



CHICAGO

NEIGHBORHOOD MARKET REPORT

TABLE OF CONTENTS:

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

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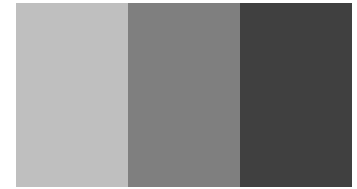
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INTRODUCTION & METHODOLOGY



Monthly Update—August 2015

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

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

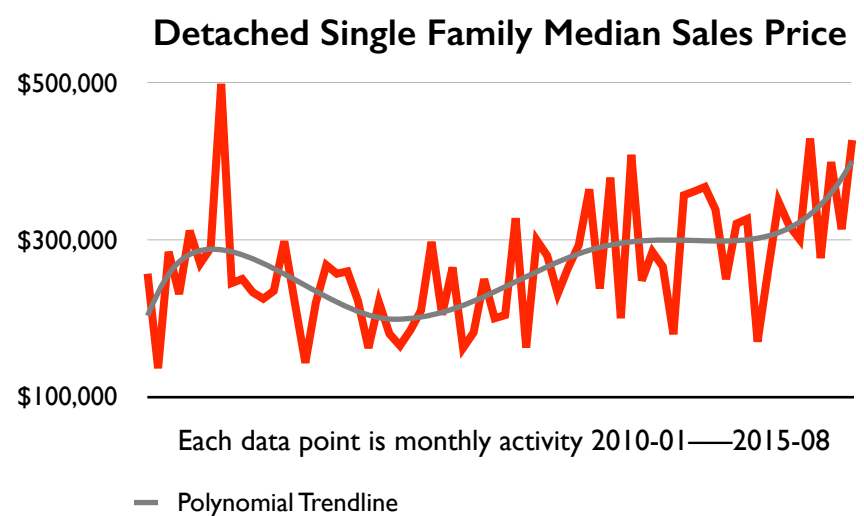
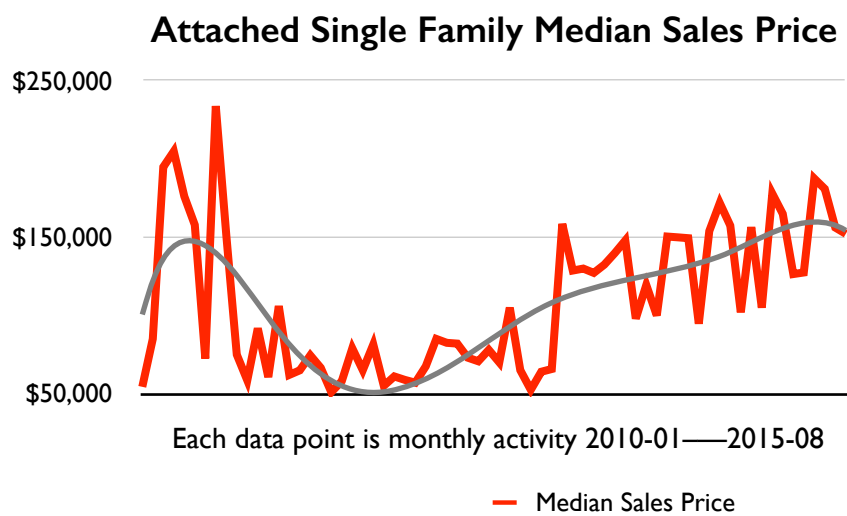
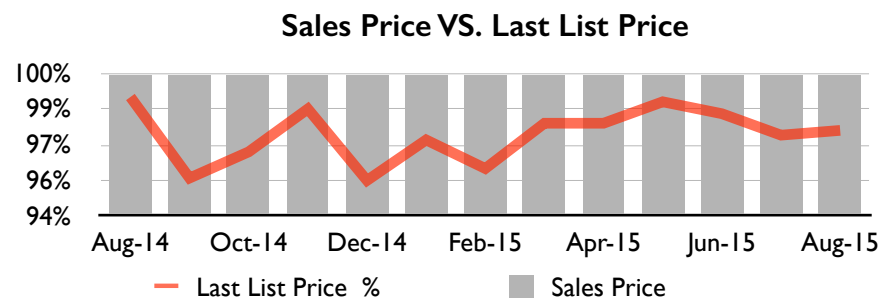
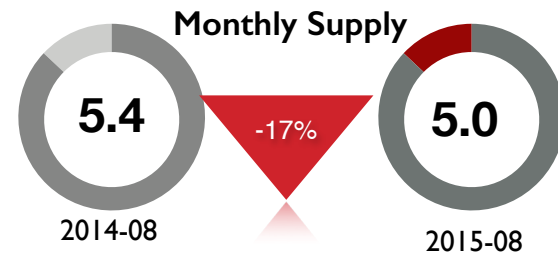
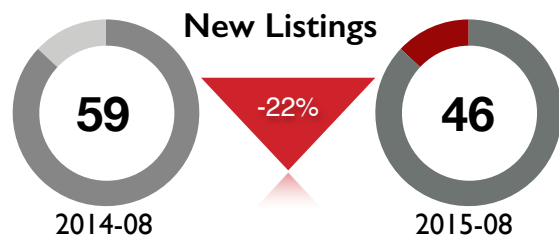
download data concerning those metrics.

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

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

Albank Park

Monthly Update 2015-08



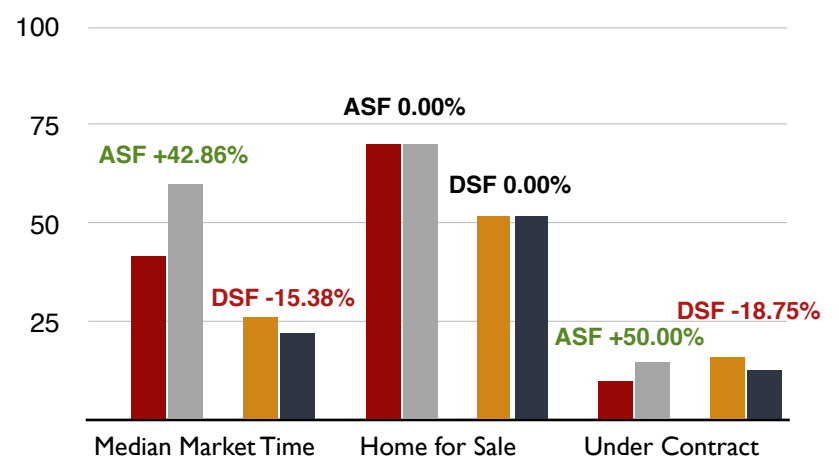
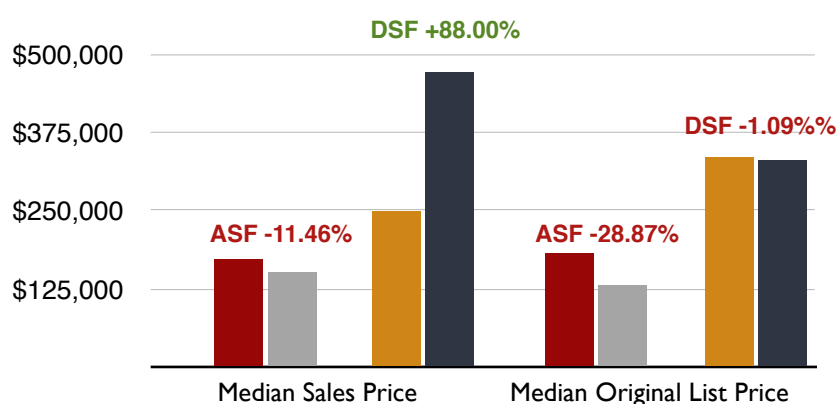
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$171,950	\$152,250	-11.46%
Median Original List Price	\$182,700	\$129,950	-28.87%
Median Market Time	42	60	42.86%
Home for Sale	70	70	0.00%
Under Contract	10	15	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$250,000	\$470,000	88.00%
Median Original List Price	\$334,900	\$331,250	-1.09%
Median Market Time	26	22	-15.38%
Home for Sale	52	52	0.00%
Under Contract	16	13	-18.75%

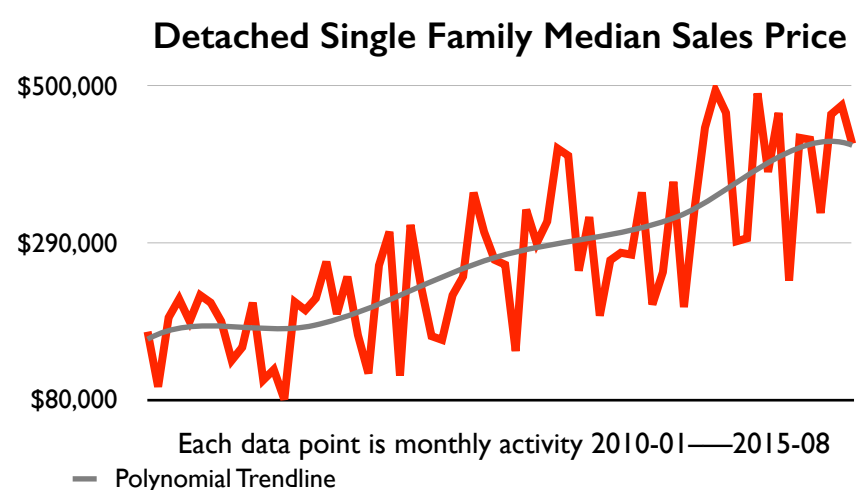
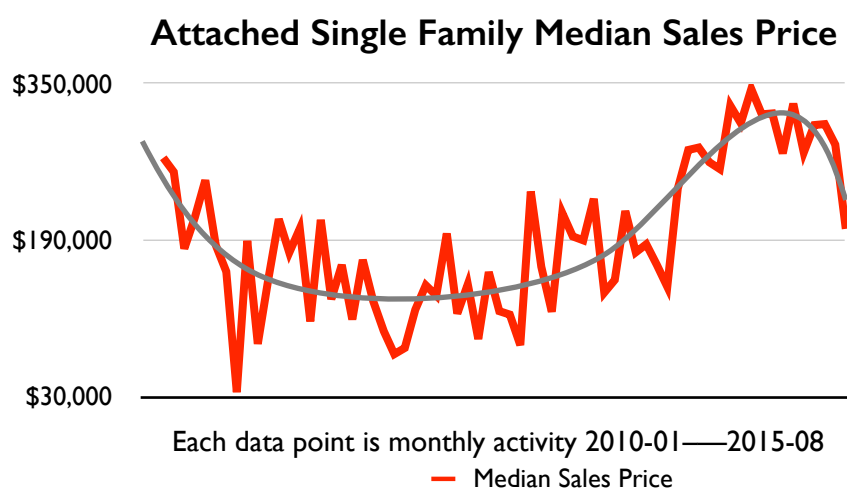
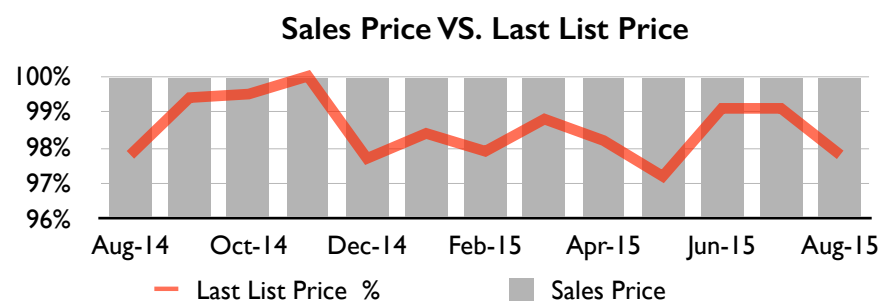
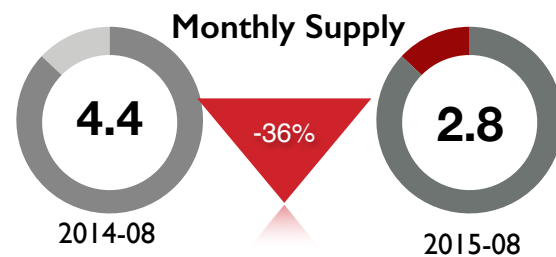
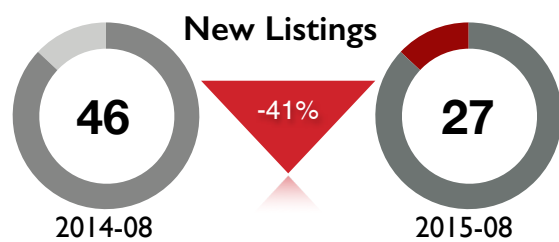


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Thursday, September 10, 2015

Avondale

Monthly Update 2015-08



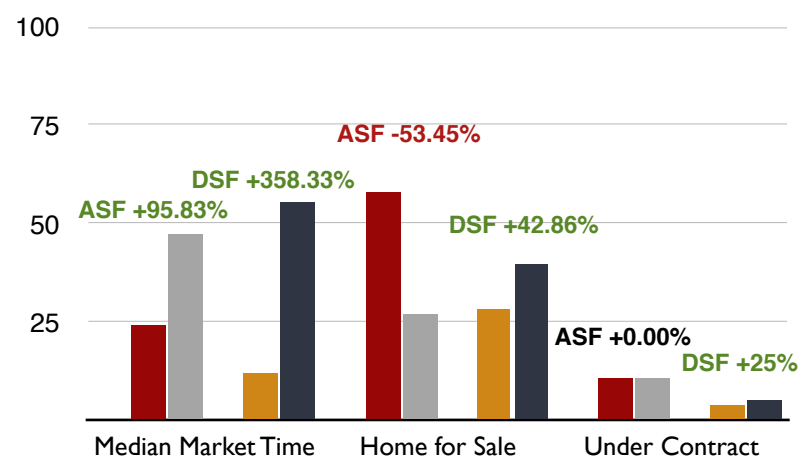
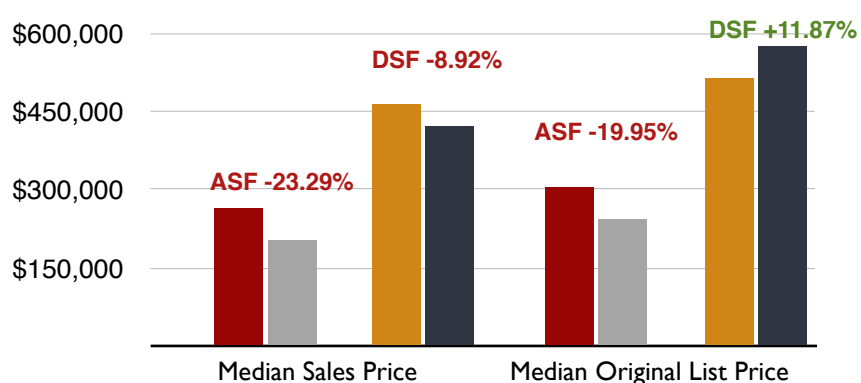
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$263,000	\$201,750	-23.29%
Median Original List Price	\$306,000	\$244,950	-19.95%
Median Market Time	24	47	95.83%
Home for Sale	58	27	-53.45%
Under Contract	11	11	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$465,000	\$423,500	-8.92%
Median Original List Price	\$514,000	\$575,000	11.87%
Median Market Time	12	55	358.33%
Home for Sale	28	40	42.86%
Under Contract	4	5	25.00%

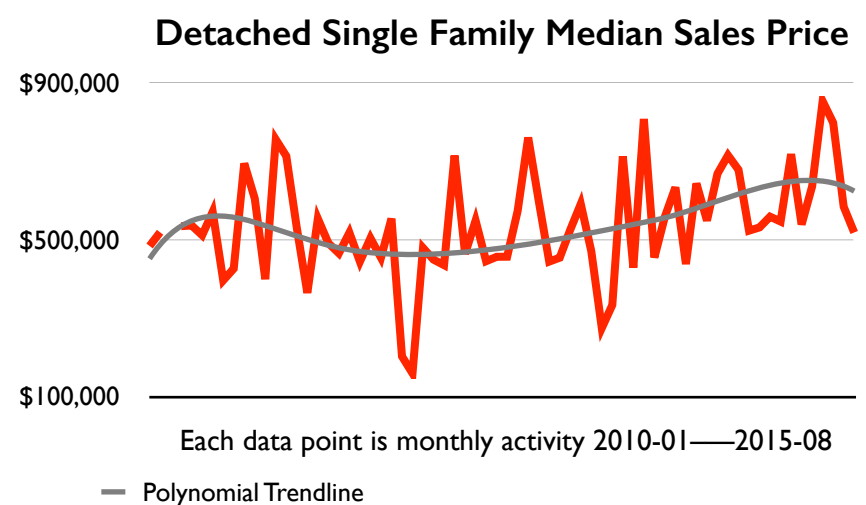
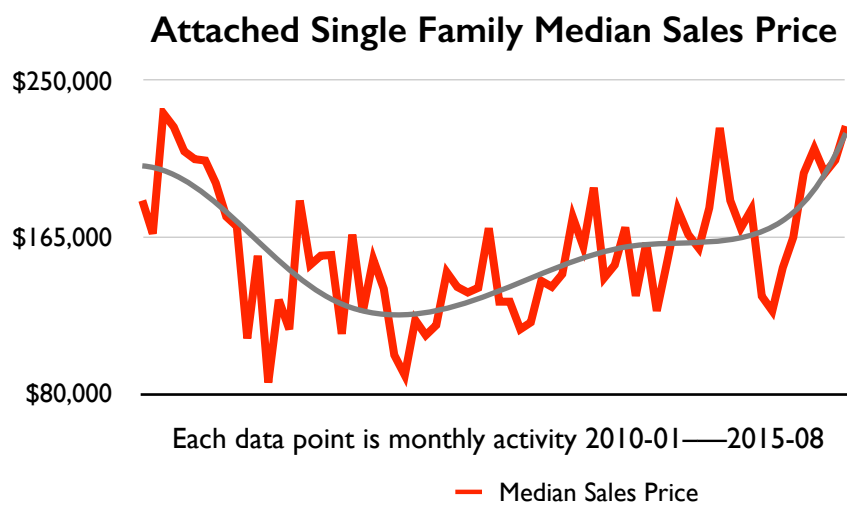
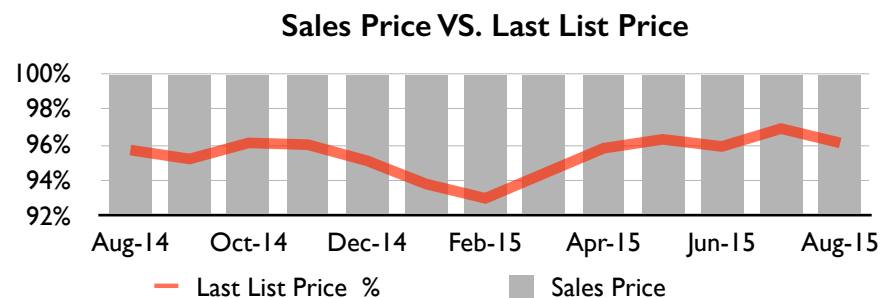
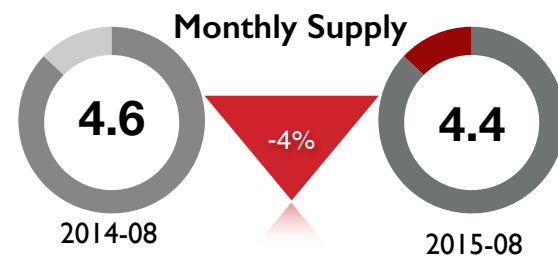


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Edgewater

Monthly Update 2015-08



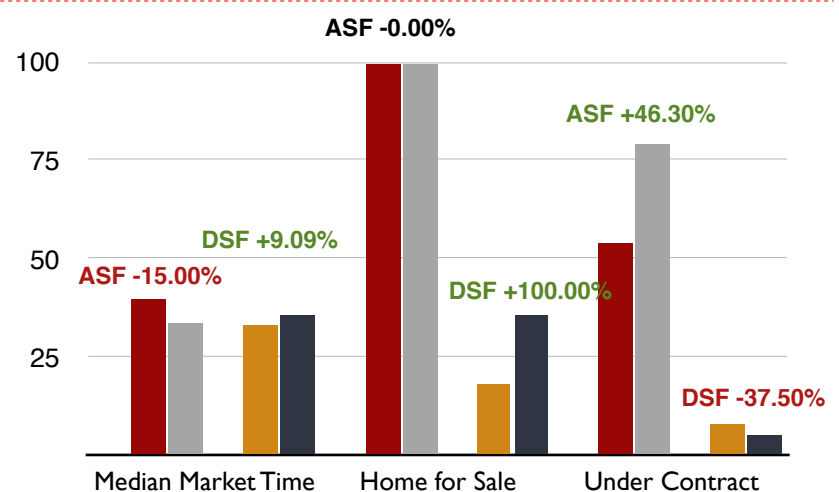
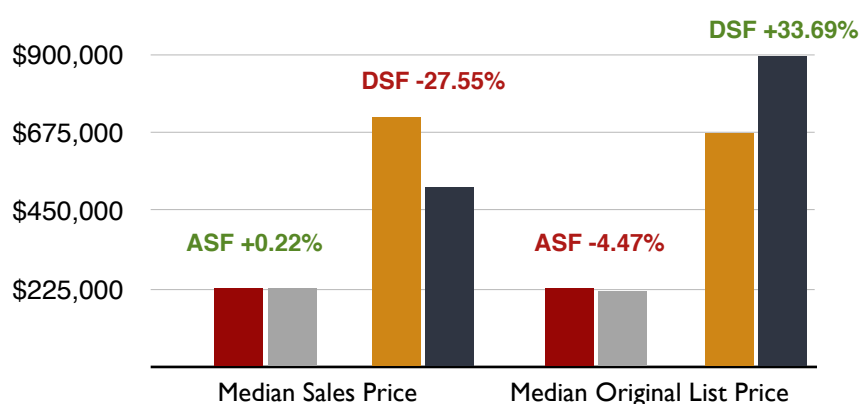
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$224,500	\$225,000	0.22%
Median Original List Price	\$224,950	\$214,900	-4.47%
Median Market Time	40	34	-15.00%
Home for Sale	272	272	0.00%
Under Contract	54	79	46.30%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$717,000	\$519,500	-27.55%
Median Original List Price	\$672,450	\$899,000	33.69%
Median Market Time	33	36	9.09%
Home for Sale	18	36	100.00%
Under Contract	8	5	-37.50%

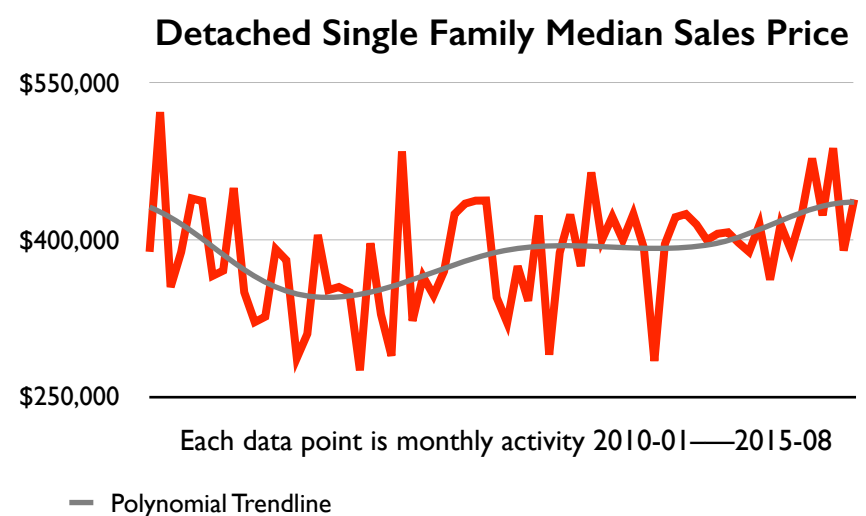
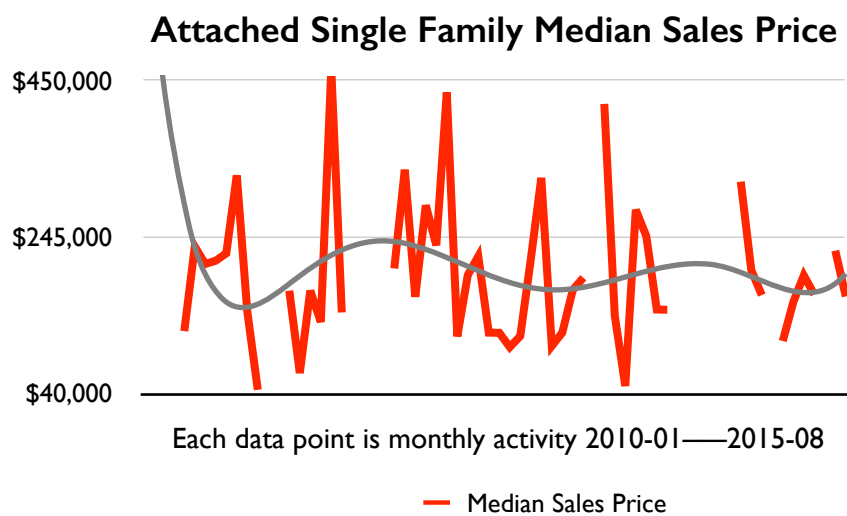
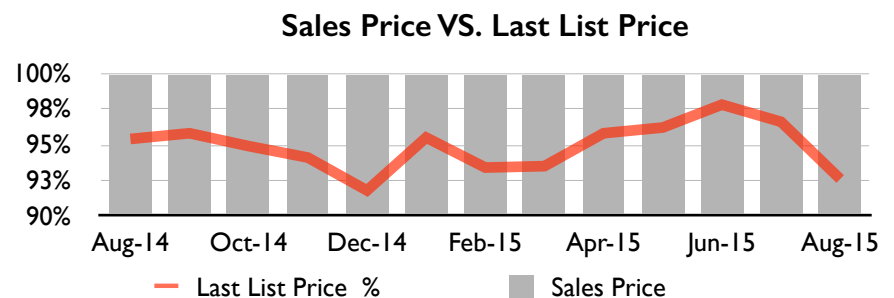
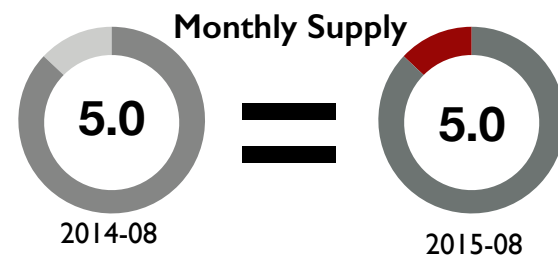
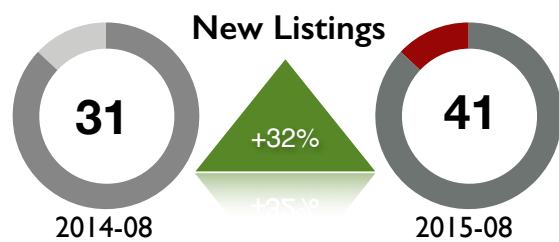


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Forest Glen

Monthly Update 2015-08



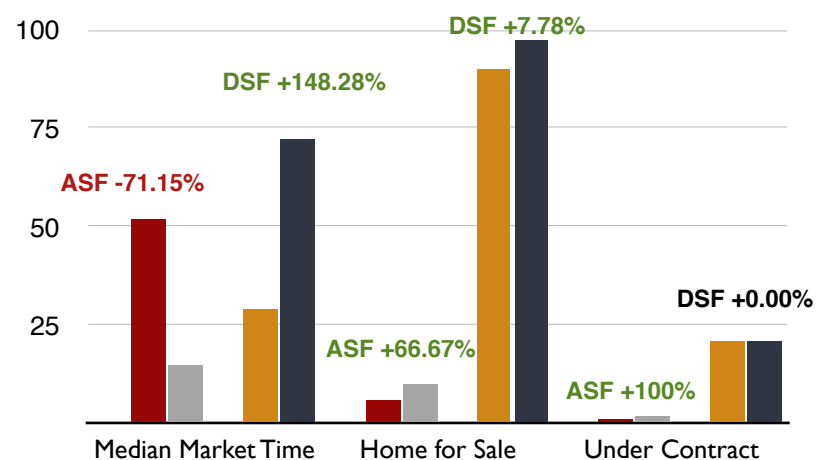
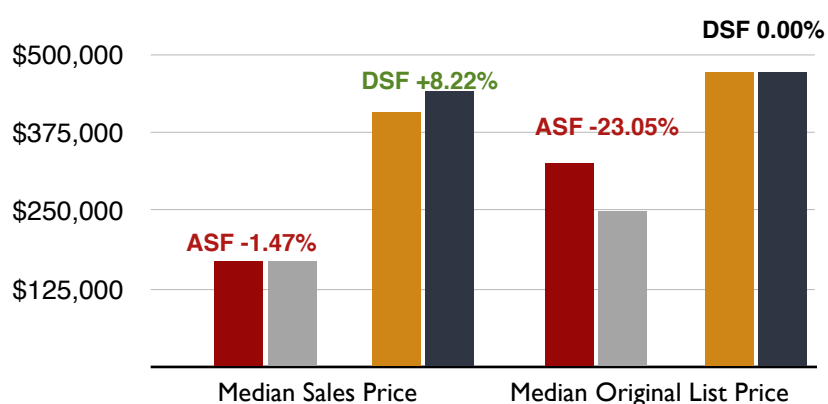
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$170,000	\$167,500	-1.47%
Median Original List Price	\$324,900	\$250,000	-23.05%
Median Market Time	52	15	-71.15%
Home for Sale	6	10	66.67%
Under Contract	1	2	100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$407,500	\$441,000	8.22%
Median Original List Price	\$469,900	\$469,900	0.00%
Median Market Time	29	72	148.28%
Home for Sale	90	97	7.78%
Under Contract	21	21	0.00%

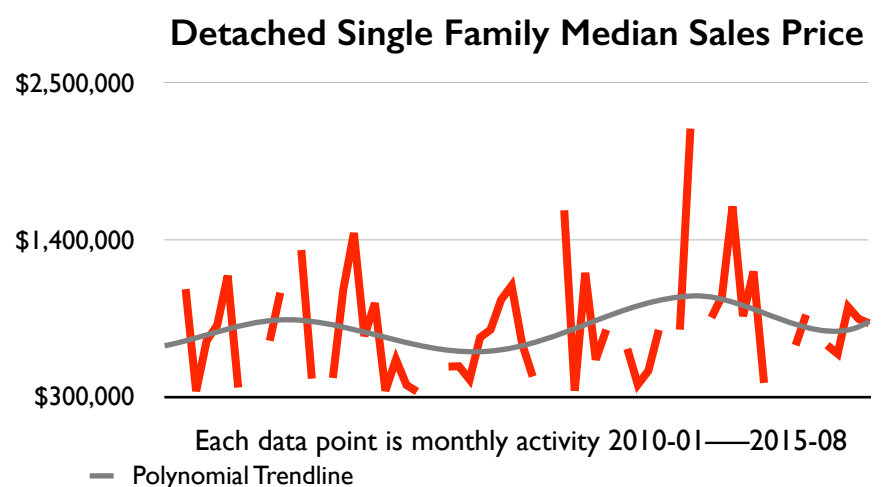
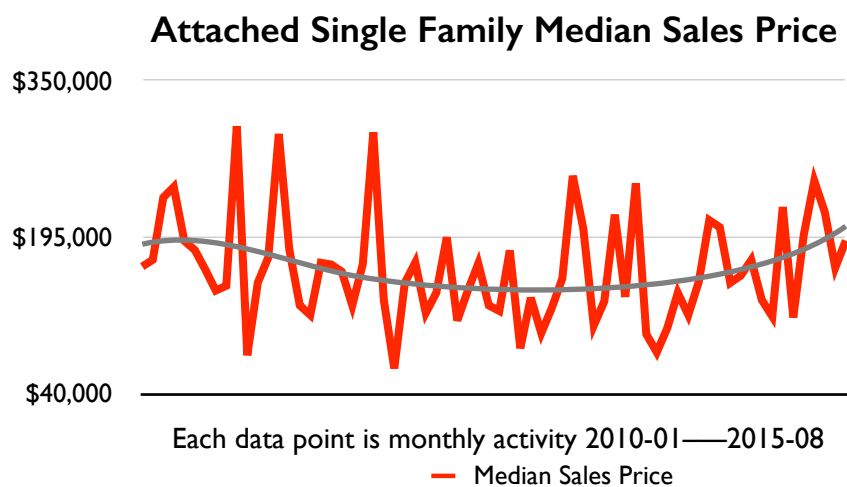
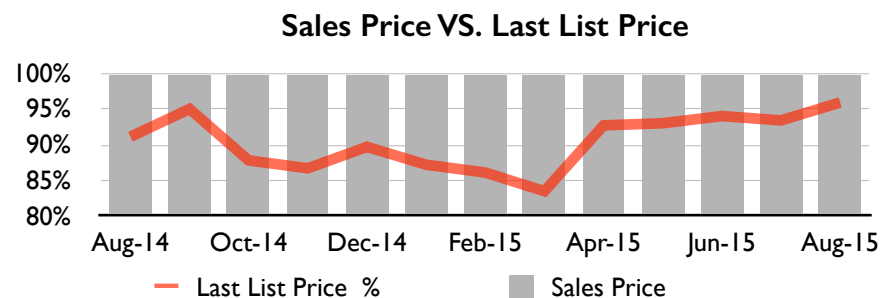
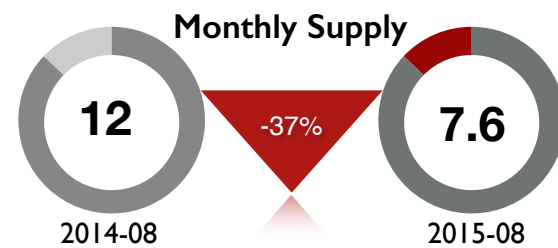


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Hyde Park

Monthly Update 2015-08



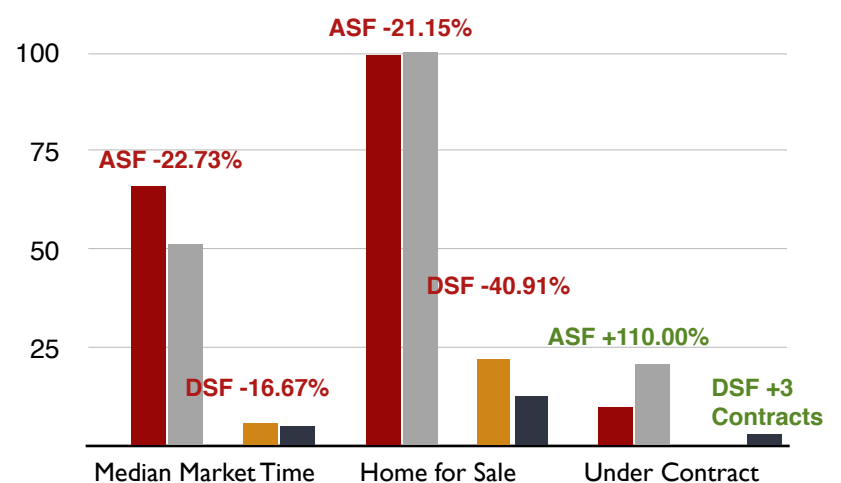
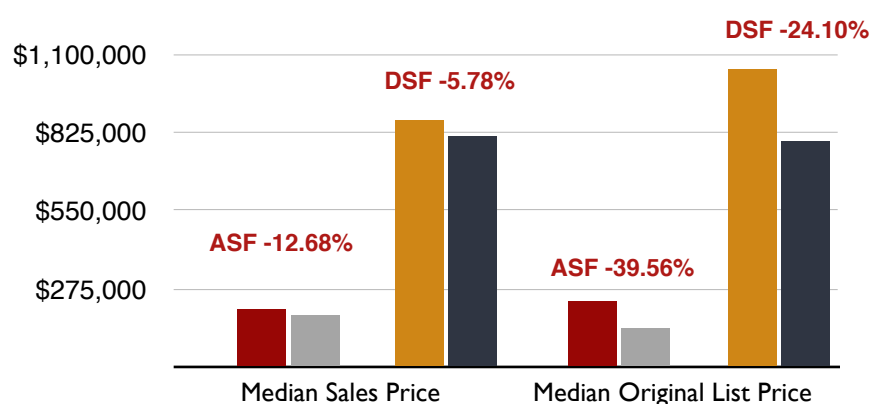
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$205,000	\$179,000	-12.68%
Median Original List Price	\$229,978	\$139,000	-39.56%
Median Market Time	66	51	-22.73%
Home for Sale	208	164	-21.15%
Under Contract	10	21	+110.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$865,000	\$815,000	-5.78%
Median Original List Price	\$1,050,000	\$797,000	-24.10%
Median Market Time	6	5	-16.67%
Home for Sale	22	13	-40.91%
Under Contract	0	3	+3 Contracts

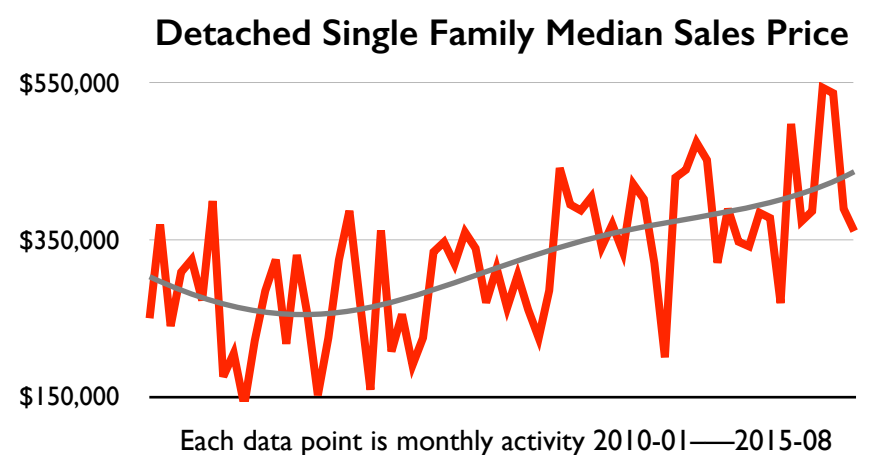
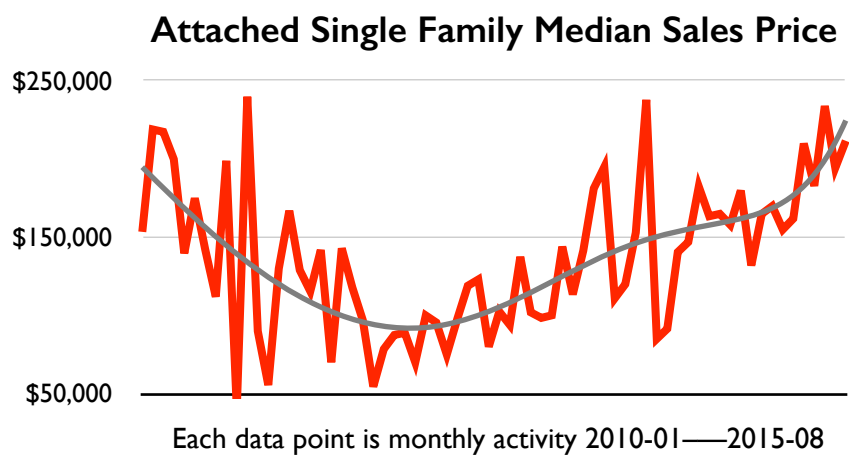
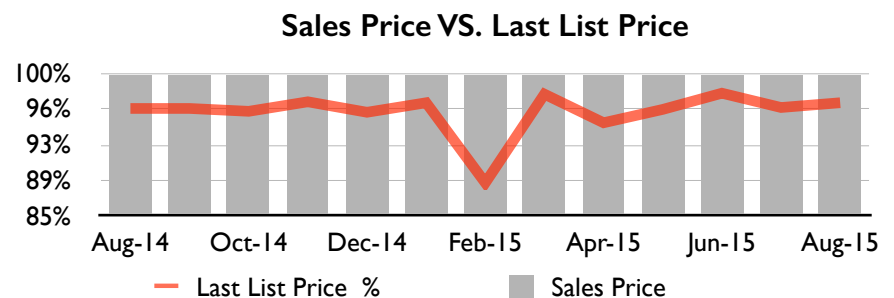
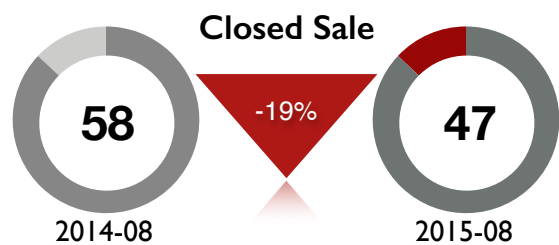
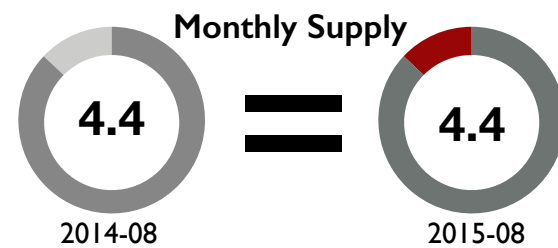
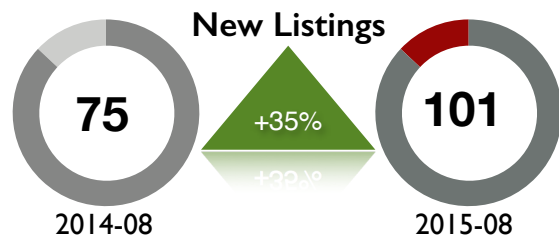


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Irving Park

Monthly Update 2015-08



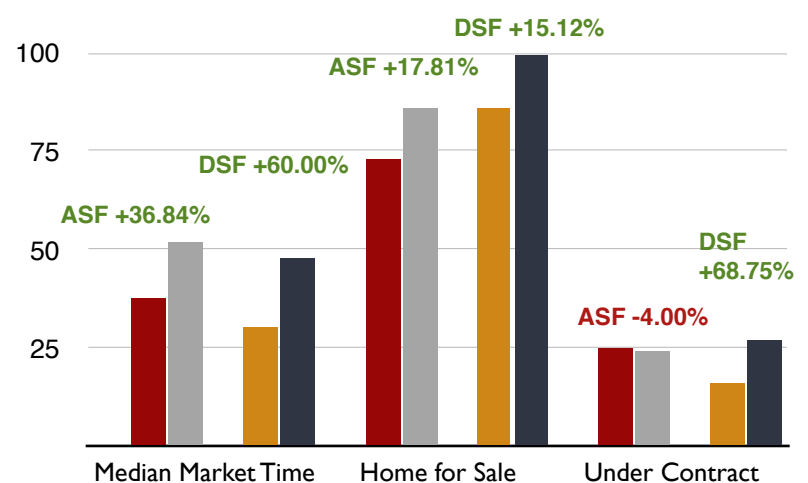
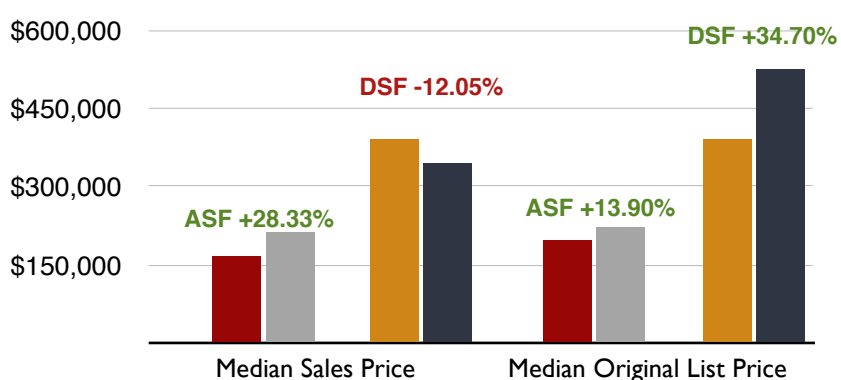
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$165,000	\$211,750	28.33%
Median Original List Price	\$194,900	\$222,000	13.90%
Median Market Time	38	52	36.84%
Home for Sale	73	86	17.81%
Under Contract	25	24	-4.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$390,000	\$343,000	-12.05%
Median Original List Price	\$389,750	\$525,000	34.70%
Median Market Time	30	48	60.00%
Home for Sale	86	99	15.12%
Under Contract	16	27	68.75%

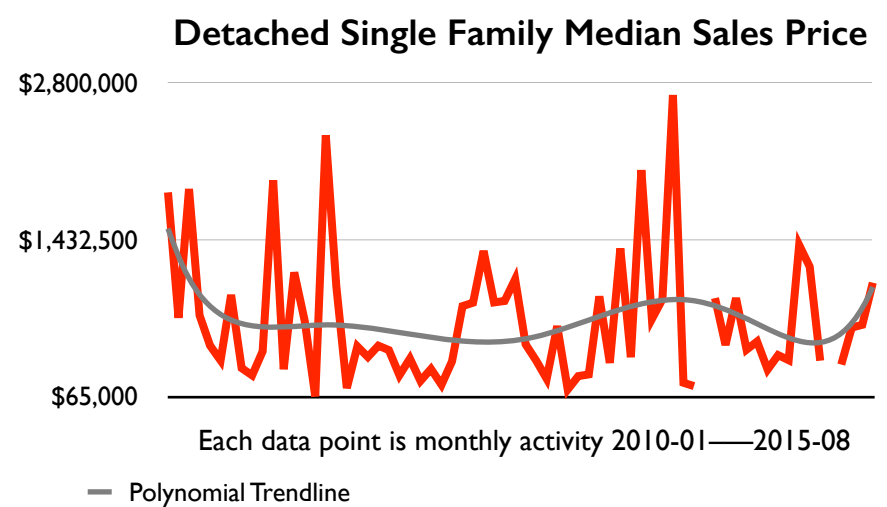
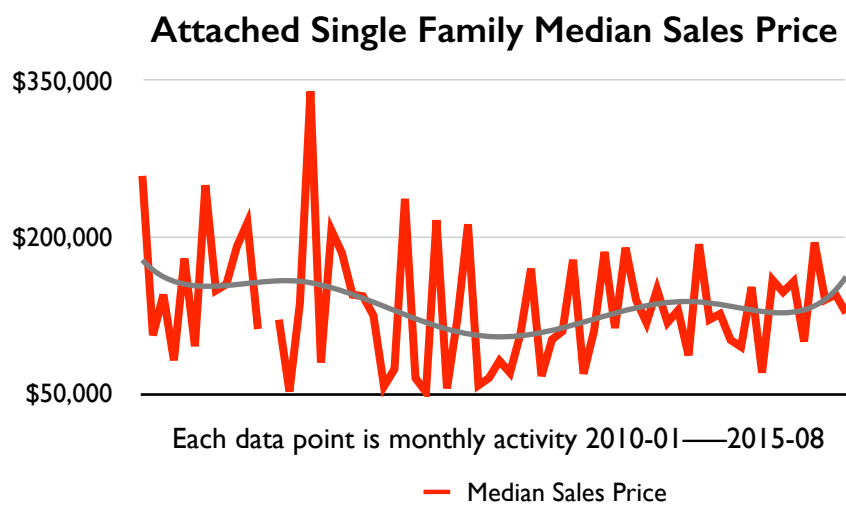
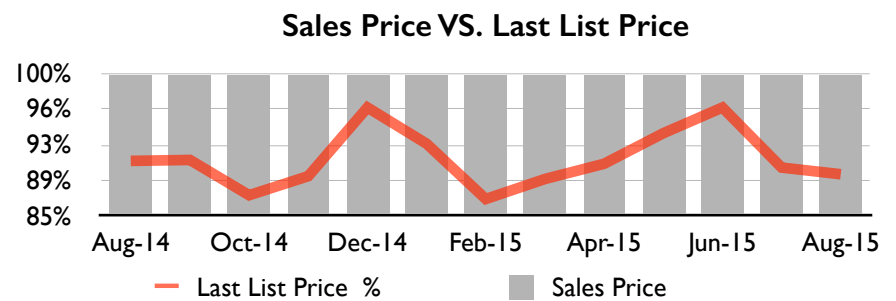
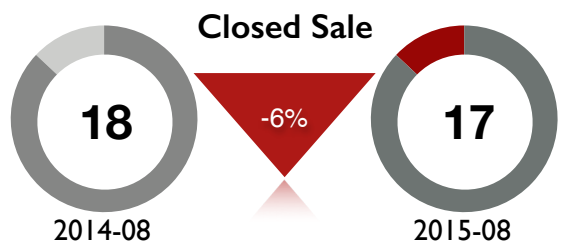
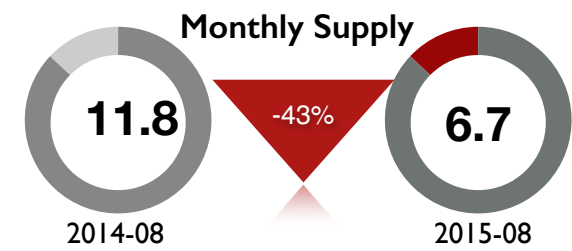


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Kenwood

Monthly Update 2015-08



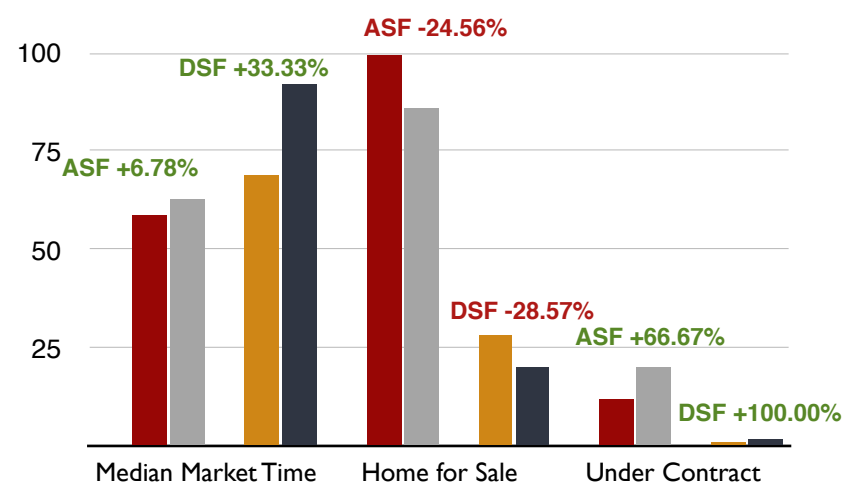
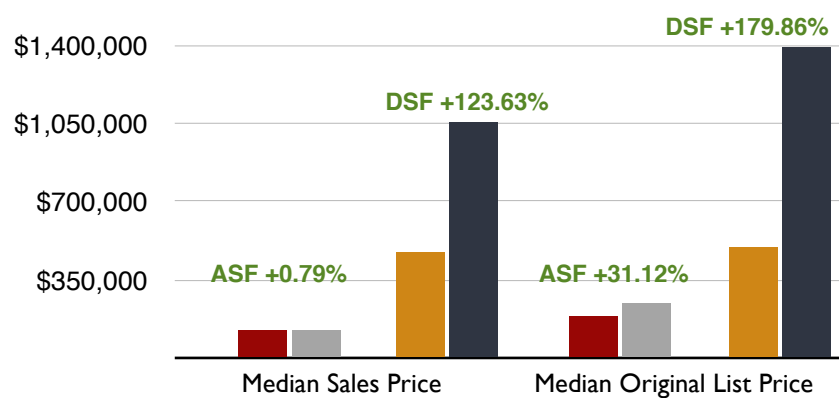
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$126,500	\$127,500	0.79%
Median Original List Price	\$188,950	\$247,750	31.12%
Median Market Time	59	63	6.78%
Home for Sale	114	86	-24.56%
Under Contract	12	20	66.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$474,000	\$1,060,000	123.63%
Median Original List Price	\$499,900	\$1,399,000	179.86%
Median Market Time	69	92	33.33%
Home for Sale	28	20	-28.57%
Under Contract	1	2	100.00%

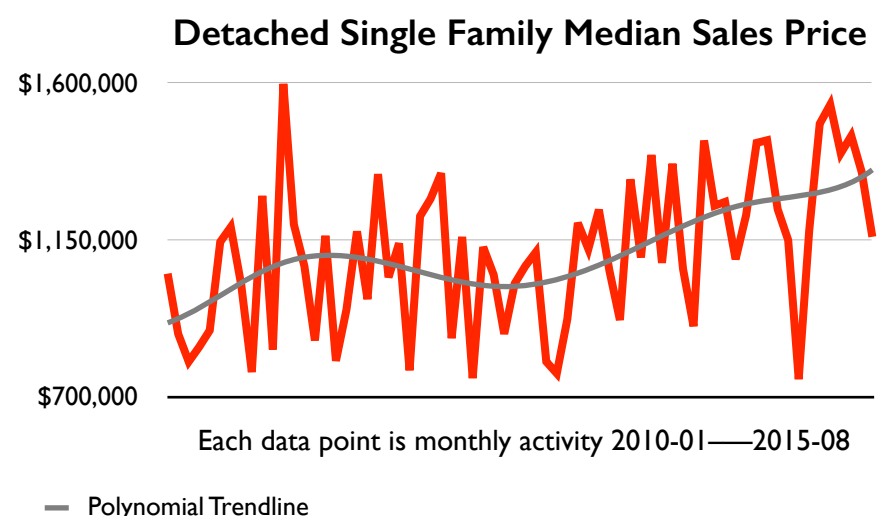
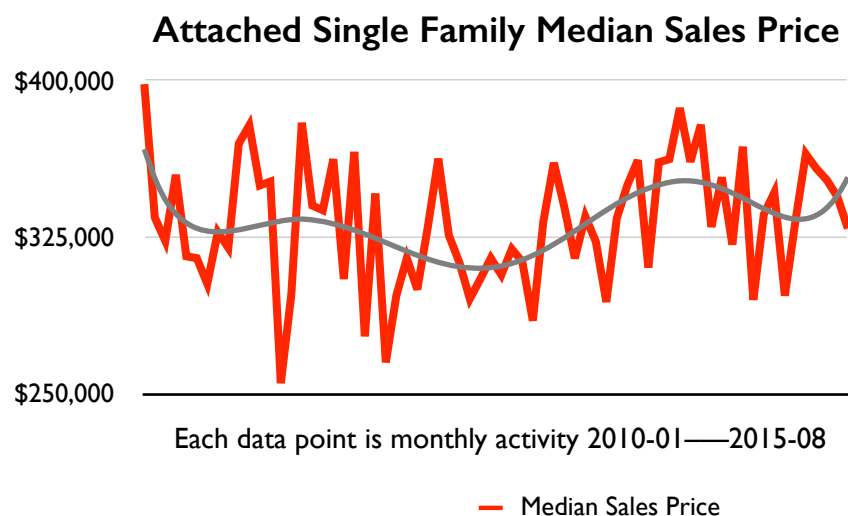
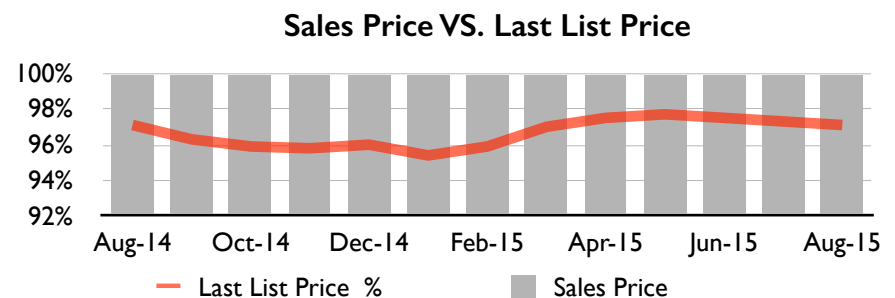
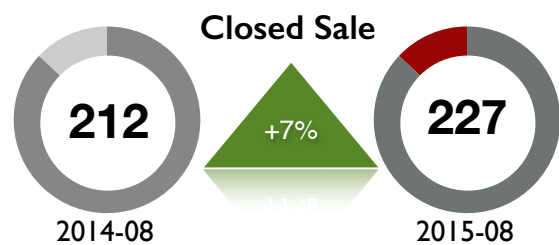
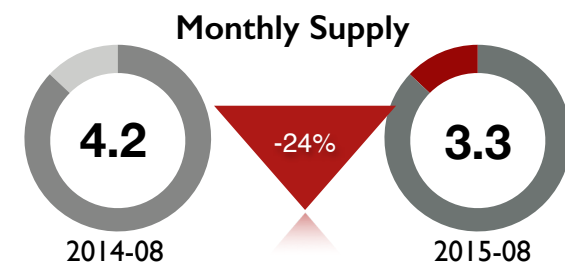
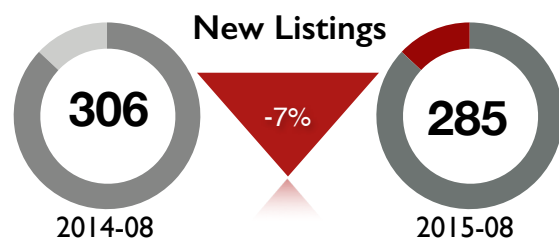


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Lakeview

Monthly Update 2015-08



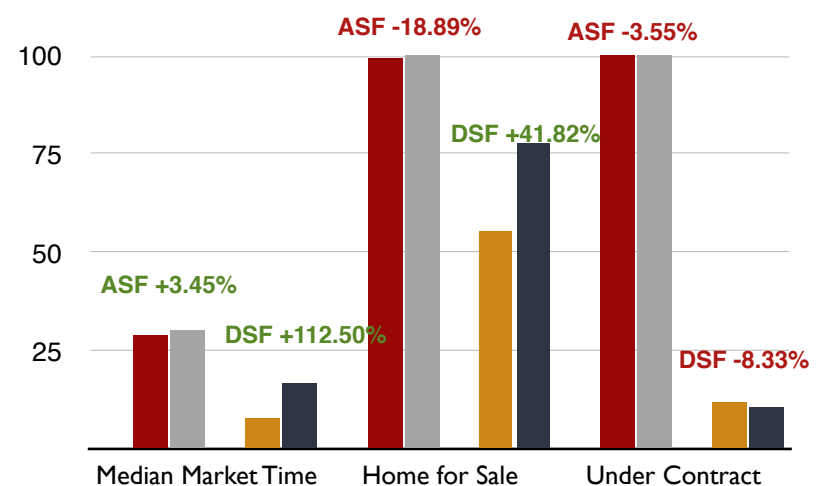
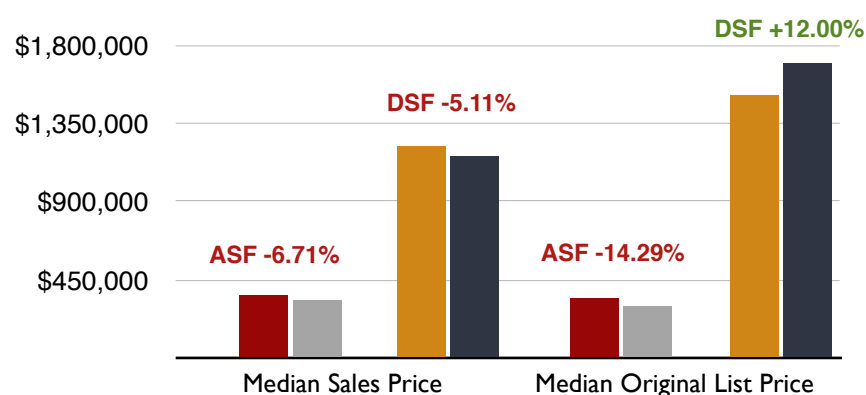
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$353,750	\$330,000	-6.71%
Median Original List Price	\$350,000	\$300,000	-14.29%
Median Market Time	29	30	3.45%
Home for Sale	646	524	-18.89%
Under Contract	169	163	-3.55%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$1,222,000	\$1,159,500	-5.11%
Median Original List Price	\$1,517,000	\$1,699,000	12.00%
Median Market Time	8	17	112.50%
Home for Sale	55	78	41.82%
Under Contract	12	11	-8.33%

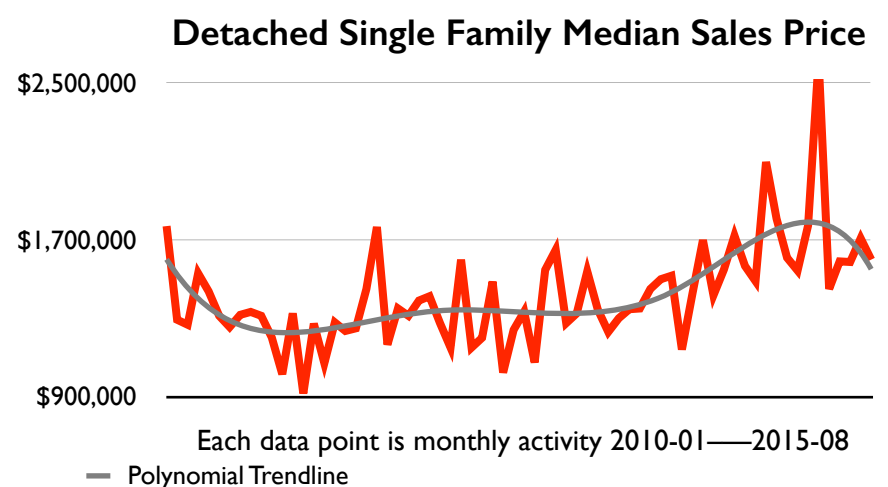
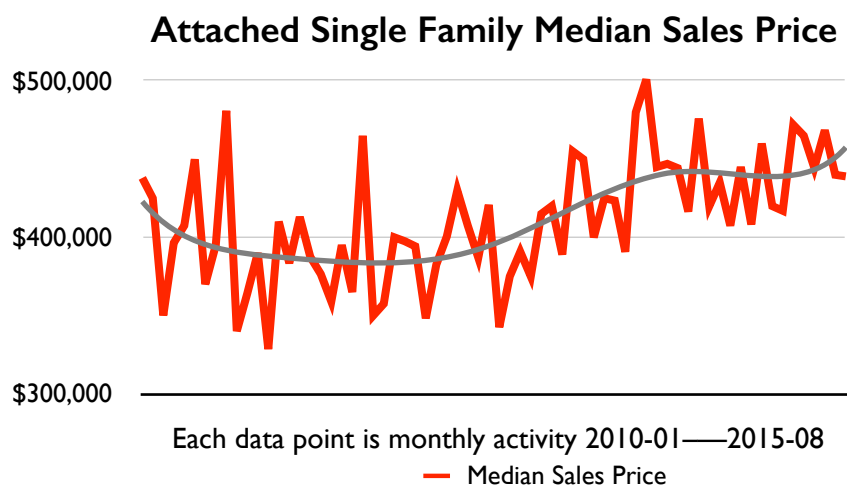
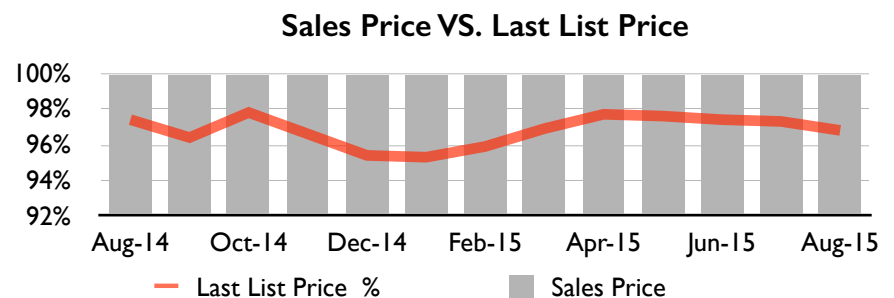
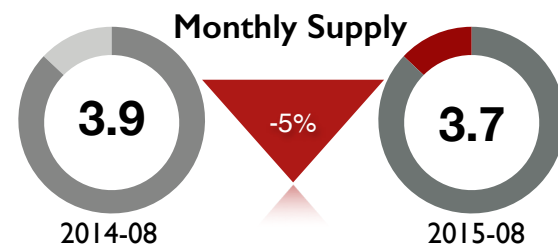


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Lincoln Park

Monthly Update 2015-08



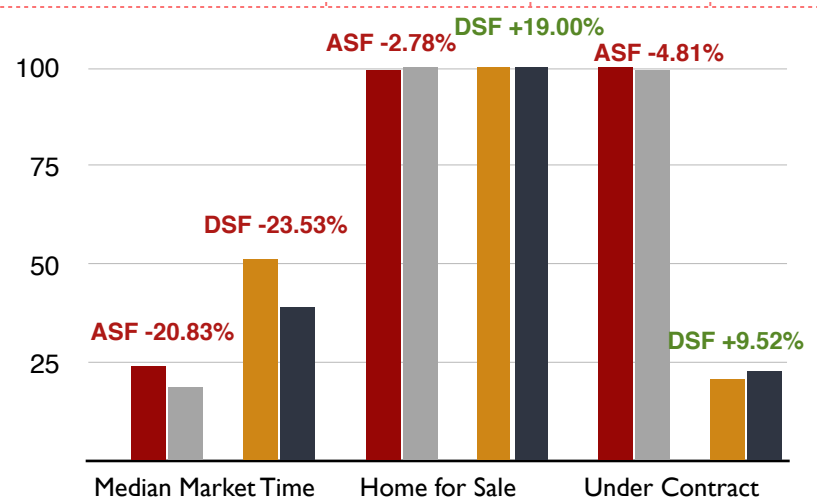
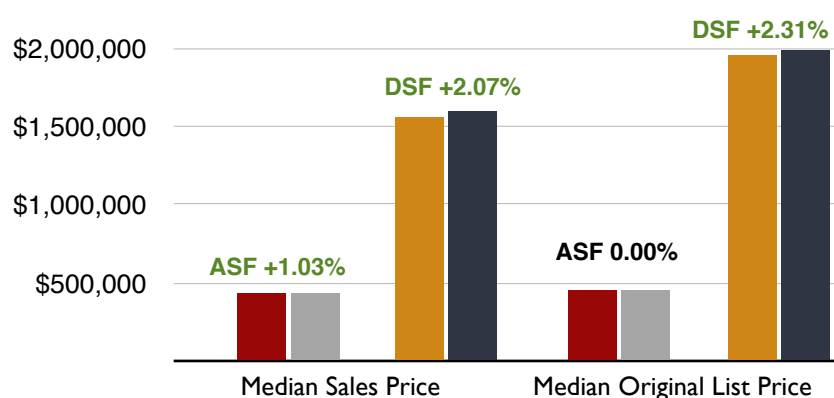
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$435,000	\$439,500	1.03%
Median Original List Price	\$449,000	\$449,000	0.00%
Median Market Time	24	19	-20.83%
Home for Sale	360	350	-2.78%
Under Contract	104	99	-4.81%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$1,567,500	\$1,600,000	2.07%
Median Original List Price	\$1,950,000	\$1,995,000	2.31%
Median Market Time	51	39	-23.53%
Home for Sale	100	119	19.00%
Under Contract	21	23	9.52%

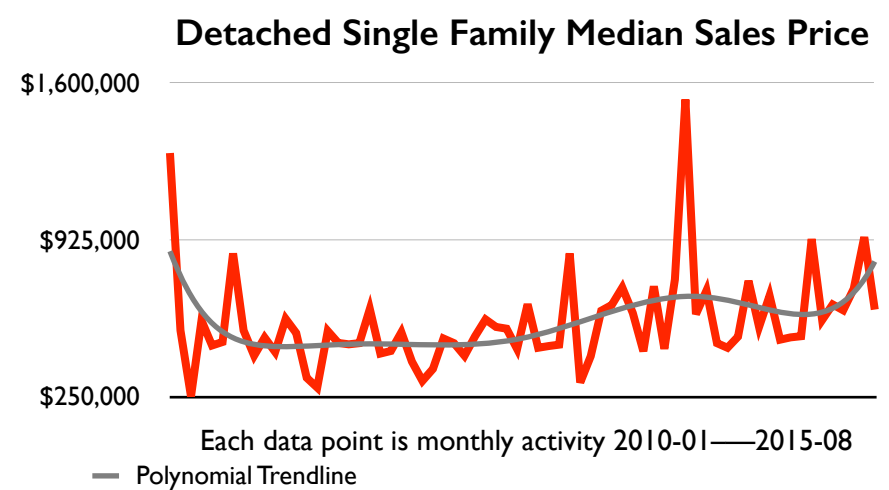
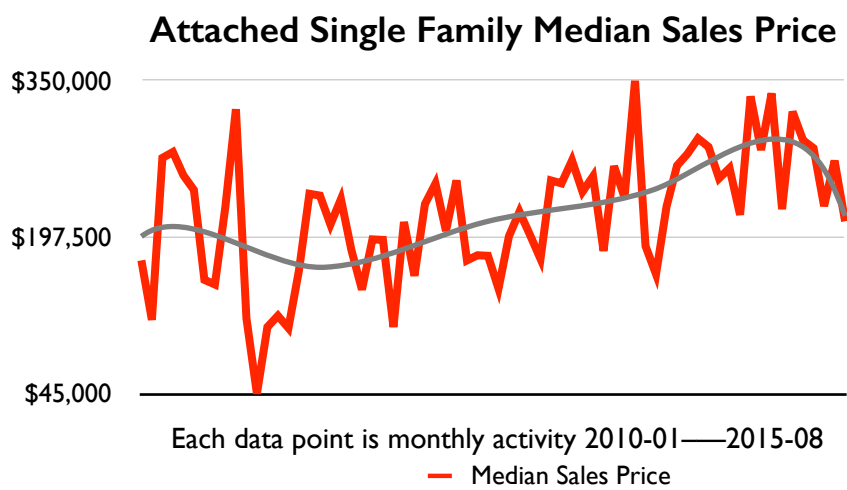
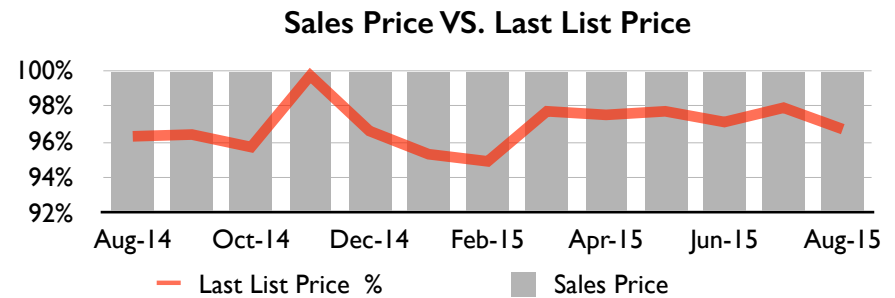
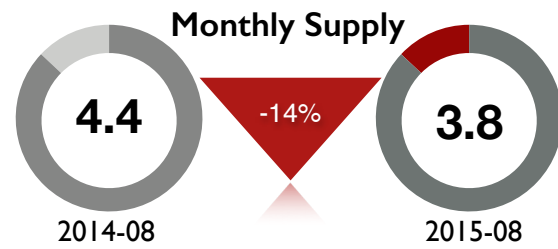
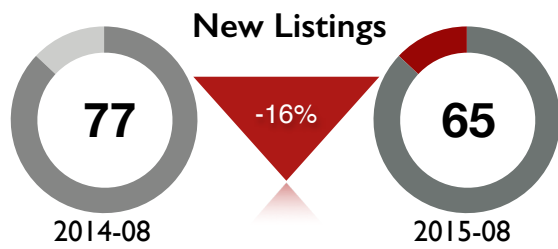


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Thursday, September 10, 2015

Lincoln Square

Monthly Update 2015-08



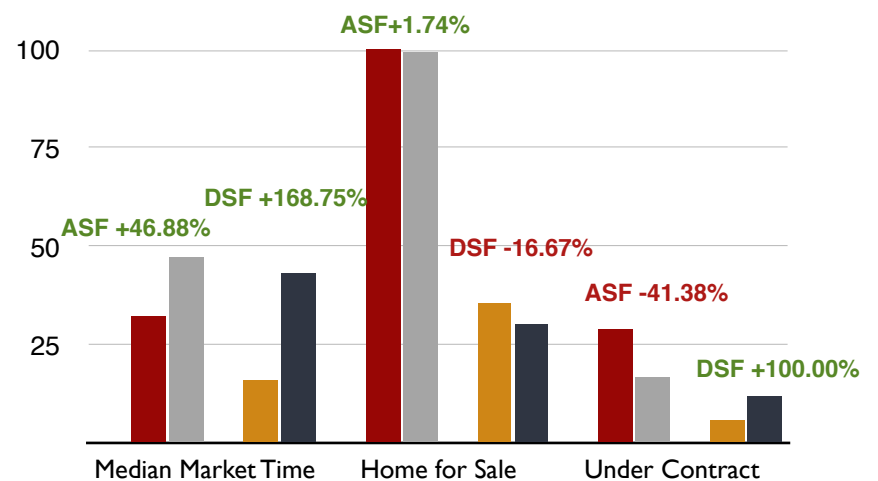
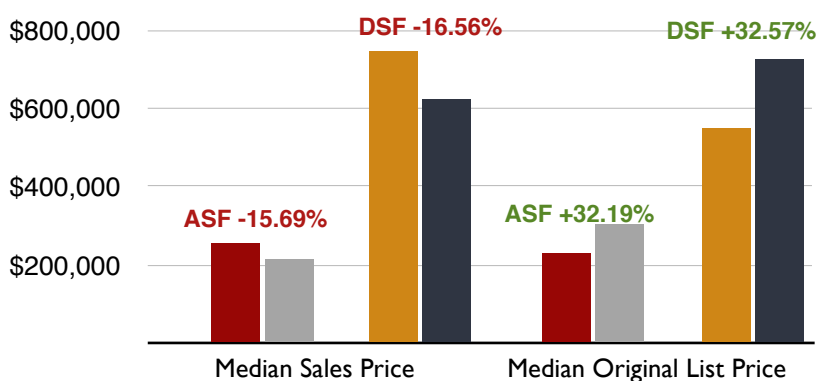
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$255,000	\$215,000	-15.69%
Median Original List Price	\$226,950	\$300,000	32.19%
Median Market Time	32	47	46.88%
Home for Sale	115	117	1.74%
Under Contract	29	17	-41.38%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$749,000	\$625,000	-16.56%
Median Original List Price	\$549,900	\$729,000	32.57%
Median Market Time	16	43	168.75%
Home for Sale	36	30	-16.67%
Under Contract	6	12	100.00%

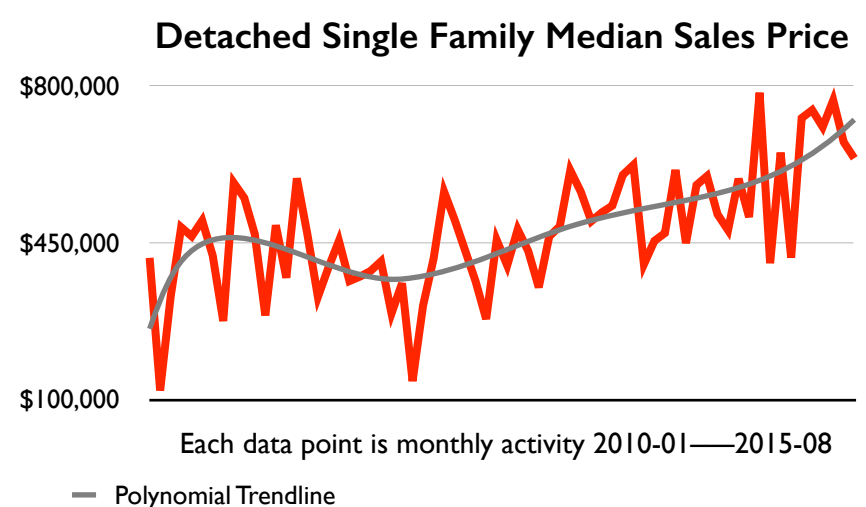
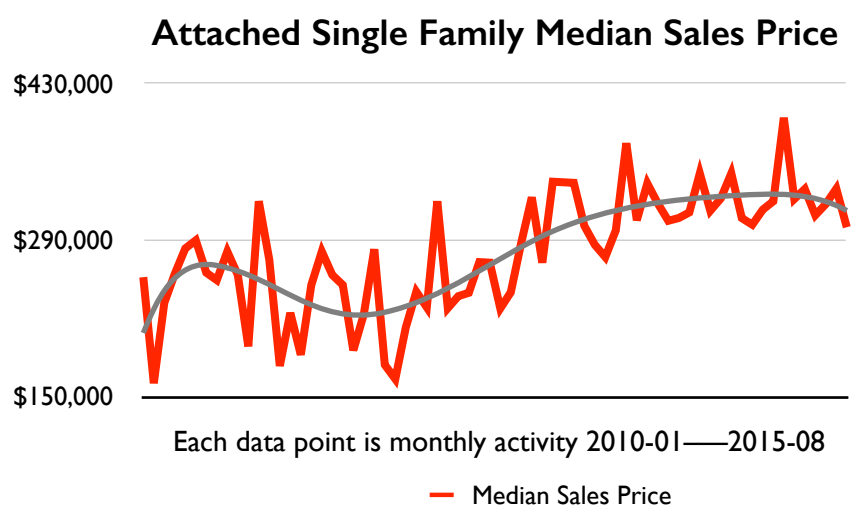
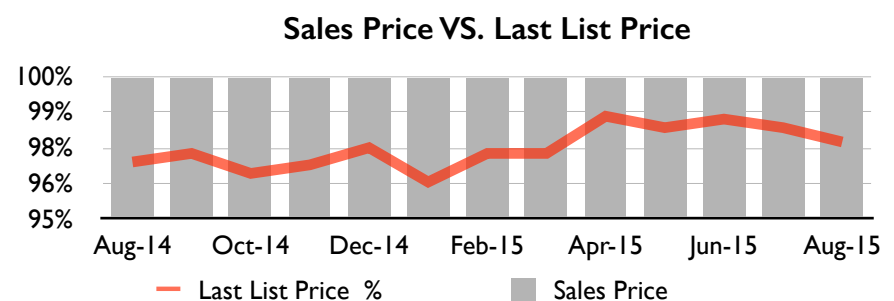
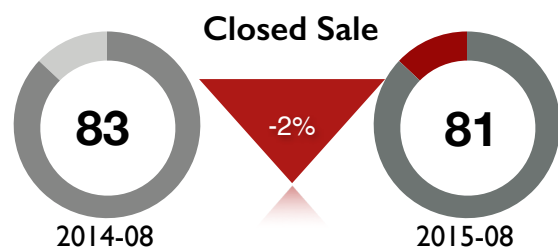
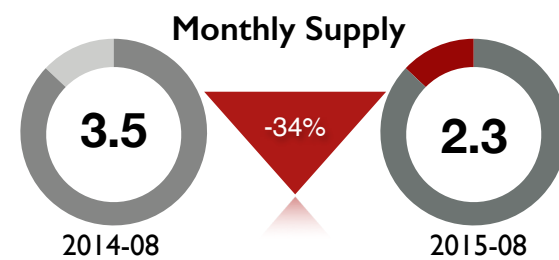


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Thursday, September 10, 2015

Logan Square

Monthly Update 2015-08



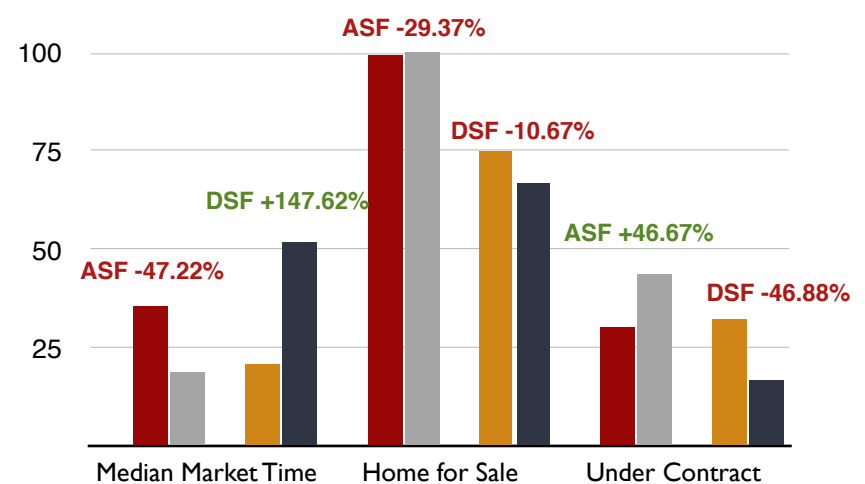
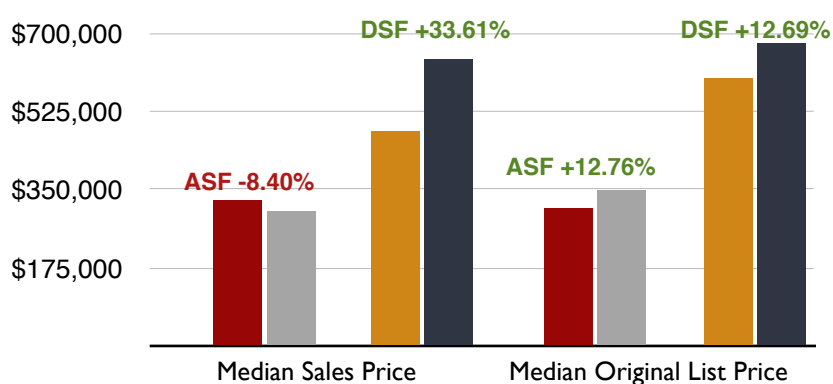
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$327,500	\$300,000	-8.40%
Median Original List Price	\$309,900	\$349,000	12.62%
Median Market Time	36	19	-47.22%
Home for Sale	143	101	-29.37%
Under Contract	30	44	46.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$479,016	\$640,000	33.61%
Median Original List Price	\$599,000	\$675,000	12.69%
Median Market Time	21	52	147.62%
Home for Sale	75	67	-10.67%
Under Contract	32	17	-46.88%

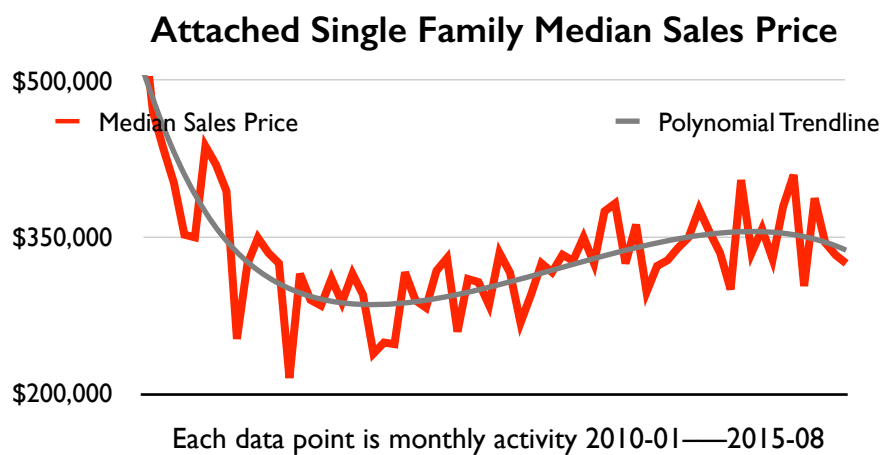
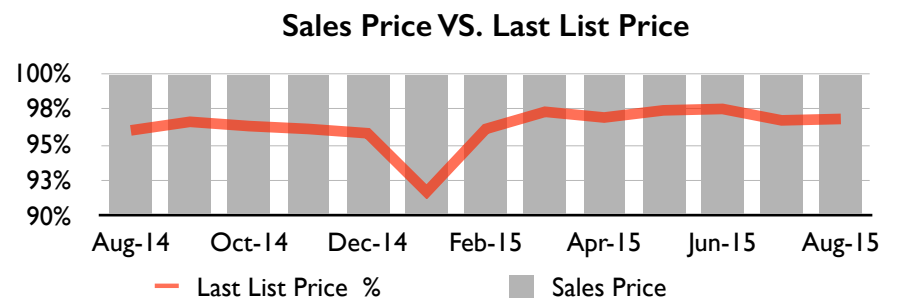
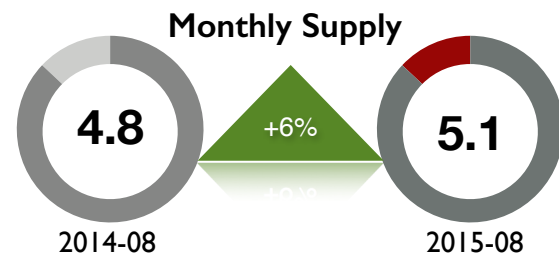
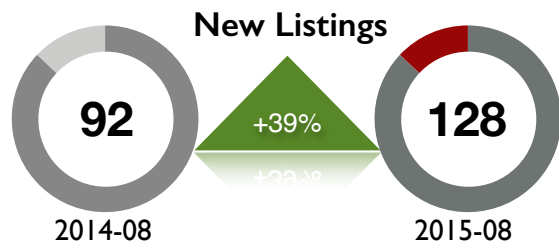


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Thursday, September 10, 2015

Loop

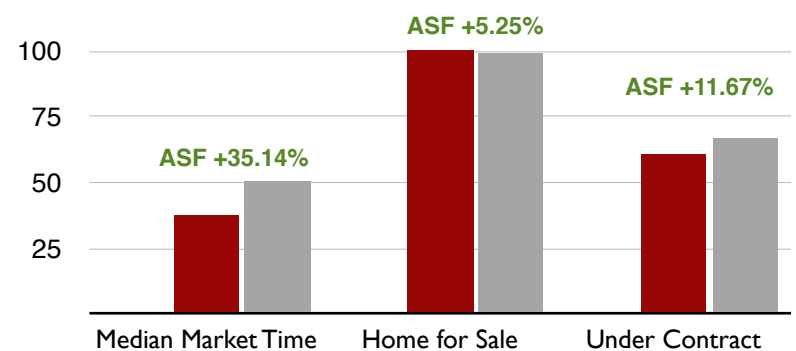
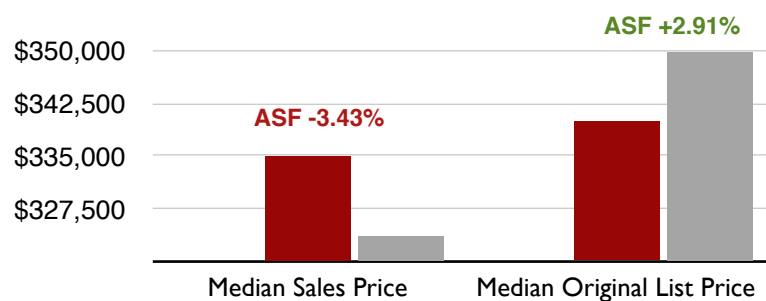
Monthly Update 2015-08



Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$335,000	\$323,500	-3.43%
Median Original List Price	\$340,000	\$349,900	2.91%
Median Market Time	37	50	35.14%
Home for Sale	324	341	5.25%
Under Contract	60	67	11.67%

ASF including Townhouse & Condo



No Detached Single - Family Data Founded

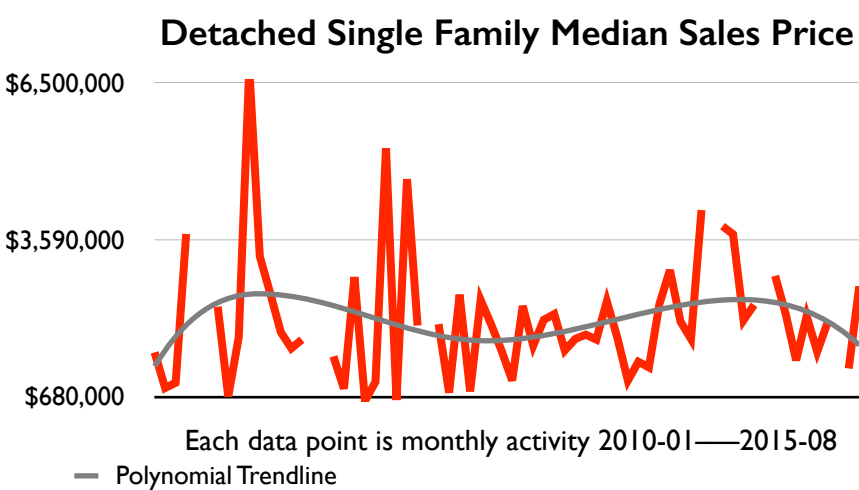
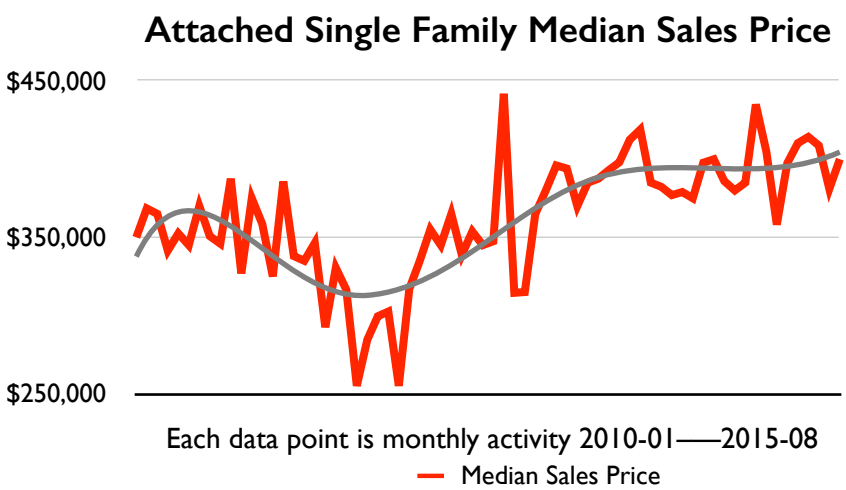
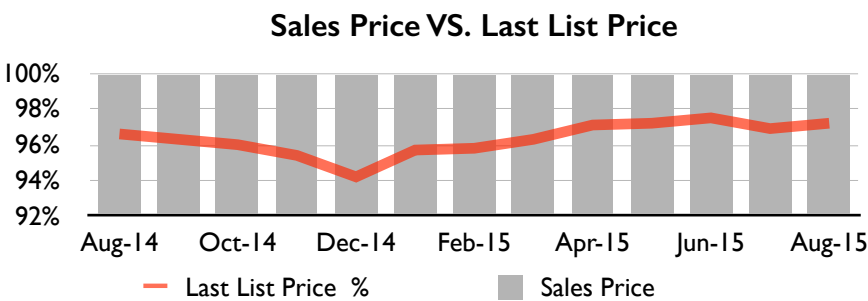
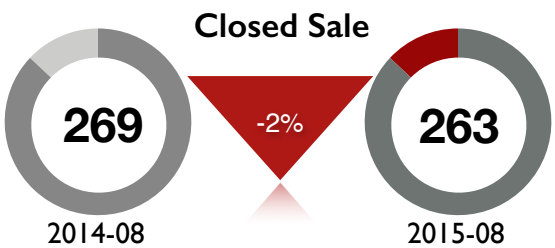
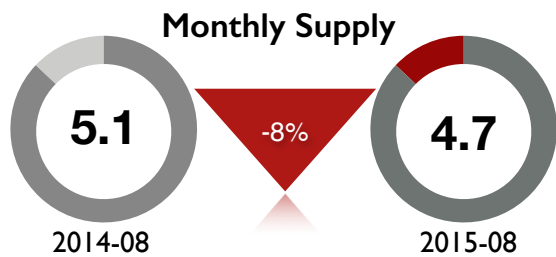


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Thursday, September 10, 2015

Near North Side

Monthly Update 2015-08



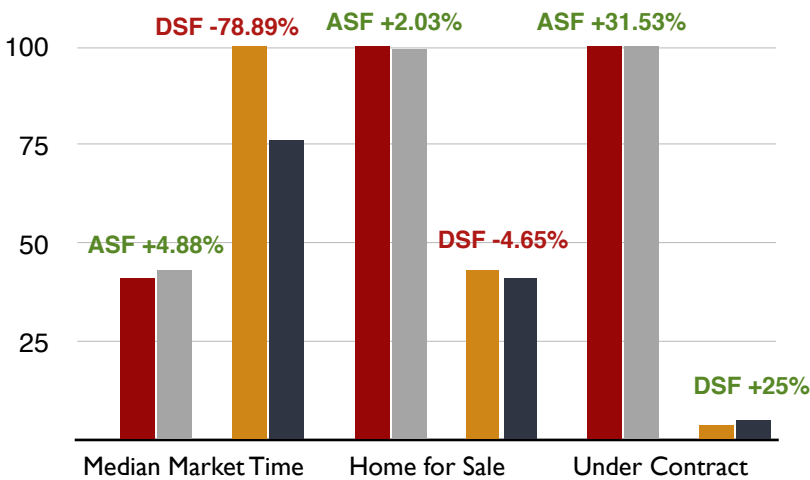
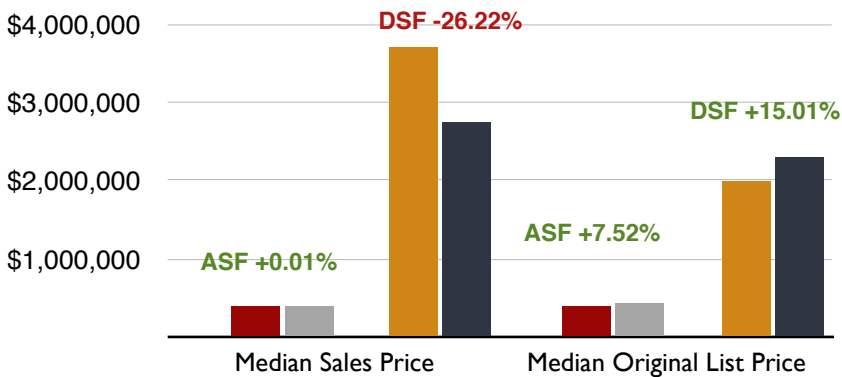
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$399,950	\$400,000	0.01%
Median Original List Price	\$399,000	\$429,000	7.52%
Median Market Time	41	43	4.88%
Home for Sale	1035	1056	2.03%
Under Contract	203	267	31.53%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$3,700,000	\$2,730,000	-26.22%
Median Original List Price	\$1,999,900	\$2,300,000	15.01%
Median Market Time	360	76	-78.89%
Home for Sale	43	41	-4.65%
Under Contract	4	5	25.00%

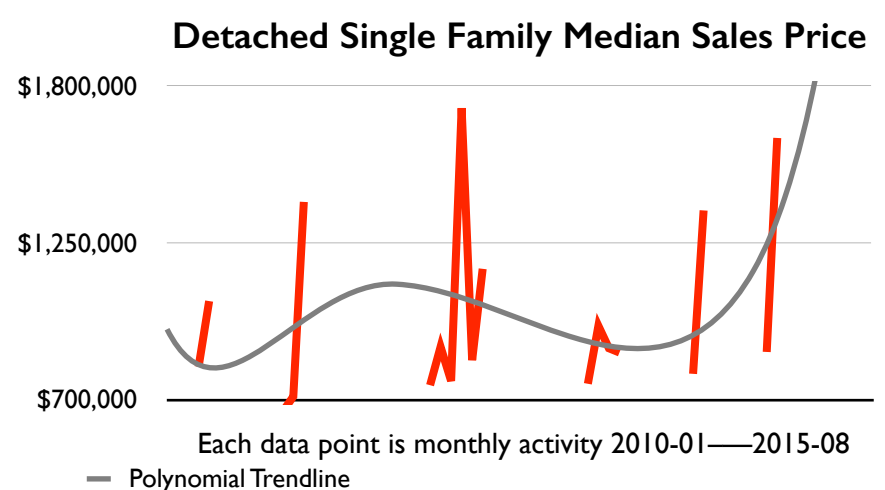
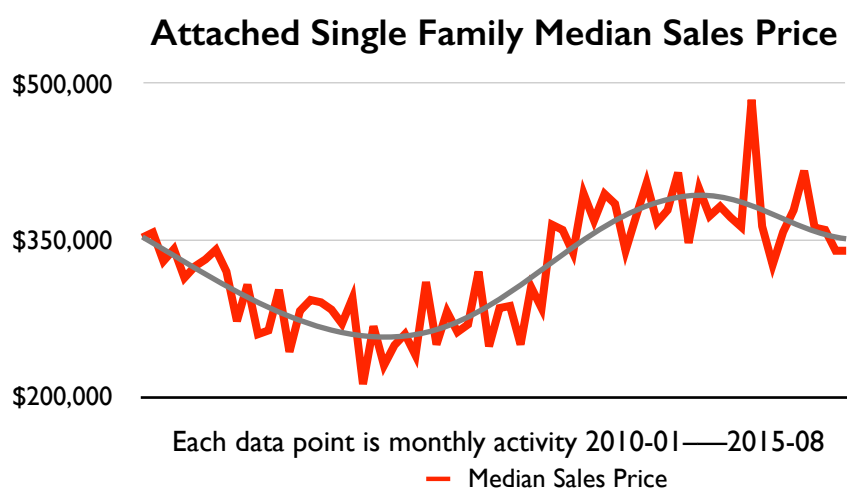
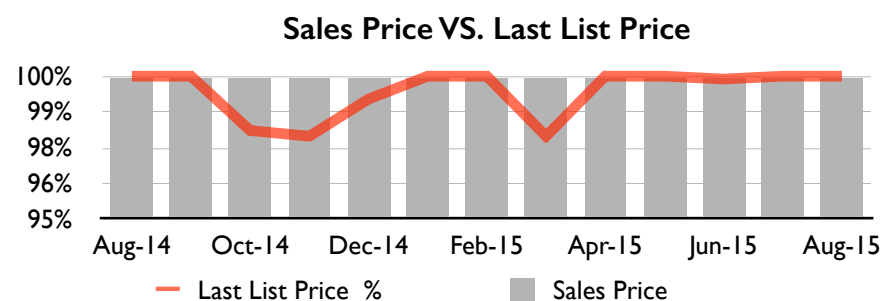
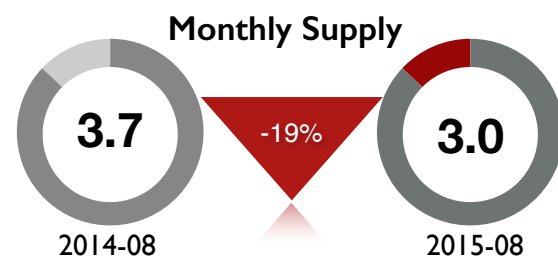
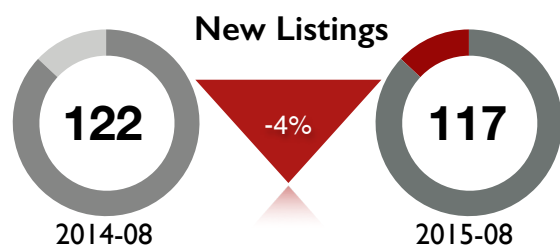


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Thursday, September 10, 2015

Near South Side

Monthly Update 2015-08



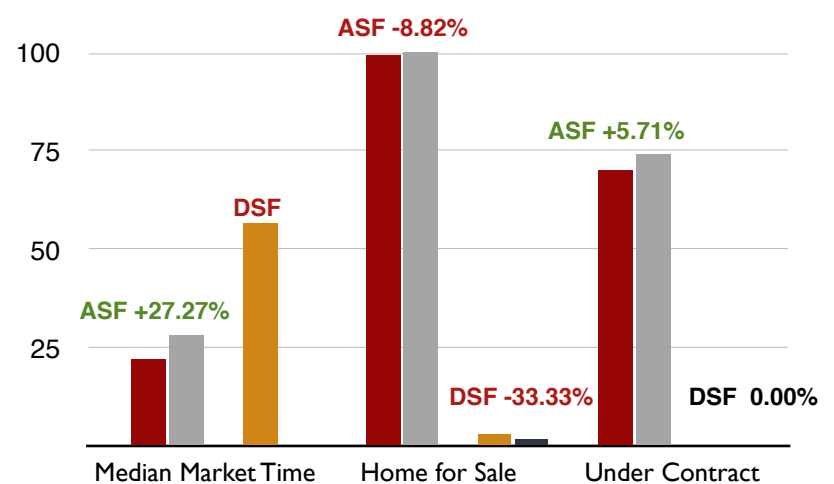
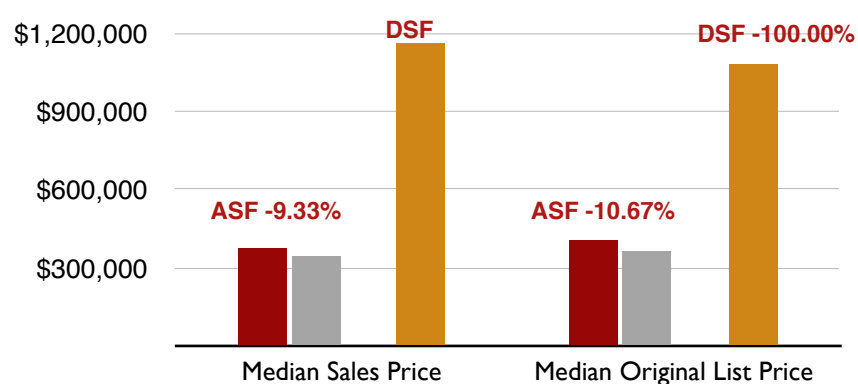
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$375,000	\$340,000	-9.33%
Median Original List Price	\$403,000	\$360,000	-10.67%
Median Market Time	22	28	27.27%
Home for Sale	238	217	-8.82%
Under Contract	70	74	5.71%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$1,157,500	N/A	
Median Original List Price	\$1,075,000	\$0	-100.00%
Median Market Time	57	N/A	
Home for Sale	3	2	-33.33%
Under Contract	0	0	0.00%

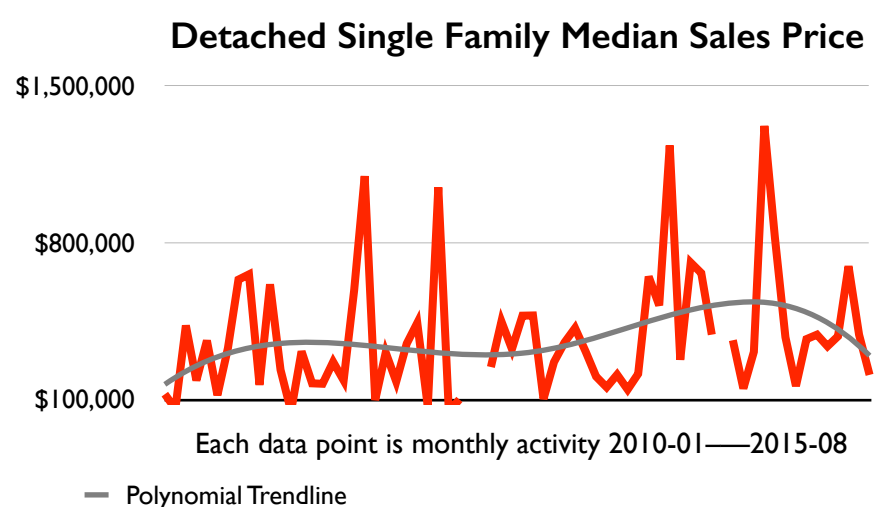
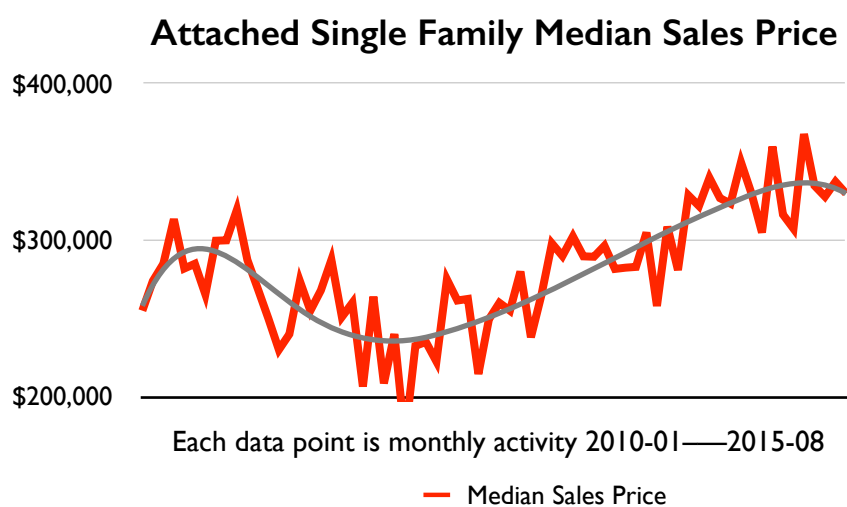
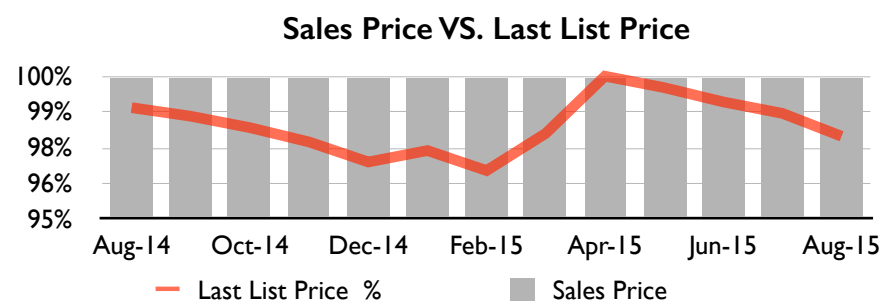
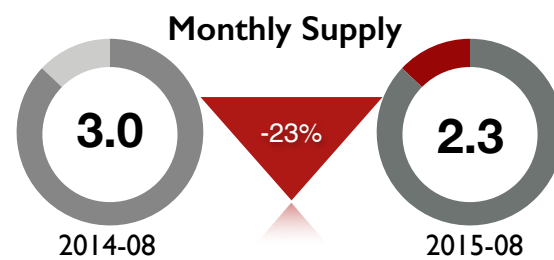


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Thursday, September 10, 2015

Near West Side

Monthly Update 2015-08



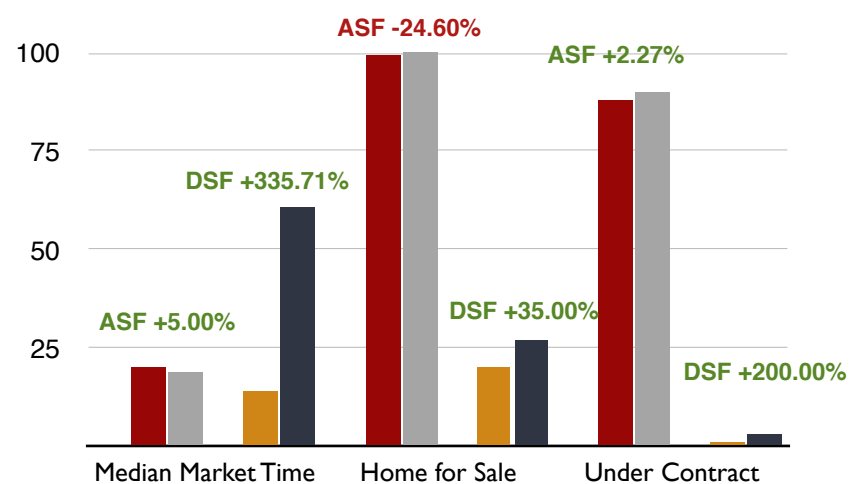
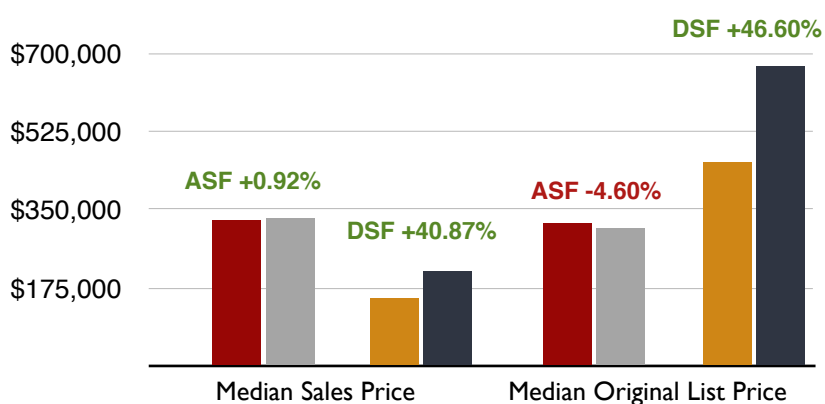
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$327,000	\$330,000	0.92%
Median Original List Price	\$319,700	\$305,000	-4.60%
Median Market Time	20	19	-5.00%
Home for Sale	252	190	-24.60%
Under Contract	88	90	2.27%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$149,000	\$209,900	40.87%
Median Original List Price	\$459,000	\$672,900	46.60%
Median Market Time	14	61	335.71%
Home for Sale	20	27	35.00%
Under Contract	1	3	200.00%

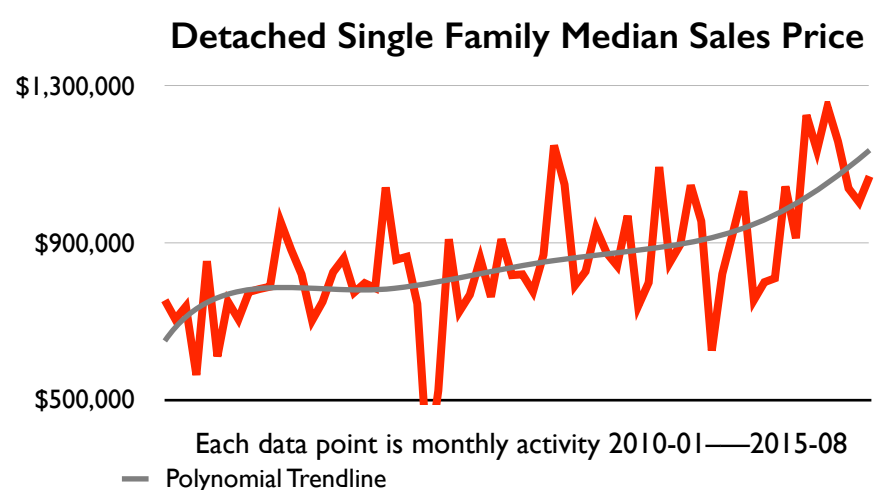
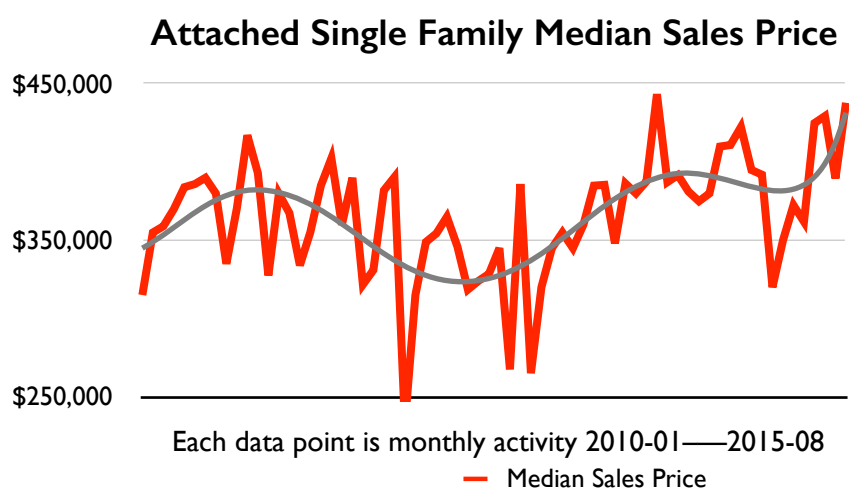
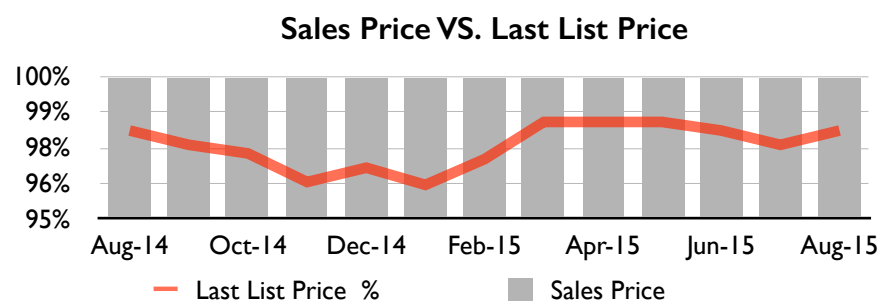
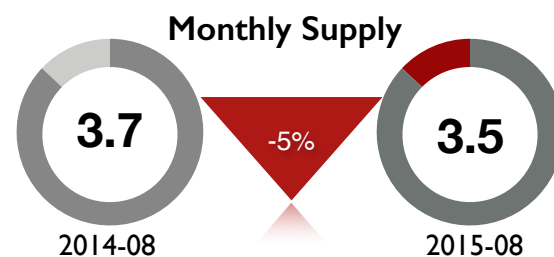
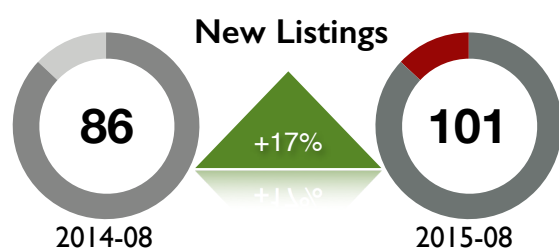


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Thursday, September 10, 2015

North Center

Monthly Update 2015-08



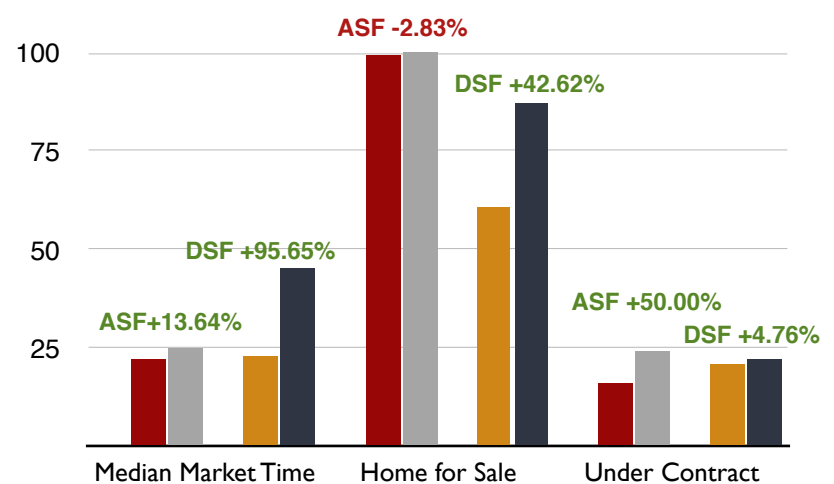
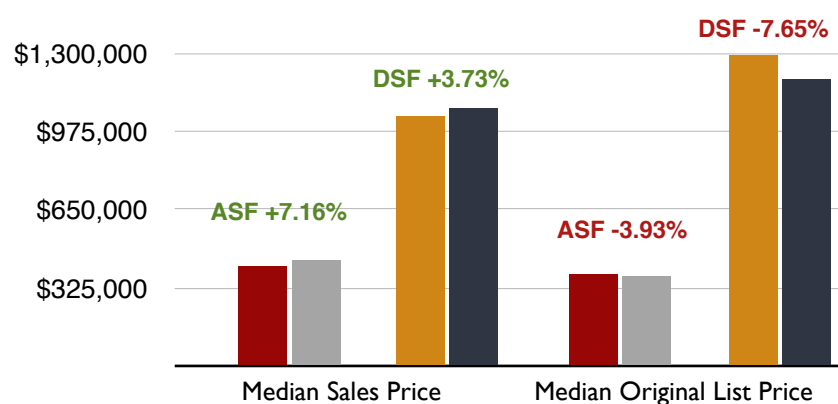
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$410,000	\$439,375	7.16%
Median Original List Price	\$382,500	\$367,450	-3.93%
Median Market Time	22	25	13.64%
Home for Sale	106	103	-2.83%
Under Contract	16	24	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$1,032,500	\$1,071,000	3.73%
Median Original List Price	\$1,295,000	\$1,195,900	-7.65%
Median Market Time	23	45	95.65%
Home for Sale	61	87	42.62%
Under Contract	21	22	4.76%

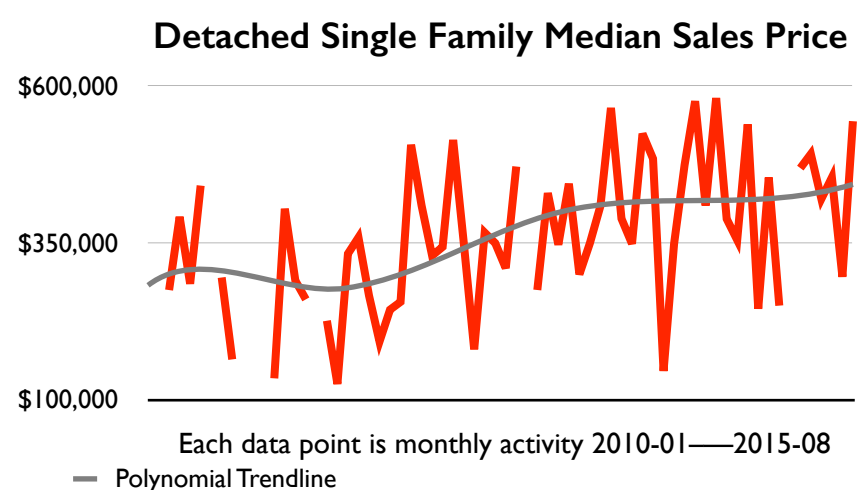
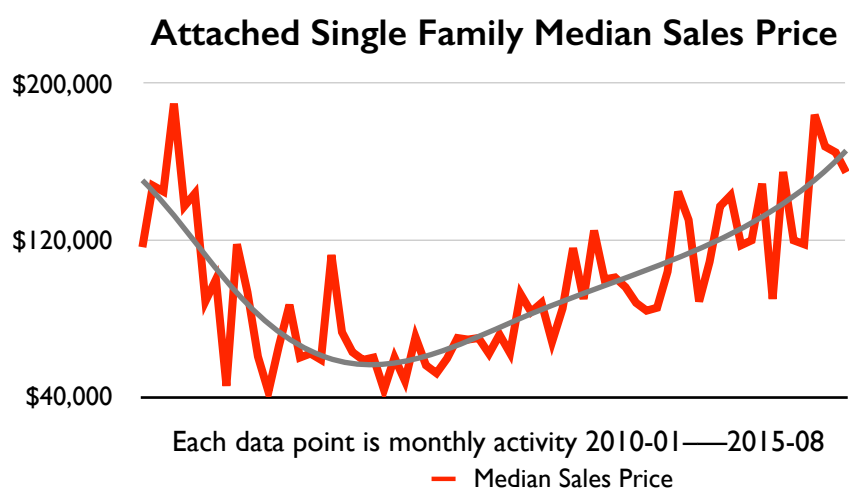
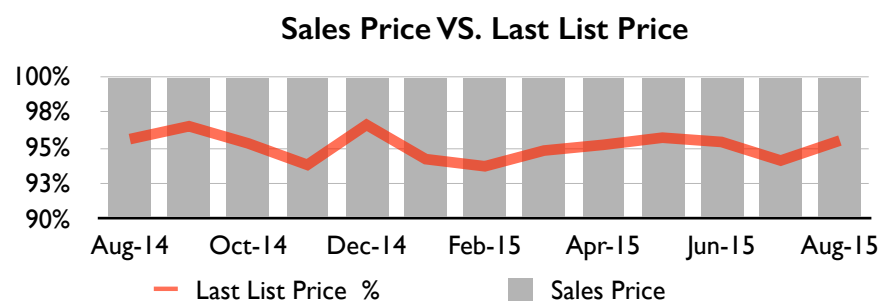
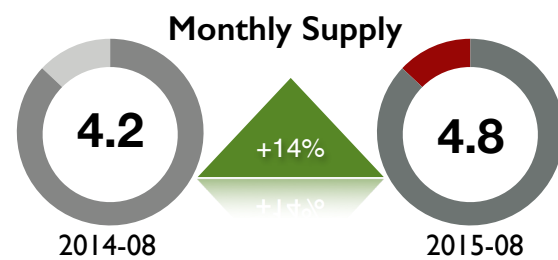
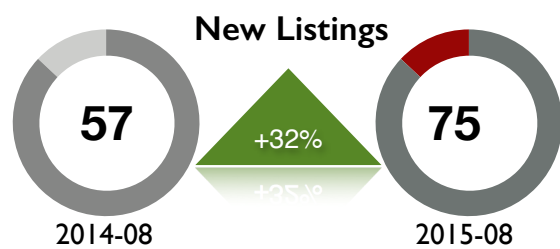


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Thursday, September 10, 2015

Rogers Park

Monthly Update 2015-08



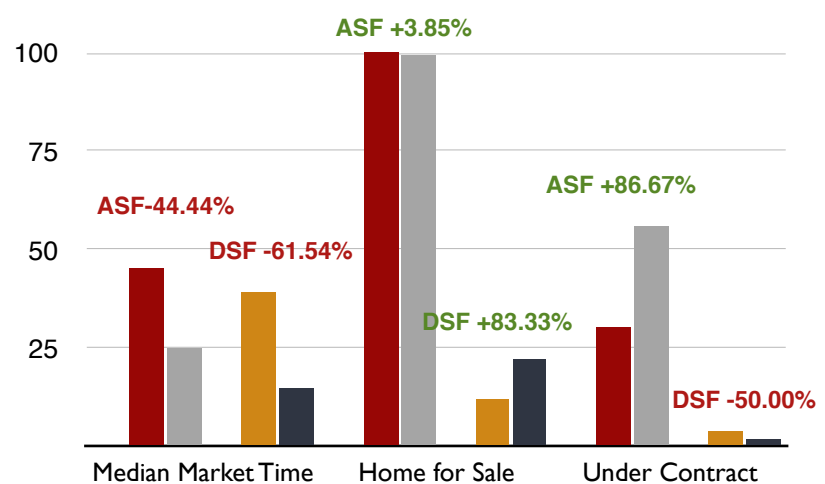
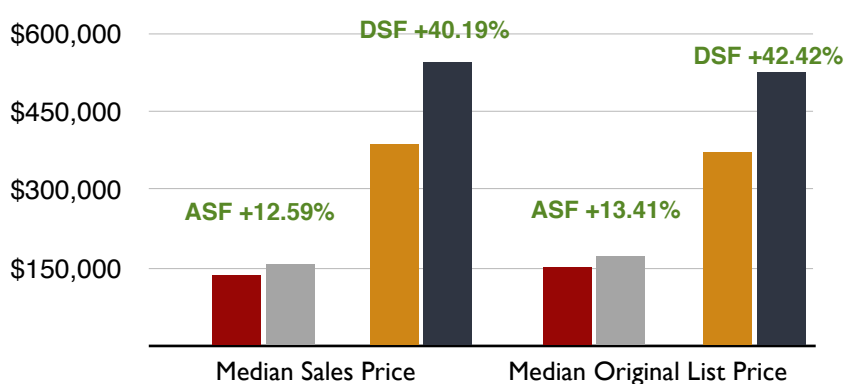
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$137,450	\$154,750	12.59%
Median Original List Price	\$149,900	\$170,000	13.41%
Median Market Time	45	25	-44.44%
Home for Sale	156	162	3.85%
Under Contract	30	56	86.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$388,754	\$545,000	40.19%
Median Original List Price	\$370,000	\$526,950	42.42%
Median Market Time	39	15	-61.54%
Home for Sale	12	22	83.33%
Under Contract	4	2	-50.00%

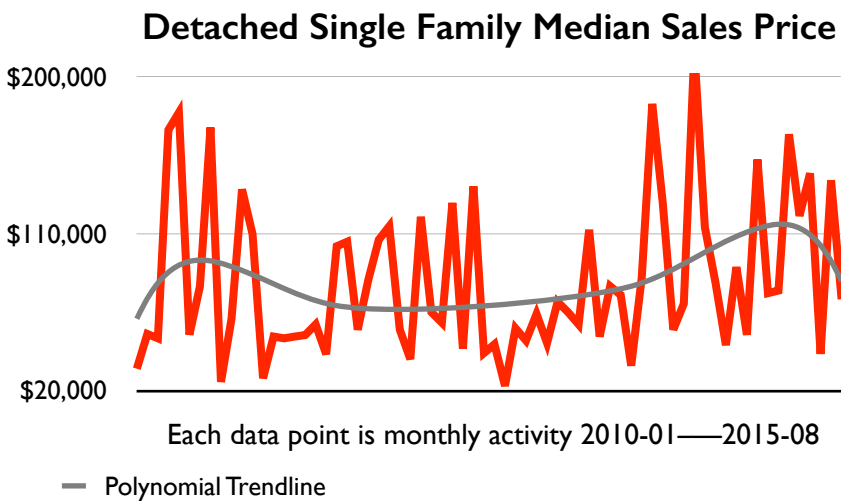
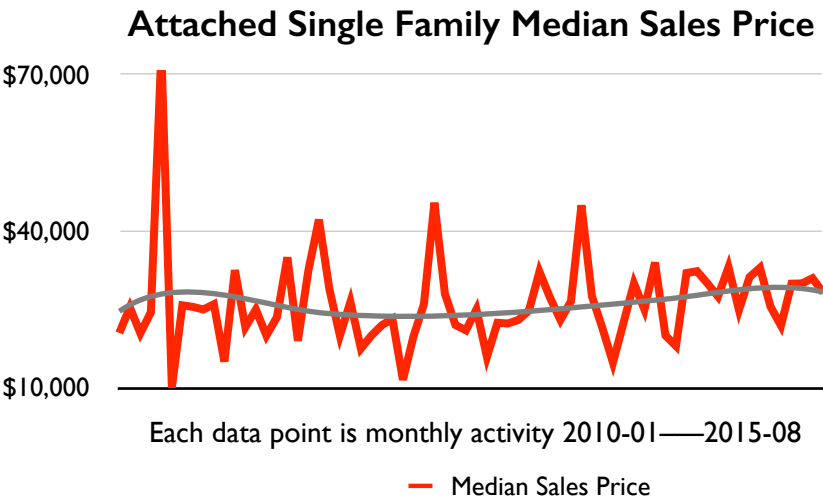
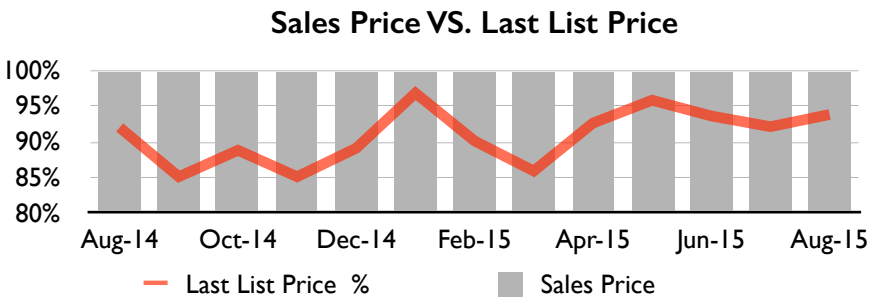
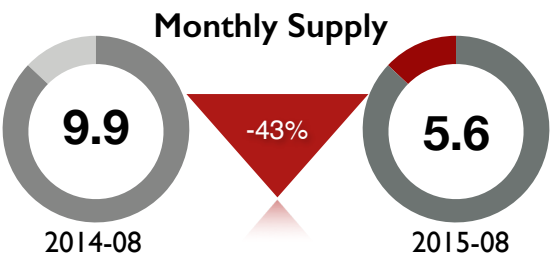
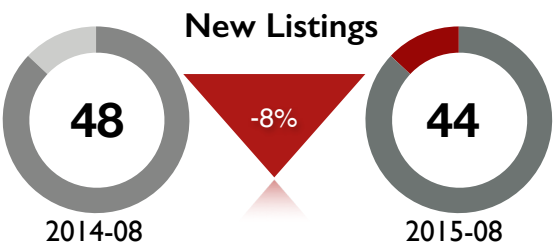


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Thursday, September 10, 2015

South Shore

Monthly Update 2015-08



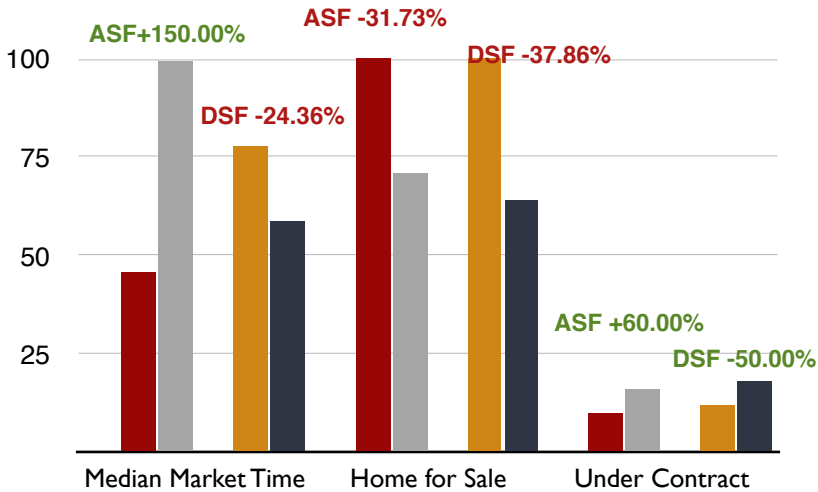
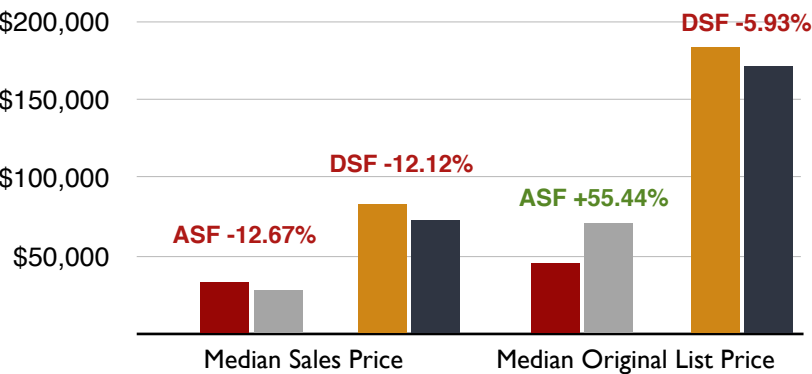
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$32,350	\$28,250	-12.67%
Median Original List Price	\$45,000	\$69,950	55.44%
Median Market Time	46	115	150.00%
Home for Sale	104	71	-31.73%
Under Contract	10	16	60.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$82,500	\$72,500	-12.12%
Median Original List Price	\$182,900	\$172,050	-5.93%
Median Market Time	78	59	-24.36%
Home for Sale	103	64	-37.86%
Under Contract	12	18	50.00%

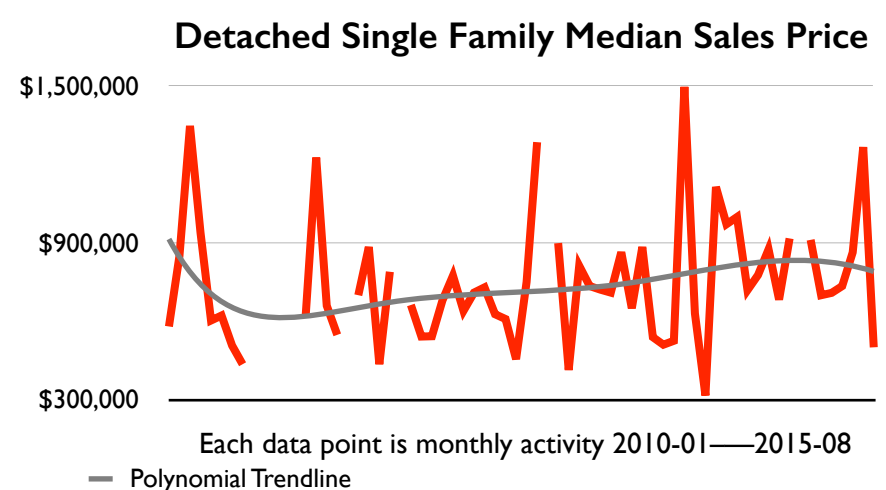
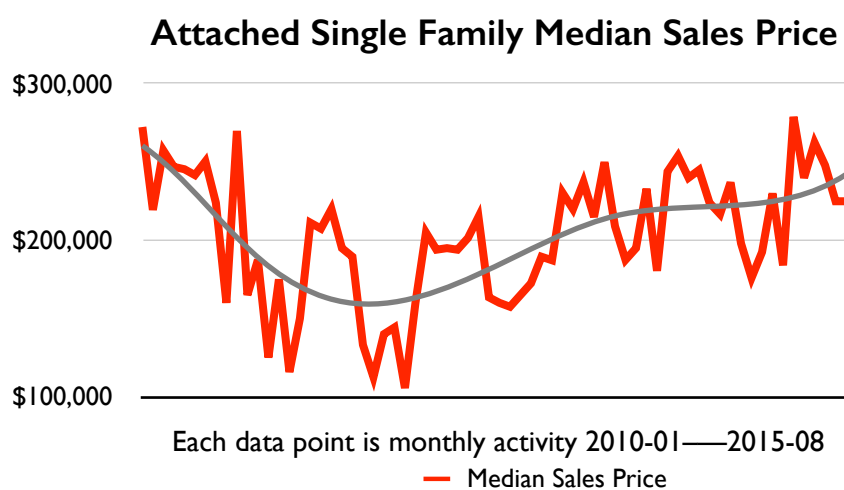
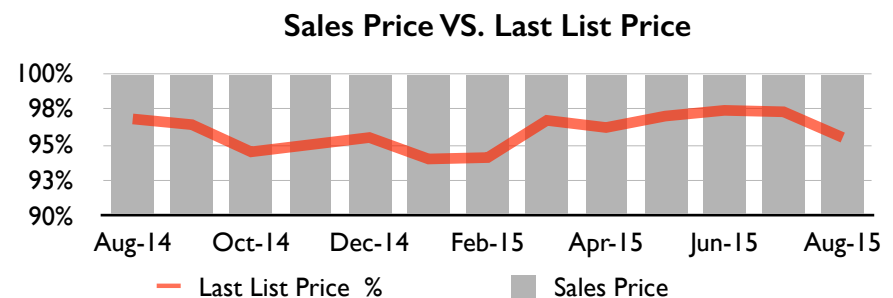
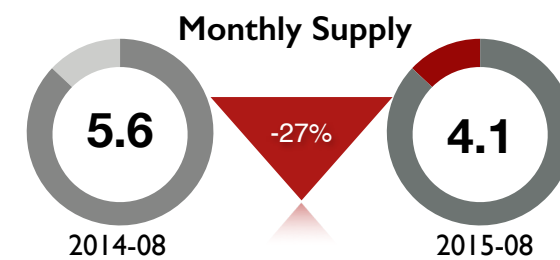


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Thursday, September 10, 2015

Uptown

Monthly Update 2015-08



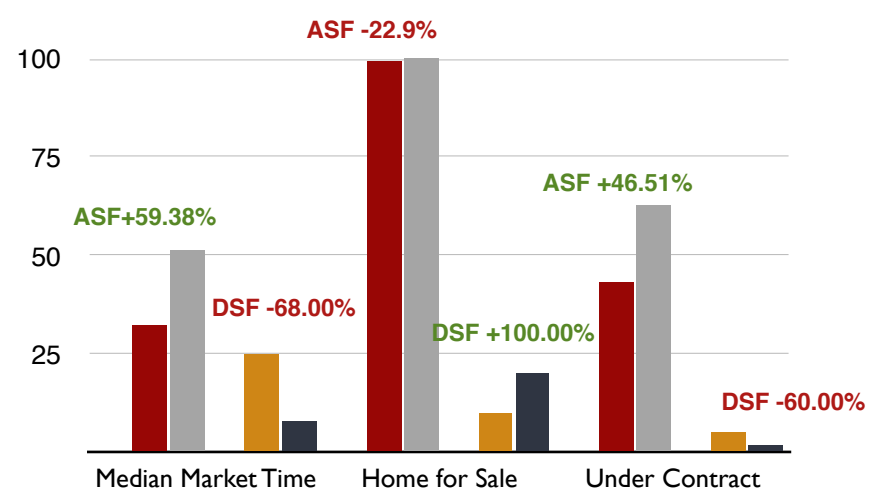
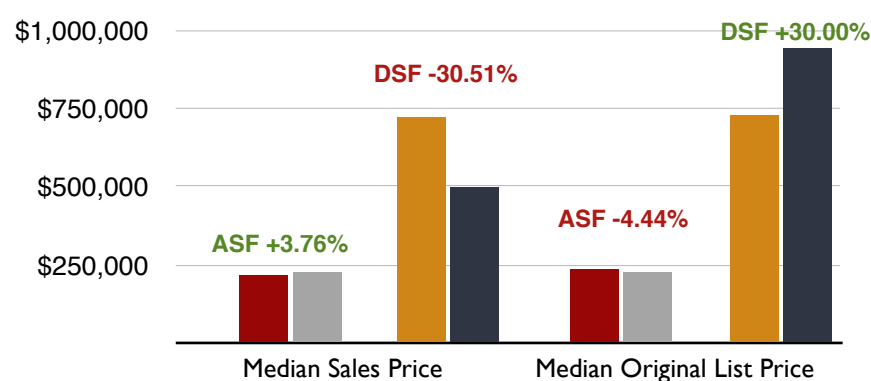
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$216,750	\$224,900	3.76%
Median Original List Price	\$235,450	\$225,000	-4.44%
Median Market Time	32	51	59.38%
Home for Sale	345	266	-22.90%
Under Contract	43	63	46.51%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$719,500	\$500,000	-30.51%
Median Original List Price	\$725,000	\$942,500	30.00%
Median Market Time	25	8	-68.00%
Home for Sale	10	20	100.00%
Under Contract	5	2	-60.00%

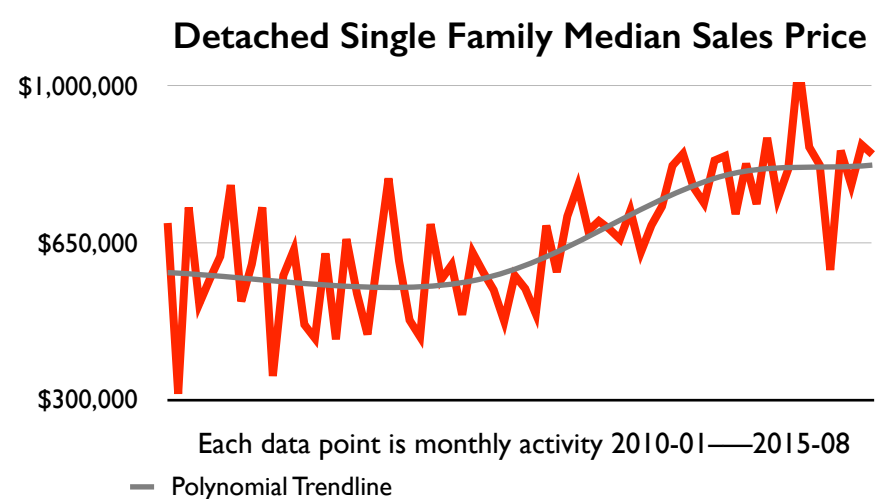
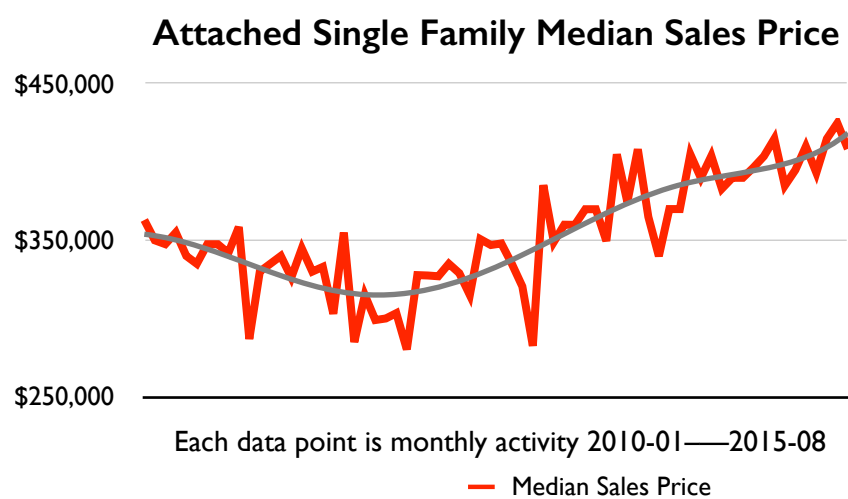
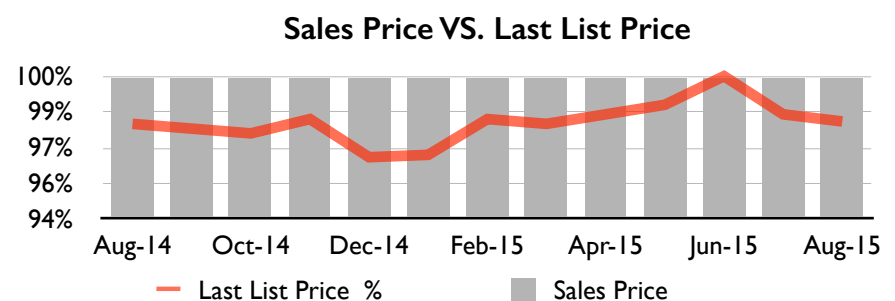
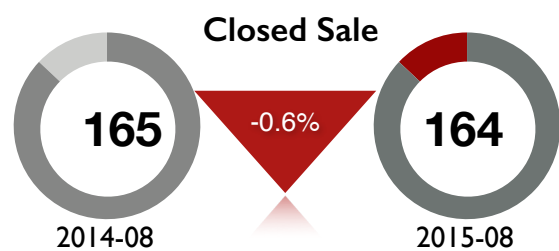
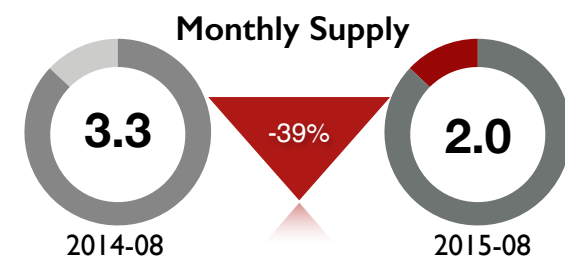
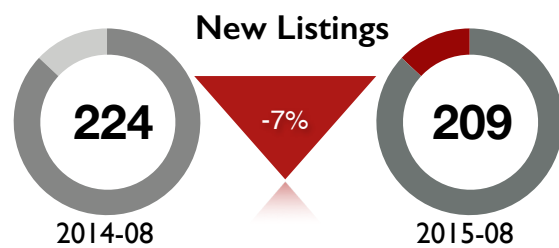


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Thursday, September 10, 2015

West Town

Monthly Update 2015-08



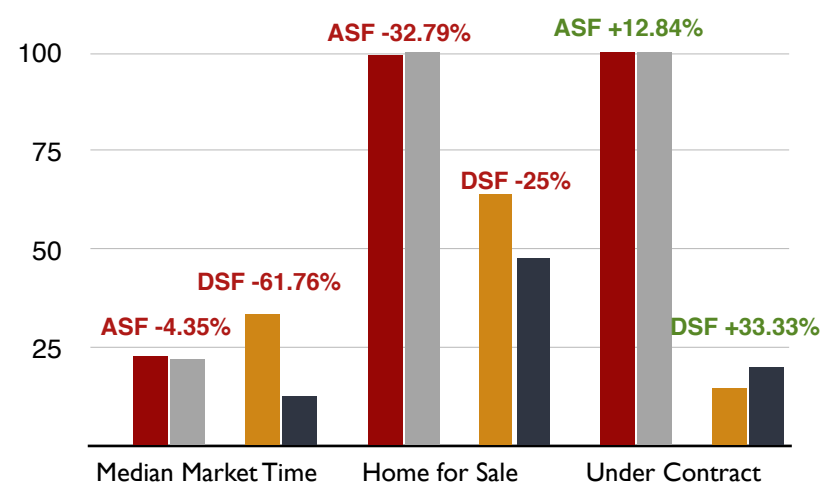
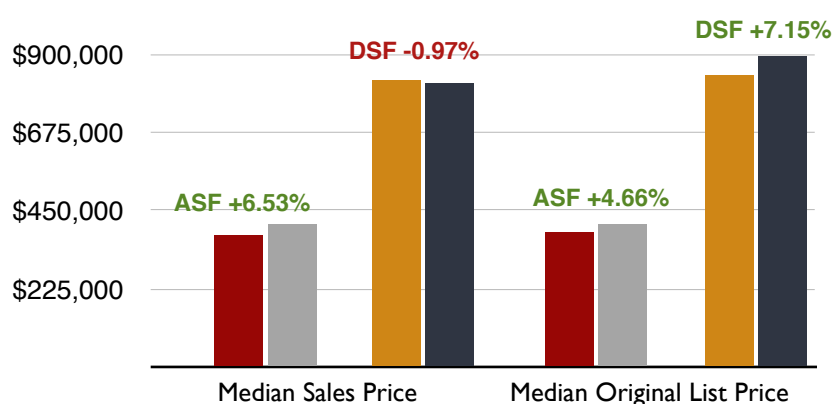
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$383,000	\$408,000	6.53%
Median Original List Price	\$389,250	\$407,385	4.66%
Median Market Time	23	22	-4.35%
Home for Sale	369	248	-32.79%
Under Contract	109	123	12.84%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$828,000	\$820,000	-0.97%
Median Original List Price	\$839,000	\$899,000	7.15%
Median Market Time	34	13	-61.76%
Home for Sale	64	48	-25.00%
Under Contract	15	20	33.33%

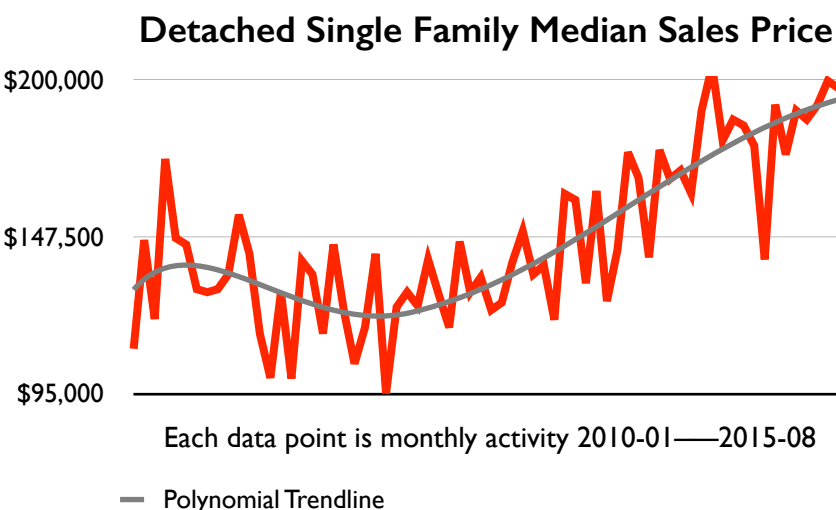
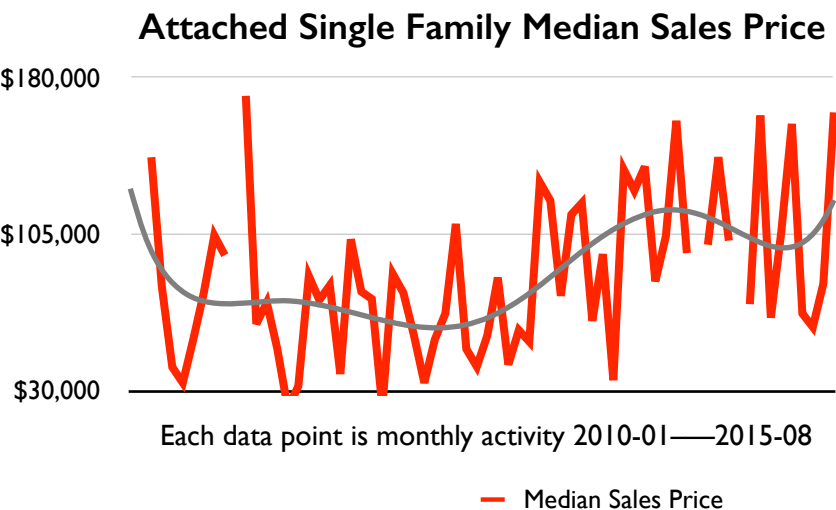
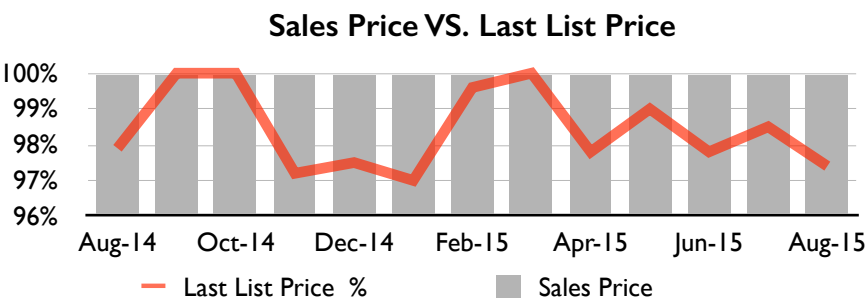
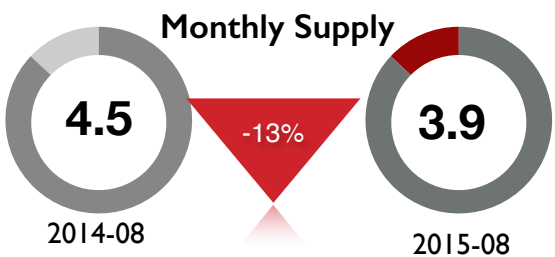
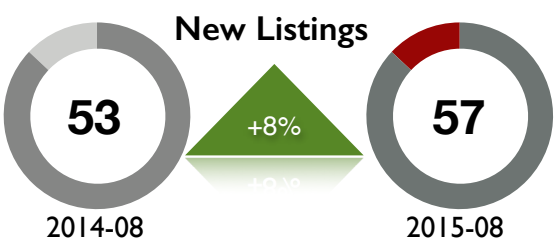


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Thursday, September 10, 2015

Belmont Cragin

Monthly Update 2015-08



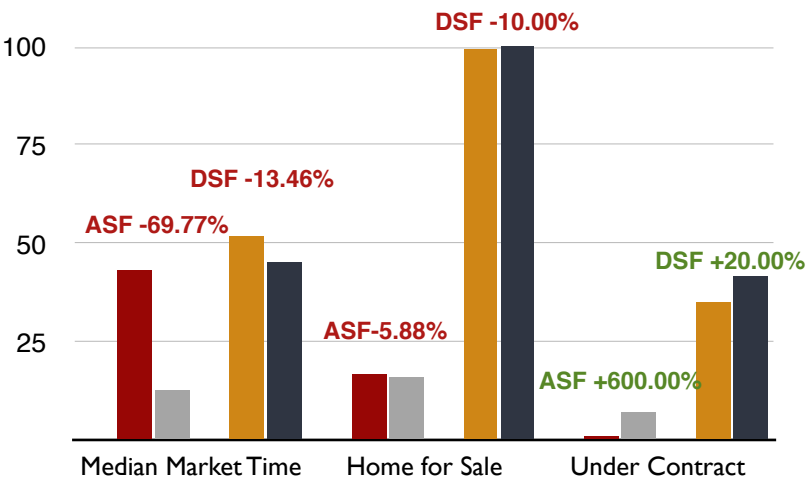
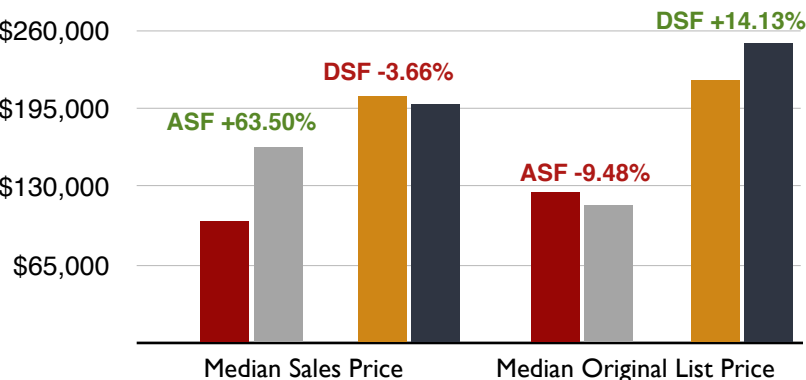
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$100,000	\$163,500	63.50%
Median Original List Price	\$125,950	\$114,000	-9.49%
Median Market Time	43	13	-69.77%
Home for Sale	17	16	-5.88%
Under Contract	1	7	600.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$205,000	\$197,500	-3.66%
Median Original List Price	\$219,000	\$249,950	14.13%
Median Market Time	52	45	-13.46%
Home for Sale	130	117	-10.00%
Under Contract	35	42	20.00%

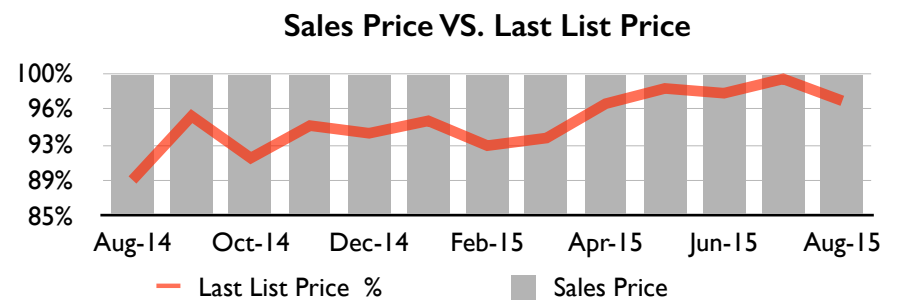
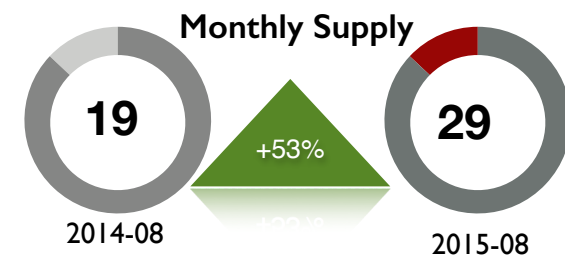


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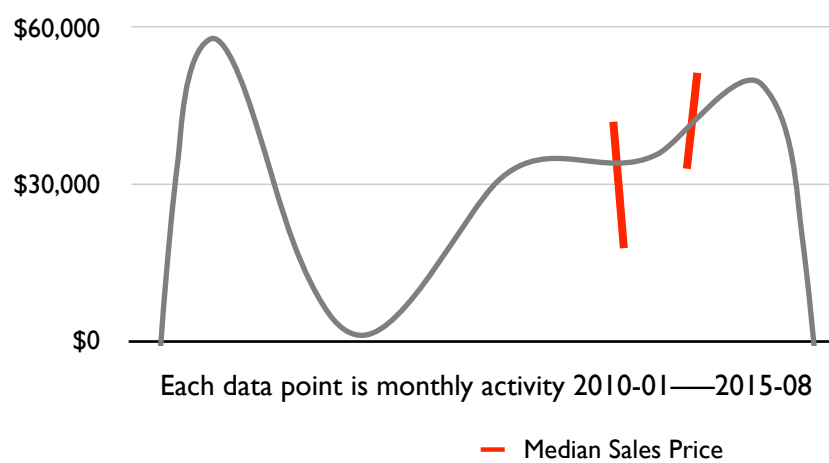
Thursday, September 10, 2015

Chicago Lawn

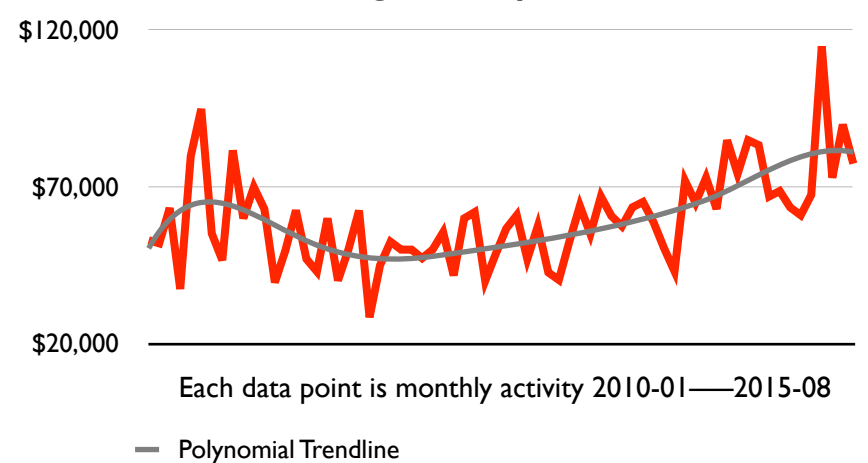
Monthly Update 2015-08



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



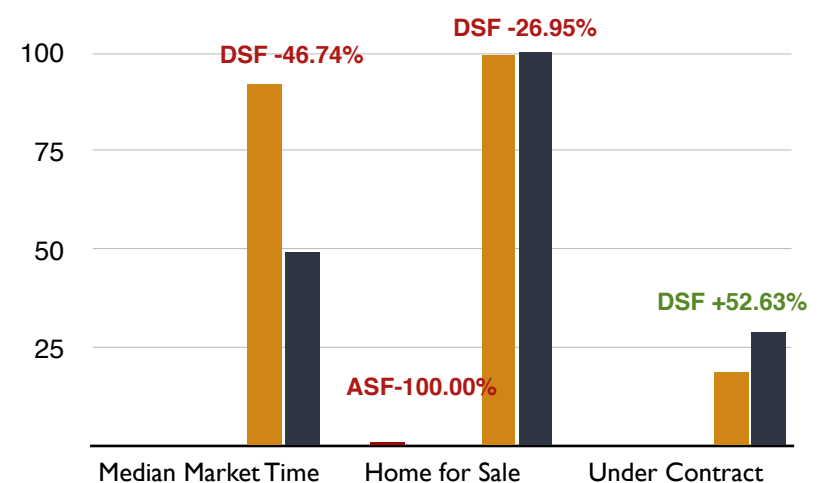
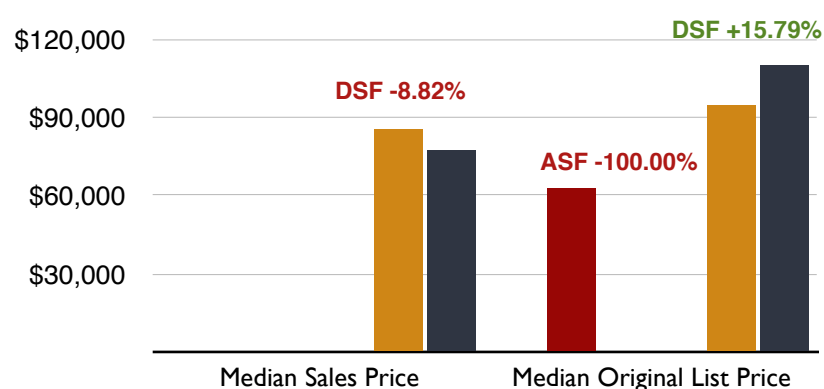
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$63,000	\$0	-100.00%
Median Market Time	N/A	N/A	
Home for Sale	1	0	-100.00%
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$85,000	\$77,500	-8.82%
Median Original List Price	\$95,000	\$109,999	15.79%
Median Market Time	92	49	-46.74%
Home for Sale	141	103	-26.95%
Under Contract	19	29	52.63%

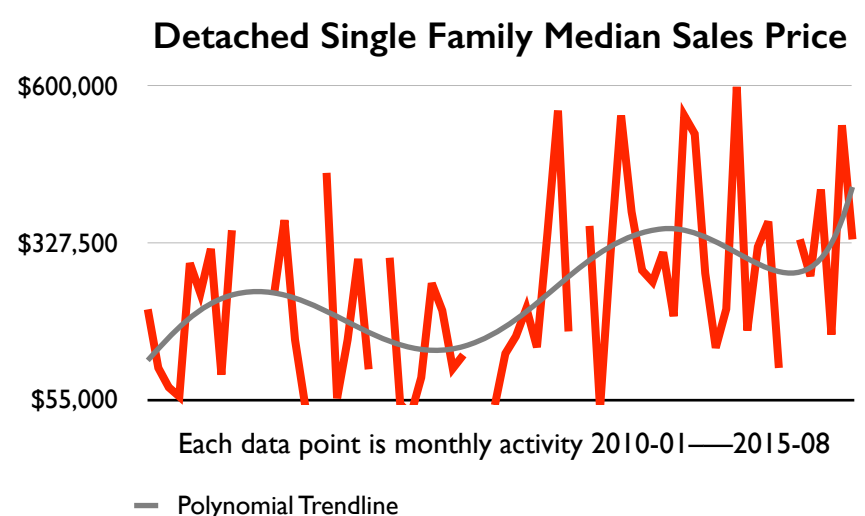
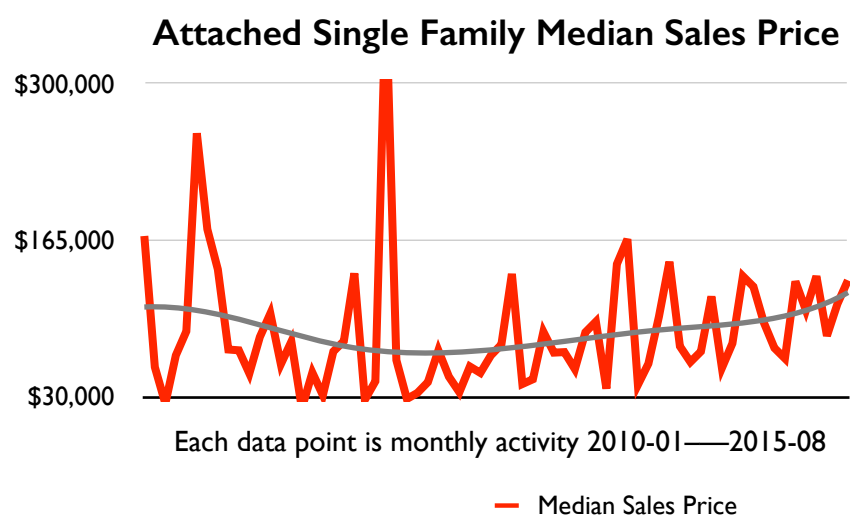
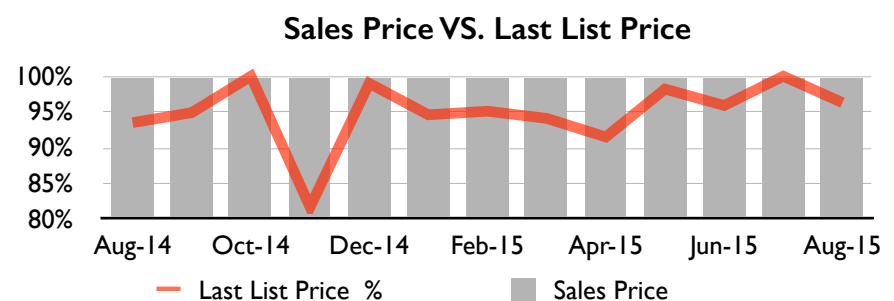
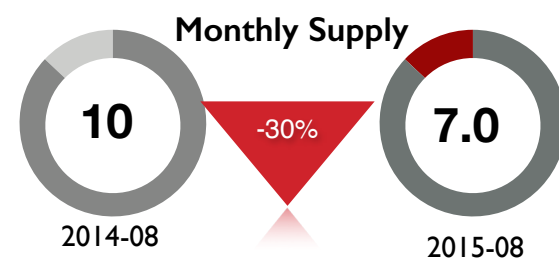
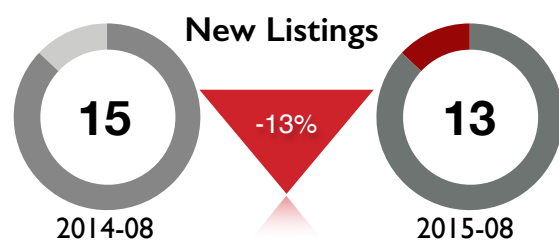


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Thursday, September 10, 2015

Douglas

Monthly Update 2015-08



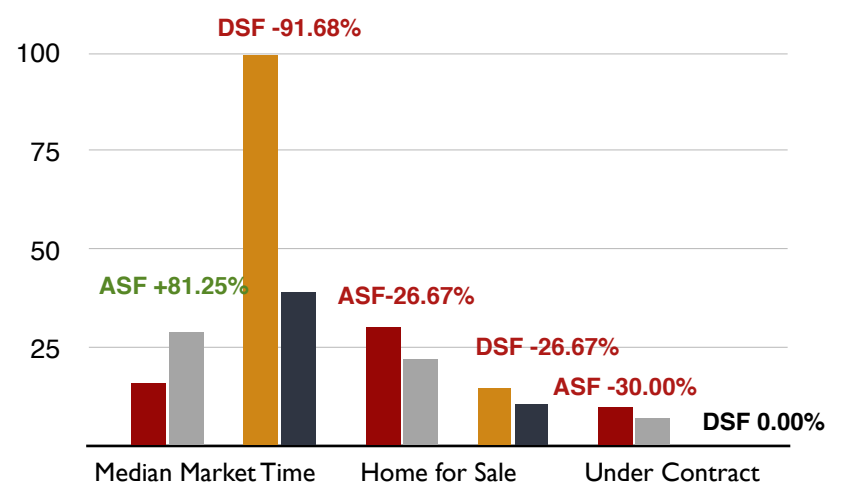
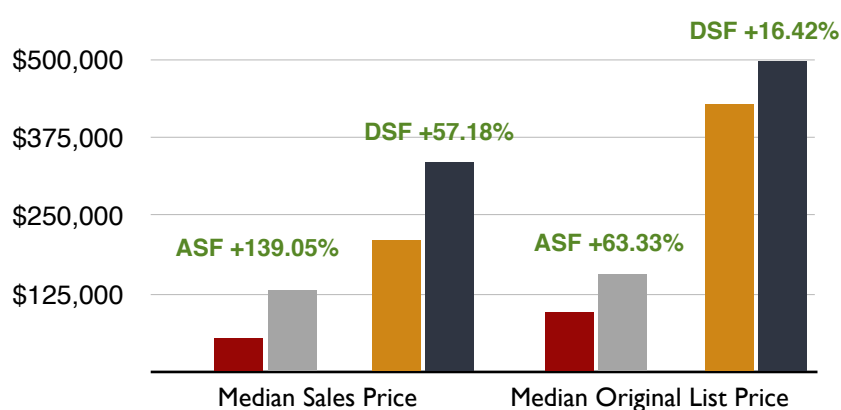
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$54,800	\$130,450	138.05%
Median Original List Price	\$94,900	\$155,000	63.33%
Median Market Time	16	29	81.25%
Home for Sale	30	22	-26.67%
Under Contract	10	7	-30.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$212,500	\$334,000	57.18%
Median Original List Price	\$429,000	\$499,450	16.42%
Median Market Time	469	39	-91.68%
Home for Sale	15	11	-26.67%
Under Contract	0	0	0.00%

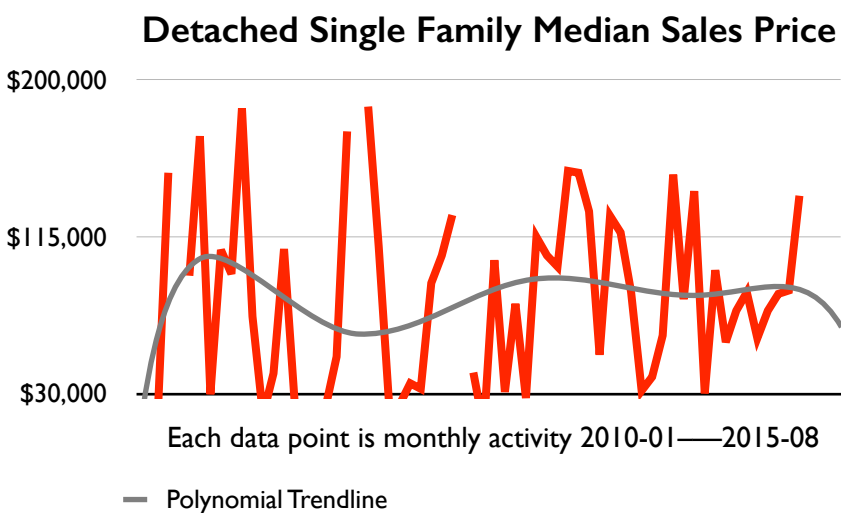
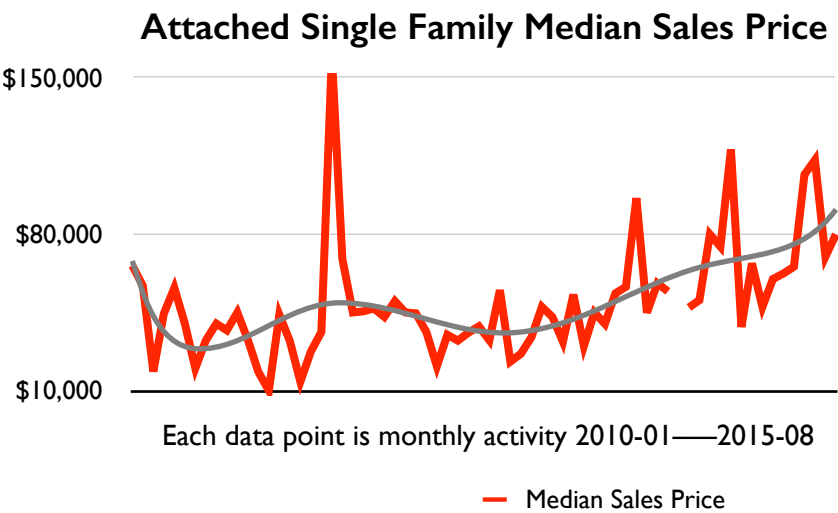
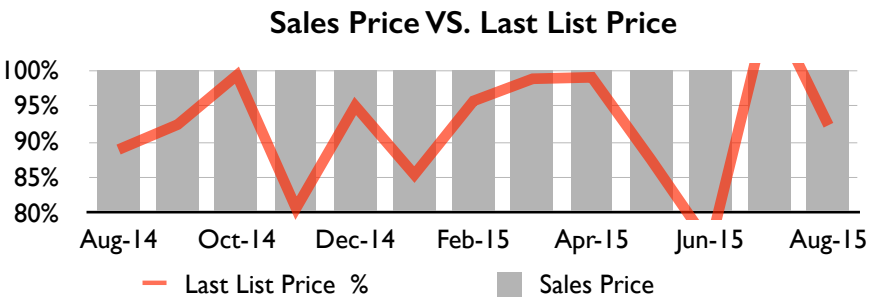
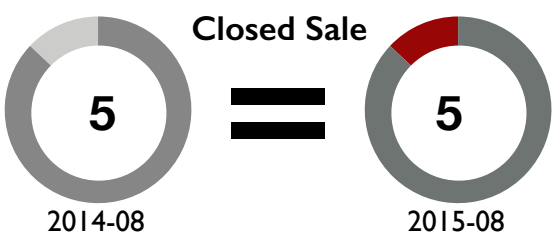
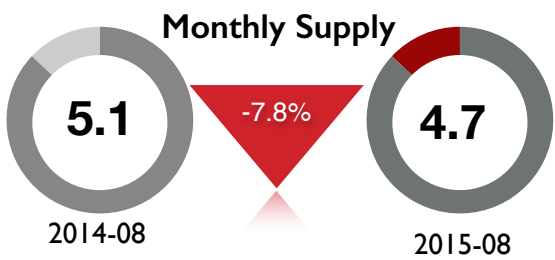


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Thursday, September 10, 2015

East Garfield Park

Monthly Update 2015-08



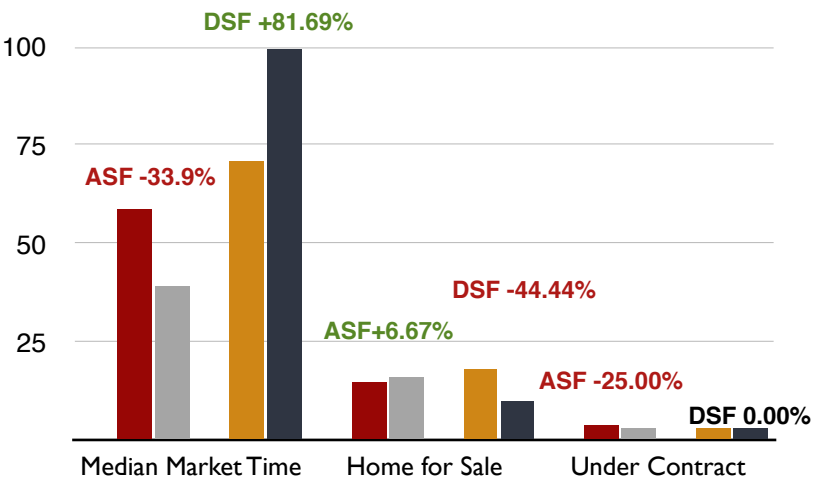
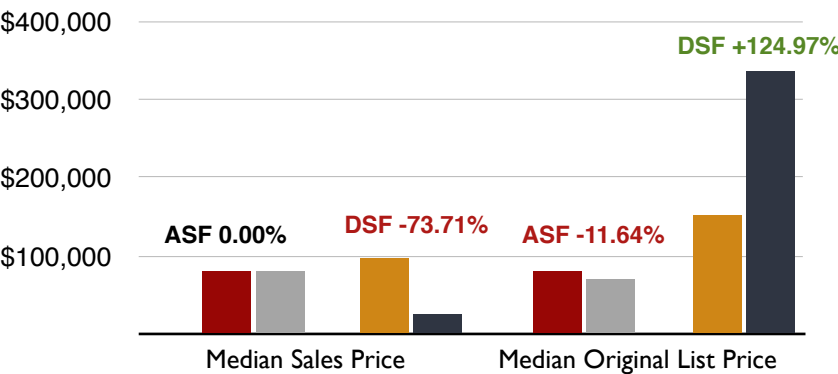
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$80,000	\$80,000	0.00%
Median Original List Price	\$79,225	\$70,000	-11.64%
Median Market Time	59	39	-33.90%
Home for Sale	15	16	6.67%
Under Contract	4	3	-25.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$97,000	\$25,500	-73.71%
Median Original List Price	\$150,000	\$337,450	124.97%
Median Market Time	71	129	81.69%
Home for Sale	18	10	-44.44%
Under Contract	3	3	0.00%

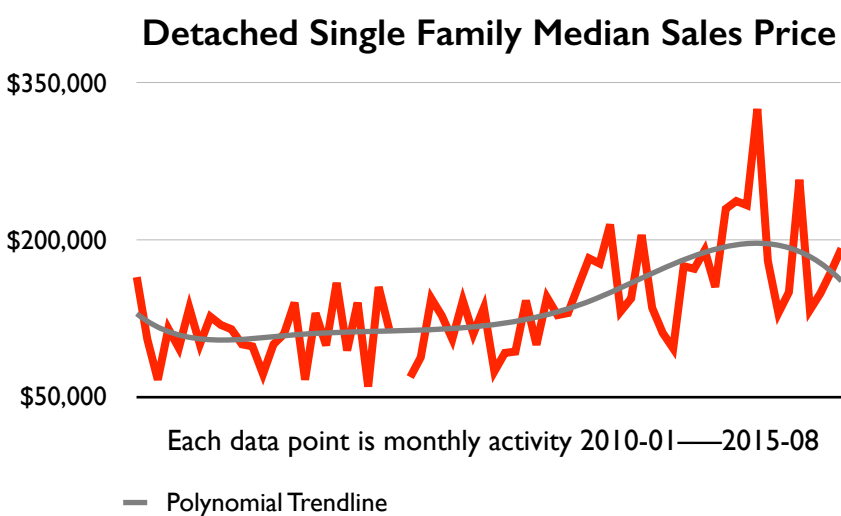
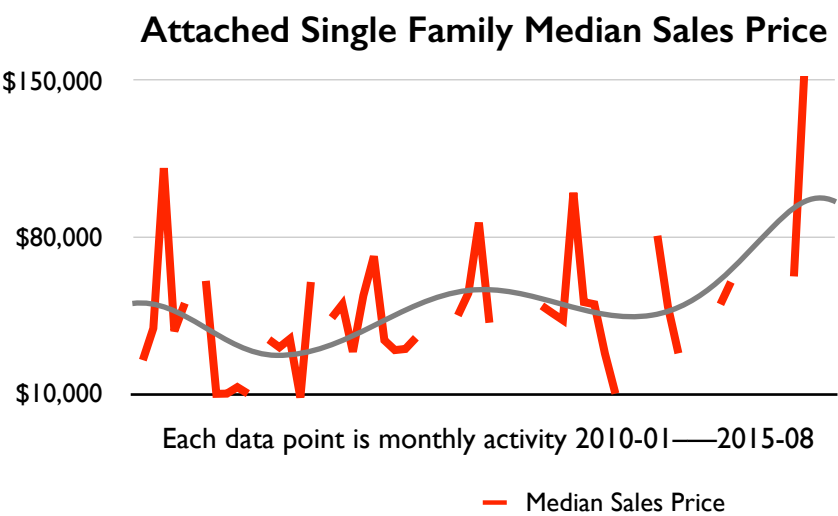
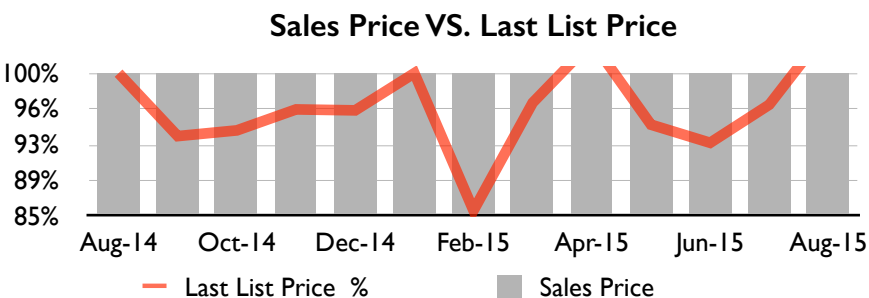
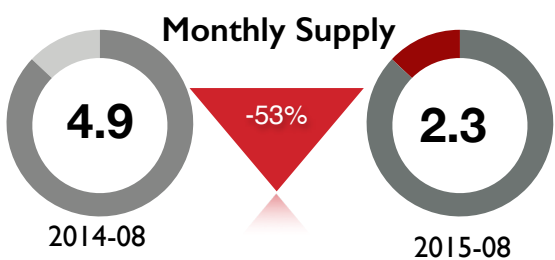


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Thursday, September 10, 2015

Hermosa

Monthly Update 2015-08



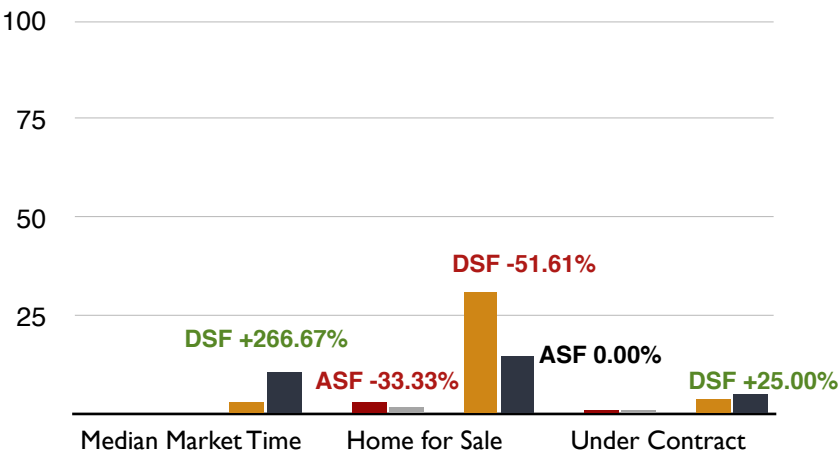
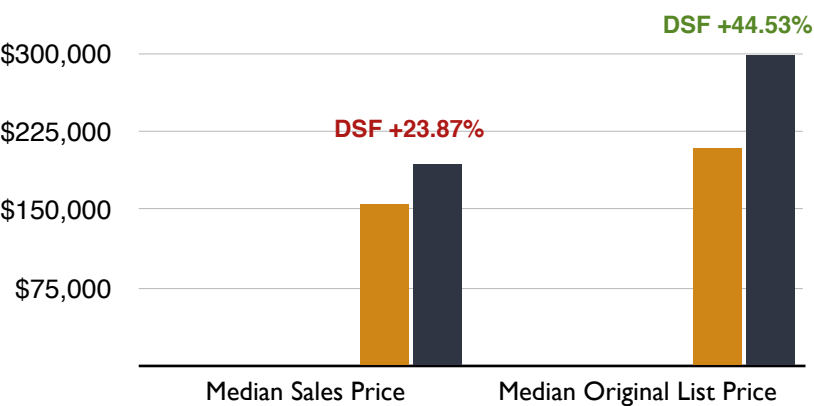
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$0	0.00%
Median Market Time	N/A	N/A	
Home for Sale	3	2	-33.33%
Under Contract	1	1	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$155,000	\$192,000	23.87%
Median Original List Price	\$207,500	\$299,900	44.53%
Median Market Time	3	11	266.67%
Home for Sale	31	15	-51.61%
Under Contract	4	5	25.00%

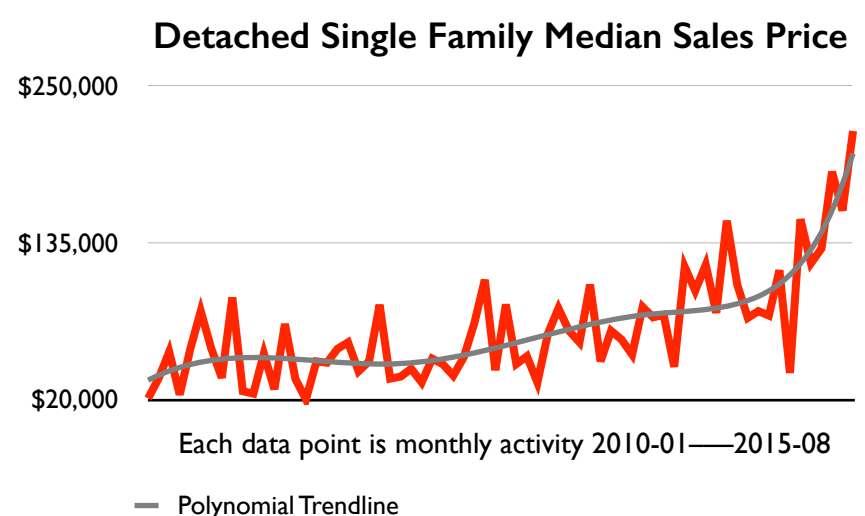
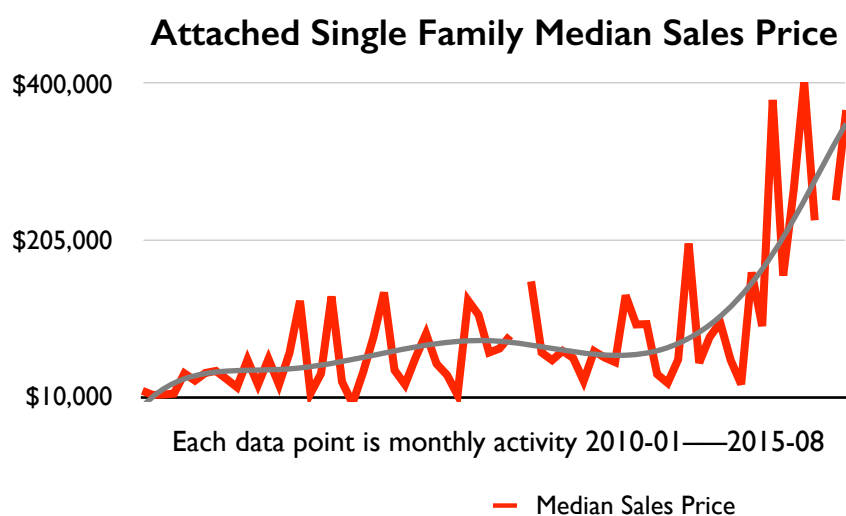
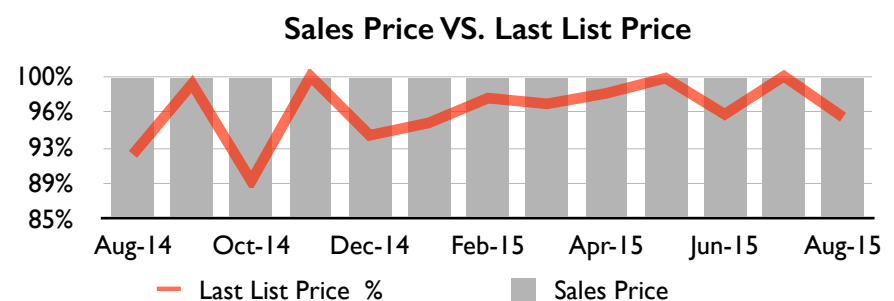
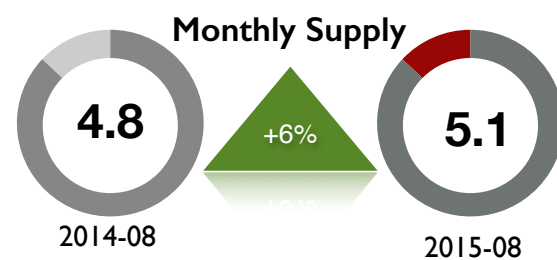
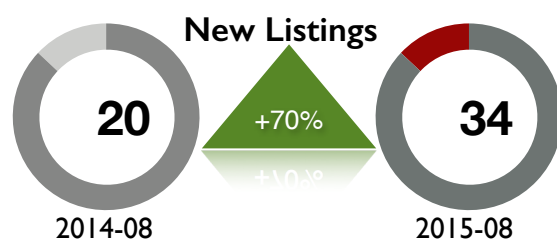


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Thursday, September 10, 2015

Humboldt Park

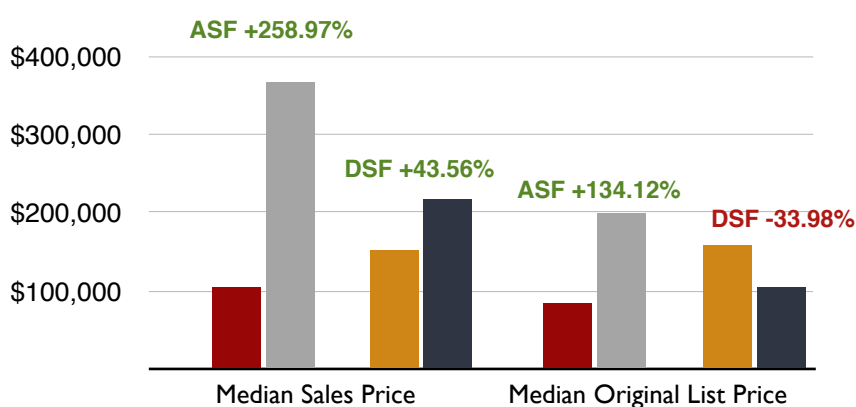
Monthly Update 2015-08



Attached Single Family (ASF)

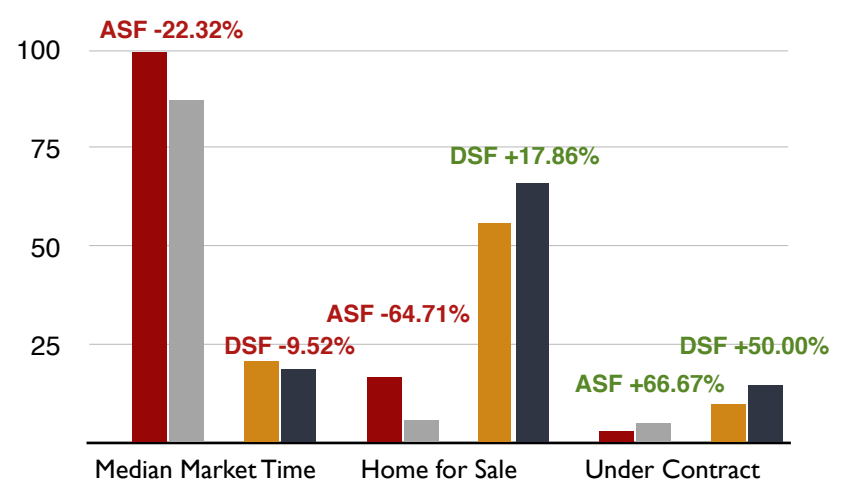
	2014-08	2015-08	Changes
Median Sales Price	\$102,375	\$367,500	258.97%
Median Original List Price	\$85,000	\$199,000	134.12%
Median Market Time	112	87	-22.32%
Home for Sale	17	6	-64.71%
Under Contract	3	5	66.67%

ASF including Townhouse & Condo



Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$151,500	\$217,500	43.56%
Median Original List Price	\$157,450	\$103,950	-33.98%
Median Market Time	21	19	-9.52%
Home for Sale	56	66	17.86%
Under Contract	10	15	50.00%

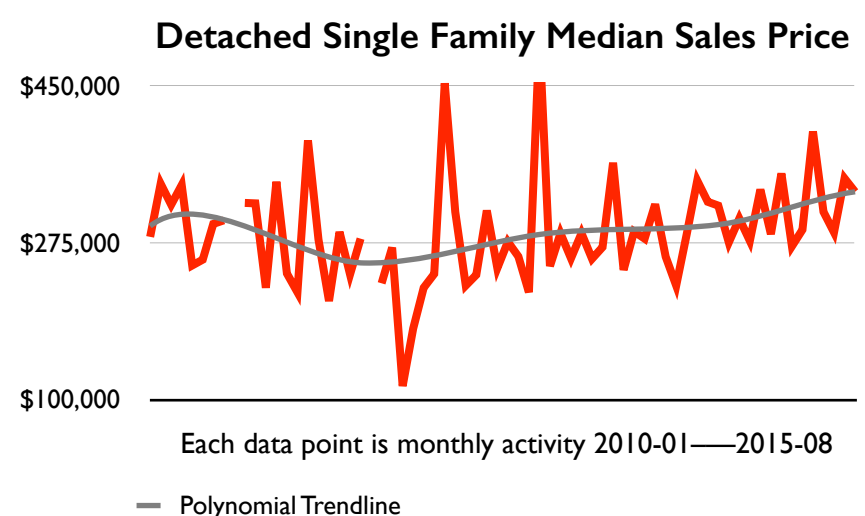
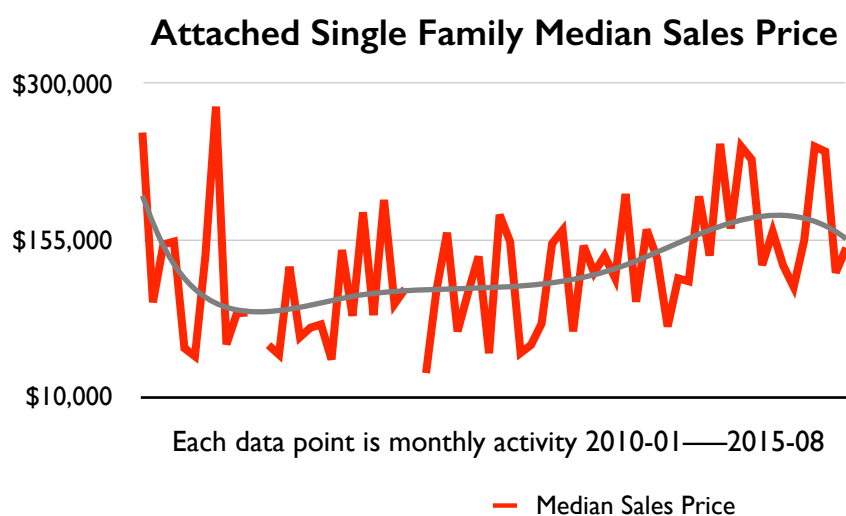
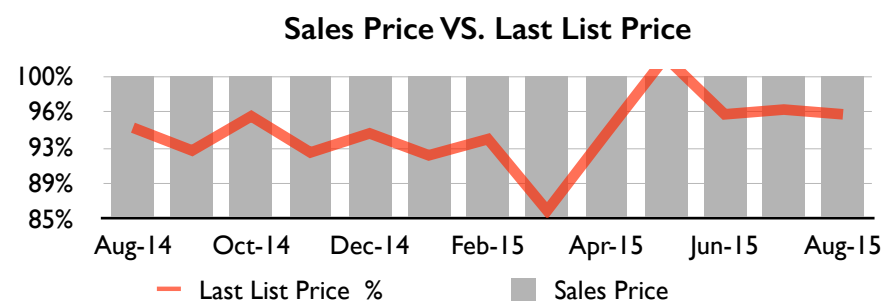
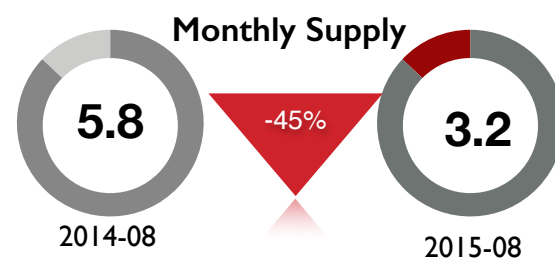
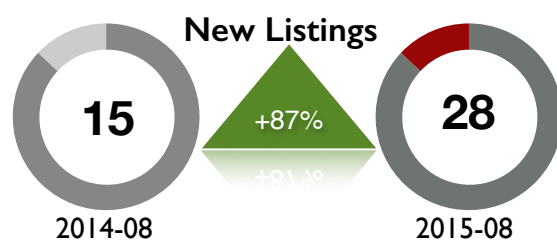


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Thursday, September 10, 2015

North Park

Monthly Update 2015-08



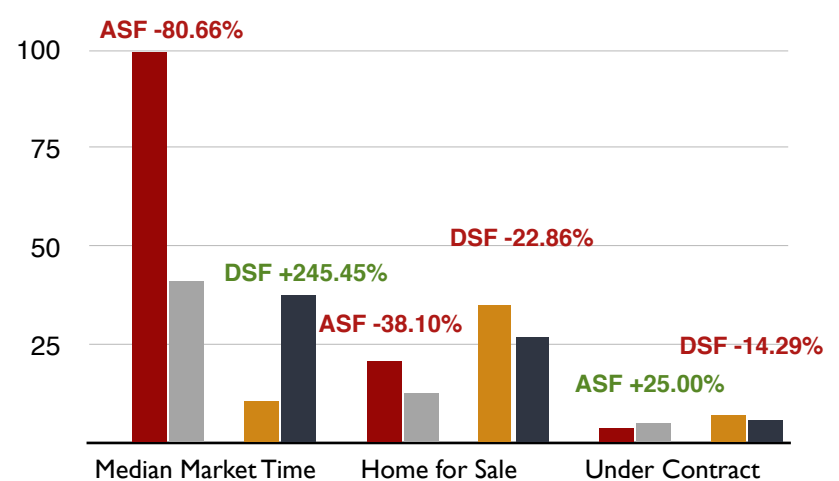
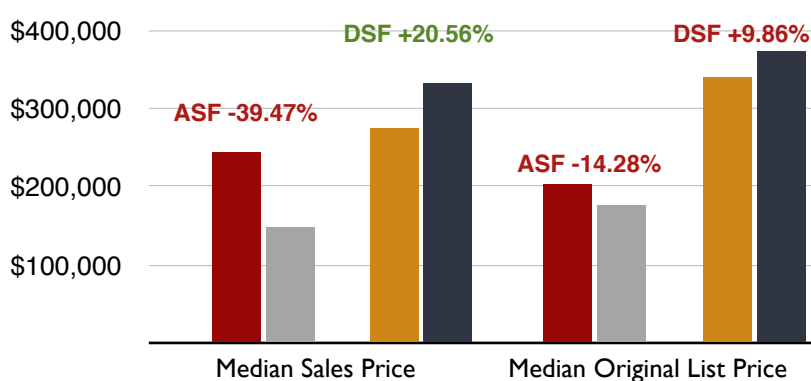
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$244,500	\$148,000	-39.47%
Median Original List Price	\$203,500	\$174,450	-14.28%
Median Market Time	212	41	-80.66%
Home for Sale	21	13	-38.10%
Under Contract	4	5	25.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$275,786	\$332,500	20.56%
Median Original List Price	\$339,000	\$372,425	9.86%
Median Market Time	11	38	245.45%
Home for Sale	35	27	-22.86%
Under Contract	7	6	-14.29%

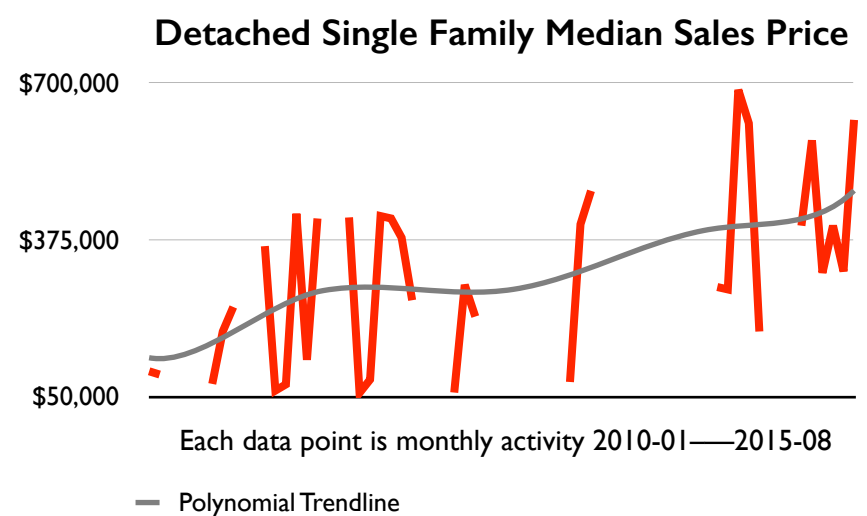
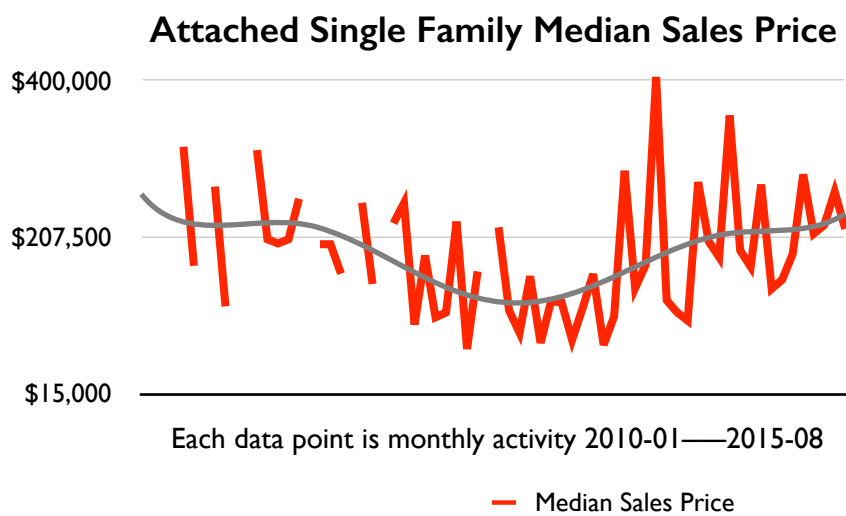
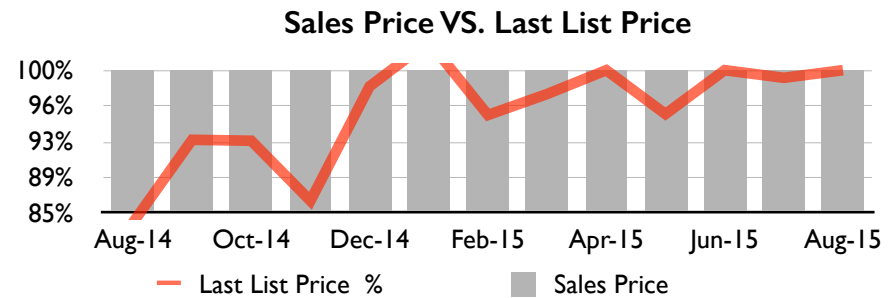
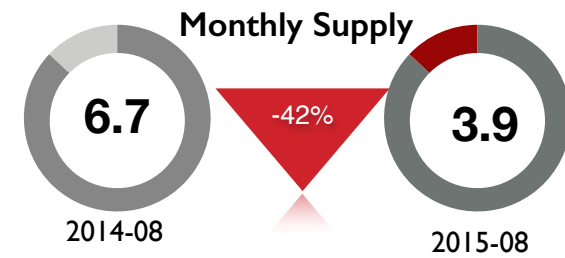


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Thursday, September 10, 2015

Oakland

Monthly Update 2015-08



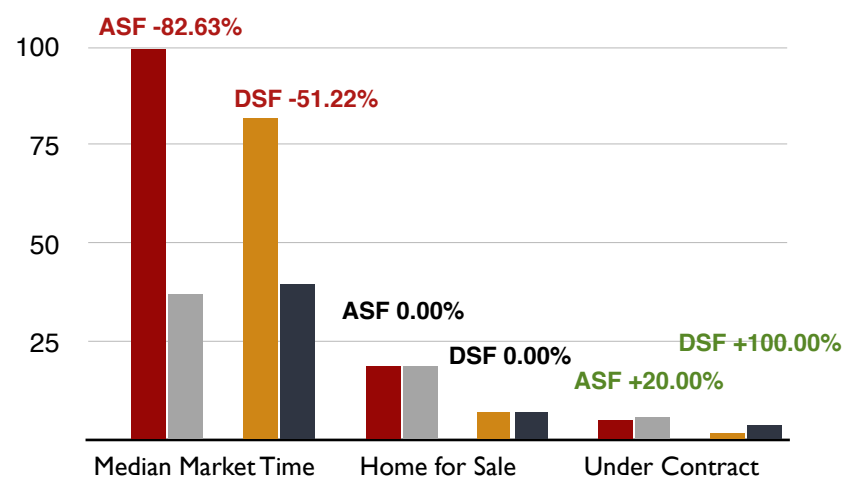
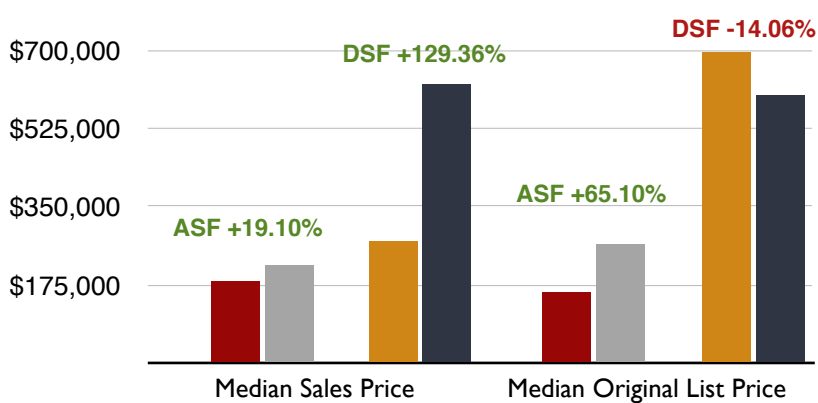
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$183,000	\$217,950	19.10%
Median Original List Price	\$159,900	\$264,000	65.10%
Median Market Time	213	37	-82.63%
Home for Sale	19	19	0.00%
Under Contract	5	6	20.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$272,500	\$625,000	129.36%
Median Original List Price	\$697,000	\$599,000	-14.06%
Median Market Time	82	40	-51.22%
Home for Sale	7	7	0.00%
Under Contract	2	4	100.00%

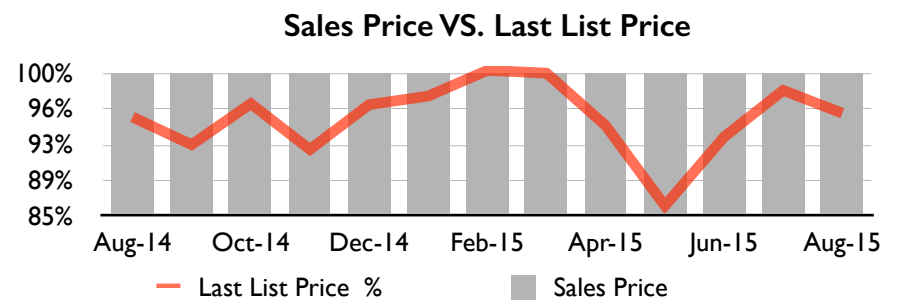
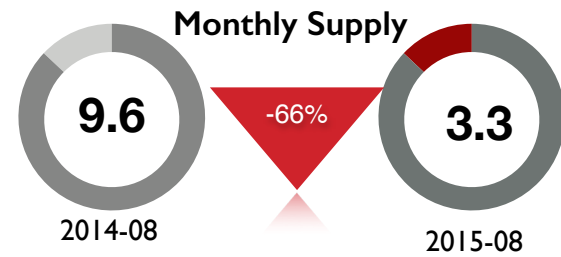
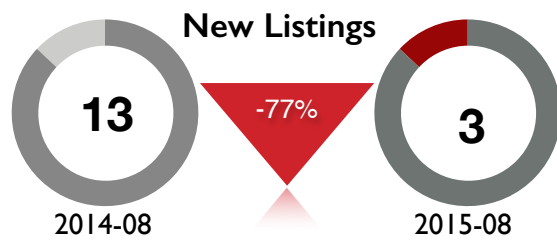


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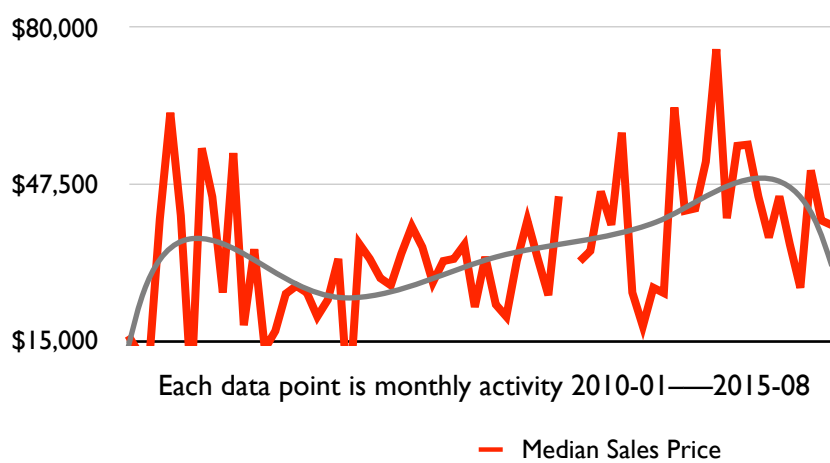
Thursday, September 10, 2015

Washington Park

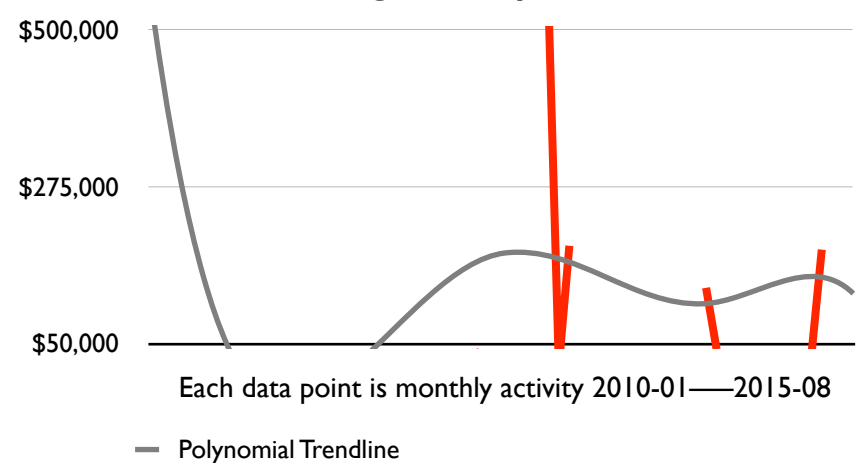
Monthly Update 2015-08



Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



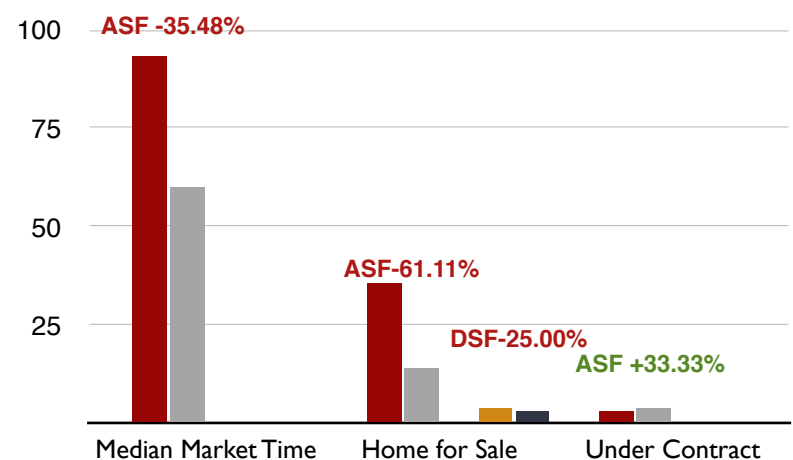
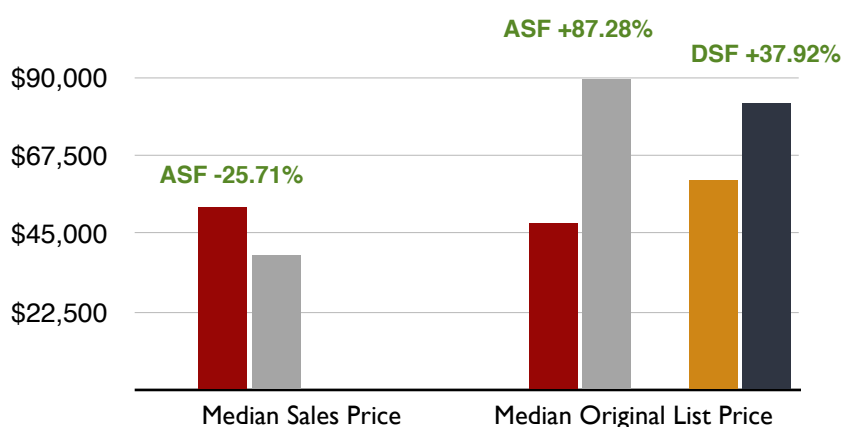
Attached Single Family (ASF)

	2014-08	2015-08	Changes
Median Sales Price	\$52,500	\$39,000	-25.71%
Median Original List Price	\$47,950	\$89,800	87.28%
Median Market Time	93	60	-35.48%
Home for Sale	36	14	-61.11%
Under Contract	3	4	33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$59,999	\$82,750	37.92%
Median Market Time	N/A	N/A	
Home for Sale	4	3	-25.00%
Under Contract	0	0	

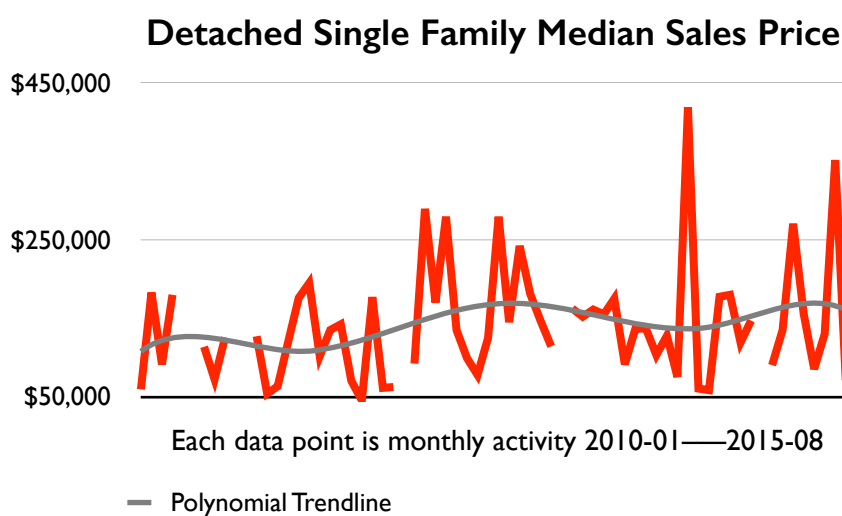
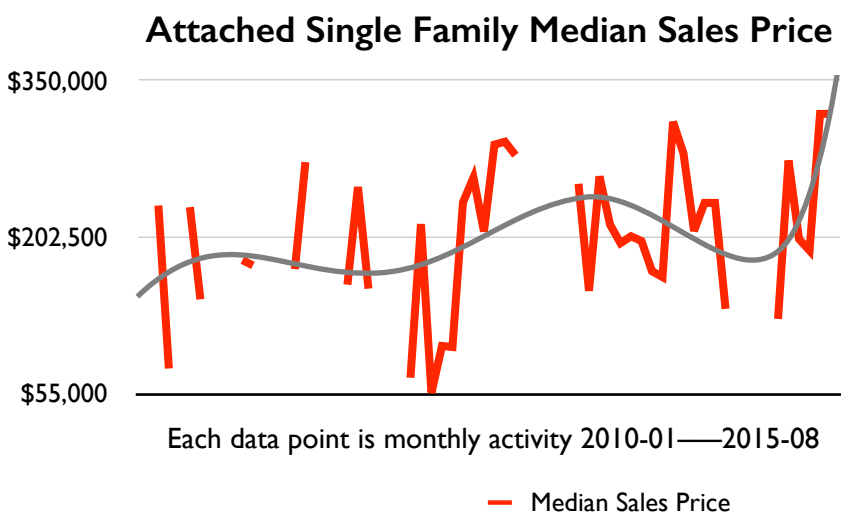
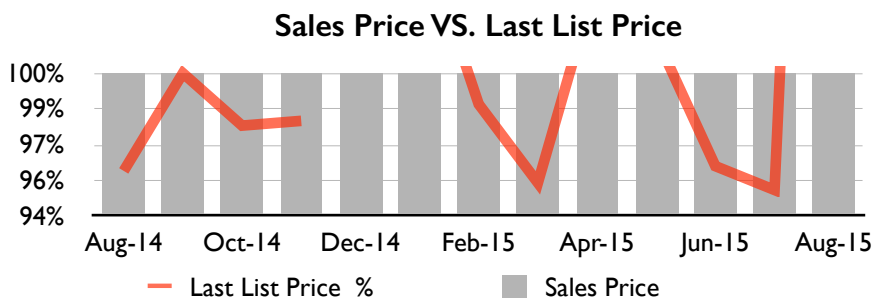
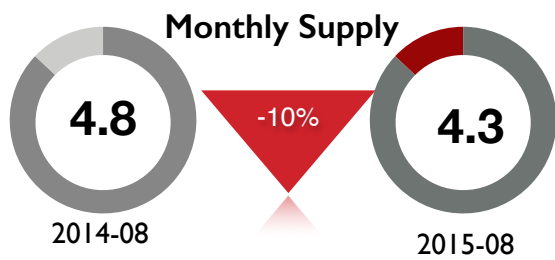


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Thursday, September 10, 2015

McKinley Park

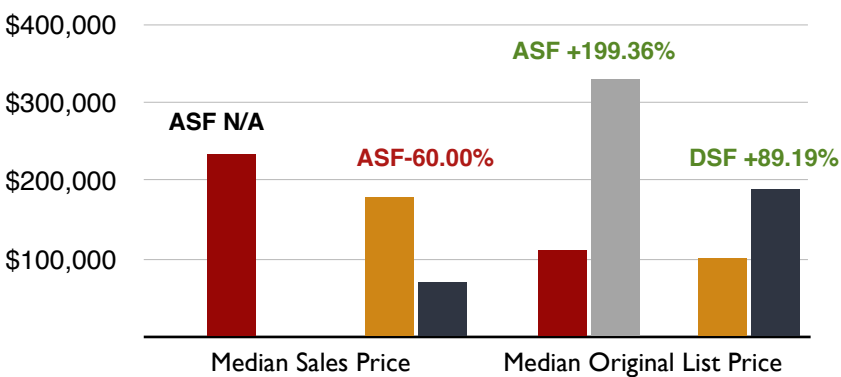
Monthly Update 2015-08



Attached Single Family (ASF)

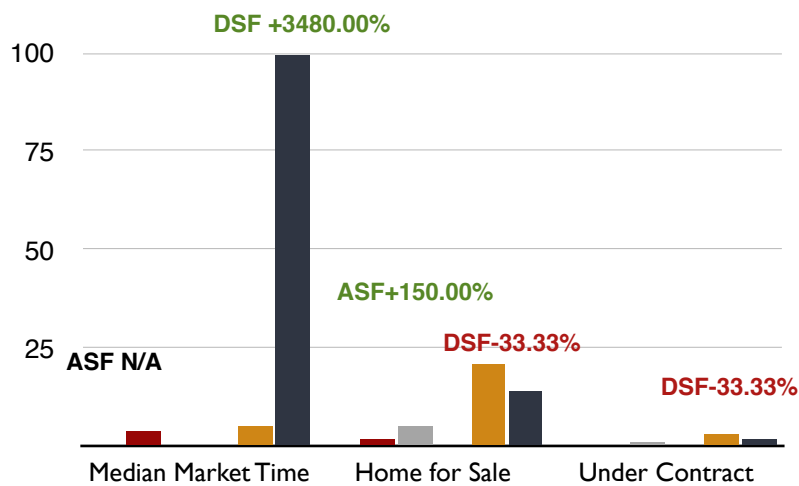
	2014-08	2015-08	Changes
Median Sales Price	\$235,000	N/A	
Median Original List Price	\$109,900	\$329,000	199.36%
Median Market Time	4	N/A	
Home for Sale	2	5	150.00%
Under Contract	0	1	

ASF including Townhouse & Condo



Detached Single Family (DSF)

	2014-08	2015-08	Changes
Median Sales Price	\$177,500	\$71,000	-60.00%
Median Original List Price	\$99,900	\$189,000	89.19%
Median Market Time	5	179	3480.00%
Home for Sale	21	14	-33.33%
Under Contract	3	2	-33.33%



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