



Chicago
31 Neighborhoods
Monthly Report - August 2016

KEY TAKEAWAYS...

- Median sales price for all type of properties in August decreased to \$230,000 from \$237,500 compared to last month, but were up 4.6% from last year, according to the data from MRED. Median sales price for attached single-family decreased to \$189,000 and for detached single-family decreased to \$250,000, which were 1.1% and 6.4% increased compared with last year respectively.
- Total number of homes for sale in August dropped 6.55% to 39,824 and it was 18% lower than last year. There were 10,781 attached single-family properties (including townhouse and condo) for sale and 29,043 detached single family housing for sale. It continued to be a seller-market in real estate industry.
- 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— August 2016

+0.7%

Change in
New Listing
All properties

+7.0%

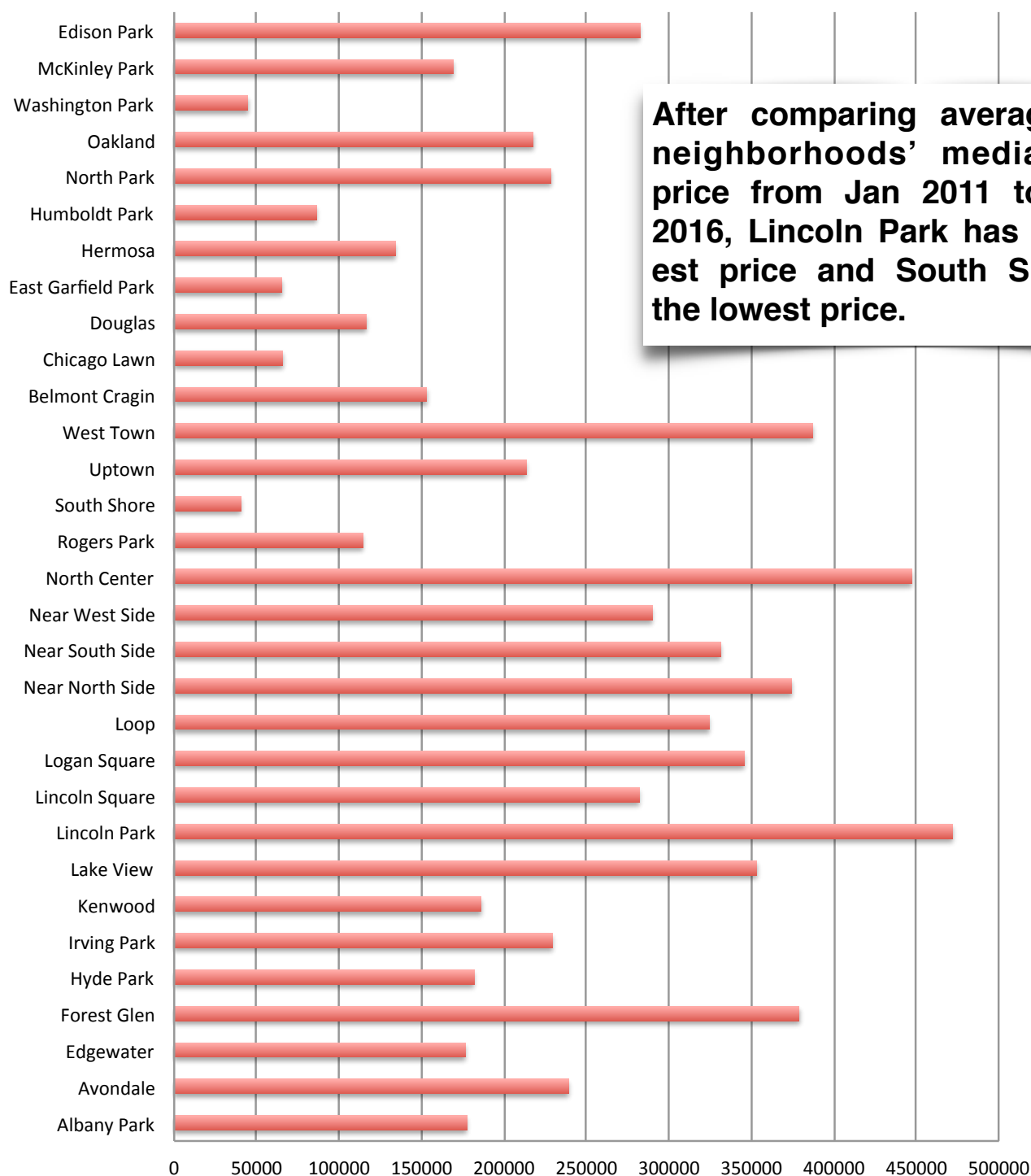
Change in
Closed Sales
All properties

-18.0%

Change in
Inventory of Homes
All properties

Overview of 31 Neighborhoods

Average Median Sales Prices From Jan 2011



After comparing average of 31 neighborhoods' median sales price from Jan 2011 to August 2016, Lincoln Park has the highest price and South Shore has the lowest price.

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

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

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INTRODUCTION & METHODOLOGY



Monthly Update—August 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 2016-08



-5.2%

Changes in
New Listings
All Properties

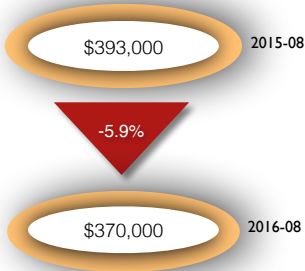
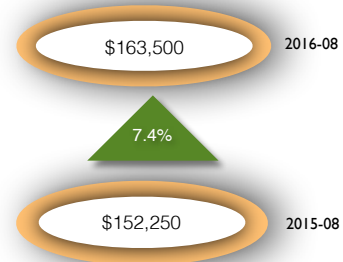
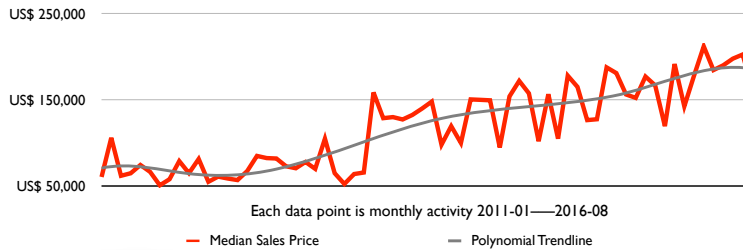
+15.7%

Changes in
Closed Sale
All Properties

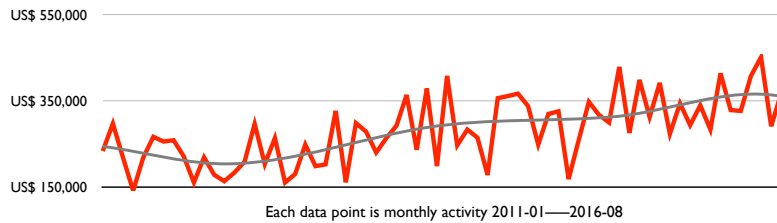
-36.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



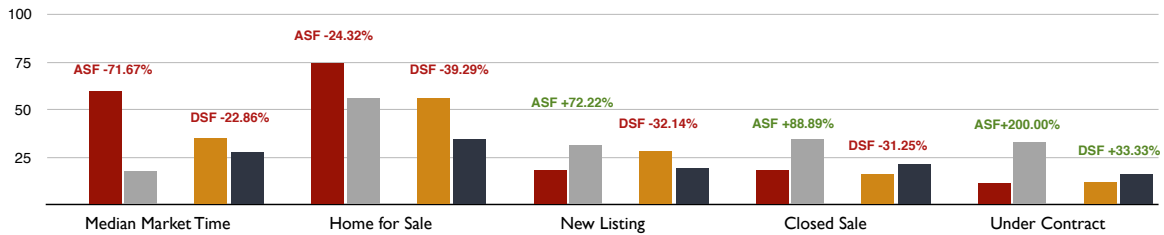
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	60	17	-71.67%
Home for Sale	74	56	-24.32%
New Listing	18	31	+72.22%
Closed Sale	18	34	+88.89%
Under Contract	11	33	+200.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	35	27	-22.86%
Home for Sale	56	34	-39.29%
New Listing	28	19	-32.14%
Closed Sale	16	21	+31.25%
Under Contract	12	16	+33.33%



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

Sunday, September 4, 2016

Avondale

Monthly Update 2016-08



+103.7%

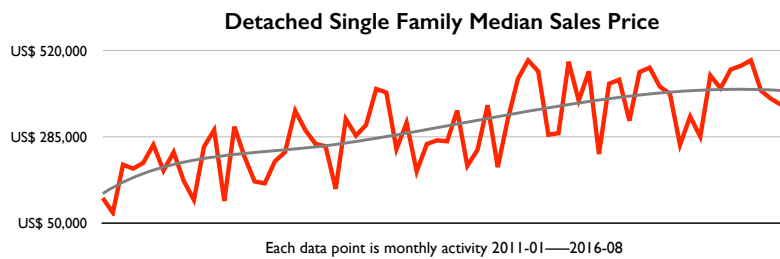
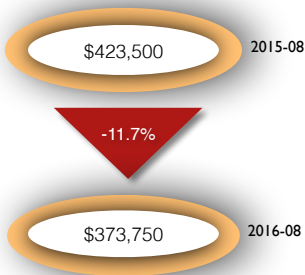
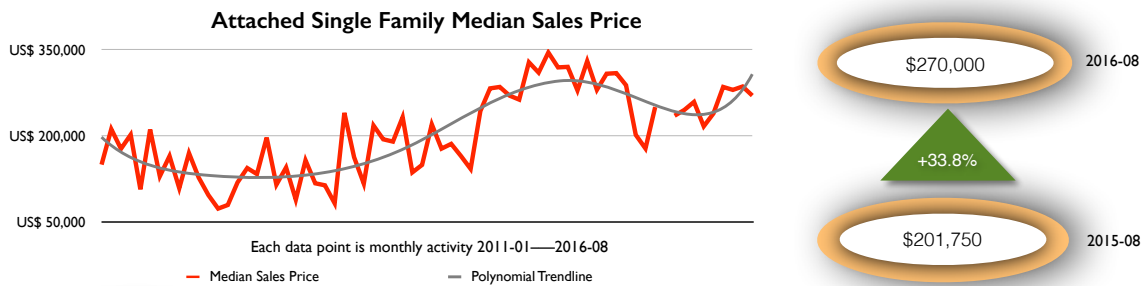
Changes in
New Listings
All Properties

+77.8%

Changes in
Closed Sale
All Properties

+2.9%

Changes in
Months Supply
All Properties



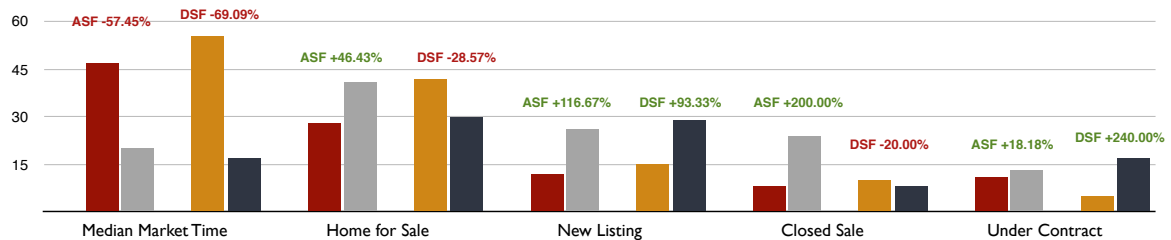
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	47	20	-57.45%
Home for Sale	28	41	+46.43%
New Listing	12	26	+116.67%
Closed Sale	8	24	+200.00%
Under Contract	11	13	+18.18%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2015-08	Changes
Median Market Time	55	17	-69.09%
Home for Sale	42	30	-28.57%
New Listing	15	29	+93.33%
Closed Sale	10	8	-20.00%
Under Contract	5	17	+240.00%



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Sunday, September 4, 2016

Edgewater

Monthly Update 2016-08



-14.1%

Changes in
New Listings
All Properties

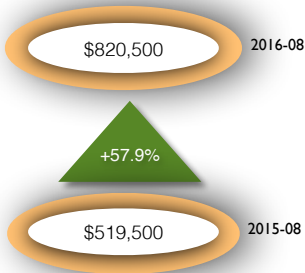
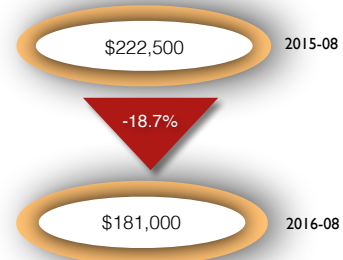
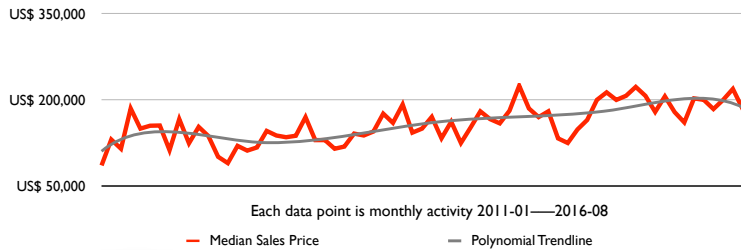
-24.5%

Changes in
Closed Sale
All Properties

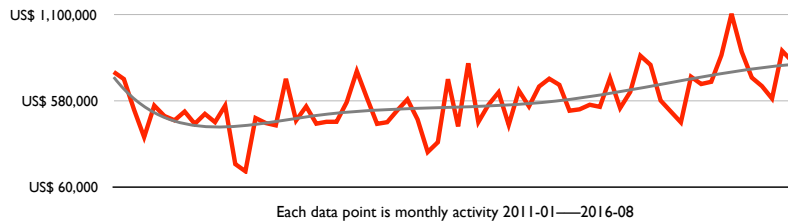
-32.7%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



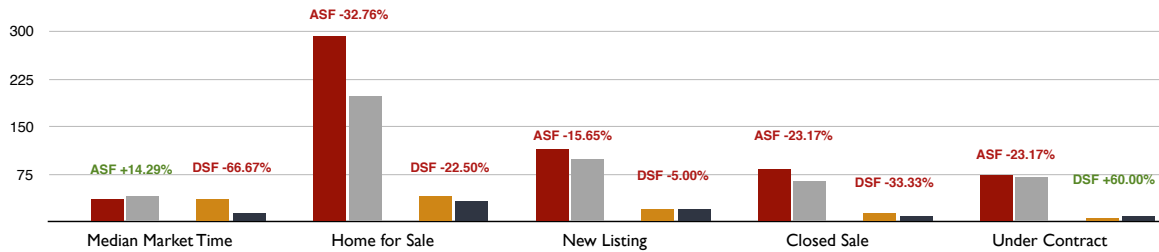
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	35	40	14.29%
Home for Sale	293	197	-32.76%
New Listing	115	97	-15.65%
Closed Sale	82	63	-23.17%
Under Contract	73	70	-4.11%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	36	12	-66.67%
Home for Sale	40	31	-22.50%
New Listing	20	19	-5.00%
Closed Sale	12	8	-33.33%
Under Contract	5	8	60.00%



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Forest Glen

Monthly Update 2016-08



+27.5%

Changes in
New Listings
All Properties

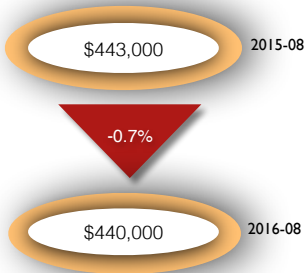
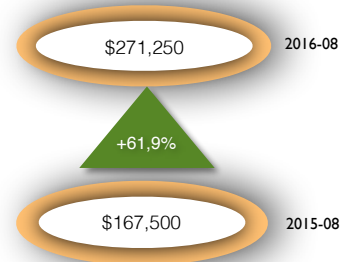
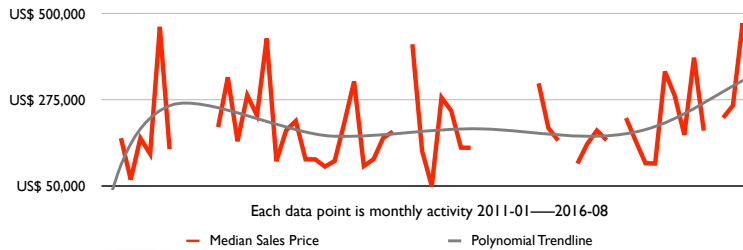
-6.9%

Changes in
Closed Sale
All Properties

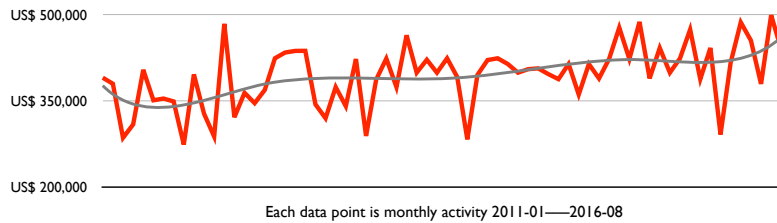
-17.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



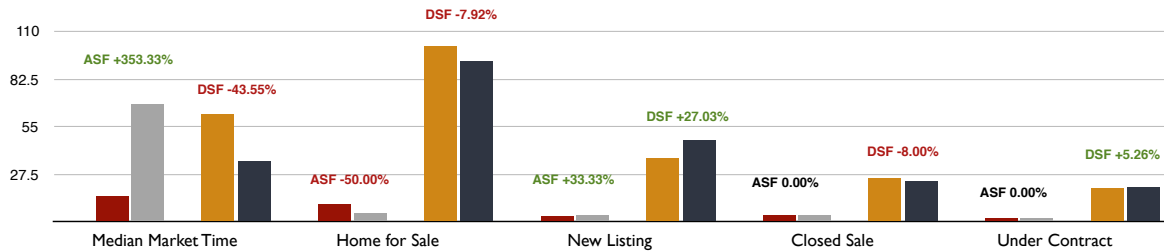
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	15	68	353.33%
Home for Sale	10	5	-50.00%
New Listing	3	4	33.33%
Closed Sale	4	4	0.00%
Under Contract	2	2	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	62	35	-43.55%
Home for Sale	101	93	-7.92%
New Listing	37	47	27.03%
Closed Sale	25	23	-8.00%
Under Contract	19	20	5.26%



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Hyde Park

Monthly Update 2016-08



-6.4%

Changes in
New Listings
All Properties

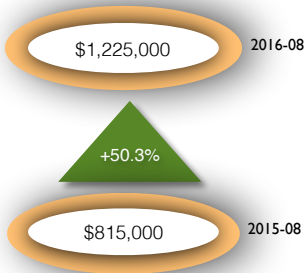
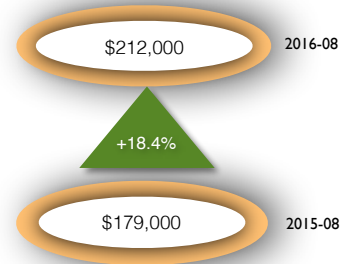
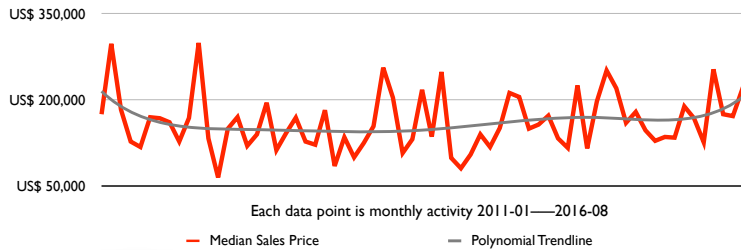
+10.0%

Changes in
Closed Sale
All Properties

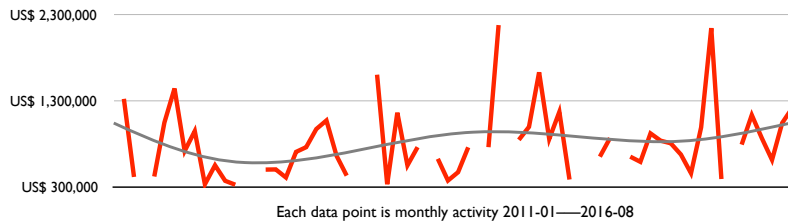
-4.1%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



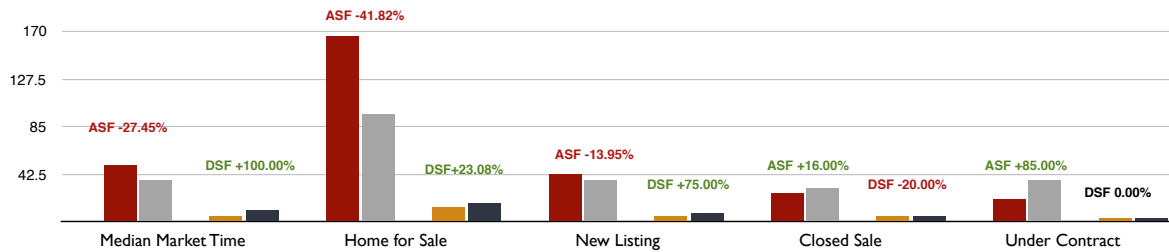
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	51	37	-27.45%
Home for Sale	165	96	-41.82%
New Listing	43	37	-13.95%
Closed Sale	25	29	16.00%
Under Contract	20	37	85.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	5	10	100.00%
Home for Sale	13	16	23.08%
New Listing	4	7	75.00%
Closed Sale	5	4	-20.00%
Under Contract	3	3	0.00%



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Irving Park

Monthly Update 2016-08



-6.9%

Changes in
New Listings
All Properties

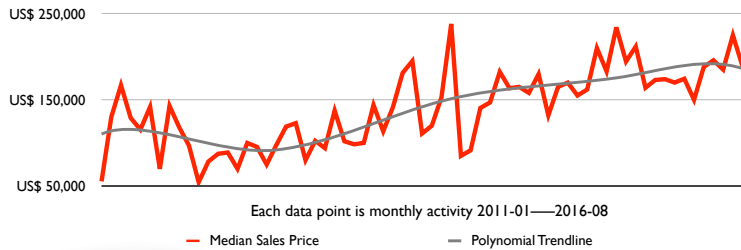
+10.4%

Changes in
Closed Sale
All Properties

-29.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



\$211,750

2015-08

-16.4%

\$177,000

2016-08

\$518,200

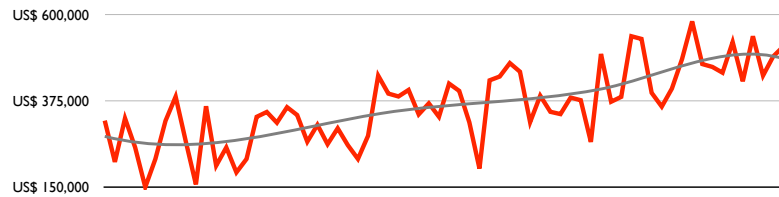
2016-08

43.3%

\$361,500

2015-08

Detached Single Family Median Sales Price



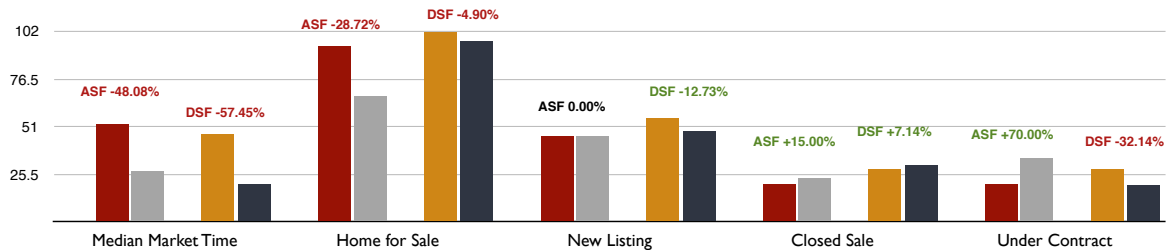
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	52	27	-48.08%
Home for Sale	94	67	-28.72%
New Listing	46	46	0.00%
Closed Sale	20	23	15.00%
Under Contract	20	34	70.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	47	20	-57.45%
Home for Sale	102	97	-4.90%
New Listing	55	48	-12.73%
Closed Sale	28	30	7.14%
Under Contract	28	19	-32.14%



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Kenwood

Monthly Update 2016-08



+76.2%

Changes in
New Listings
All Properties

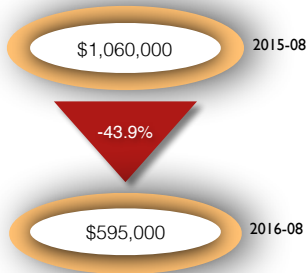
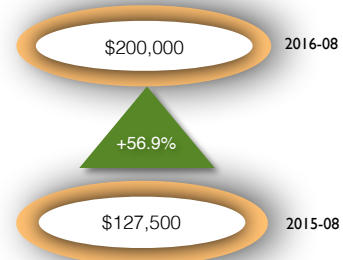
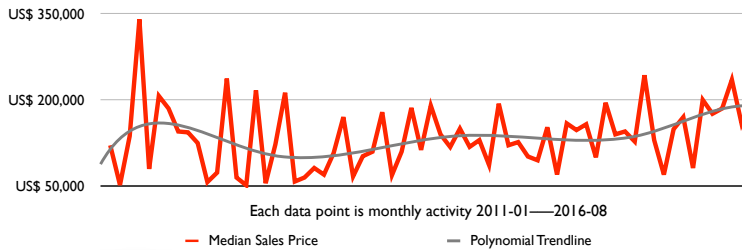
+17.6%

Changes in
Closed Sale
All Properties

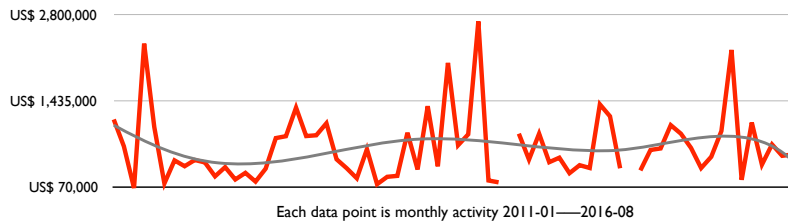
-30.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



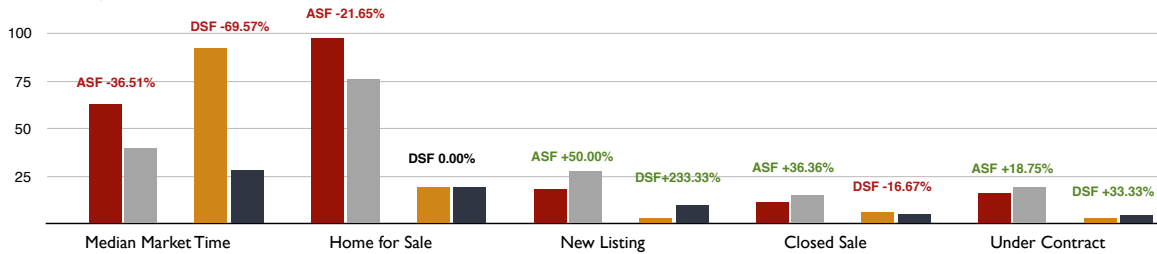
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	63	40	-36.51%
Home for Sale	97	76	-21.65%
New Listing	18	27	50.00%
Closed Sale	11	15	36.36%
Under Contract	16	19	18.75%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	92	28	-69.57%
Home for Sale	19	19	0.00%
New Listing	3	10	233.33%
Closed Sale	6	5	-16.67%
Under Contract	3	4	33.33%



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Sunday, September 4, 2016

Lake View

Monthly Update 2016-08



+6.0%

Changes in
New Listings
All Properties

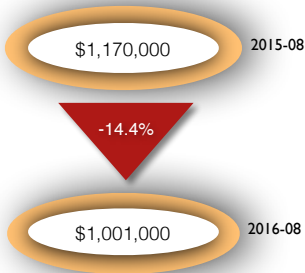
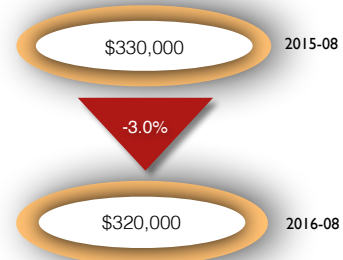
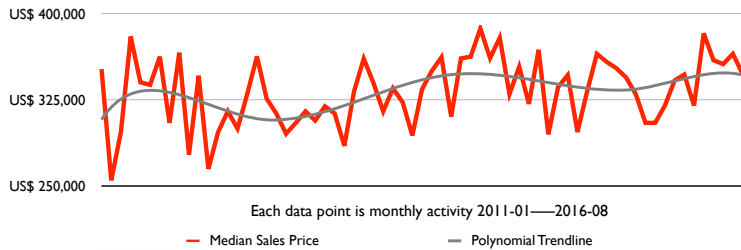
+0.9%

Changes in
Closed Sale
All Properties

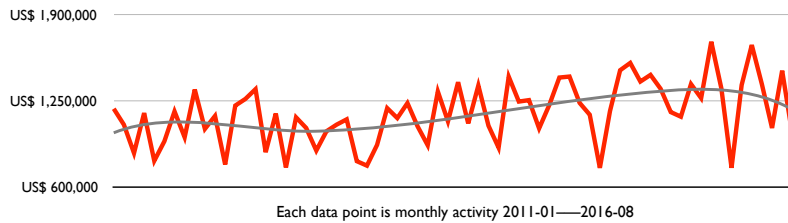
-11.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



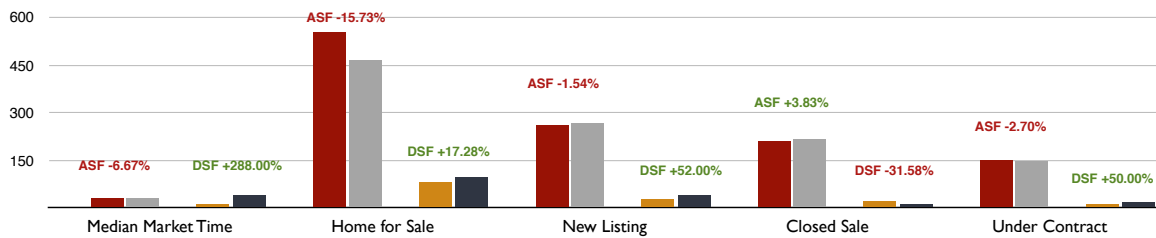
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	30	28	-6.67%
Home for Sale	553	466	-15.73%
New Listing	260	264	1.54%
Closed Sale	209	217	3.83%
Under Contract	148	144	-2.70%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	10	38	280.00%
Home for Sale	81	95	17.28%
New Listing	25	38	52.00%
Closed Sale	19	13	-31.58%
Under Contract	10	15	50.00%



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Lincoln Park

Monthly Update 2016-08



+0.9%

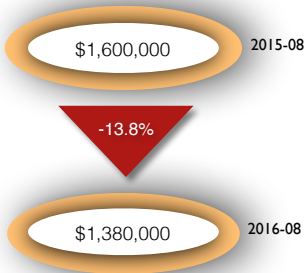
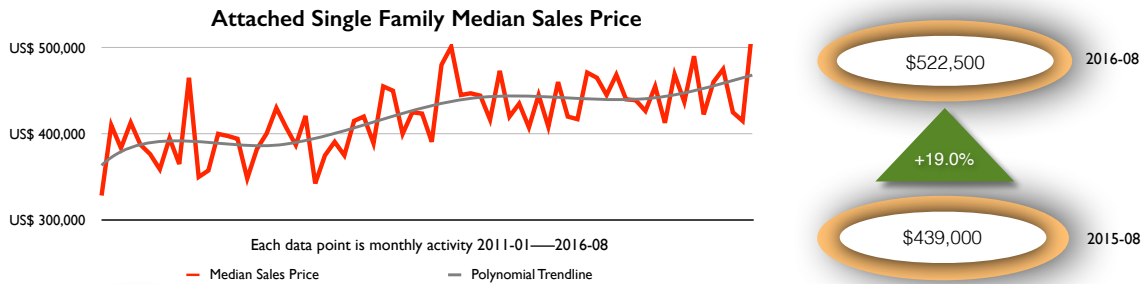
Changes in
New Listings
All Properties

-16.1%

Changes in
Closed Sale
All Properties

-5.3%

Changes in
Months Supply
All Properties



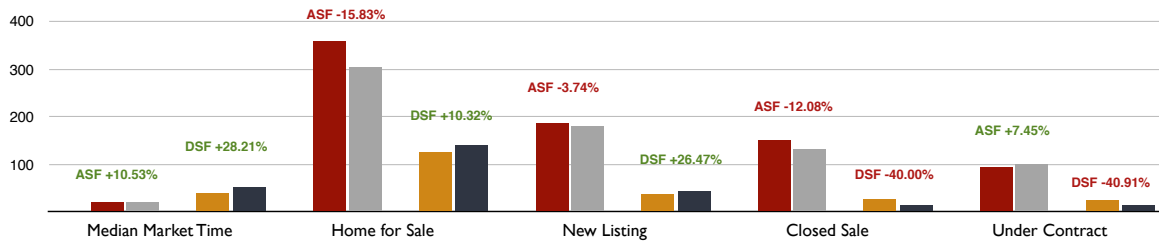
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	19	21	10.53%
Home for Sale	360	303	-15.83%
New Listing	187	180	-3.74%
Closed Sale	149	131	-12.08%
Under Contract	94	101	7.45%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	39	50	28.21%
Home for Sale	126	139	10.32%
New Listing	34	43	26.47%
Closed Sale	25	15	-40.00%
Under Contract	22	13	-40.91%



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Lincoln Square

Monthly Update 2016-08



+33.8%

Changes in
New Listings
All Properties

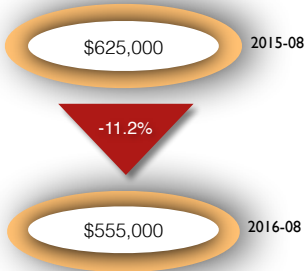
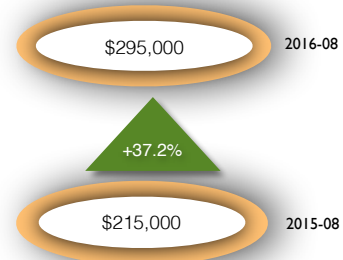
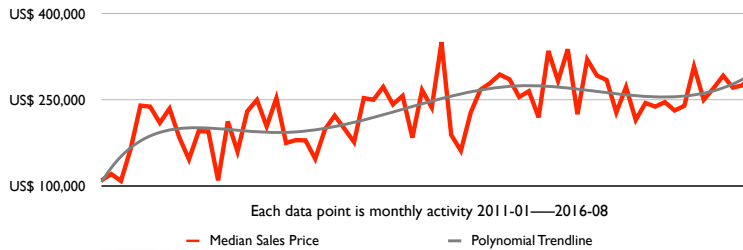
-3.8%

Changes in
Closed Sale
All Properties

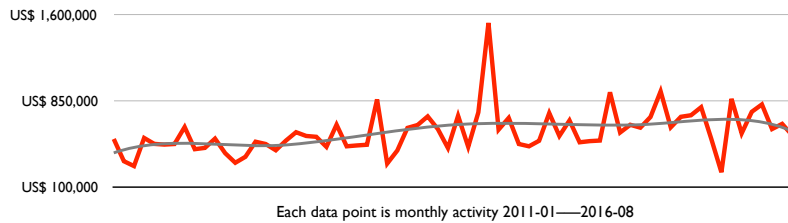
-9.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



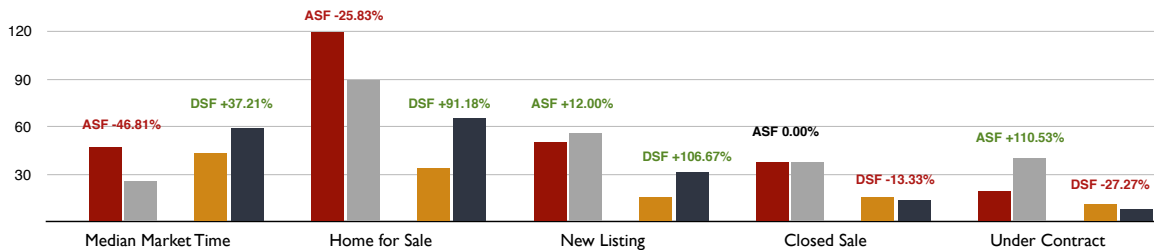
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	47	25	-46.81%
Home for Sale	120	89	-25.83%
New Listing	50	56	12.00%
Closed Sale	37	37	0.00%
Under Contract	19	40	110.53%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	43	59	37.21%
Home for Sale	34	65	91.18%
New Listing	15	31	106.67%
Closed Sale	15	13	-13.33%
Under Contract	11	8	-27.27%



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

Sunday, September 4, 2016

Logan Square

Monthly Update 2016-08



+18.2%

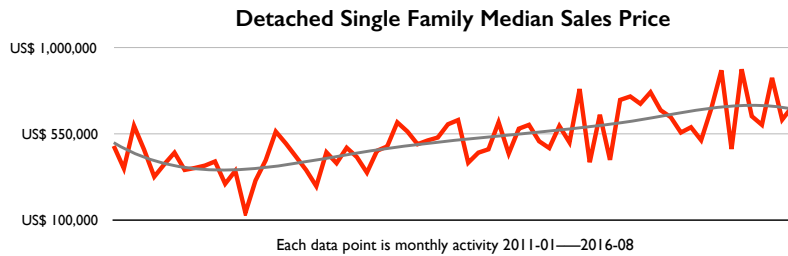
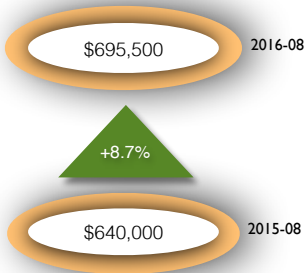
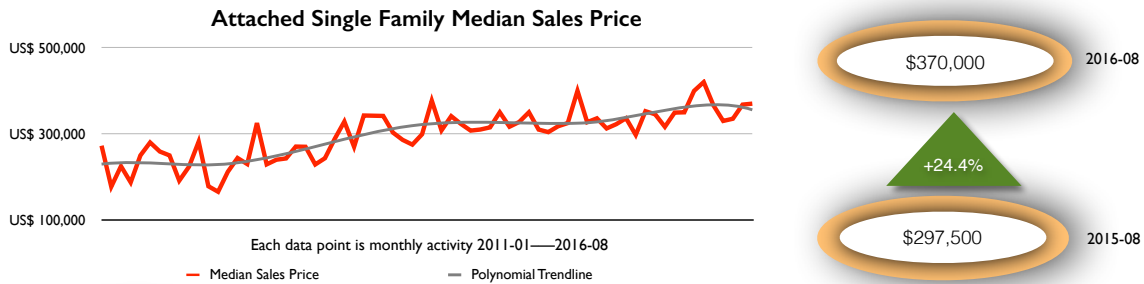
Changes in
New Listings
All Properties

+3.7%

Changes in
Closed Sale
All Properties

-20.0%

Changes in
Months Supply
All Properties



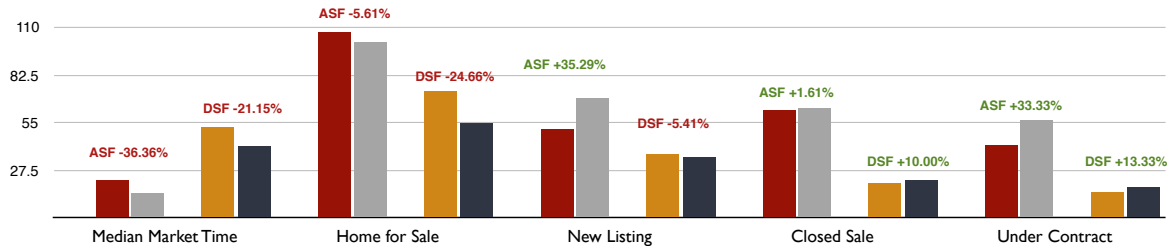
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	22	14	-36.36%
Home for Sale	107	101	-5.61%
New Listing	51	69	35.29%
Closed Sale	62	63	1.61%
Under Contract	42	56	33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	52	41	-21.15%
Home for Sale	73	55	-24.66%
New Listing	37	35	-5.41%
Closed Sale	20	22	10.00%
Under Contract	15	17	13.33%



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

Sunday, September 4, 2016

Loop

Monthly Update 2016-08



-9.4%

Changes in
New Listings
All Properties

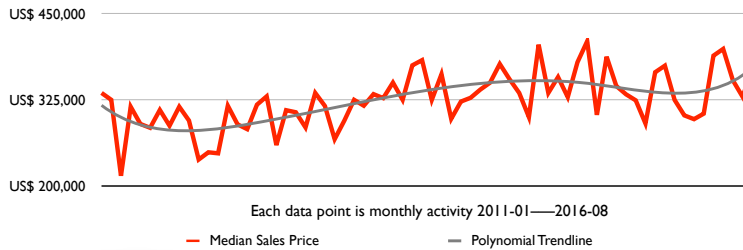
-11.2%

Changes in
Closed Sale
All Properties

-28.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



\$370,000

2016-08

+14.1%

\$324,250

2015-08

N/A

2016-08

Detached Single Family Median Sales Price

NO DATA

N/A

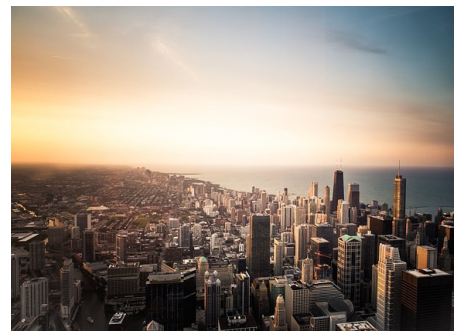
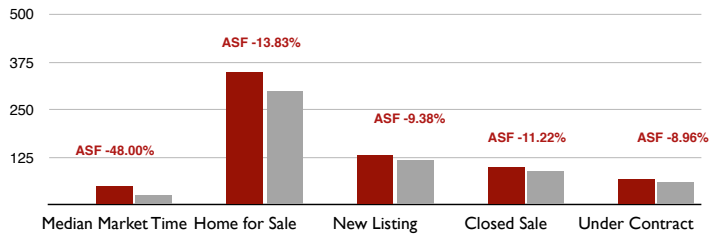
2015-08

Each data point is monthly activity 2011-01—2016-08

Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	50	26	-48.00%
Home for Sale	347	299	-13.83%
New Listing	128	116	-9.38%
Closed Sale	98	87	-11.22%
Under Contract	67	61	-8.96%

ASF including Townhouse & Condo



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

Sunday, September 4, 2016

Near North Side

Monthly Update 2016-08



-11.6%

Changes in
New Listings
All Properties

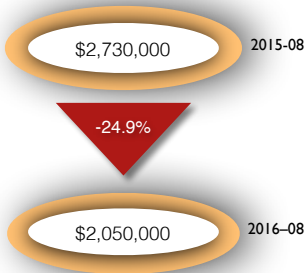
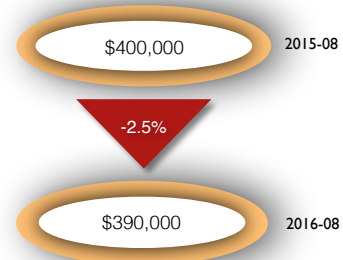
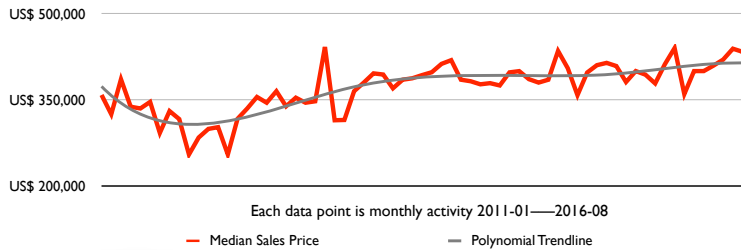
-2.9%

Changes in
Closed Sale
All Properties

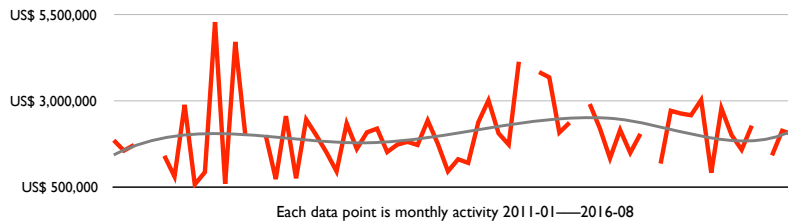
-16.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



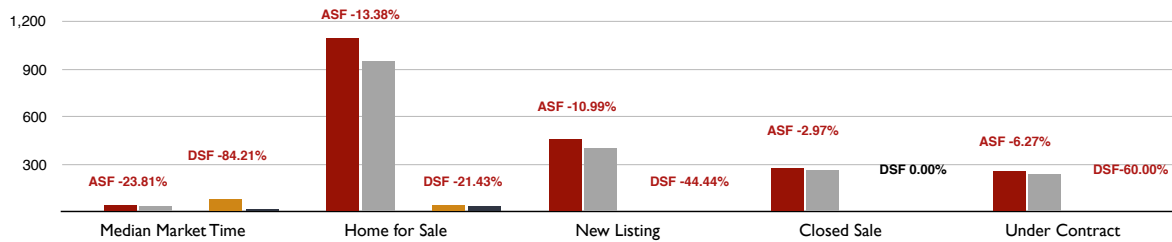
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	42	32	-23.81%
Home for Sale	1091	945	-13.38%
New Listing	455	405	-10.99%
Closed Sale	269	261	-2.97%
Under Contract	255	239	-6.27%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	76	12	-84.21%
Home for Sale	42	33	-21.43%
New Listing	9	5	-44.44%
Closed Sale	3	3	0.00%
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.

Sunday, September 4, 2016

Near South Side

Monthly Update 2016-08



+12.8%

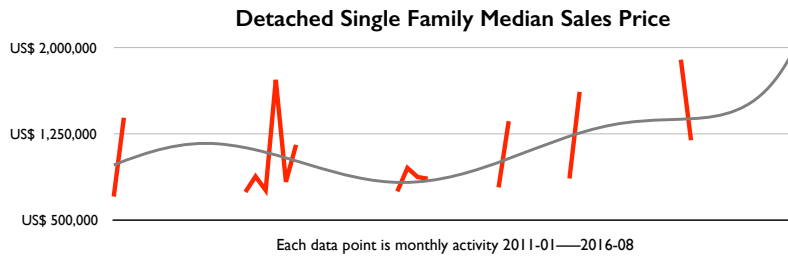
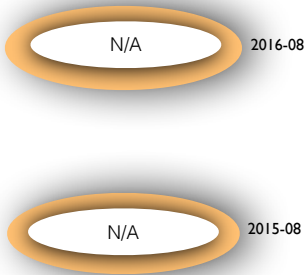
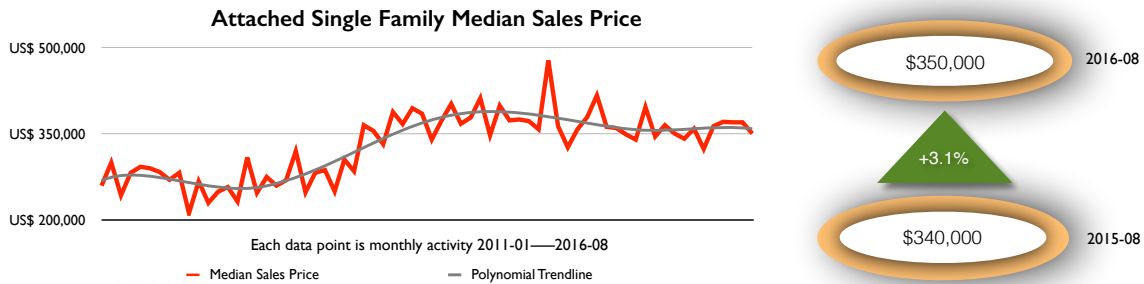
Changes in
New Listings
All Properties

-23.4%

Changes in
Closed Sale
All Properties

-12.9%

Changes in
Months Supply
All Properties



Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	30	42	40.00%
Home for Sale	232	207	-10.78%
New Listing	117	132	12.82%
Closed Sale	107	82	-23.36%
Under Contract	67	70	4.48%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	N/A		
Home for Sale	2	3	50.00%
New Listing	0	0	
Closed Sale	0	0	
Under Contract	0	0	



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

Sunday, September 4, 2016

Near West Side

Monthly Update 2016-08



+19.1%

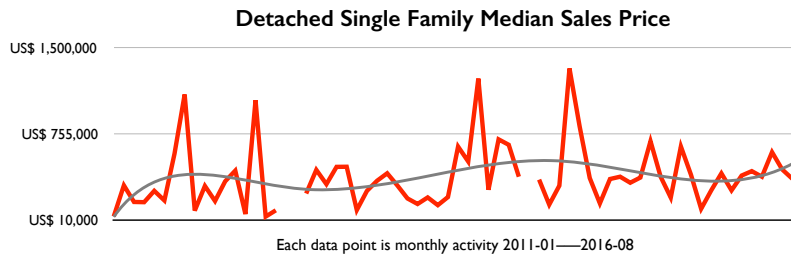
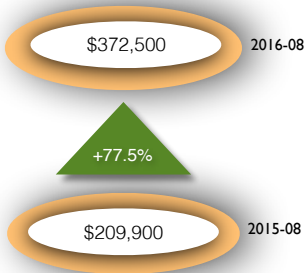
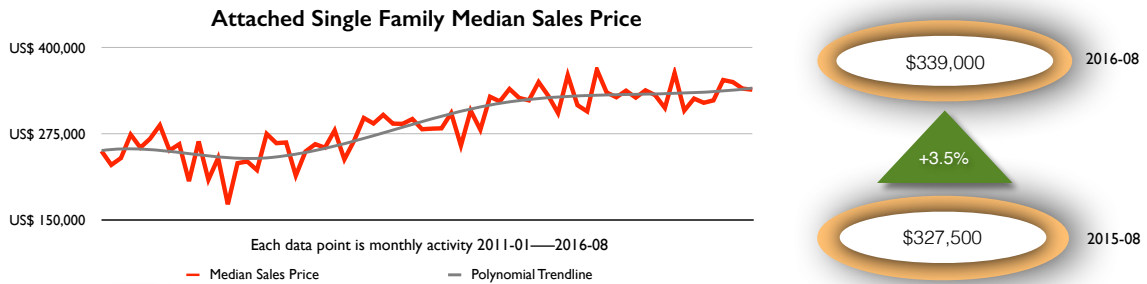
Changes in
New Listings
All Properties

0.0%

Changes in
Closed Sale
All Properties

-16.7%

Changes in
Months Supply
All Properties



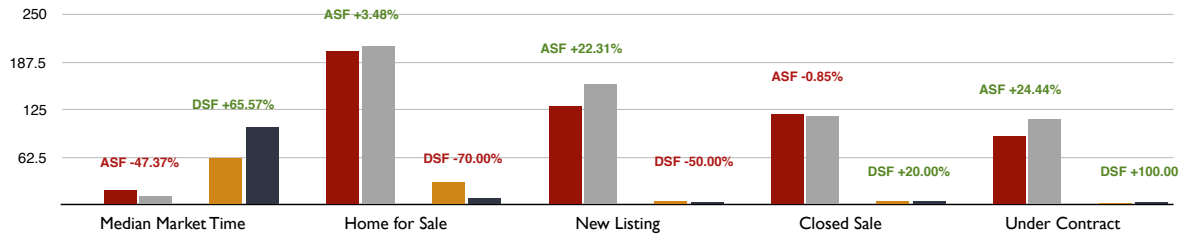
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	19	10	-47.37%
Home for Sale	201	208	3.48%
New Listing	130	159	22.31%
Closed Sale	118	117	-0.85%
Under Contract	90	112	24.44%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	61	101	65.57%
Home for Sale	30	9	-70.00%
New Listing	6	3	-50.00%
Closed Sale	5	6	20.00%
Under Contract	2	4	100.00%



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

Sunday, September 4, 2016

North Center

Monthly Update 2016-08



+17.8%

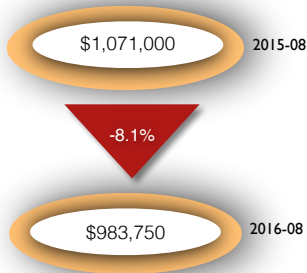
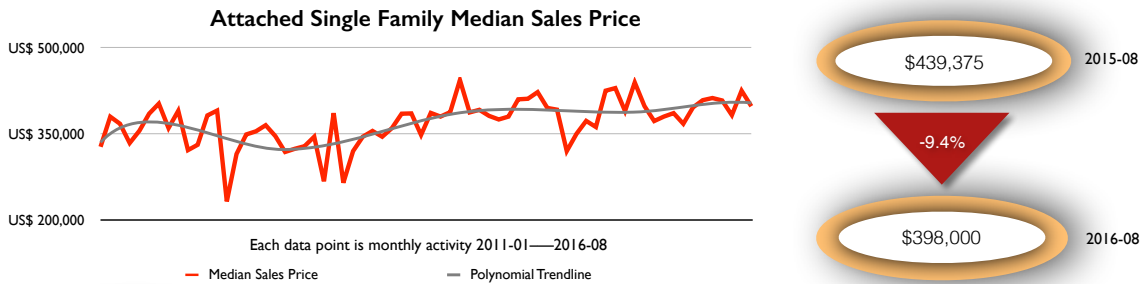
Changes in
New Listings
All Properties

-4.8%

Changes in
Closed Sale
All Properties

-2.8%

Changes in
Months Supply
All Properties



Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	25	17	-32.00%
Home for Sale	108	76	-29.63%
New Listing	60	55	-8.33%
Closed Sale	40	37	-7.50%
Under Contract	23	32	+39.13%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	45	20	-55.56%
Home for Sale	88	121	+37.50%
New Listing	41	64	+56.10%
Closed Sale	22	22	0.00%
Under Contract	21	20	-4.76%



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

Sunday, September 4, 2016

Rogers Park

Monthly Update 2016-08



+24.0%

Changes in
New Listings
All Properties

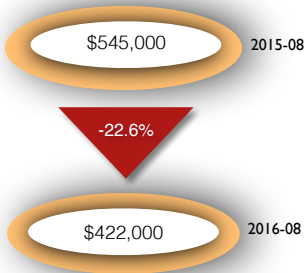
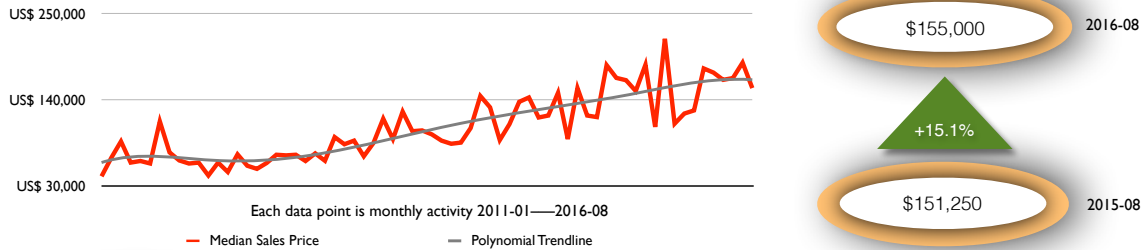
+70.3%

Changes in
Closed Sale
All Properties

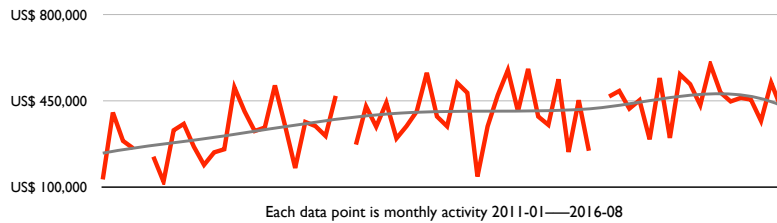
-21.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



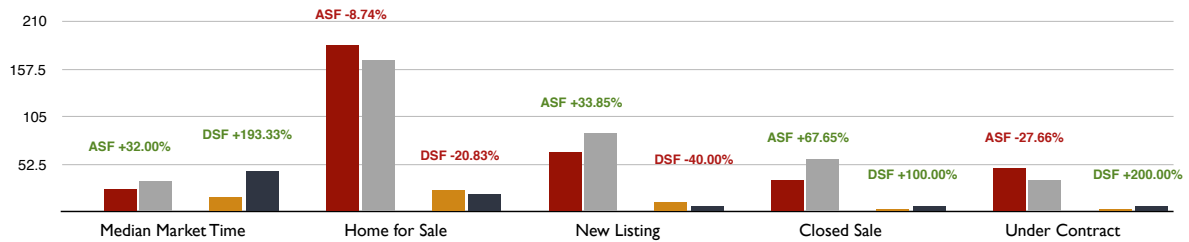
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	25	33	32.00%
Home for Sale	183	167	-8.74%
New Listing	65	87	33.85%
Closed Sale	34	57	67.65%
Under Contract	47	34	-27.66%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	15	44	193.33%
Home for Sale	24	19	-20.83%
New Listing	10	6	-40.00%
Closed Sale	3	6	100.00%
Under Contract	2	6	200.00%



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

Sunday, September 4, 2016

South Shore

Monthly Update 2016-08



-11.4%

Changes in
New Listings
All Properties

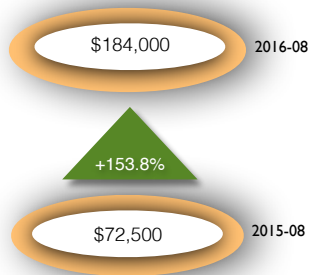
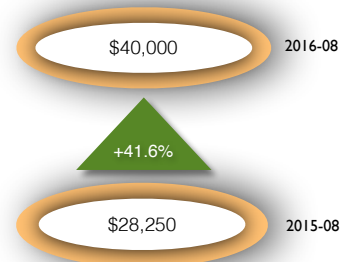
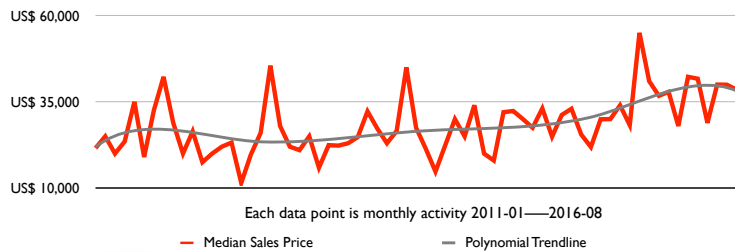
-18.2%

Changes in
Closed Sale
All Properties

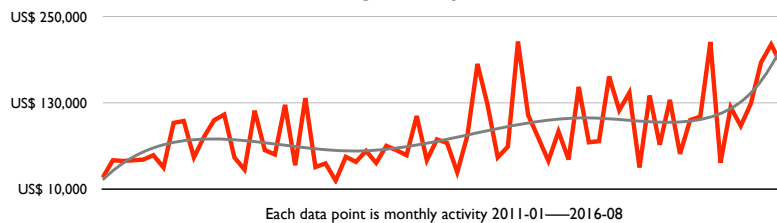
-27.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



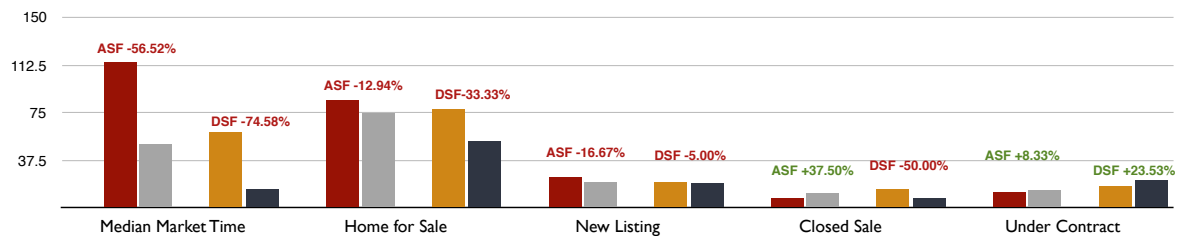
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	115	50	-56.52%
Home for Sale	85	74	-12.94%
New Listing	24	20	-16.67%
Closed Sale	8	11	37.50%
Under Contract	12	13	8.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	59	15	-74.58%
Home for Sale	78	52	-33.33%
New Listing	20	19	-5.00%
Closed Sale	14	7	-50.00%
Under Contract	17	21	23.53%



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

Sunday, September 4, 2016

Uptown

Monthly Update 2016-08



+35.3%

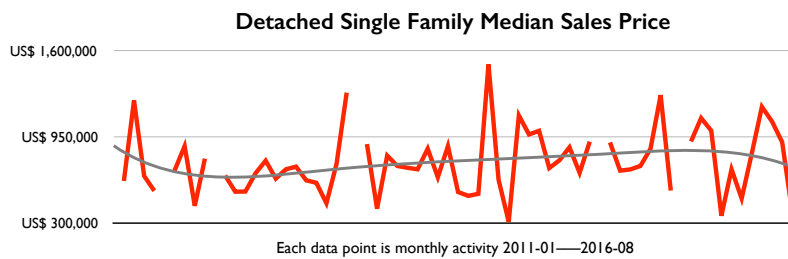
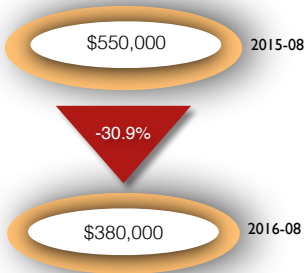
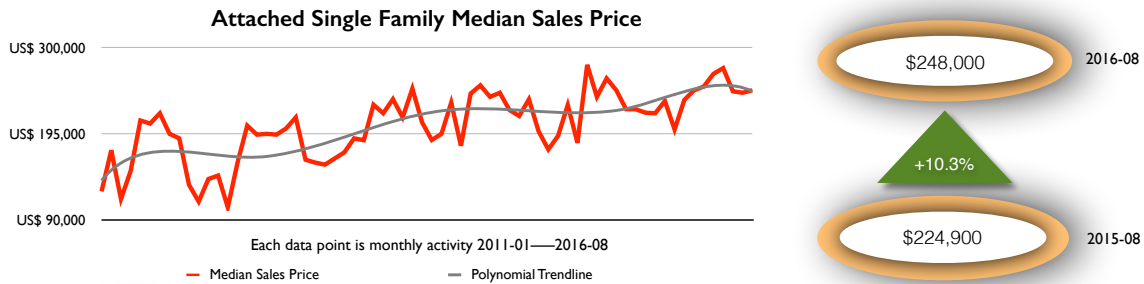
Changes in
New Listings
All Properties

-3.0%

Changes in
Closed Sale
All Properties

-23.8%

Changes in
Months Supply
All Properties



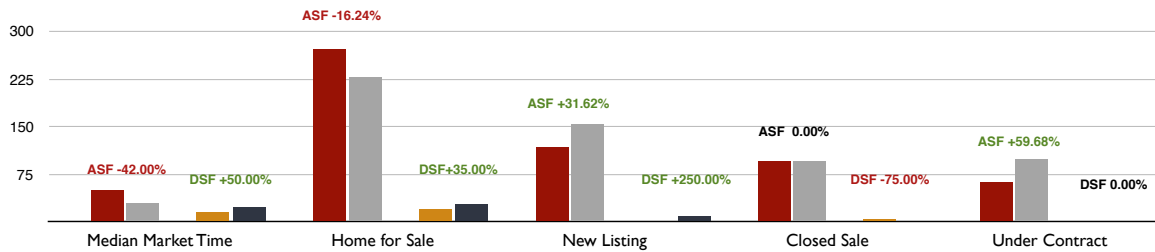
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	50	29	-42.00%
Home for Sale	271	227	-16.24%
New Listing	117	154	31.62%
Closed Sale	95	95	0.00%
Under Contract	62	99	59.68%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	14	21	50.00%
Home for Sale	20	27	35.00%
New Listing	2	7	250.00%
Closed Sale	4	1	-75.00%
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.

Sunday, September 4, 2016

West Town

Monthly Update 2016-08



+36.5%

Changes in
New Listings
All Properties

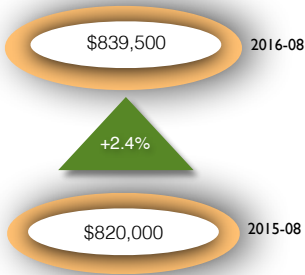
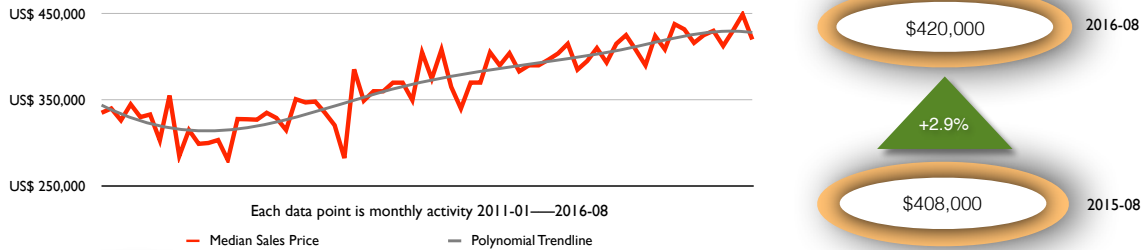
-7.6%

Changes in
Closed Sale
All Properties

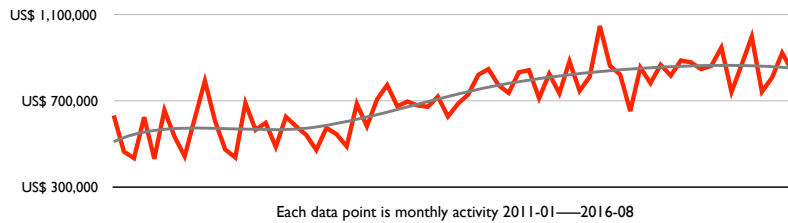
+19.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	22	18	-18.18%
Home for Sale	258	266	3.10%
New Listing	190	225	18.42%
Closed Sale	143	139	-2.80%
Under Contract	123	104	-15.45%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	13	12	-7.69%
Home for Sale	55	99	80.00%
New Listing	21	63	200.00%
Closed Sale	27	18	-33.33%
Under Contract	19	26	36.84%



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

Sunday, September 4, 2016

Belmont Cragin

Monthly Update 2016-08



-7.0%

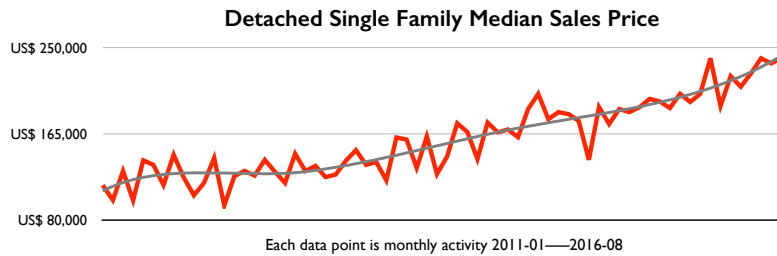
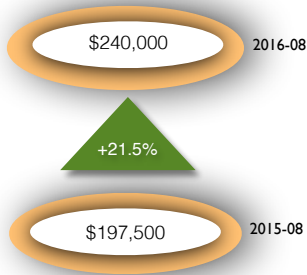
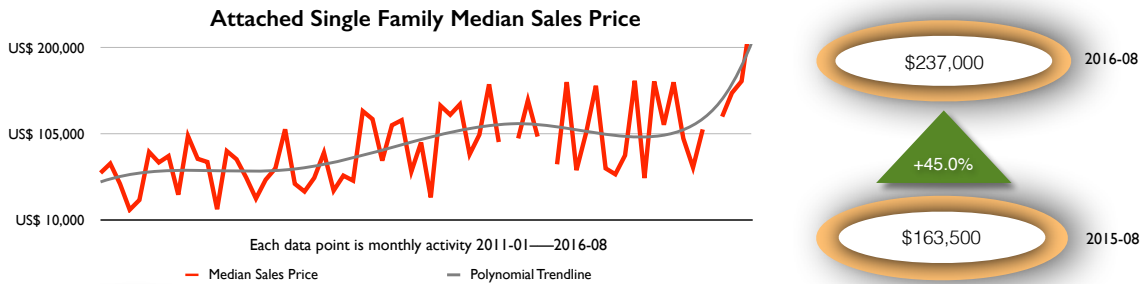
Changes in
New Listings
All Properties

-34.5%

Changes in
Closed Sale
All Properties

-14.3%

Changes in
Months Supply
All Properties



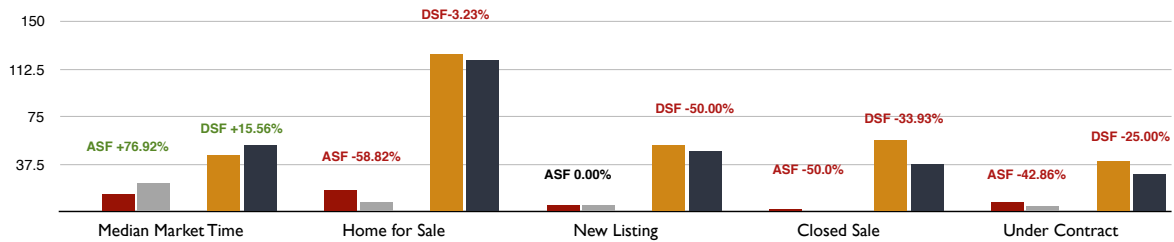
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	13	23	76.92%
Home for Sale	17	7	-58.82%
New Listing	5	5	0.00%
Closed Sale	2	1	-50.00%
Under Contract	7	4	-42.86%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	45	52	15.56%
Home for Sale	124	120	-3.23%
New Listing	52	48	-7.69%
Closed Sale	56	37	-33.93%
Under Contract	40	30	-25.00%



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

Sunday, September 4, 2016

Chicago Lawn

Monthly Update 2016-08



+2.6%

Changes in
New Listings
All Properties

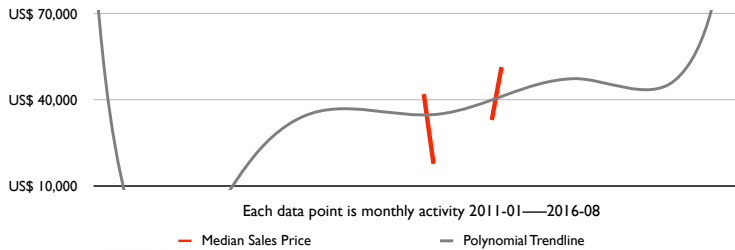
-19.2%

Changes in
Closed Sale
All Properties

+2.1%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



N/A

2016-08

N/A

2015-08

\$119,900

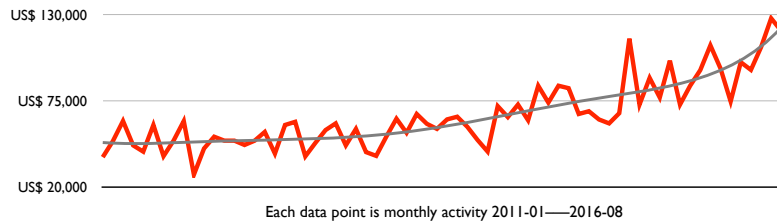
2016-08

+54.7%

\$77,500

2015-08

Detached Single Family Median Sales Price



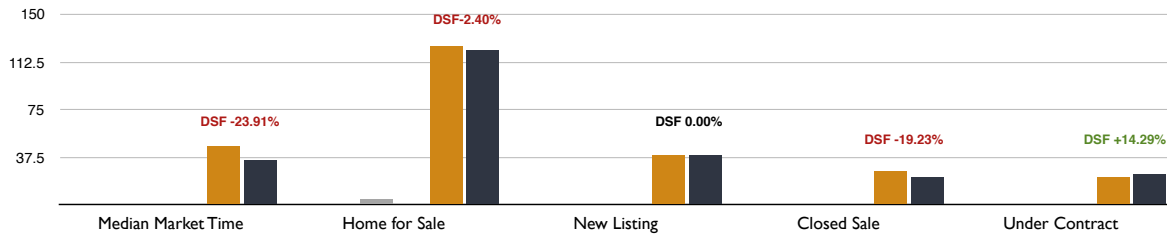
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time			
Home for Sale	0	4	
New Listing	0	1	
Closed Sale	0	0	
Under Contract	0	1	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	46	35	-23.91%
Home for Sale	125	122	-2.40%
New Listing	39	39	0.00%
Closed Sale	26	21	-19.23%
Under Contract	21	24	+14.29%



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

Sunday, September 4, 2016

24

Douglas

Monthly Update 2016-08



+61.5%

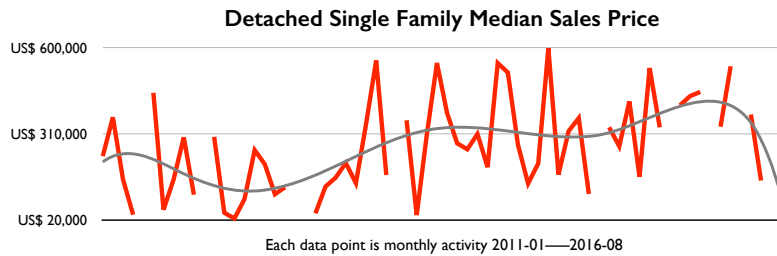
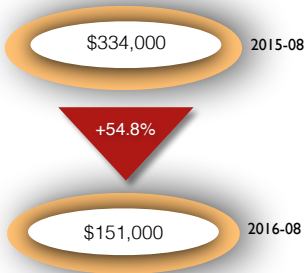
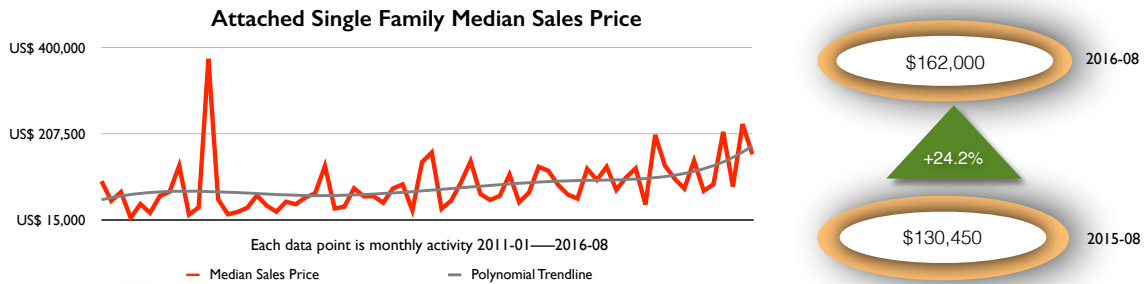
Changes in
New Listings
All Properties

-27.3%

Changes in
Closed Sale
All Properties

+66.7%

Changes in
Months Supply
All Properties



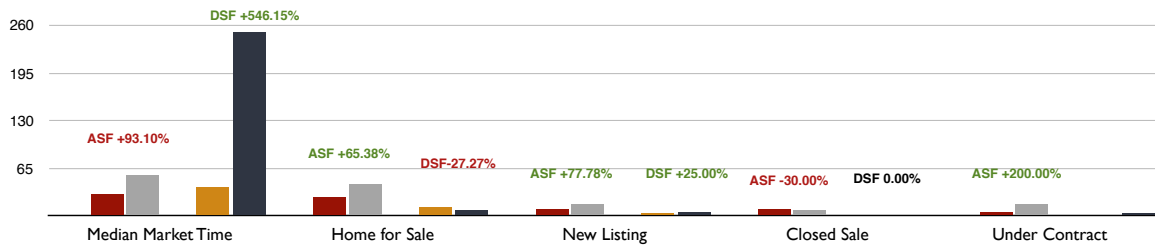
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	29	56	93.10%
Home for Sale	26	43	65.38%
New Listing	9	16	77.78%
Closed Sale	10	7	-30.00%
Under Contract	5	15	200.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	39	252	546.15%
Home for Sale	11	8	-27.27%
New Listing	4	5	25.00%
Closed Sale	1	1	0.00%
Under Contract	0	3	



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

Sunday, September 4, 2016

East Garfield Park

Monthly Update 2016-08



0.0%

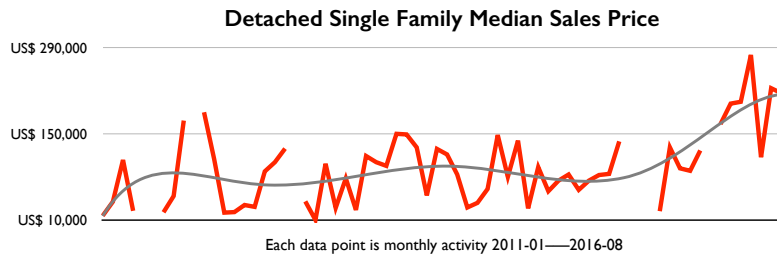
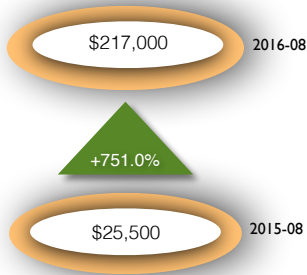
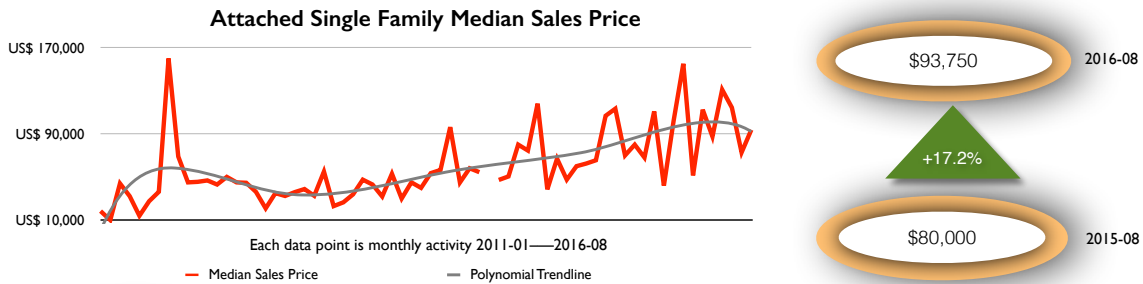
Changes in
New Listings
All Properties

+60.0%

Changes in
Closed Sale
All Properties

-36.9%

Changes in
Months Supply
All Properties



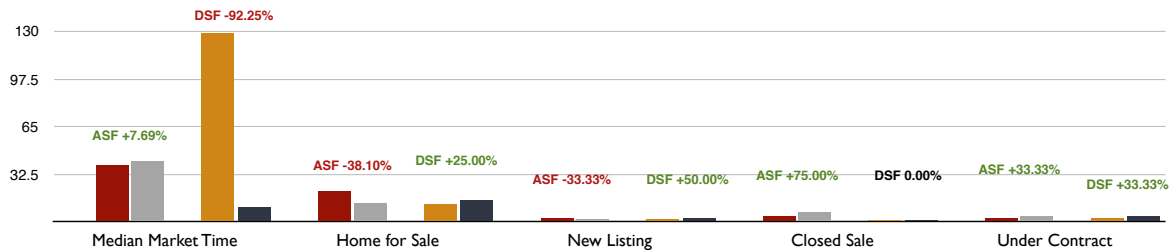
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	39	42	7.69%
Home for Sale	21	13	-38.10%
New Listing	3	2	-33.33%
Closed Sale	4	7	75.00%
Under Contract	3	4	33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	129	10	-92.25%
Home for Sale	12	15	25.00%
New Listing	2	3	50.00%
Closed Sale	1	1	0.00%
Under Contract	3	4	33.33%



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Hermosa

Monthly Update 2016-08



+30.0%

Changes in
New Listings
All Properties

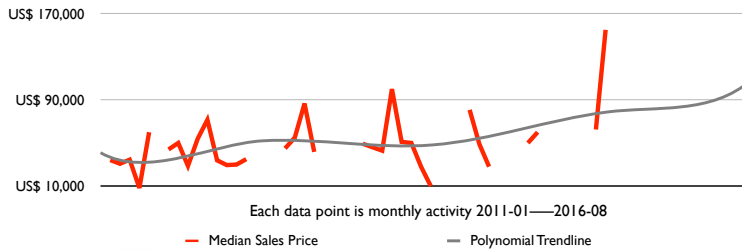
+42.9%

Changes in
Closed Sale
All Properties

-6.9%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



N/A

2016-08

N/A

2015-08

\$220,000

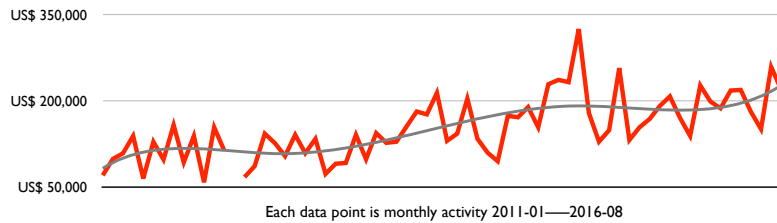
2016-08

+14.6%

\$192,000

2015-08

Detached Single Family Median Sales Price



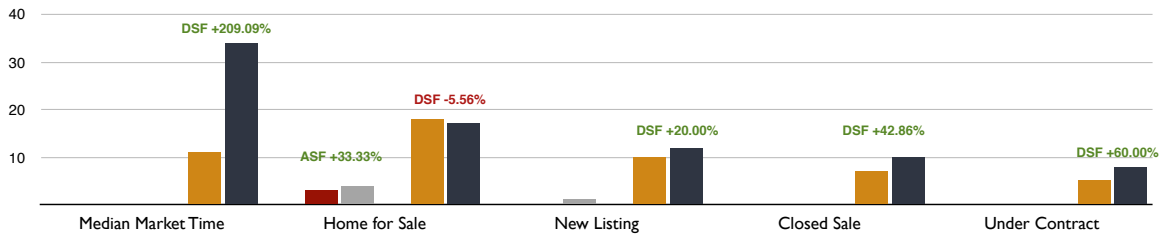
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	N/A	N/A	
Home for Sale	3	4	33.33%
New Listing	0	1	
Closed Sale	0	0	
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	11	34	209.09%
Home for Sale	18	17	-5.56%
New Listing	10	12	20.00%
Closed Sale	7	10	42.86%
Under Contract	5	8	60.00%



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Humboldt Park

Monthly Update 2016-08



+41.2%

Changes in
New Listings
All Properties

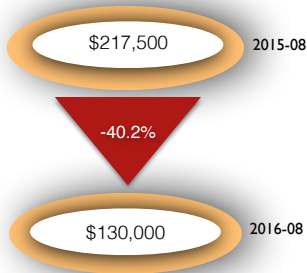
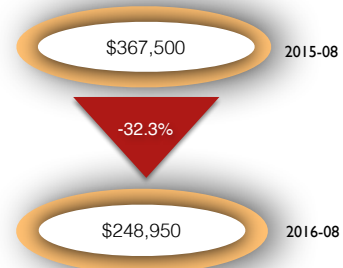
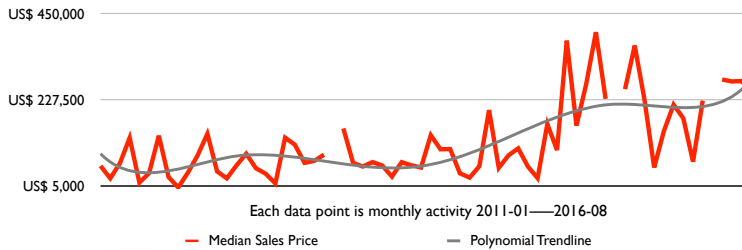
+16.7%

Changes in
Closed Sale
All Properties

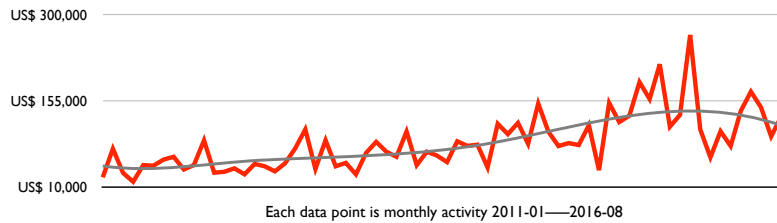
-10.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



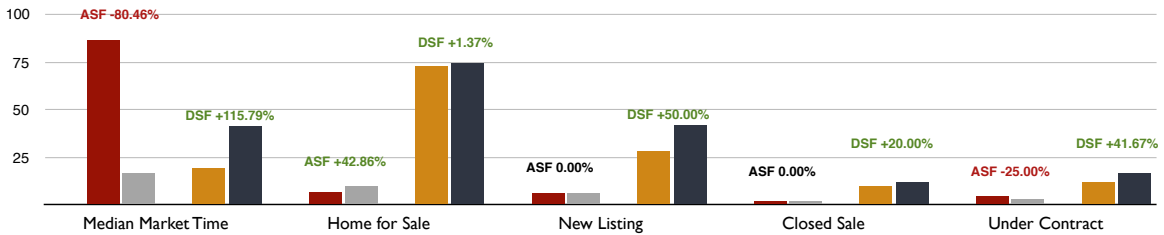
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	87	17	-80.46%
Home for Sale	7	10	+42.86%
New Listing	6	6	0.00%
Closed Sale	2	2	0.00%
Under Contract	4	3	-25.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	19	41	+115.79%
Home for Sale	73	74	+1.37%
New Listing	28	42	+50.00%
Closed Sale	10	12	+20.00%
Under Contract	12	17	+41.67%



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North Park

Monthly Update 2016-08



0.0%

Changes in
New Listings
All Properties

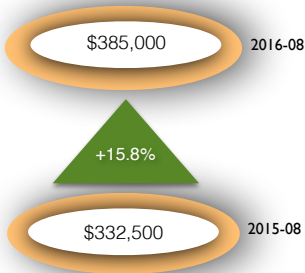
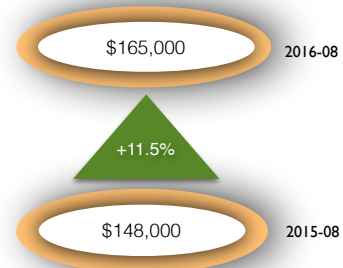
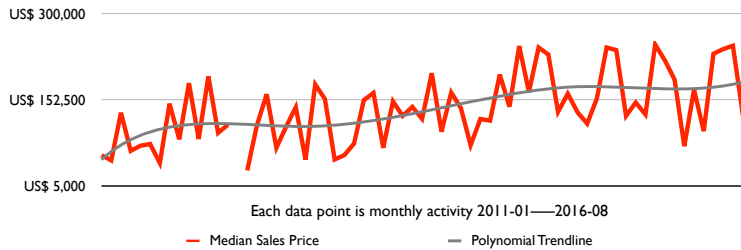
-50.0%

Changes in
Closed Sale
All Properties

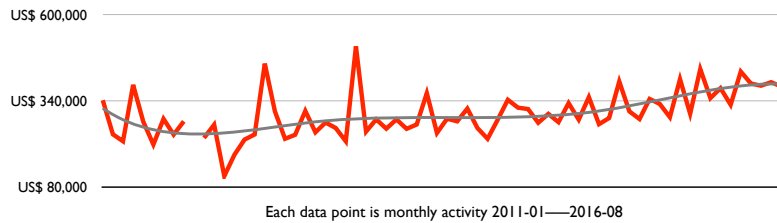
+5.6%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



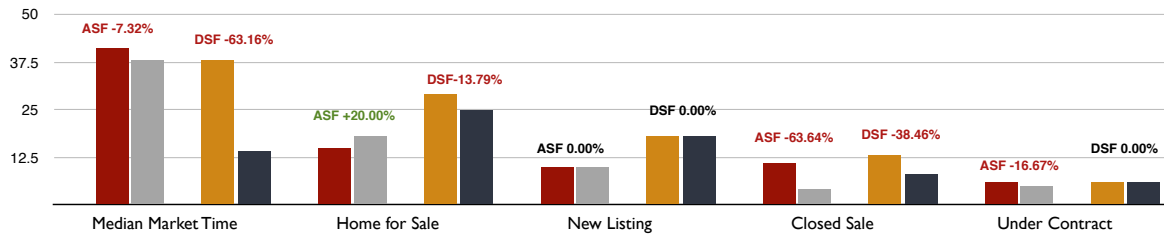
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	41	38	-7.32%
Home for Sale	15	18	20.00%
New Listing	10	10	0.00%
Closed Sale	11	4	-63.64%
Under Contract	6	5	-16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	38	14	-63.16%
Home for Sale	29	25	-13.79%
New Listing	18	18	0.00%
Closed Sale	13	8	-38.46%
Under Contract	6	6	0.00%



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Oakland

Monthly Update 2016-08



-66.7%

Changes in
New Listings
All Properties

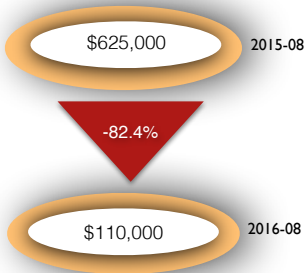
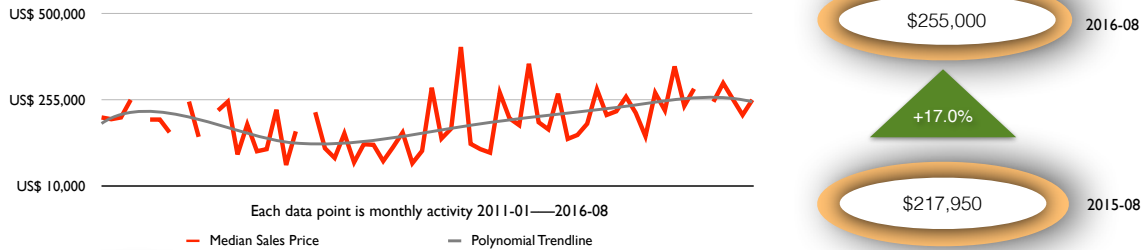
-71.4%

Changes in
Closed Sale
All Properties

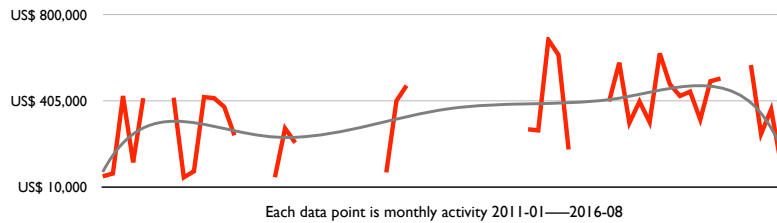
-49.1%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



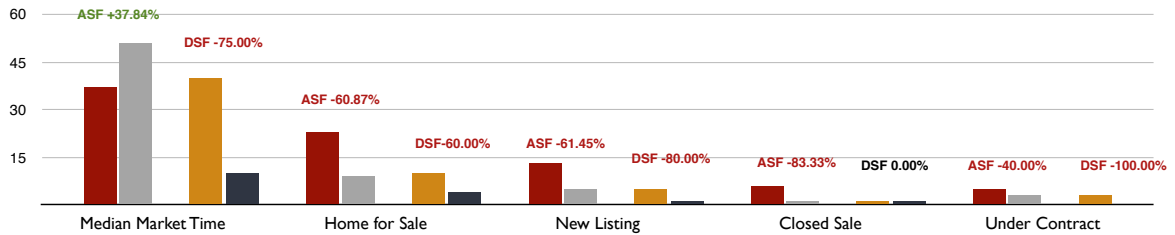
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	37	51	37.84%
Home for Sale	23	9	-60.87%
New Listing	13	5	-61.54%
Closed Sale	6	1	-83.33%
Under Contract	5	3	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	40	10	-75.00%
Home for Sale	10	4	-60.00%
New Listing	5	1	-80.00%
Closed Sale	1	1	0.00%
Under Contract	3	0	-100.00%



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Washington Park

Monthly Update 2016-08



+200.0%

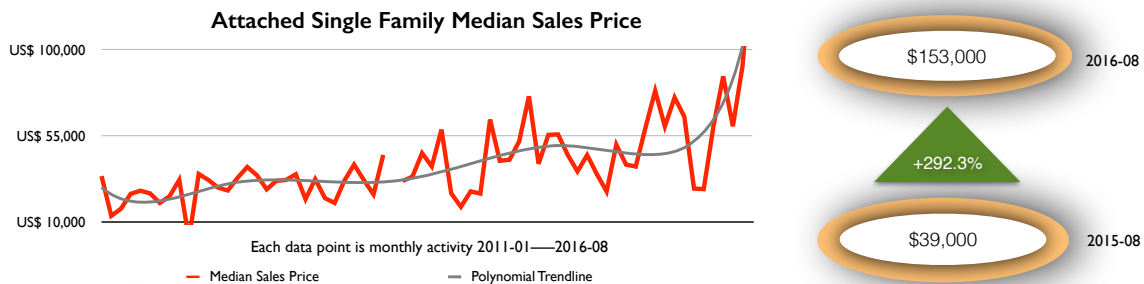
Changes in
New Listings
All Properties

-75.0%

Changes in
Closed Sale
All Properties

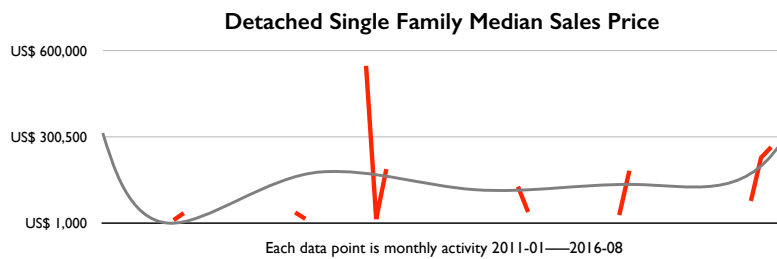
+86.4%

Changes in
Months Supply
All Properties



N/A 2016-08

N/A 2015-08



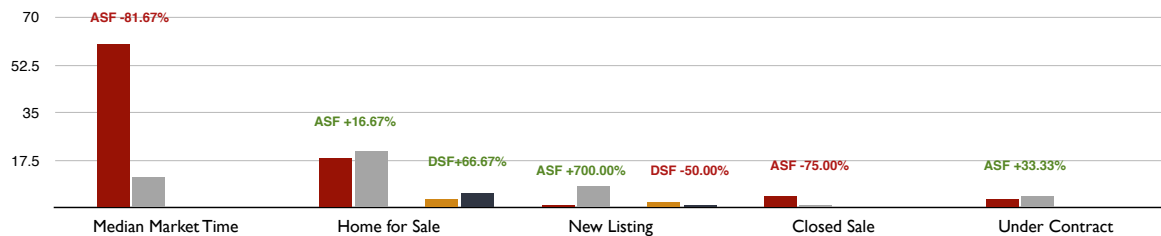
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	60	11	-81.67%
Home for Sale	18	21	16.67%
New Listing	1	8	700.00%
Closed Sale	4	1	-75.00%
Under Contract	3	4	33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	N/A	N/A	
Home for Sale	3	5	66.67%
New Listing	2	1	-50.00%
Closed Sale	0	0	
Under Contract	0	0	



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McKinley Park

Monthly Update 2016-08



+200.0%

Changes in
New Listings
All Properties

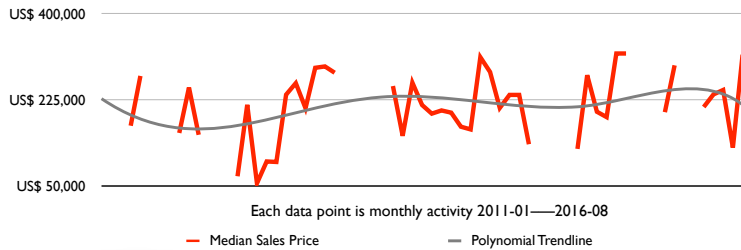
+33.3%

Changes in
Closed Sale
All Properties

-35.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



N/A

2015-08

N/A

2016-08

\$175,000

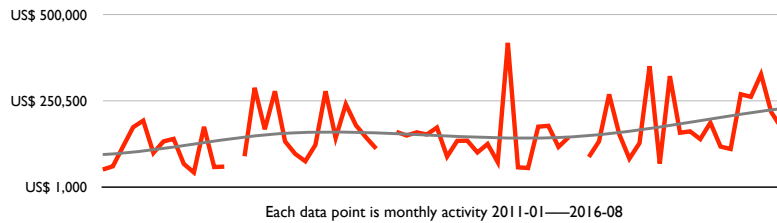
2016-08

+146.5%

\$71,000

2015-08

Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	N/A	N/A	
Home for Sale	5	5	0.00%
New Listing	1	6	500.00%
Closed Sale	0	0	
Under Contract	1	2	100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	179	42	-76.54%
Home for Sale	17	17	0.00%
New Listing	4	9	125.00%
Closed Sale	3	4	33.33%
Under Contract	1	4	300.00%



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Edison Park

Monthly Update 2016-08



+8.8%

Changes in
New Listings
All Properties

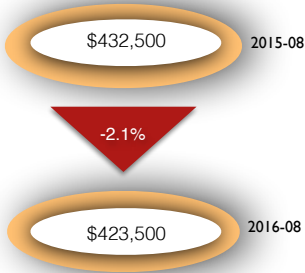
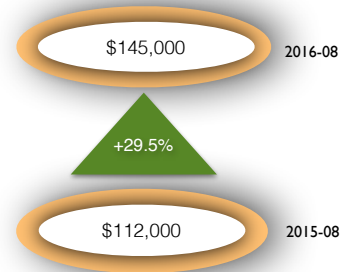
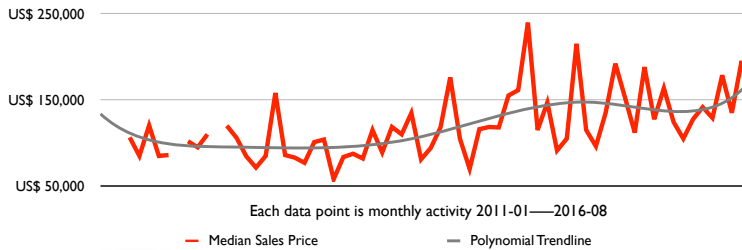
+144.4%

Changes in
Closed Sale
All Properties

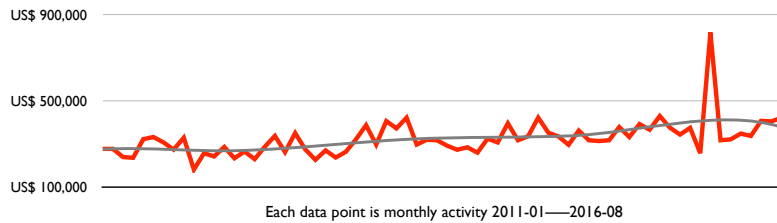
-24.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



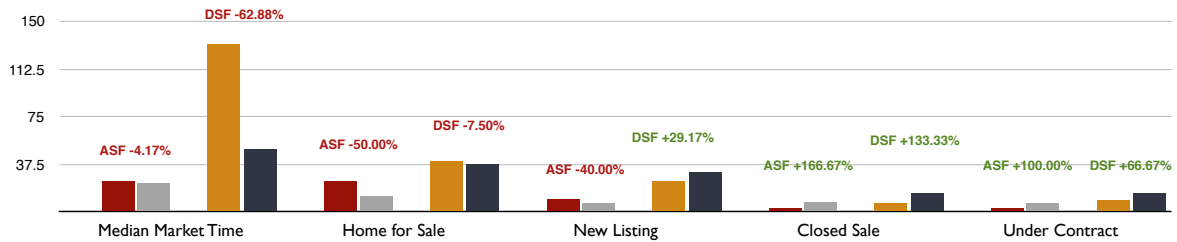
Attached Single Family (ASF)

	2015-08	2016-08	Changes
Median Market Time	24	23	-4.17%
Home for Sale	24	12	-50.00%
New Listing	10	6	-40.00%
Closed Sale	3	8	166.67%
Under Contract	3	6	100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-08	2016-08	Changes
Median Market Time	132	49	-62.88%
Home for Sale	40	37	-7.50%
New Listing	24	31	29.17%
Closed Sale	6	14	133.33%
Under Contract	9	15	66.67%




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Sunday, September 4, 2016



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