

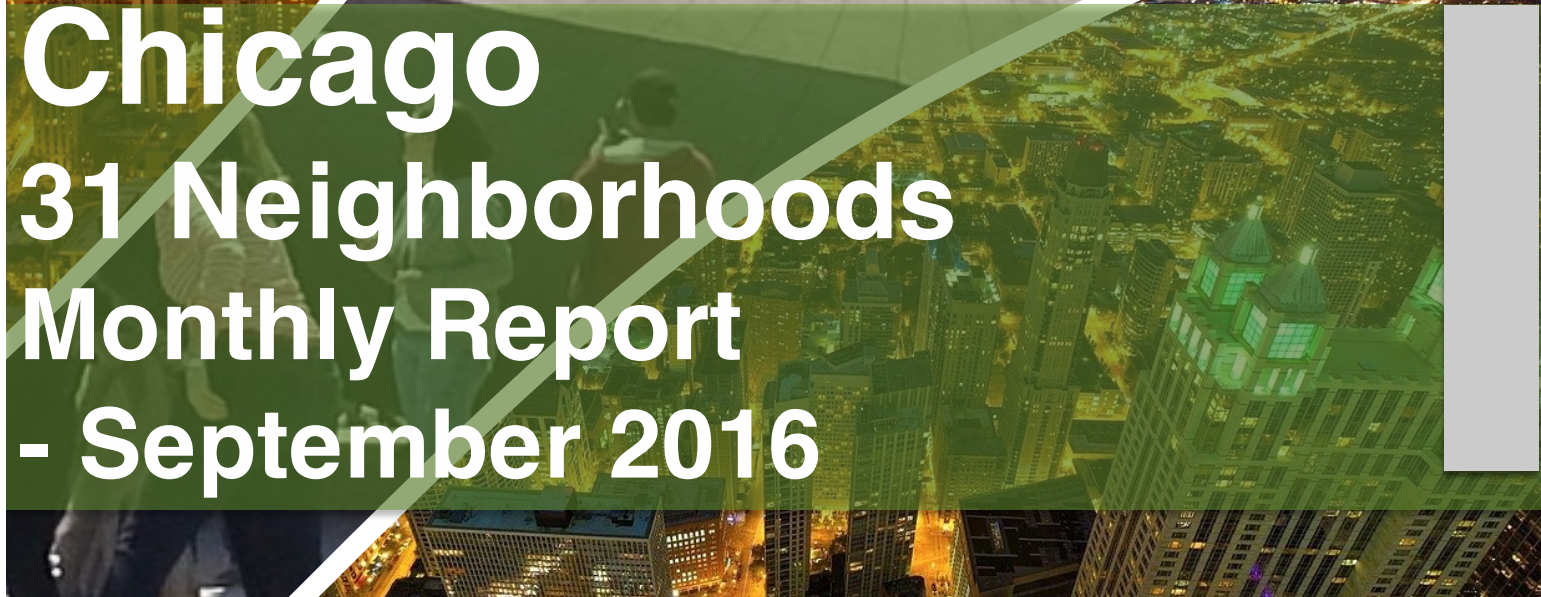


Chicago

31 Neighborhoods

Monthly Report

- September 2016



KEY TAKEAWAYS...



- Median sales price for all type of properties in September decreased to \$218,000 from \$230,000 compared to last month, but were up 5.1% from last year, according to the data from MRED. Median sales price for attached single-family decreased to \$185,000 and for detached single-family decreased to \$235,000, which increased 5.7% and 6.8% comparing to last year respectively.
- As of September 9, 2016, the number of months supply of all property types of homes for sale is 4.1 compared to 5.1 at the same time last year, which was 23.4% higher than this year. The homes are sold faster in a lower inventory market.
- Median market times for all type of properties increased from 28 days in July to 34 days this month. Starting from the nadir in June, median market time showed an up trend in the second half year. However, 34 days were still 17.1% lower than last year. In average, it took 65 days to sell an attached single-family property and 82 days to sell a detached one.
- The real estate market is transiting into the Fall period as prices declined with the late summer vacation period affecting sales activity and has continued a decline trend in August. However, the number of closed sales showed an overall increase, which was good news given the depressed activity of late summer season,

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

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

Chicagoland PMSA— September

+1.7%

Change in
New Listing
All properties

+0.6%

Change in
Closed Sales
All properties

-15.4%

Change in
Inventory of Homes
All properties

Overview of 31 Neighborhoods



Average Median Sales Prices From Jan 2011

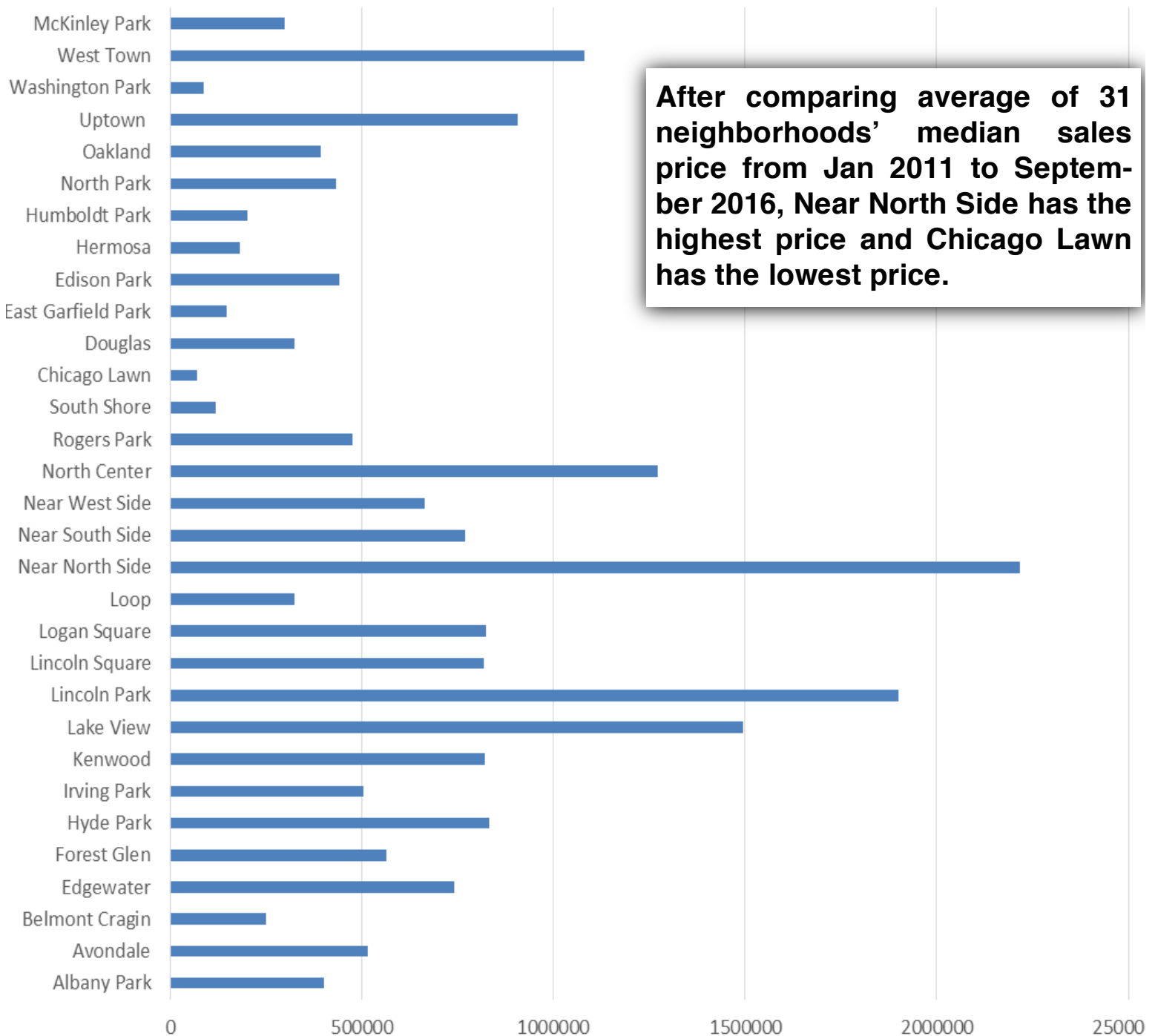


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INTRODUCTION & METHODOLOGY



Monthly Update—September 2016

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

Our purpose of this informative monthly report is to describe the condition of the Chicago-land real estate market by analyzing the statistical data from 30 representative Chicago neighborhoods and identifying the market trends. Understanding the market fluctuations are a significant benefit to clients seeking cutting edge information market-leading industries. For all Chicago neighborhoods, detached and attached Single Family properties are segmented.

We hope this report provides market insights that allow for timely decisions and informed planning based on the latest market sales activity for Chicago neighborhoods and suburbs.

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 2016-09



-20.63%

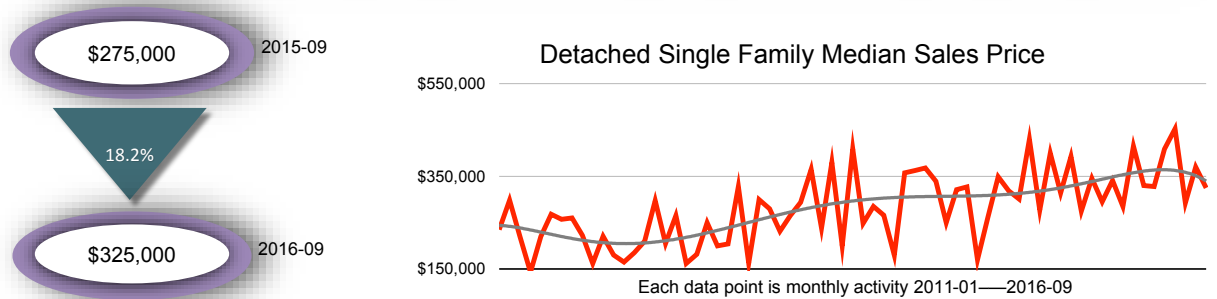
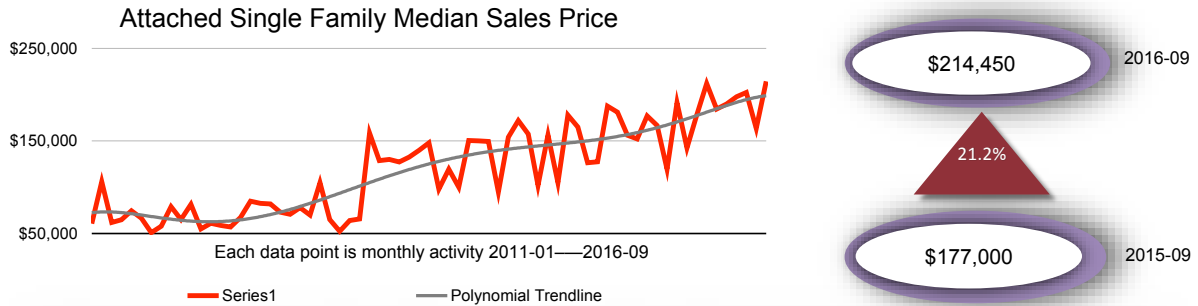
Changes in
New Listings
All Properties

+25.93%

Changes in
Closed Sale
All Properties

-34.04%

Changes in
Months Supply
All Properties



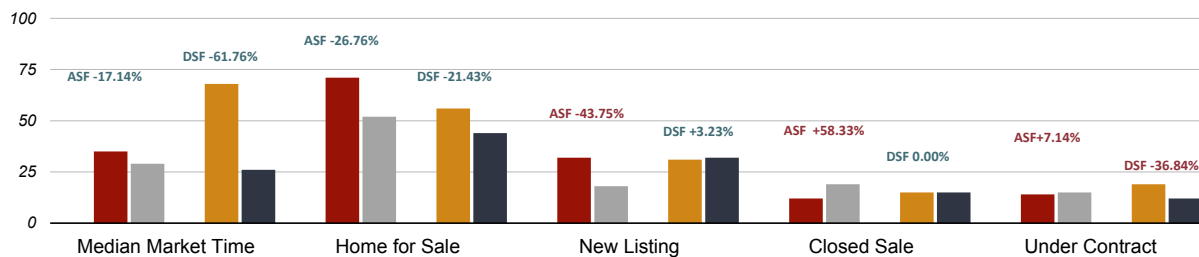
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	35	29	-17.14%
Home for Sale	71	52	-26.76%
New Listing	32	18	-43.75%
Closed Sale	12	19	58.33%
Under Contract	14	15	7.14%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	68	26	-61.76%
Home for Sale	56	44	-21.43%
New Listing	31	32	3.23%
Closed Sale	15	15	0.00%
Under Contract	19	12	-36.84%



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

Avondale

Monthly Update 2016-09



+20.51%

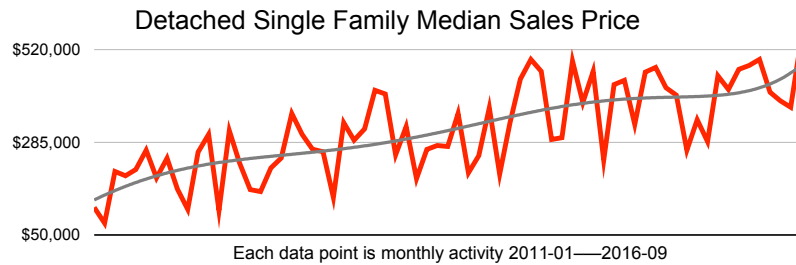
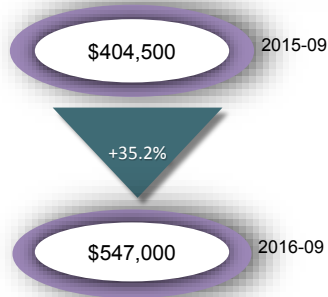
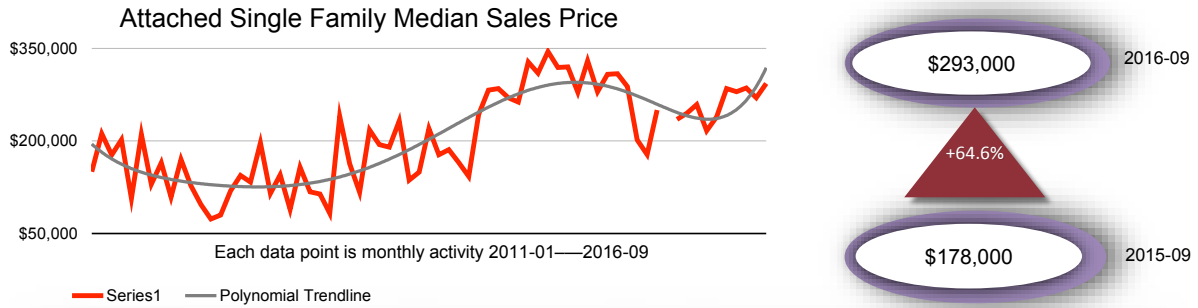
Changes in
New Listings
All Properties

+8.70%

Changes in
Closed Sale
All Properties

-22.86%

Changes in
Months Supply
All Properties



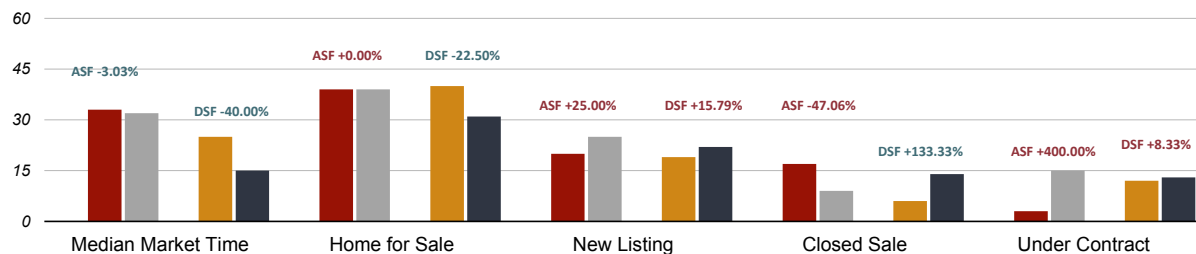
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	33	32	-3.03%
Home for Sale	39	39	0.00%
New Listing	20	25	25.00%
Closed Sale	17	9	-47.06%
Under Contract	3	15	400.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	25	15	-40.00%
Home for Sale	40	31	-22.50%
New Listing	19	22	15.79%
Closed Sale	6	14	133.33%
Under Contract	12	13	8.33%



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

Sunday, September 4, 2016

Edgewater

Monthly Update 2016-09



+5.4%

Changes in
New Listings
All Properties

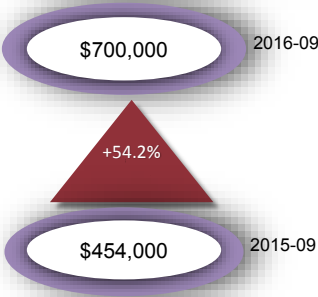
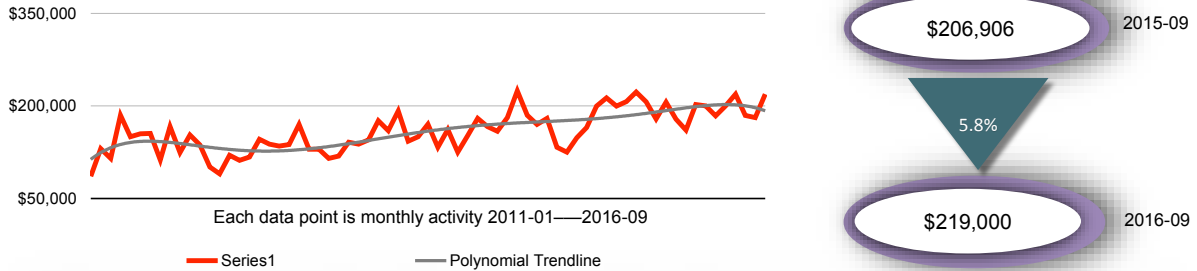
0.0%

Changes in
Closed Sale
All Properties

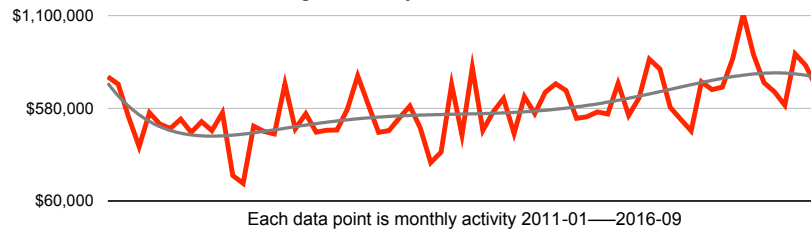
-25.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



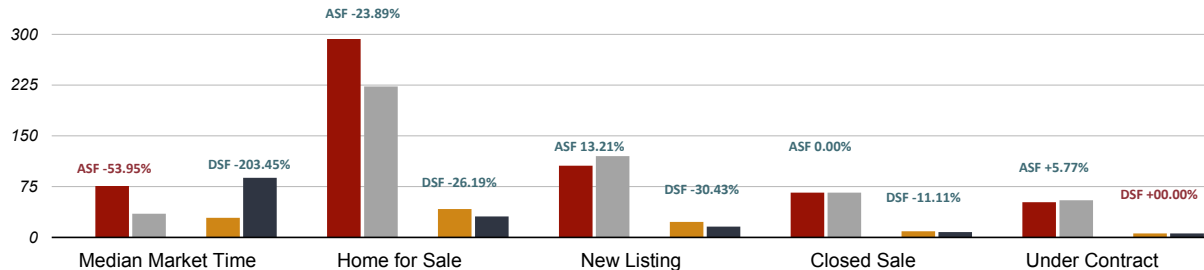
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	76	35	-53.95%
Home for Sale	293	223	-23.89%
New Listing	106	120	13.21%
Closed Sale	66	66	0.00%
Under Contract	52	55	5.77%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	29	88	203.45%
Home for Sale	42	31	-26.19%
New Listing	23	16	-30.43%
Closed Sale	9	8	-11.11%
Under Contract	6	6	0.00%



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

Sunday, September 4, 2016

Forest Glen

Monthly Update 2016-09



-11.3%

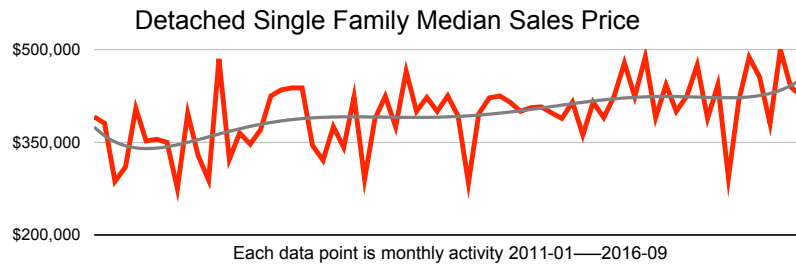
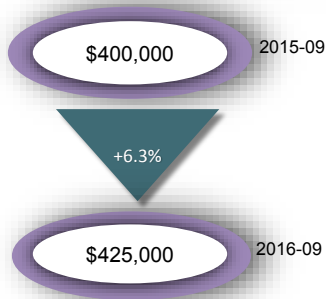
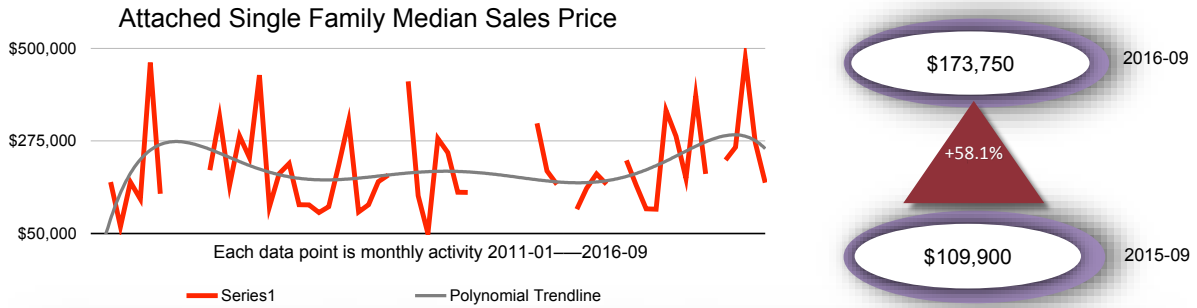
Changes in
New Listings
All Properties

-27.6%

Changes in
Closed Sale
All Properties

-10.0%

Changes in
Months Supply
All Properties



Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	36	6	-83.33%
Home for Sale	12	6	-50.00%
New Listing	8	4	-50.00%
Closed Sale	3	2	-33.33%
Under Contract	1	1	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	37	29	-21.62%
Home for Sale	95	91	-4.21%
New Listing	45	43	-4.44%
Closed Sale	26	19	-26.92%
Under Contract	22	13	-40.91%



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

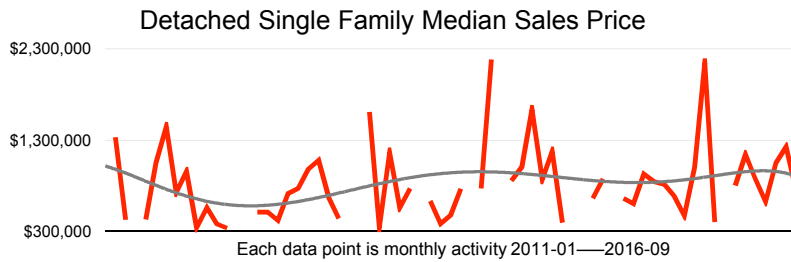
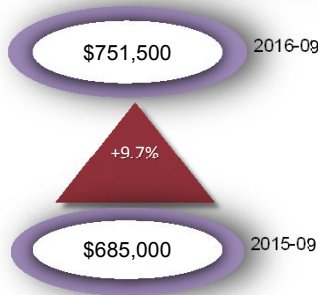
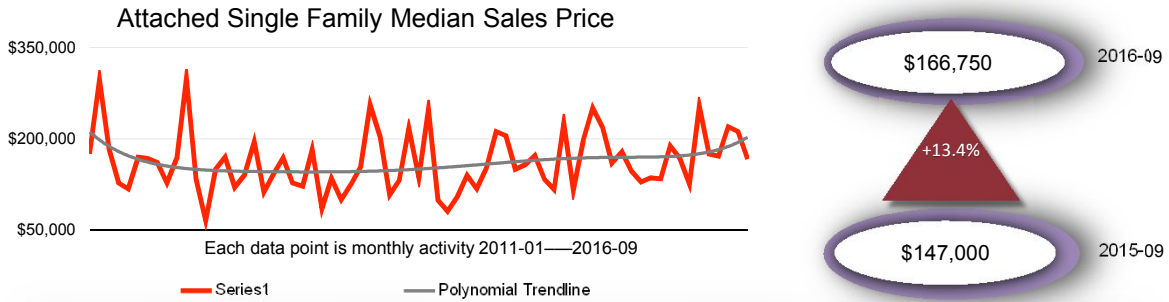
Sunday, September 4, 2016

Hyde Park

Monthly Update 2016-09



-20.0%	+46.4%	-48.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



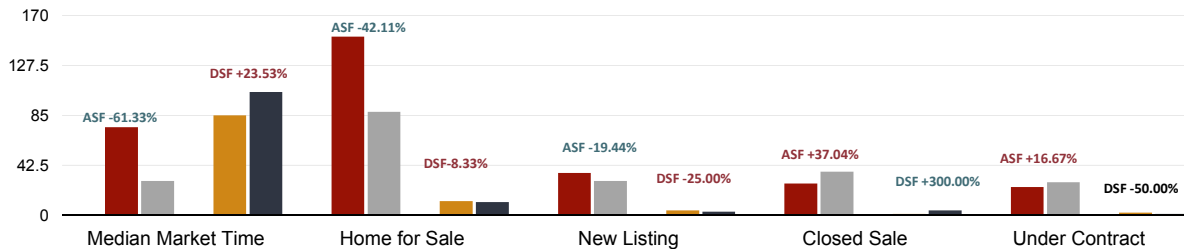
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	75	29	-61.33%
Home for Sale	152	88	-42.11%
New Listing	36	29	-19.44%
Closed Sale	27	37	37.04%
Under Contract	24	28	16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	85	105	23.53%
Home for Sale	12	11	-8.33%
New Listing	4	3	-25.00%
Closed Sale	1	4	300.00%
Under Contract	2	1	-50.00%



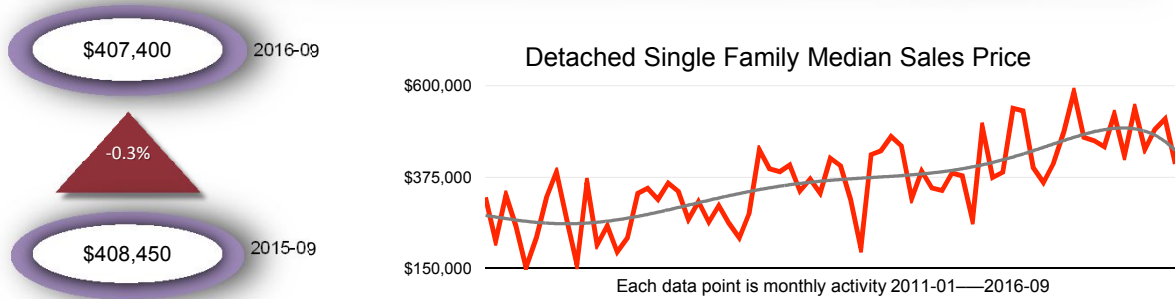
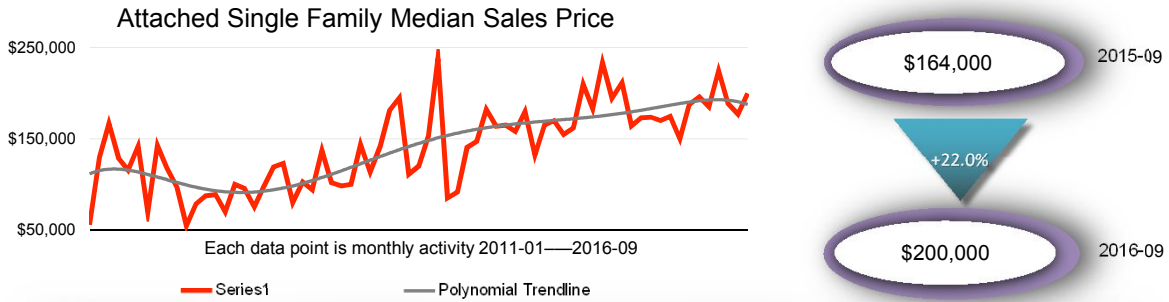
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Irving Park

Monthly Update 2016-09



-8.9%	+4.1%	-30.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



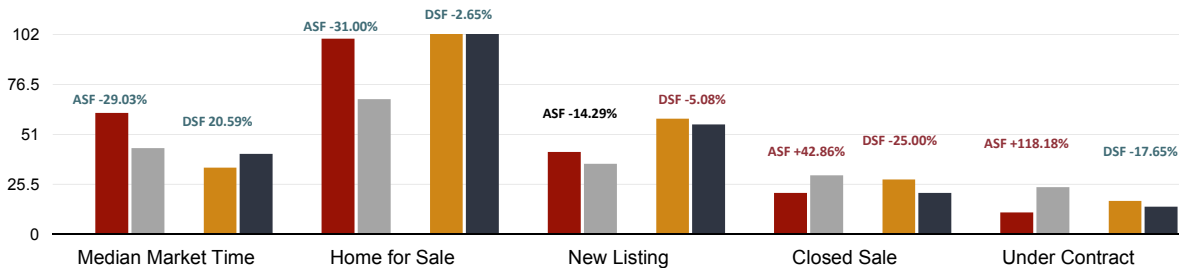
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	62	44	-29.03%
Home for Sale	100	69	-31.00%
New Listing	42	36	-14.29%
Closed Sale	21	30	+42.86%
Under Contract	11	24	+118.18%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	34	41	+20.59%
Home for Sale	113	110	-2.65%
New Listing	59	56	-5.08%
Closed Sale	28	21	-25.00%
Under Contract	17	14	-17.65%



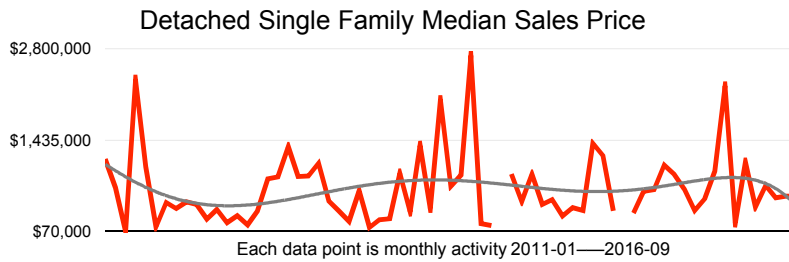
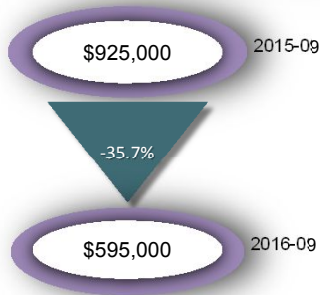
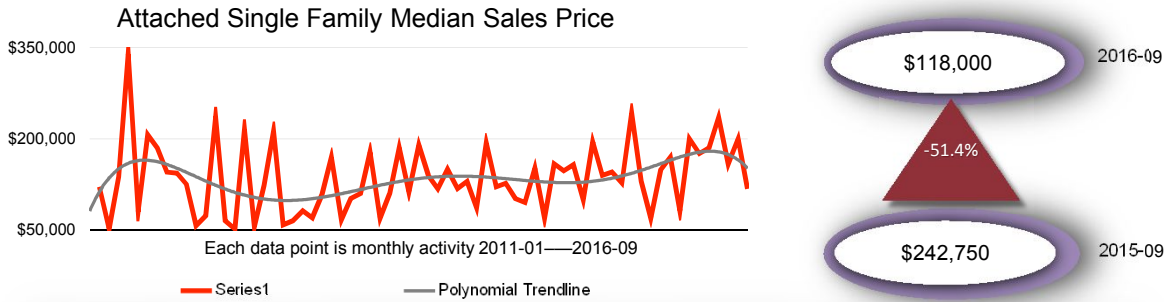
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Kenwood

Monthly Update 2016-09



-3.4%	+37.5%	-31.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



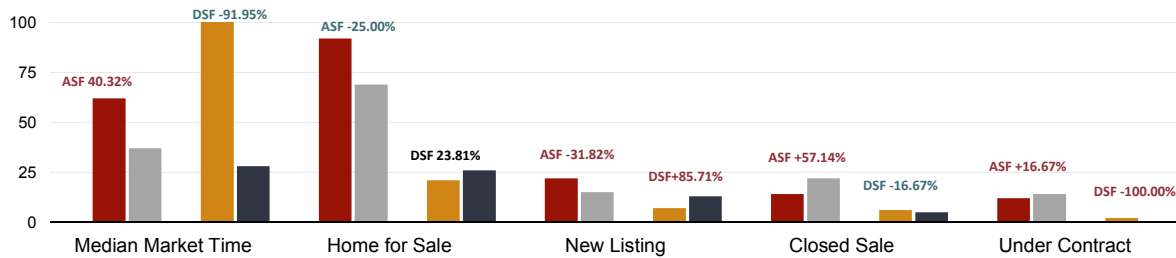
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	62	37	-40.32%
Home for Sale	92	69	-25.00%
New Listing	22	15	-31.82%
Closed Sale	14	22	57.14%
Under Contract	12	14	16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	348	28	-91.95%
Home for Sale	21	26	23.81%
New Listing	7	13	85.71%
Closed Sale	6	5	-16.67%
Under Contract	2	0	-100.00%



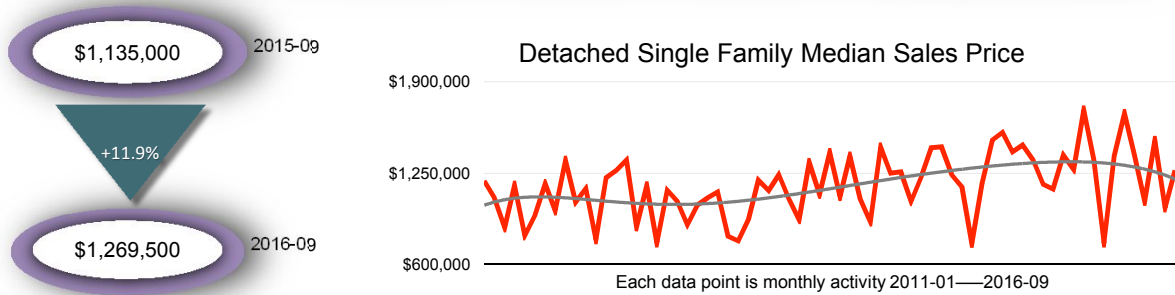
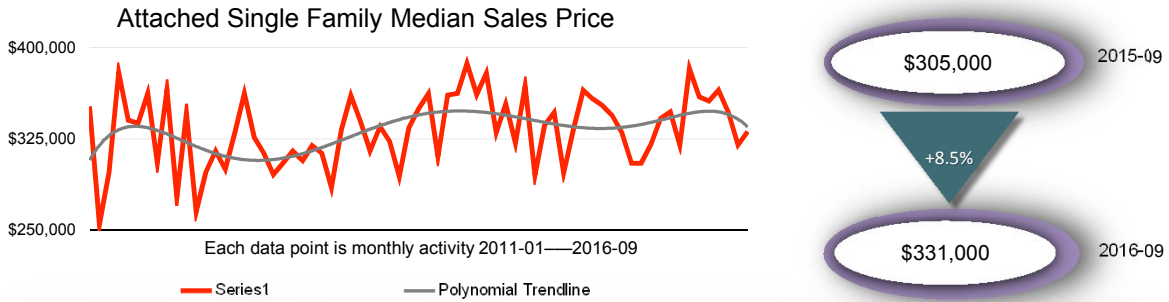
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Lake View

Monthly Update 2016-09



-3.5%	-13.2%	-8.1%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



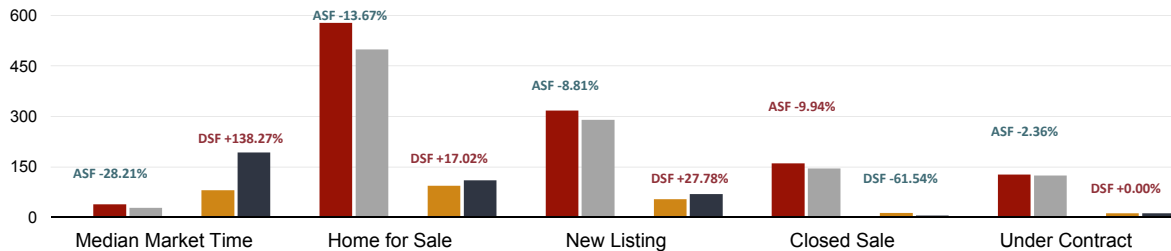
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	39	28	-28.21%
Home for Sale	578	499	-13.67%
New Listing	318	290	-8.81%
Closed Sale	161	145	-9.94%
Under Contract	127	124	-2.36%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Change
Median Market Time	81	193	138.27%
Home for Sale	94	110	17.02%
New Listing	54	69	27.78%
Closed Sale	13	5	-61.54%
Under Contract	12	12	0.00%



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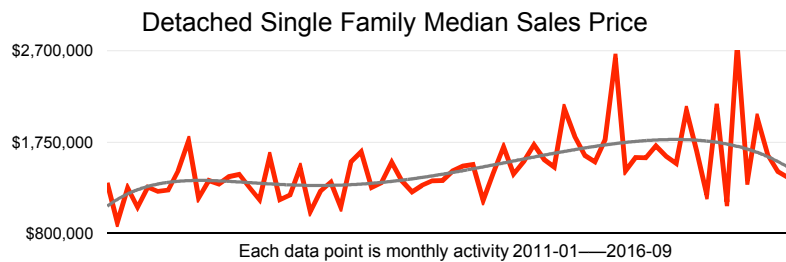
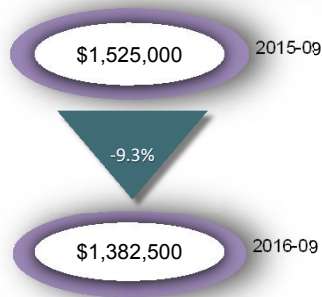
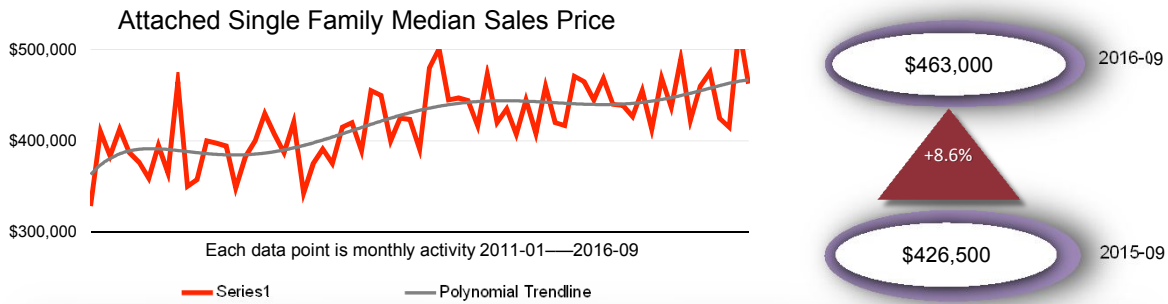
Sunday, September 4, 2016

Lincoln Park

Monthly Update 2016-09



+4.4%	+2.6%	0.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



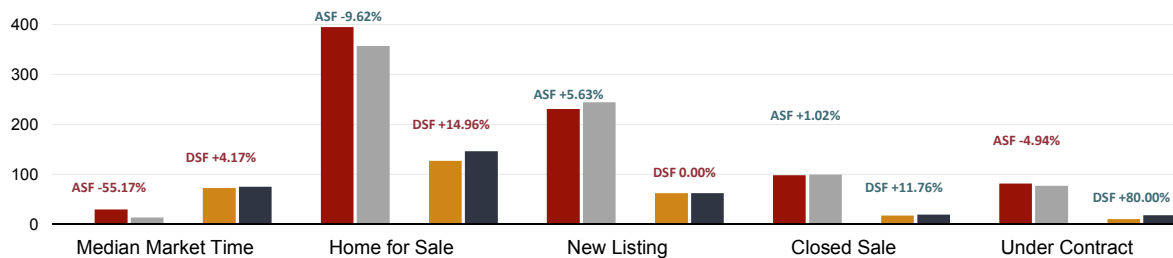
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	29	13	-55.17%
Home for Sale	395	357	-9.62%
New Listing	231	244	5.63%
Closed Sale	98	99	1.02%
Under Contract	81	77	-4.94%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	72	75	4.17%
Home for Sale	127	146	14.96%
New Listing	62	62	0.00%
Closed Sale	17	19	11.76%
Under Contract	10	18	80.00%



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

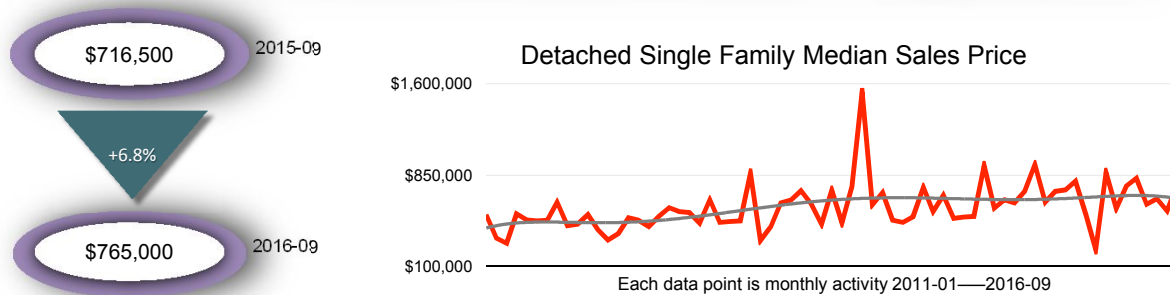
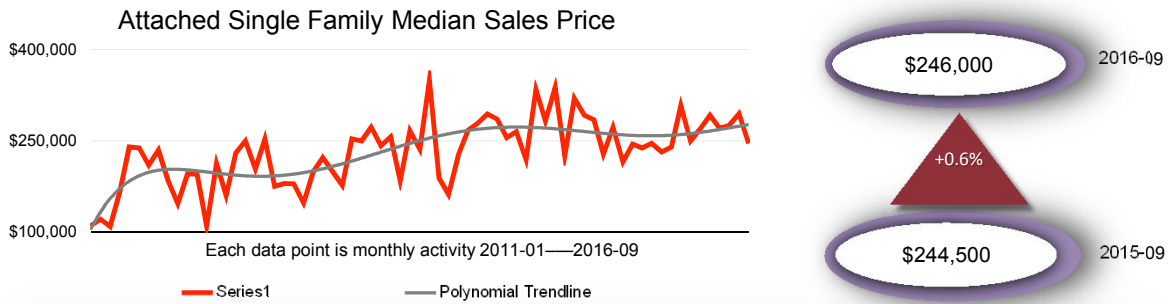
Sunday, September 4, 2016

Lincoln Square

Monthly Update 2016-09



-17.8%	-10.3%	0.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



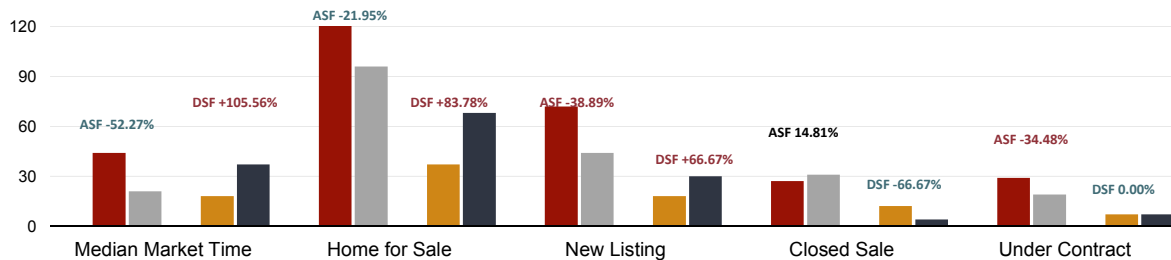
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	44	21	-52.27%
Home for Sale	123	96	-21.95%
New Listing	72	44	-38.89%
Closed Sale	27	31	14.81%
Under Contract	29	19	-34.48%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	18	37	105.56%
Home for Sale	37	68	83.78%
New Listing	18	30	66.67%
Closed Sale	12	4	-66.67%
Under Contract	7	7	0.00%



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

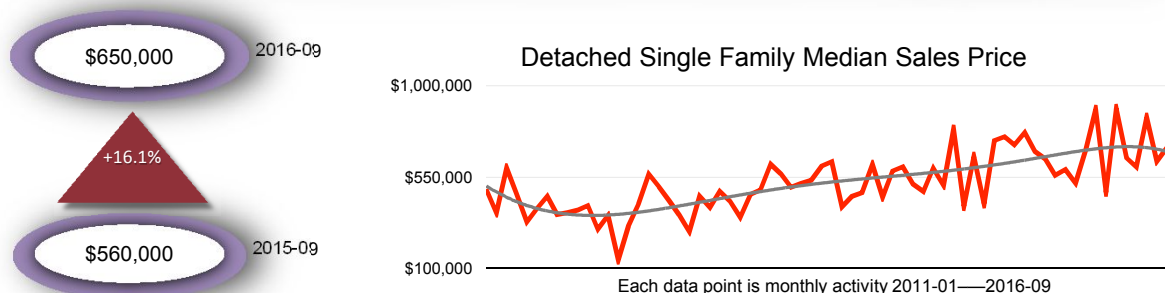
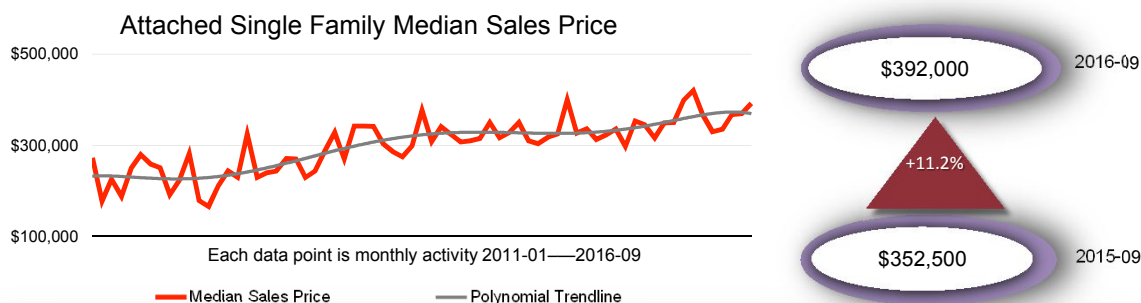
Sunday, September 4, 2016

Logan Square

Monthly Update 2016-09



+21.9%	-3.0%	-3.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	18	27	50.00%
Home for Sale	122	128	4.92%
New Listing	82	120	46.34%
Closed Sale	40	47	17.50%
Under Contract	33	41	24.24%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	26	13	-50.00%
Home for Sale	77	75	-2.60%
New Listing	64	58	-9.38%
Closed Sale	27	17	-37.04%
Under Contract	26	13	-50.00%



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Sunday, September 4, 2016

Loop

Monthly Update 2016-09



28.3%

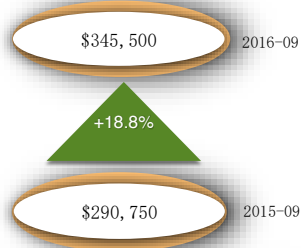
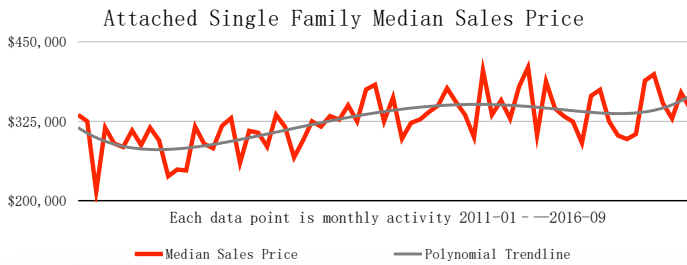
Changes in
New Listings
All Properties

7.1%

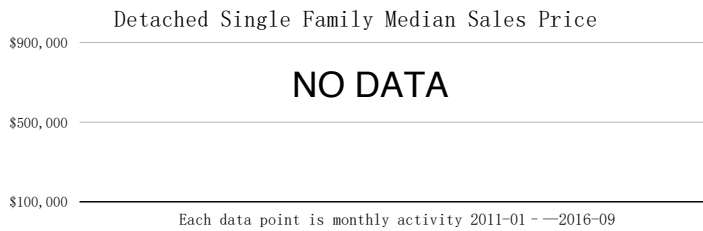
Changes in
Closed Sale
All Properties

-20.0%

Changes in
Months Supply
All Properties



N/A 2016-09



N/A 2015-09

Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	45	47	4.44%
Home for Sale	337	318	-5.64%
New Listing	120	154	28.33%
Closed Sale	56	60	7.14%
Under Contract	69	66	-4.35%

ASF including Townhouse & Condo



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

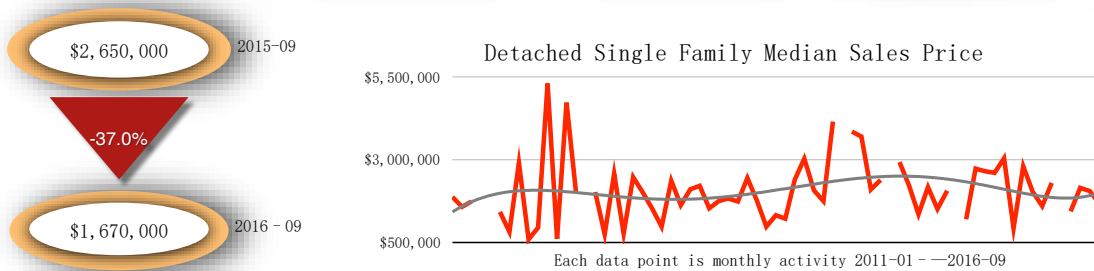
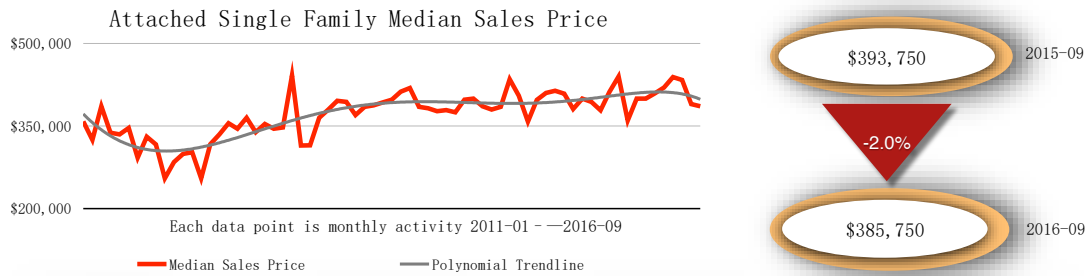
Thursday, October 6, 2016

Near North Side

Monthly Update 2016-09



-11.1%	0%	-6.1%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



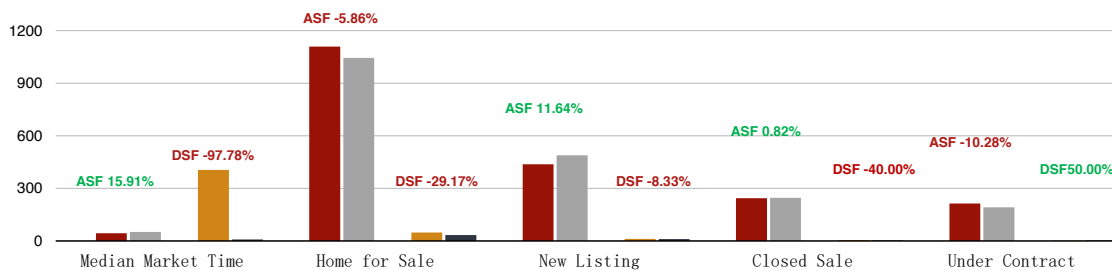
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	44	51	15.91%
Home for Sale	1,109	1,044	-5.86%
New Listing	438	489	11.64%
Closed Sale	244	246	0.82%
Under Contract	214	192	-10.28%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	405	9	-97.78%
Home for Sale	48	34	-29.17%
New Listing	12	11	-8.33%
Closed Sale	5	3	-40.00%
Under Contract	2	3	50.00%



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

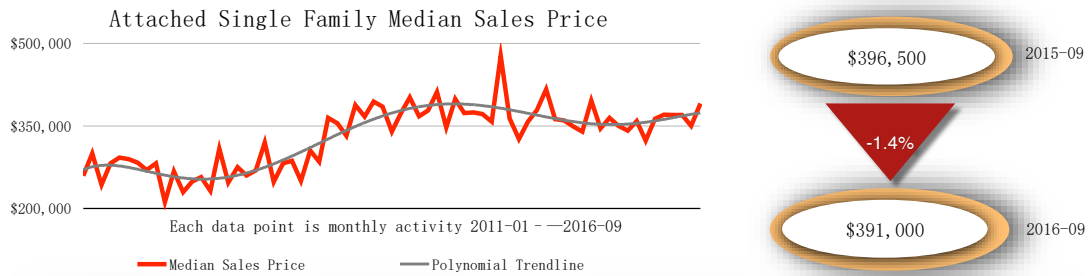
Thursday, October 6, 2016

Near South Side

Monthly Update 2016-09

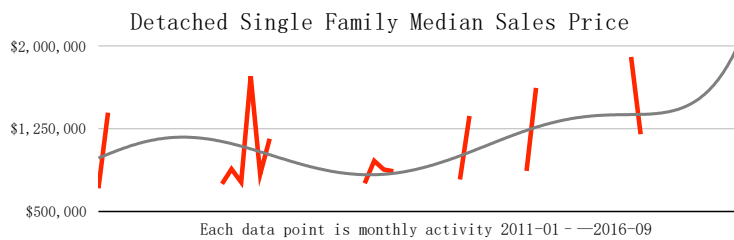


+31.5%	-20.8%	-9.4%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



N/A 2016-09

1,900,000 2015-09



Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	42	38	-9.52%
Home for Sale	237	225	-5.06%
New Listing	123	163	32.52%
Closed Sale	76	61	-19.74%
Under Contract	70	70	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	154	N/A	
Home for Sale	2	3	50.00%
New Listing	1	0	-100.00%
Closed Sale	1	0	-100.00%
Under Contract	0	0	0.00%



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

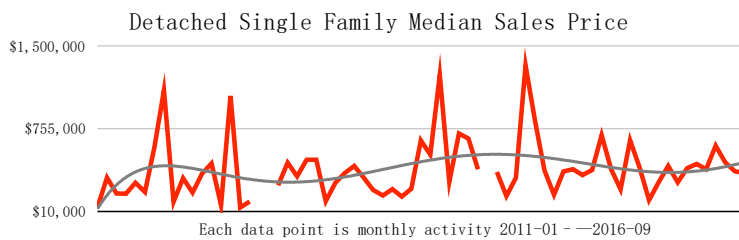
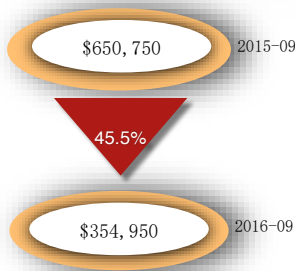
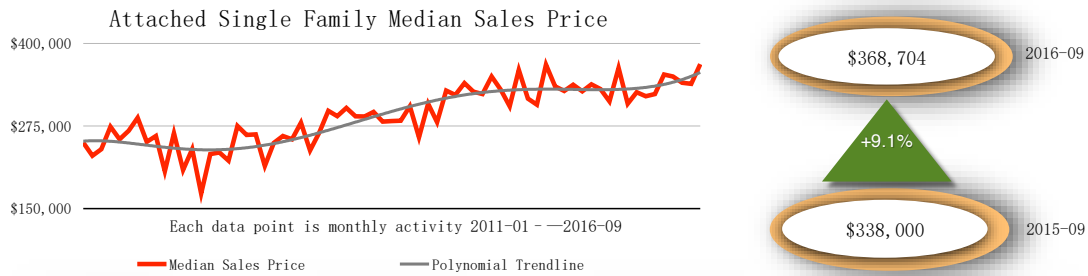
Thursday, October 6, 2016

Near West Side

Monthly Update 2016-09



-4.5%	+12.7%	-12.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



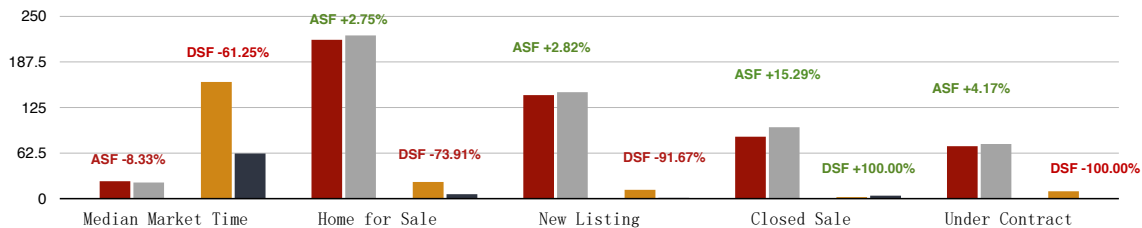
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	24	22	-8.33%
Home for Sale	218	224	2.75%
New Listing	142	146	2.82%
Closed Sale	85	98	15.29%
Under Contract	72	75	4.17%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	160	62	-61.25%
Home for Sale	23	6	-73.91%
New Listing	12	1	-91.67%
Closed Sale	2	4	100.00%
Under Contract	10	0	-100.00%



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

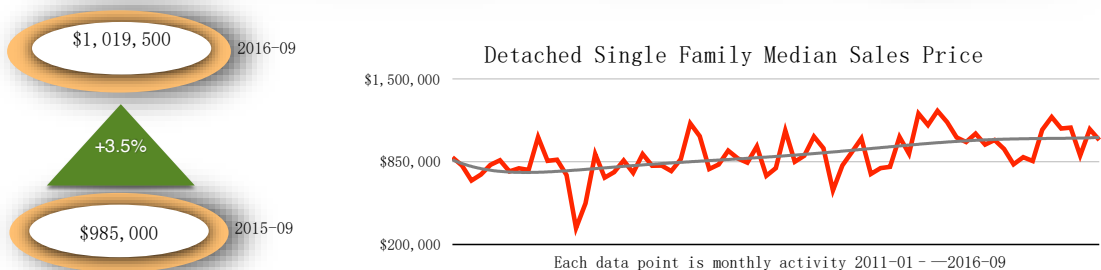
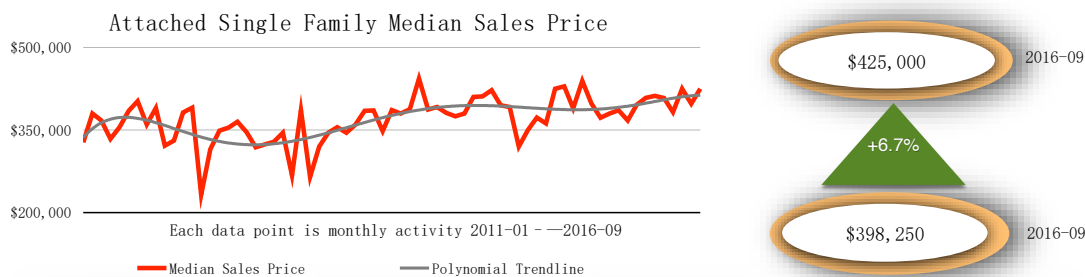
Thursday, October 6, 2016

North Center

Monthly Update 2016-09



+39.0%	-16.4%	+11.4%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	14	28	100.00%
Home for Sale	97	89	-8.25%
New Listing	53	67	26.42%
Closed Sale	38	33	-13.16%
Under Contract	25	25	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	22	71	222.73%
Home for Sale	96	132	37.50%
New Listing	52	79	51.92%
Closed Sale	23	18	-21.74%
Under Contract	19	20	5.26%



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

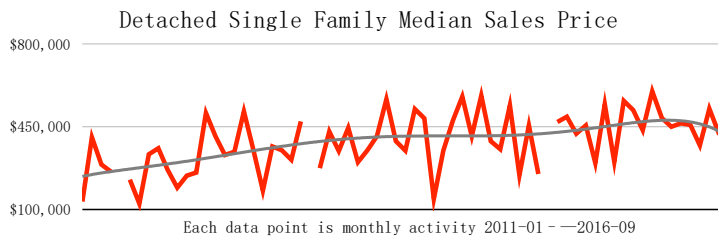
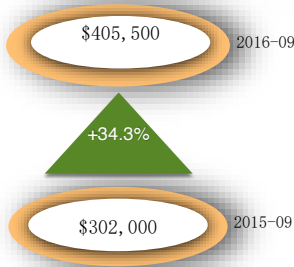
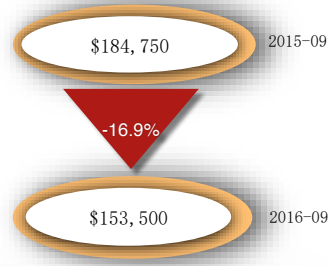
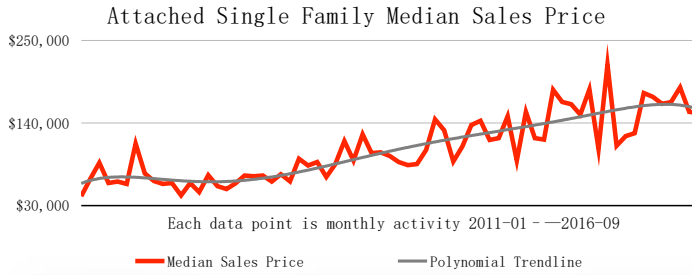
Thursday, October 6 2016

Rogers Park

Monthly Update 2016-09



+28.6%	+4.4%	-16.7%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



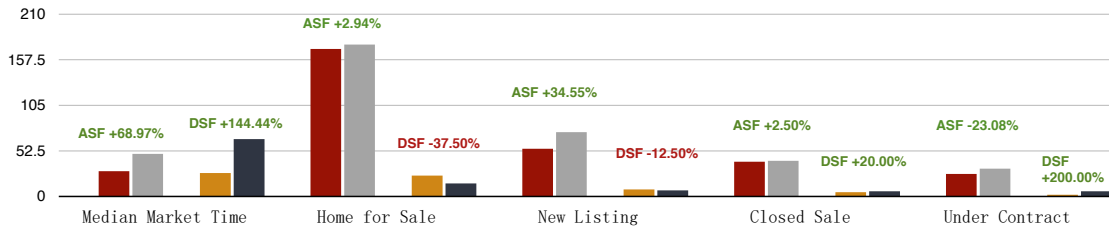
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	29	49	68.97%
Home for Sale	170	175	2.94%
New Listing	55	74	34.55%
Closed Sale	40	41	2.50%
Under Contract	26	32	23.08%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	27	66	144.44%
Home for Sale	24	15	-37.50%
New Listing	8	7	-12.50%
Closed Sale	5	6	20.00%
Under Contract	2	6	200.00%



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

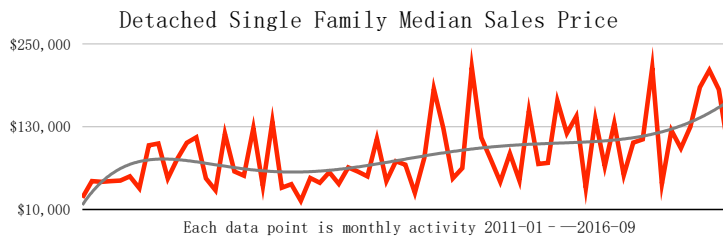
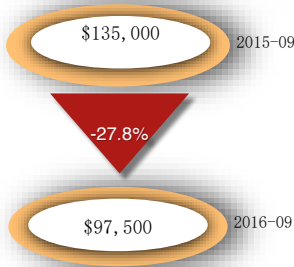
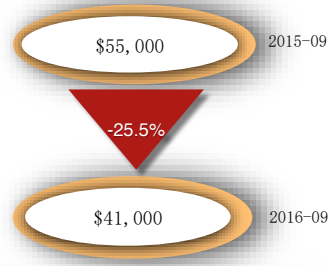
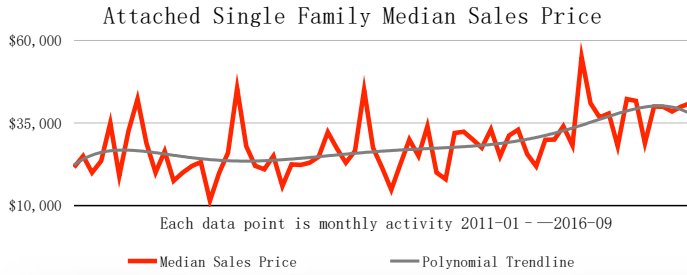
Thursday, October 6, 2016

South Shore

Monthly Update 2016-09



-16.2%	-20.0%	-34.2%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



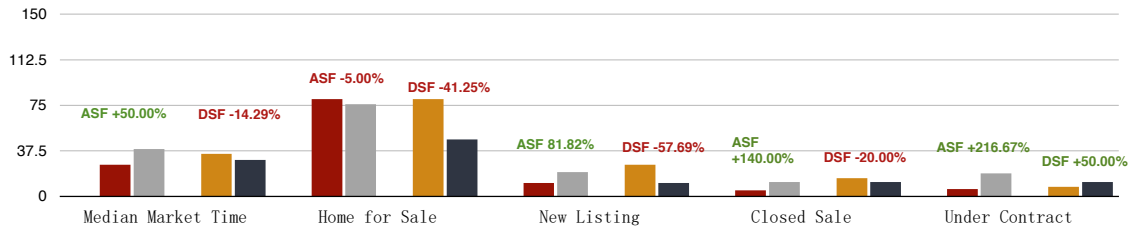
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	26	39	50.00%
Home for Sale	80	76	-5.00%
New Listing	11	20	81.82%
Closed Sale	5	12	140.00%
Under Contract	6	19	216.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	35	30	-14.29%
Home for Sale	80	47	-41.25%
New Listing	26	11	-57.69%
Closed Sale	15	12	-20.00%
Under Contract	8	12	50.00%



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

Thursday, October 6, 2016

Uptown

Monthly Update 2016-09



+13.9%

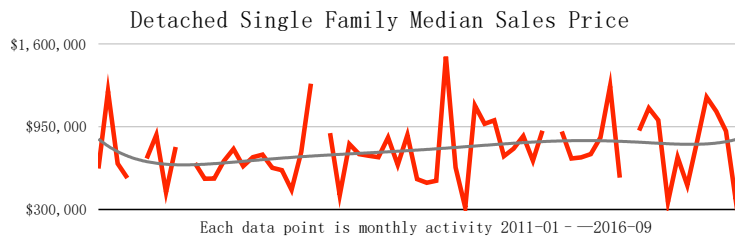
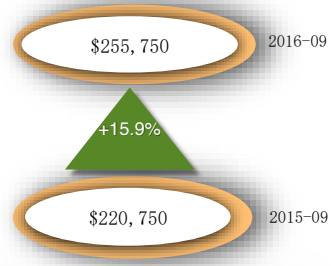
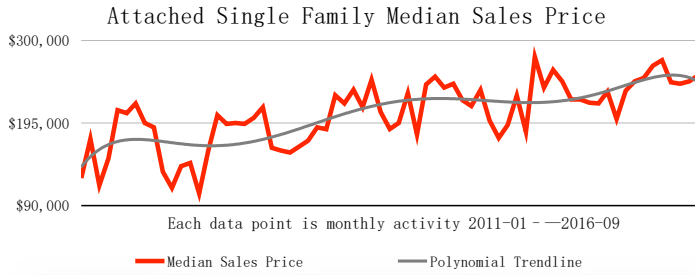
Changes in
New Listings
All Properties

+56.3%

Changes in
Closed Sale
All Properties

-22.0%

Changes in
Months Supply
All Properties



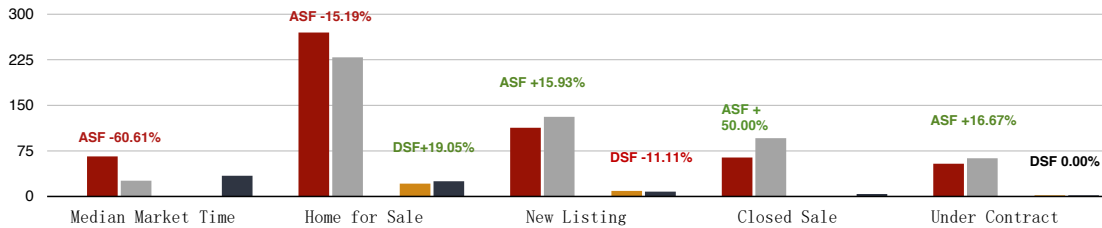
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	66	26	-60.61%
Home for Sale	270	229	-15.19%
New Listing	113	131	+15.93%
Closed Sale	64	96	+50.00%
Under Contract	54	63	+16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	N/A	34	
Home for Sale	21	25	+19.05%
New Listing	9	8	-11.11%
Closed Sale	0	4	
Under Contract	2	2	0.00%



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

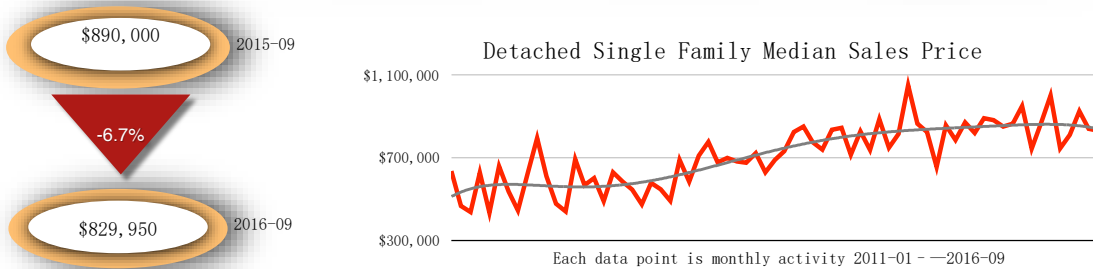
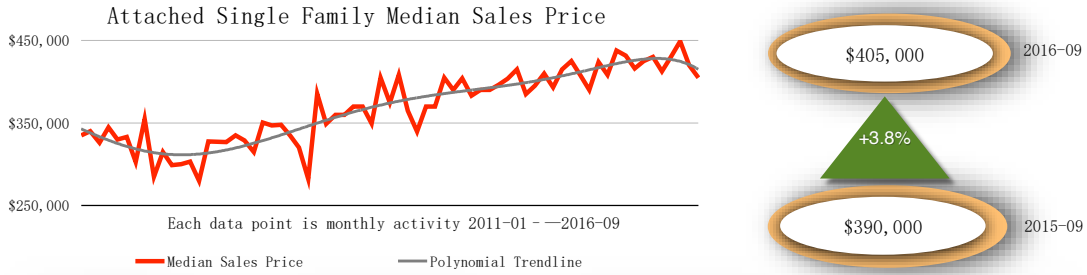
Thursday, October 6, 2016

West Town

Monthly Update 2016-09



+21.5%	-16.1%	+20.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



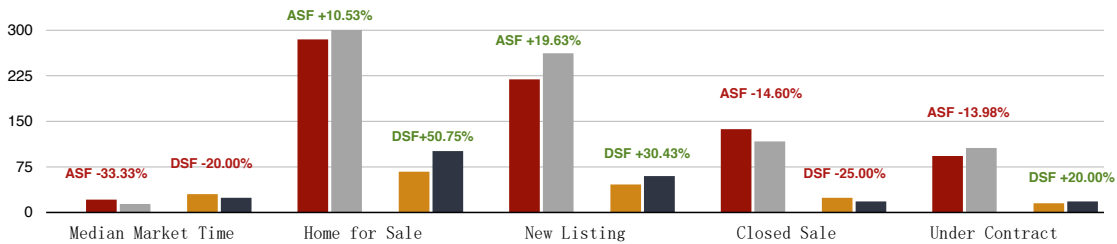
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	21	14	-33.33%
Home for Sale	285	315	10.53%
New Listing	219	262	19.63%
Closed Sale	137	117	-14.60%
Under Contract	93	106	13.98%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	30	24	-20.00%
Home for Sale	67	101	50.75%
New Listing	46	60	30.43%
Closed Sale	24	18	-25.00%
Under Contract	15	18	20.00%



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

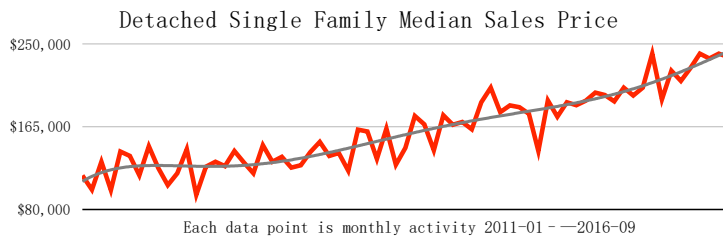
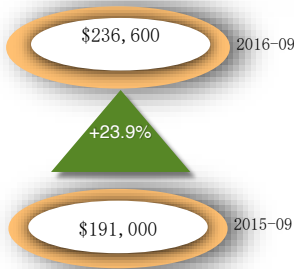
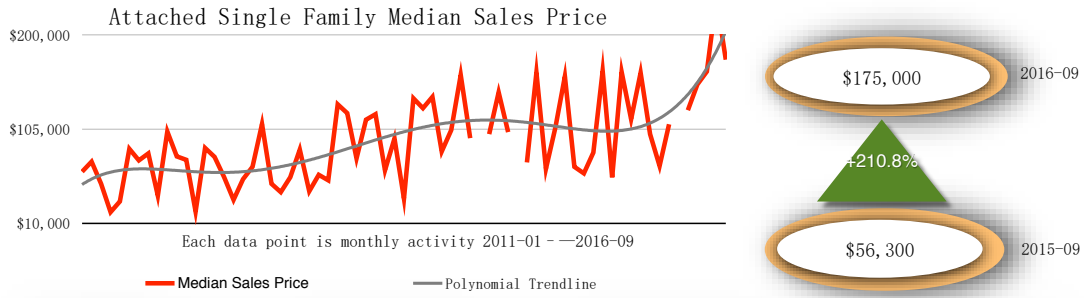
Thursday, October 6, 2016

Belmont Cragin

Monthly Update 2016-09



-11.8%	-13.5%	-10.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



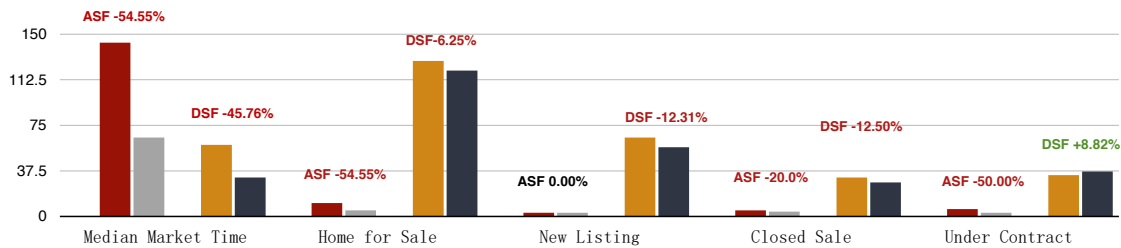
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	143	65	-54.55%
Home for Sale	11	5	-54.55%
New Listing	3	3	0.00%
Closed Sale	5	4	-20.00%
Under Contract	6	3	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	59	32	-45.76%
Home for Sale	128	120	-6.25%
New Listing	65	57	-12.31%
Closed Sale	32	28	-12.50%
Under Contract	34	37	8.82%



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

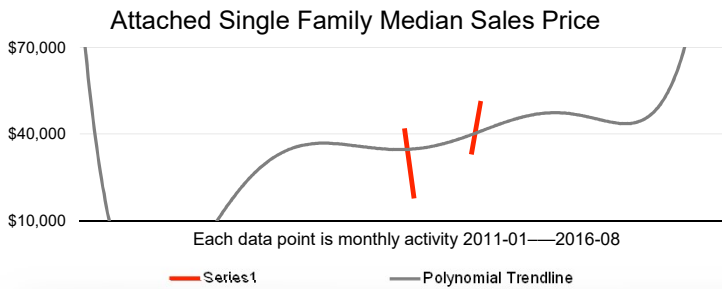
Thursday, October 6, 2016

Chicago Lawn

Monthly Update 2016-09

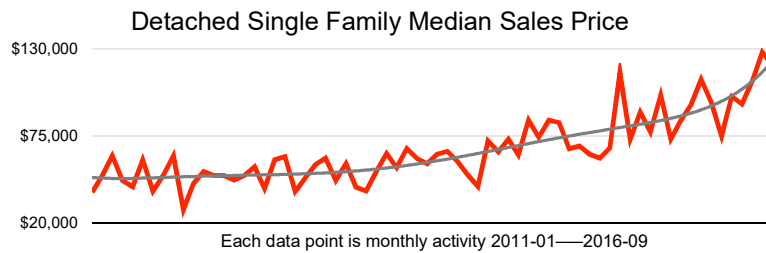
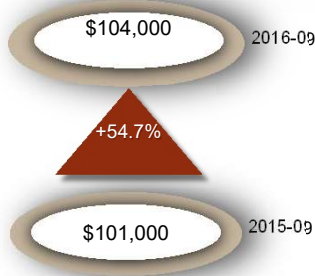


-40.6%	-15.4%	-25.9%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



N/A 2016-09

N/A 2015-09



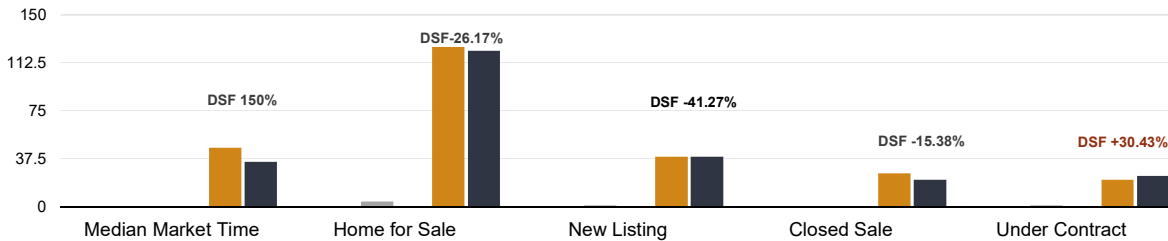
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time			
Home for Sale	0	4	
New Listing	0	1	
Closed Sale	0	0	
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	26	65	150.00%
Home for Sale	149	110	-26.17%
New Listing	63	37	-41.27%
Closed Sale	26	22	-15.38%
Under Contract	23	30	30.43%



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

Thursday, October 6, 2016

Douglas

Monthly Update 2016-09



+17.6%

Changes in
New Listings
All Properties

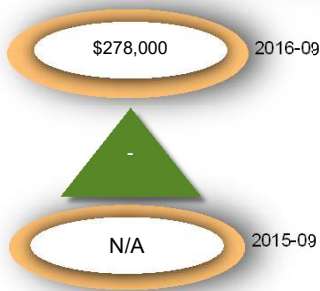
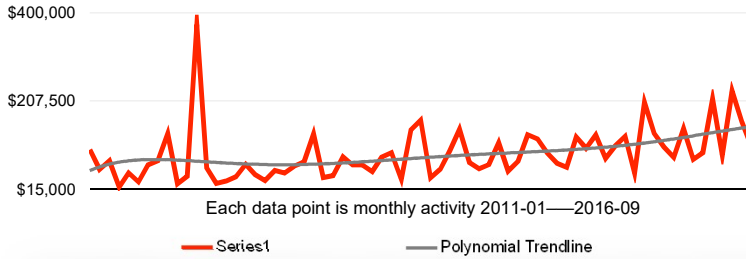
+450.0%

Changes in
Closed Sale
All Properties

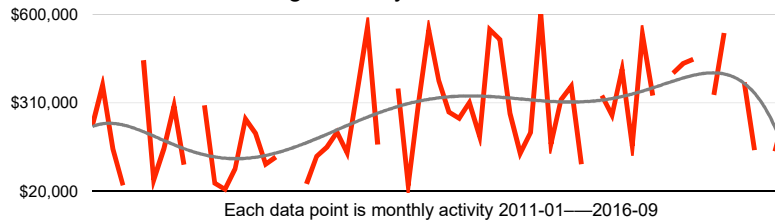
+32.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



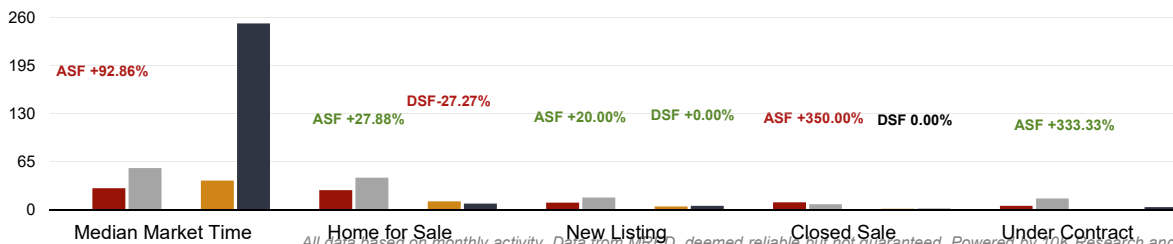
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	28	54	92.86%
Home for Sale	36	46	27.78%
New Listing	15	18	20.00%
Closed Sale	2	9	350.00%
Under Contract	3	13	333.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	0	92	
Home for Sale	9	7	-22.22%
New Listing	2	2	0.00%
Closed Sale	0	2	
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, October 6 2016

East Garfield



Park Monthly Update 2016-09

-15.4%

Changes in
New Listings
All Properties

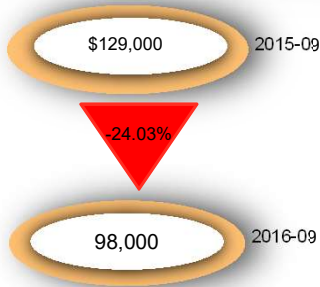
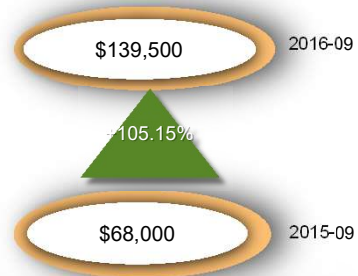
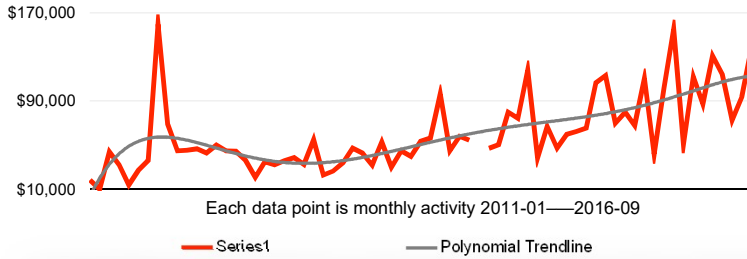
-16.7%

Changes in
Closed Sale
All Properties

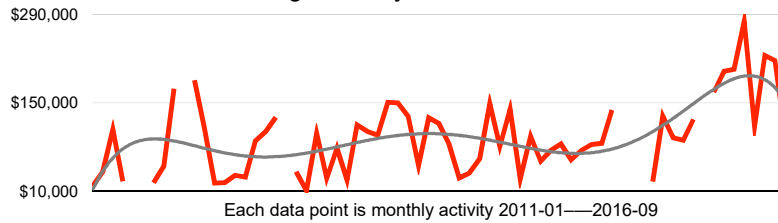
-39.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



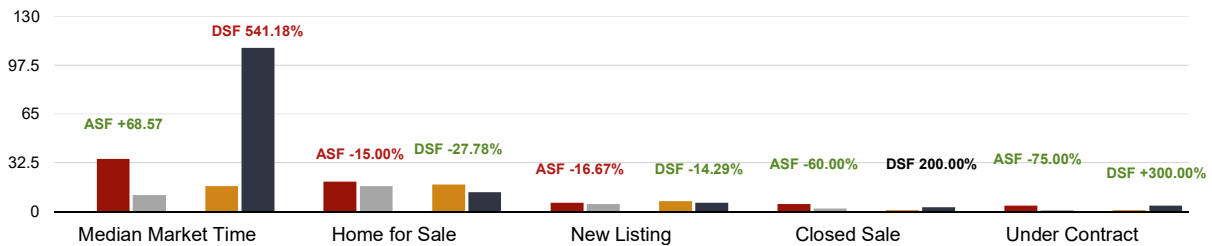
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	35	11	-68.57%
Home for Sale	20	17	-15.00%
New Listing	6	5	-16.67%
Closed Sale	5	2	-60.00%
Under Contract	4	1	-75.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	17	109	541.18%
Home for Sale	18	13	-27.78%
New Listing	7	6	-14.29%
Closed Sale	1	3	200.00%
Under Contract	1	4	300.00%



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

Hermosa

Monthly Update 2016-09



+50.0%

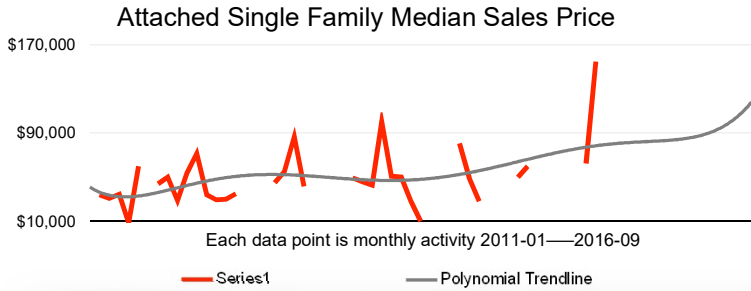
Changes in
New Listings
All Properties

-66.7%

Changes in
Closed Sale
All Properties

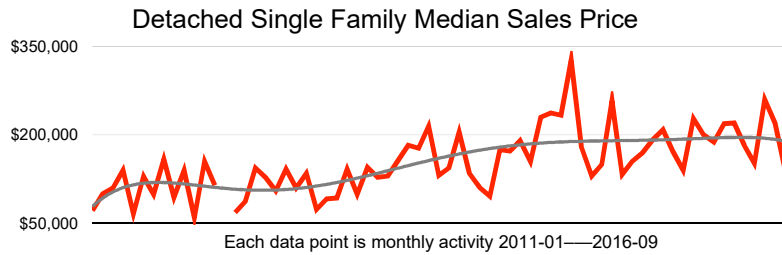
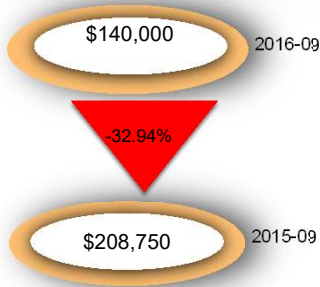
-22.7%

Changes in
Months Supply
All Properties



N/A 2016-09

N/A 2015-09



Attached Single Family (ASF)			
	2015-09	2016-09	Changes
Median Market Time	N/A	N/A	
Home for Sale	3	4	33.33%
New Listing	2	2	0.00%
Closed Sale	0	0	
Under Contract	1	1	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)			
	2015-09	2016-09	Changes
Median Market Time	14	10	-28.57%
Home for Sale	21	17	-19.05%
New Listing	12	19	58.33%
Closed Sale	6	2	-66.67%
Under Contract	1	3	200.00%



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

2
7

Thursday, October 6 2016

Humboldt Park

Monthly Update 2016-09



+90.9%

Changes in
New Listings
All Properties

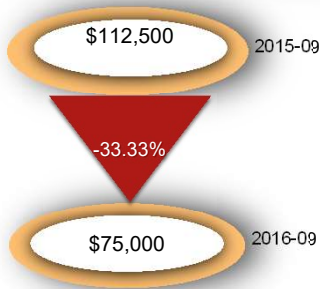
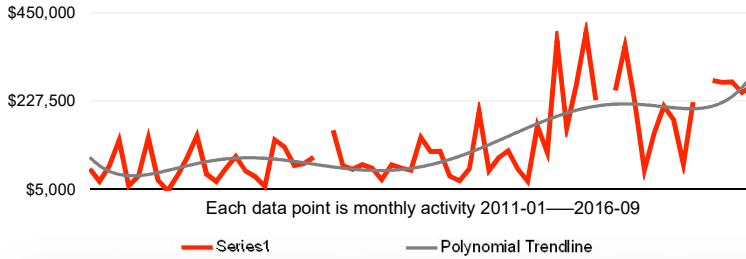
-14.3%

Changes in
Closed Sale
All Properties

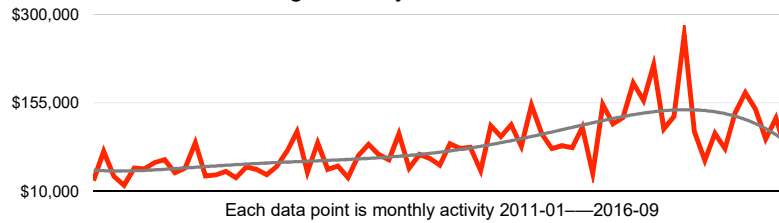
+3.6%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	17	47	176.47%
Home for Sale	9	12	33.33%
New Listing	4	6	50.00%
Closed Sale	2	3	50.00%
Under Contract	4	2	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	53	15	-71.70%
Home for Sale	66	76	15.15%
New Listing	18	36	100.00%
Closed Sale	12	9	-25.00%
Under Contract	13	17	30.77%



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

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Thursday, October 6 2016

North Park

Monthly Update 2016-09



+60.0%

Changes in
New Listings
All Properties

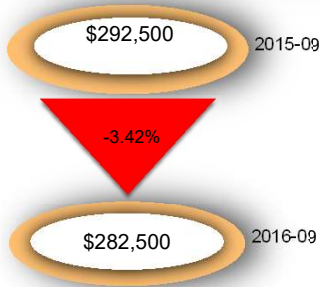
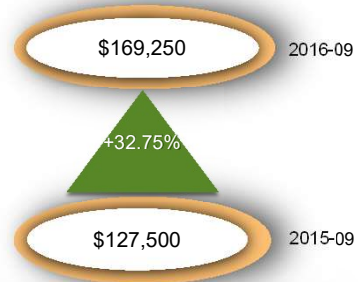
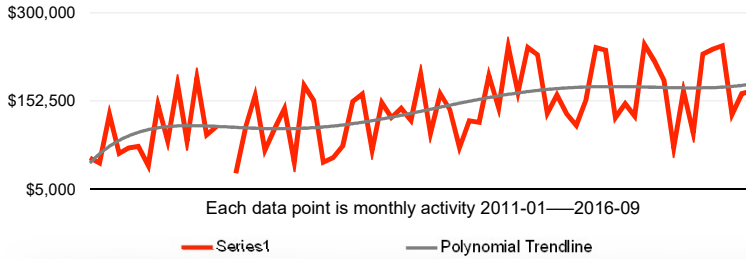
-53.3%

Changes in
Closed Sale
All Properties

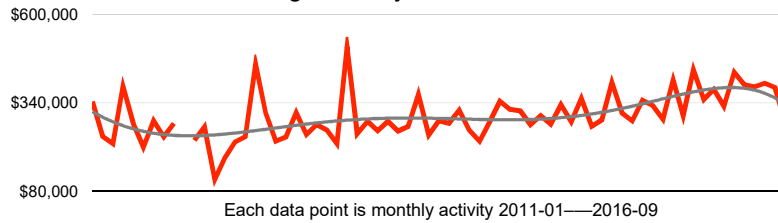
+25.7%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	20	112	460.00%
Home for Sale	10	21	110.00%
New Listing	4	6	50.00%
Closed Sale	6	2	-66.67%
Under Contract	5	3	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	17	26	52.94%
Home for Sale	32	28	-12.50%
New Listing	11	18	63.64%
Closed Sale	9	5	-44.44%
Under Contract	3	8	166.67%



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

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Thursday, October 6 2016

Oakland

Monthly Update 2016-09



-42.9%

Changes in
New Listings
All Properties

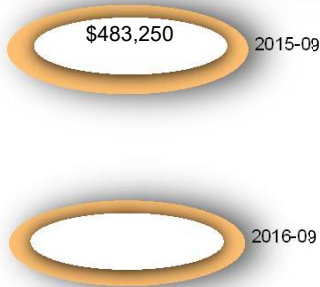
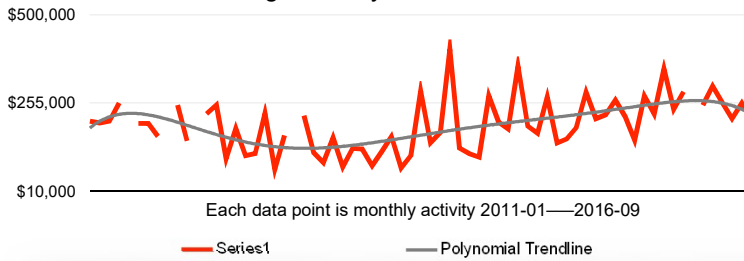
-25.0%

Changes in
Closed Sale
All Properties

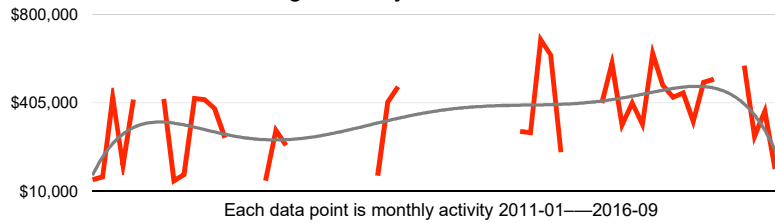
-45.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



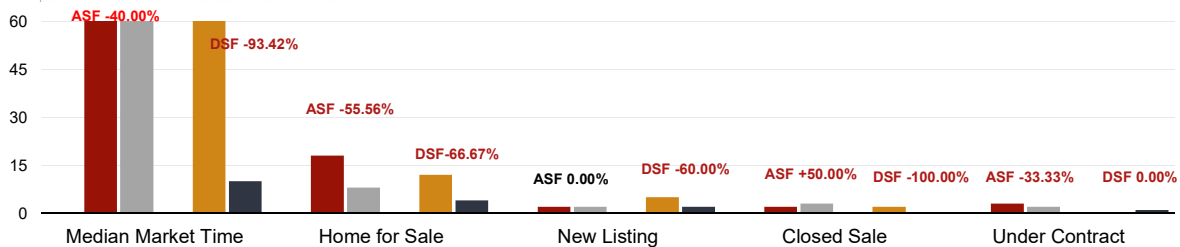
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	110	66	-40.00%
Home for Sale	18	8	-55.56%
New Listing	2	2	0.00%
Closed Sale	2	3	50.00%
Under Contract	3	2	-33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	152	10	-93.42%
Home for Sale	12	4	-66.67%
New Listing	5	2	-60.00%
Closed Sale	2	0	-100.00%
Under Contract	0	1	



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Thursday, October 6, 2016

Washington Park



Monthly Update 2016-09

-37.5%

Changes in
New Listings
All Properties

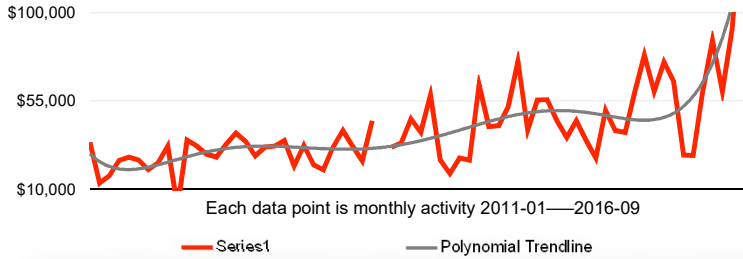
-50.0%

Changes in
Closed Sale
All Properties

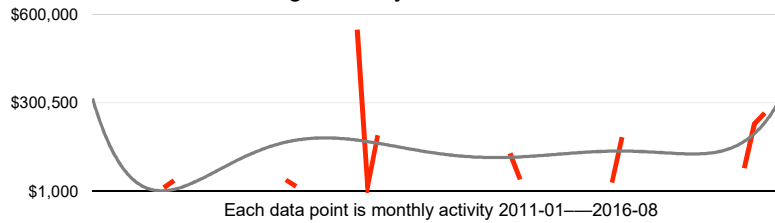
+31.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	148	12	-91.89%
Home for Sale	21	15	-28.57%
New Listing	8	4	-50.00%
Closed Sale	2	1	-50.00%
Under Contract	4	7	75.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	N/A	N/A	
Home for Sale	2	6	200.00%
New Listing	0	1	
Closed Sale	0	0	
Under Contract	0	0	



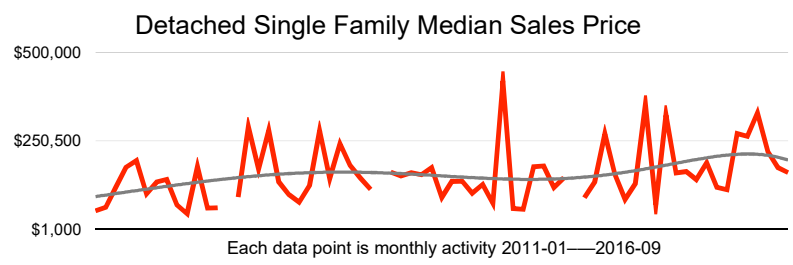
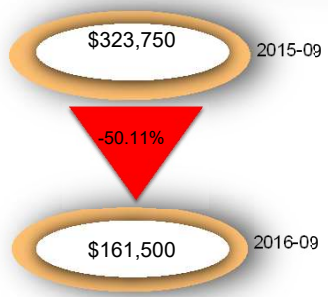
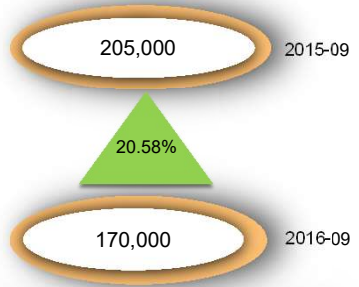
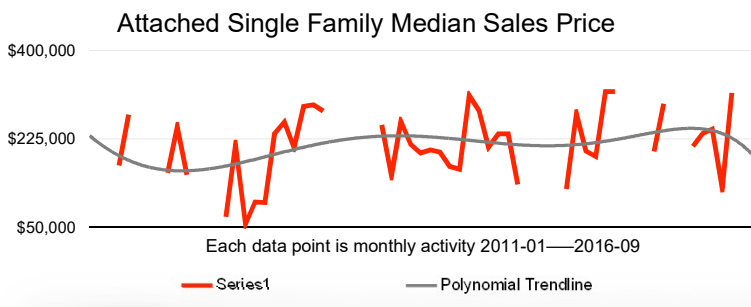
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

McKinley Park

Monthly Update 2016-09



-30.0%	-62.5%	-38.6%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



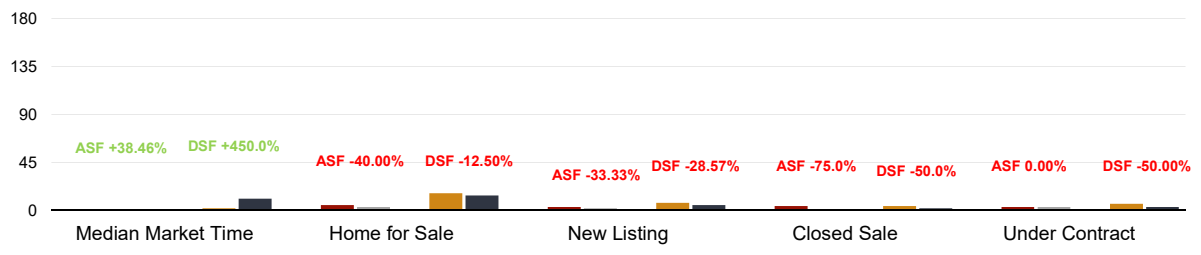
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	26	36	38.46%
Home for Sale	5	3	-40.00%
New Listing	3	2	-33.33%
Closed Sale	4	1	-75.00%
Under Contract	3	3	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	2	11	450.00%
Home for Sale	16	14	-12.50%
New Listing	7	5	-28.57%
Closed Sale	4	2	-50.00%
Under Contract	6	3	-50.00%



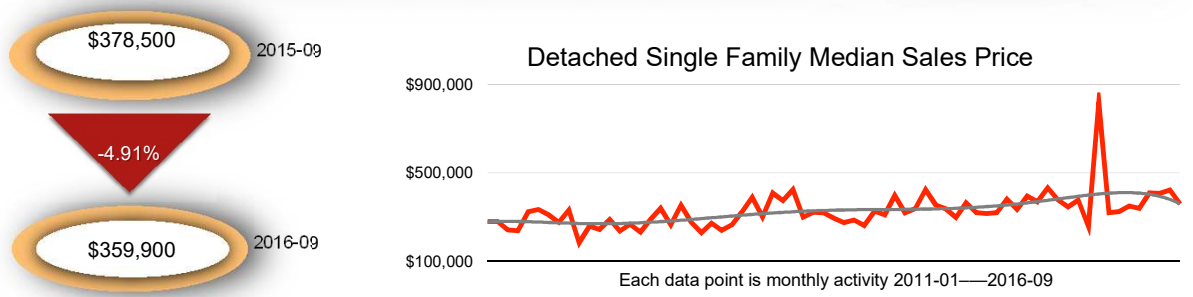
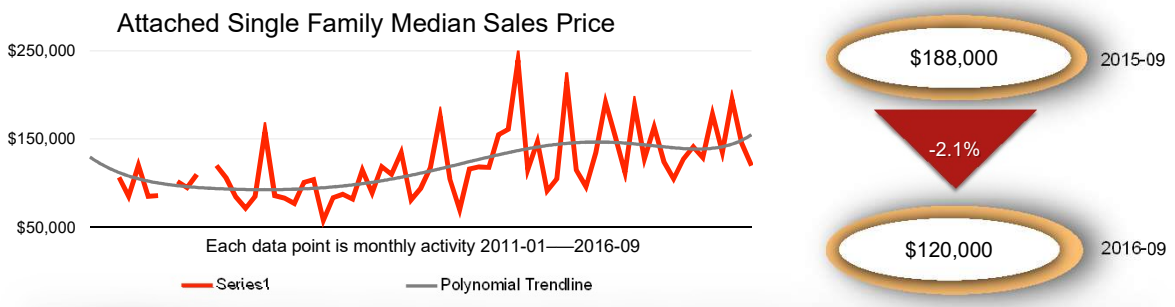
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Edison Park

Monthly Update 2016-09



-3.7%	-5.6%	-36.4%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



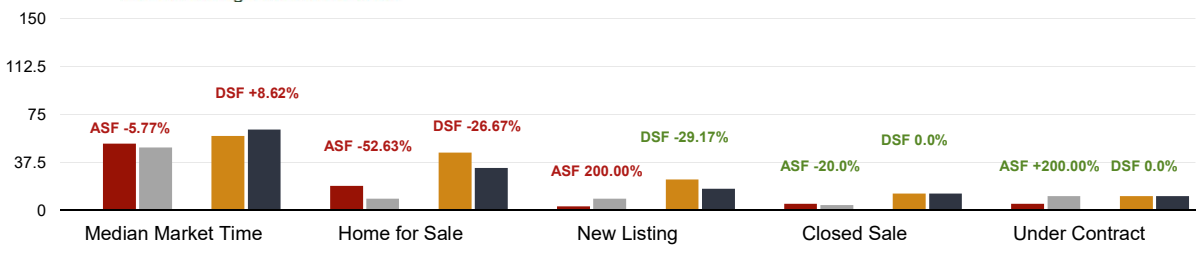
Attached Single Family (ASF)

	2015-09	2016-09	Changes
Median Market Time	52	49	-5.77%
Home for Sale	19	9	-52.63%
New Listing	3	9	200.00%
Closed Sale	5	4	-20.00%
Under Contract	5	11	120.00%

ASF including Townhouse & Cc

Detached Single Family (DSF)

	2015-09	2016-09	Changes
Median Market Time	58	63	8.62%
Home for Sale	45	33	-26.67%
New Listing	24	17	-29.17%
Closed Sale	13	13	0.00%
Under Contract	11	11	0.00%



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