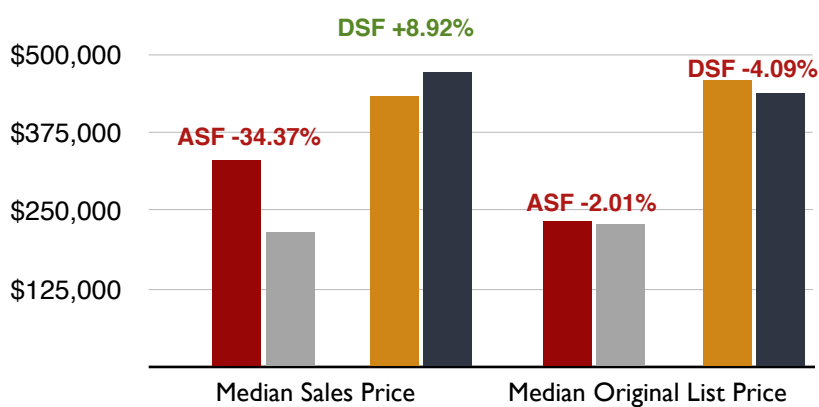
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$329,900	\$216,500	-34.37%
Median Original List Price	\$233,700	\$229,000	-2.01%
Median Market Time	41	48	17.07%
Home for Sale	32	29	-9.38%
Under Contract	17	18	5.88%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$431,500	\$470,000	8.92%
Median Original List Price	\$456,950	\$438,250	-4.09%
Median Market Time	108	100	-7.41%
Home for Sale	34	32	-5.88%
Under Contract	12	25	108.33%

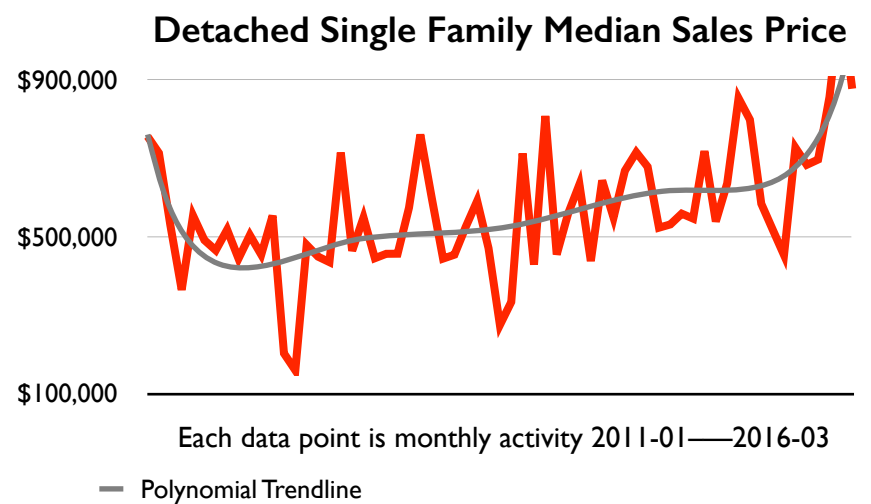
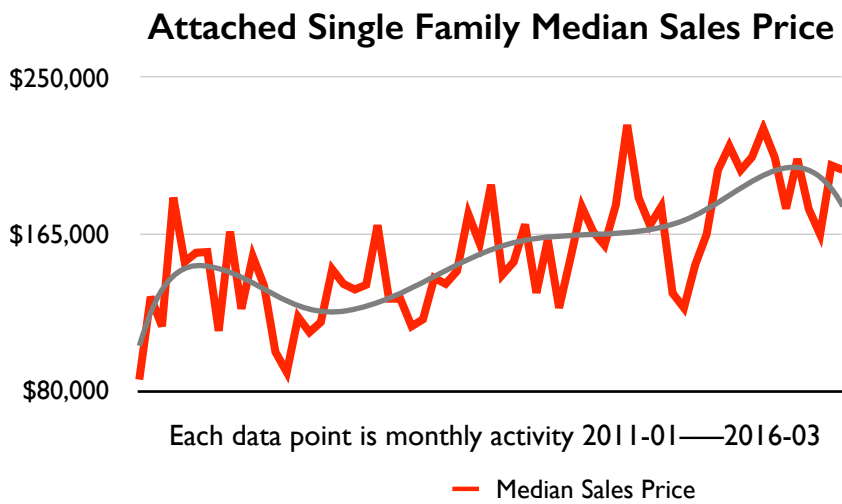
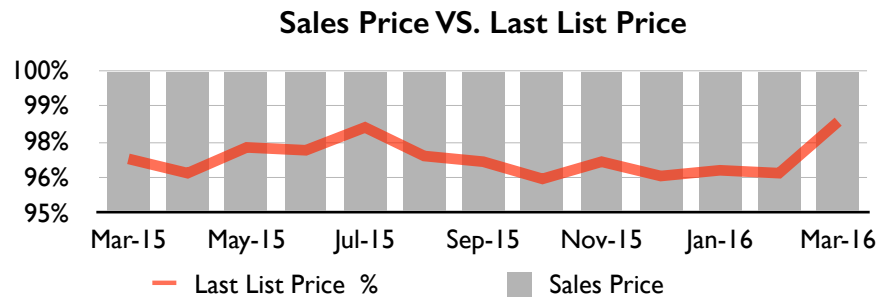
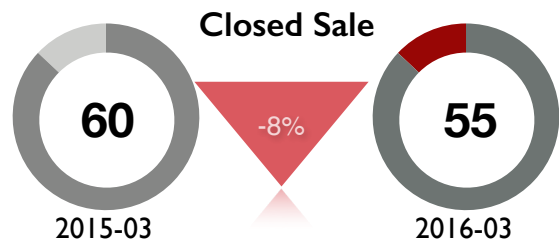
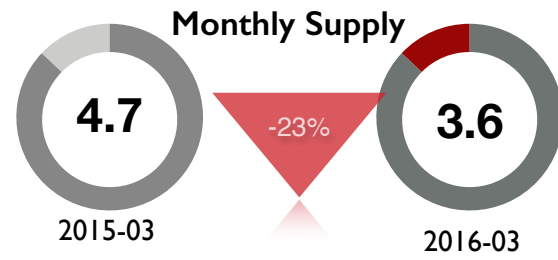


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Edgewater

Monthly Update 2016-03



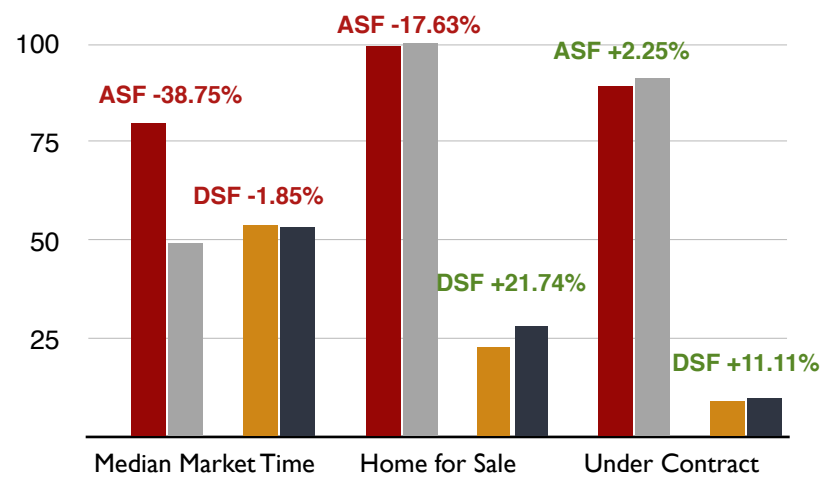
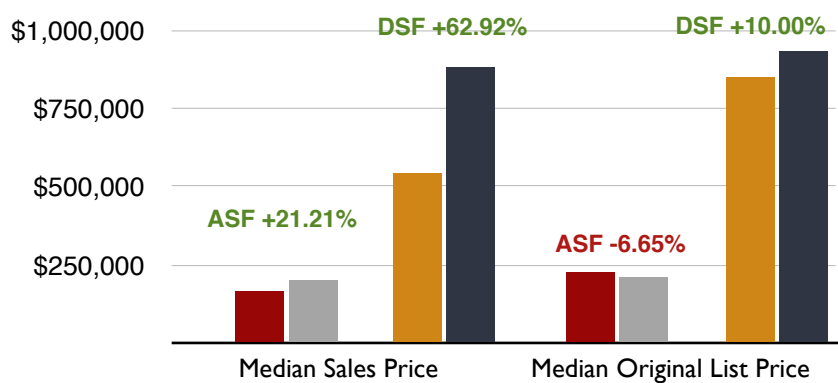
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$165,000	\$200,000	21.21%
Median Original List Price	\$224,900	\$209,950	-6.65%
Median Market Time	80	49	-38.75%
Home for Sale	278	229	-17.63%
Under Contract	89	91	2.25%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$540,000	\$879,750	62.92%
Median Original List Price	\$850,000	\$935,000	10.00%
Median Market Time	54	53	-1.85%
Home for Sale	23	28	21.74%
Under Contract	9	10	11.11%

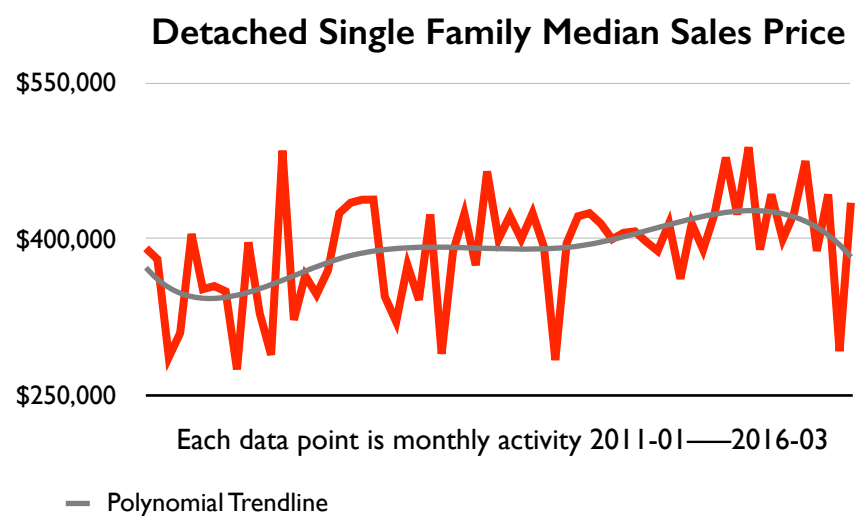
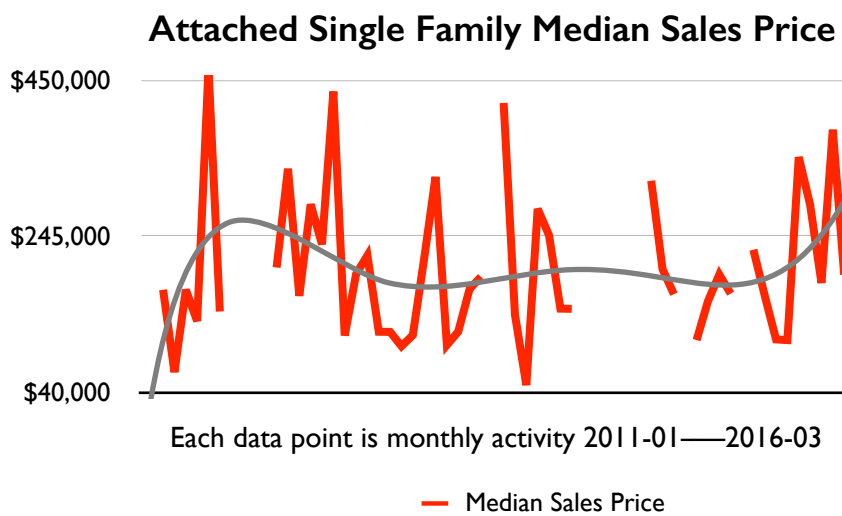
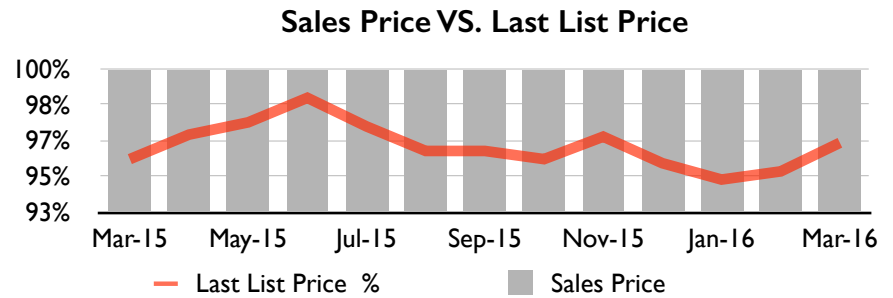
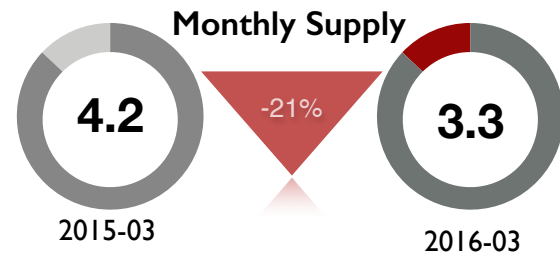
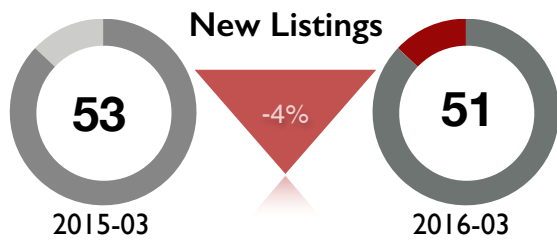


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Forest Glen

Monthly Update 2016-03



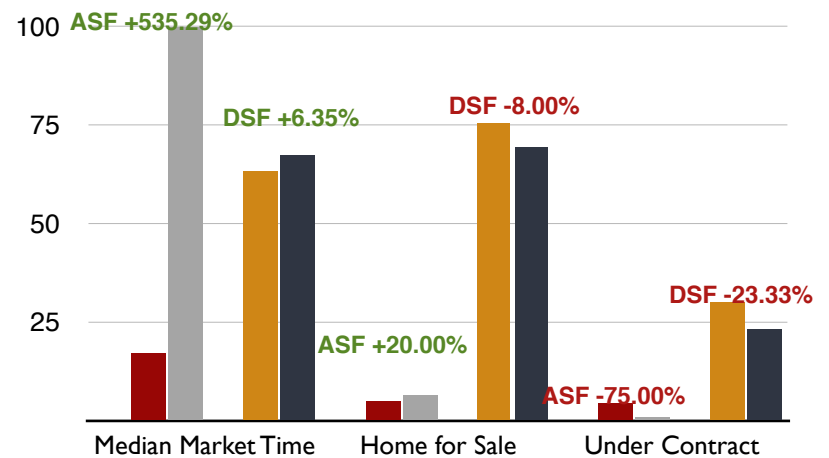
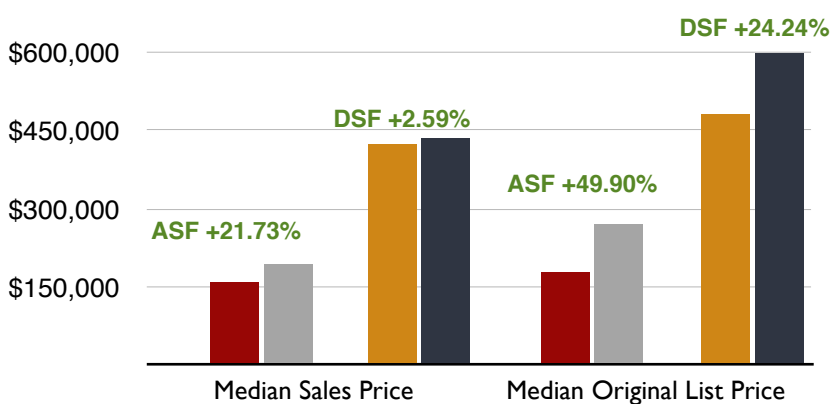
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$160,000	\$194,775	21.73%
Median Original List Price	\$179,450	\$269,000	49.90%
Median Market Time	17	108	535.29%
Home for Sale	5	6	20.00%
Under Contract	4	1	-75.00%

ASF including Townhouse & Condo

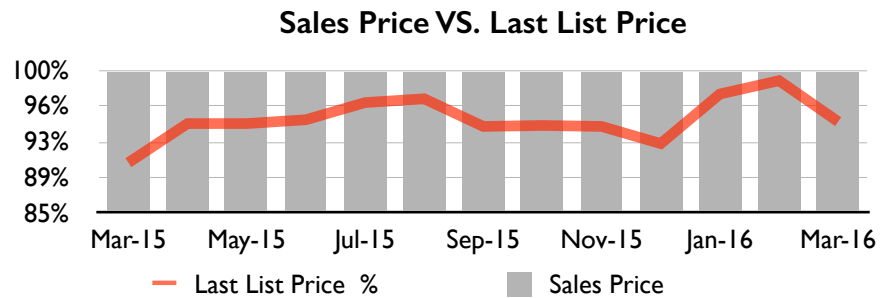
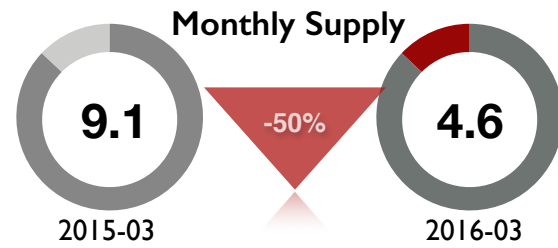
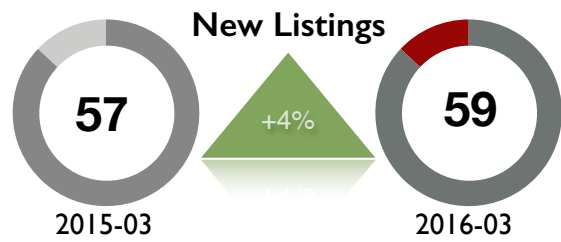
Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$424,000	\$435,000	2.59%
Median Original List Price	\$482,500	\$599,450	24.24%
Median Market Time	63	67	6.35%
Home for Sale	75	69	-8.00%
Under Contract	30	23	-23.33%

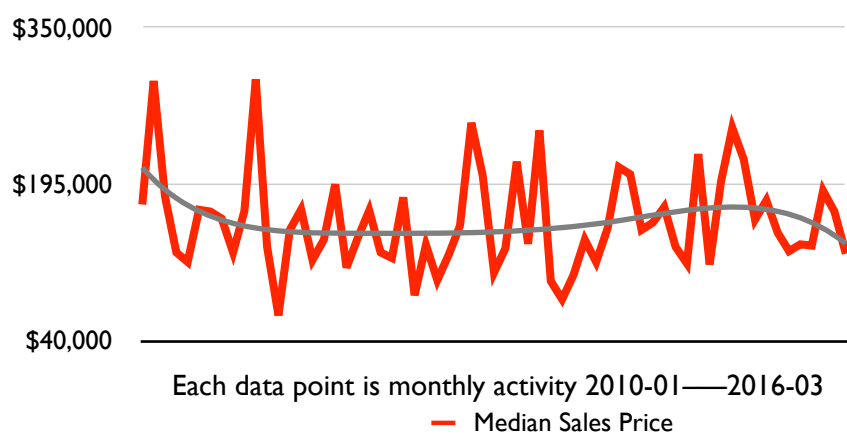


Hyde Park

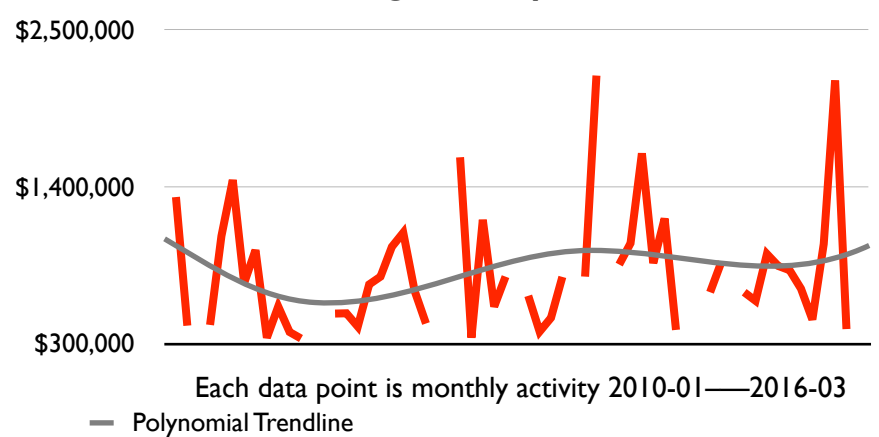
Monthly Update 2016-03



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



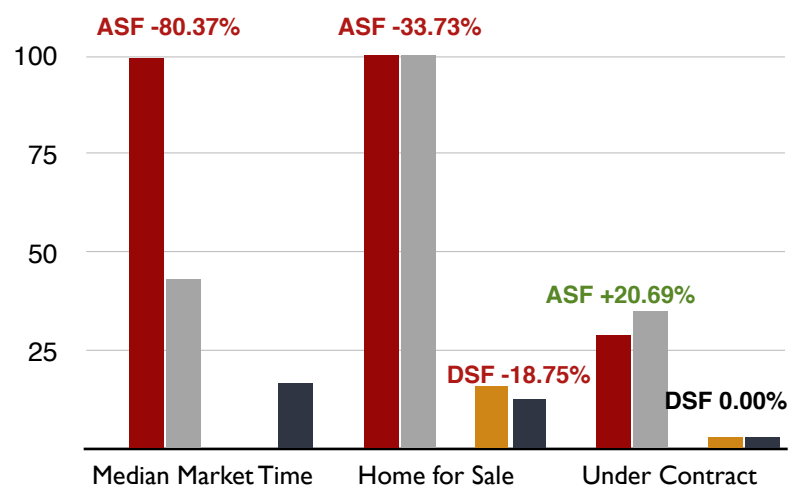
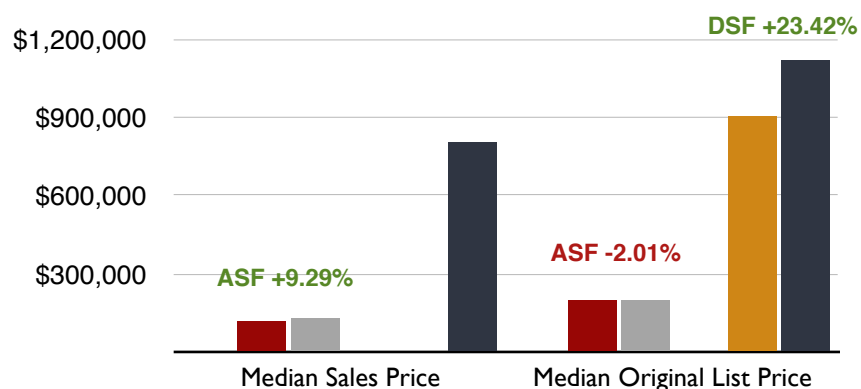
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$115,500	\$126,232	9.29%
Median Original List Price	\$199,000	\$195,000	-2.01%
Median Market Time	219	43	-80.37%
Home for Sale	166	110	-33.73%
Under Contract	29	35	20.69%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	N/A	\$800,000	
Median Original List Price	\$909,500	\$1,122,500	23.42%
Median Market Time	N/A	17	
Home for Sale	16	13	-18.75%
Under Contract	3	3	0.00%

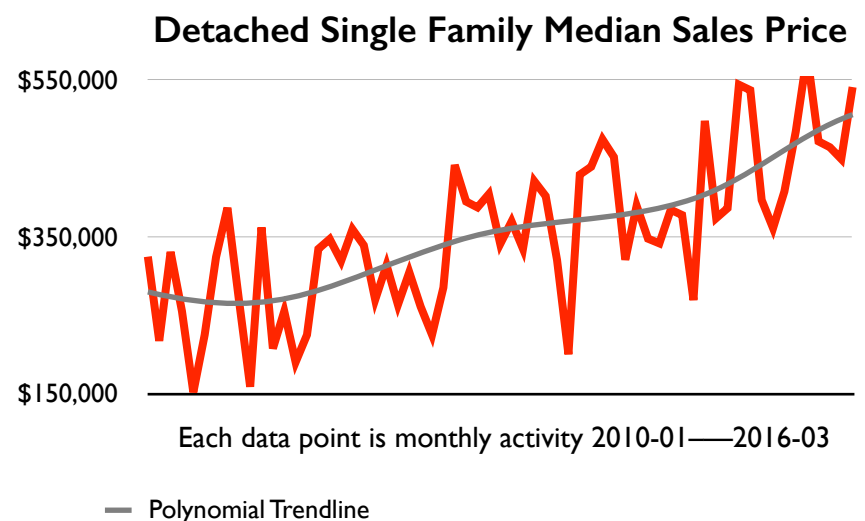
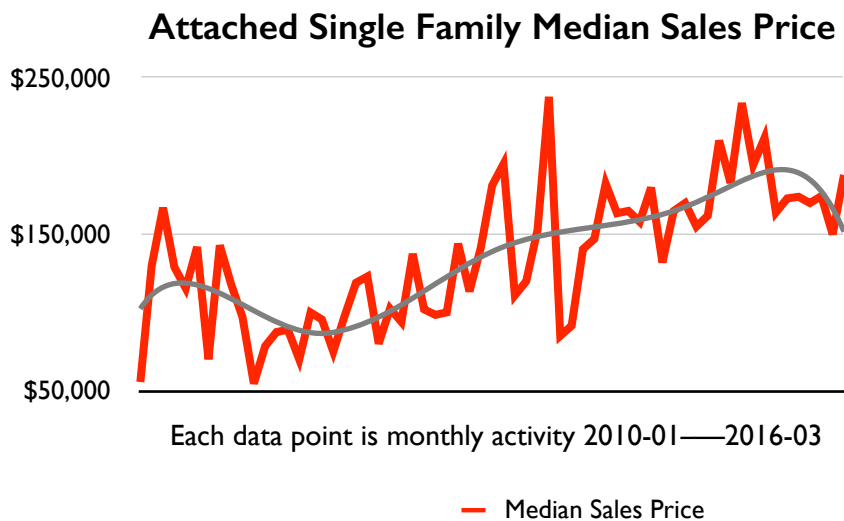
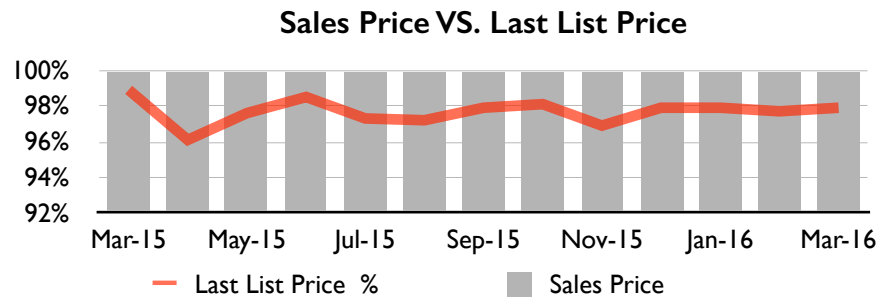
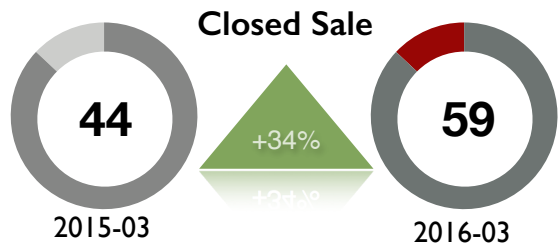
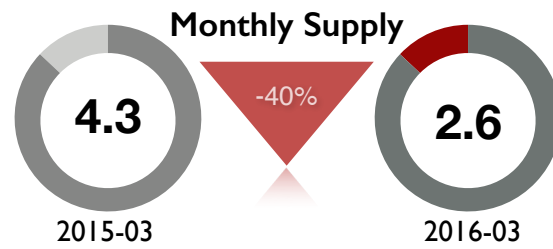


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Thursday, April 7, 2016

Irving Park

Monthly Update 2016-03



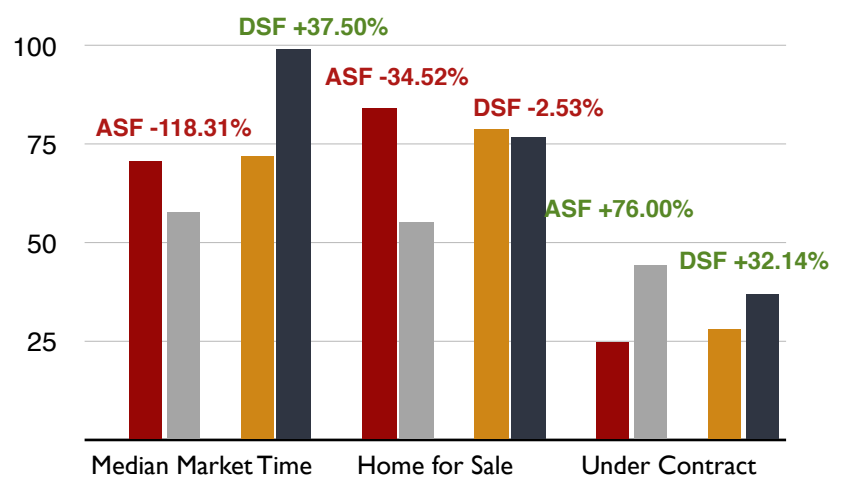
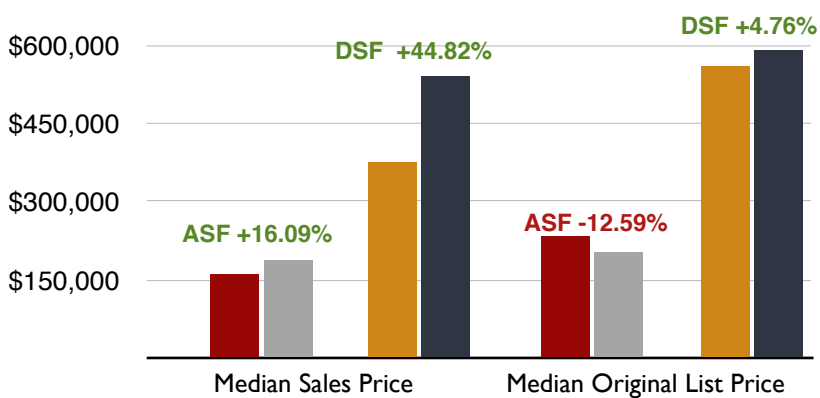
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$161,950	\$188,000	16.09%
Median Original List Price	\$232,450	\$203,195	-12.59%
Median Market Time	71	58	-18.31%
Home for Sale	84	55	-34.52%
Under Contract	25	44	76.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$374,250	\$542,000	44.82%
Median Original List Price	\$562,450	\$589,250	4.76%
Median Market Time	72	99	37.50%
Home for Sale	79	77	-2.53%
Under Contract	28	37	32.14%

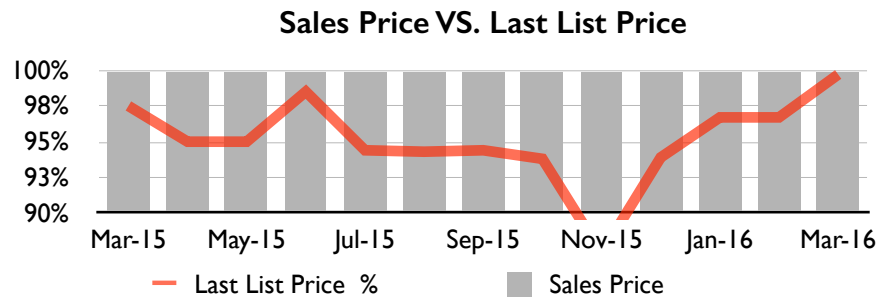
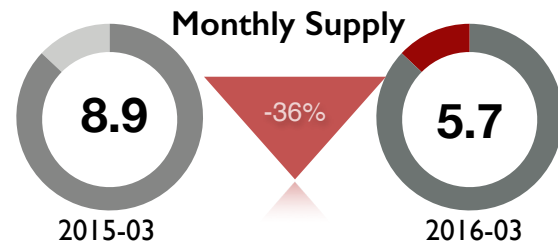


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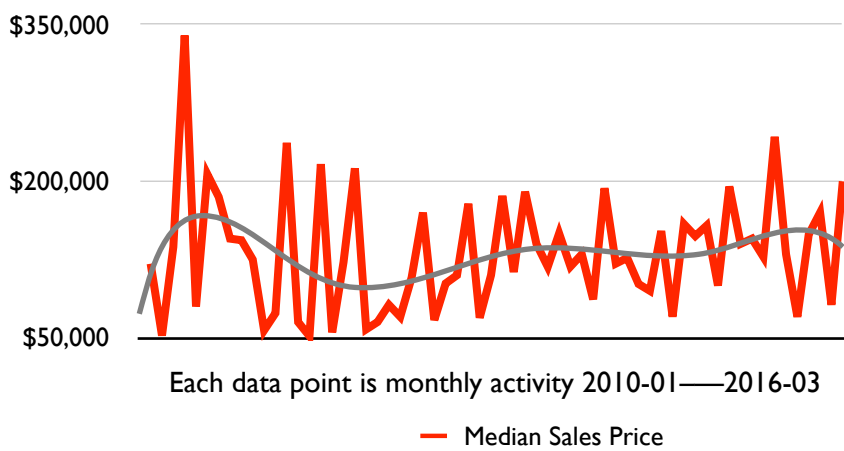
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Kenwood

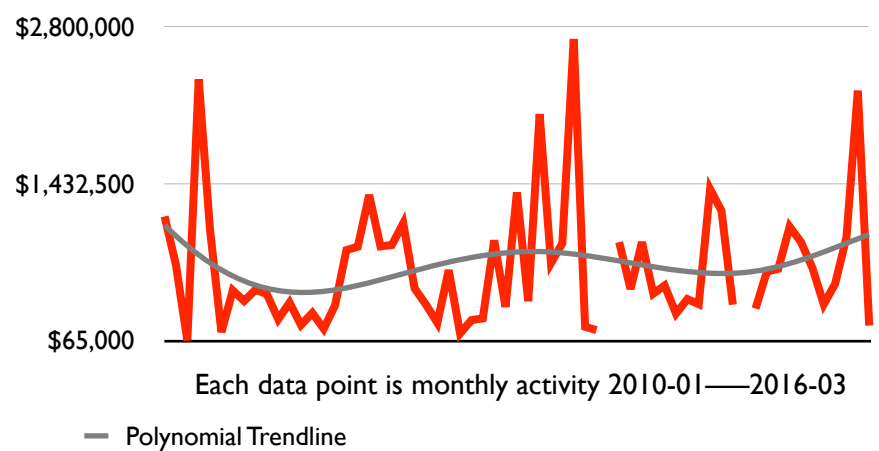
Monthly Update 2016-03



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



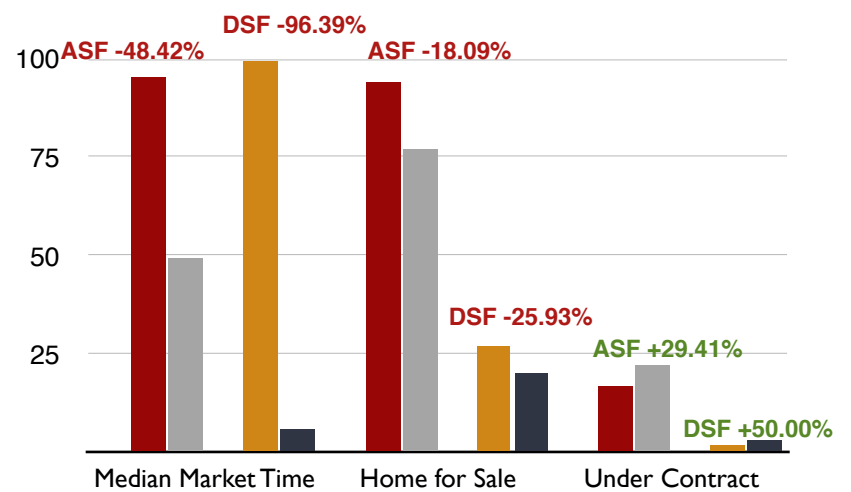
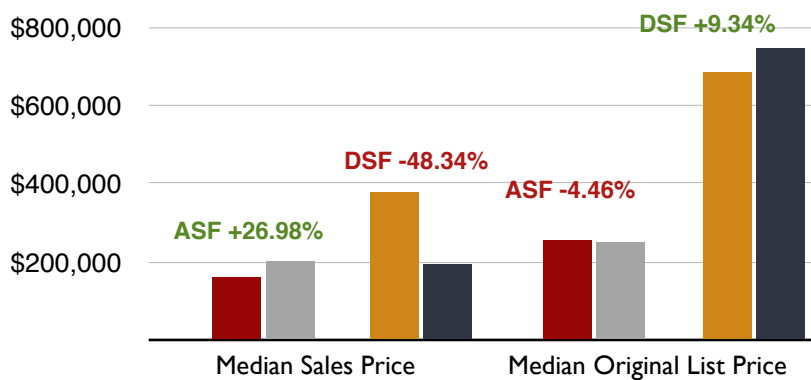
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$157,500	\$200,000	26.98%
Median Original List Price	\$259,000	\$247,450	-4.46%
Median Market Time	95	49	-48.42%
Home for Sale	94	77	-18.09%
Under Contract	17	22	29.41%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$377,500	\$195,000	-48.34%
Median Original List Price	\$685,000	\$749,000	9.34%
Median Market Time	166	6	-96.39%
Home for Sale	27	20	-25.93%
Under Contract	2	3	50.00%

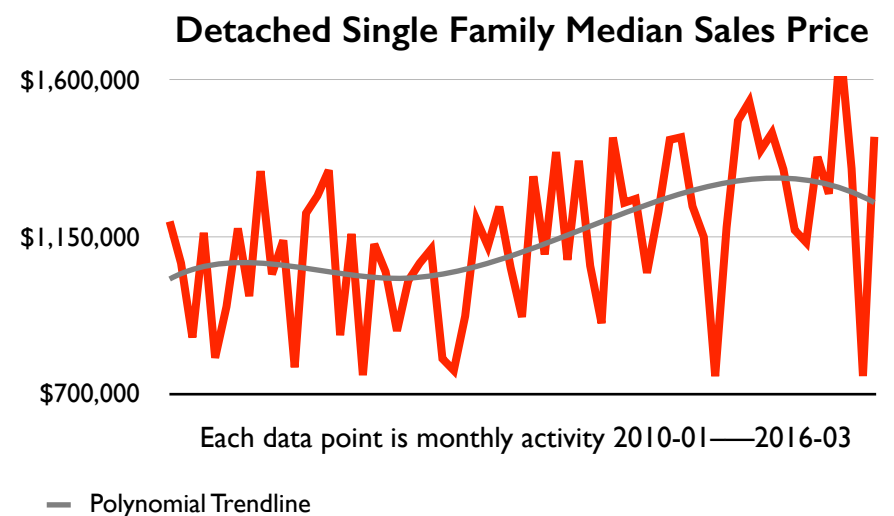
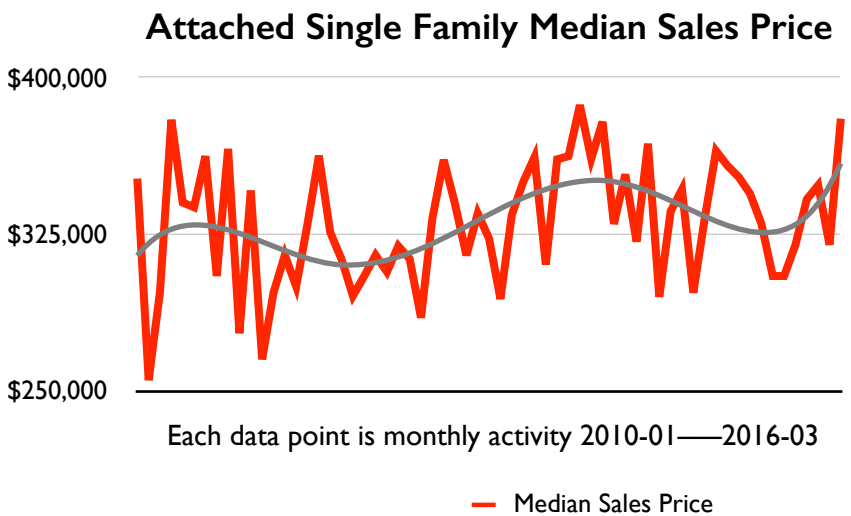
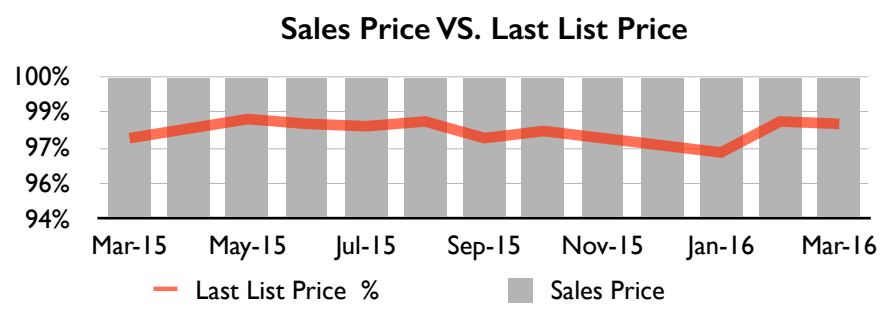
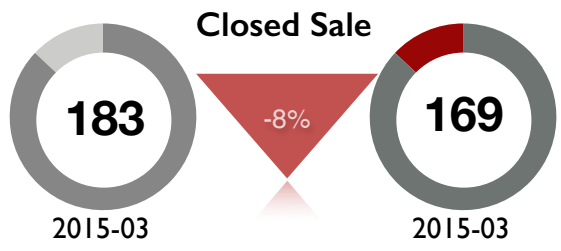
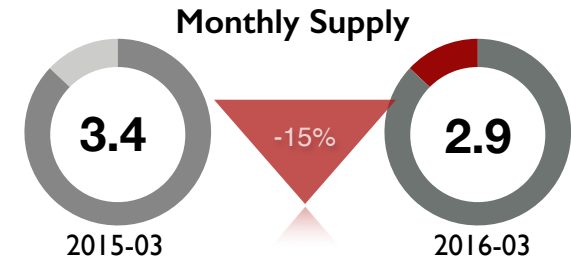
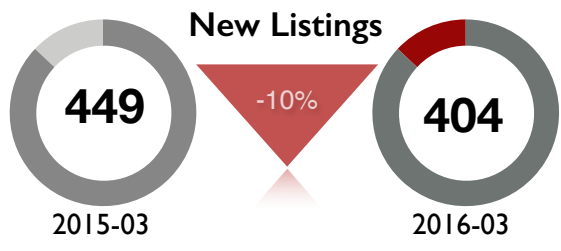


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Lakeview

Monthly Update 2016-03



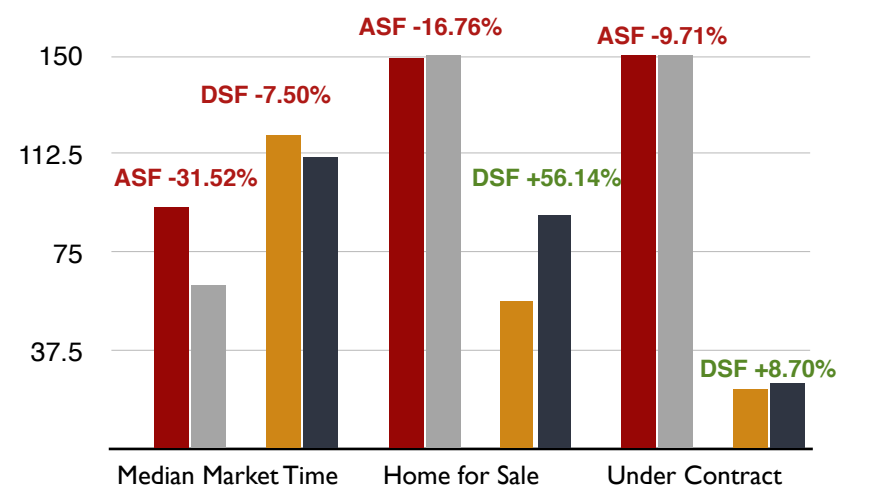
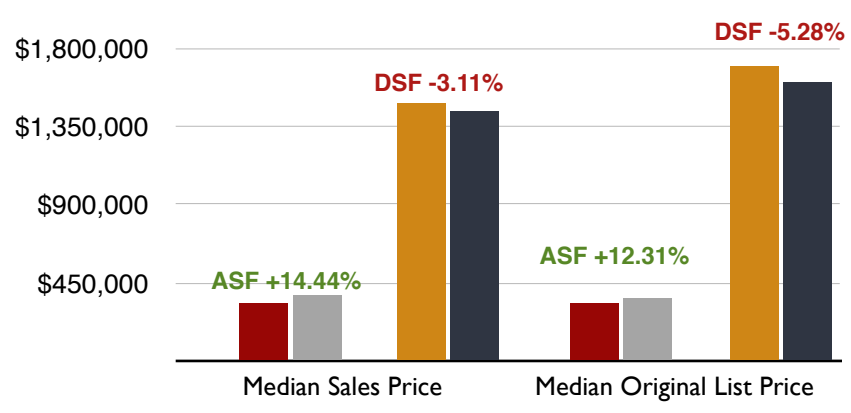
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$332,500	\$380,500	14.44%
Median Original List Price	\$325,000	\$365,000	12.31%
Median Market Time	92	63	-31.52%
Home for Sale	549	457	-16.76%
Under Contract	278	251	-9.71%

ASF including Townhouse & Condo

Detached Single Family (DSF)

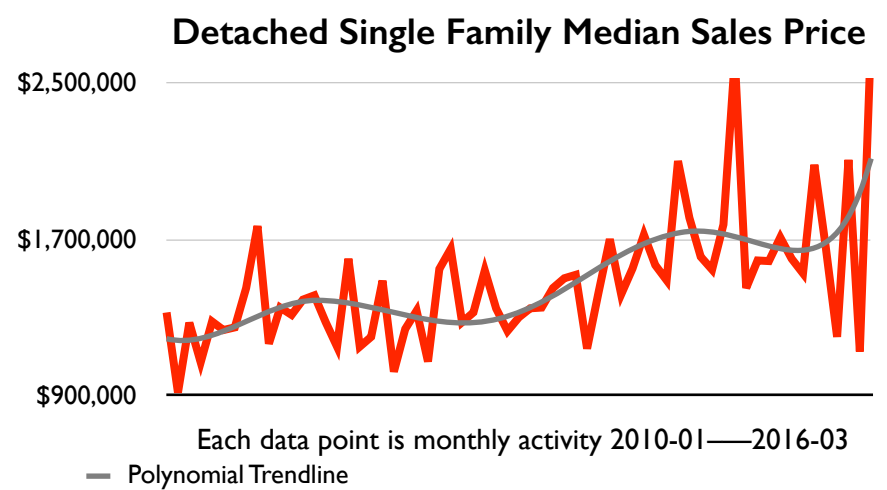
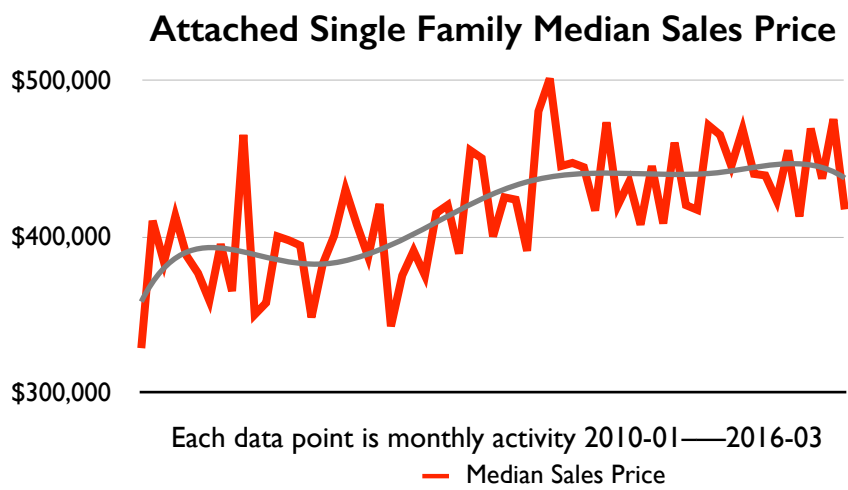
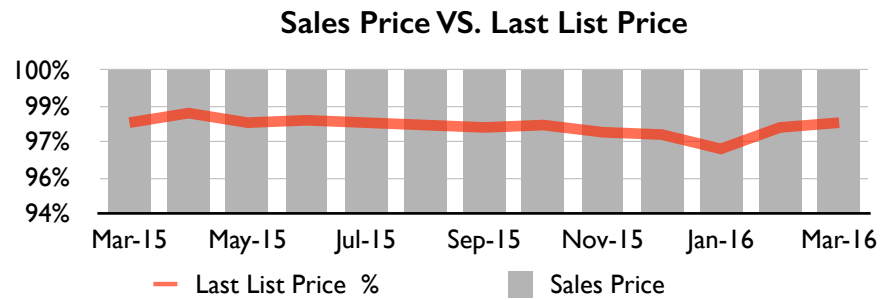
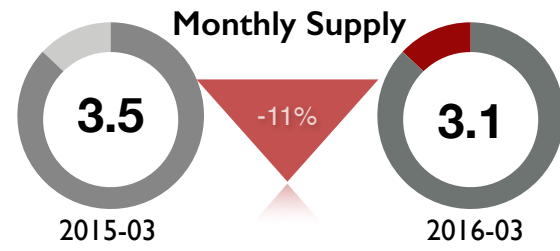
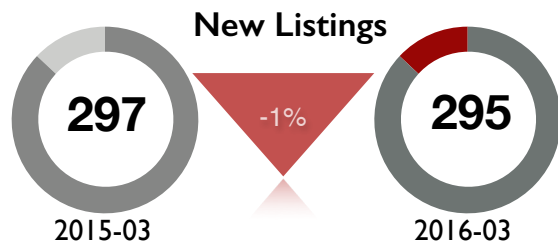
	2015-03	2016-03	Changes
Median Sales Price	\$1,485,000	\$1,438,750	-3.11%
Median Original List Price	\$1,689,000	\$1,599,900	-5.28%
Median Market Time	120	111	-7.50%
Home for Sale	57	89	56.14%
Under Contract	23	25	8.70%



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

Lincoln Park

Monthly Update 2016-03



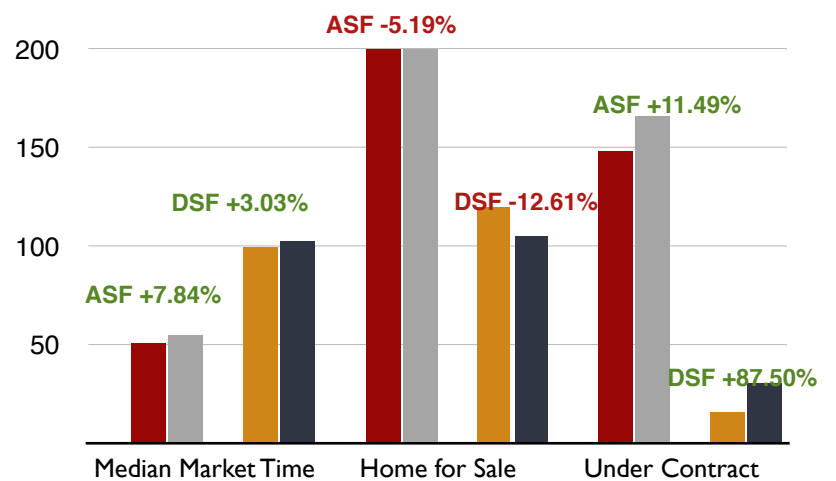
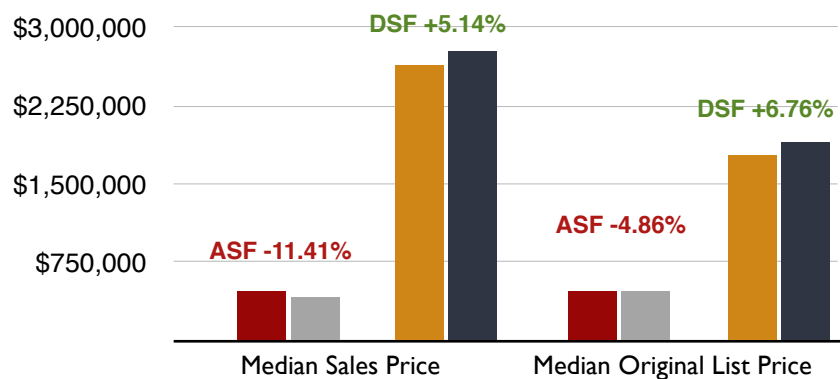
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$471,000	\$417,250	-11.41%
Median Original List Price	\$472,450	\$449,500	-4.86%
Median Market Time	51	55	7.84%
Home for Sale	308	292	-5.19%
Under Contract	148	165	11.49%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$2,625,000	\$2,760,000	5.14%
Median Original List Price	\$1,775,000	\$1,895,000	6.76%
Median Market Time	99	102	3.03%
Home for Sale	119	104	-12.61%
Under Contract	16	30	87.50%

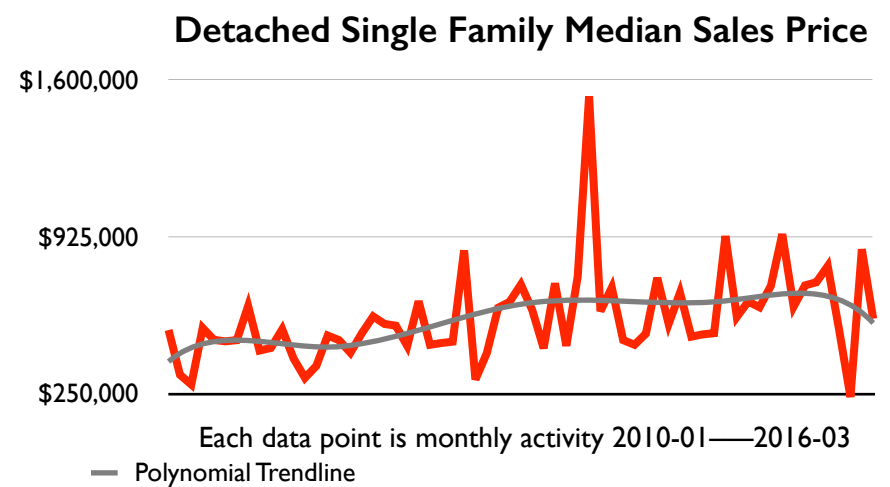
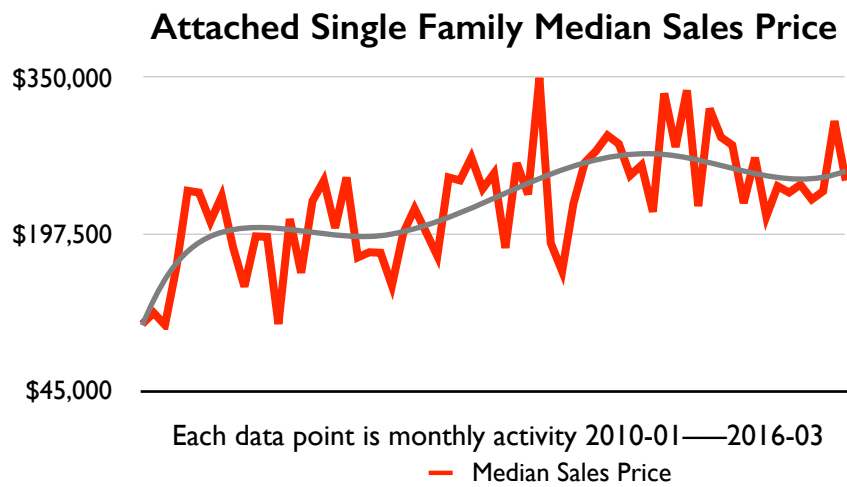
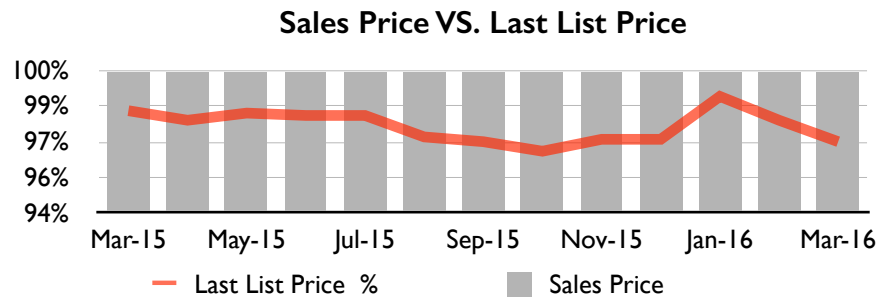
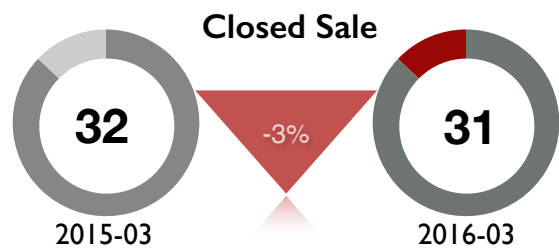
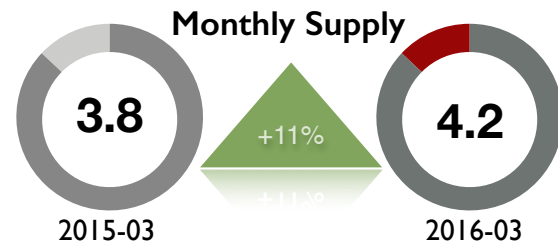


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, April 7, 2016

Lincoln Square

Monthly Update 2016-03



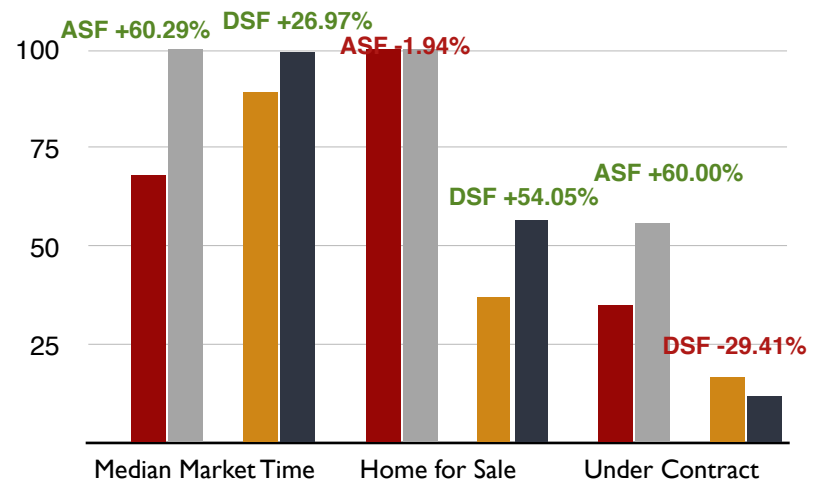
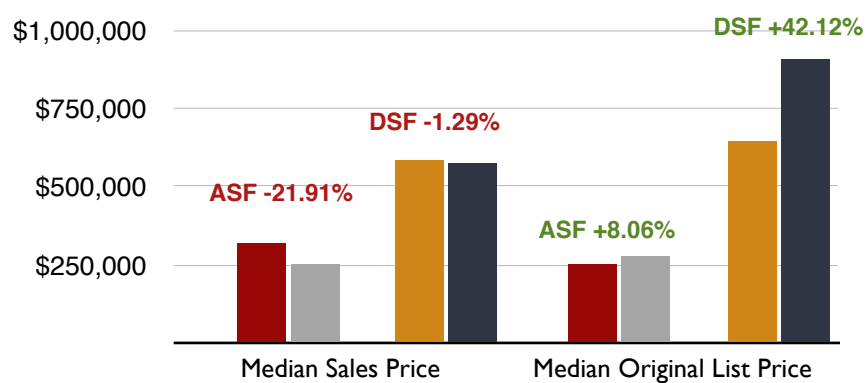
Attached Single Family (ASF)

	2015-02	2016-03	Changes
Median Sales Price	\$320,125	\$250,000	-21.91%
Median Original List Price	\$254,500	\$275,000	8.06%
Median Market Time	68	109	60.29%
Home for Sale	103	101	-1.94%
Under Contract	35	56	60.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$580,000	\$572,500	-1.29%
Median Original List Price	\$642,000	\$912,400	42.12%
Median Market Time	89	113	26.97%
Home for Sale	37	57	54.05%
Under Contract	17	12	-29.41%

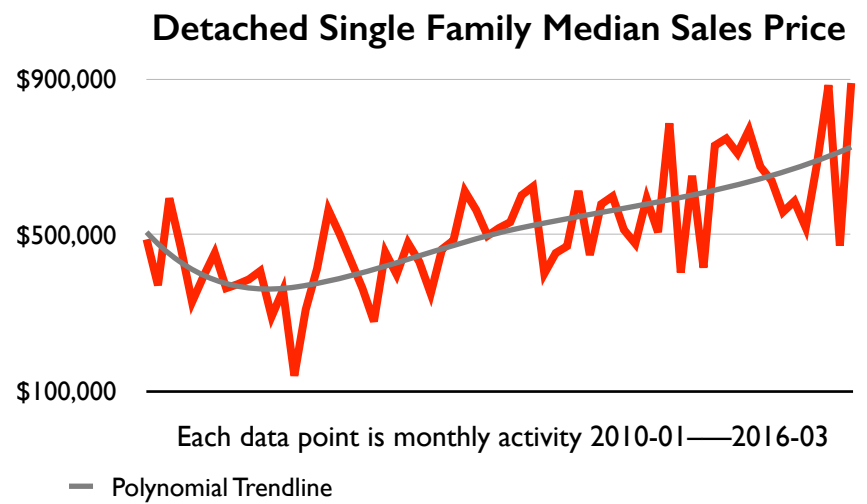
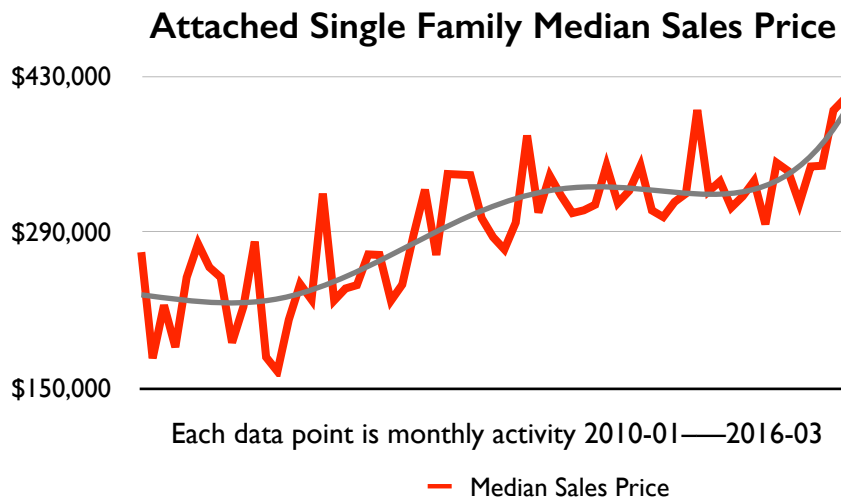
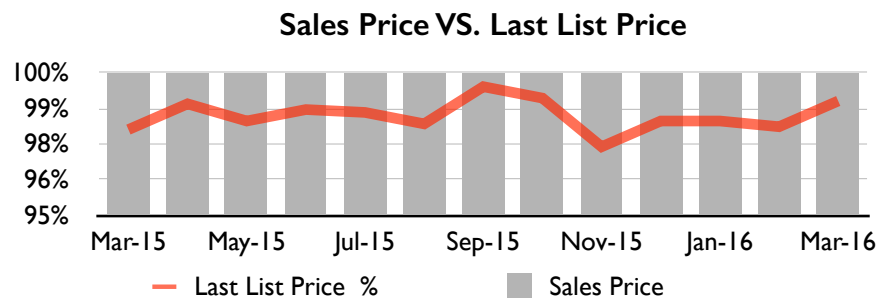
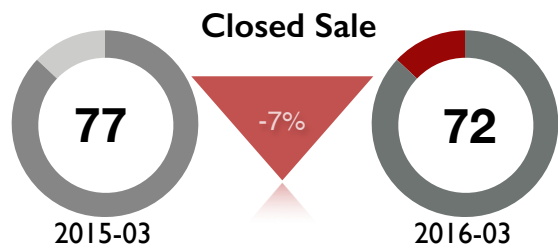
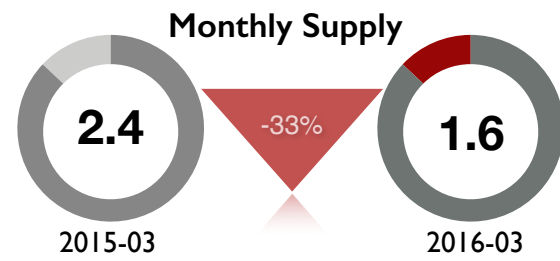
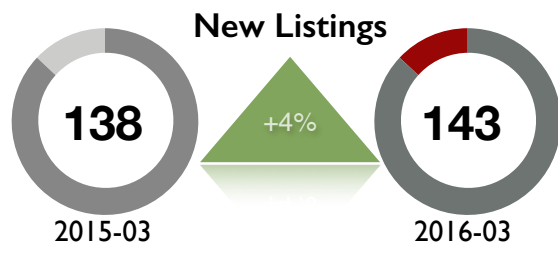


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, April 7, 2016

Logan Square

Monthly Update 2016-03



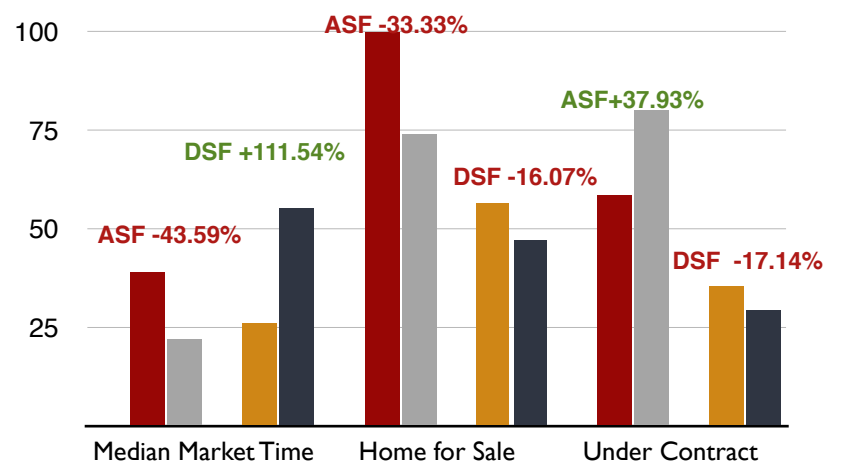
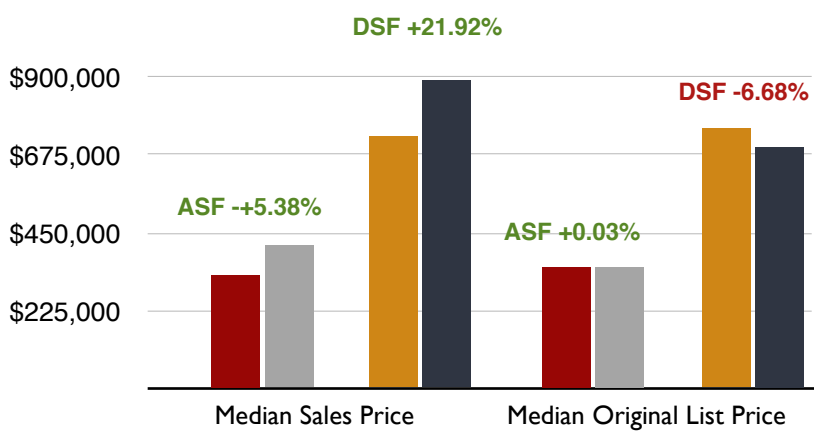
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$327,000	\$410,000	25.38%
Median Original List Price	\$349,900	\$350,000	0.03%
Median Market Time	39	22	-43.59%
Home for Sale	111	74	-33.33%
Under Contract	58	80	37.93%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$730,000	\$890,000	21.92%
Median Original List Price	\$749,000	\$699,000	-6.68%
Median Market Time	26	55	111.54%
Home for Sale	56	47	-16.07%
Under Contract	35	29	-17.14%

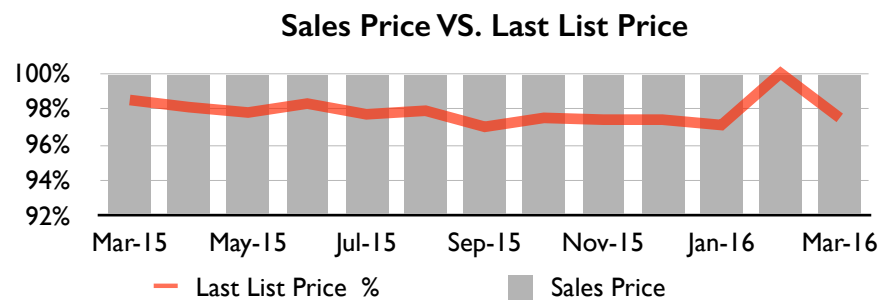
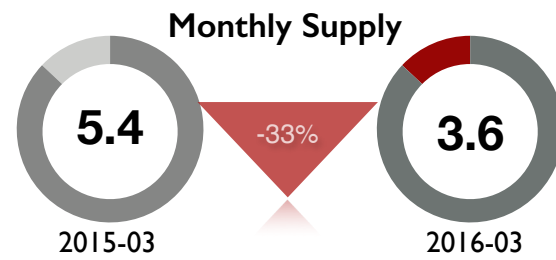
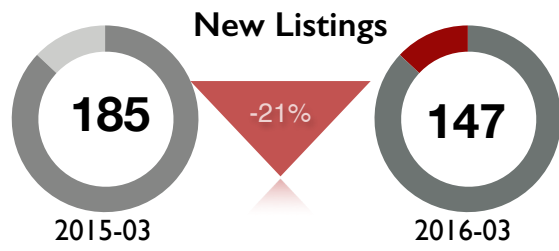


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

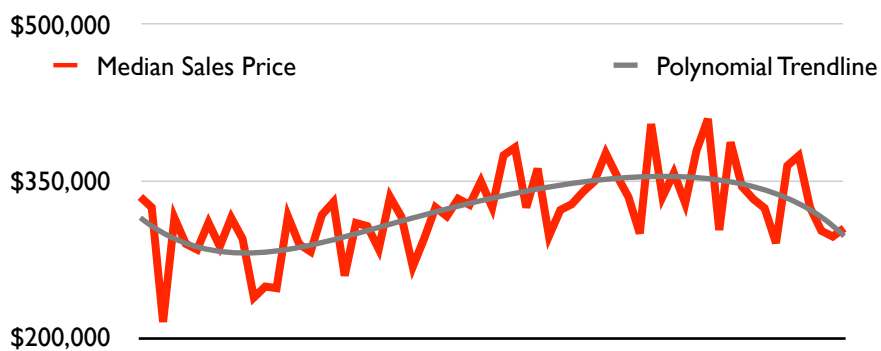
Thursday, April 7, 2016

Loop

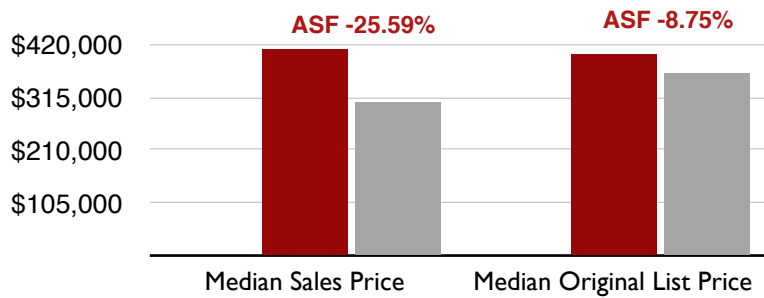
Monthly Update 2016-03



Attached Single Family Median Sales Price



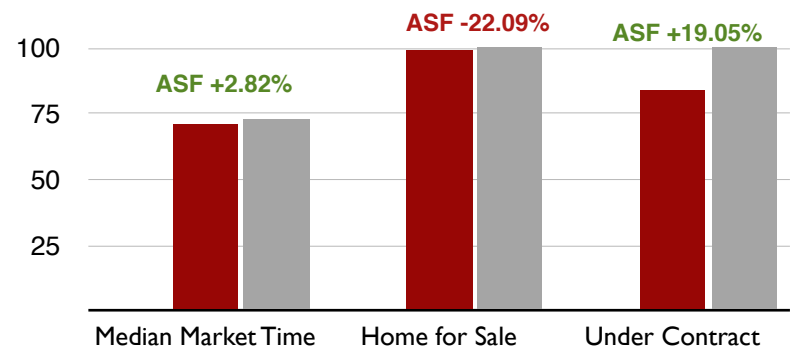
Each data point is monthly activity 2010-01—2016-03



Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$409,888	\$305,000	-25.59%
Median Original List Price	\$399,999	\$365,000	-8.75%
Median Market Time	71	73	2.82%
Home for Sale	335	261	-22.09%
Under Contract	84	100	19.05%

ASF including Townhouse & Condo



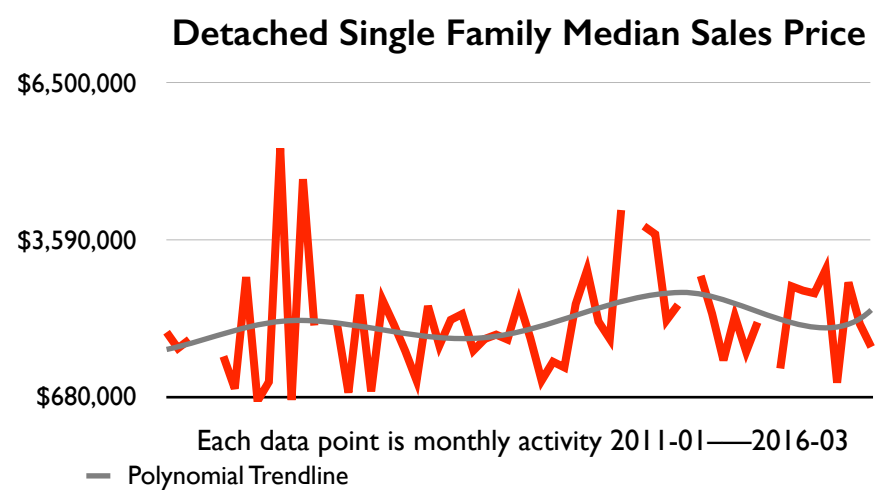
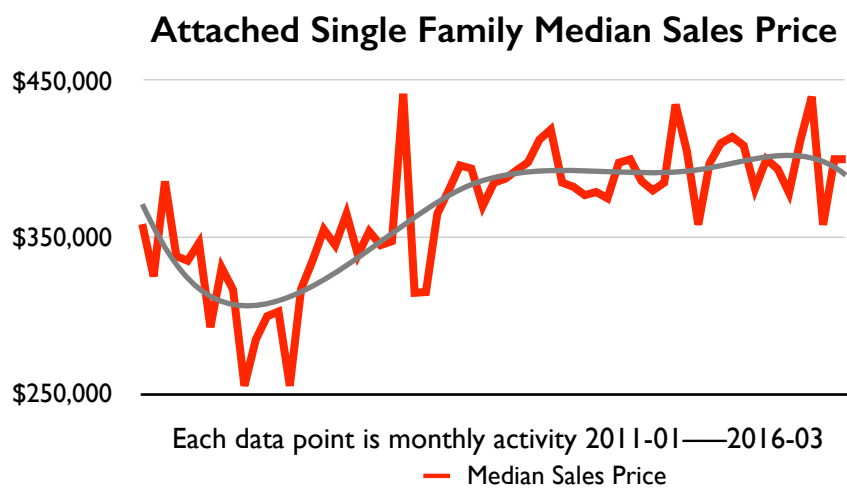
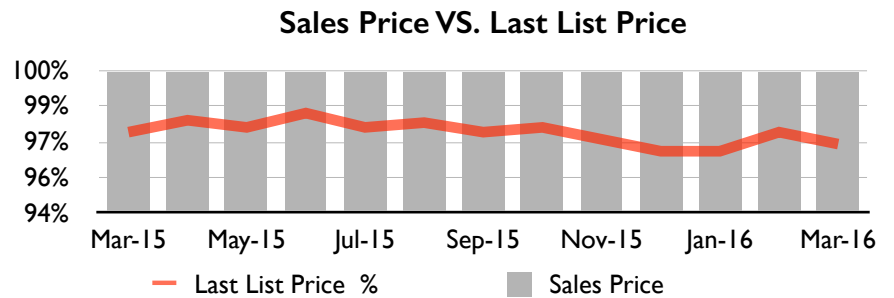
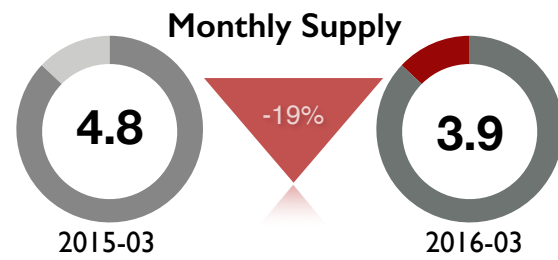
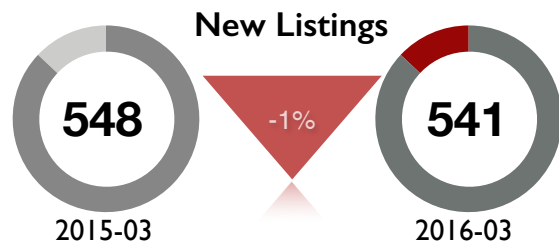
No Detached Single - Family Data Found



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

Near North Side

Monthly Update 2016-03



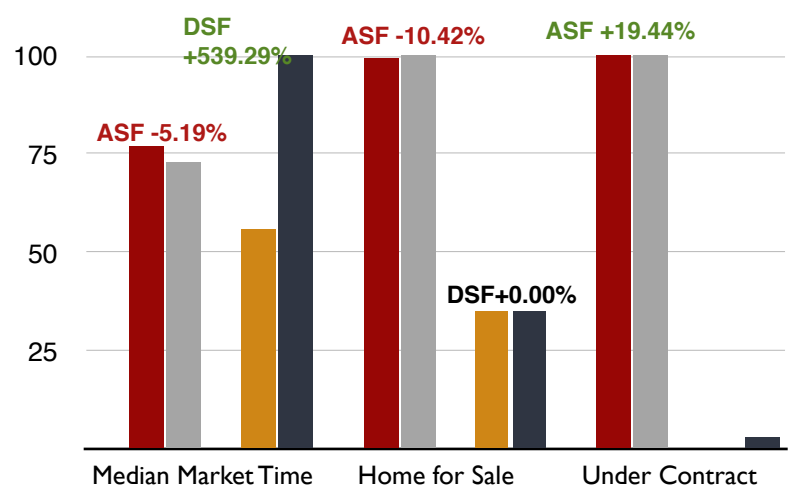
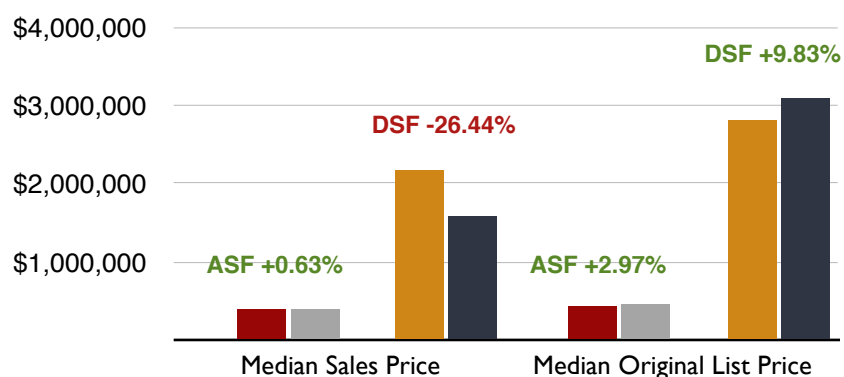
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$397,500	\$400,000	0.63%
Median Original List Price	\$437,000	\$450,000	2.97%
Median Market Time	77	73	-5.19%
Home for Sale	1017	911	-10.42%
Under Contract	288	344	19.44%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$2,175,000	\$1,600,000	-26.44%
Median Original List Price	\$2,822,500	\$3,100,000	9.83%
Median Market Time	56	358	539.29%
Home for Sale	35	35	0.00%
Under Contract	0	3	

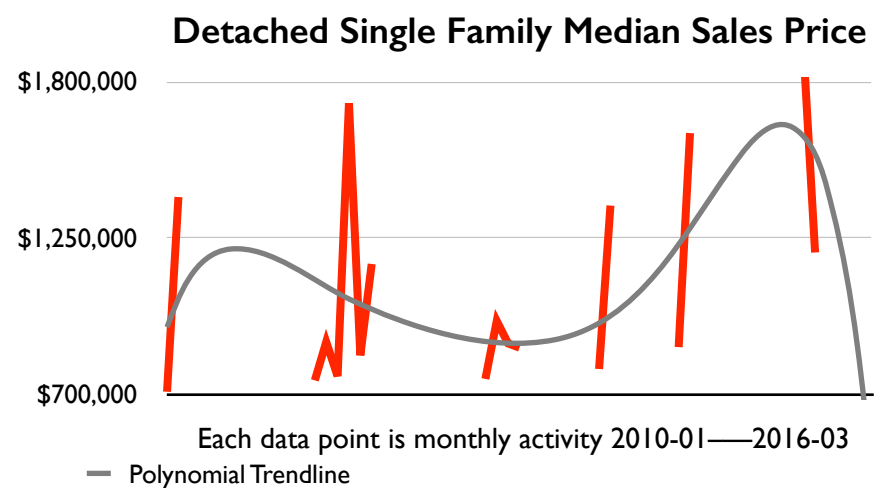
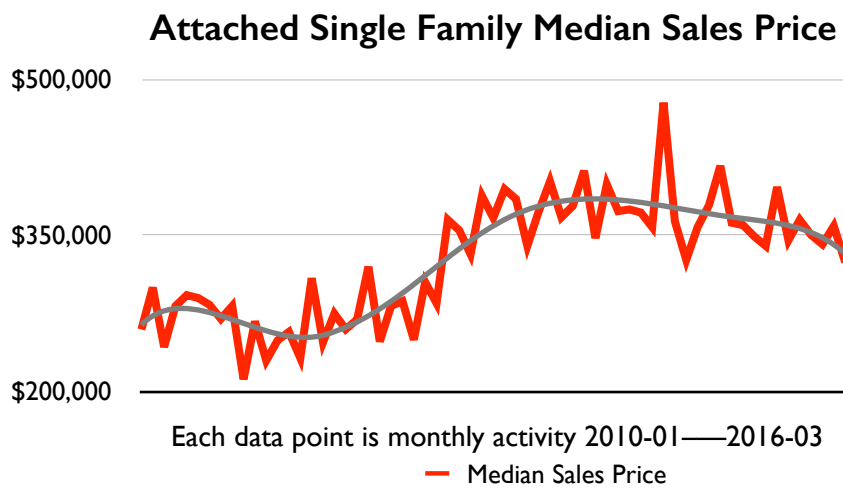
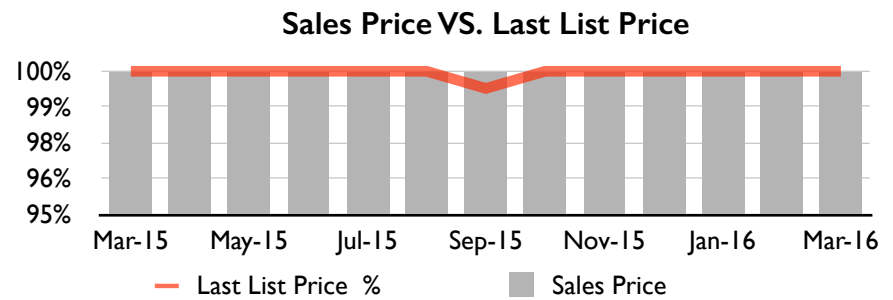
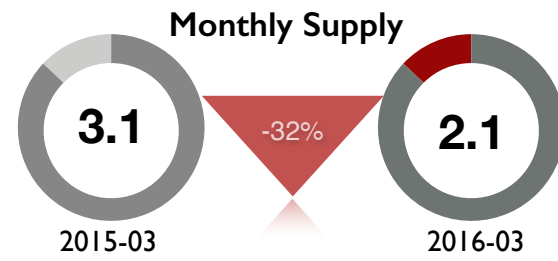
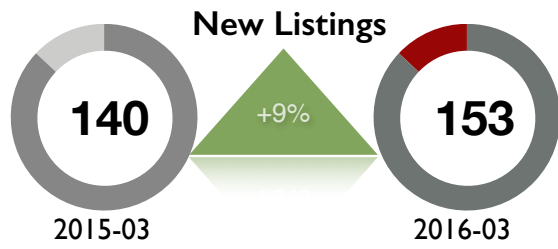


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, April 7, 2016

Near South Side

Monthly Update 2016-03



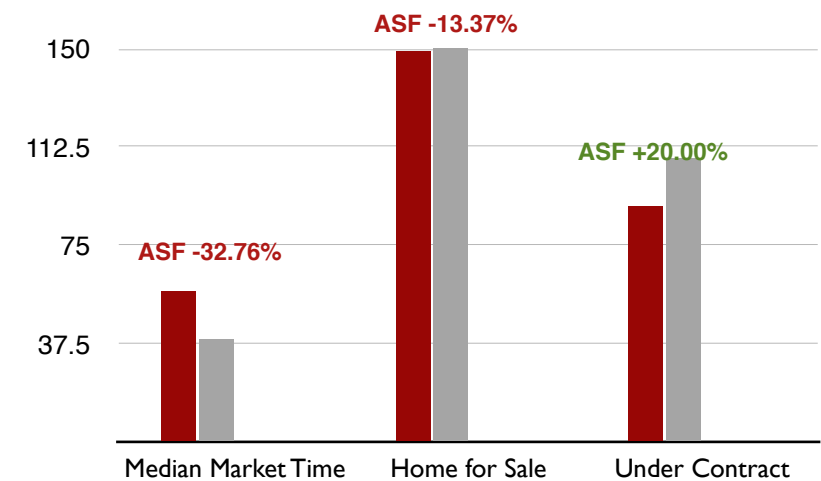
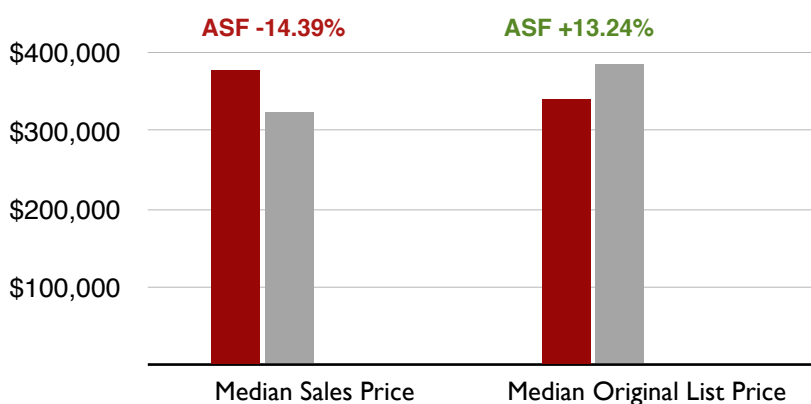
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$379,000	\$324,450	-14.39%
Median Original List Price	\$339,900	\$384,900	13.24%
Median Market Time	58	39	-32.76%
Home for Sale	202	175	-13.37%
Under Contract	90	108	20.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

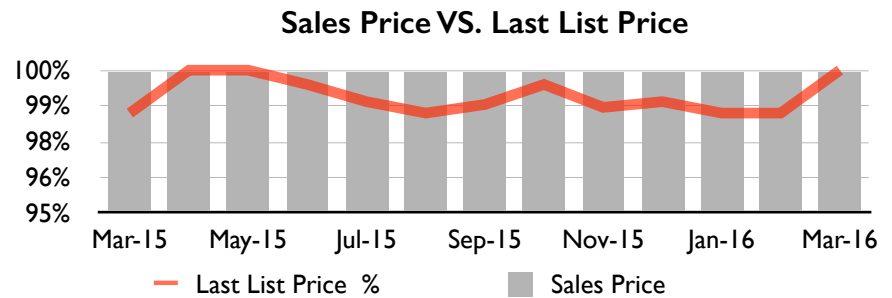
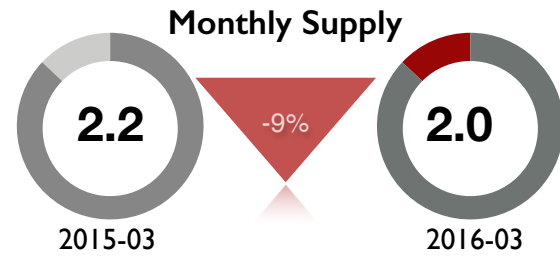
	2015-03	2016-03	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$0	
Median Market Time	N/A	N/A	
Home for Sale	1	0	-100.00%
Under Contract	0	0	



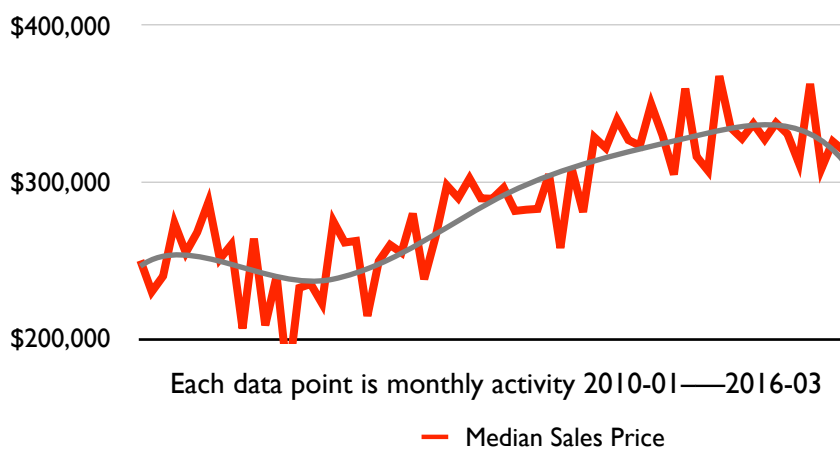
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Near West Side

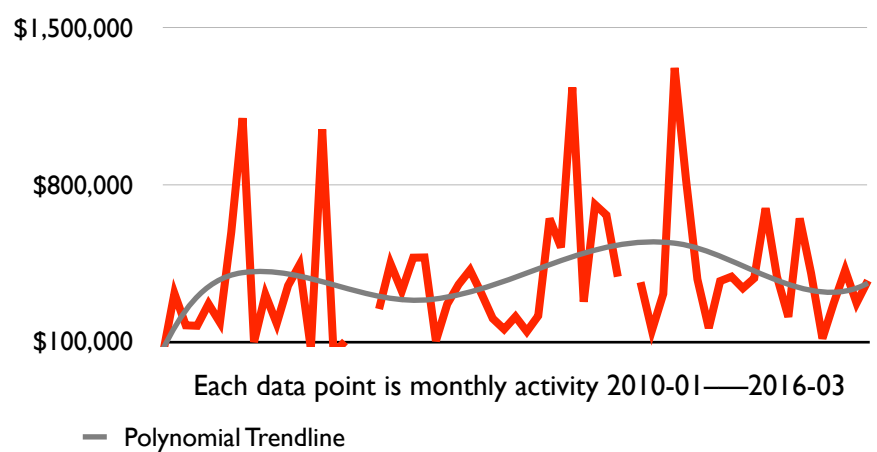
Monthly Update 2016-03



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



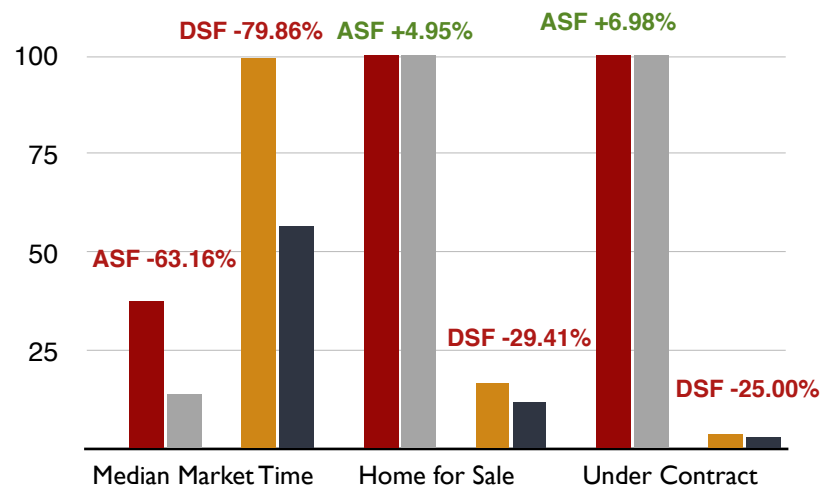
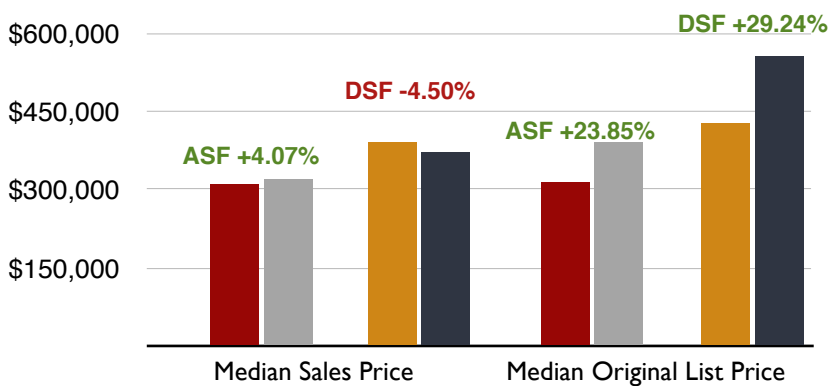
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$307,500	\$320,000	4.07%
Median Original List Price	\$314,900	\$390,000	23.85%
Median Market Time	38	14	-63.16%
Home for Sale	182	191	4.95%
Under Contract	129	138	6.98%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$390,000	\$372,452	-4.50%
Median Original List Price	\$429,000	\$554,450	29.24%
Median Market Time	283	57	-79.86%
Home for Sale	17	12	-29.41%
Under Contract	4	3	-25.00%

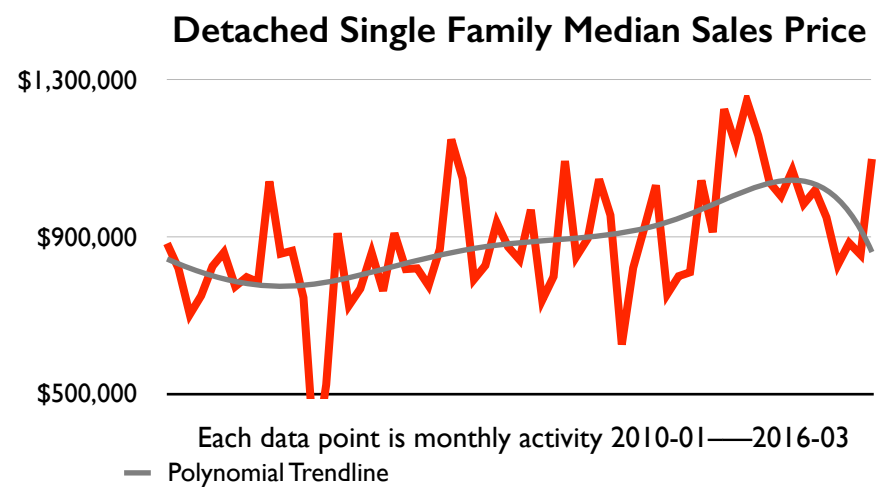
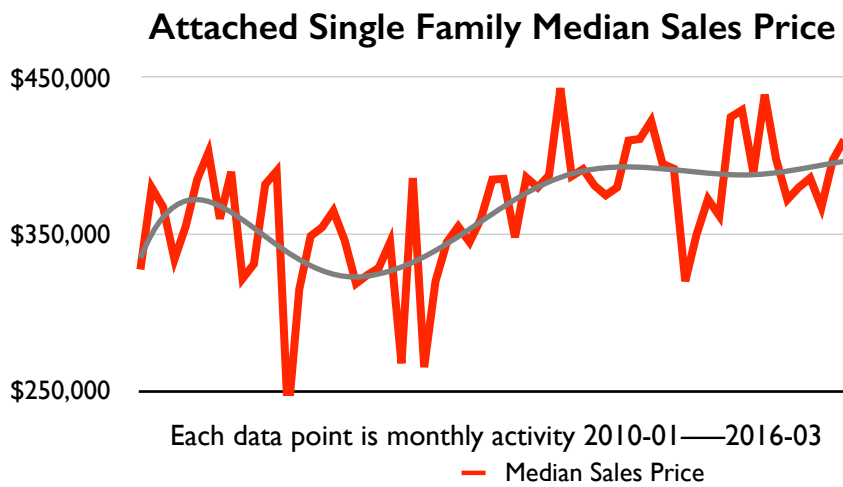
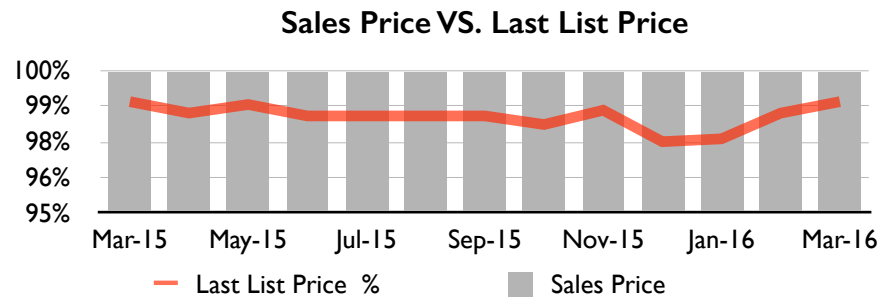
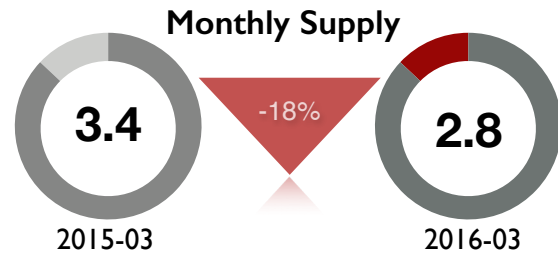


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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North Center

Monthly Update 2016-03



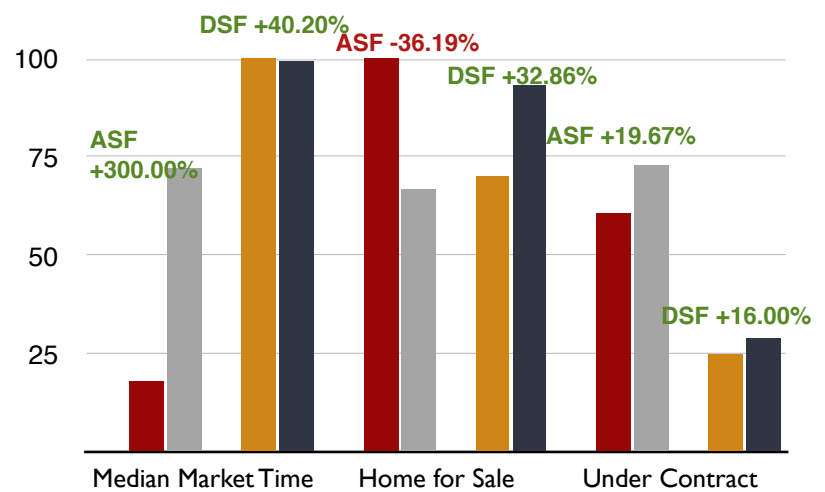
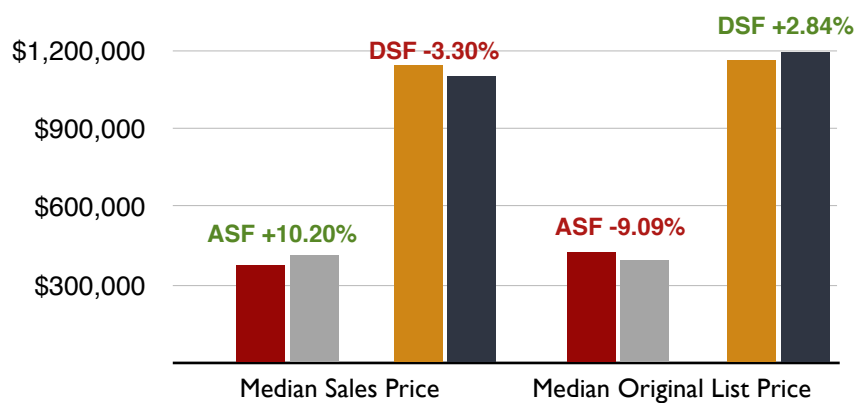
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$372,500	\$410,500	10.20%
Median Original List Price	\$429,000	\$390,000	-9.09%
Median Market Time	18	72	300.00%
Home for Sale	105	67	-36.19%
Under Contract	61	73	19.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

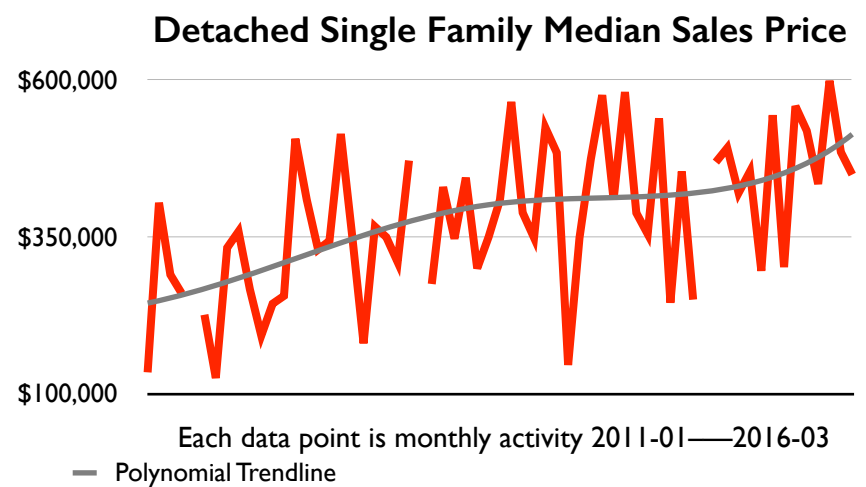
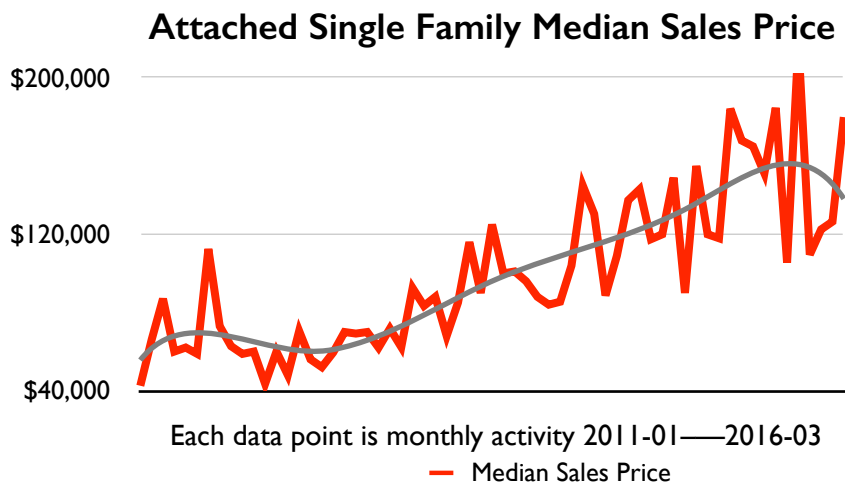
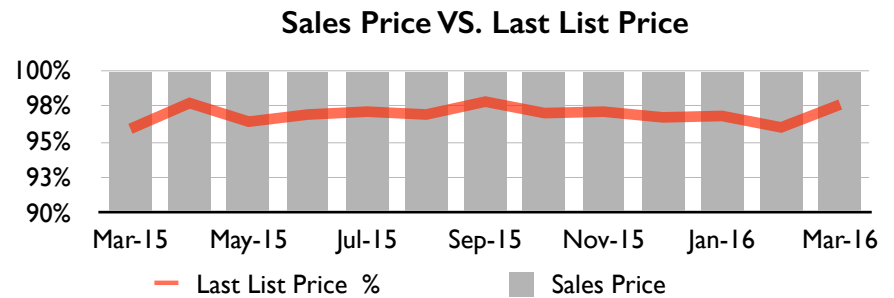
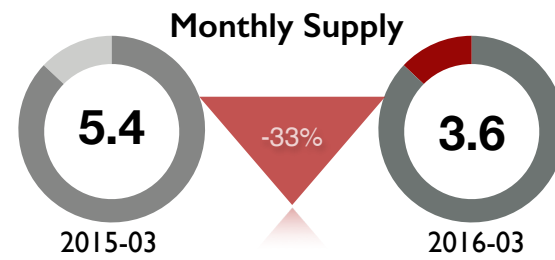
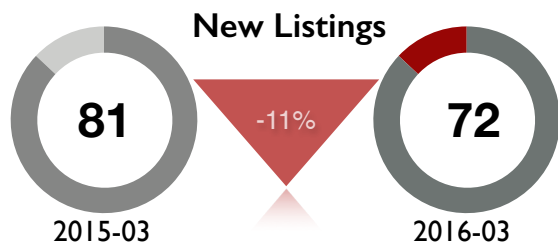
	2015-03	2016-03	Changes
Median Sales Price	\$1,137,500	\$1,100,000	-3.30%
Median Original List Price	\$1,162,000	\$1,195,000	2.84%
Median Market Time	102	143	40.20%
Home for Sale	70	93	32.86%
Under Contract	25	29	16.00%



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

Rogers Park

Monthly Update 2016-03



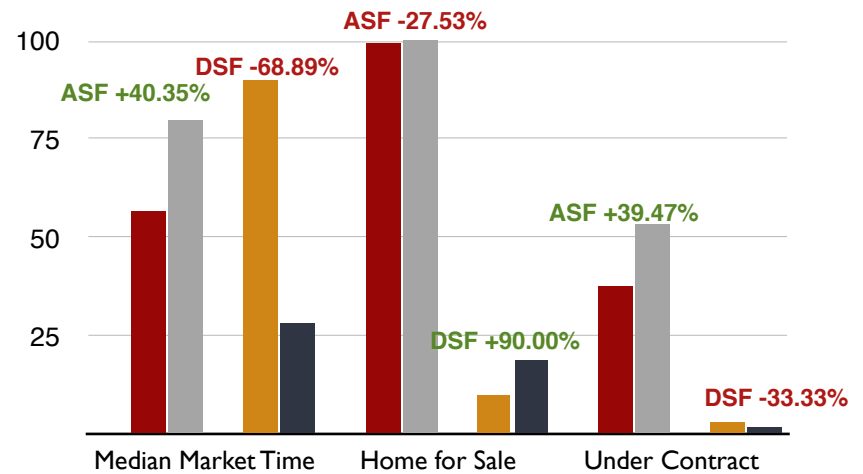
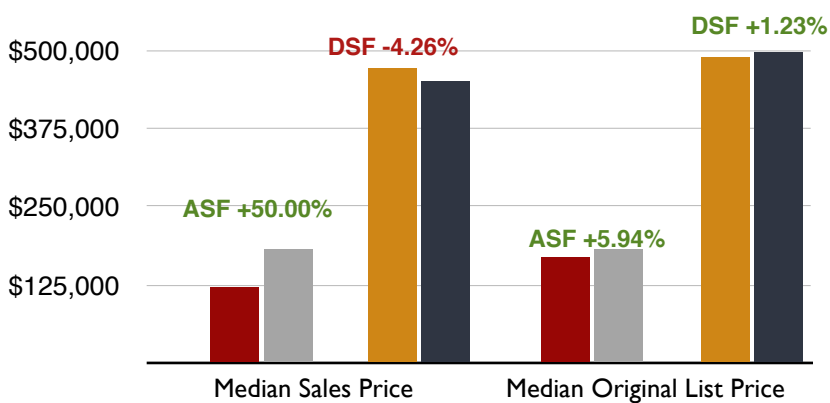
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$120,000	\$179,995	50.00%
Median Original List Price	\$169,900	\$180,000	5.94%
Median Market Time	57	80	40.35%
Home for Sale	178	129	-27.53%
Under Contract	38	53	39.47%

ASF including Townhouse & Condo

Detached Single Family (DSF)

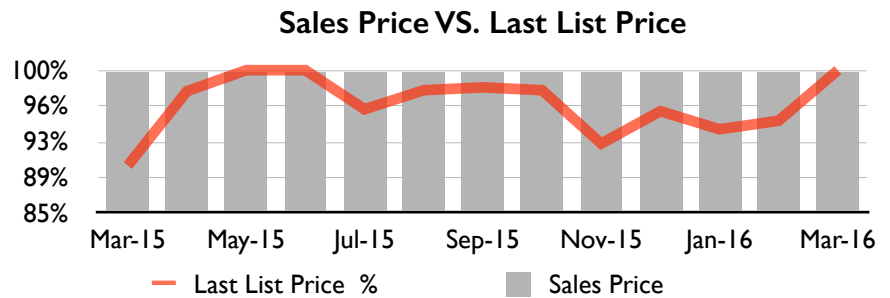
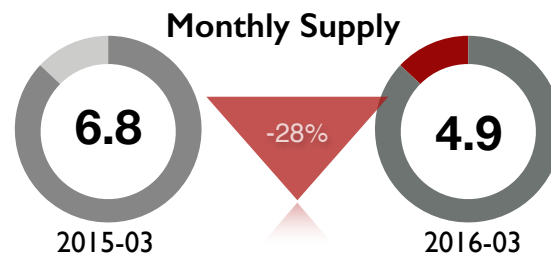
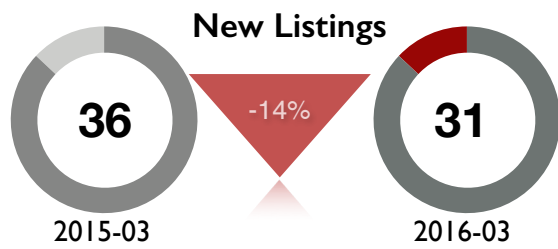
	2015-03	2016-03	Changes
Median Sales Price	\$470,000	\$450,000	-4.26%
Median Original List Price	\$489,000	\$495,000	1.23%
Median Market Time	90	28	-68.89%
Home for Sale	10	19	90.00%
Under Contract	3	2	-33.33%



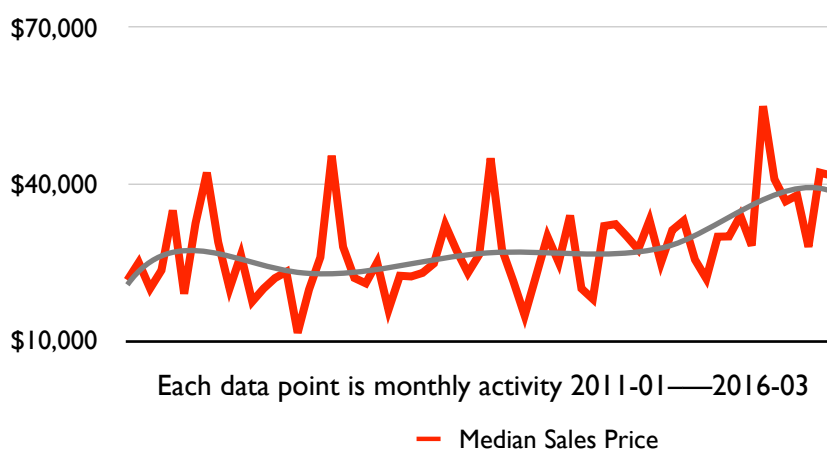
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

South Shore

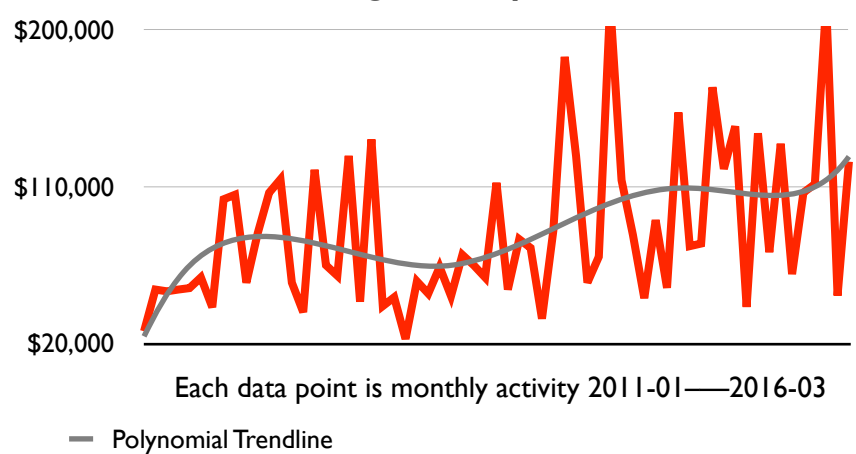
Monthly Update 2016-03



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



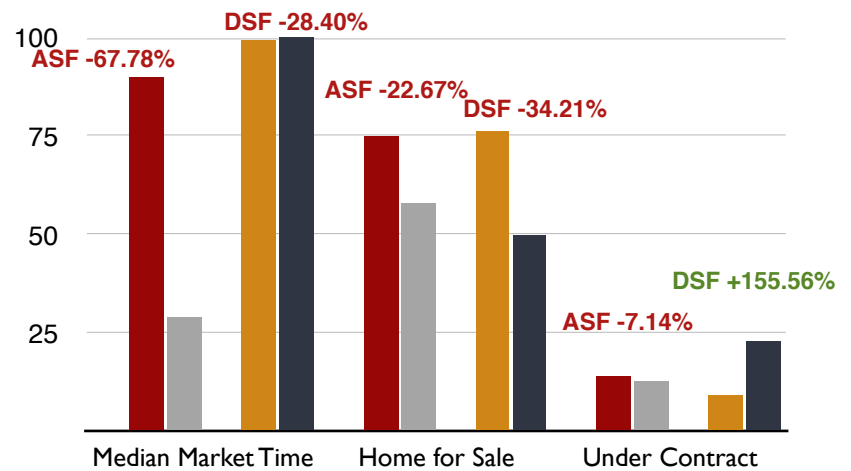
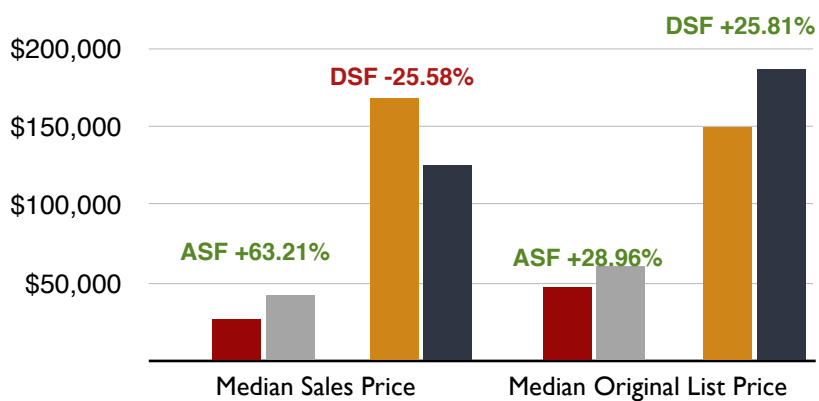
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$25,550	\$41,700	63.21%
Median Original List Price	\$46,450	\$59,900	28.96%
Median Market Time	90	29	-67.78%
Home for Sale	75	58	-22.67%
Under Contract	14	13	-7.14%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$167,500	\$124,654	-25.58%
Median Original List Price	\$149,000	\$187,450	25.81%
Median Market Time	169	121	-28.40%
Home for Sale	76	50	-34.21%
Under Contract	9	23	155.56%

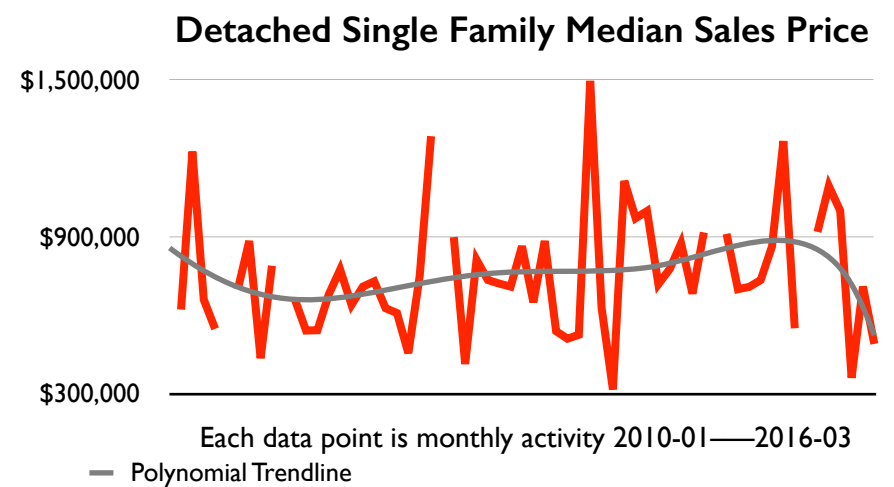
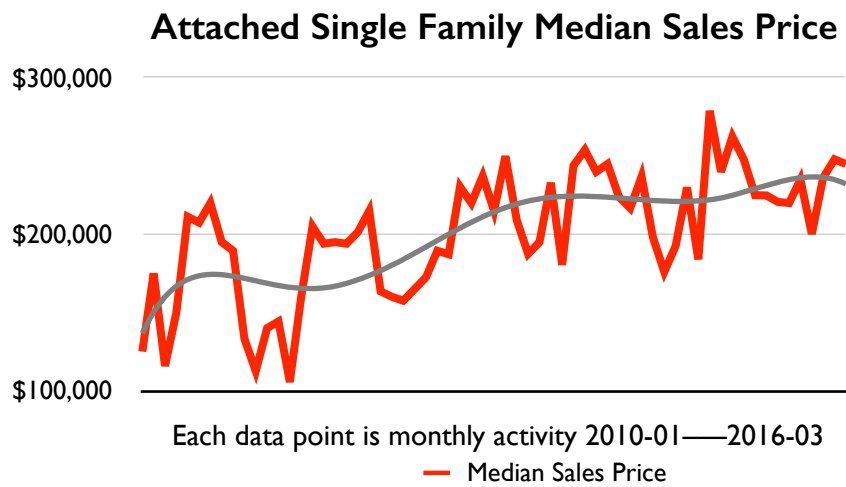
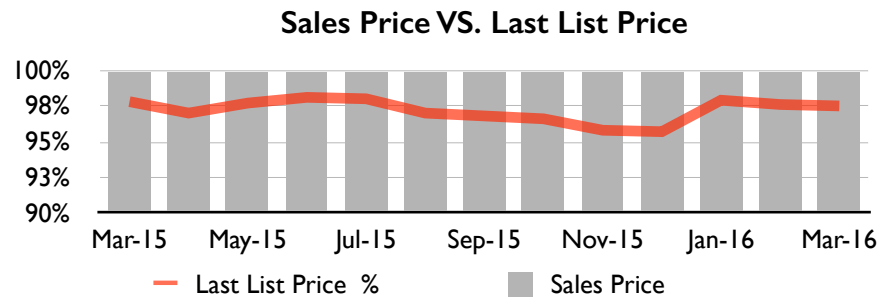
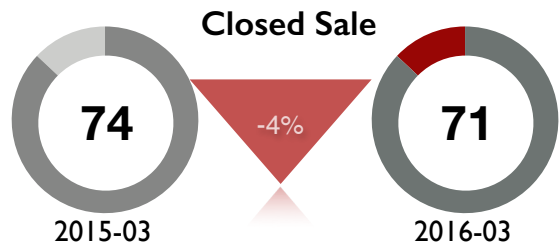
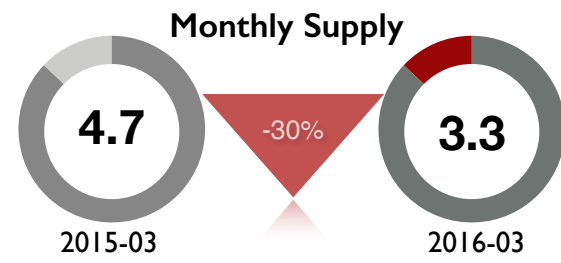


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, April 7, 2016

Uptown

Monthly Update 2016-03



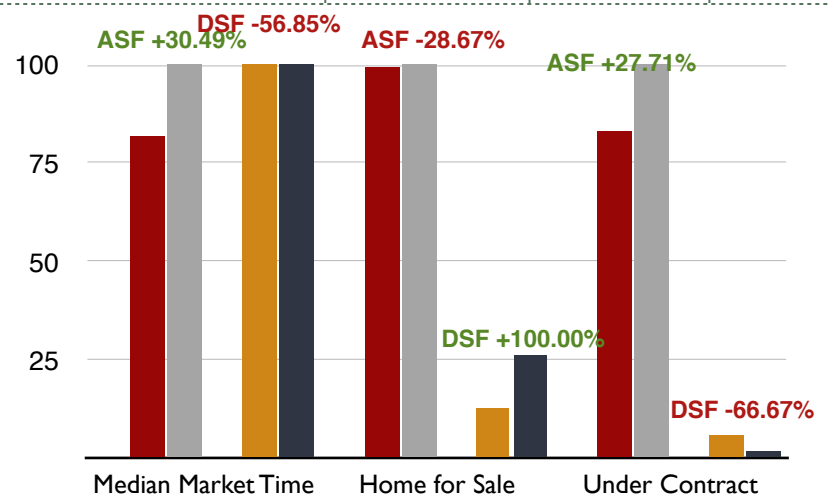
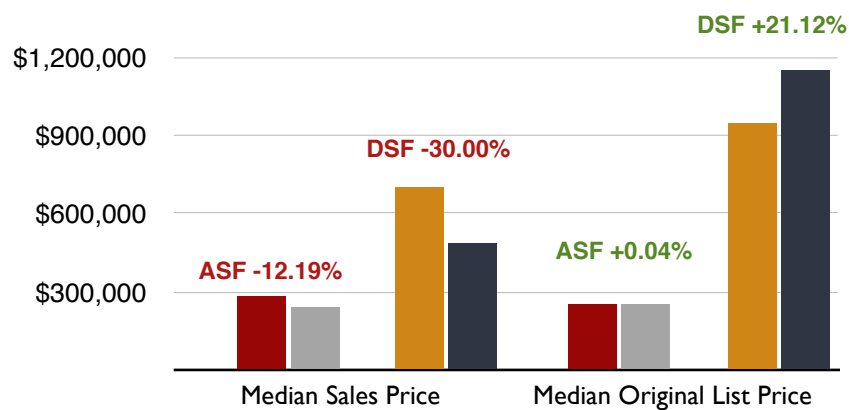
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$279,000	\$245,000	-12.19%
Median Original List Price	\$249,900	\$250,000	0.04%
Median Market Time	82	107	30.49%
Home for Sale	293	209	-28.67%
Under Contract	83	106	27.71%

ASF including Townhouse & Condo

Detached Single Family (DSF)

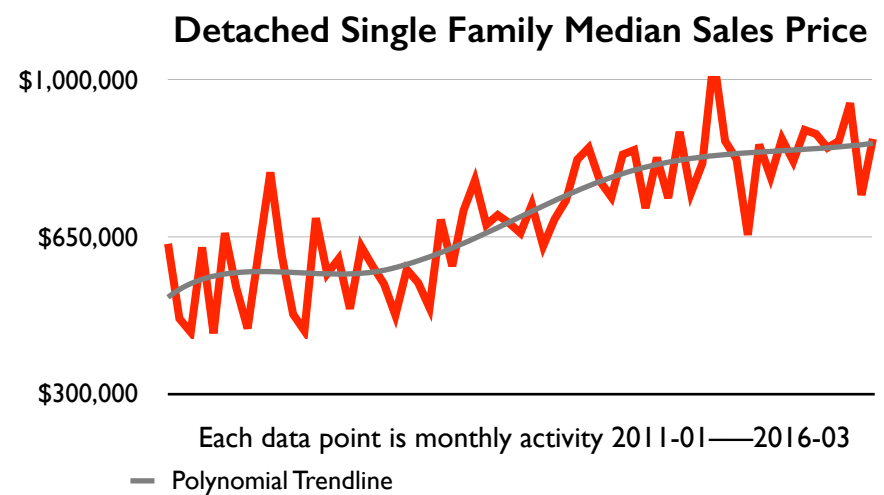
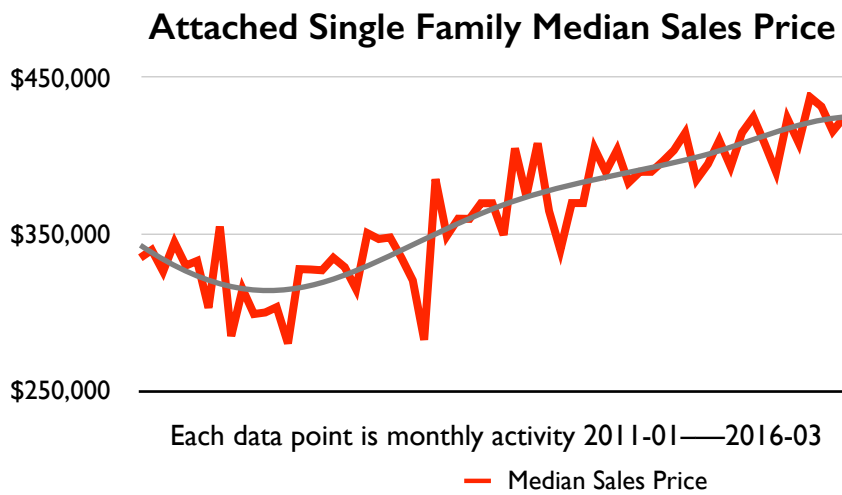
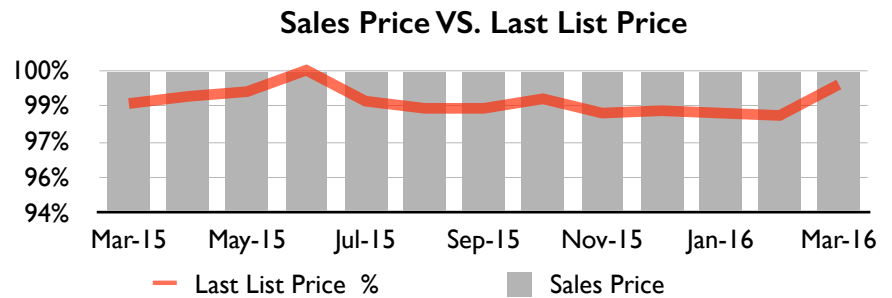
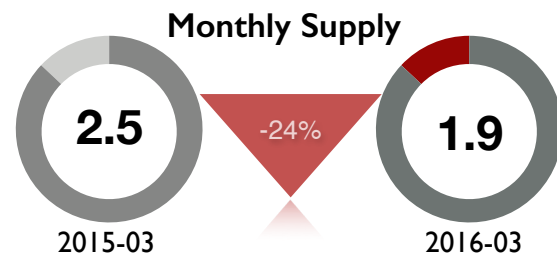
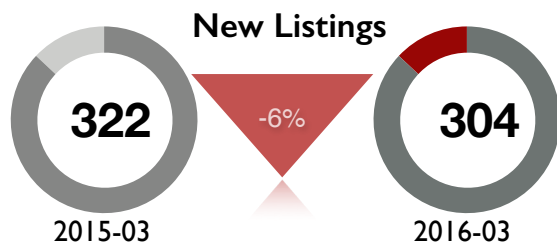
	2015-03	2016-03	Changes
Median Sales Price	\$700,000	\$490,000	-30.00%
Median Original List Price	\$949,500	\$1,150,000	21.12%
Median Market Time	248	107	-56.85%
Home for Sale	13	26	100.00%
Under Contract	6	2	-66.67%



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

West Town

Monthly Update 2016-03



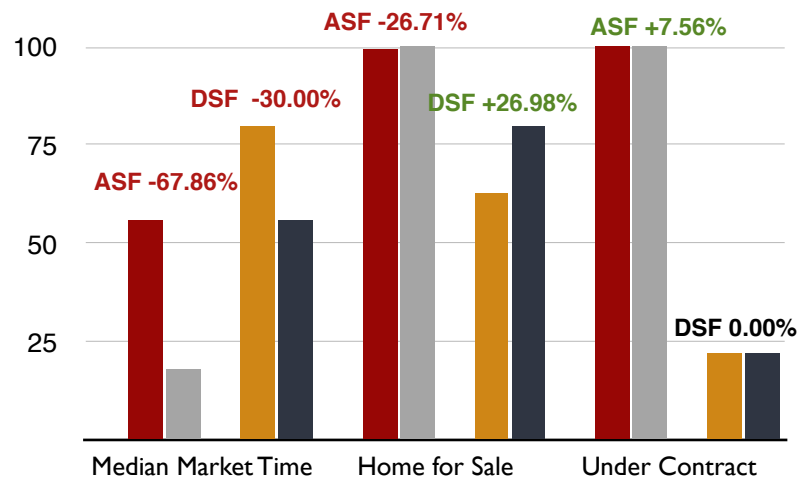
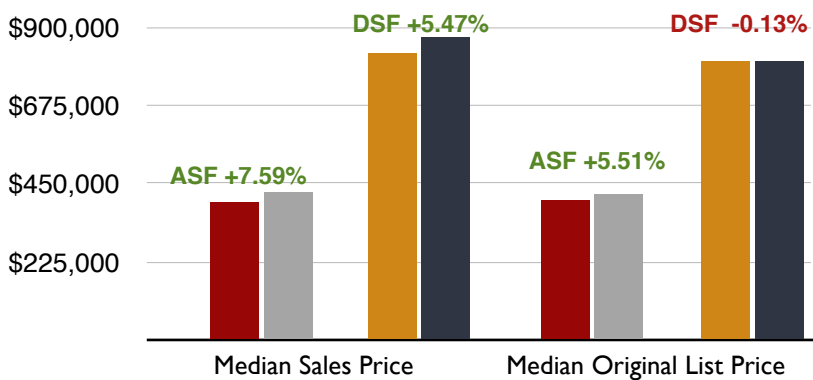
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$395,000	\$425,000	7.59%
Median Original List Price	\$399,000	\$421,000	5.51%
Median Market Time	56	18	-67.86%
Home for Sale	277	203	-26.71%
Under Contract	172	185	7.56%

ASF including Townhouse & Condo

Detached Single Family (DSF)

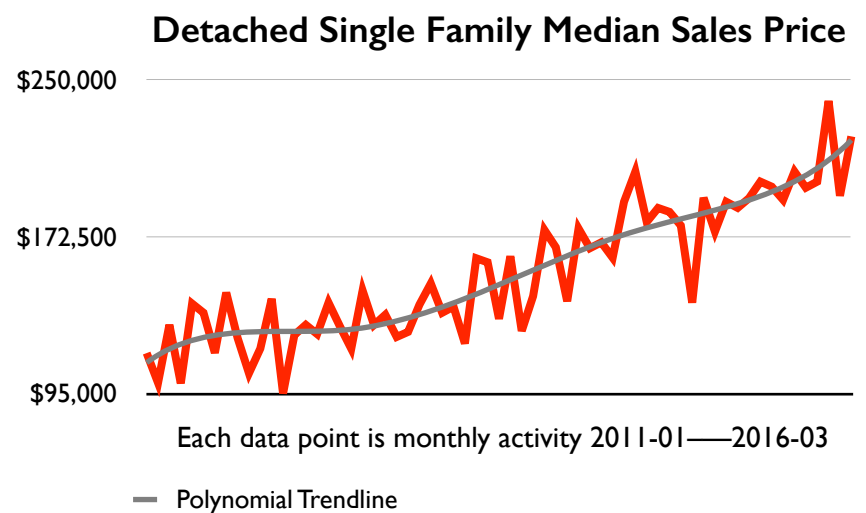
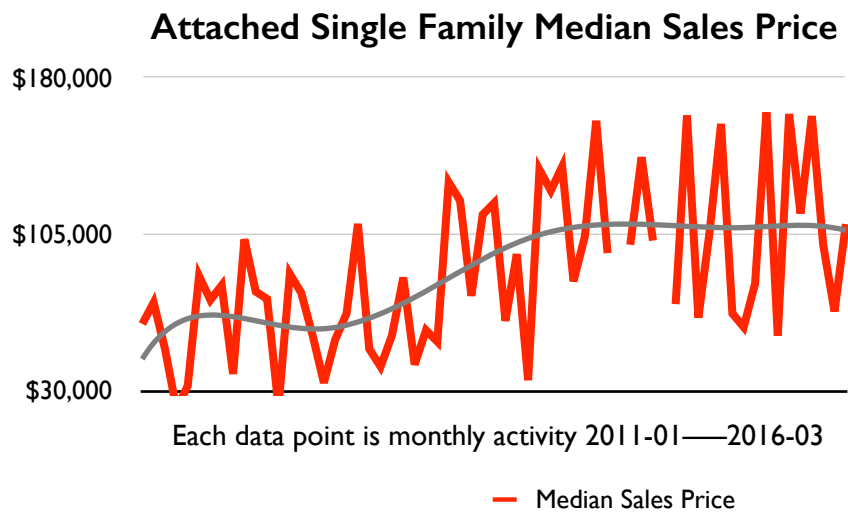
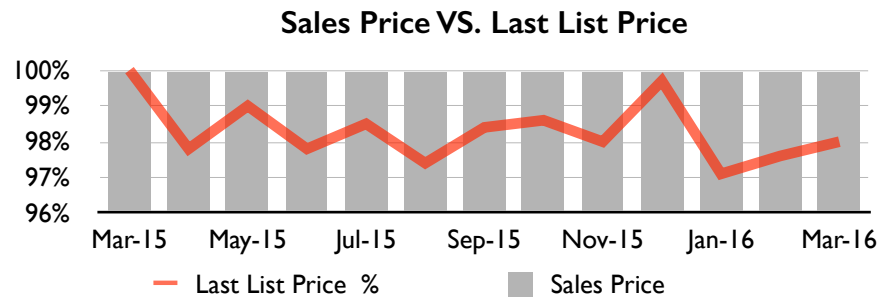
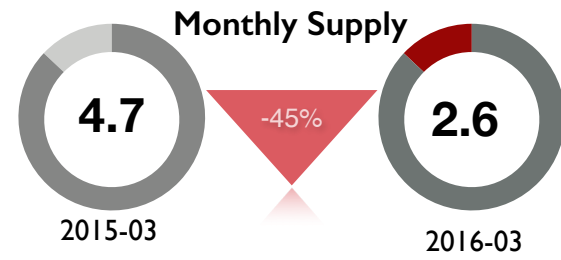
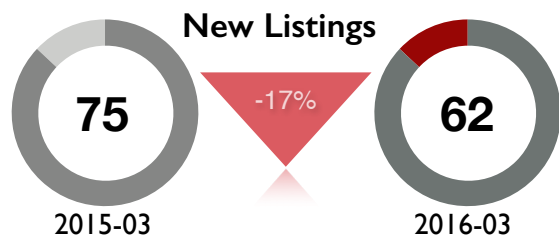
	2015-03	2016-03	Changes
Median Sales Price	\$824,900	\$870,000	5.47%
Median Original List Price	\$800,000	\$799,000	-0.13%
Median Market Time	80	56	-30.00%
Home for Sale	63	80	26.98%
Under Contract	22	22	0.00%



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Belmont Cragin

Monthly Update 2016-03



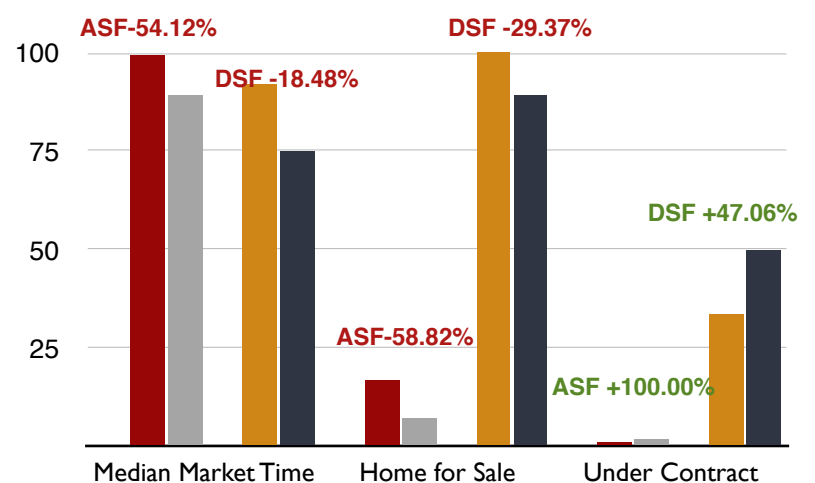
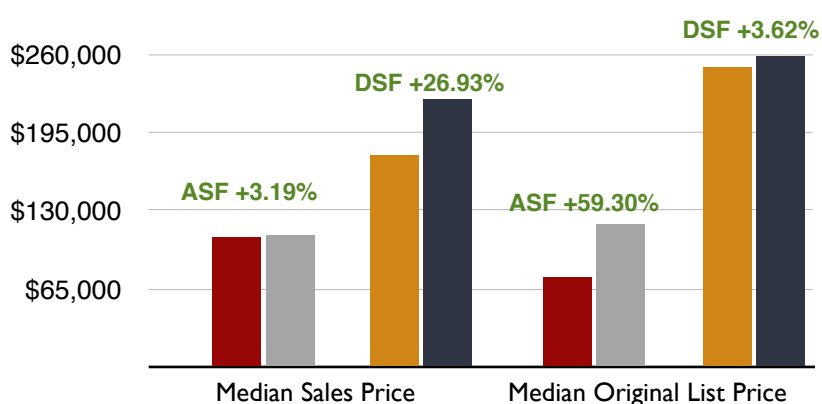
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$106,500	\$109,900	3.19%
Median Original List Price	\$74,700	\$119,000	59.30%
Median Market Time	194	89	-54.12%
Home for Sale	17	7	-58.82%
Under Contract	1	2	100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$175,250	\$222,450	26.93%
Median Original List Price	\$249,950	\$259,000	3.62%
Median Market Time	92	75	-18.48%
Home for Sale	126	89	-29.37%
Under Contract	34	50	47.06%

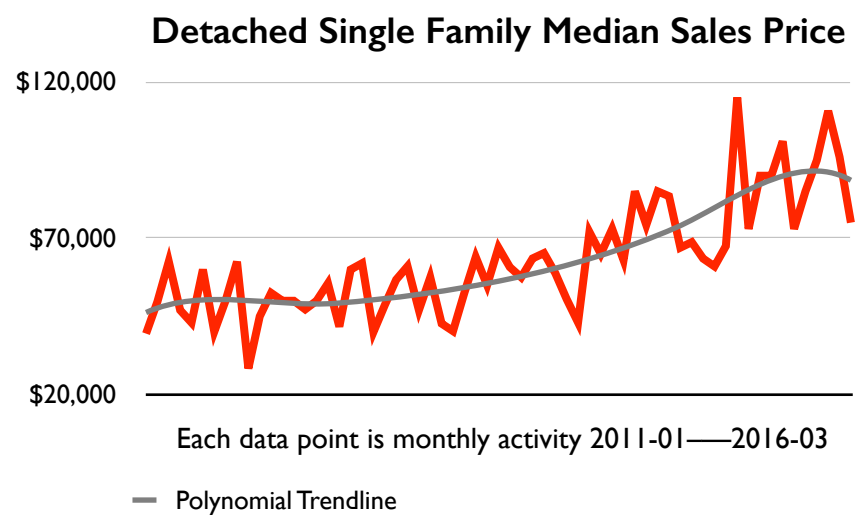
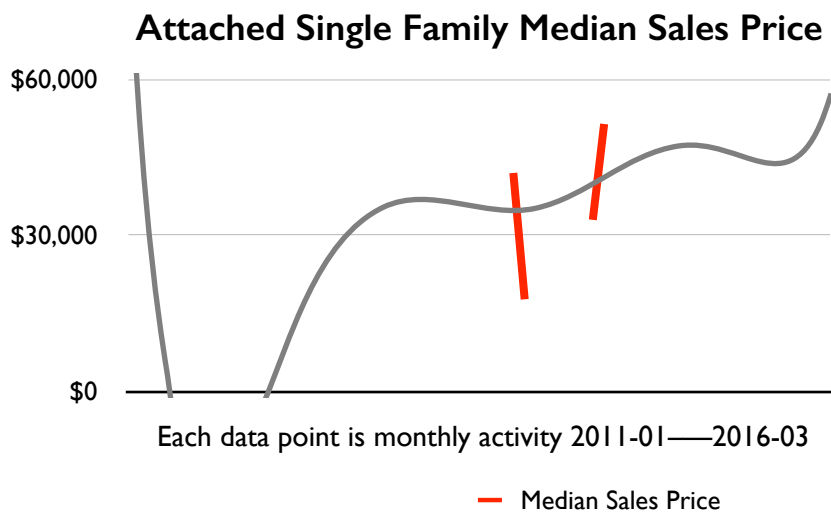
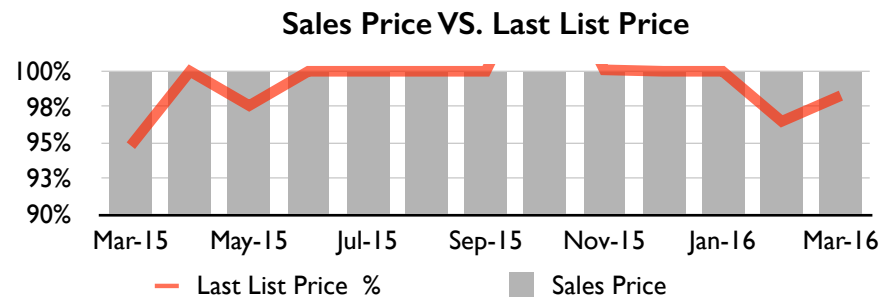
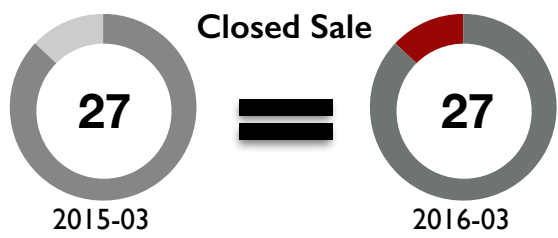
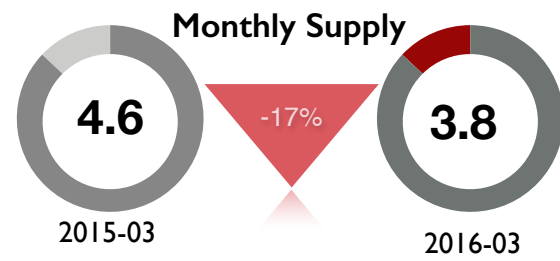
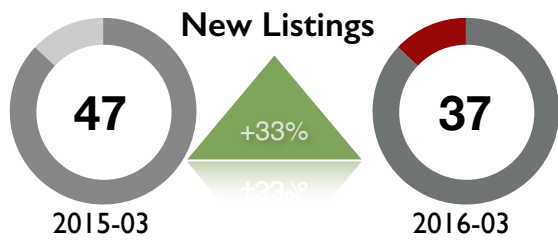


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Chicago Lawn

Monthly Update 2016-03



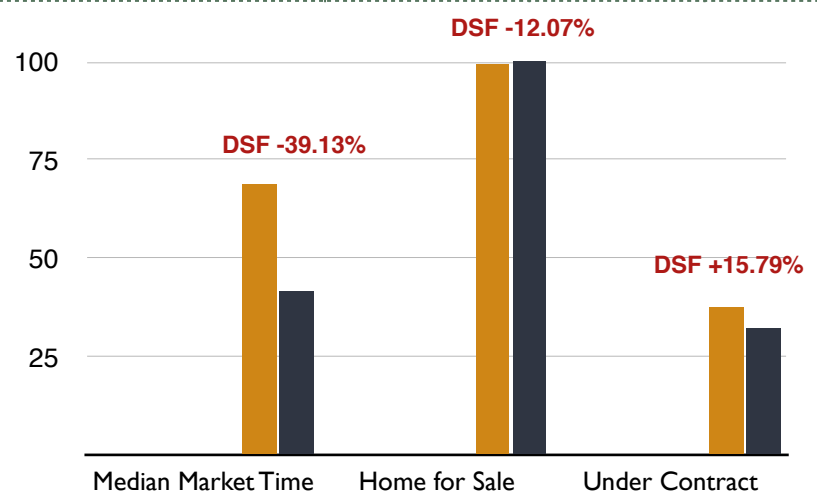
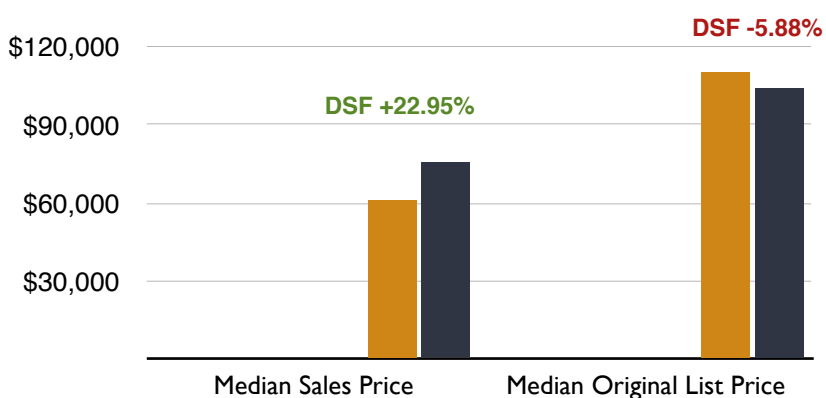
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$0	
Median Market Time	N/A	N/A	
Home for Sale	0	0	
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

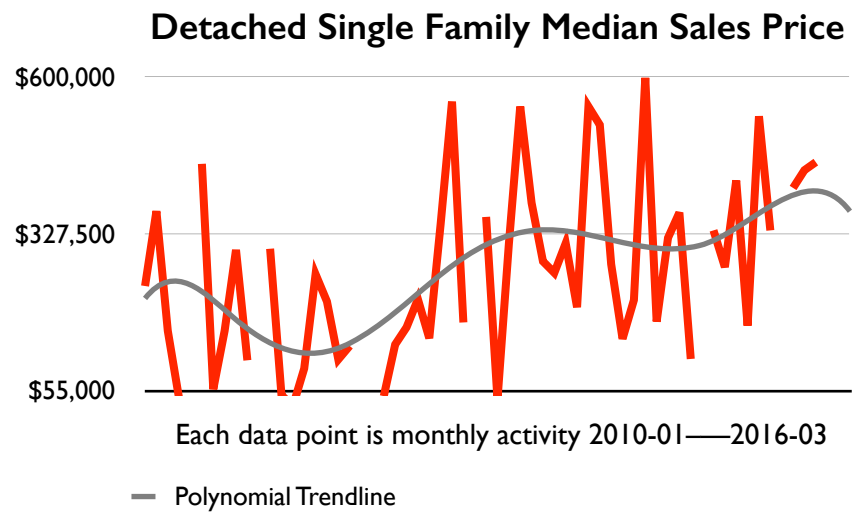
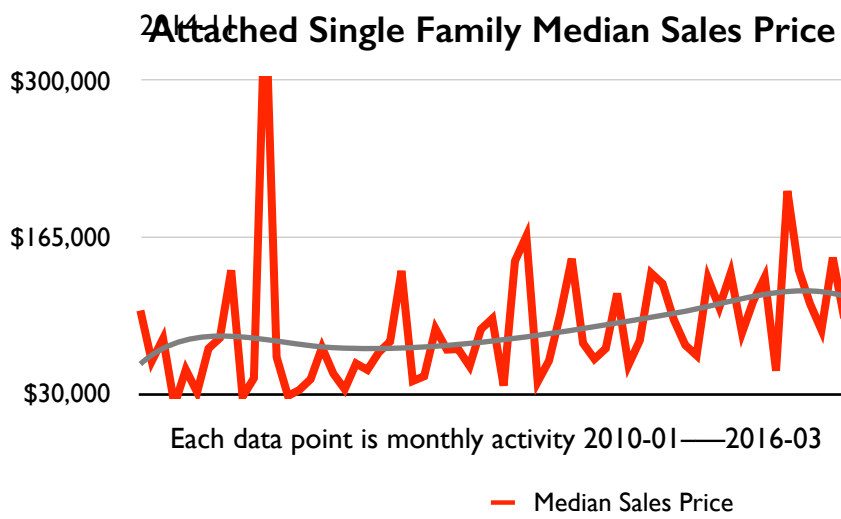
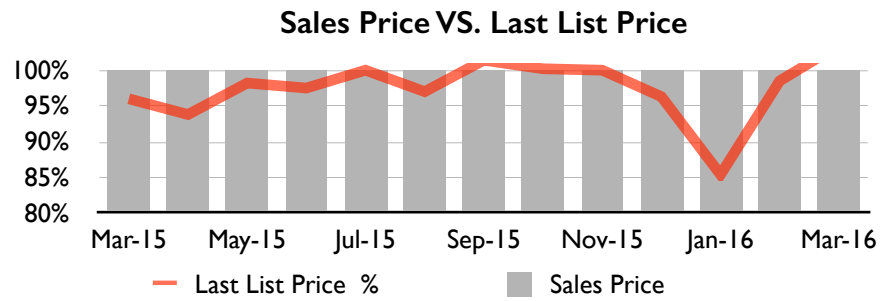
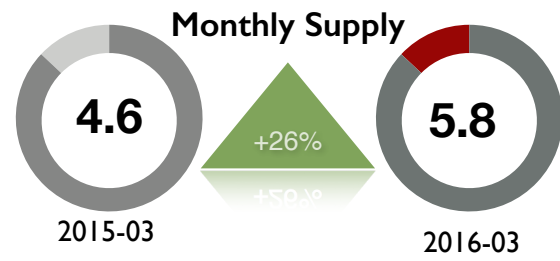
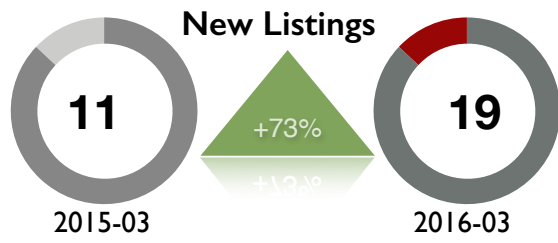
	2015-03	2016-03	Changes
Median Sales Price	\$61,000	\$75,000	22.95%
Median Original List Price	\$110,500	\$104,000	-5.88%
Median Market Time	69	42	-39.13%
Home for Sale	116	102	-12.07%
Under Contract	38	32	-15.79%



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Douglas

Monthly Update 2016-03



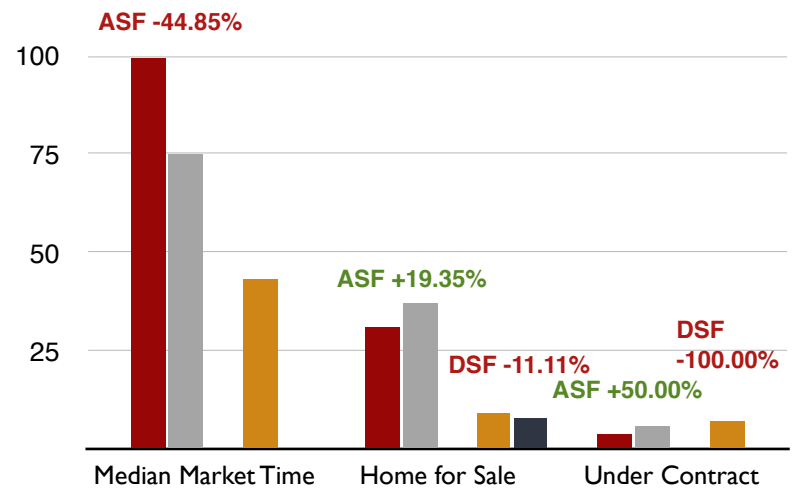
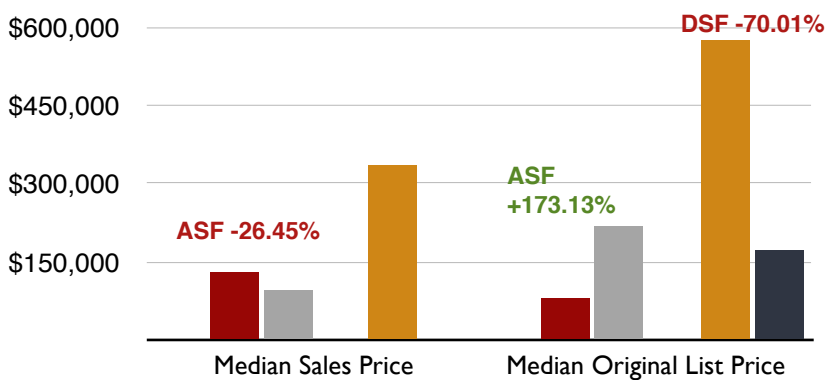
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$129,500	\$95,253	-26.45%
Median Original List Price	\$80,000	\$218,500	173.13%
Median Market Time	136	75	-44.85%
Home for Sale	31	37	19.35%
Under Contract	4	6	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

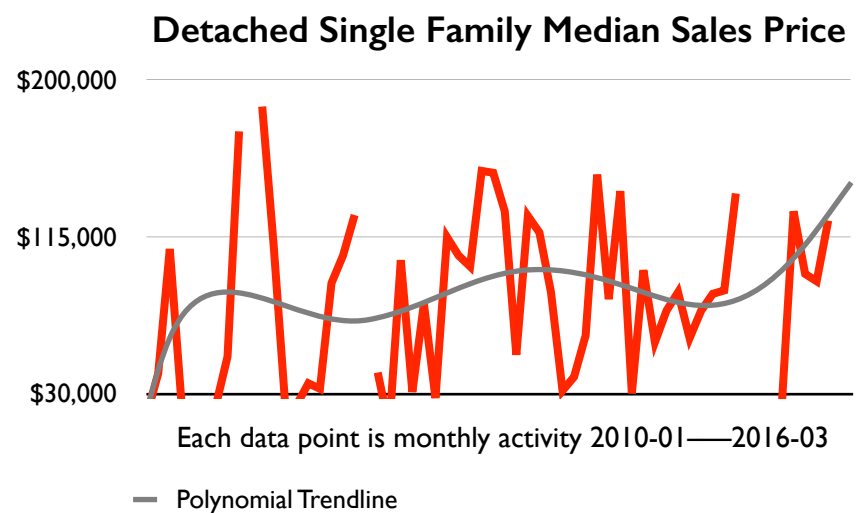
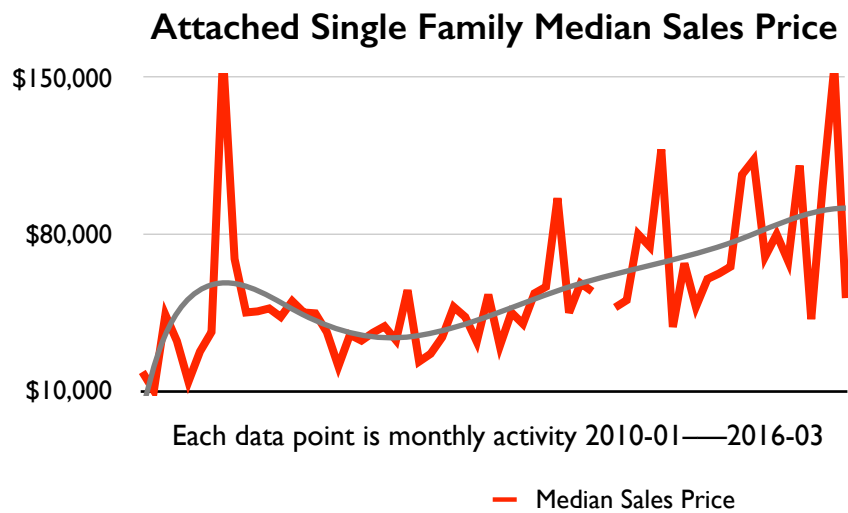
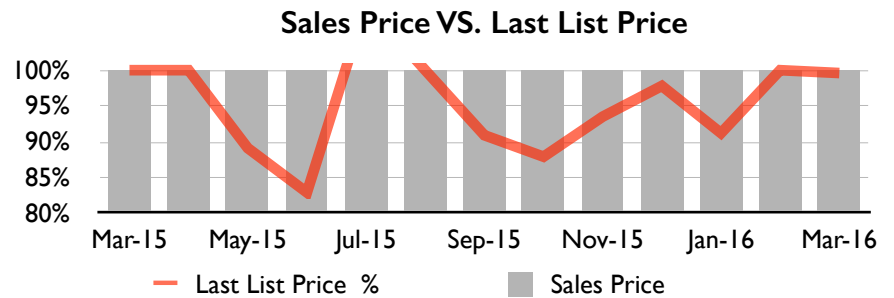
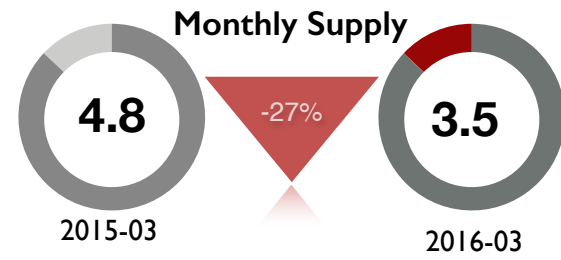
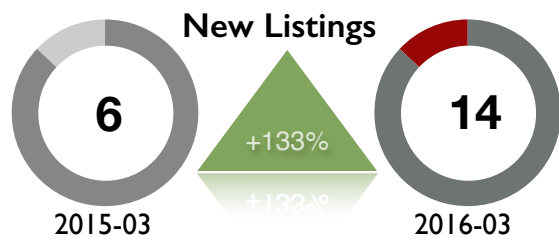
	2015-03	2016-03	Changes
Median Sales Price	\$334,000	N/A	
Median Original List Price	\$574,950	\$172,400	-70.01%
Median Market Time	43	N/A	
Home for Sale	9	8	-11.11%
Under Contract	7	0	-100.00%



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East Garfield Park

Monthly Update 2016-03



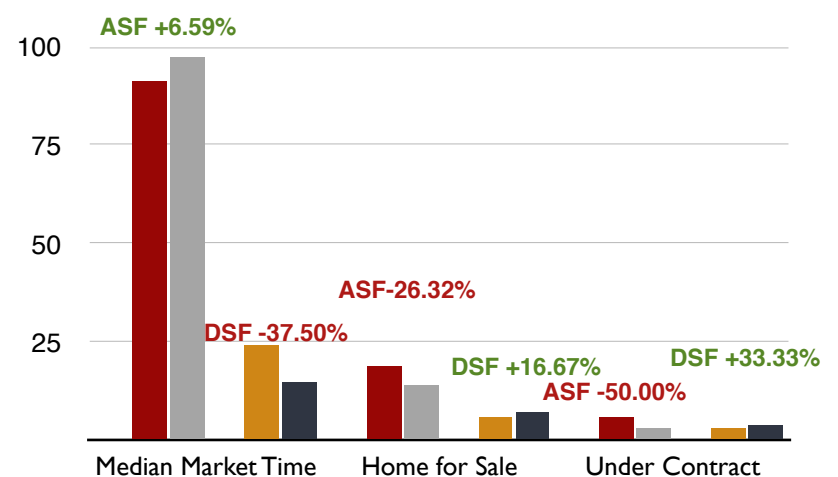
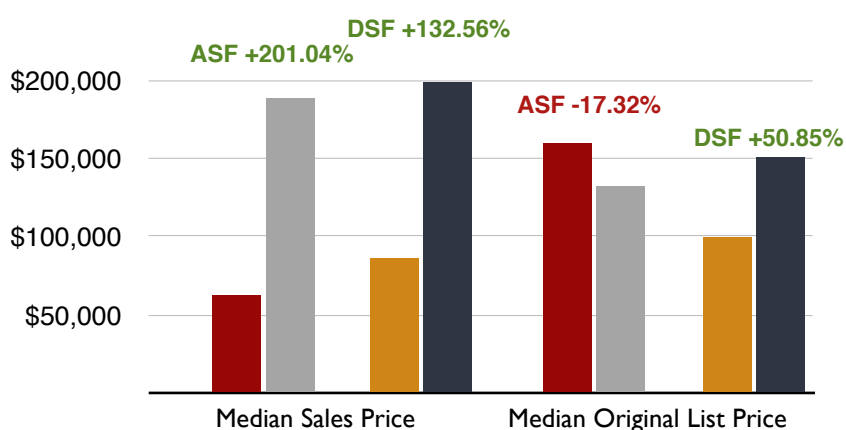
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$62,450	\$188,000	201.04%
Median Original List Price	\$159,900	\$132,200	-17.32%
Median Market Time	91	97	6.59%
Home for Sale	19	14	-26.32%
Under Contract	6	3	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

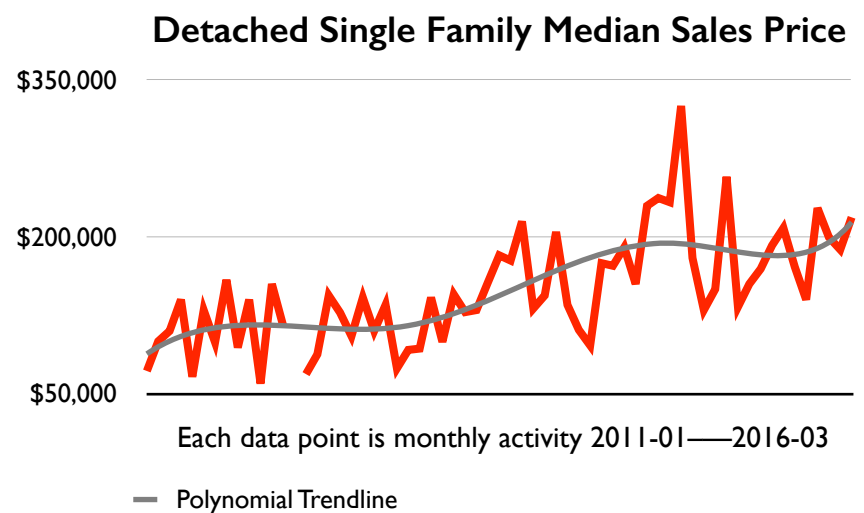
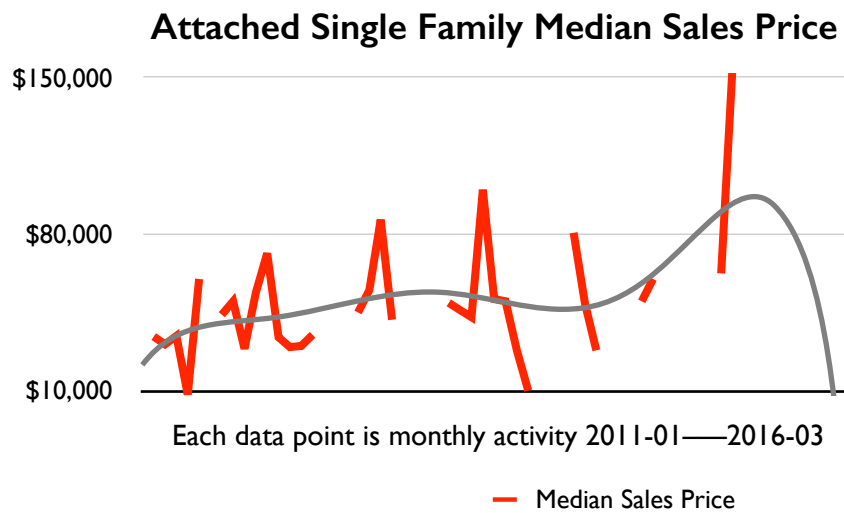
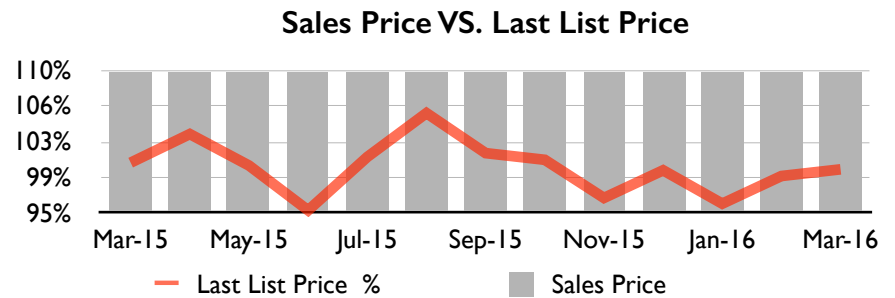
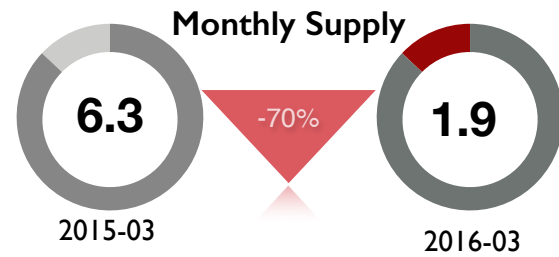
	2015-03	2016-03	Changes
Median Sales Price	\$86,000	\$200,000	132.56%
Median Original List Price	\$100,000	\$150,850	50.85%
Median Market Time	24	15	-37.50%
Home for Sale	6	7	16.67%
Under Contract	3	4	33.33%



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Hermosa

Monthly Update 2016-03



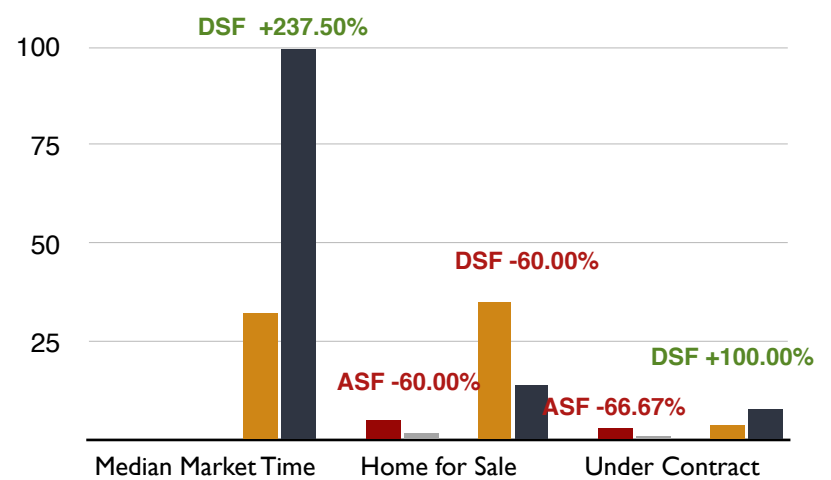
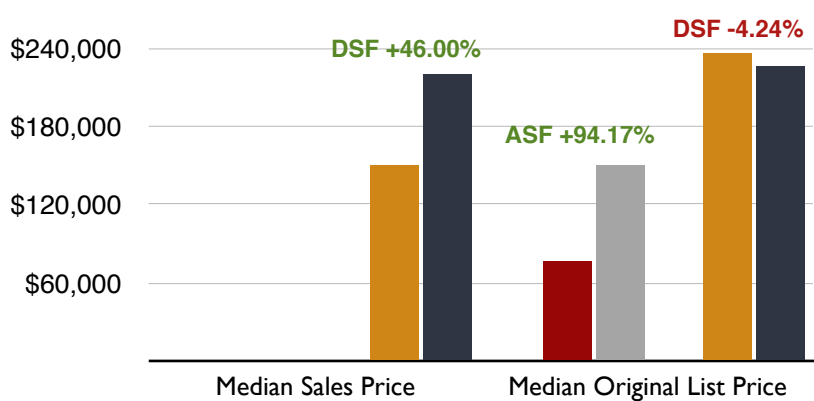
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$77,200	\$149,900	94.17%
Median Market Time	N/A	N/A	
Home for Sale	5	2	-60.00%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$150,000	\$219,000	46.00%
Median Original List Price	\$237,000	\$226,950	-4.24%
Median Market Time	32	108	237.50%
Home for Sale	35	14	-60.00%
Under Contract	4	8	100.00%

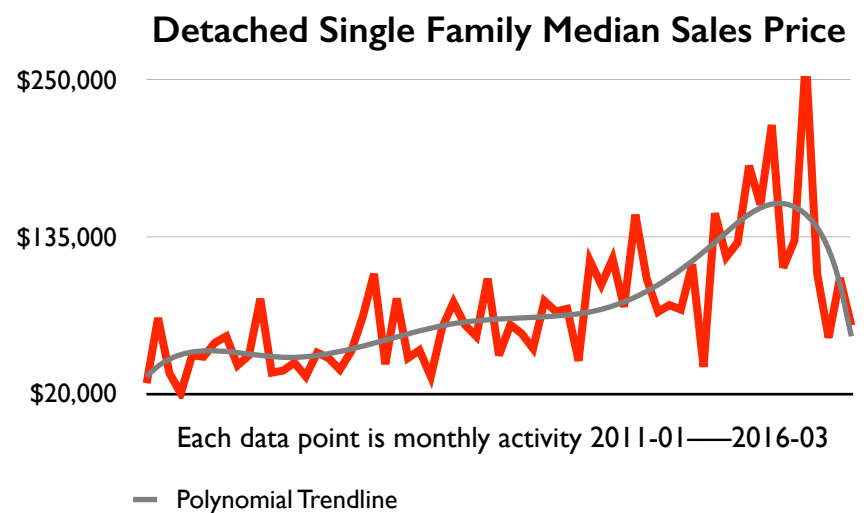
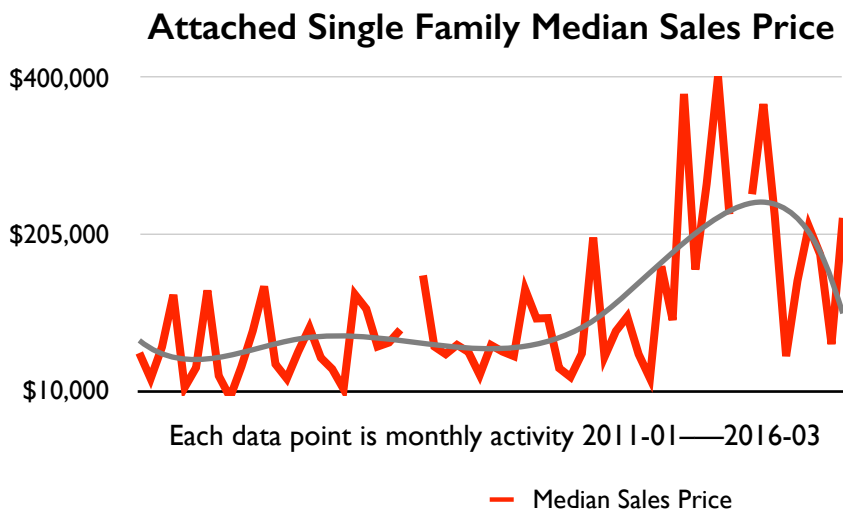
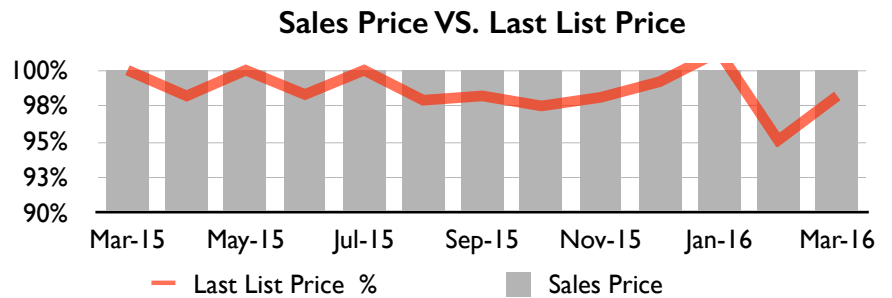
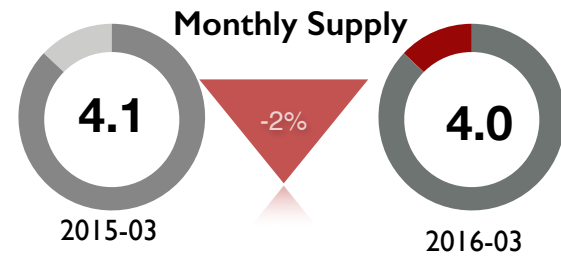


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Humboldt Park

Monthly Update 2016-03



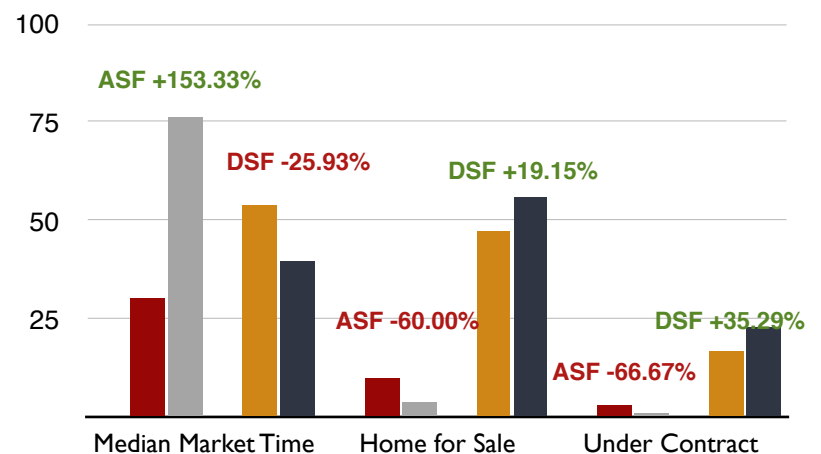
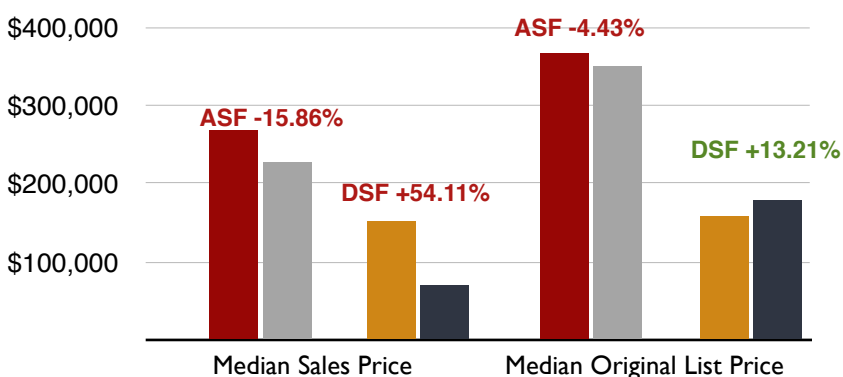
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$268,000	\$225,500	-15.86%
Median Original List Price	\$365,650	\$349,450	-4.43%
Median Market Time	30	76	153.33%
Home for Sale	10	4	-60.00%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$152,550	\$70,000	-54.11%
Median Original List Price	\$159,000	\$180,000	13.21%
Median Market Time	54	40	-25.93%
Home for Sale	47	56	19.15%
Under Contract	17	23	35.29%

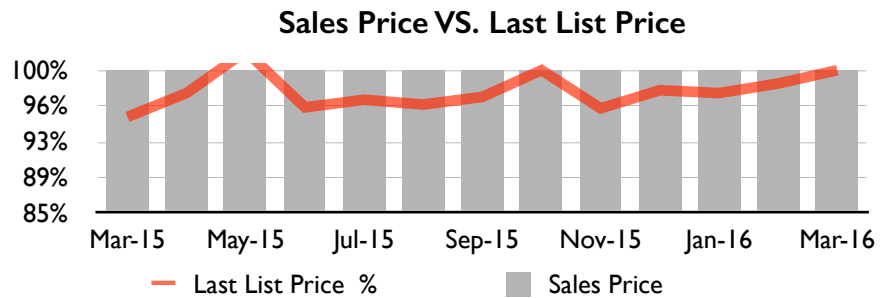
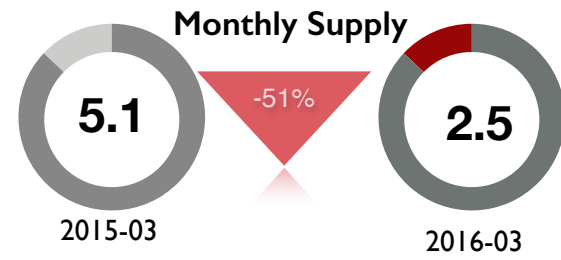
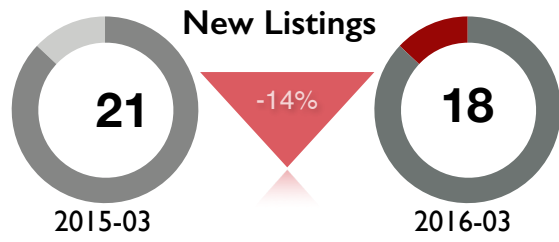


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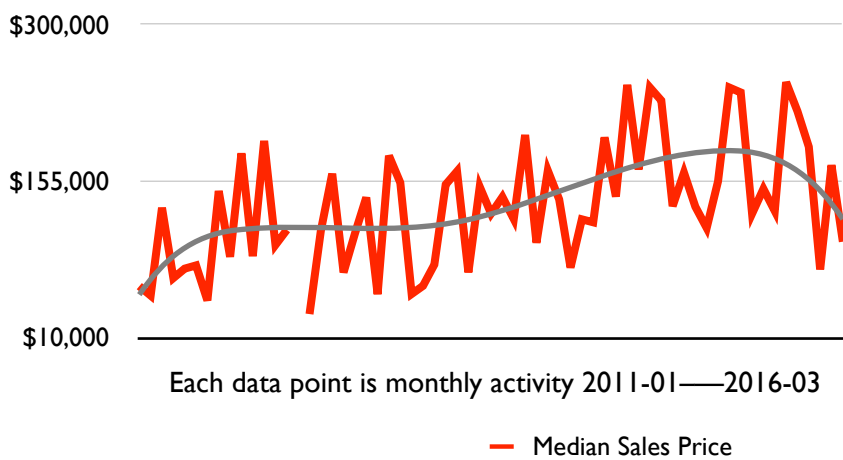
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North Park

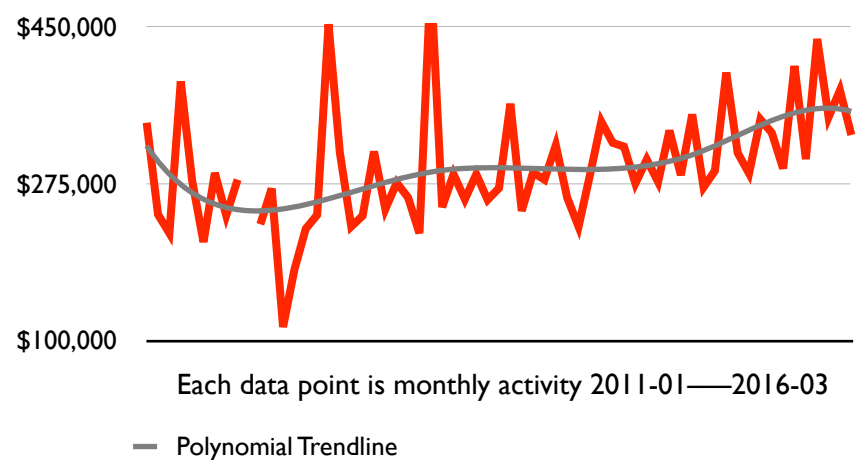
Monthly Update 2016-03



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



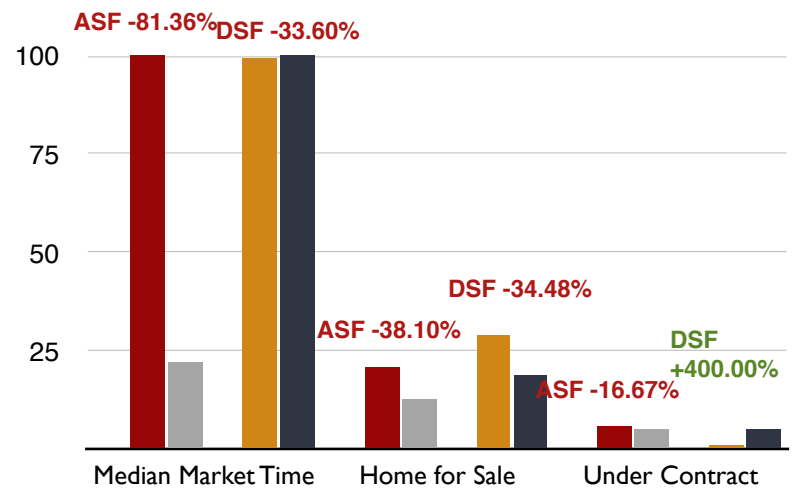
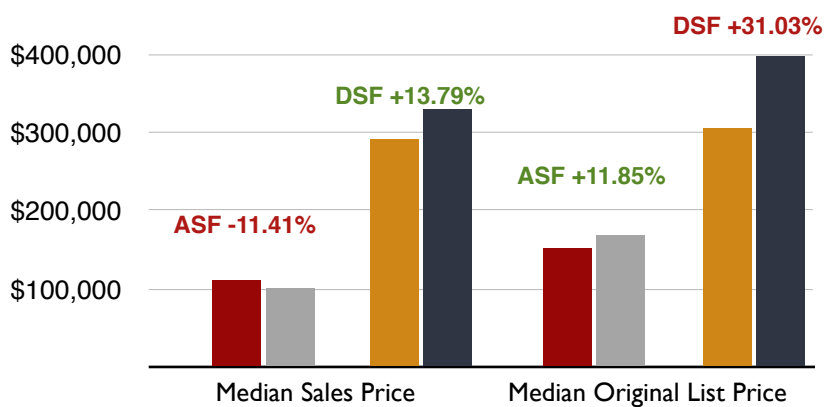
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$111,750	\$99,000	-11.41%
Median Original List Price	\$151,900	\$169,900	11.85%
Median Market Time	118	22	-81.36%
Home for Sale	21	13	-38.10%
Under Contract	6	5	-16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$290,000	\$330,000	13.79%
Median Original List Price	\$304,500	\$399,000	31.03%
Median Market Time	250	166	-33.60%
Home for Sale	29	19	-34.48%
Under Contract	1	5	400.00%

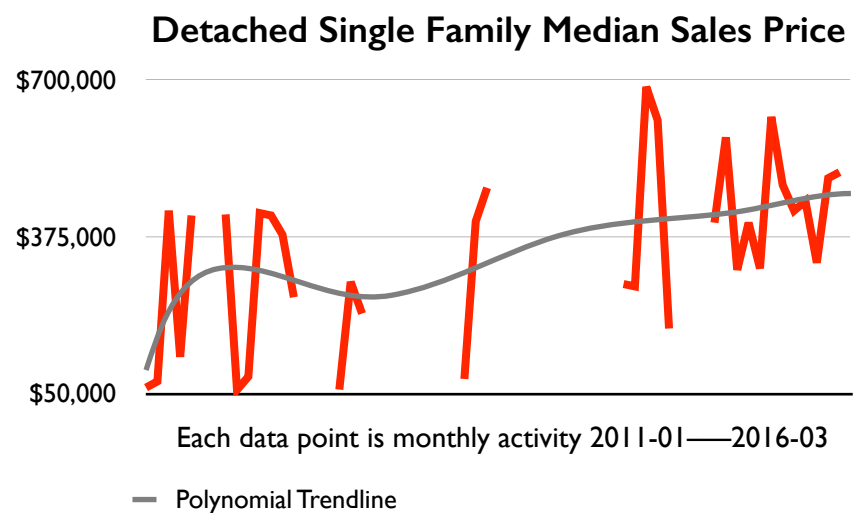
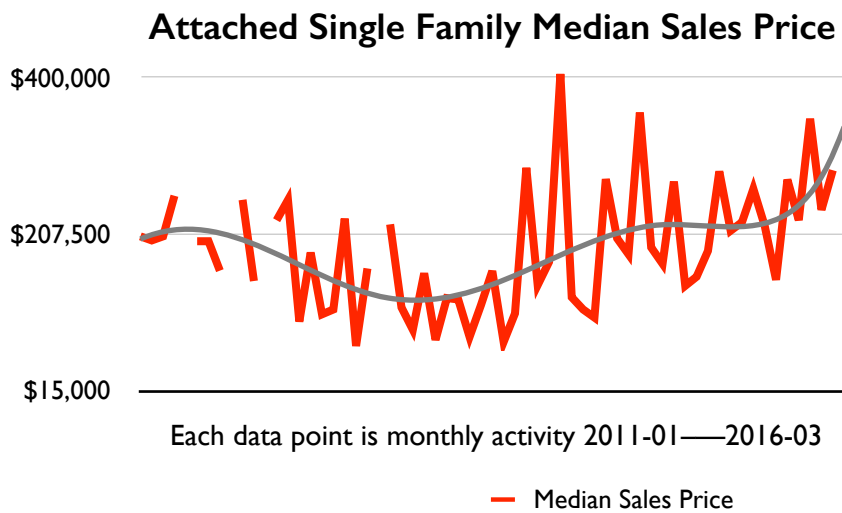
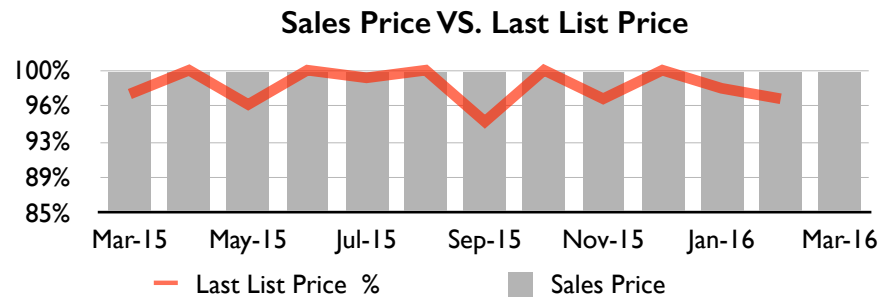
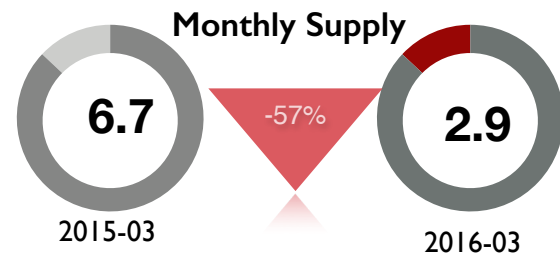
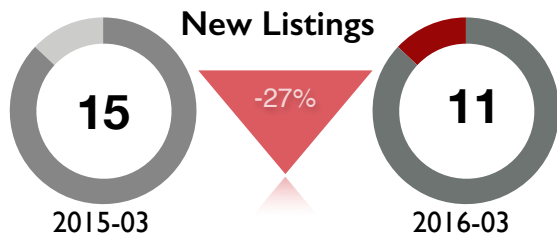


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Oakland

Monthly Update 2016-03



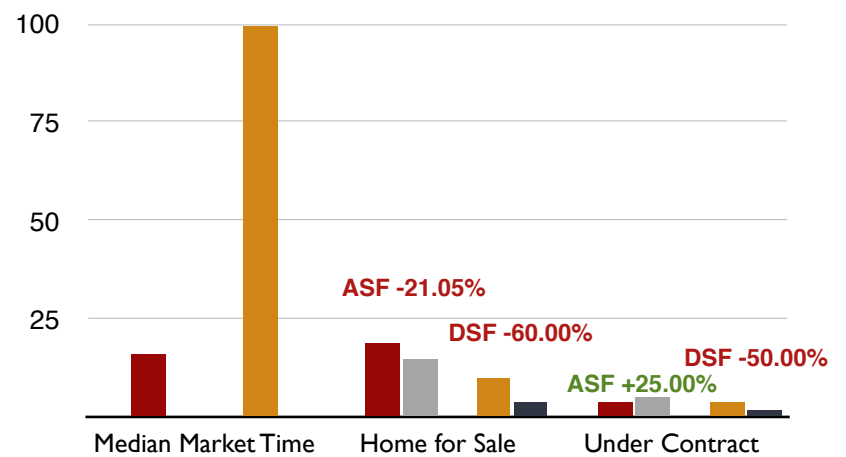
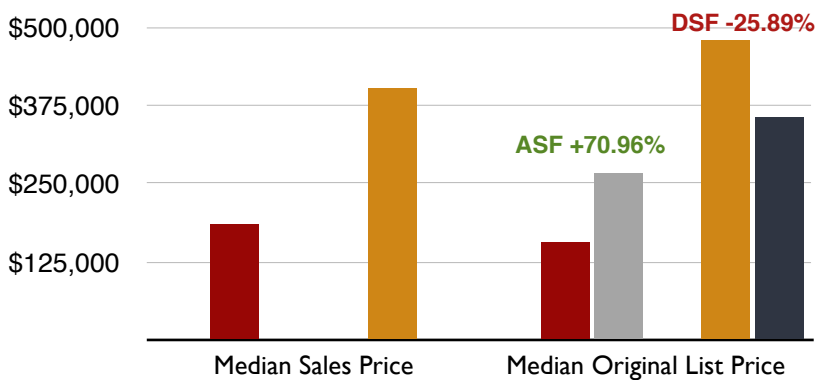
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$187,110	N/A	
Median Original List Price	\$154,950	\$264,900	70.96%
Median Market Time	16	N/A	
Home for Sale	19	15	-21.05%
Under Contract	4	5	25.00%

ASF including Townhouse & Condo

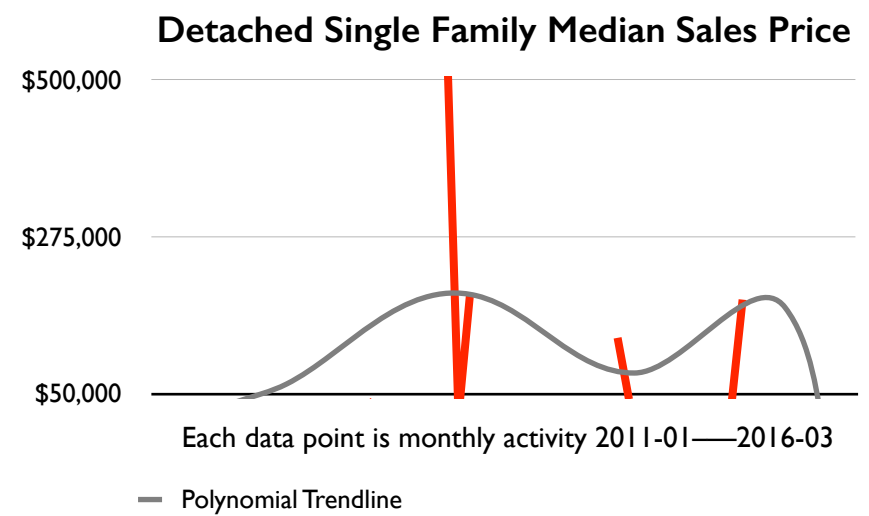
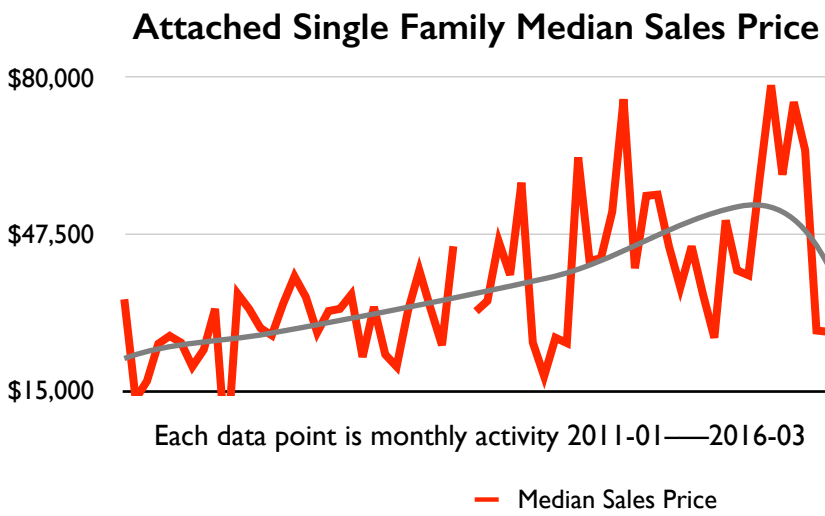
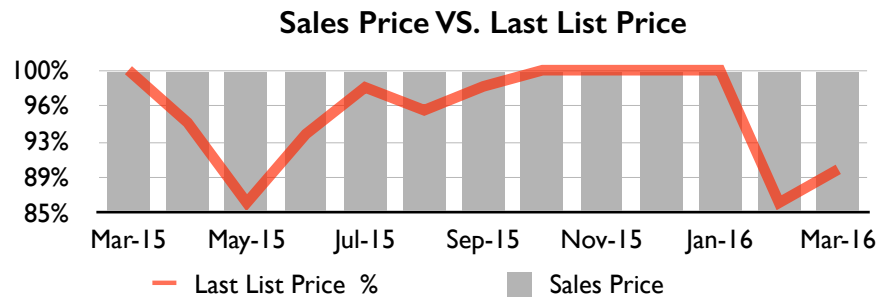
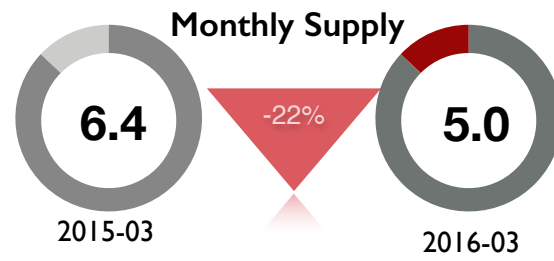
Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$405,000	N/A	
Median Original List Price	\$479,000	\$355,000	-25.89%
Median Market Time	144	N/A	
Home for Sale	10	4	-60.00%
Under Contract	4	2	-50.00%



Washington Park

Monthly Update 2016-03



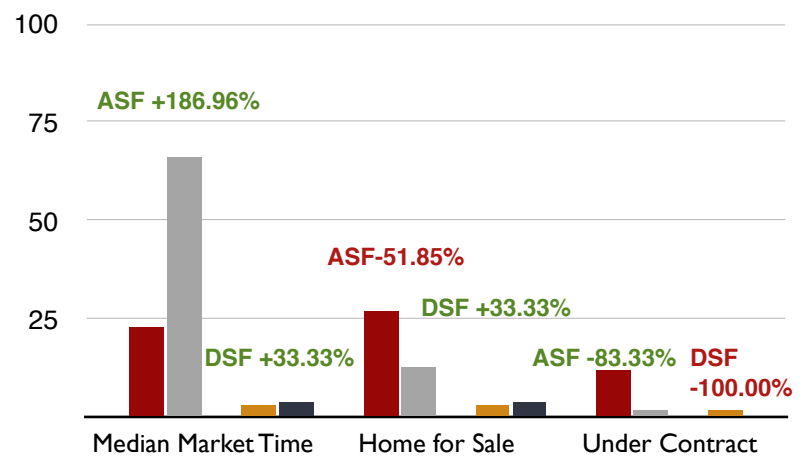
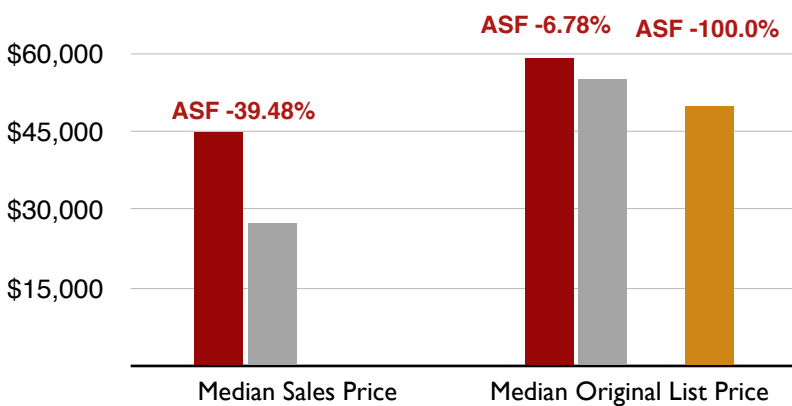
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$45,000	\$27,235	-39.48%
Median Original List Price	\$59,000	\$55,000	-6.78%
Median Market Time	23	66	186.96%
Home for Sale	27	13	-51.85%
Under Contract	12	2	-83.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

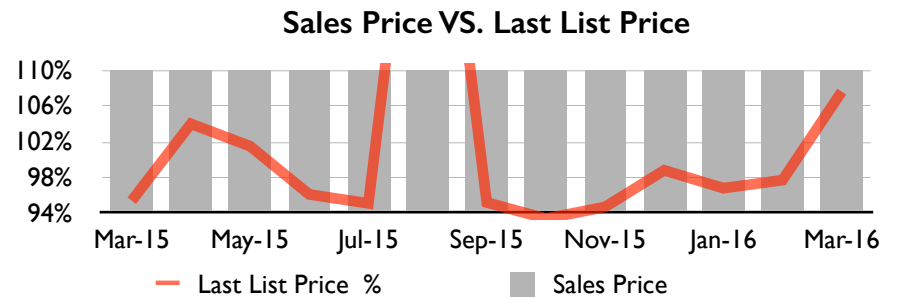
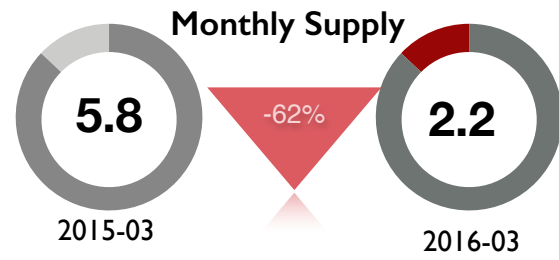
	2015-03	2016-03	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$49,900	\$0	-100.00%
Median Market Time	3	4	33.33%
Home for Sale	3	4	33.33%
Under Contract	2	0	-100.00%



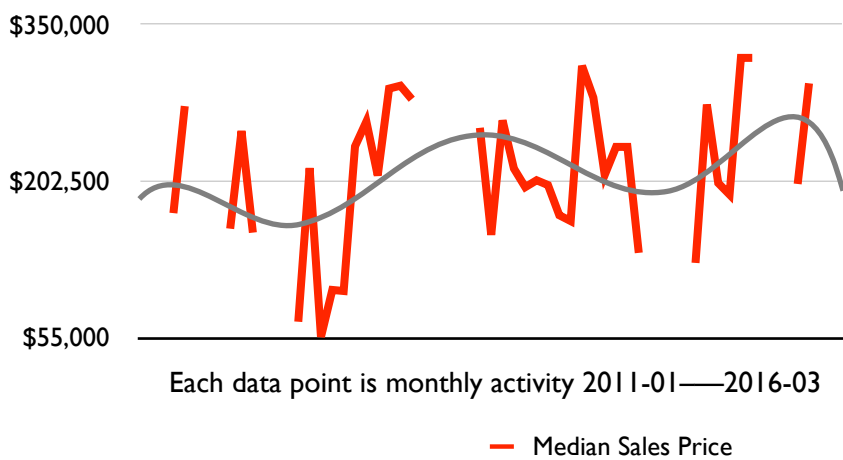
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

McKinley Park

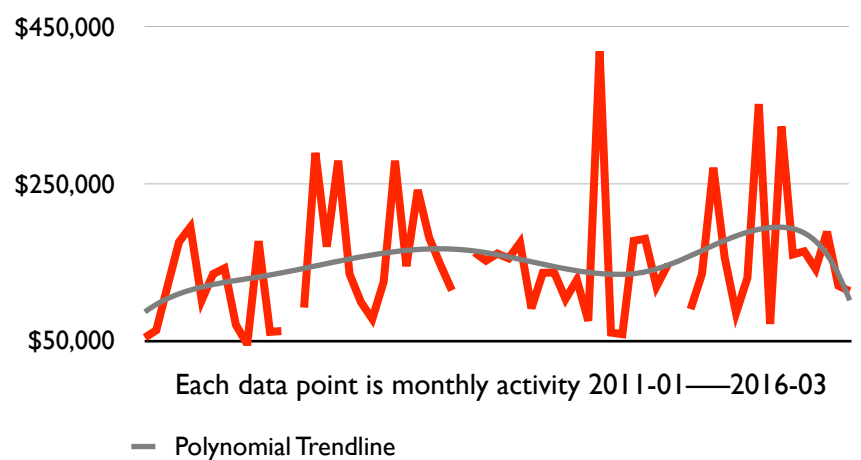
Monthly Update 2016-03



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



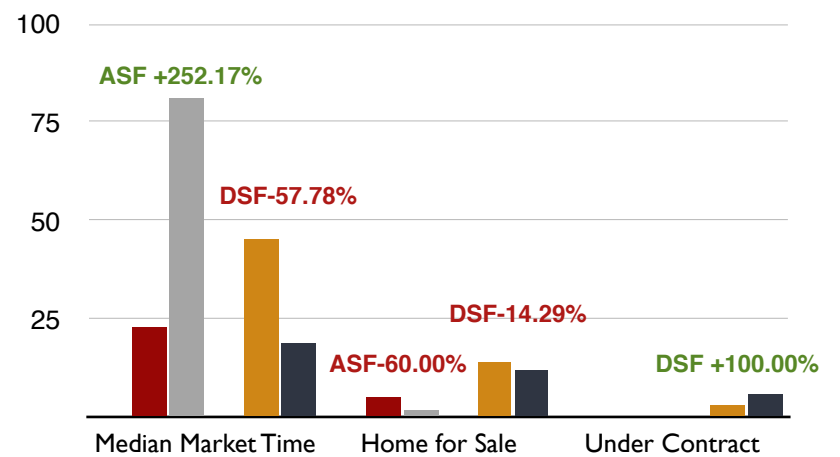
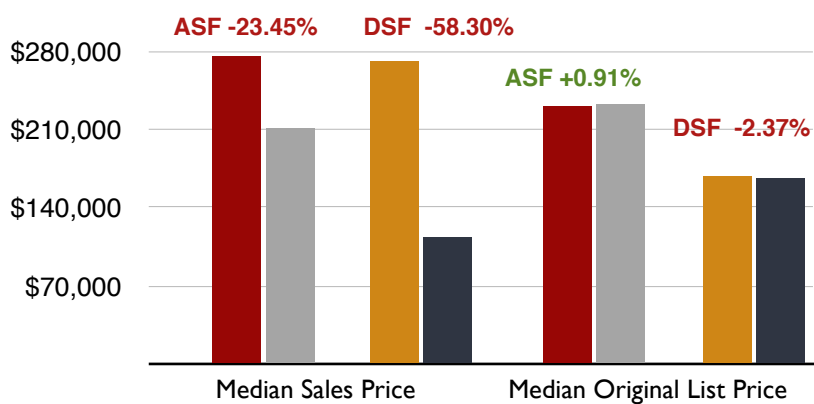
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$275,000	\$210,500	-23.45%
Median Original List Price	\$229,900	\$232,000	0.91%
Median Market Time	23	81	252.17%
Home for Sale	5	2	-60.00%
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$271,000	\$113,000	-58.30%
Median Original List Price	\$169,000	\$165,000	-2.37%
Median Market Time	45	19	-57.78%
Home for Sale	14	12	-14.29%
Under Contract	3	6	100.00%

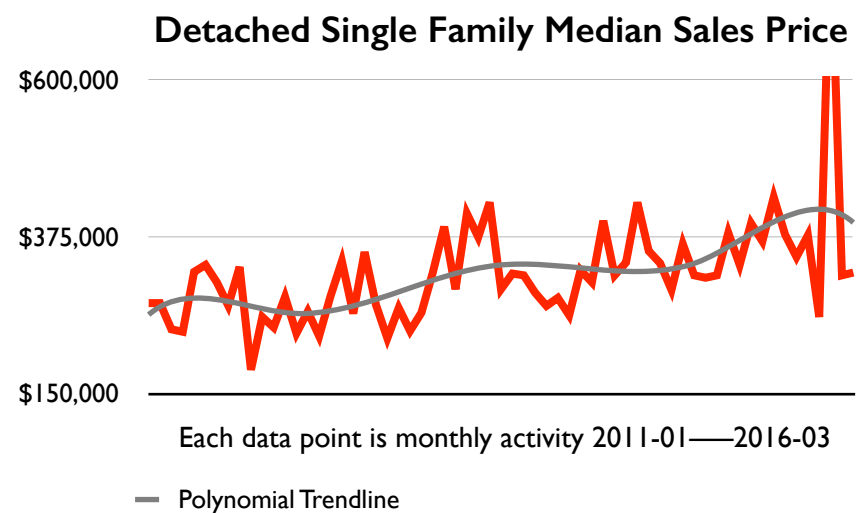
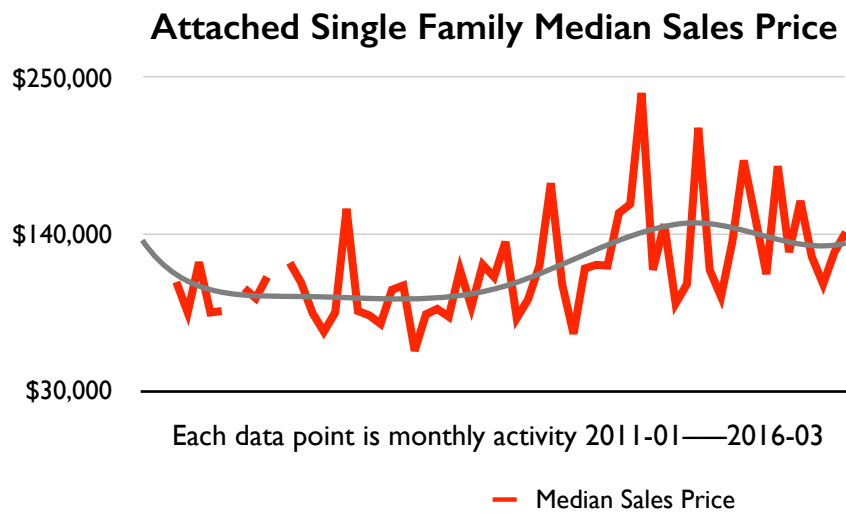
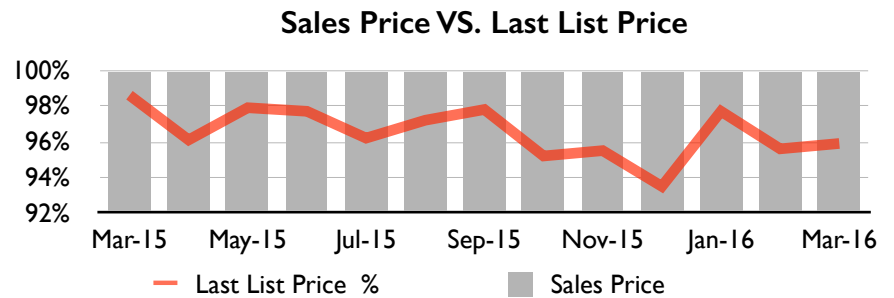
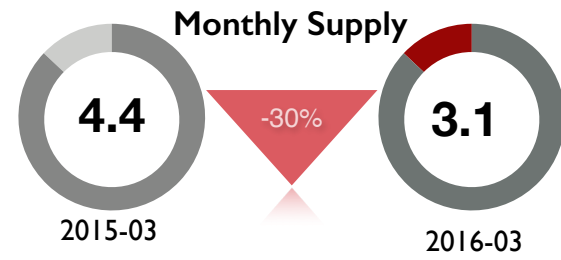
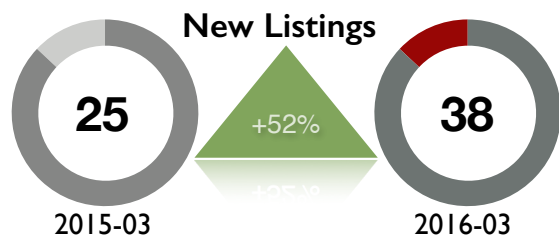


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Thursday, April 7, 2016

Edison Park

Monthly Update 2016-03



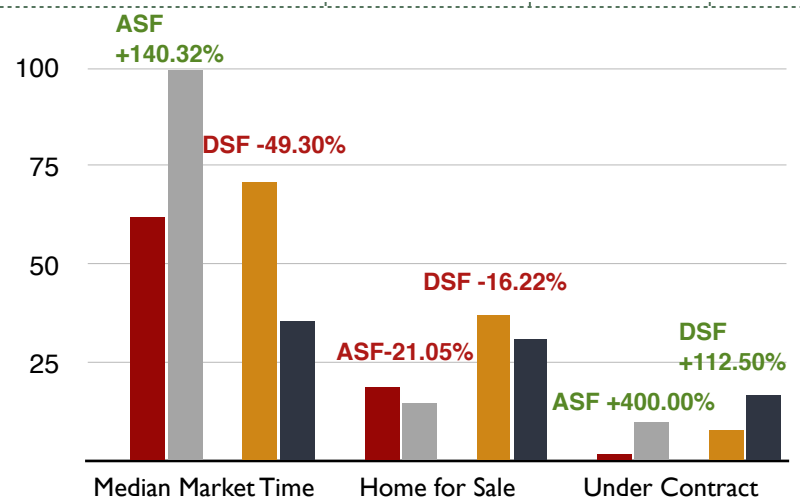
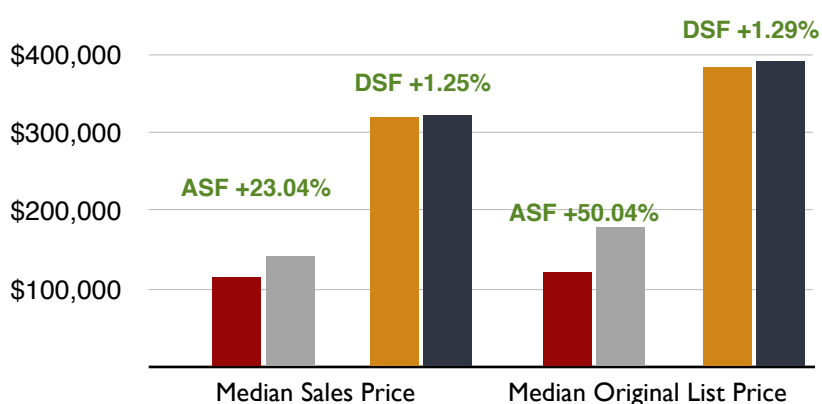
Attached Single Family (ASF)

	2015-03	2016-03	Changes
Median Sales Price	\$115,000	\$141,500	23.04%
Median Original List Price	\$119,900	\$179,900	50.04%
Median Market Time	62	149	140.32%
Home for Sale	19	15	-21.05%
Under Contract	2	10	400.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-03	2016-03	Changes
Median Sales Price	\$320,000	\$324,000	1.25%
Median Original List Price	\$384,950	\$389,900	1.29%
Median Market Time	71	36	-49.30%
Home for Sale	37	31	-16.22%
Under Contract	8	17	112.50%





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