



CHICAGO

NEIGHBORHOOD MARKET REPORT

June 2016

KEY TAKEAWAYS...



- According to the data from MRED, an increasing trend in real estate prices continued. Based Chicagoland PMAS, the median sales price this month were up 1.01% to \$200,000 for detached houses and 5.7% to \$260,517 for attached homes. Overall, 13,547 houses were sold, up 14.3% from a month ago and up 1.6% from a year ago.
- The number of homes available for sale declined which creates a stronger low-supply market. The total inventory of properties available for sale as of June was 39,811, which was 2.1% down from last month and 18.3% down from June last year.
- In addition, the average time it took to sell a house in June dropped to 78 days, a 10.3% decrease compared to a month ago and 6% decrease from a year ago.
- All new listings in Chicagoland were quite stable, only 0.3% higher than last month. There was a 1.6% increase for detached homes but a 2.5% decrease for attached properties.

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

Chicagoland PMSA— June 2016

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

+2.6%

Change in
New Listing
All properties

+2.2%

Change in
Closed Sales
All properties

-18.1%

Change in
Inventory of Homes
All properties

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

- **Cook County**
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- **Kane County**
- **Kendall County**
- **McHenry County**
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INTRODUCTION & METHODOLOGY



Monthly Update—June 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.

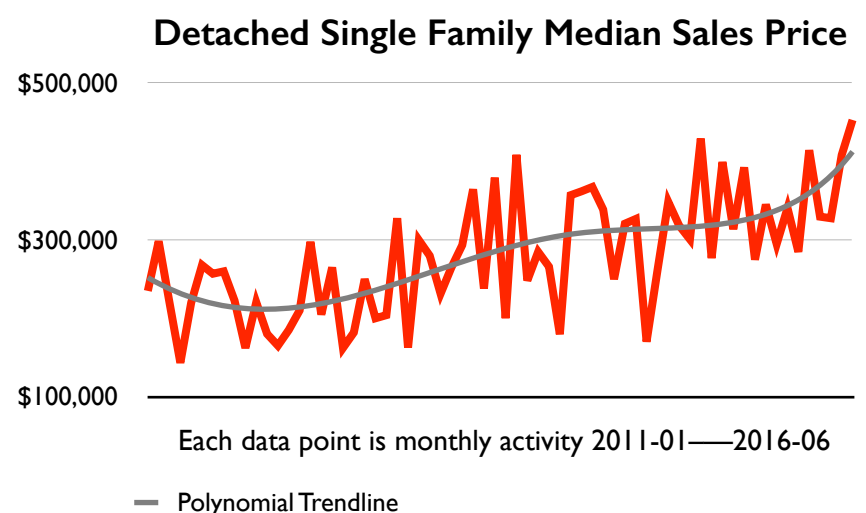
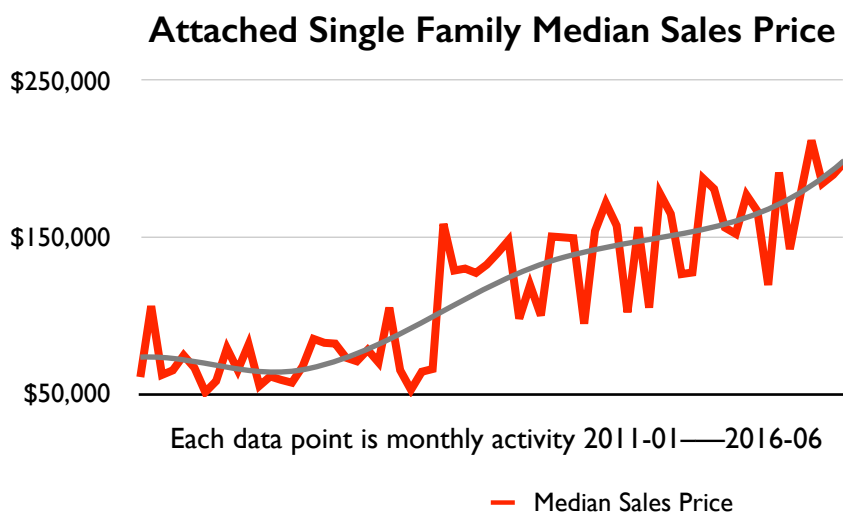
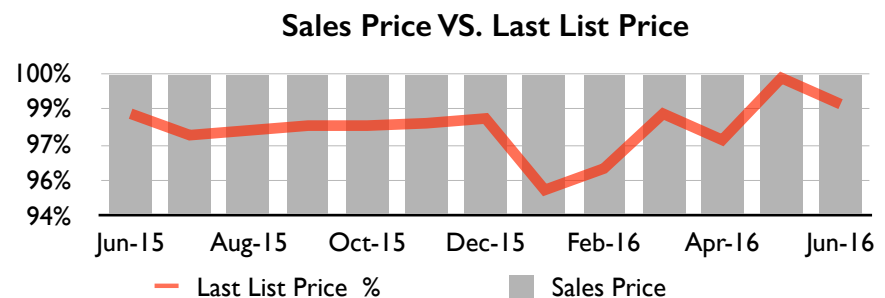
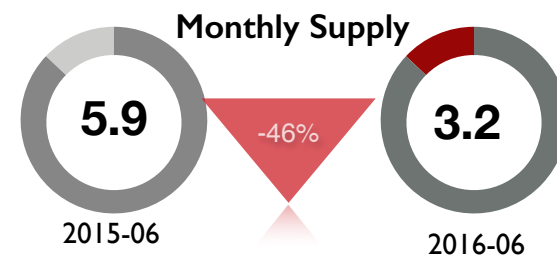
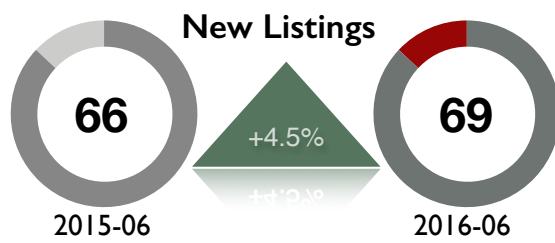
P.S. We appreciate any feedback you might have to offer. Please leave comments or suggestions about the monthly report to help us benefit from your experience Email us at

appraisal@Pahroo.com

We'd more than Welcome it.

Albany Park

Monthly Update 2016-06

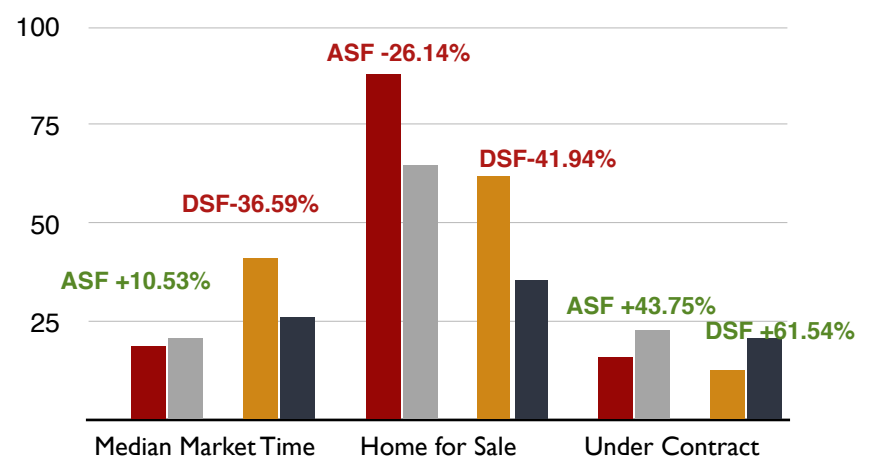
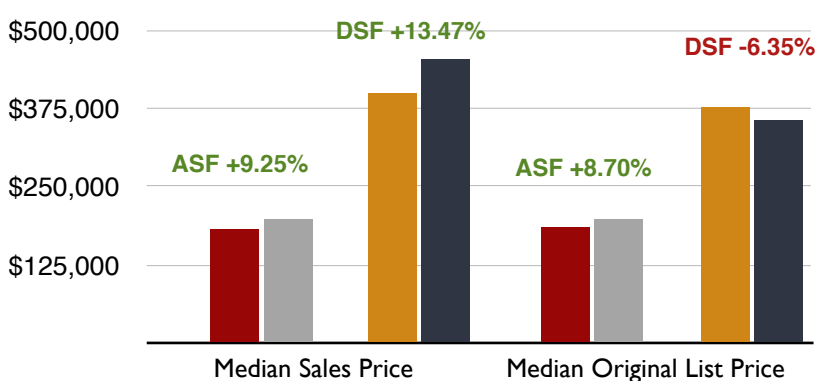


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$181,000	\$197,750	9.25%
Median Original List Price	\$183,900	\$199,900	8.70%
Median Market Time	19	21	10.53%
Home for Sale	88	65	-26.14%
Under Contract	16	23	43.75%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$399,900	\$453,750	13.47%
Median Original List Price	\$379,000	\$354,950	-6.35%
Median Market Time	41	26	-36.59%
Home for Sale	62	36	-41.94%
Under Contract	13	21	61.54%

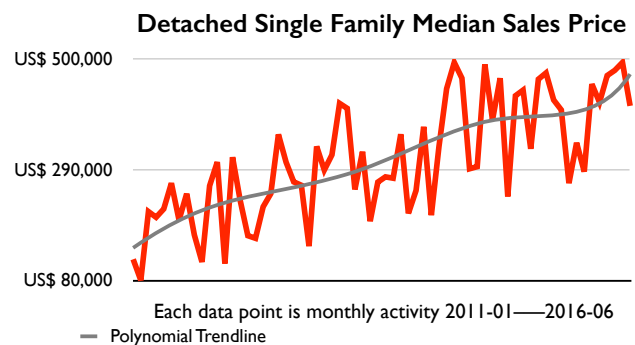
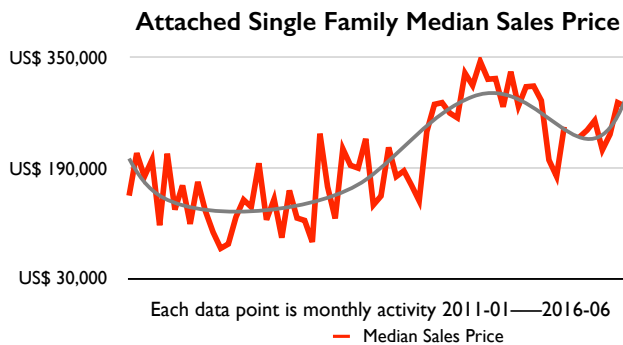
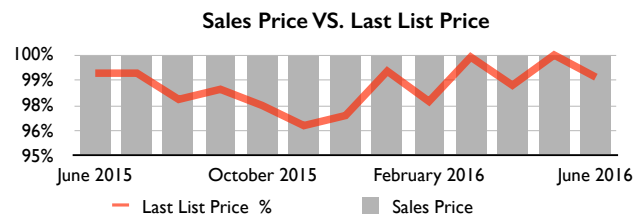
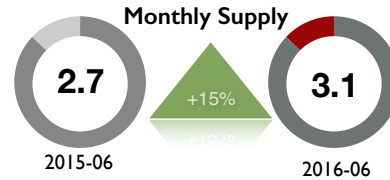
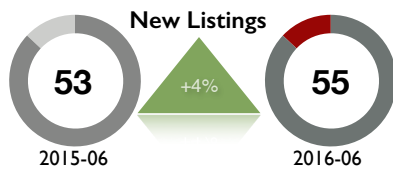


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Thursday, July 7, 2016

Avondale

Monthly Update 2016-06



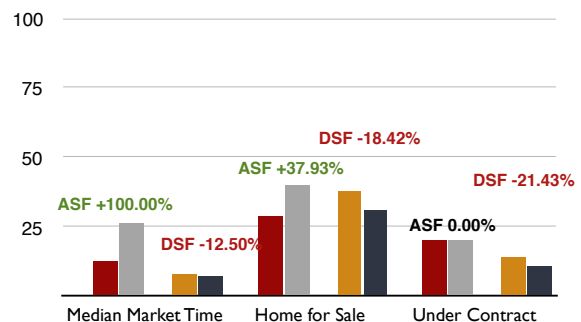
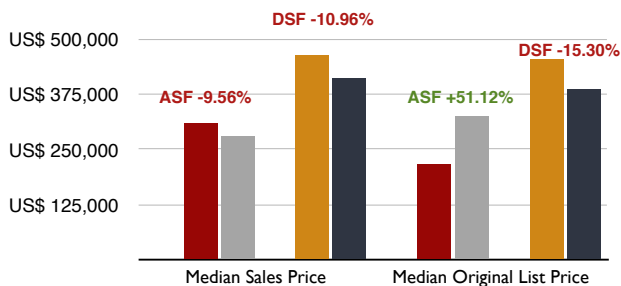
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$309,000	\$279,450	-9.56%
Median Original List Price	\$215,000	\$324,900	51.12%
Median Market Time	13	26	100.00%
Home for Sale	29	40	37.93%
Under Contract	20	20	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$463,000	\$412,250	-10.96%
Median Original List Price	\$454,500	\$384,950	-15.30%
Median Market Time	8	7	-12.50%
Home for Sale	38	31	-18.42%
Under Contract	14	11	-21.43%

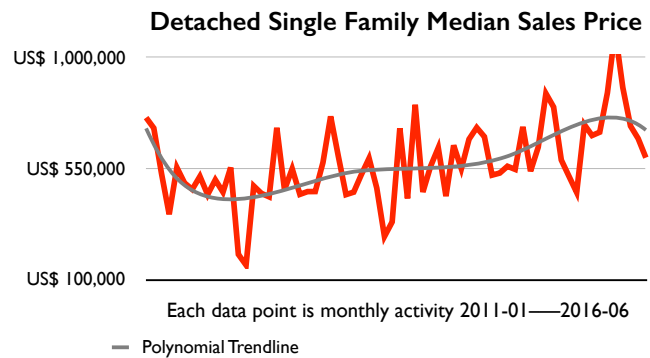
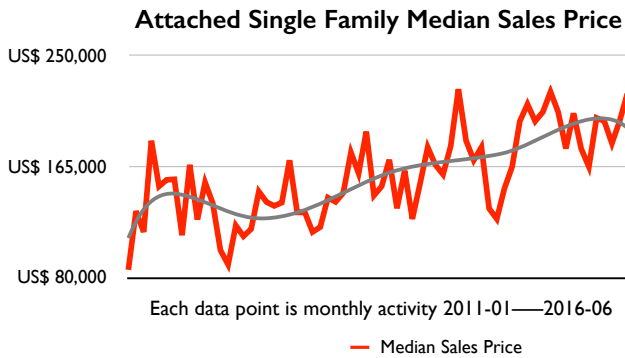
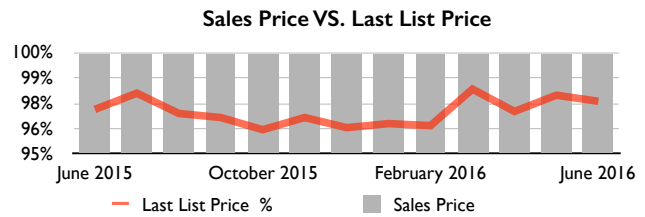
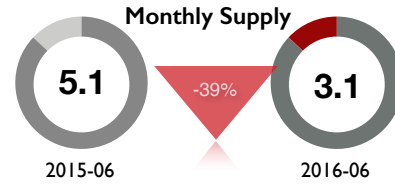


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Wednesday, July 6, 2016

Edgewater

Monthly Update 2016-06



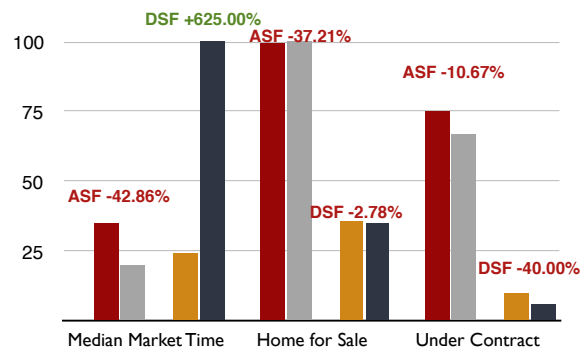
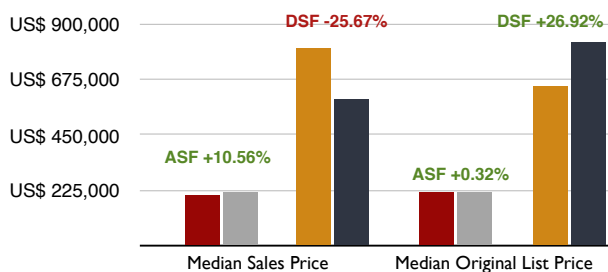
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$199,888	\$221,000	10.56%
Median Original List Price	\$219,250	\$219,950	0.32%
Median Market Time	35	20	-42.86%
Home for Sale	301	189	-37.21%
Under Contract	75	67	-10.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$800,500	\$595,000	-25.67%
Median Original List Price	\$650,000	\$825,000	26.92%
Median Market Time	24	174	625.00%
Home for Sale	36	35	-2.78%
Under Contract	10	6	-40.00%

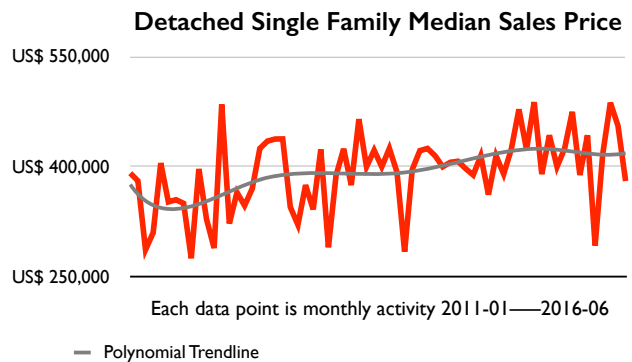
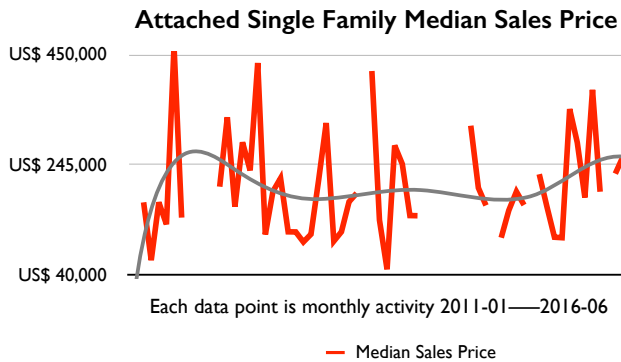
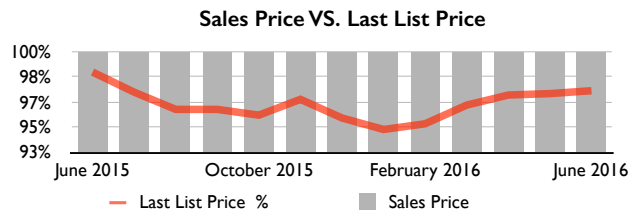
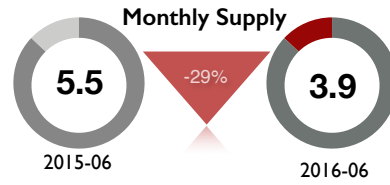
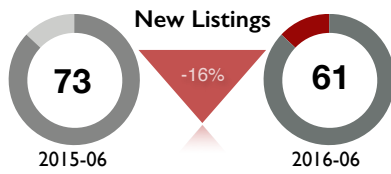


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Tuesday, July 5, 2016

Forest Glen

Monthly Update 2016-06



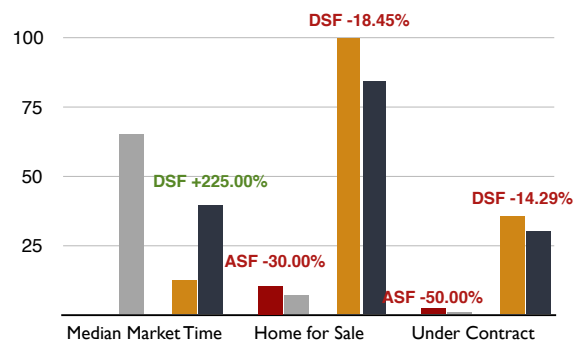
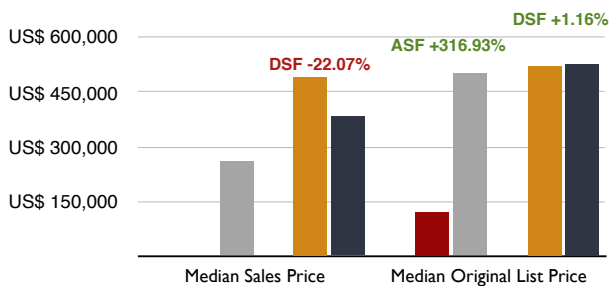
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	N/A	\$260,000	
Median Original List Price	\$119,900	\$499,900	316.93%
Median Market Time	N/A	65	
Home for Sale	10	7	-30.00%
Under Contract	2	1	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$488,250	\$380,500	-22.07%
Median Original List Price	\$519,000	\$525,000	1.16%
Median Market Time	12	39	225.00%
Home for Sale	103	84	-18.45%
Under Contract	35	30	-14.29%

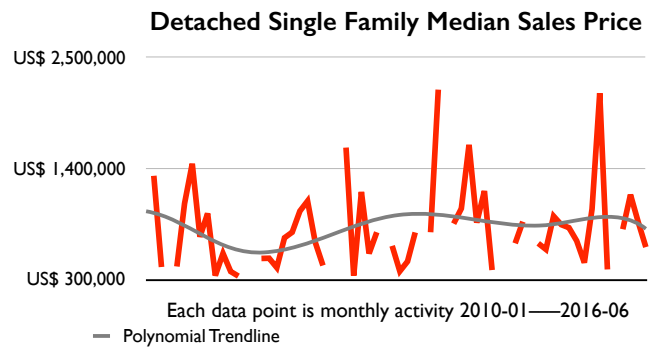
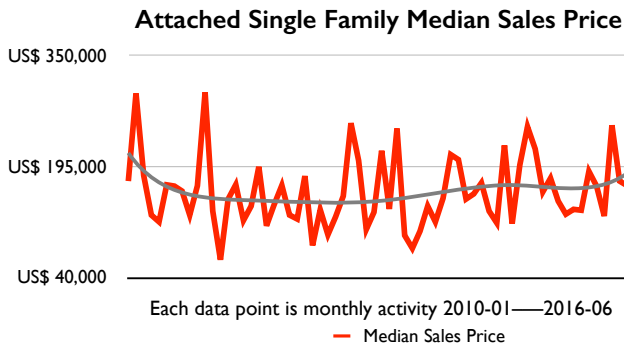
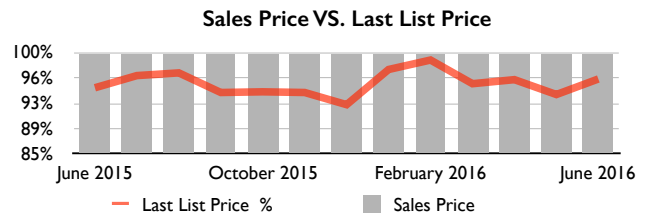
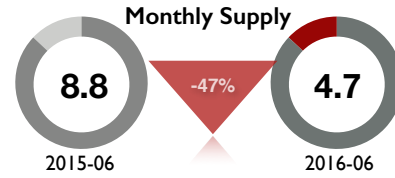


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Hyde Park

Monthly Update 2016-06



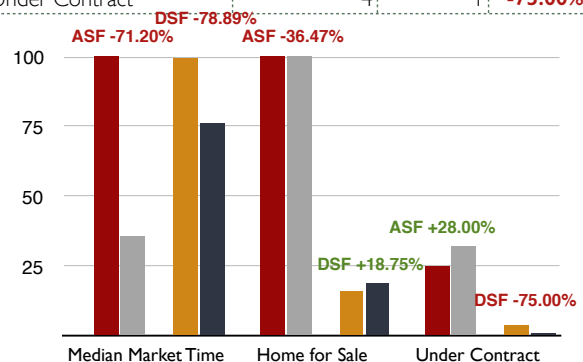
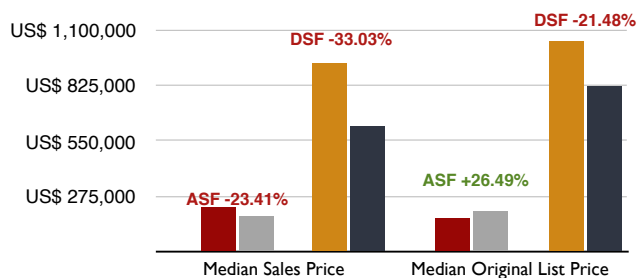
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$220,000	\$168,500	-23.41%
Median Original List Price	\$159,900	\$202,250	26.49%
Median Market Time	125	36	-71.20%
Home for Sale	170	108	-36.47%
Under Contract	25	32	28.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$929,500	\$622,500	-33.03%
Median Original List Price	\$1,050,000	\$824,500	-21.48%
Median Market Time	360	76	-78.89%
Home for Sale	16	19	18.75%
Under Contract	4	1	-75.00%

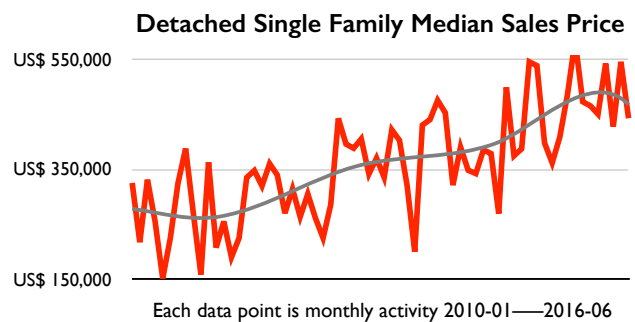
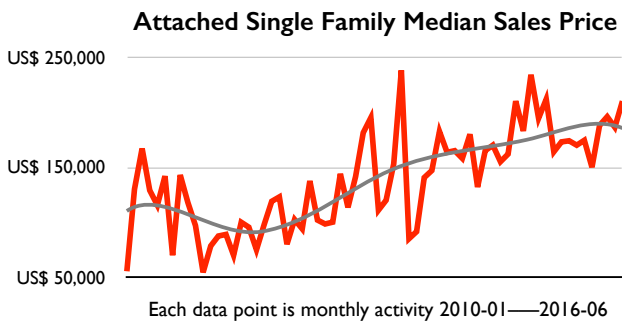
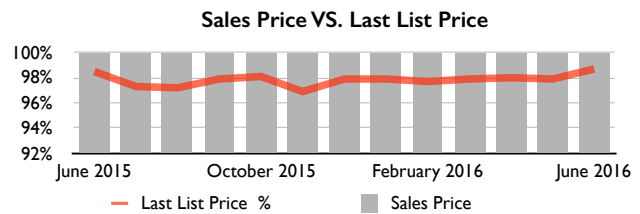
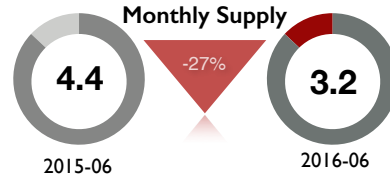


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Irving Park

Monthly Update 2016-06



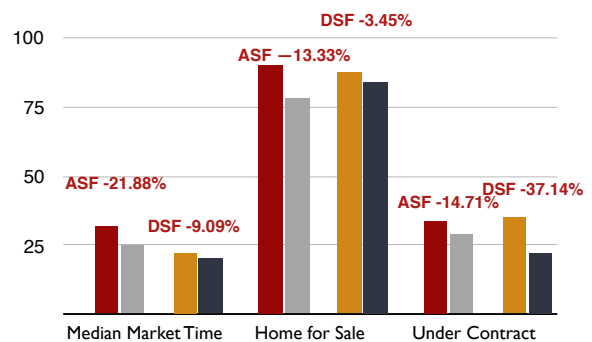
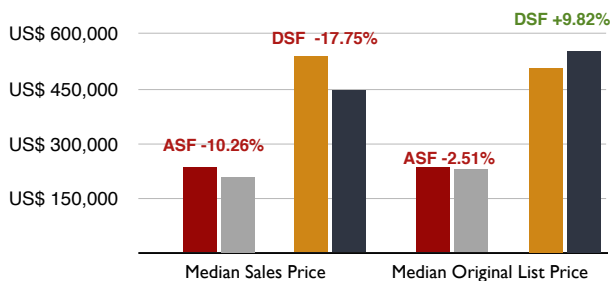
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$234,000	\$210,000	-10.26%
Median Original List Price	\$234,900	\$229,000	-2.51%
Median Market Time	32	25	-21.88%
Home for Sale	90	78	-13.33%
Under Contract	34	29	-14.71%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$538,000	\$442,500	-17.75%
Median Original List Price	\$504,900	\$554,500	9.82%
Median Market Time	22	20	-9.09%
Home for Sale	87	84	-3.45%
Under Contract	35	22	-37.14%

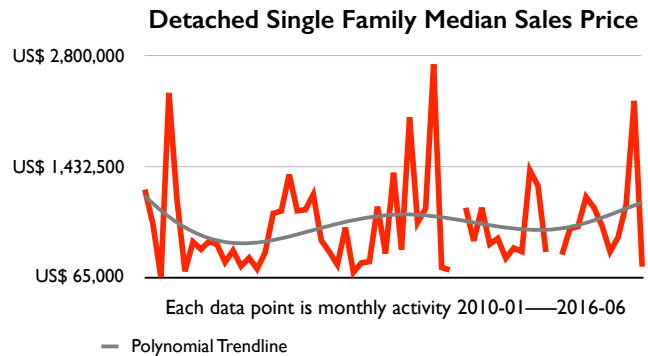
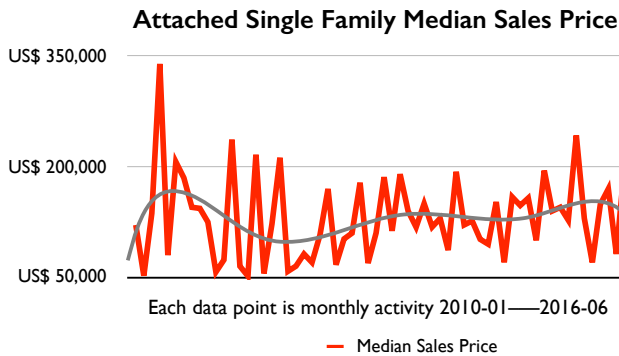
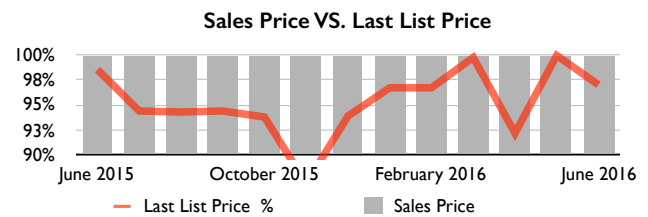
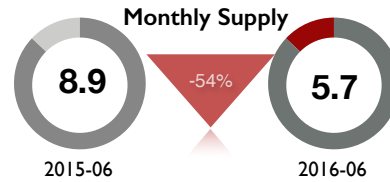


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Kenwood

Monthly Update 2016-06

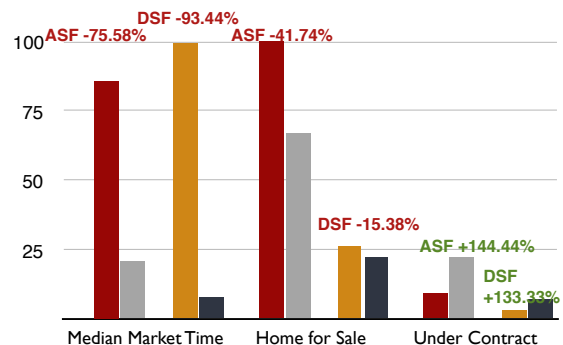
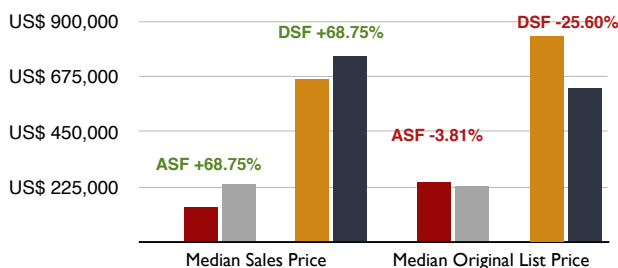


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$140,000	\$236,250	+68.75%
Median Original List Price	\$239,000	\$229,900	-3.81%
Median Market Time	86	21	-75.58%
Home for Sale	115	67	-41.74%
Under Contract	9	22	+144.44%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$667,500	\$755,000	+13.11%
Median Original List Price	\$840,000	\$625,000	-25.60%
Median Market Time	122	8	-93.44%
Home for Sale	26	22	-15.38%
Under Contract	3	7	+133.33%

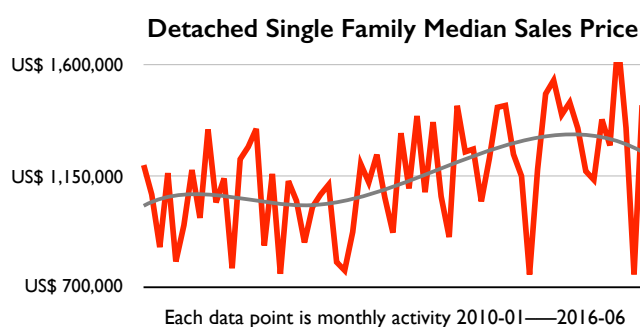
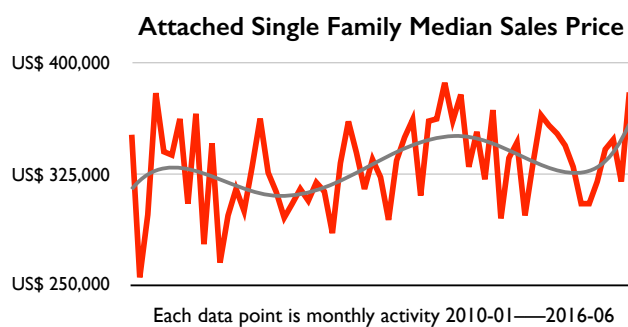
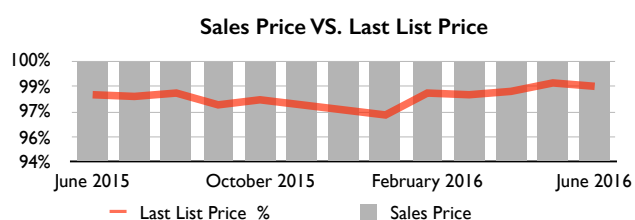
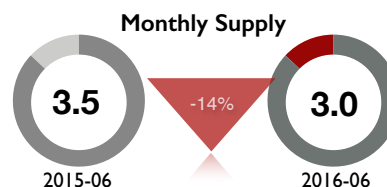


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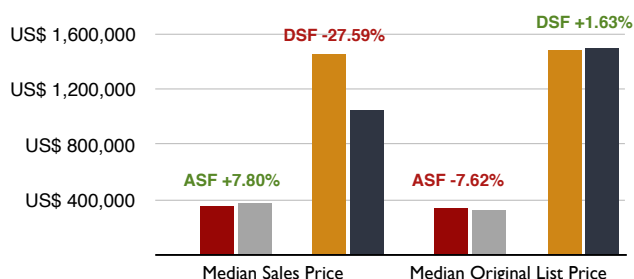
Lakeview

Monthly Update 2016-06



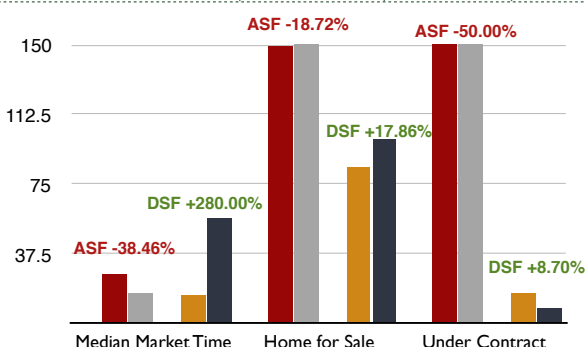
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$352,500	\$380,000	7.80%
Median Original List Price	\$339,900	\$314,000	-7.62%
Median Market Time	26	16	-38.46%
Home for Sale	561	456	-18.72%
Under Contract	227	208	-8.37%



Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$1,450,000	\$1,050,000	-27.59%
Median Original List Price	\$1,475,000	\$1,499,000	1.63%
Median Market Time	15	57	280.00%
Home for Sale	84	99	17.86%
Under Contract	16	8	-50.00%

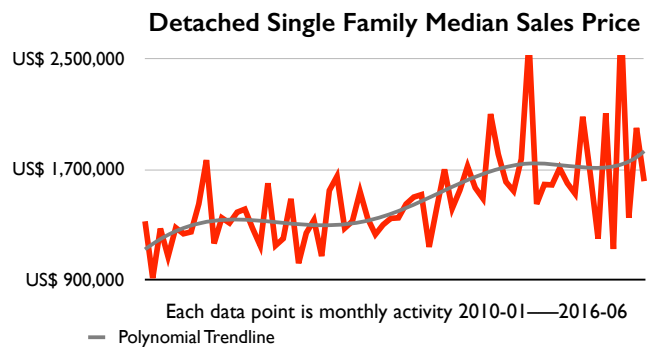
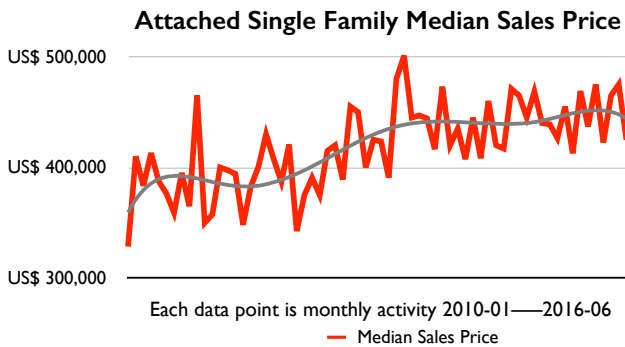
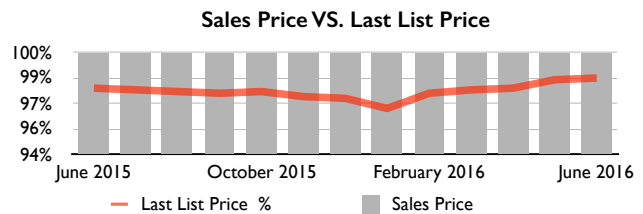
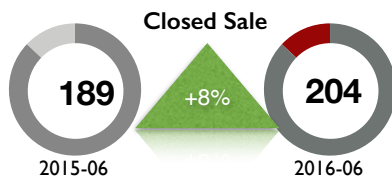
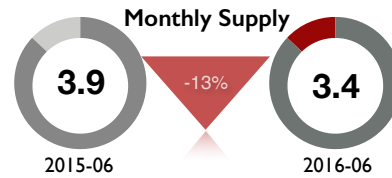


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Lincoln Park

Monthly Update 2016-06



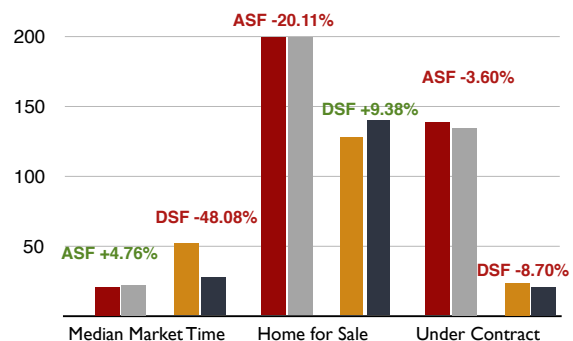
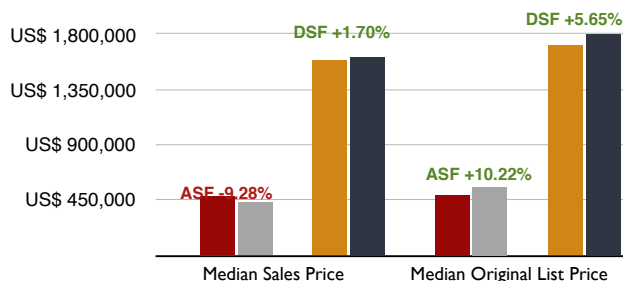
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$468,500	\$425,000	-9.28%
Median Original List Price	\$499,000	\$550,000	10.22%
Median Market Time	21	22	4.76%
Home for Sale	373	298	-20.11%
Under Contract	139	134	-3.60%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$1,588,000	\$1,615,000	1.70%
Median Original List Price	\$1,699,000	\$1,795,000	5.65%
Median Market Time	52	27	-48.08%
Home for Sale	128	140	9.38%
Under Contract	23	21	-8.70%

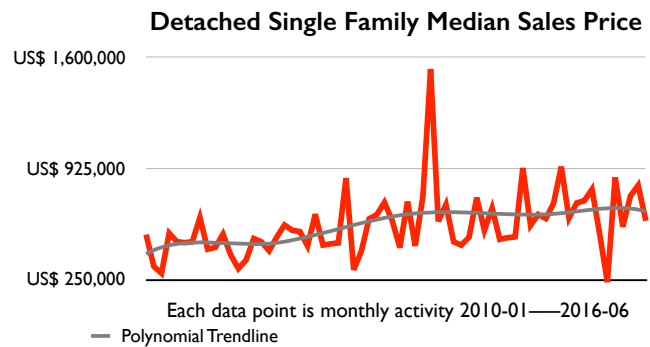
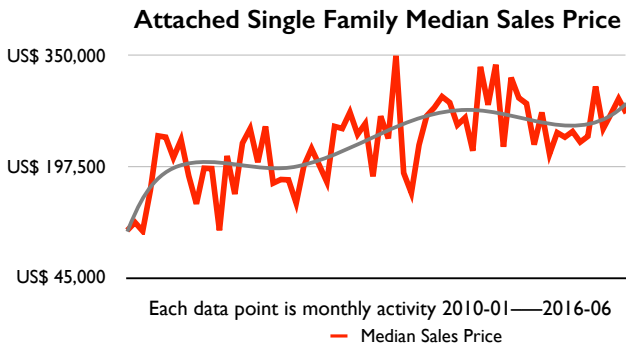
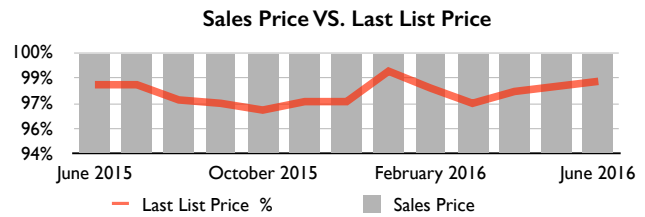
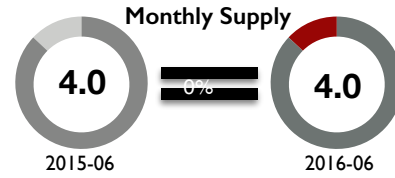


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, July 6, 2016

Lincoln Square

Monthly Update 2016-06



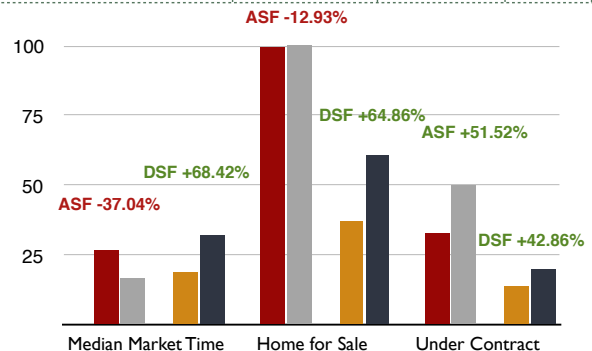
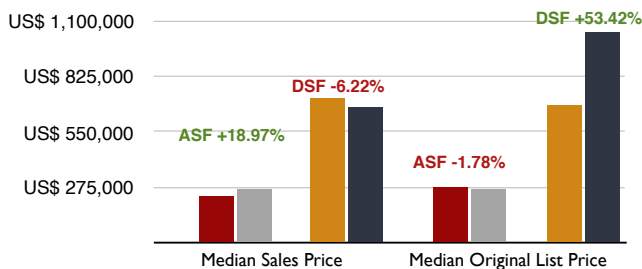
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$228,000	\$271,250	18.97%
Median Original List Price	\$274,900	\$270,000	-1.78%
Median Market Time	27	17	-37.04%
Home for Sale	116	101	-12.93%
Under Contract	33	50	51.52%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$715,000	\$670,500	-6.22%
Median Original List Price	\$684,400	\$1,050,000	53.42%
Median Market Time	19	32	68.42%
Home for Sale	37	61	64.86%
Under Contract	14	20	42.86%

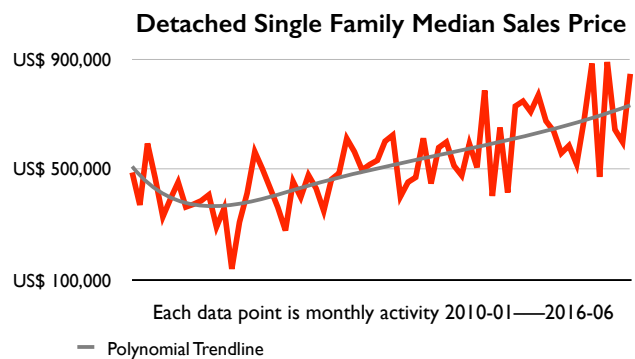
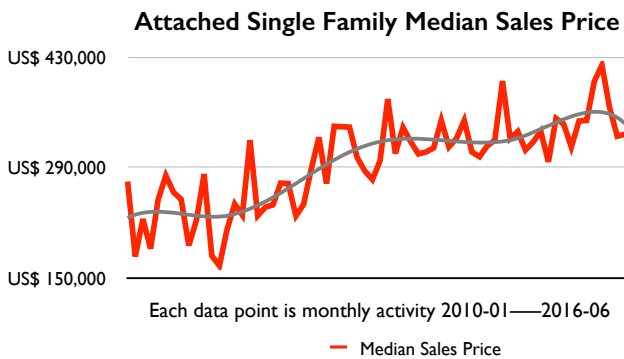
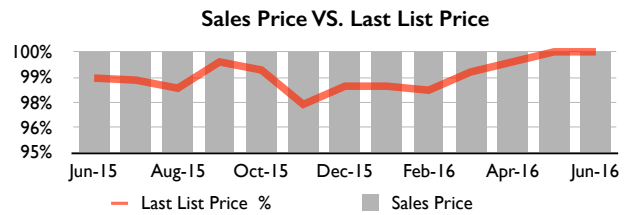
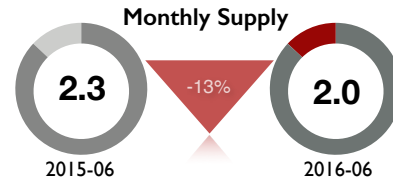


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

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Logan Square

Monthly Update 2016-06



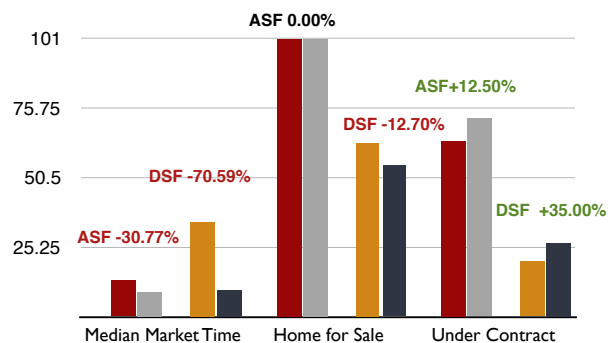
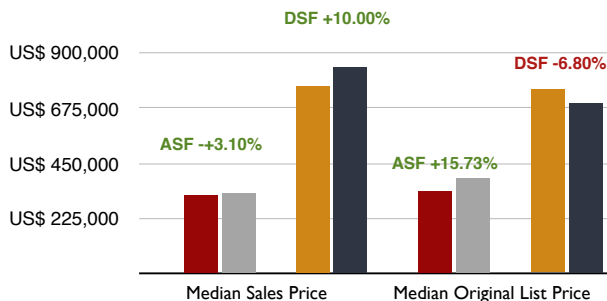
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$322,500	\$332,500	3.10%
Median Original List Price	\$337,000	\$390,000	15.73%
Median Market Time	13	9	-30.77%
Home for Sale	101	101	0.00%
Under Contract	64	72	12.50%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$770,000	\$847,000	10.00%
Median Original List Price	\$750,000	\$699,000	-6.80%
Median Market Time	34	10	-70.59%
Home for Sale	63	55	-12.70%
Under Contract	20	27	35.00%

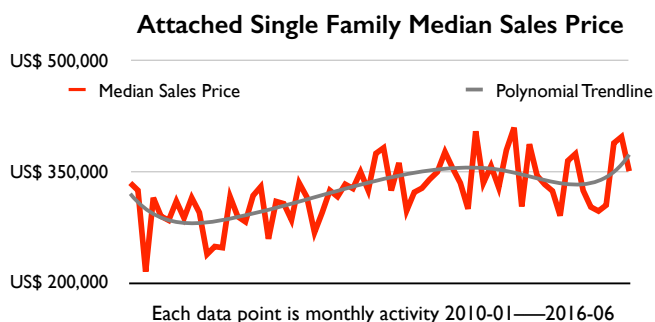
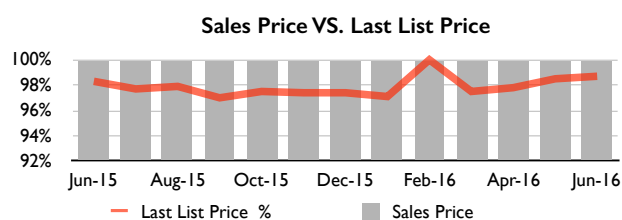
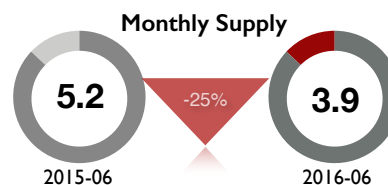


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Loop

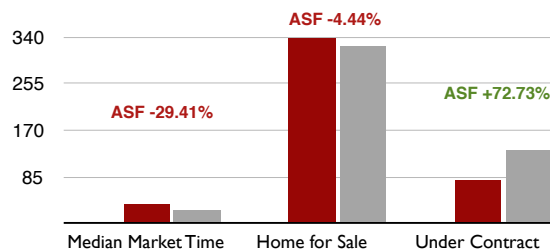
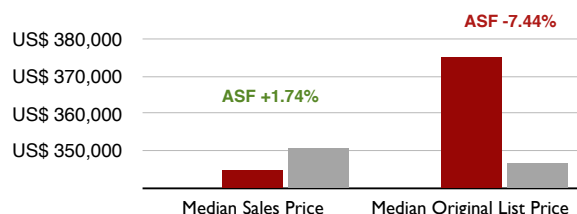
Monthly Update 2016-06



Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$345,000	\$351,000	1.74%
Median Original List Price	\$374,900	\$347,000	-7.44%
Median Market Time	34	24	-29.41%
Home for Sale	338	323	-4.44%
Under Contract	77	133	72.73%

ASF including Townhouse & Condo



No Detached Single - Family Data Founded

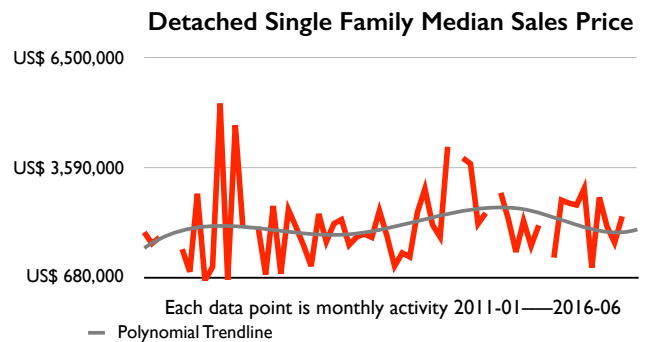
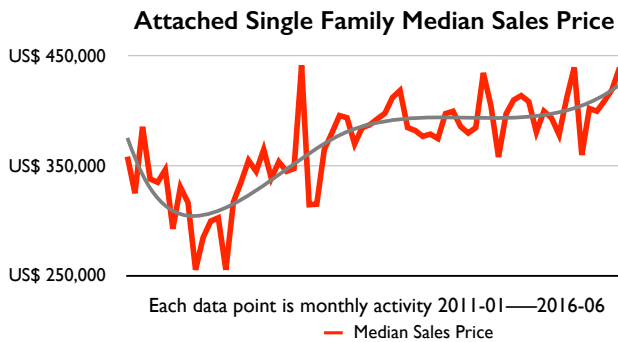
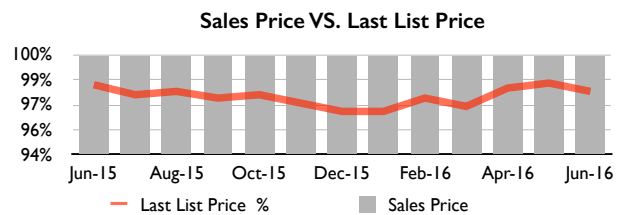
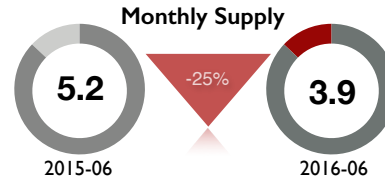
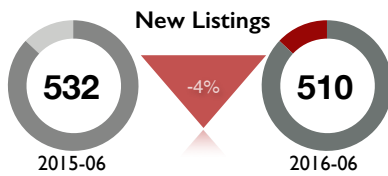


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Near North Side

Monthly Update 2016-06

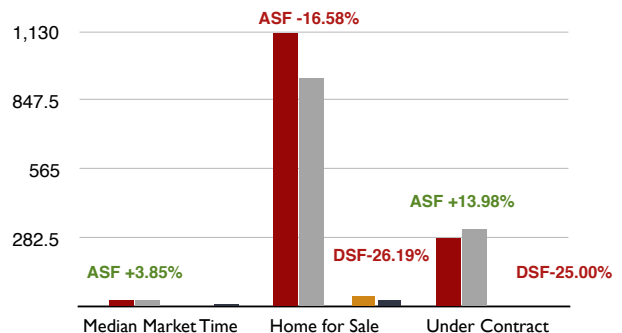
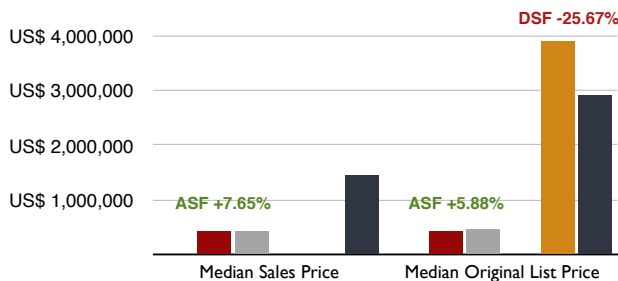


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$408,750	\$440,000	7.65%
Median Original List Price	\$425,000	\$450,000	5.88%
Median Market Time	26	27	3.85%
Home for Sale	1128	941	-16.58%
Under Contract	279	318	13.98%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	N/A	\$1,437,500	
Median Original List Price	\$3,900,000	\$2,899,000	-25.67%
Median Market Time	N/A	16	
Home for Sale	42	31	-26.19%
Under Contract	4	3	-25.00%

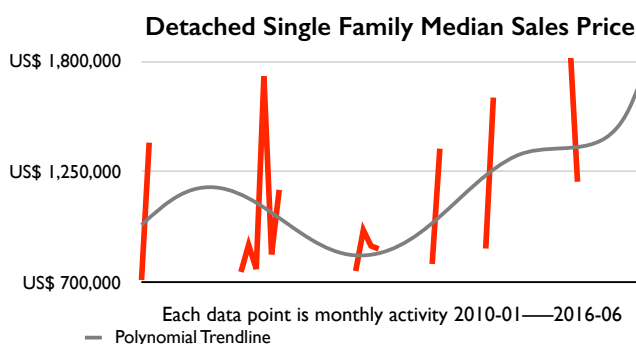
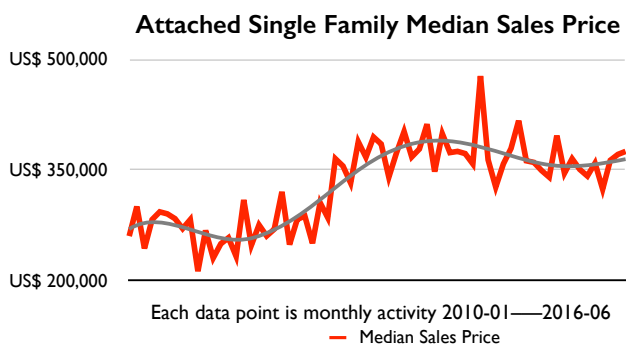
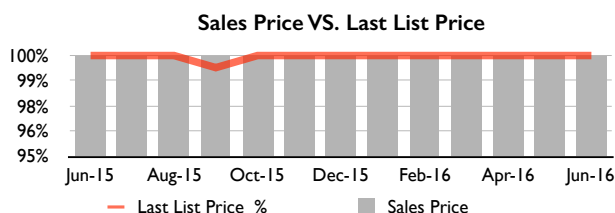
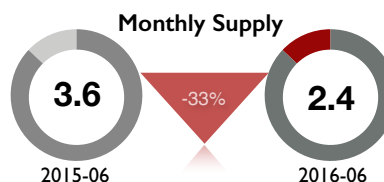
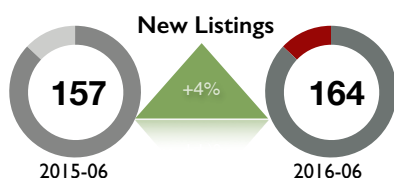


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Near South Side

Monthly Update 2016-06



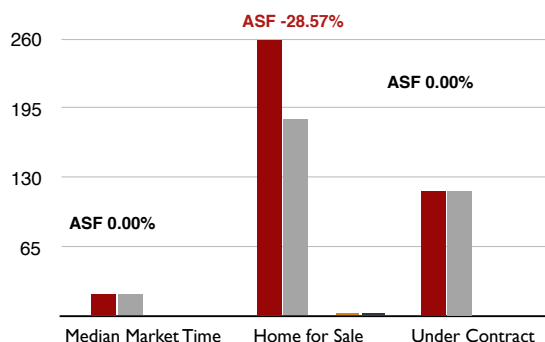
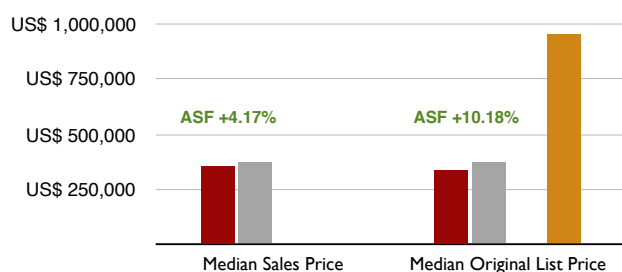
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$360,000	\$375,000	4.17%
Median Original List Price	\$339,900	\$374,500	10.18%
Median Market Time	20	20	0.00%
Home for Sale	259	185	-28.57%
Under Contract	118	118	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$950,000	\$0	-100.00%
Median Market Time	N/A	N/A	
Home for Sale	3	3	0.00%
Under Contract	0	0	0.00%

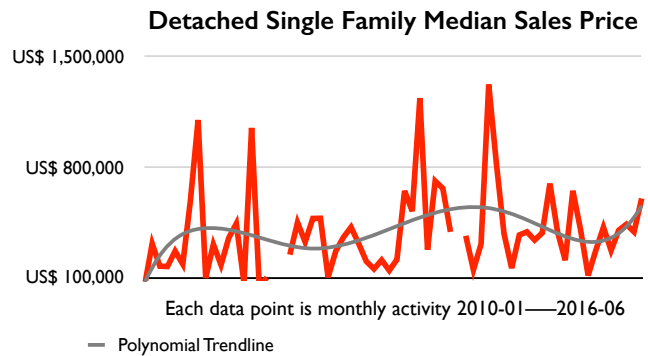
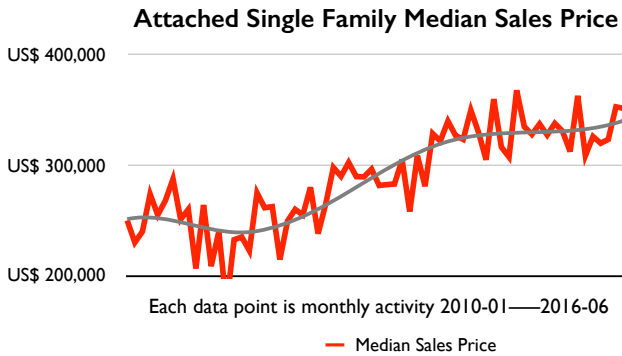
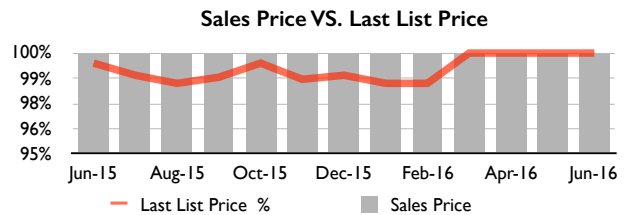
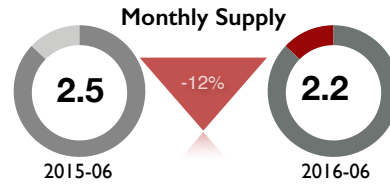


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Near West Side

Monthly Update 2016-06



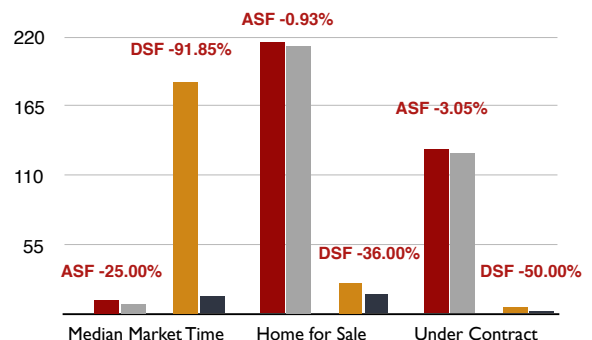
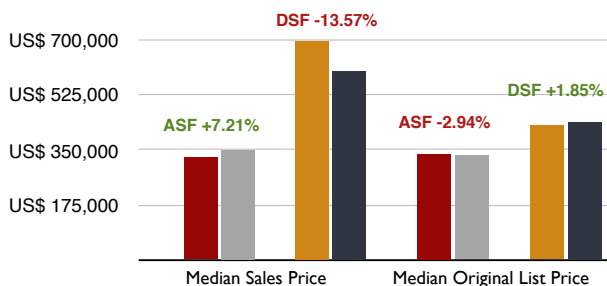
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$328,000	\$351,650	7.21%
Median Original List Price	\$339,900	\$329,900	-2.94%
Median Market Time	12	9	-25.00%
Home for Sale	215	213	-0.93%
Under Contract	131	127	-3.05%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$696,526	\$602,000	-13.57%
Median Original List Price	\$429,000	\$436,950	1.85%
Median Market Time	184	15	-91.85%
Home for Sale	25	16	-36.00%
Under Contract	6	3	-50.00%

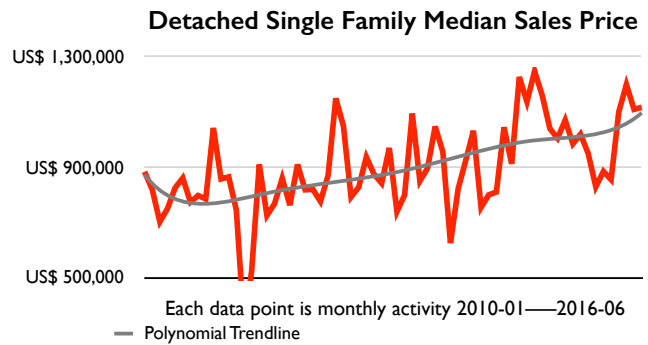
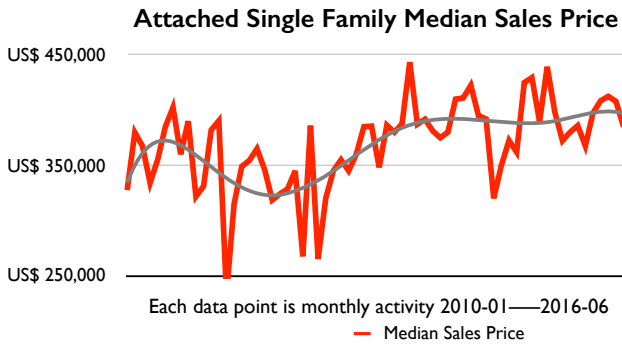
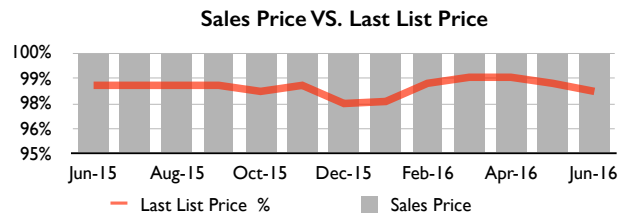
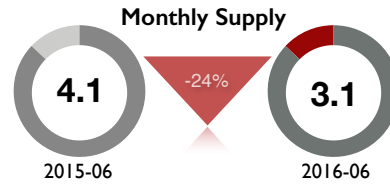


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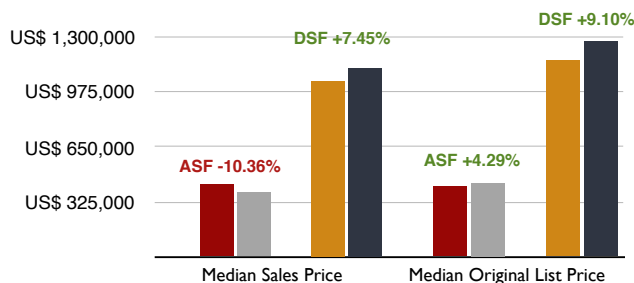
North Center

Monthly Update 2016-06



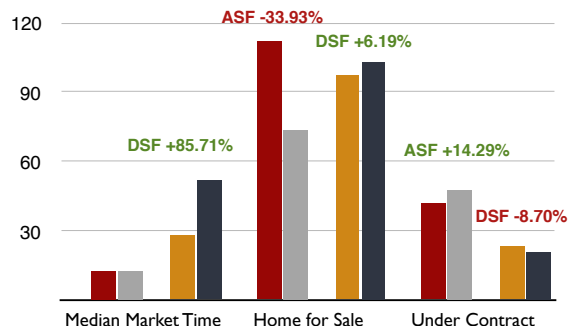
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$429,500	\$385,000	-10.36%
Median Original List Price	\$419,250	\$437,250	4.29%
Median Market Time	13	13	0.00%
Home for Sale	112	74	-33.93%
Under Contract	42	48	14.29%
ASF including Townhouse & Condo			



Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$1,040,000	\$1,117,500	7.45%
Median Original List Price	\$1,159,000	\$1,264,500	9.10%
Median Market Time	28	52	85.71%
Home for Sale	97	103	6.19%
Under Contract	23	21	-8.70%

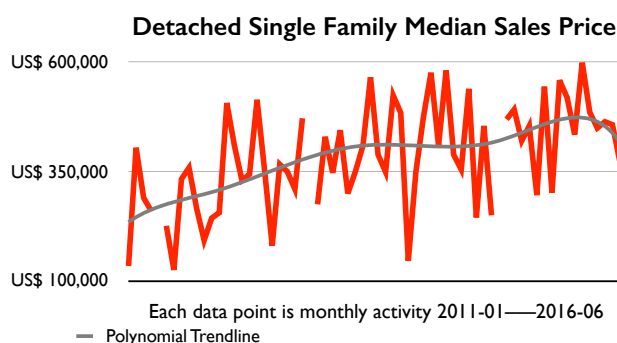
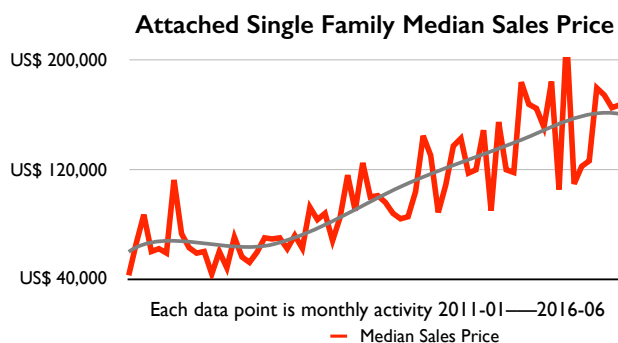
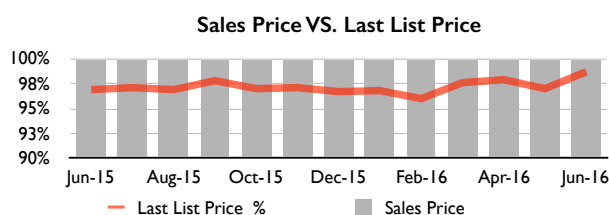
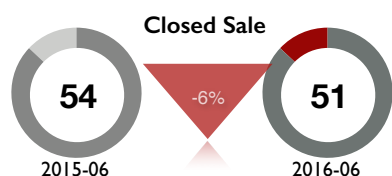
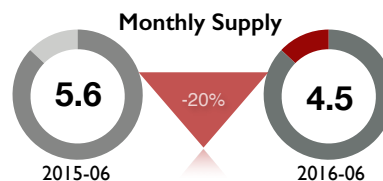


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Rogers Park

Monthly Update 2016-06

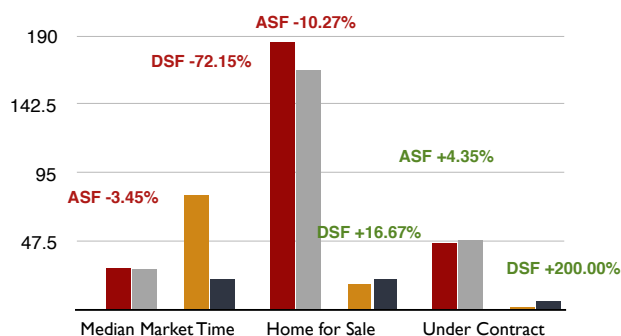
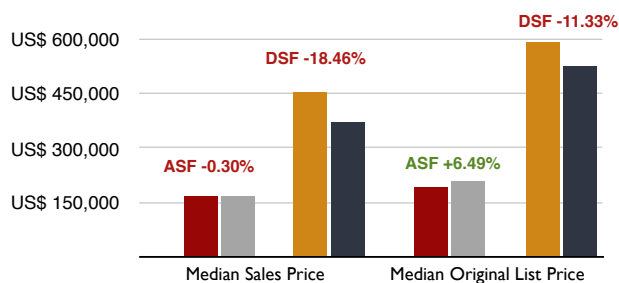


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$168,000	\$167,500	-0.30%
Median Original List Price	\$192,500	\$205,000	6.49%
Median Market Time	29	28	-3.45%
Home for Sale	185	166	-10.27%
Under Contract	46	48	4.35%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$455,000	\$371,000	-18.46%
Median Original List Price	\$592,000	\$524,900	-11.33%
Median Market Time	79	22	-72.15%
Home for Sale	18	21	16.67%
Under Contract	2	6	200.00%

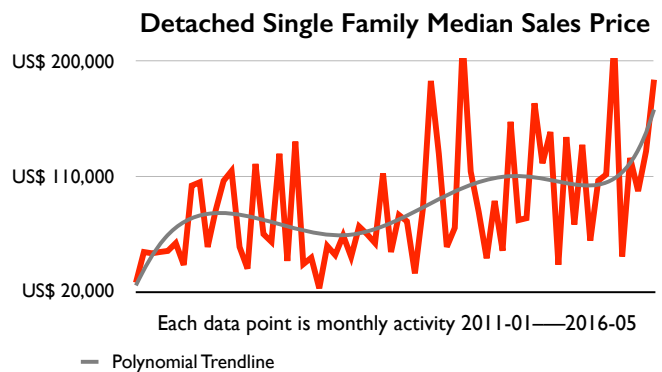
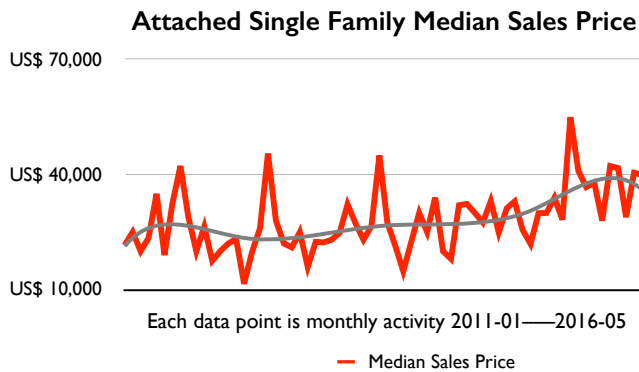
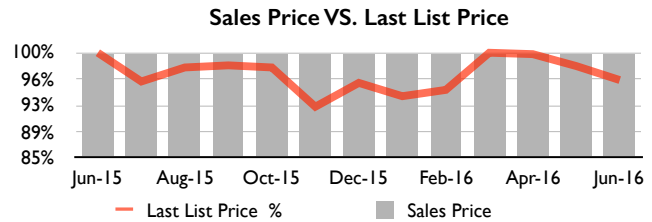
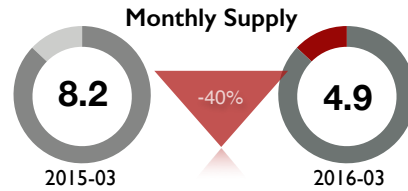
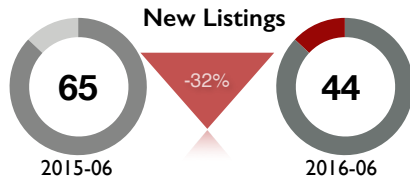


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South Shore

Monthly Update 2016-06

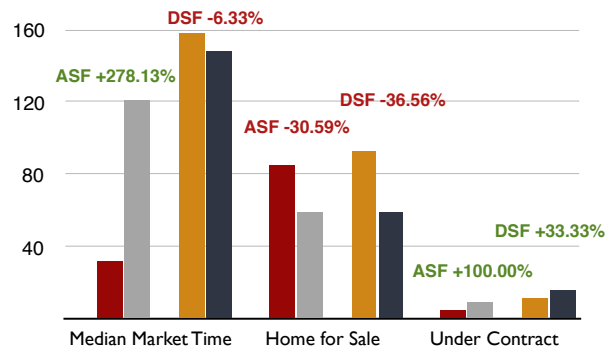
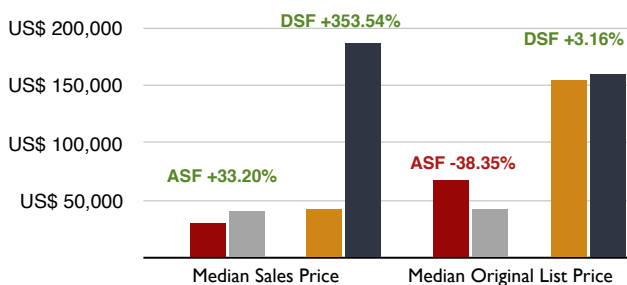


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$30,000	\$39,960	33.20%
Median Original List Price	\$66,500	\$41,000	-38.35%
Median Market Time	32	121	278.13%
Home for Sale	85	59	-30.59%
Under Contract	5	10	100.00%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$41,000	\$185,950	353.54%
Median Original List Price	\$155,000	\$159,900	3.16%
Median Market Time	158	148	-6.33%
Home for Sale	93	59	-36.56%
Under Contract	12	16	33.33%

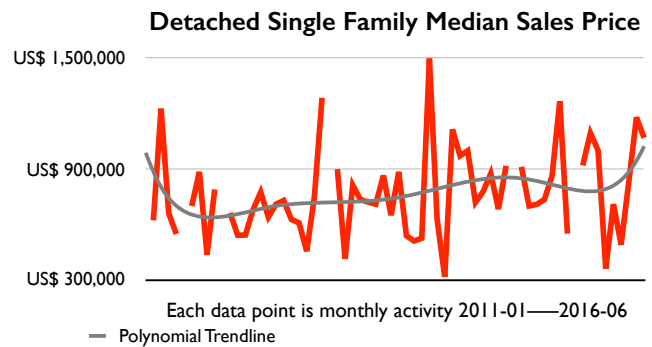
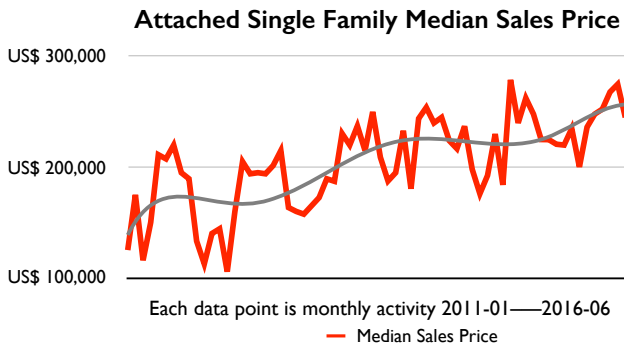
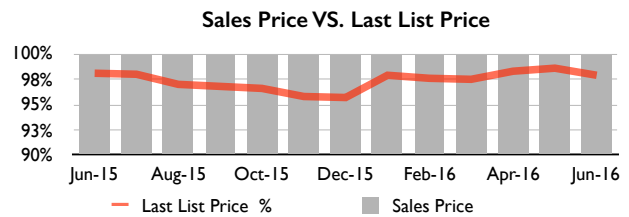
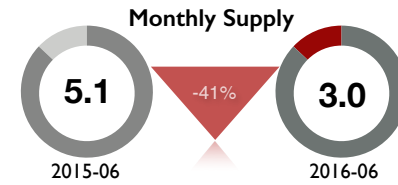


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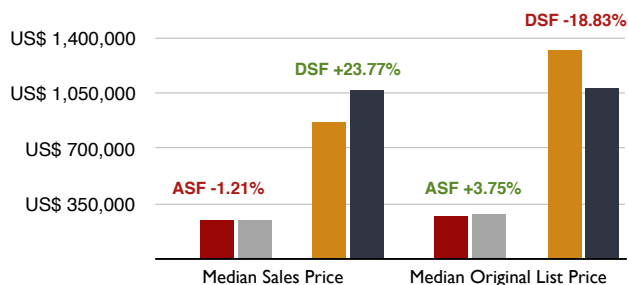
Uptown

Monthly Update 2016-06



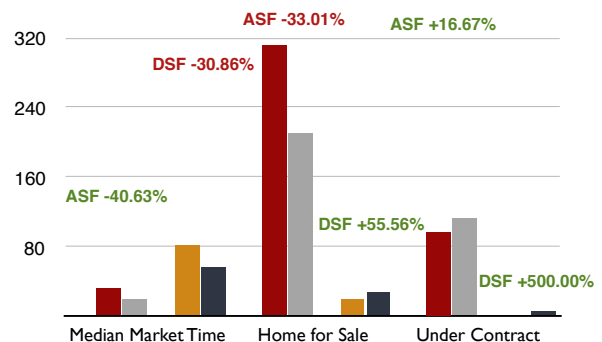
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$248,000	\$245,000	-1.21%
Median Original List Price	\$265,000	\$274,950	3.75%
Median Market Time	32	19	-40.63%
Home for Sale	312	209	-33.01%
Under Contract	96	112	16.67%
ASF including Townhouse & Condo			



Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$864,500	\$1,070,000	23.77%
Median Original List Price	\$1,324,450	\$1,075,000	-18.83%
Median Market Time	81	56	-30.86%
Home for Sale	18	28	55.56%
Under Contract	1	6	500.00%

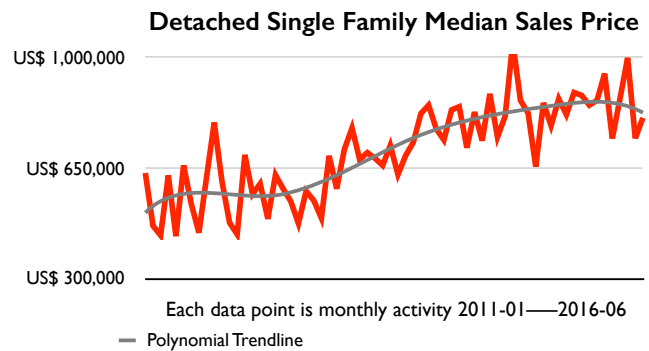
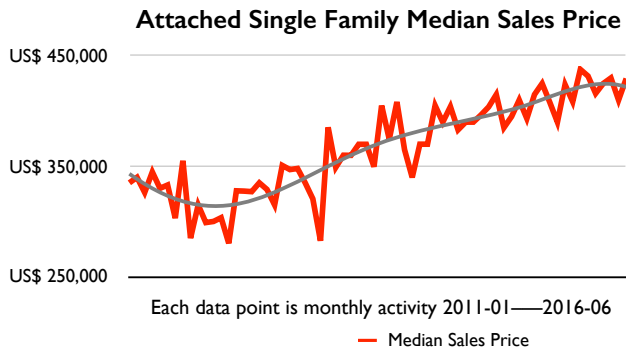
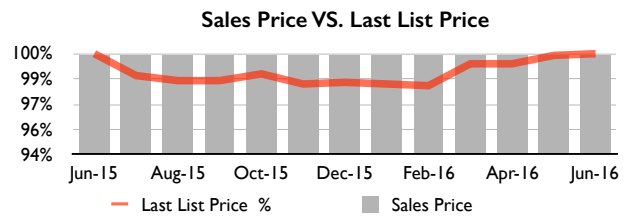
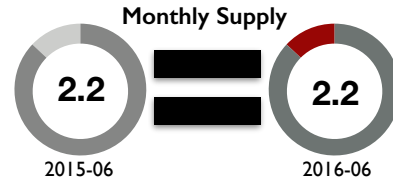


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Wednesday, July 6, 2016

West Town

Monthly Update 2016-06



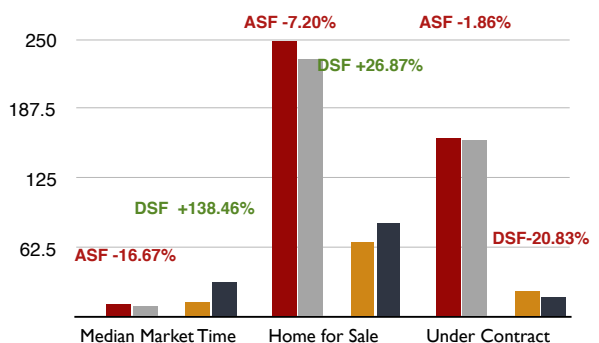
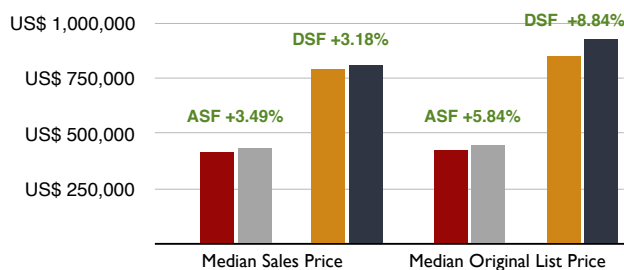
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$415,000	\$429,500	3.49%
Median Original List Price	\$425,000	\$449,800	5.84%
Median Market Time	12	10	-16.67%
Home for Sale	250	232	-7.20%
Under Contract	161	158	-1.86%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$785,000	\$810,000	3.18%
Median Original List Price	\$849,900	\$925,000	8.84%
Median Market Time	13	31	+138.46%
Home for Sale	67	85	+26.87%
Under Contract	24	19	-20.83%

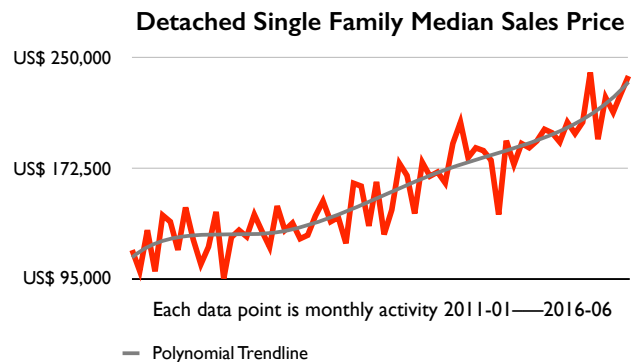
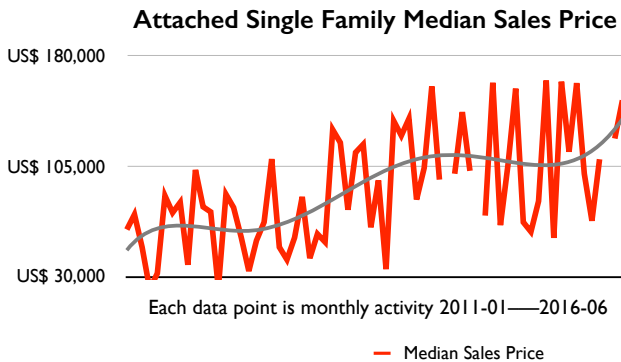
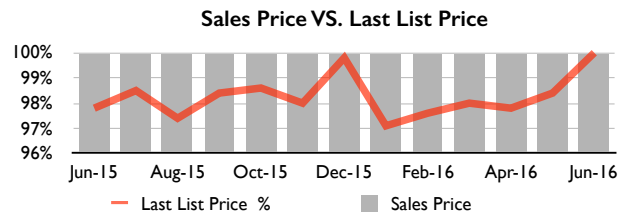
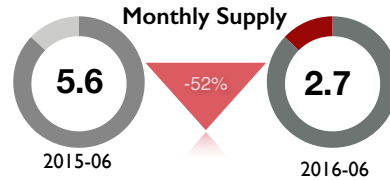
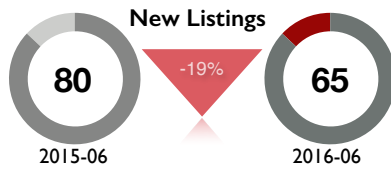


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Wednesday, July 6, 2016

Belmont Cragin

Monthly Update 2016-06

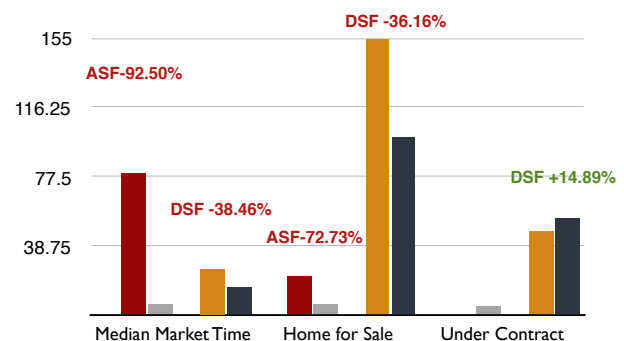
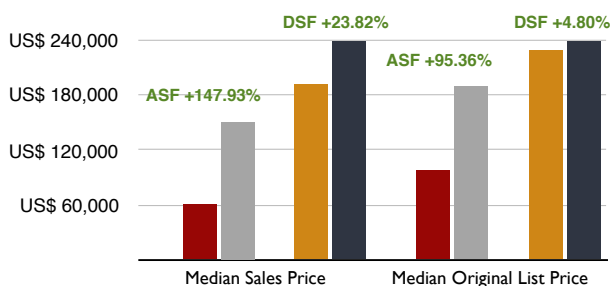


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$60,500	\$150,000	+147.93%
Median Original List Price	\$97,000	\$189,500	+95.36%
Median Market Time	80	6	-92.50%
Home for Sale	22	6	-72.73%
Under Contract	0	5	
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$191,810	\$237,500	+23.82%
Median Original List Price	\$229,000	\$240,000	+4.80%
Median Market Time	26	16	-38.46%
Home for Sale	155	99	-36.13%
Under Contract	47	54	+14.89%

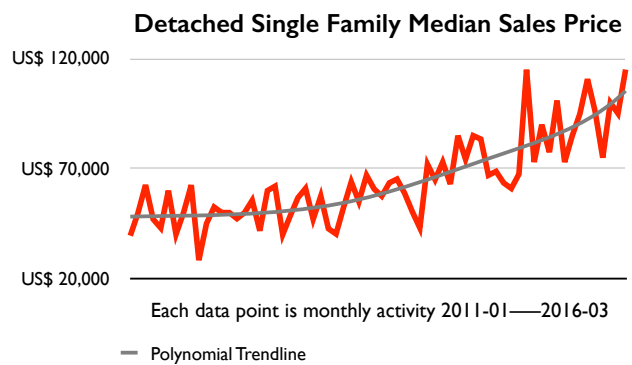
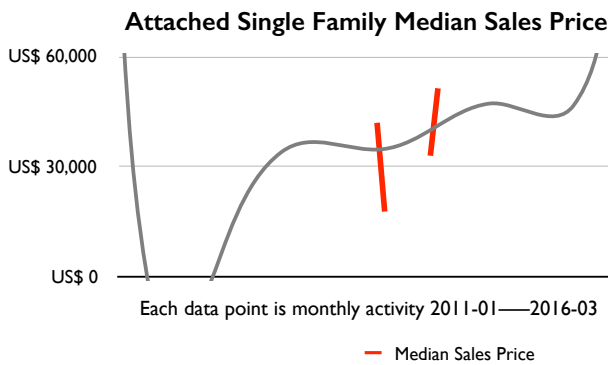
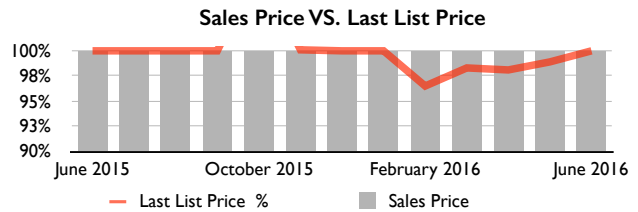
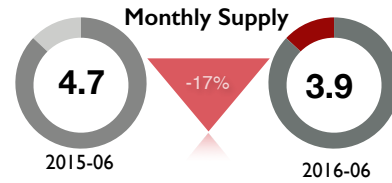
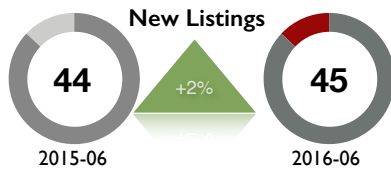


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Chicago Lawn

Monthly Update 2016-06



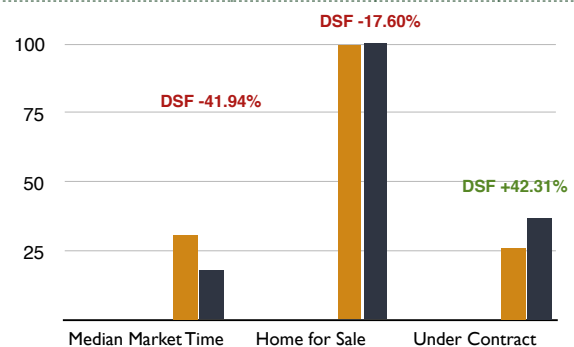
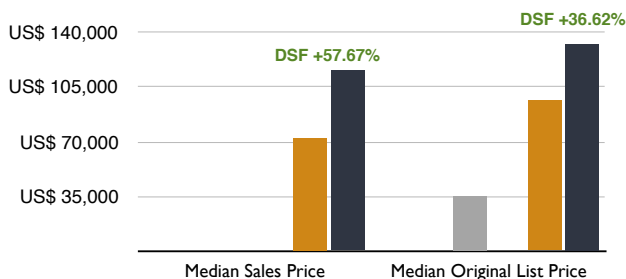
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	N/A	N/A	
Median Original List Price	\$0	\$35,000	
Median Market Time	N/A	N/A	
Home for Sale	0	0	
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$73,000	\$115,101	57.67%
Median Original List Price	\$96,950	\$132,450	36.62%
Median Market Time	31	18	-41.94%
Home for Sale	125	103	-17.60%
Under Contract	26	37	42.31%

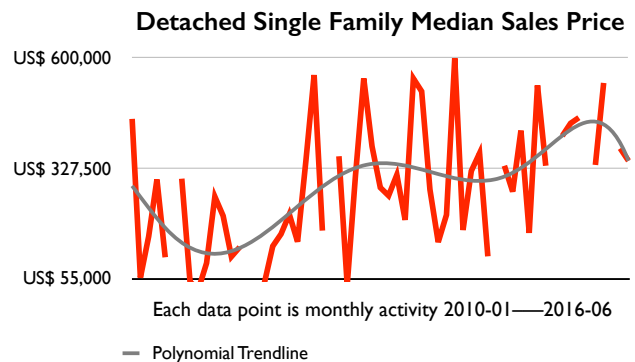
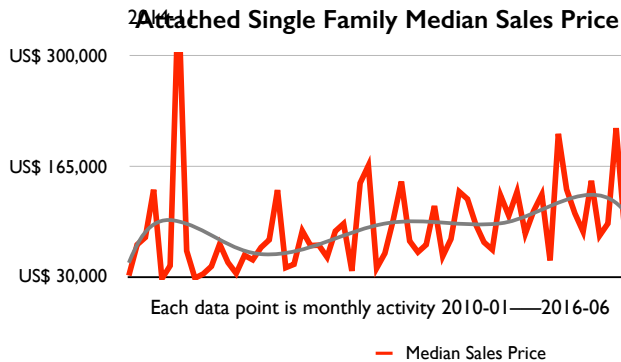
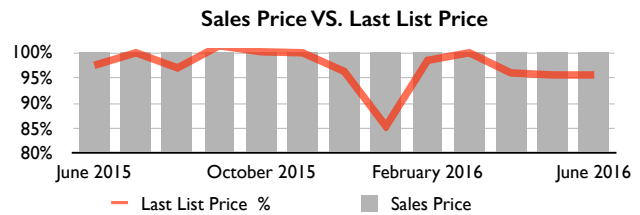
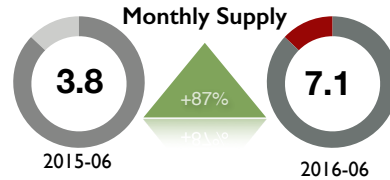


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Douglas

Monthly Update 2016-06

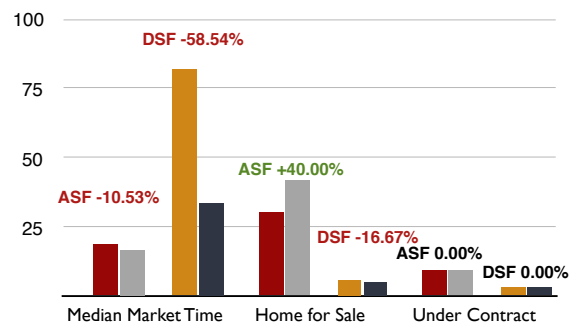
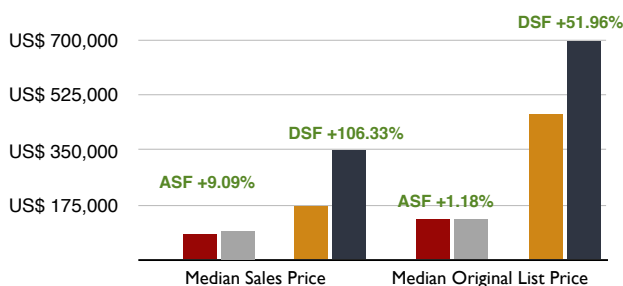


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$82,500	\$90,000	9.09%
Median Original List Price	\$127,450	\$128,950	1.18%
Median Market Time	19	17	-10.53%
Home for Sale	30	42	40.00%
Under Contract	9	9	0.00%

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$167,817	\$346,250	106.33%
Median Original List Price	\$460,000	\$699,000	51.96%
Median Market Time	82	34	-58.54%
Home for Sale	6	5	-16.67%
Under Contract	3	3	0.00%

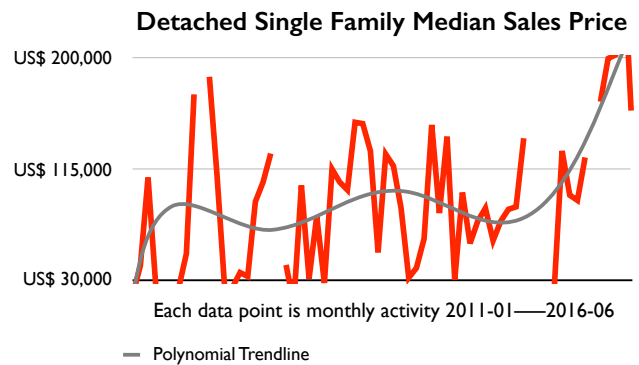
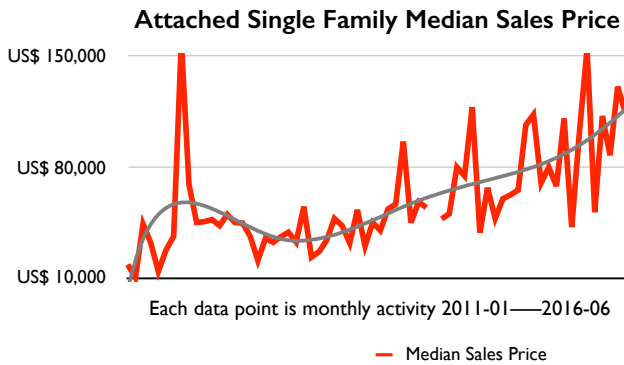
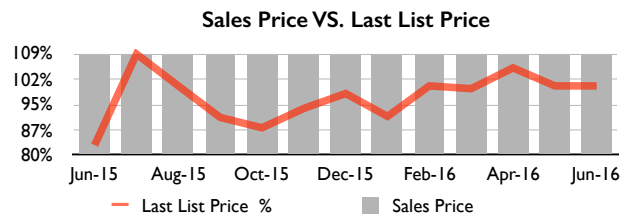
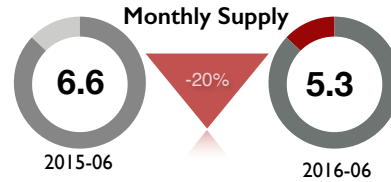
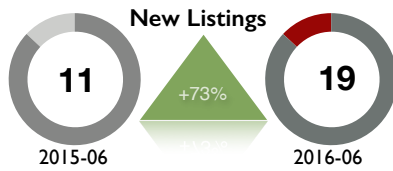


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East Garfield Park

Monthly Update 2016-06

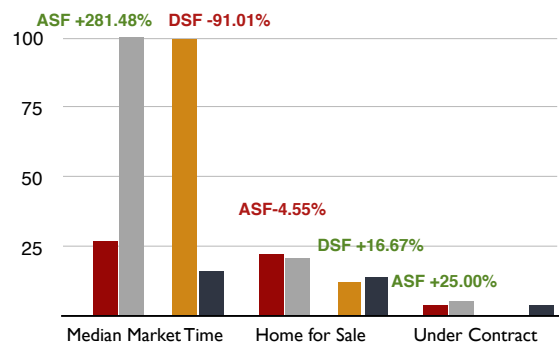
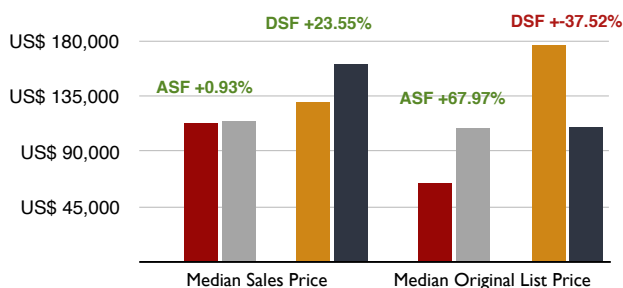


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$113,302	\$114,355	0.93%
Median Original List Price	\$64,000	\$107,500	67.97%
Median Market Time	27	103	281.48%
Home for Sale	22	21	-4.55%
Under Contract	4	5	25.00%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$129,500	\$160,000	23.55%
Median Original List Price	\$175,900	\$109,900	-37.52%
Median Market Time	178	16	-91.01%
Home for Sale	12	14	16.67%
Under Contract	0	4	

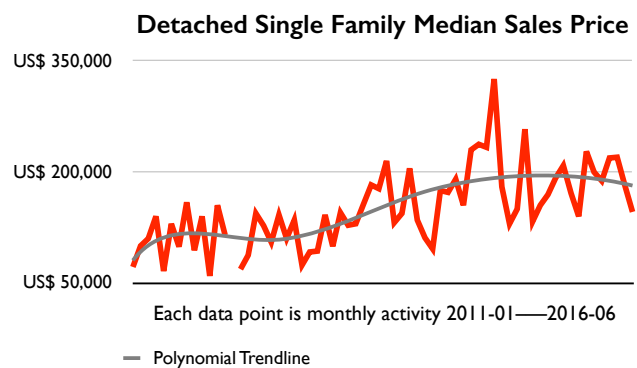
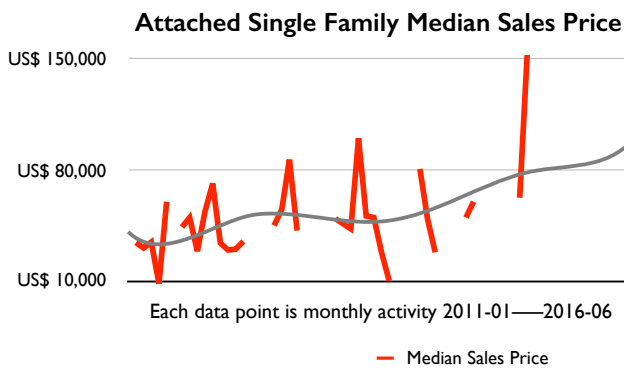
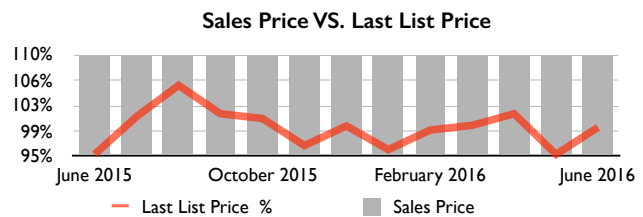
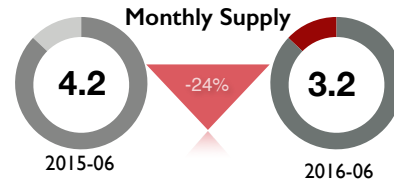


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Hermosa

Monthly Update 2016-06



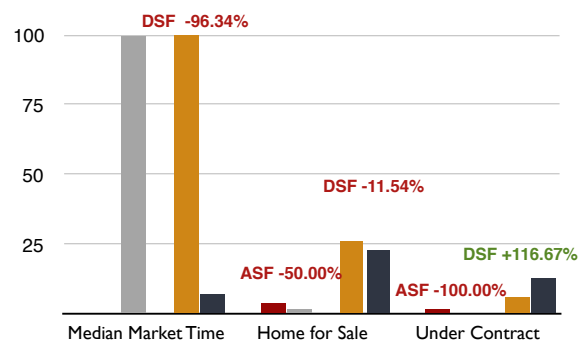
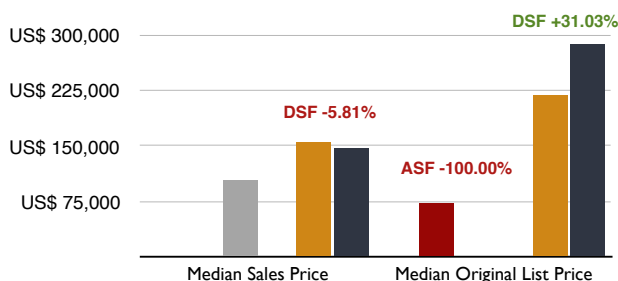
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	N/A	\$102,500	N/A
Median Original List Price	\$71,900	\$0	-100.00%
Median Market Time	N/A	378	N/A
Home for Sale	4	2	-50.00%
Under Contract	2	0	-100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$155,000	\$146,000	-5.81%
Median Original List Price	\$219,000	\$286,950	31.03%
Median Market Time	191	7	-96.34%
Home for Sale	26	23	-11.54%
Under Contract	6	13	116.67%

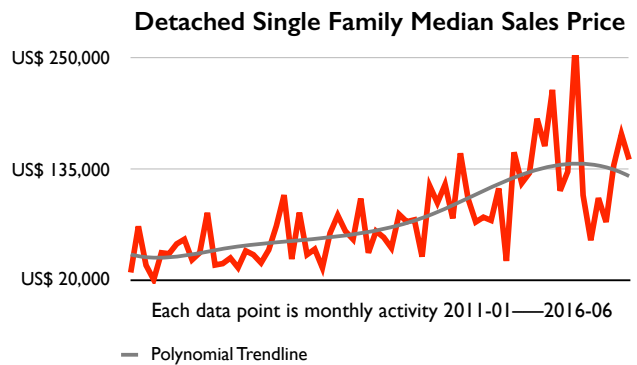
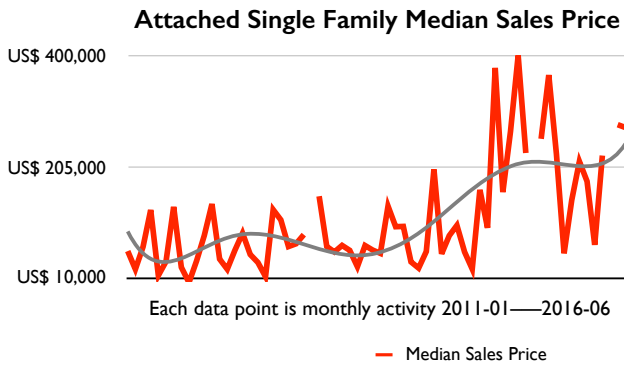
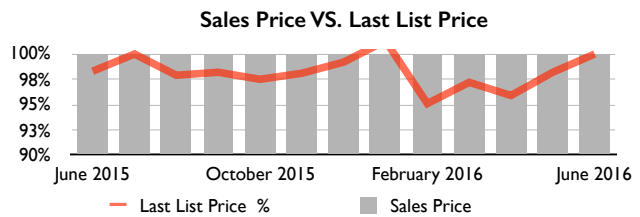
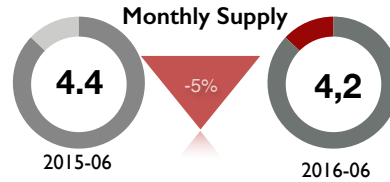


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Humboldt Park

Monthly Update 2016-06



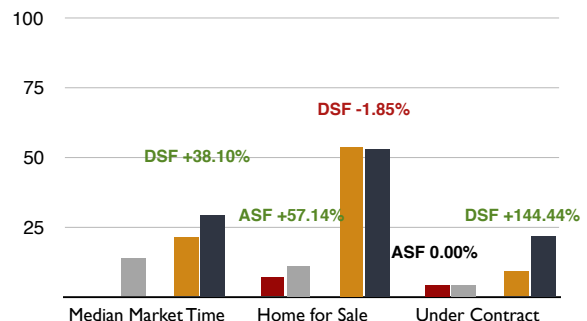
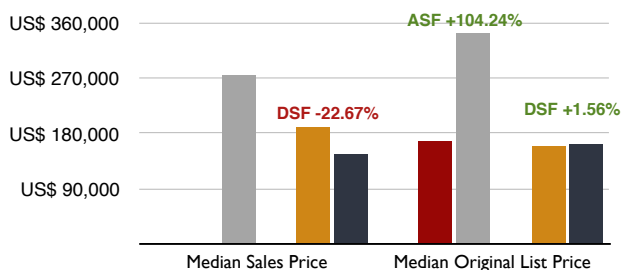
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	N/A	\$275,000	N/A
Median Original List Price	\$167,450	\$342,000	104.24%
Median Market Time	N/A	14	N/A
Home for Sale	7	11	57.14%
Under Contract	4	4	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$187,500	\$145,000	-22.67%
Median Original List Price	\$157,450	\$159,900	1.56%
Median Market Time	21	29	38.10%
Home for Sale	54	53	-1.85%
Under Contract	9	22	144.44%



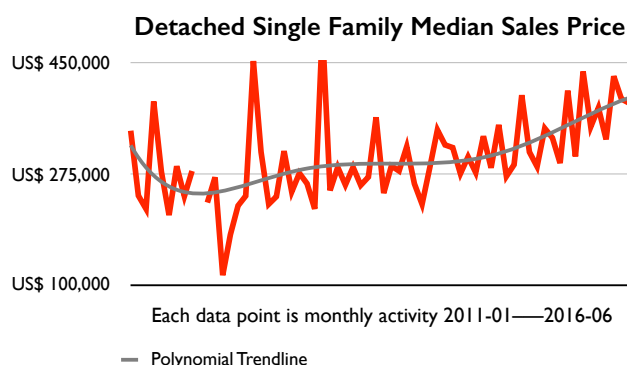
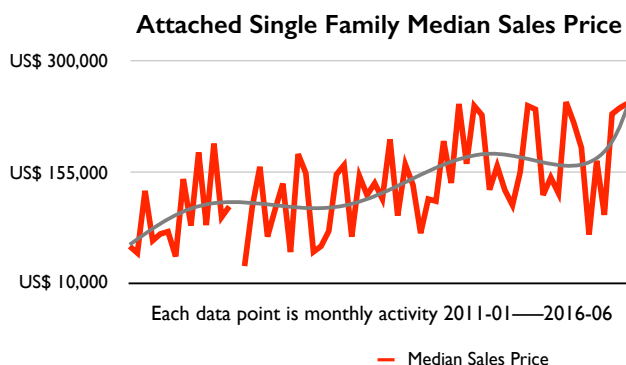
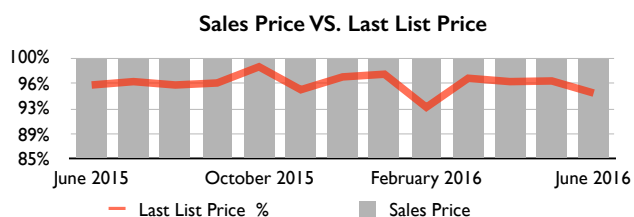
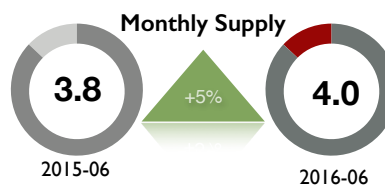
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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North Park

Monthly Update 2016-06



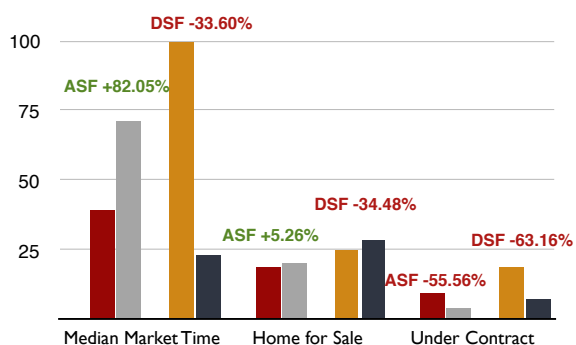
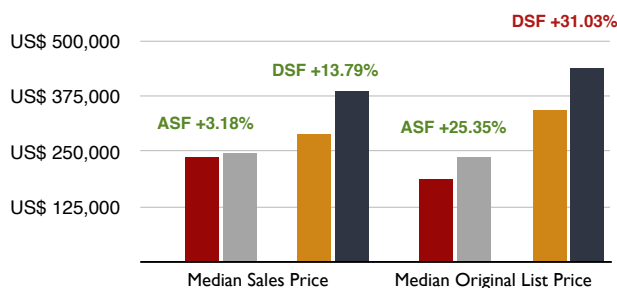
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$237,450	\$245,000	3.18%
Median Original List Price	\$187,400	\$234,900	25.35%
Median Market Time	39	71	82.05%
Home for Sale	19	20	5.26%
Under Contract	9	4	-55.56%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$287,000	\$387,000	34.84%
Median Original List Price	\$342,389	\$435,000	27.05%
Median Market Time	112	23	-79.46%
Home for Sale	25	28	12.00%
Under Contract	19	7	-63.16%

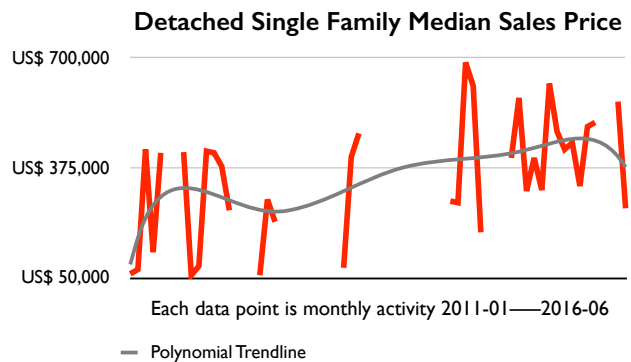
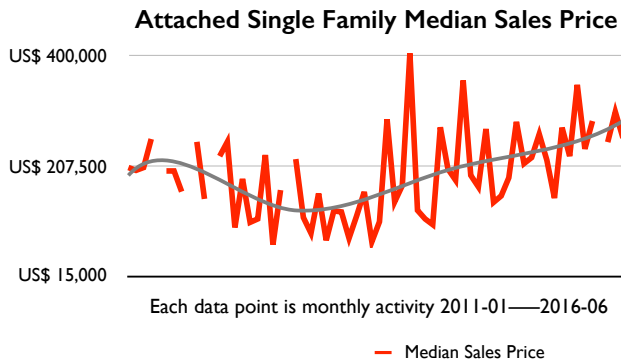
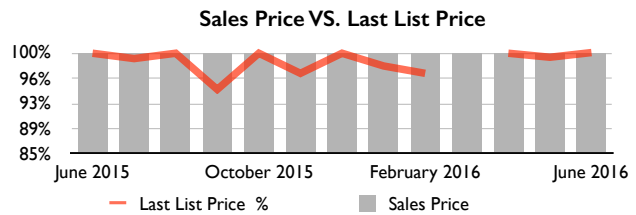
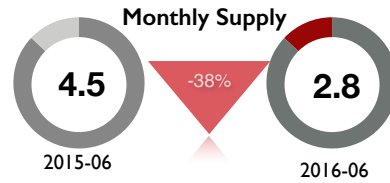


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Oakland

Monthly Update 2016-06



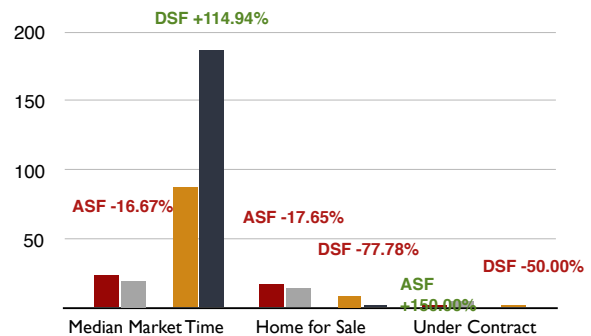
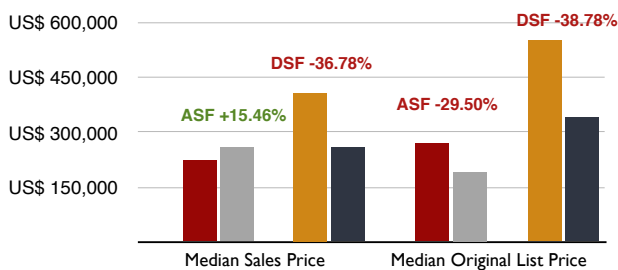
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$222,500	\$256,900	15.46%
Median Original List Price	\$269,450	\$189,950	-29.50%
Median Market Time	24	20	-16.67%
Home for Sale	17	14	-17.65%
Under Contract	2	5	150.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$404,914	\$256,000	-36.78%
Median Original List Price	\$551,950	\$337,900	-38.78%
Median Market Time	87	187	114.94%
Home for Sale	9	2	-77.78%
Under Contract	2	1	-50.00%

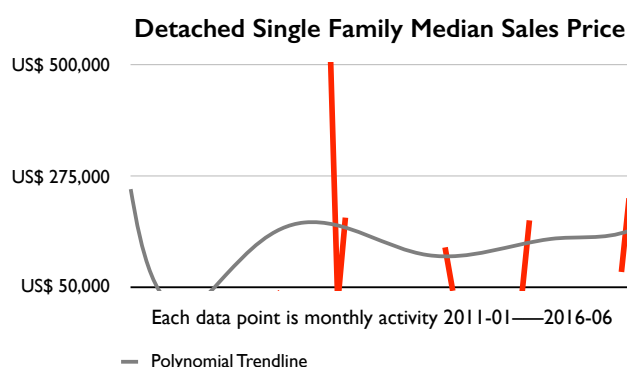
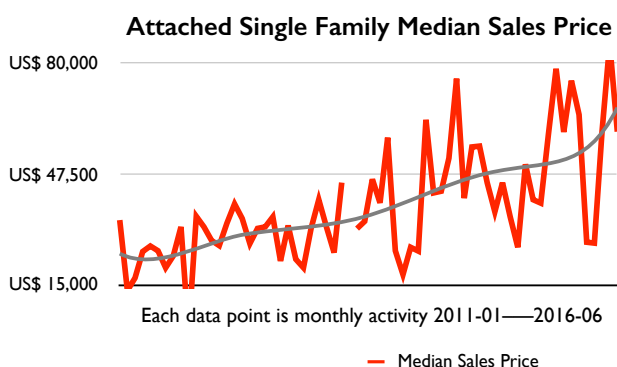
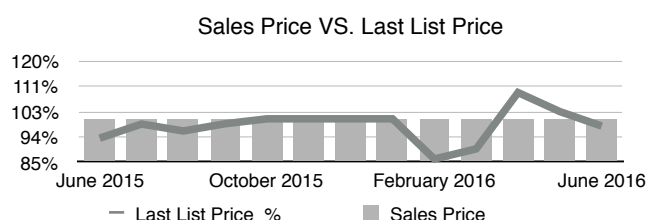
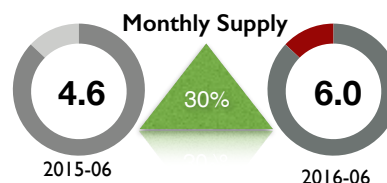


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Washington Park

Monthly Update 2016-06



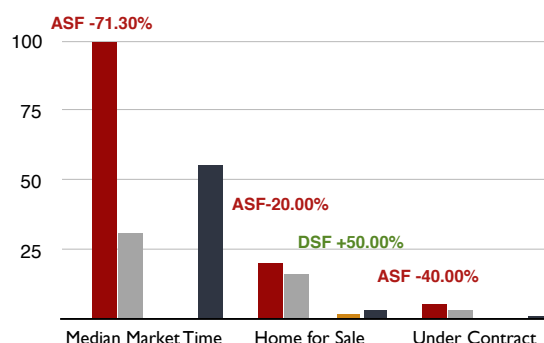
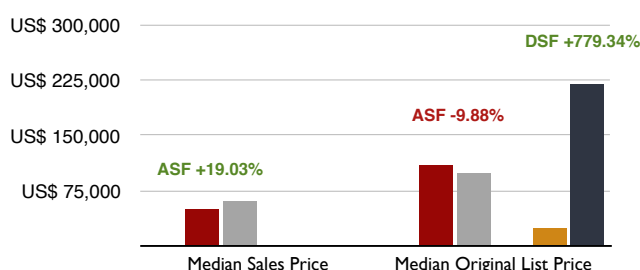
Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$50,406	\$60,000	19.03%
Median Original List Price	\$109,850	\$99,000	-9.88%
Median Market Time	108	31	-71.30%
Home for Sale	20	16	-20.00%
Under Contract	5	3	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$0	\$1	N/A
Median Original List Price	\$24,990	\$219,748	779.34%
Median Market Time	0	55	N/A
Home for Sale	2	3	50.00%
Under Contract	0	1	N/A

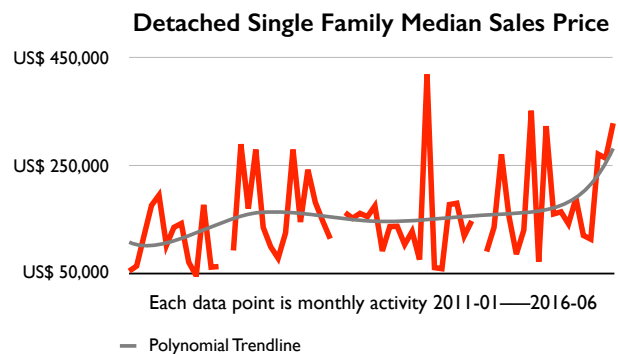
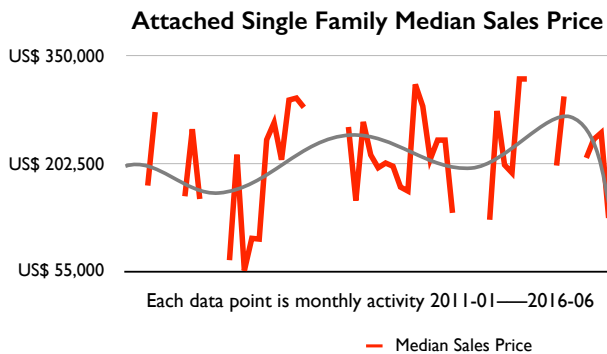
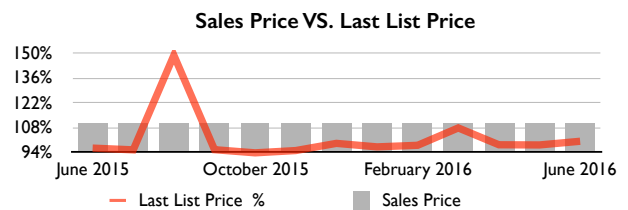
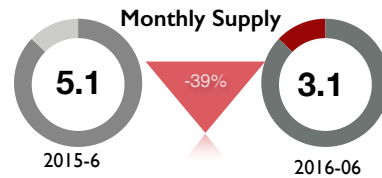
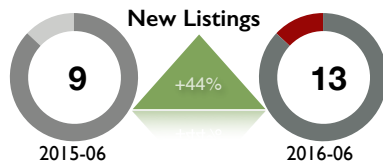


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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McKinley Park

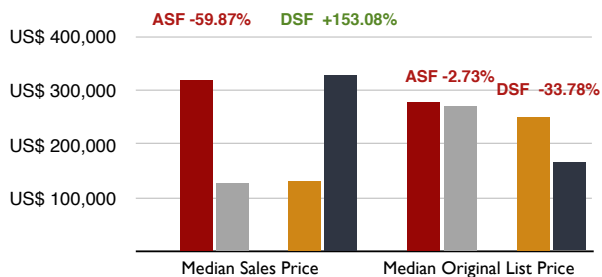
Monthly Update 2016-06



Attached Single Family (ASF)

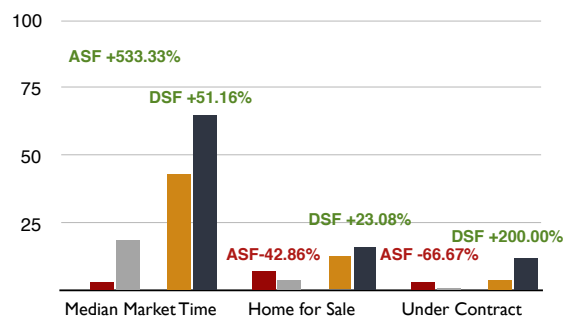
	2015-06	2016-06	Changes
Median Sales Price	US\$ 319,000	US\$ 128,000	-59.87%
Median Original List Price	US\$ 277,000	US\$ 269,450	-2.73%
Median Market Time	3	19	+533.33%
Home for Sale	7	4	-42.86%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo



Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	US\$ 130,000	US\$ 329,000	+153.08%
Median Original List Price	US\$ 249,000	US\$ 164,900	-33.78%
Median Market Time	43	65	+51.16%
Home for Sale	13	16	+23.08%
Under Contract	4	12	+200.00%

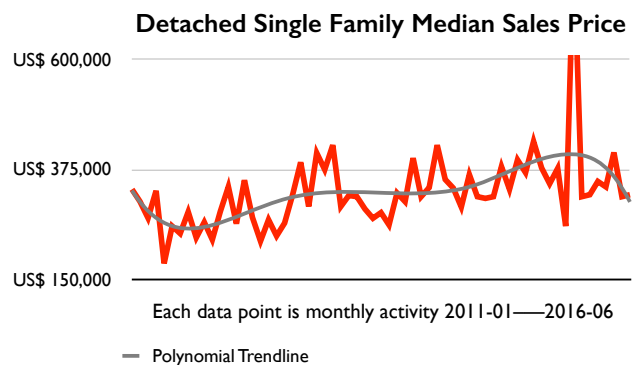
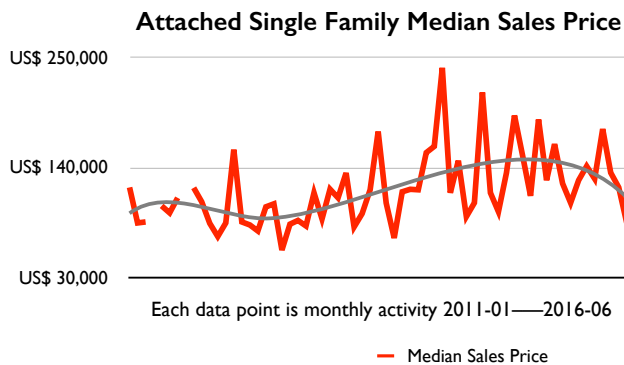
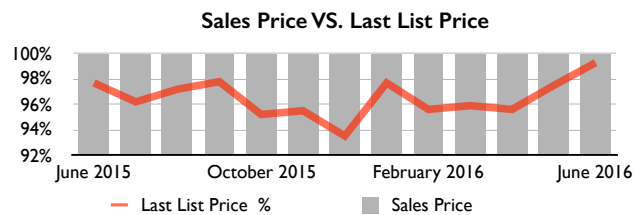
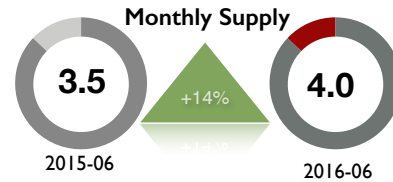


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Edison Park

Monthly Update 2016-06

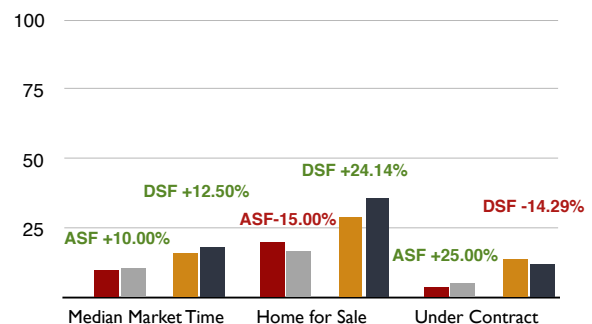
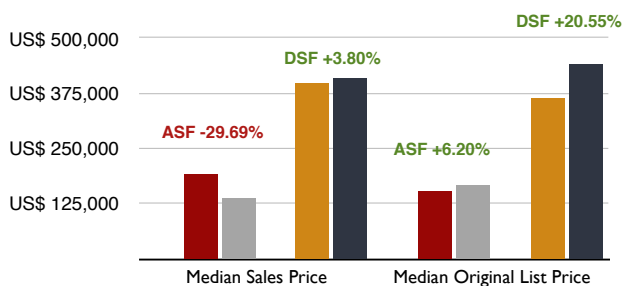


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$192,000	\$135,000	-29.69%
Median Original List Price	\$154,900	\$164,500	6.20%
Median Market Time	10	11	10.00%
Home for Sale	20	17	-15.00%
Under Contract	4	5	25.00%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

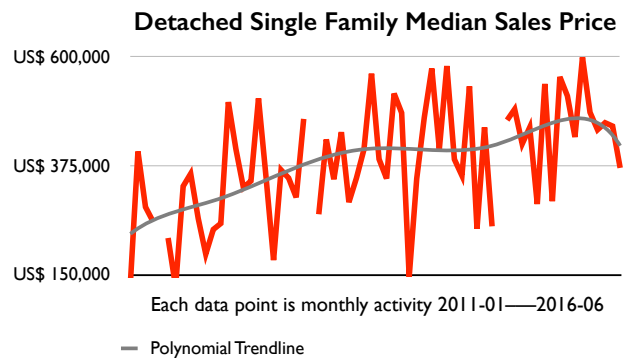
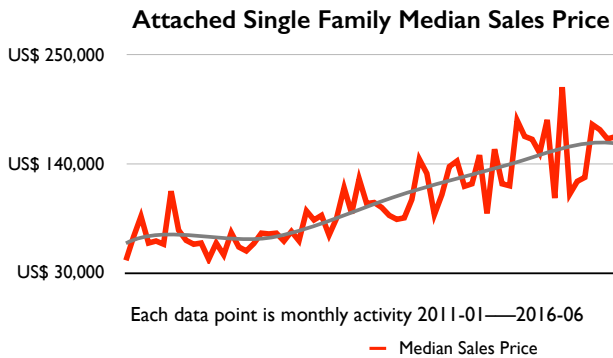
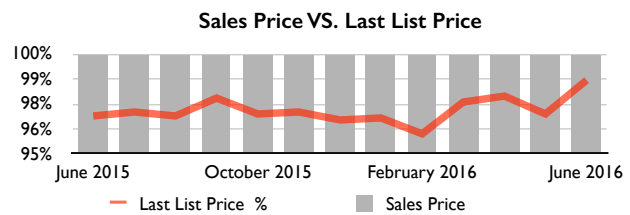
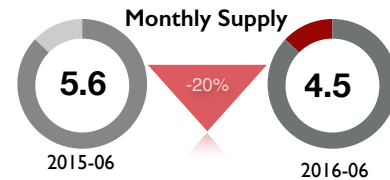
	2015-06	2016-06	Changes
Median Sales Price	\$395,000	\$410,000	3.80%
Median Original List Price	\$364,900	\$439,900	20.55%
Median Market Time	16	18	12.50%
Home for Sale	29	36	24.14%
Under Contract	14	12	-14.29%



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Rogers Park

Monthly Update 2016-06

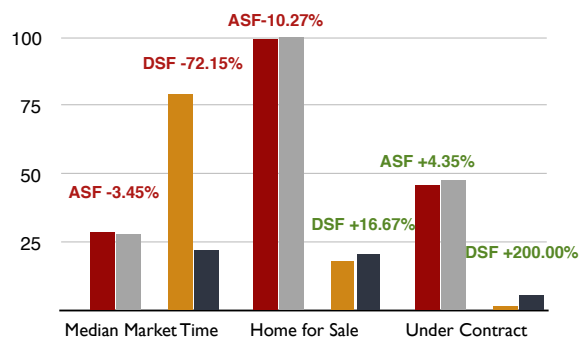
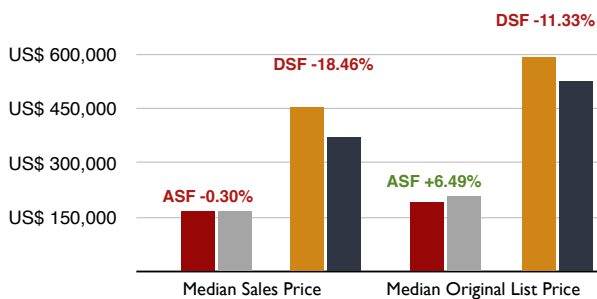


Attached Single Family (ASF)

	2015-06	2016-06	Changes
Median Sales Price	\$168,000	\$167,500	-0.30%
Median Original List Price	\$192,500	\$205,000	6.49%
Median Market Time	29	28	-3.45%
Home for Sale	185	166	-10.27%
Under Contract	46	48	4.35%
ASF including Townhouse & Condo			

Detached Single Family (DSF)

	2015-06	2016-06	Changes
Median Sales Price	\$455,000	\$371,000	-18.46%
Median Original List Price	\$592,000	\$524,900	-11.33%
Median Market Time	79	22	-72.15%
Home for Sale	18	21	16.67%
Under Contract	2	6	200.00%




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