



# Chicago

## 31 Neighborhoods

### Monthly Report - November 2016



# KEY TAKEAWAYS...

- Median sales price for all type of properties in November decreased to \$215,000 from \$215,500 compared to last month, but were up 9.7% from last year, according to the data from MRED. Median sales price for attached single-family kept the same price \$189,000 as to last month and for detached single-family decreased to \$230,000, which were 7.1% and 9.1% increased compared with last year respectively.
- Total number of homes for sale in November dropped 12.3% to 34,443 and it was 17.9% lower than last year. There were 9,431 attached single-family properties (including townhouse and condo) for sale and 25,012 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 44 days in October to 46 days in November. Starting from the nadir in June, median market time showed an up trend in the second half year. However, 46 days were still 13.2% lower than last year. In average, it took 70 days to sell an attached single-family property and 98 days to sell a detached one.
- The real estate market performed exhausted during this Fall season since the prices declined started from June. However, an overall increasing trend in housing price can be observed since 2012 and the trend is predicted to be continued.

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— November 2016

**+0.8%**

Change in  
**New Listing**  
All properties

**+16.2%**

Change in  
**Closed Sales**  
All properties

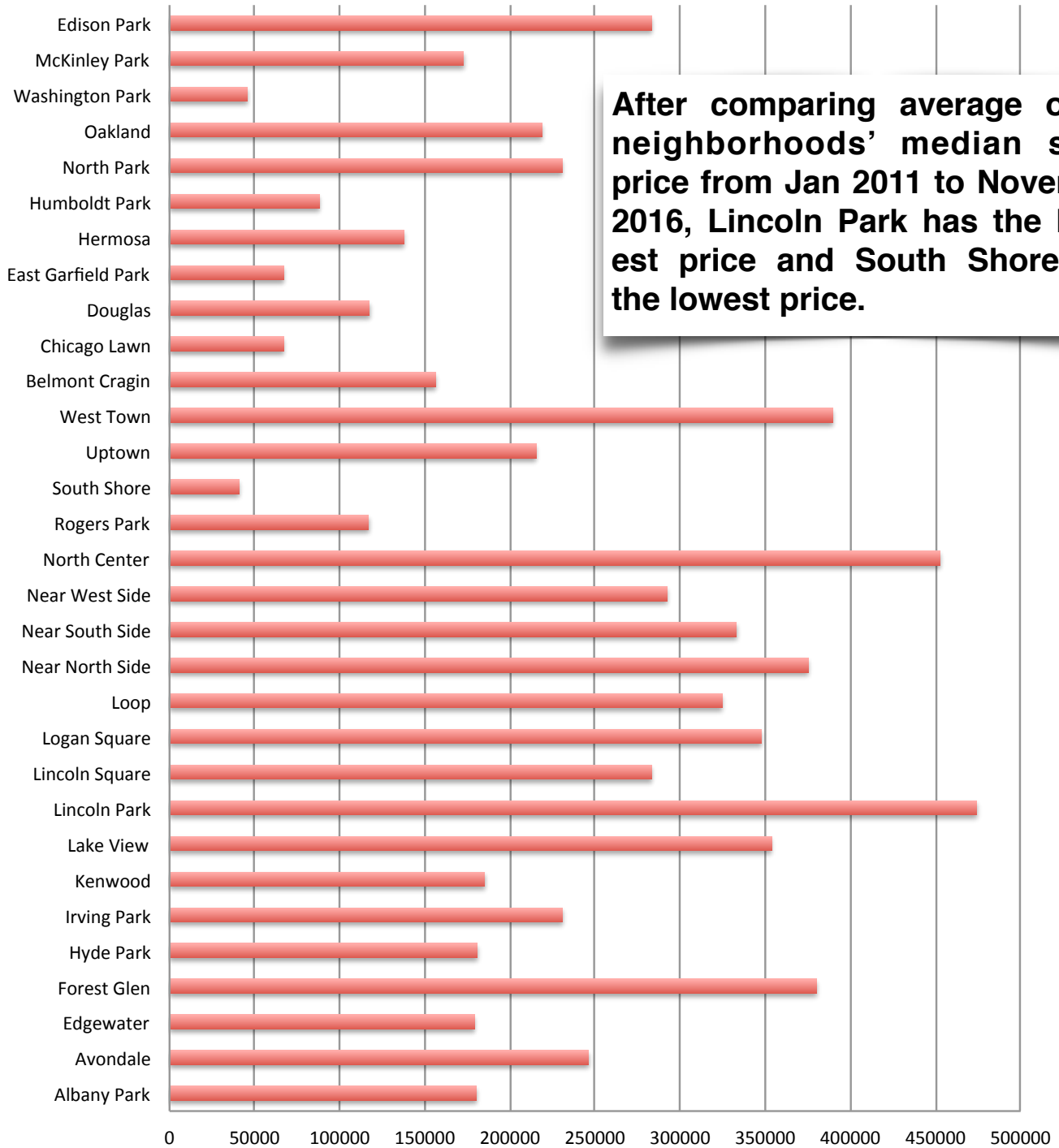
**-17.9%**

Change in  
**Inventory of Homes**  
All properties

# Overview



## Average Median Sales Prices From Jan 2011



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

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**PahRoo Appraisal & Consultancy** is an award-winning Chicago real estate appraisal firm founded and operating on the ethos that real estate valuation and analysis is best provided by professionals who have substantive experience in the valuation of real estate, as well as in real estate ownership, management, development, and financing.

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

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

PahRoo is the only Chicago Real Estate appraisal firm with LEED Accredited and Green designated real estate appraisal professionals.

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# INTRODUCTION & METHODOLOGY



## Monthly Update—November 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](mailto:appraisal@Pahroo.com)

We'd more than Welcome it.

# Albany Park

Monthly Update 2016-11



**-17.2%**

Changes in  
**New Listings**  
All Properties

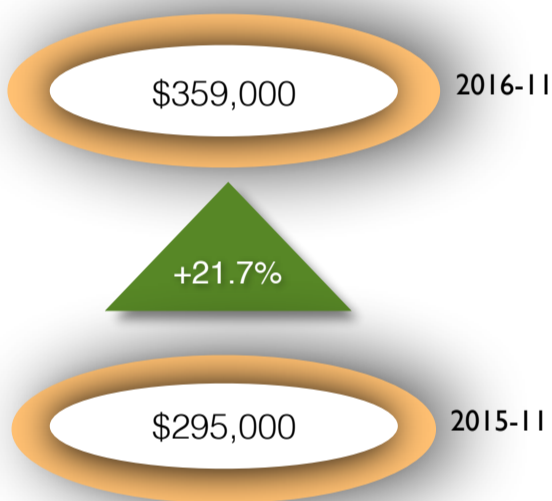
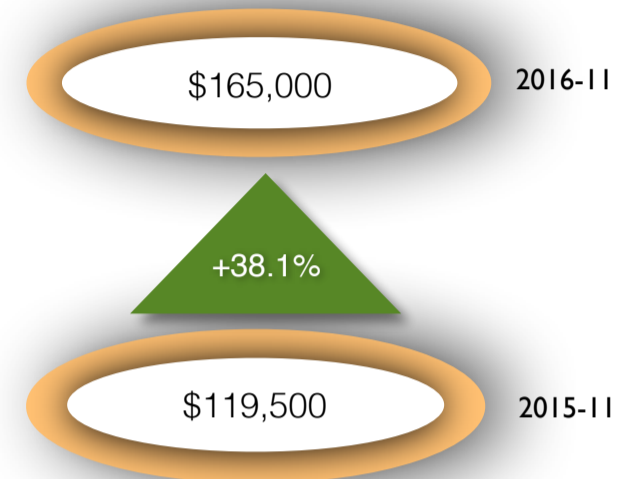
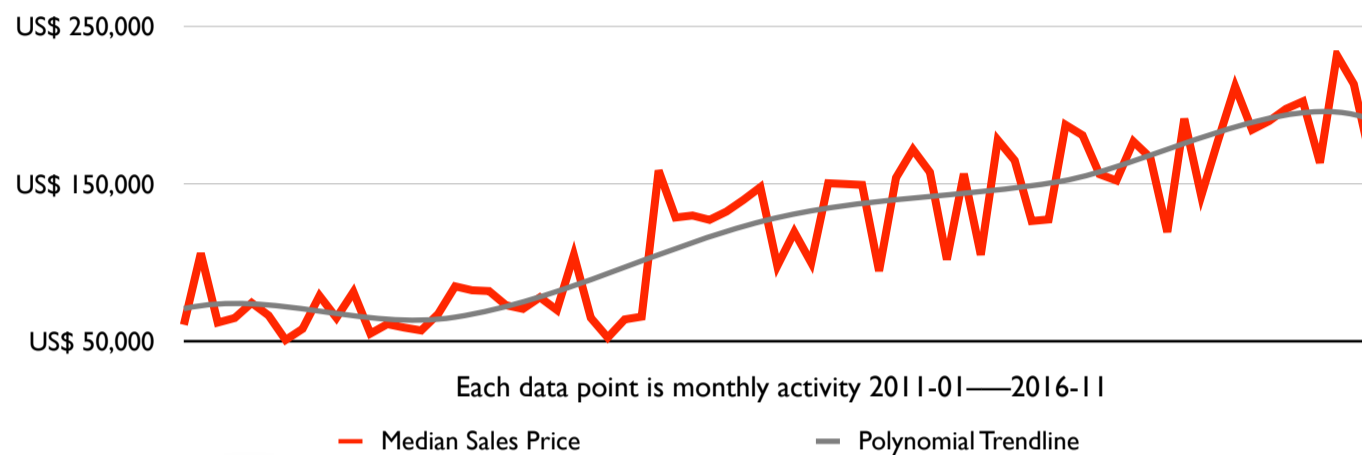
**+39.1%**

Changes in  
**Closed Sale**  
All Properties

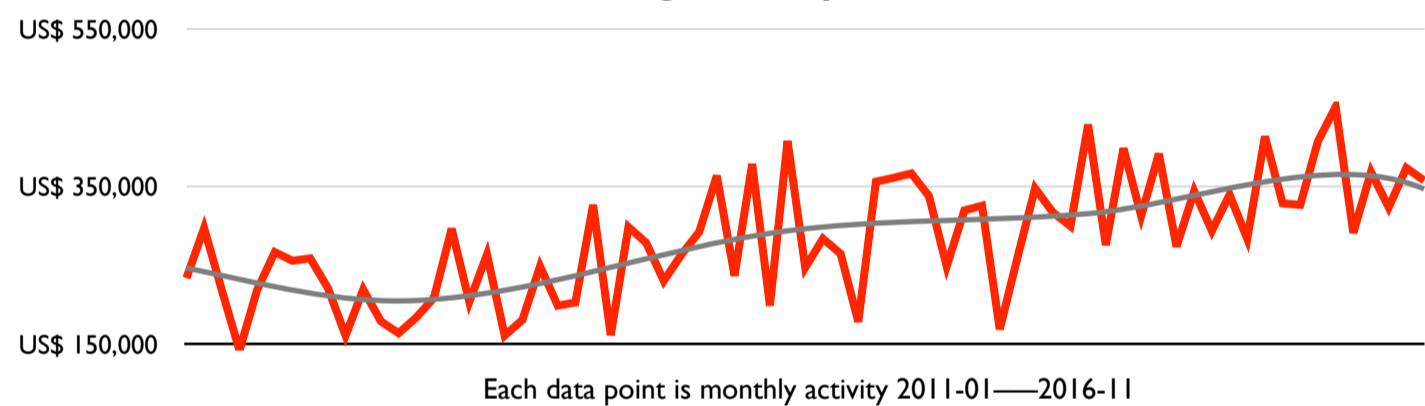
**-26.5%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



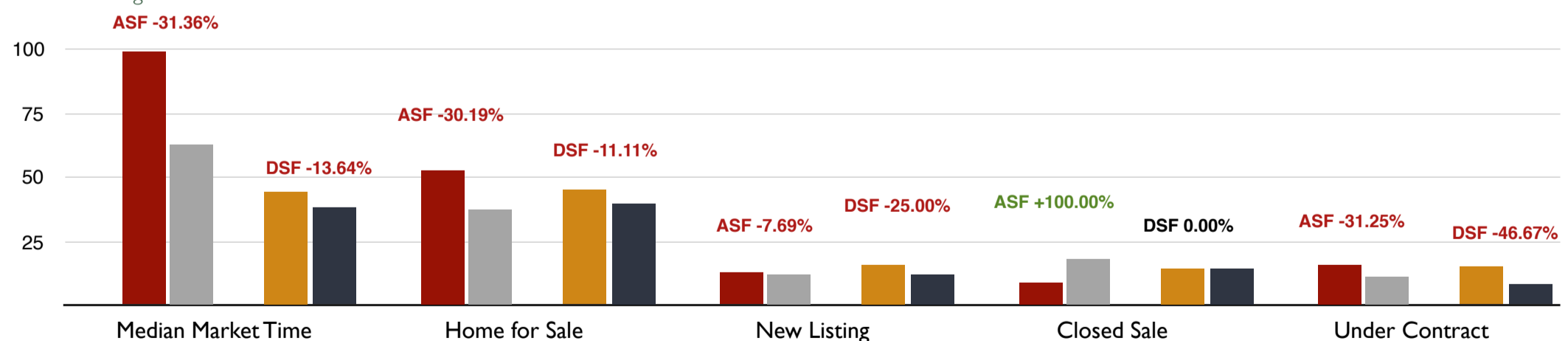
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	99	63	<b>-36.36%</b>
Home for Sale	53	37	<b>-30.19%</b>
New Listing	13	12	<b>-7.69%</b>
Closed Sale	9	18	<b>100.00%</b>
Under Contract	16	11	<b>-31.25%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	44	38	<b>-13.64%</b>
Home for Sale	45	40	<b>-11.11%</b>
New Listing	16	12	<b>-25.00%</b>
Closed Sale	14	14	<b>0.00%</b>
Under Contract	15	8	<b>-46.67%</b>



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

# Avondale

Monthly Update 2016-11



**-39.4%**

Changes in  
**New Listings**  
All Properties

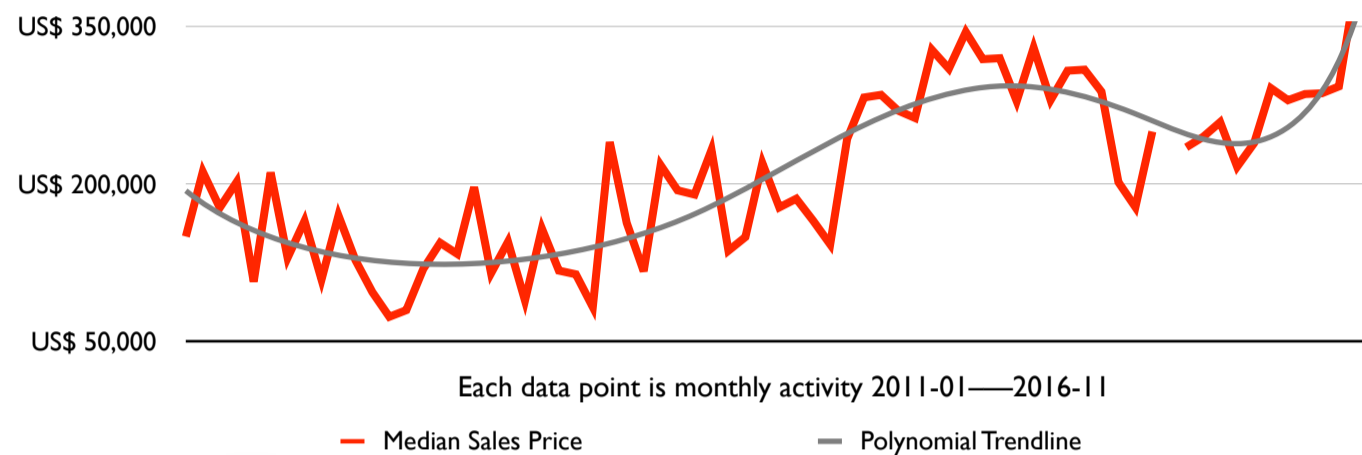
**+200.0%**

Changes in  
**Closed Sale**  
All Properties

**-40.5%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



\$382,000

2016-11

N/A

2015-11

\$452,500

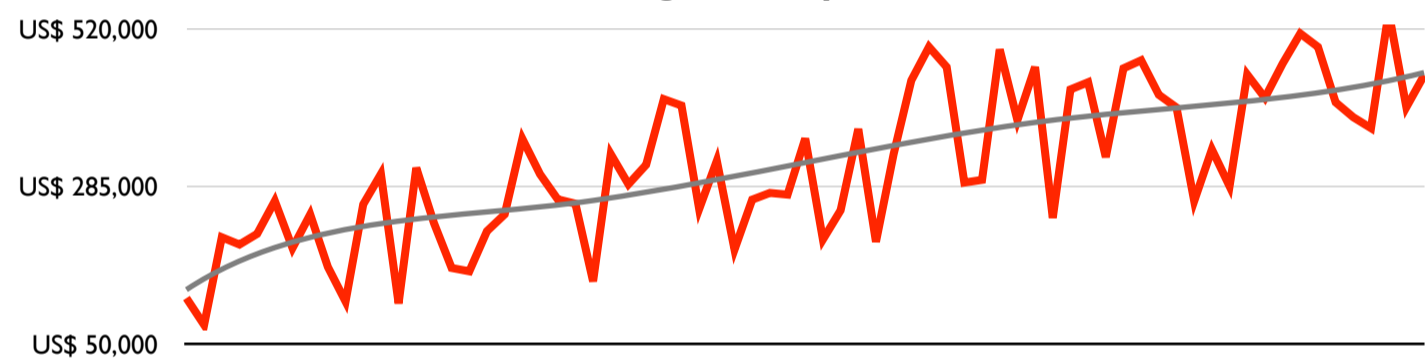
2016-11

+32.3%

\$342,000

2015-11

## Detached Single Family Median Sales Price



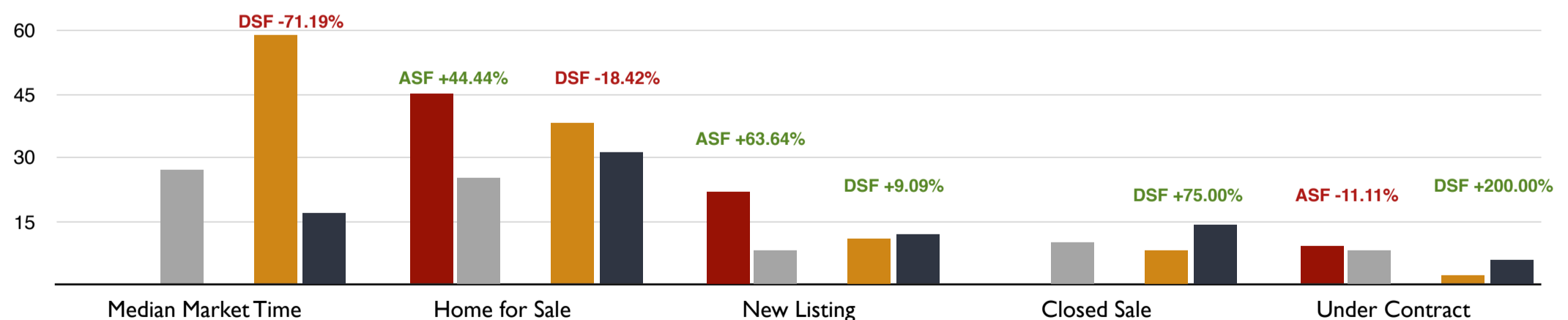
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time		27	
Home for Sale	45	25	<b>-44.44%</b>
New Listing	22	8	<b>-63.64%</b>
Closed Sale	0	10	
Under Contract	9	8	<b>-11.11%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	59	17	<b>-71.19%</b>
Home for Sale	38	31	<b>-18.42%</b>
New Listing	11	12	<b>9.09%</b>
Closed Sale	8	14	<b>75.00%</b>
Under Contract	2	6	<b>200.00%</b>



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

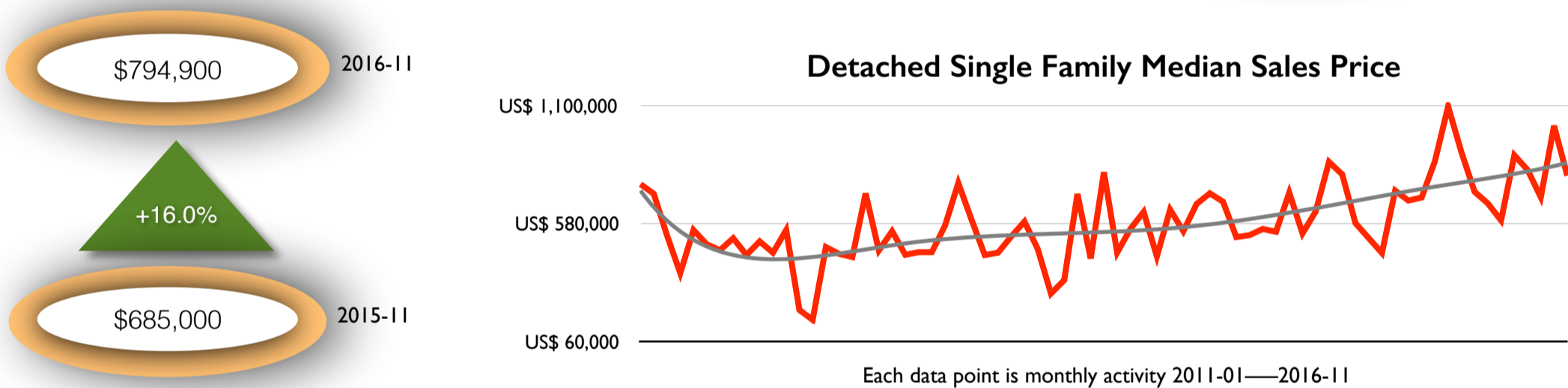
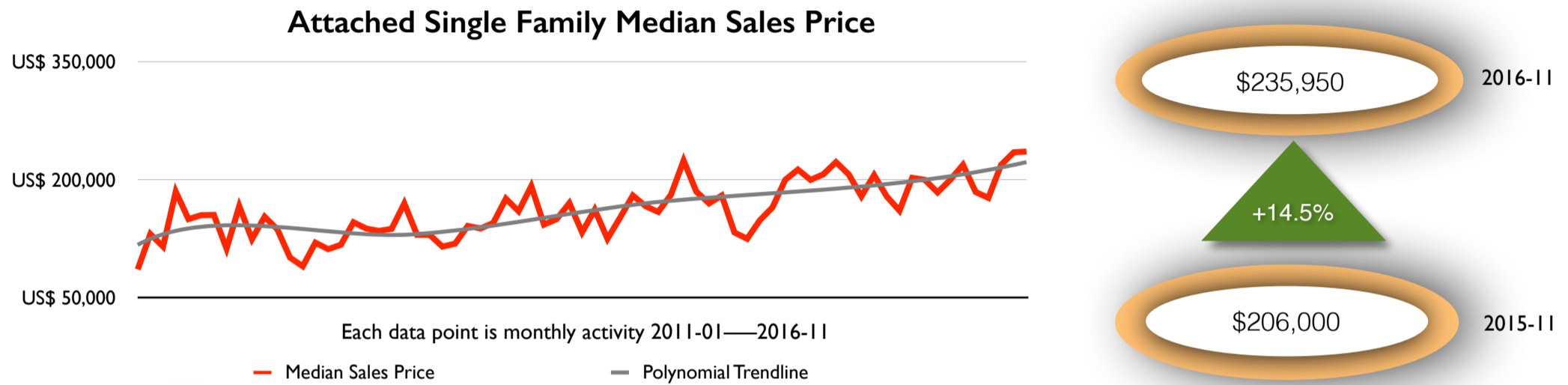
Tuesday, December 6, 2016

# Edgewater

Monthly Update 2016-11



<b>+1.5%</b>	<b>+21.3%</b>	<b>-24.4%</b>
Changes in <b>New Listings</b> All Properties	Changes in <b>Closed Sale</b> All Properties	Changes in <b>Months Supply</b> All Properties



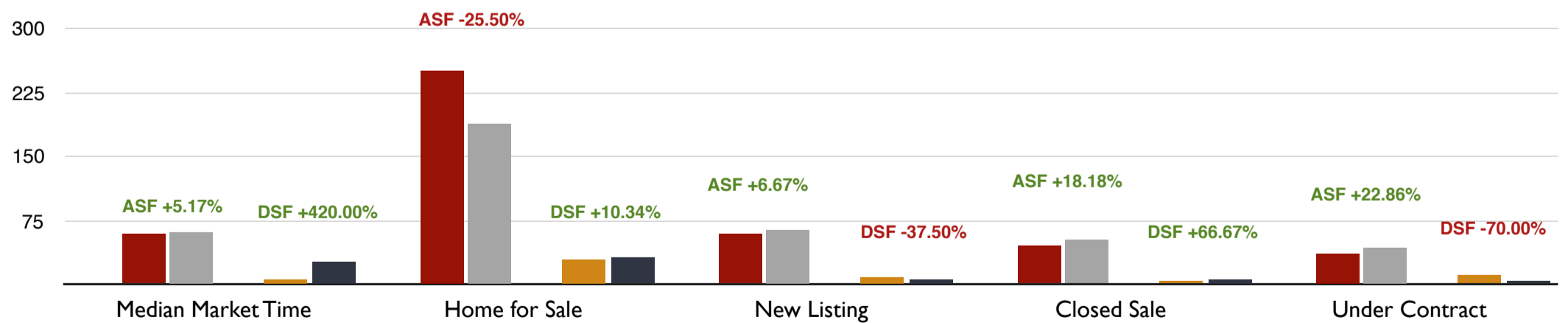
#### Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	58	61	<b>5.17%</b>
Home for Sale	251	187	<b>-25.50%</b>
New Listing	60	64	<b>6.67%</b>
Closed Sale	44	52	<b>18.18%</b>
Under Contract	35	43	<b>22.86%</b>

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	5	26	<b>420.00%</b>
Home for Sale	29	32	<b>10.34%</b>
New Listing	8	5	<b>-37.50%</b>
Closed Sale	3	5	<b>66.67%</b>
Under Contract	10	3	<b>-70.00%</b>



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

Tuesday, December 6, 2016



# Forest Glen

Monthly Update 2016-11



**-16.7%**

Changes in  
**New Listings**  
All Properties

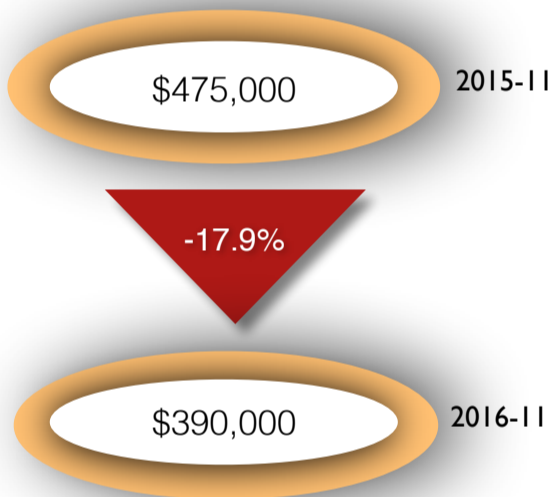
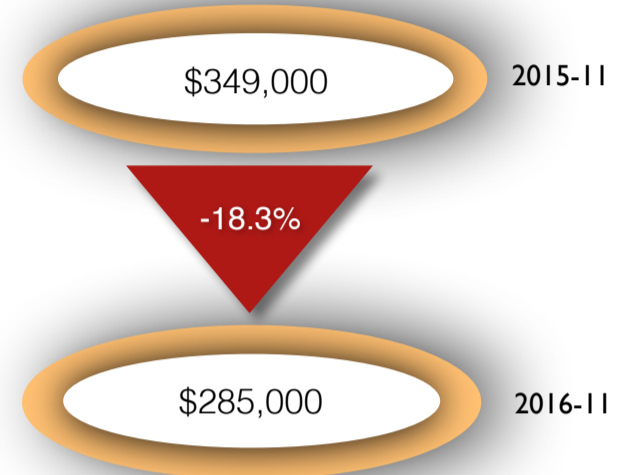
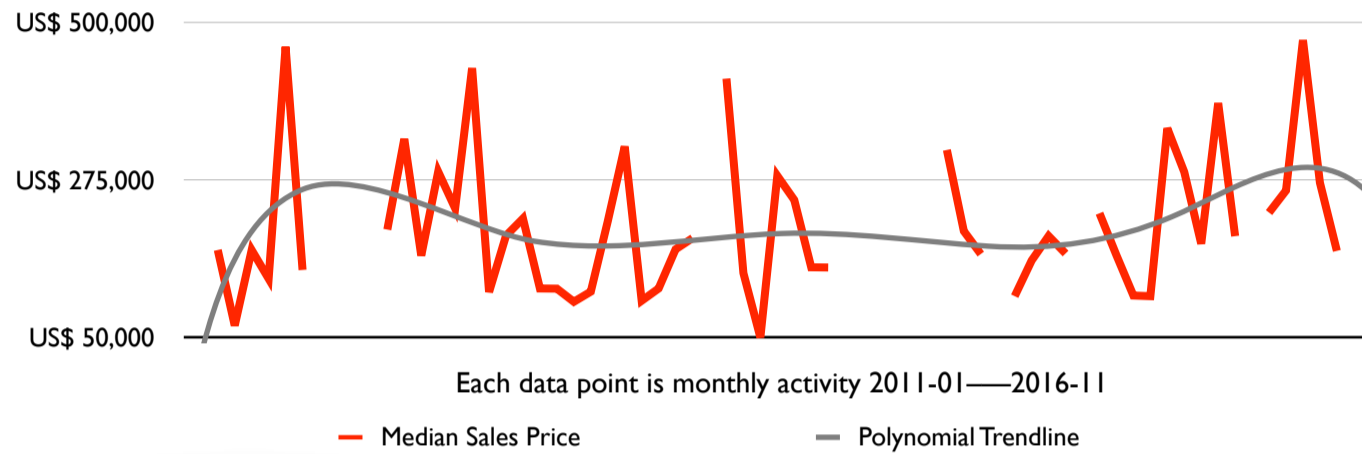
**0.0%**

Changes in  
**Closed Sale**  
All Properties

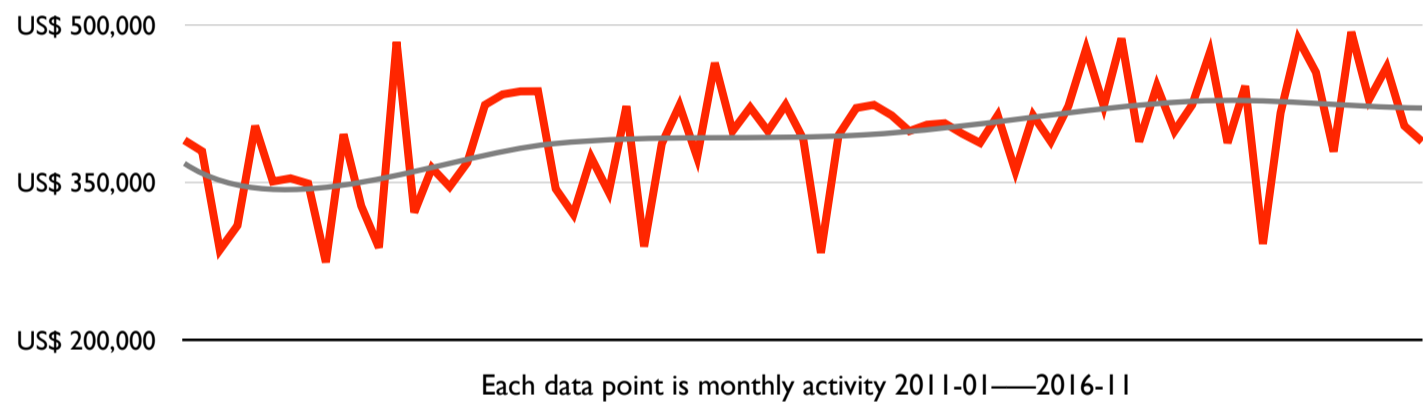
**-14.0%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



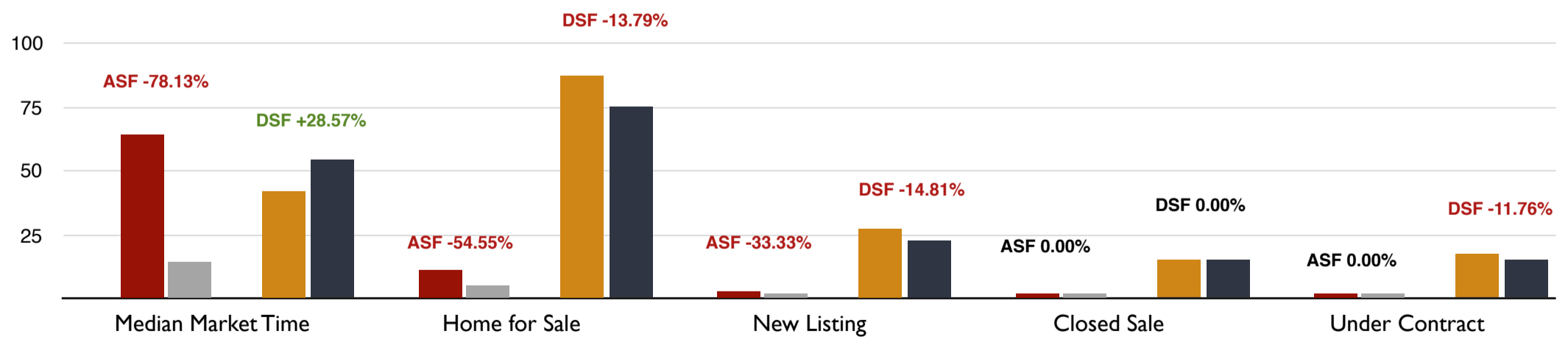
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	64	14	<b>-78.13%</b>
Home for Sale	11	5	<b>-54.55%</b>
New Listing	3	2	<b>-33.33%</b>
Closed Sale	2	2	<b>0.00%</b>
Under Contract	2	2	<b>0.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	42	54	<b>28.57%</b>
Home for Sale	87	75	<b>-13.79%</b>
New Listing	27	23	<b>-14.81%</b>
Closed Sale	15	15	<b>0.00%</b>
Under Contract	17	15	<b>-11.76%</b>



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

# Hyde Park

Monthly Update 2016-11



**-14.3%**

Changes in  
**New Listings**  
All Properties

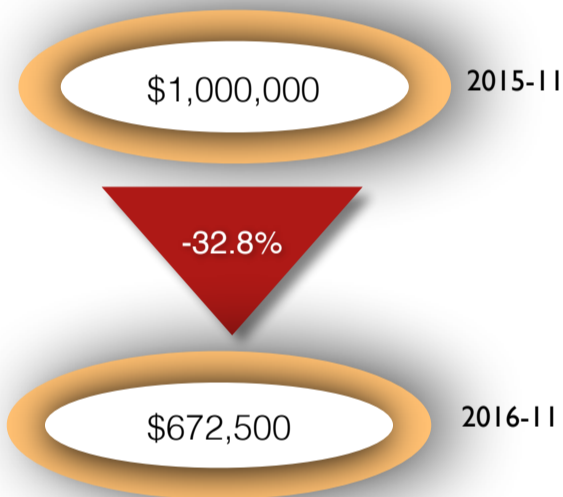
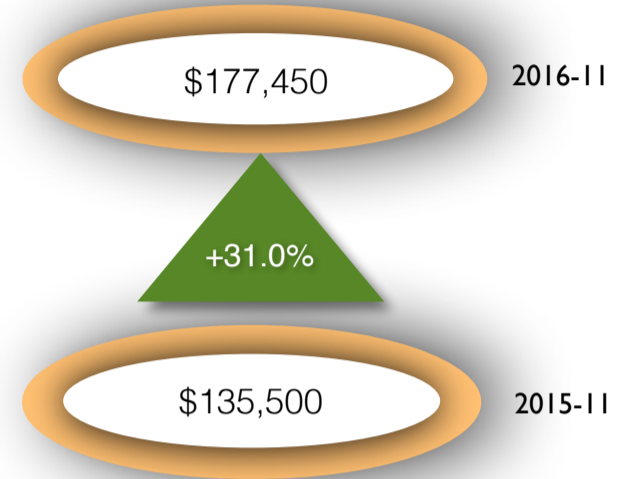
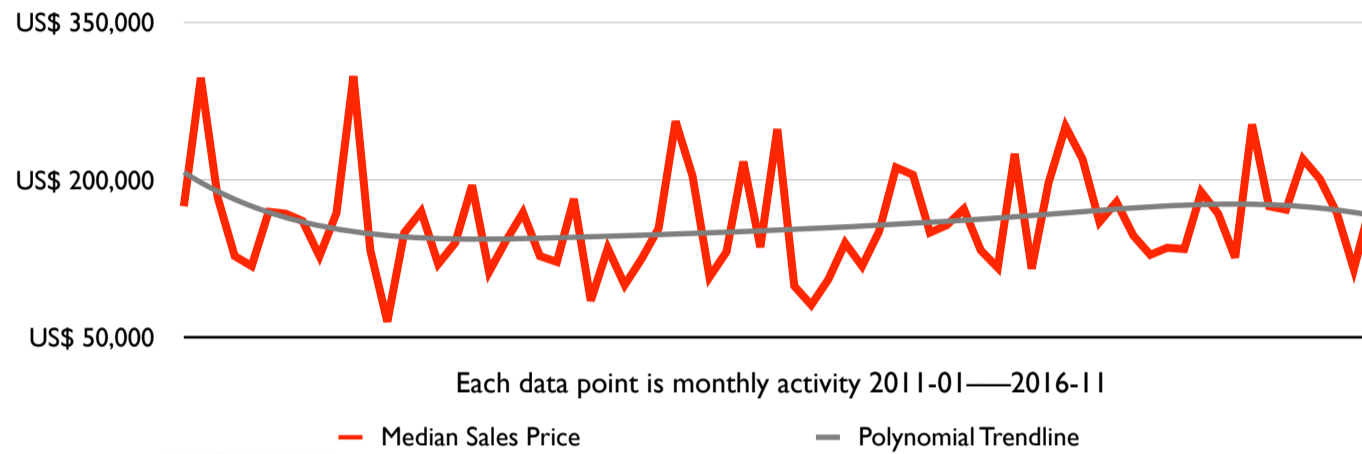
**+46.2%**

Changes in  
**Closed Sale**  
All Properties

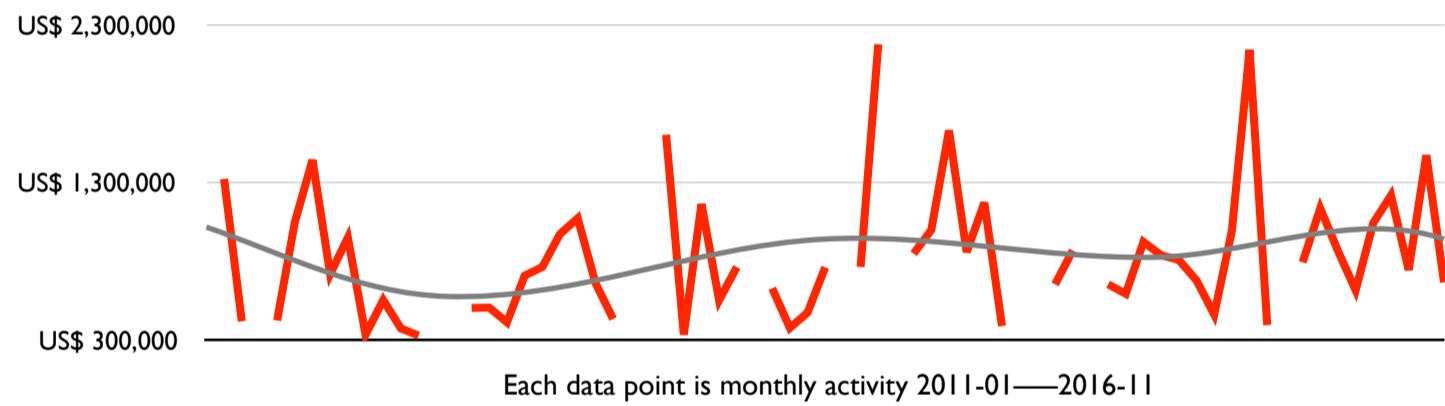
**-34.0%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



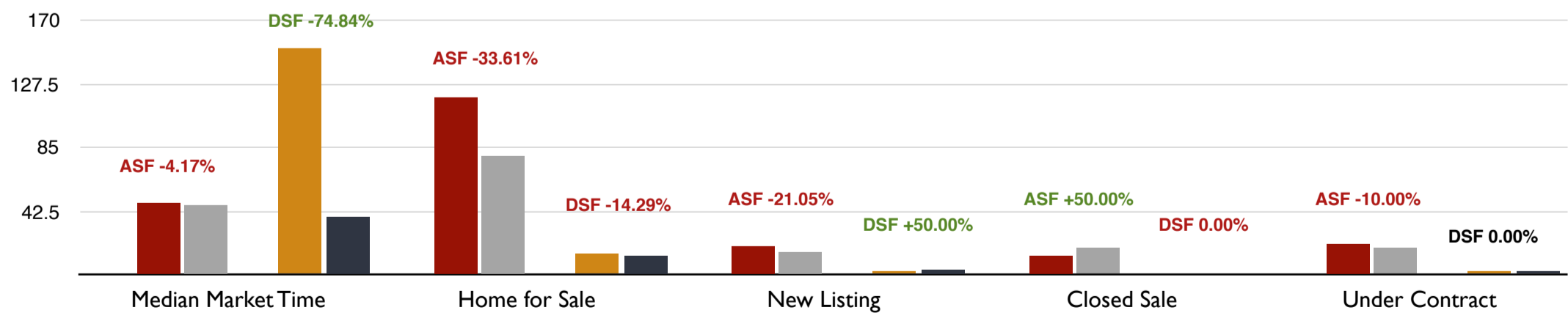
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	48	46	-4.17%
Home for Sale	119	79	-33.61%
New Listing	19	15	-21.05%
Closed Sale	12	18	50.00%
Under Contract	20	18	-10.00%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	151	38	-74.83%
Home for Sale	14	12	-14.29%
New Listing	2	3	50.00%
Closed Sale	1	1	0.00%
Under Contract	2	2	0.00%



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

Tuesday, December 6, 2016

# Irving Park

Monthly Update 2016-11



**-36.8%**

Changes in  
**New Listings**  
All Properties

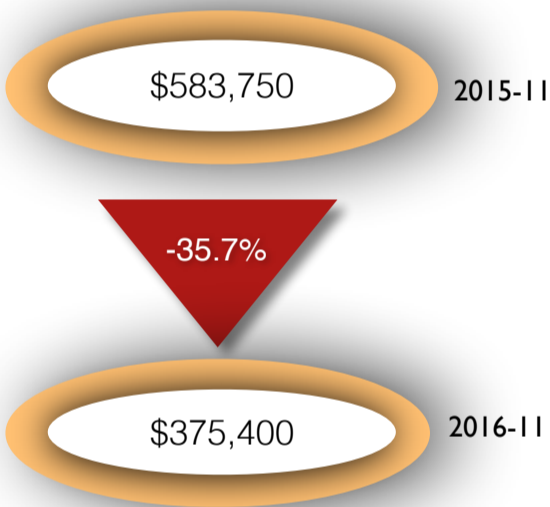
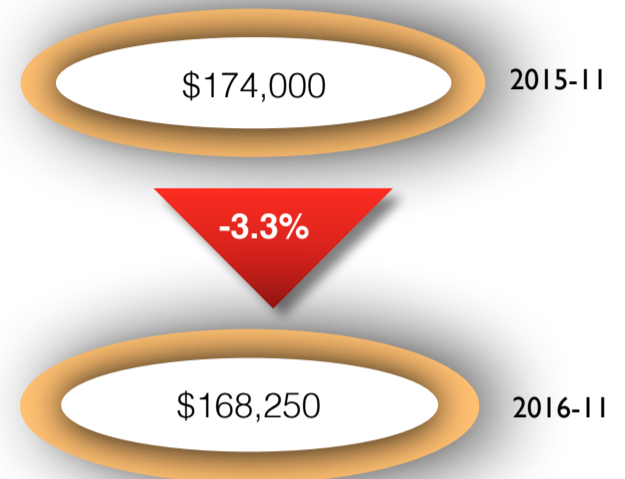
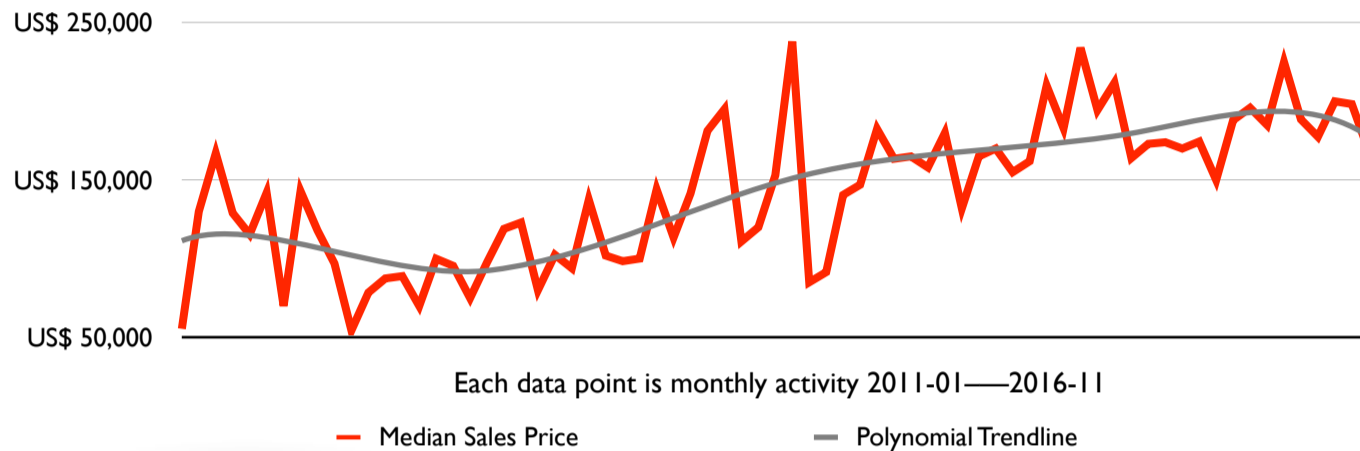
**+58.3%**

Changes in  
**Closed Sale**  
All Properties

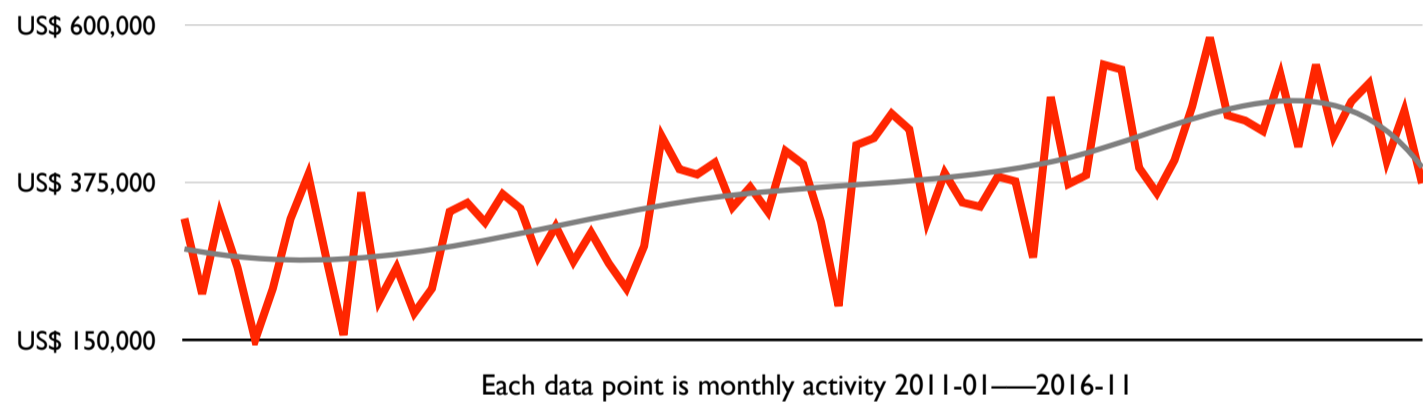
**-40.0%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



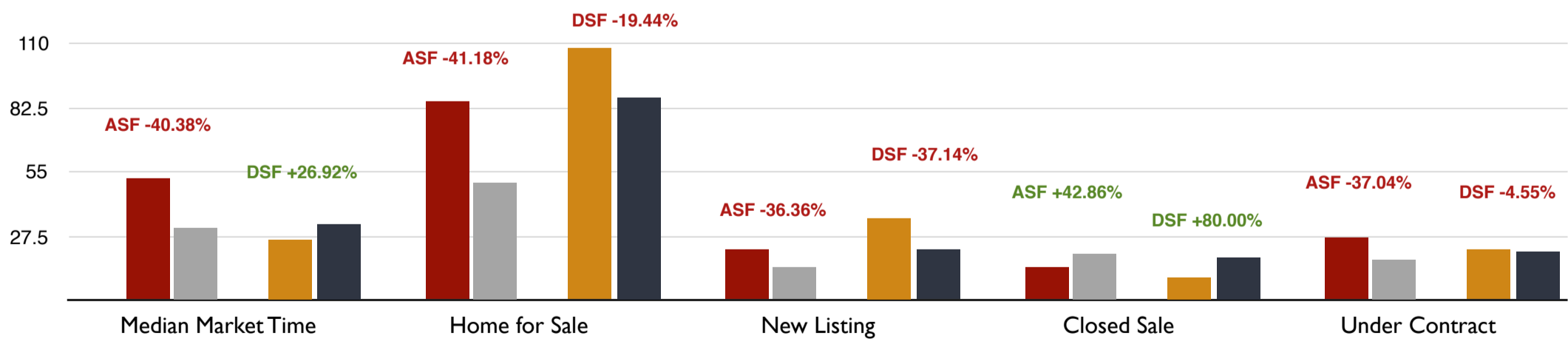
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	52	31	<b>-40.38%</b>
Home for Sale	85	50	<b>-41.18%</b>
New Listing	22	14	<b>-36.36%</b>
Closed Sale	14	20	<b>+42.86%</b>
Under Contract	27	17	<b>-37.04%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	26	33	<b>+26.92%</b>
Home for Sale	108	87	<b>-19.44%</b>
New Listing	35	22	<b>-37.14%</b>
Closed Sale	10	18	<b>+80.00%</b>
Under Contract	22	21	<b>-4.55%</b>



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# Kenwood

Monthly Update 2016-11



**+5.3%**

Changes in  
**New Listings**  
All Properties

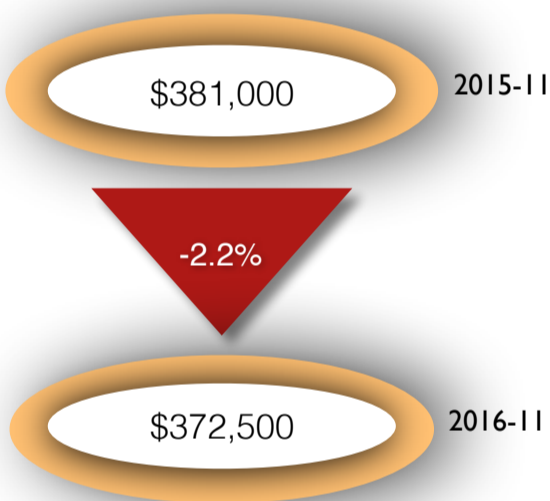
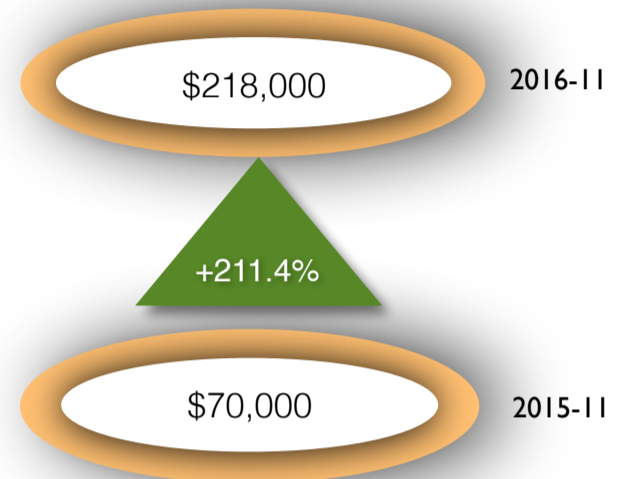
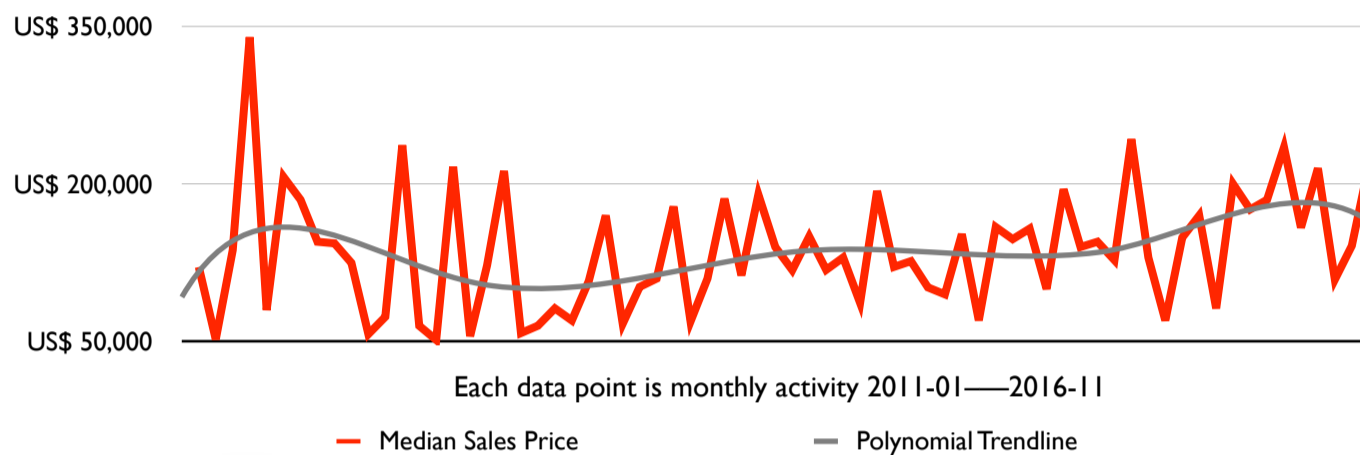
**+83.3%**

Changes in  
**Closed Sale**  
All Properties

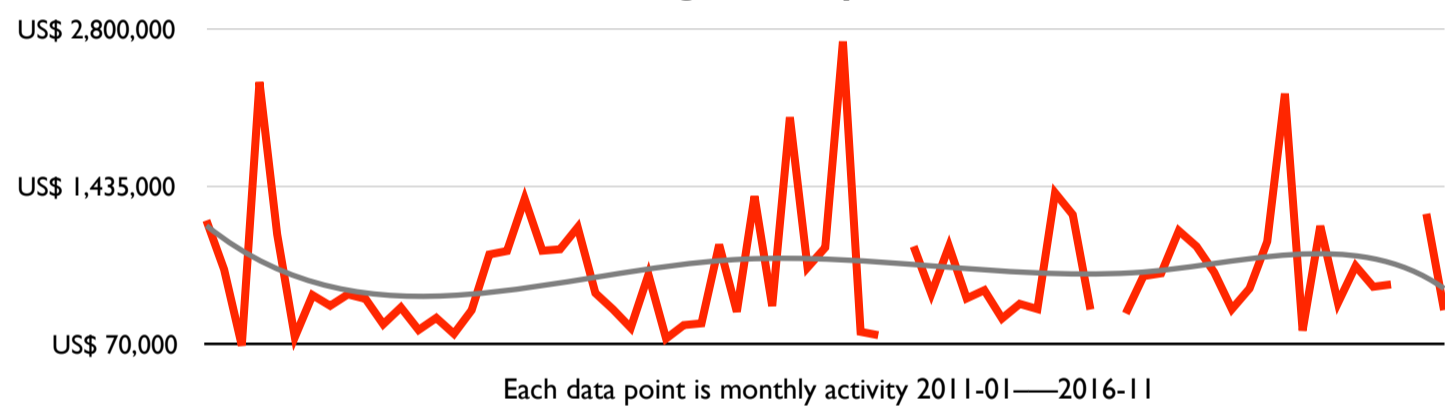
**-25.0%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



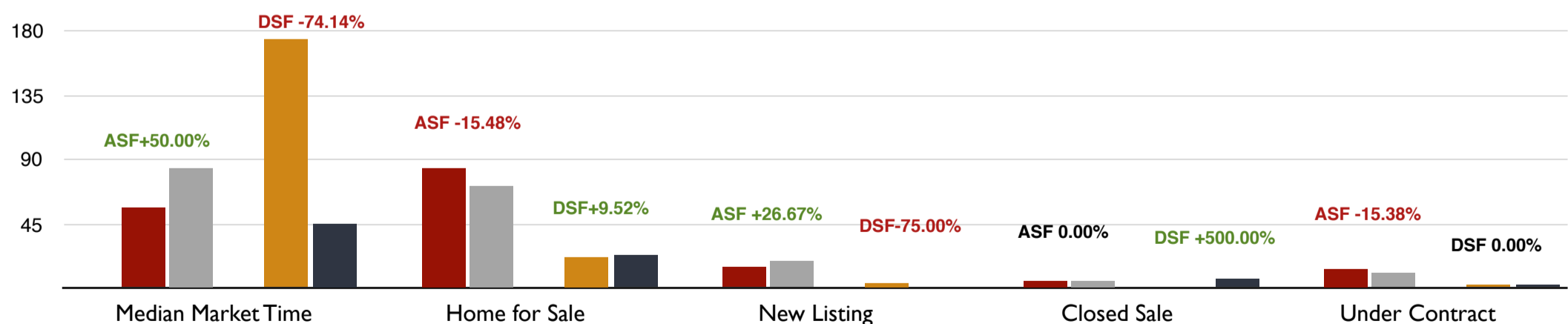
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	56	84	<b>50.00%</b>
Home for Sale	84	71	<b>-15.48%</b>
New Listing	15	19	<b>26.67%</b>
Closed Sale	5	5	<b>0.00%</b>
Under Contract	13	11	<b>-15.38%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	174	45	<b>-74.14%</b>
Home for Sale	21	23	<b>9.52%</b>
New Listing	4	1	<b>-75.00%</b>
Closed Sale	1	6	<b>500.00%</b>
Under Contract	2	2	<b>0.00%</b>



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

Wednesday, December 7, 2016

# Lake View

Monthly Update 2016-11



**+12.9%**

Changes in  
**New Listings**  
All Properties

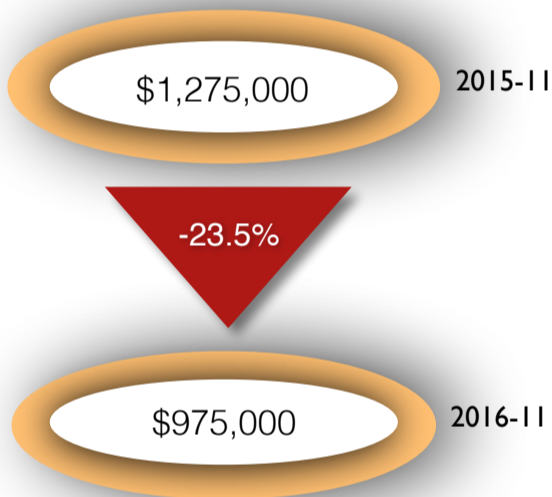
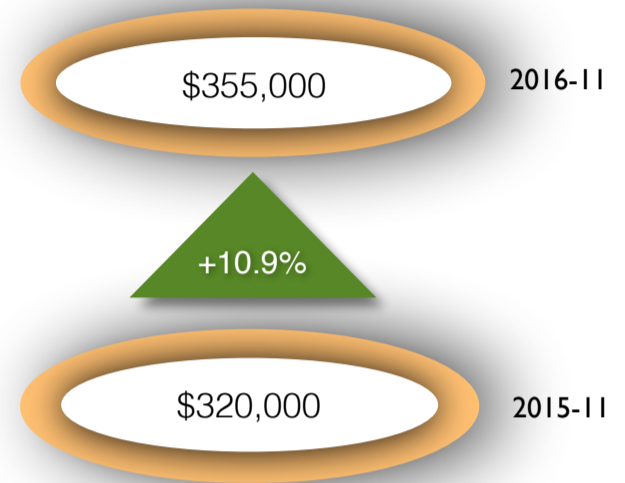
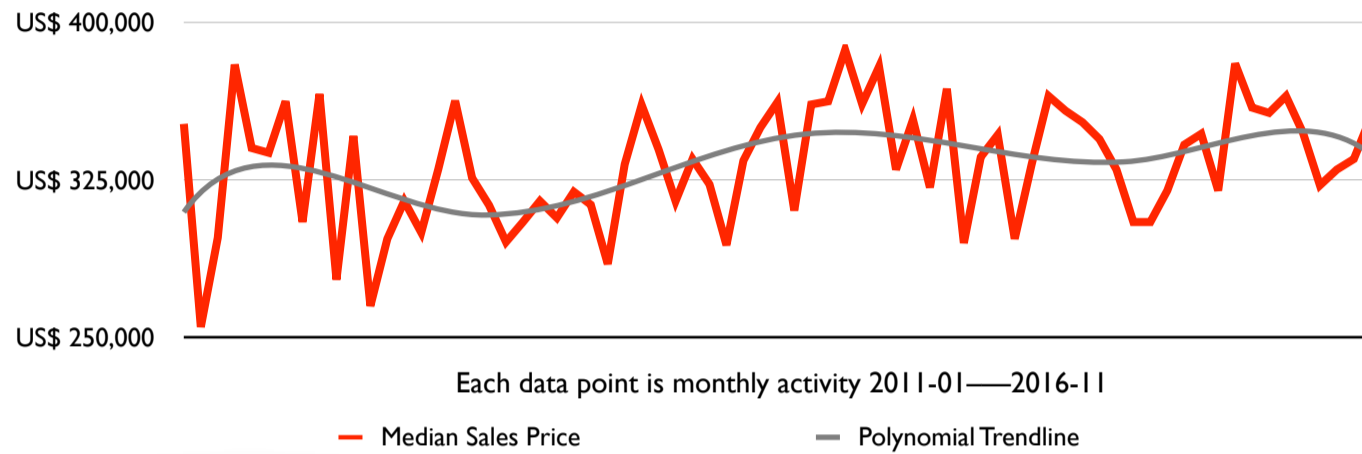
**+0.9%**

Changes in  
**Closed Sale**  
All Properties

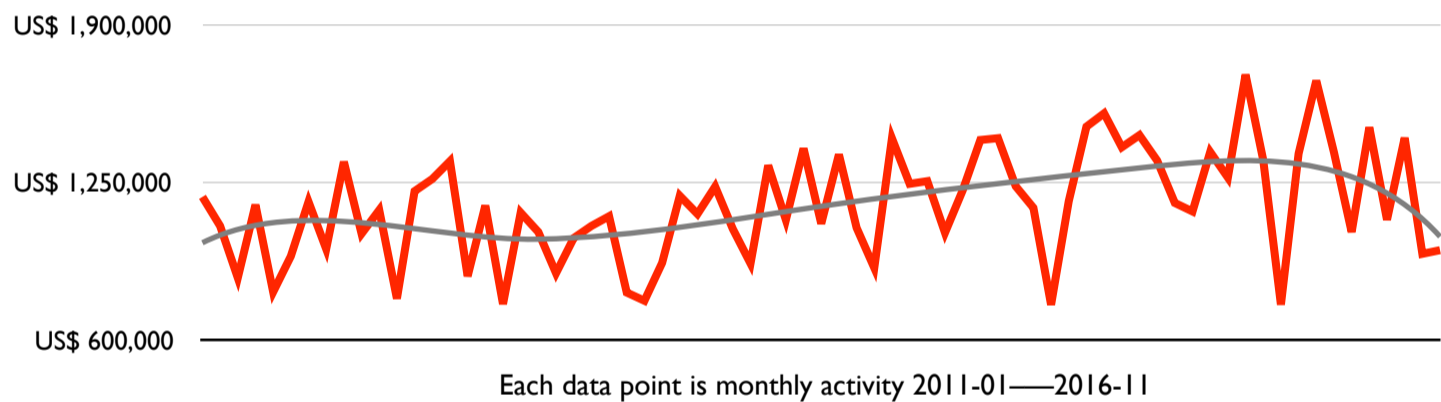
**-6.7%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



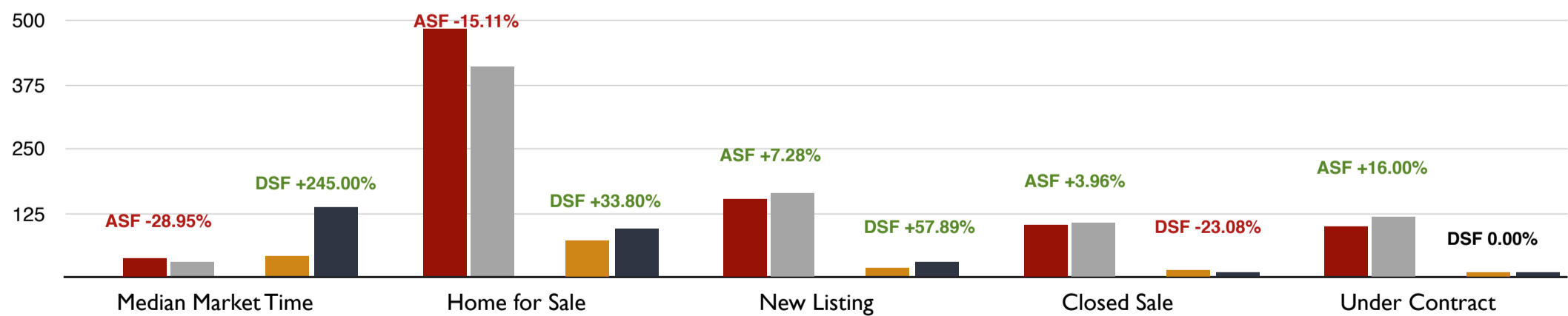
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	38	27	<b>-28.95%</b>
Home for Sale	483	410	<b>-15.11%</b>
New Listing	151	162	<b>7.28%</b>
Closed Sale	101	105	<b>3.96%</b>
Under Contract	100	116	<b>16.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	40	138	<b>245.00%</b>
Home for Sale	71	95	<b>33.80%</b>
New Listing	19	30	<b>57.89%</b>
Closed Sale	13	10	<b>-23.08%</b>
Under Contract	10	10	<b>0.00%</b>



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Tuesday, December 6, 2016

# Lincoln Park

Monthly Update 2016-11



**+27.4%**

Changes in  
**New Listings**  
All Properties

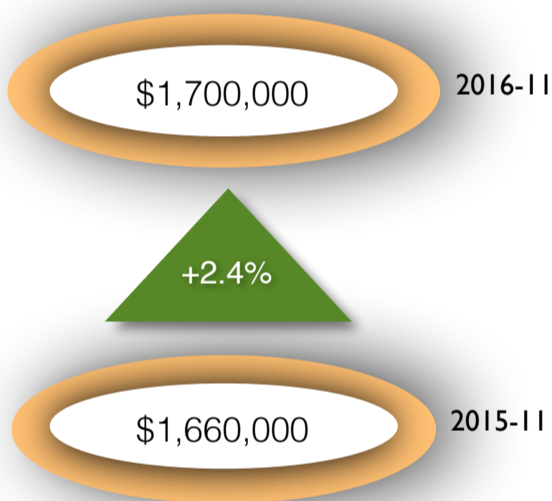
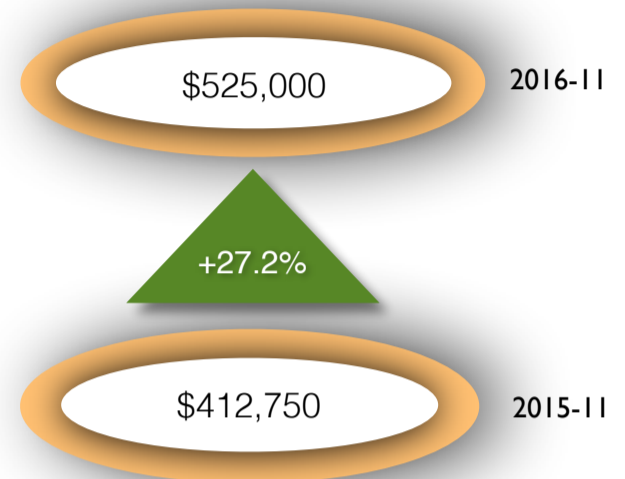
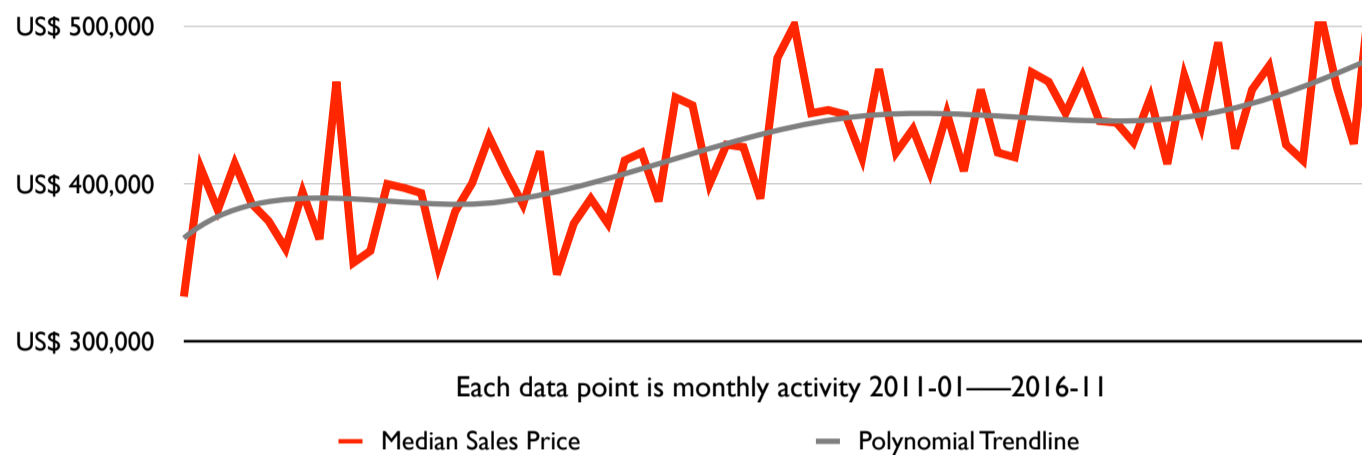
**+19.4%**

Changes in  
**Closed Sale**  
All Properties

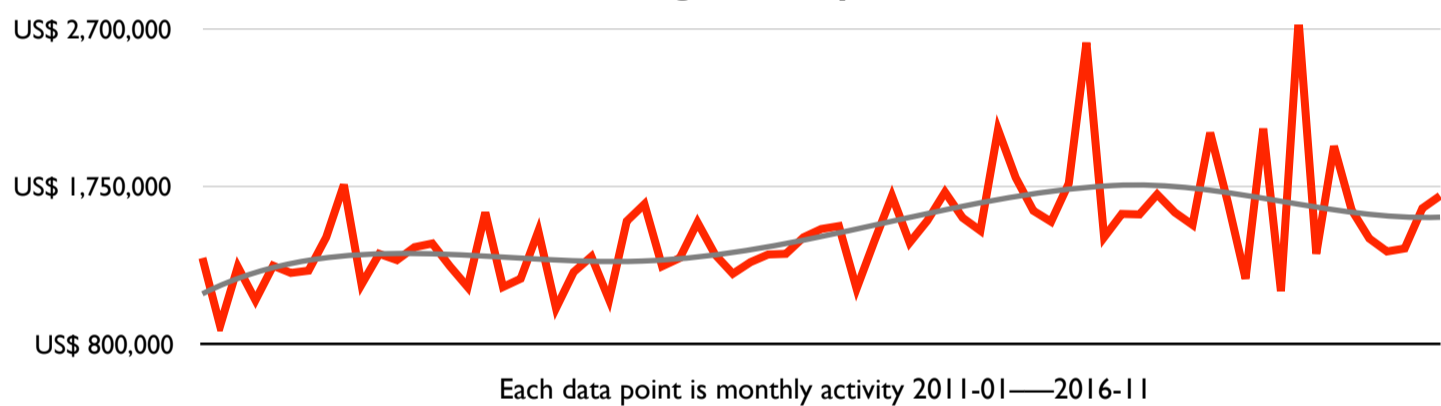
**+9.1%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



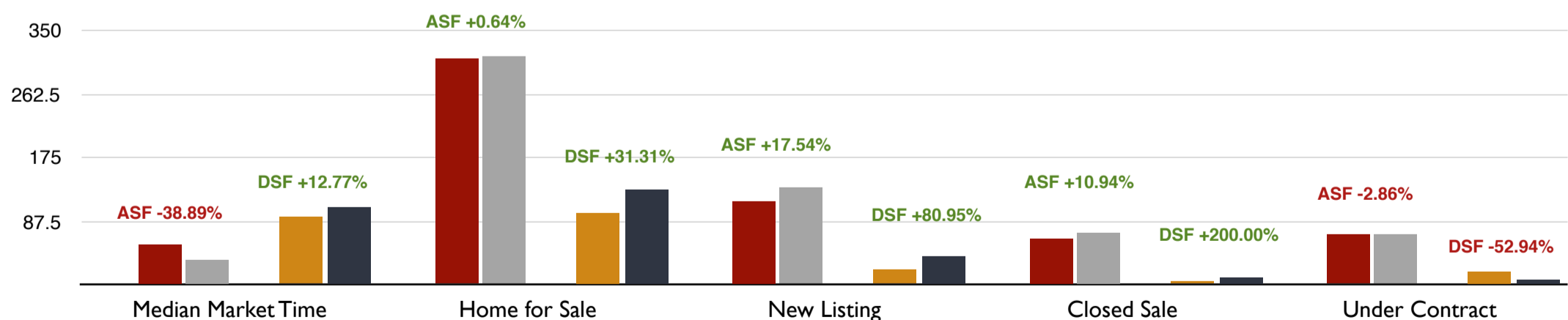
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	54	33	<b>-38.89%</b>
Home for Sale	312	314	<b>0.64%</b>
New Listing	114	134	<b>17.54%</b>
Closed Sale	64	71	<b>10.94%</b>
Under Contract	70	68	<b>-2.86%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	94	106	<b>12.77%</b>
Home for Sale	99	130	<b>31.31%</b>
New Listing	21	38	<b>80.95%</b>
Closed Sale	3	9	<b>200.00%</b>
Under Contract	17	8	<b>-52.94%</b>



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

Tuesday, December 6, 2016

# Lincoln Square

Monthly Update 2016-11



**+64.3%**

Changes in  
**New Listings**  
All Properties

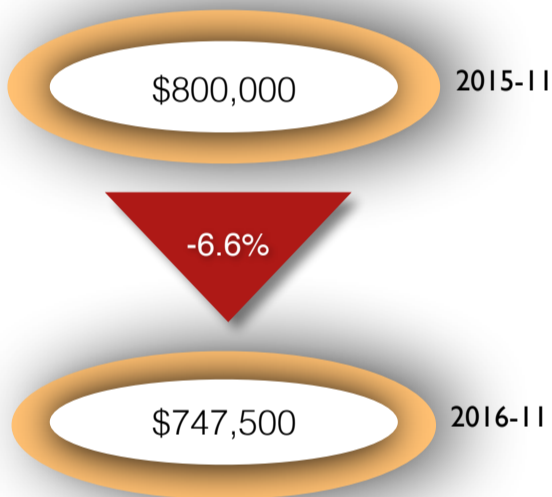
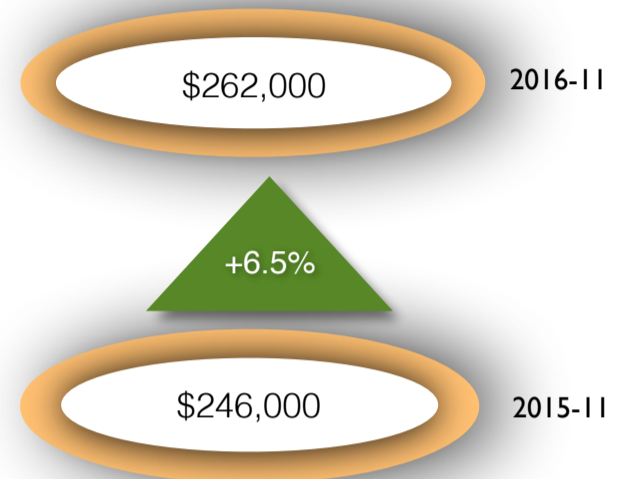
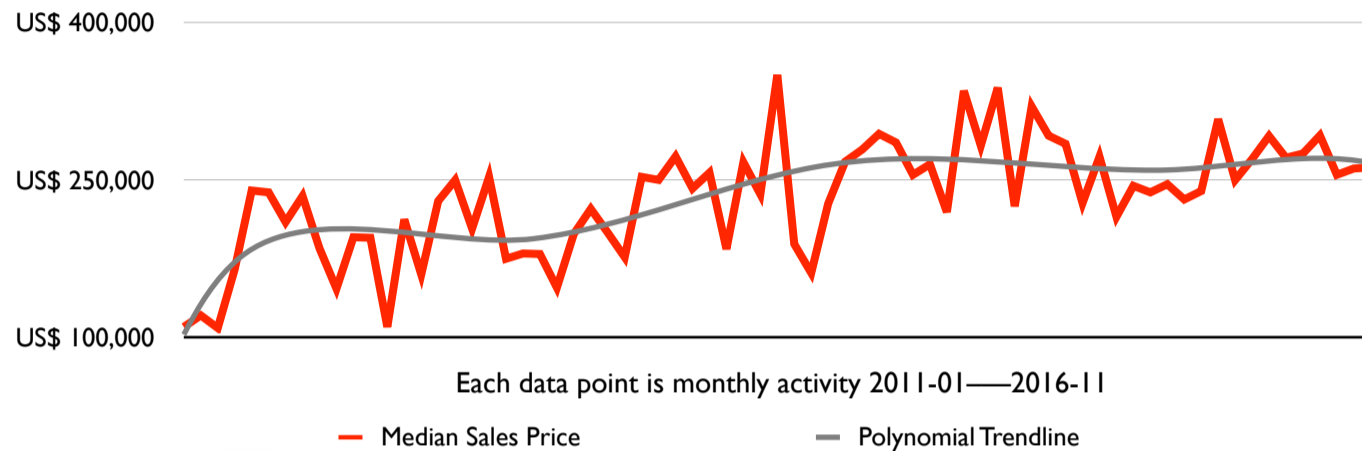
**-8.7%**

Changes in  
**Closed Sale**  
All Properties

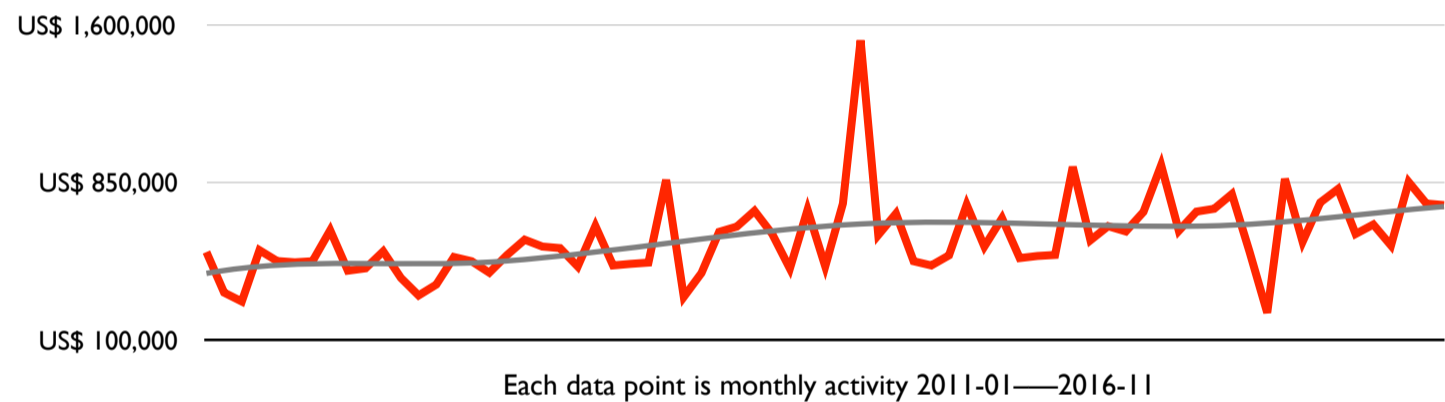
**-8.8%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



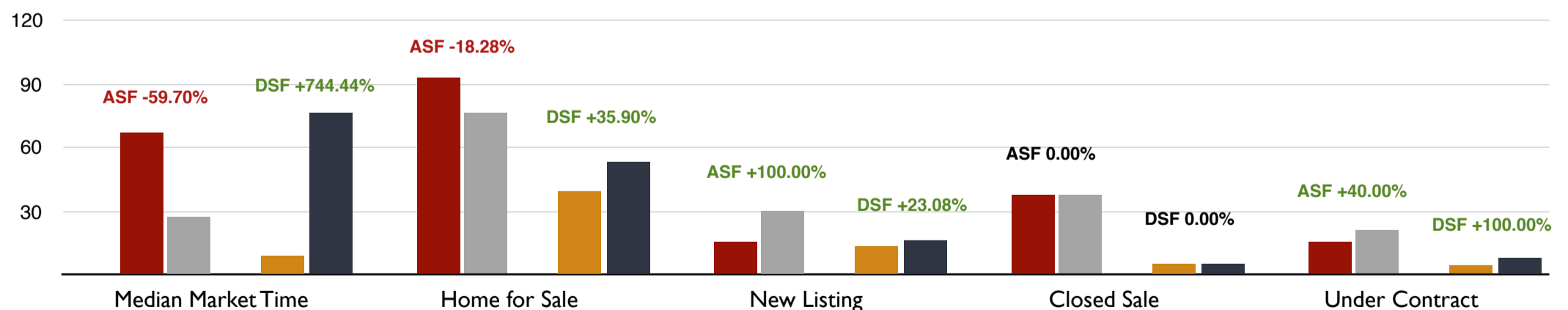
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	67	27	<b>-59.70%</b>
Home for Sale	93	76	<b>-18.28%</b>
New Listing	15	30	<b>100.00%</b>
Closed Sale	37	37	<b>0.00%</b>
Under Contract	15	21	<b>40.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	9	76	<b>744.44%</b>
Home for Sale	39	53	<b>35.90%</b>
New Listing	13	16	<b>23.08%</b>
Closed Sale	5	5	<b>0.00%</b>
Under Contract	4	8	<b>100.00%</b>



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

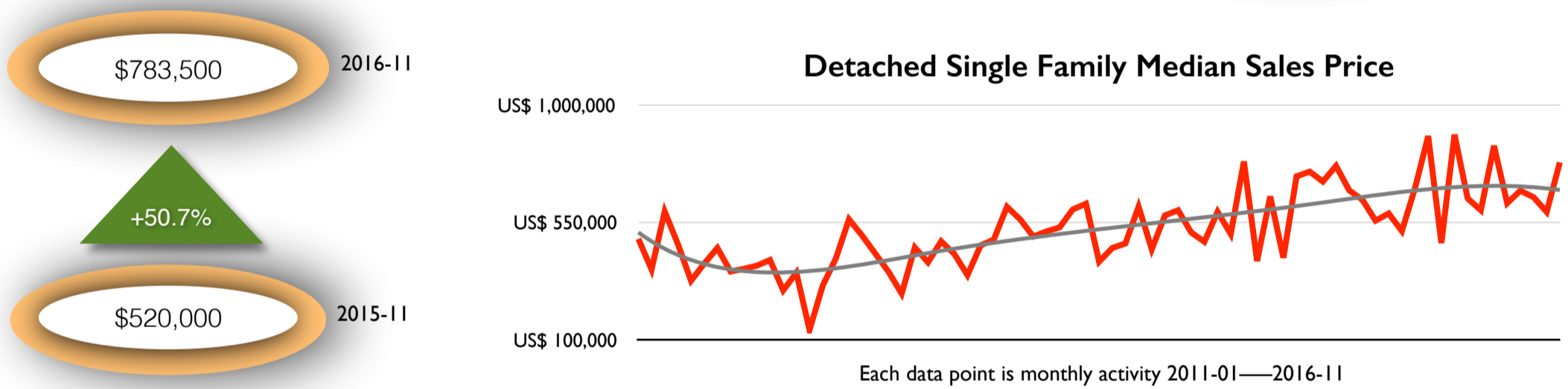
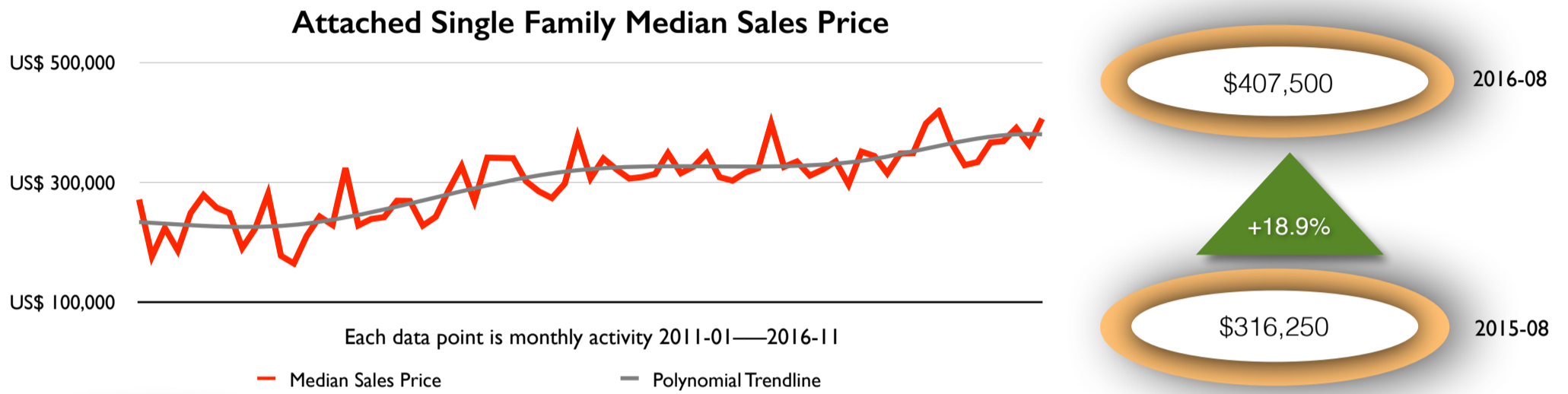
Tuesday, December 6, 2016

# Logan Square

Monthly Update 2016-11



<b>+7.1%</b>	<b>+52.8%</b>	<b>+4.5%</b>
Changes in <b>New Listings</b> All Properties	Changes in <b>Closed Sale</b> All Properties	Changes in <b>Months Supply</b> All Properties



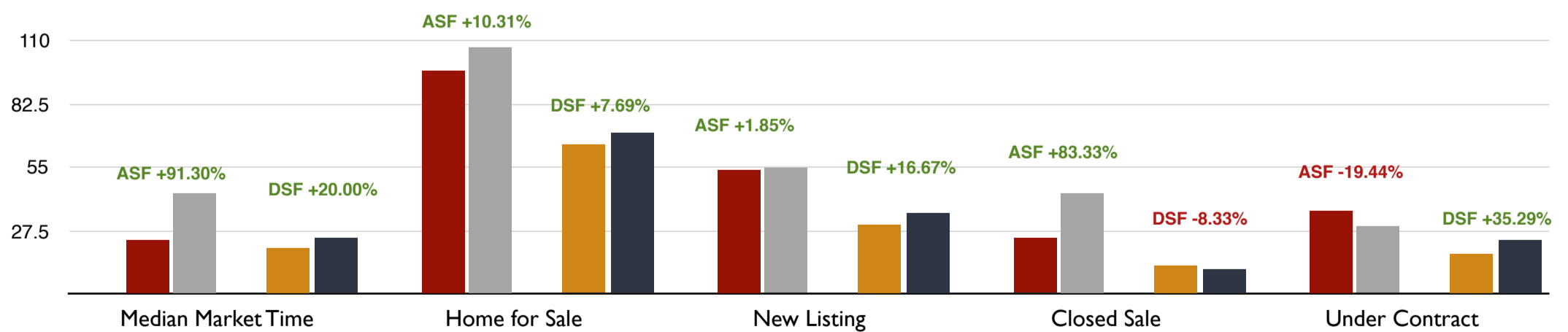
#### Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	23	44	<b>91.30%</b>
Home for Sale	97	107	<b>10.31%</b>
New Listing	54	55	<b>1.85%</b>
Closed Sale	24	44	<b>83.33%</b>
Under Contract	36	29	<b>-19.44%</b>

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	20	24	<b>20.00%</b>
Home for Sale	65	70	<b>7.69%</b>
New Listing	30	35	<b>16.67%</b>
Closed Sale	12	11	<b>-8.33%</b>
Under Contract	17	23	<b>35.29%</b>



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

Tuesday, December 6, 2016



# Loop

Monthly Update 2016-11



**-25.3%**

Changes in  
**New Listings**  
All Properties

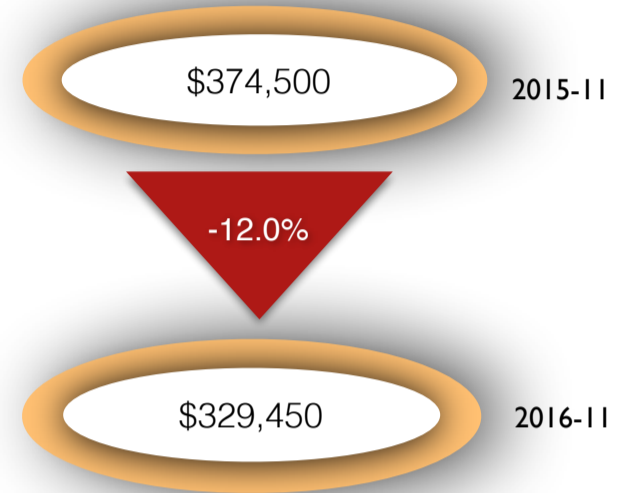
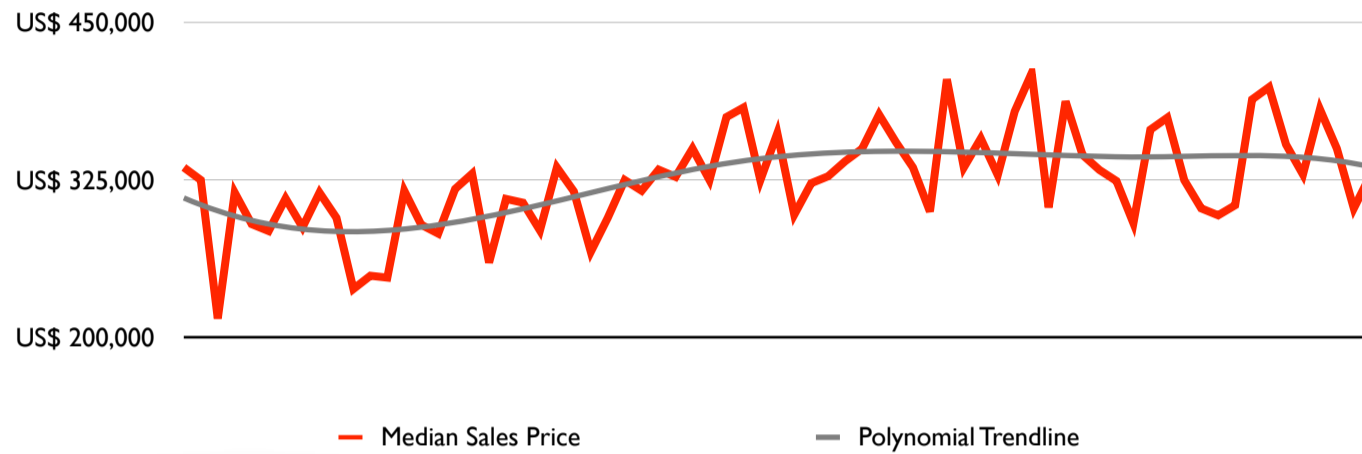
**-7.1%**

Changes in  
**Closed Sale**  
All Properties

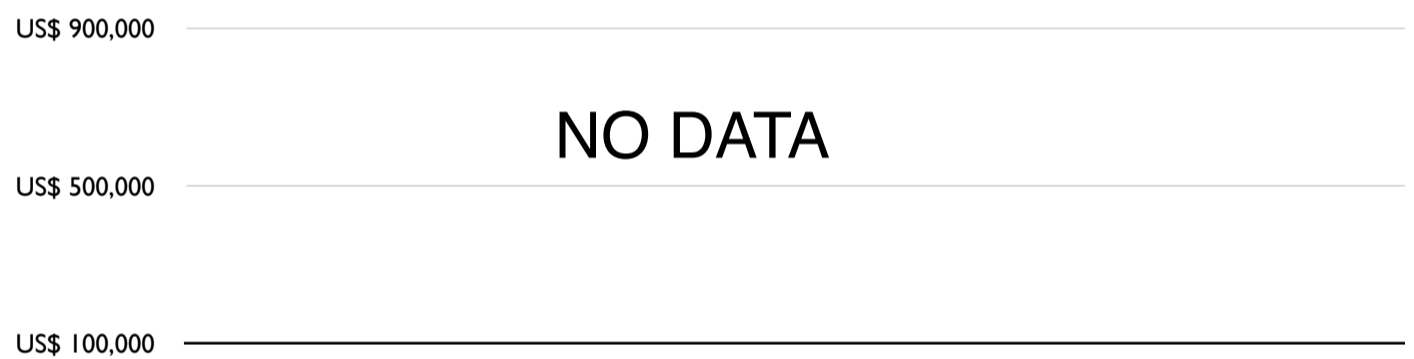
**-30.2%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price

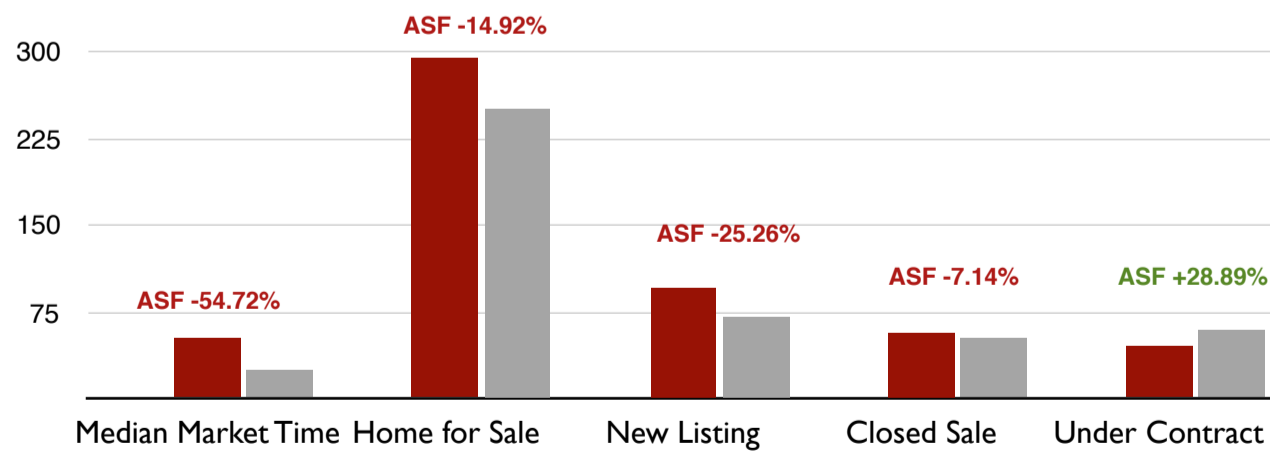


Each data point is monthly activity 2011-01—2016-11

## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	53	24	<b>-54.72%</b>
Home for Sale	295	251	<b>-14.92%</b>
New Listing	95	71	<b>-25.26%</b>
Closed Sale	56	52	<b>-7.14%</b>
Under Contract	45	58	<b>+28.89%</b>

ASF including Townhouse & Condo



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

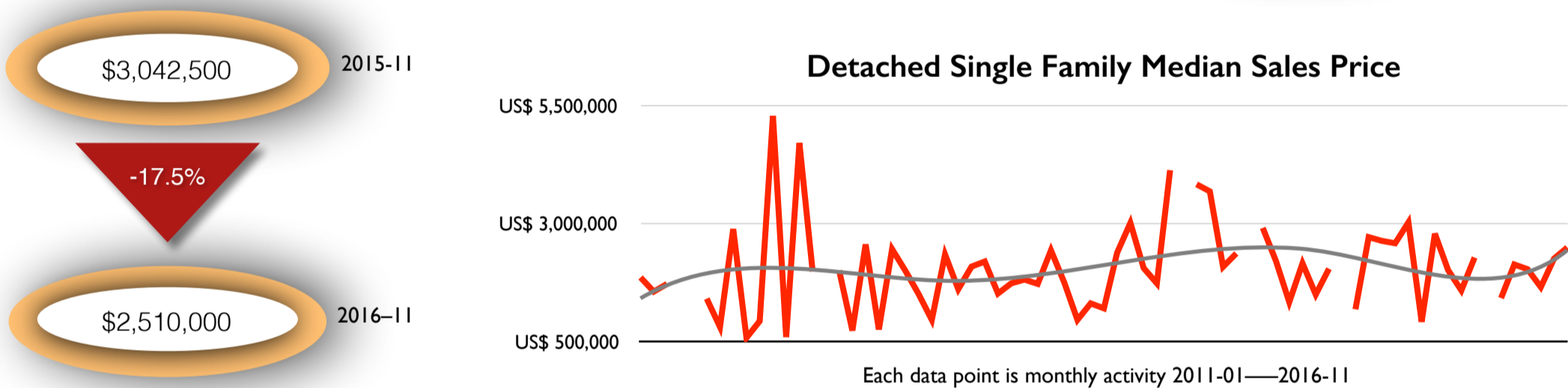
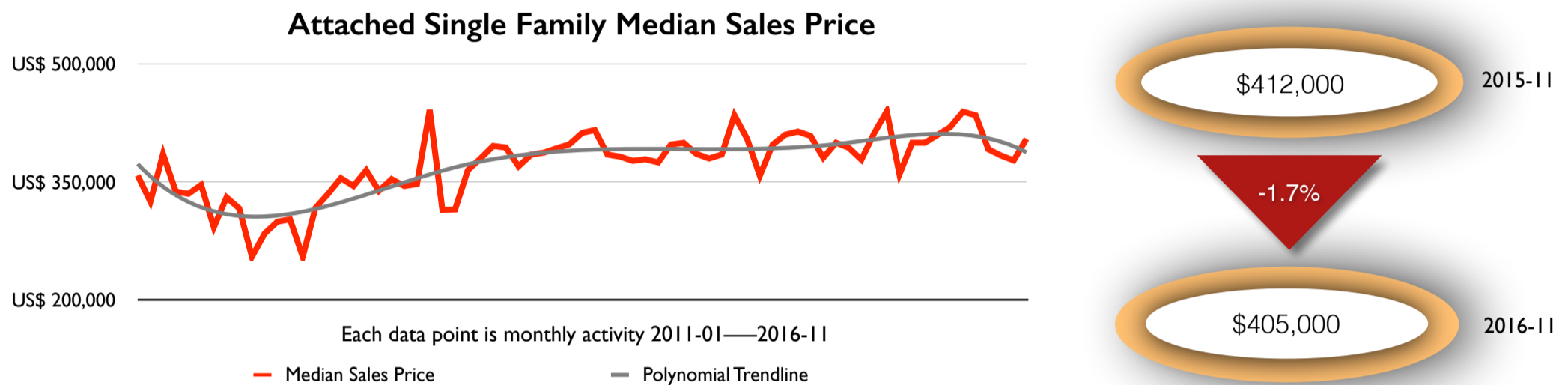
Tuesday, December 6 2016

# Near North Side

Monthly Update 2016-11



<b>-5.5%</b>	<b>-2.4%</b>	<b>-7.0%</b>
Changes in <b>New Listings</b> All Properties	Changes in <b>Closed Sale</b> All Properties	Changes in <b>Months Supply</b> All Properties



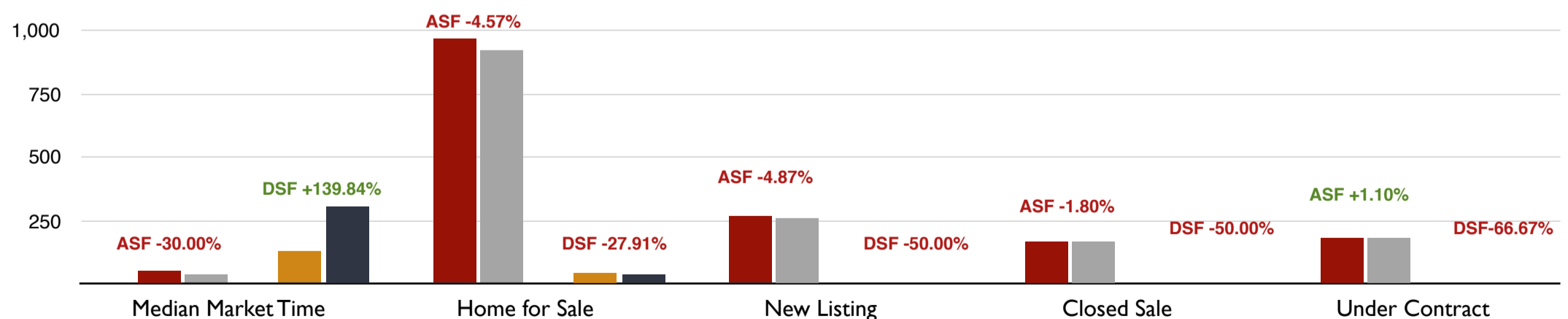
#### Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	50	35	<b>-30.00%</b>
Home for Sale	963	919	<b>-4.57%</b>
New Listing	267	254	<b>-4.87%</b>
Closed Sale	167	164	<b>-1.80%</b>
Under Contract	182	184	<b>1.10%</b>

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	128	307	<b>139.84%</b>
Home for Sale	43	31	<b>-27.91%</b>
New Listing	4	2	<b>-50.00%</b>
Closed Sale	2	1	<b>-50.00%</b>
Under Contract	3	1	<b>-66.67%</b>



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

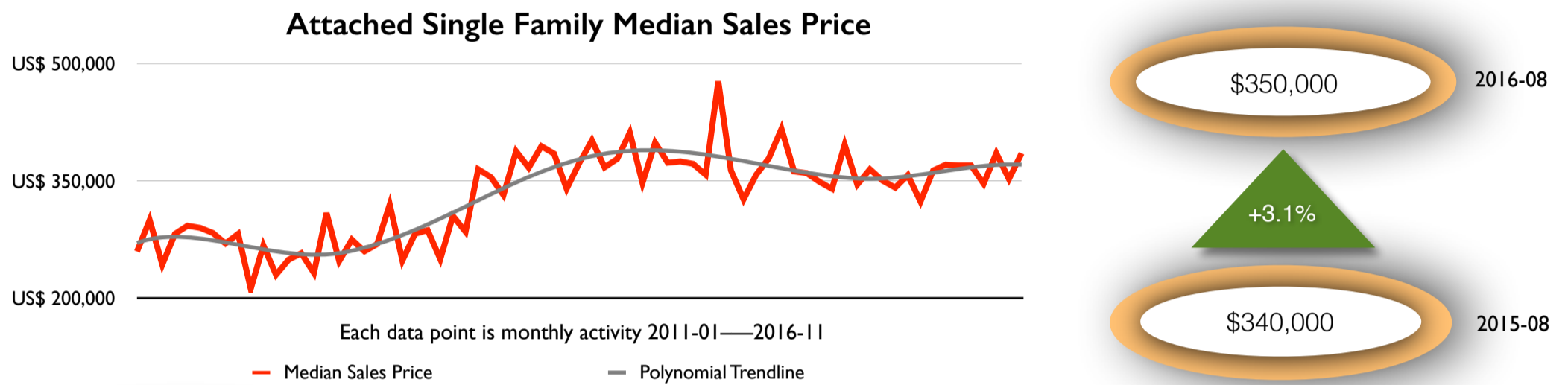
Tuesday, December 6, 2016

# Near South Side

Monthly Update 2016-11



<b>+31.3%</b>	<b>-15.2%</b>	<b>-7.7%</b>
Changes in <b>New Listings</b> All Properties	Changes in <b>Closed Sale</b> All Properties	Changes in <b>Months Supply</b> All Properties

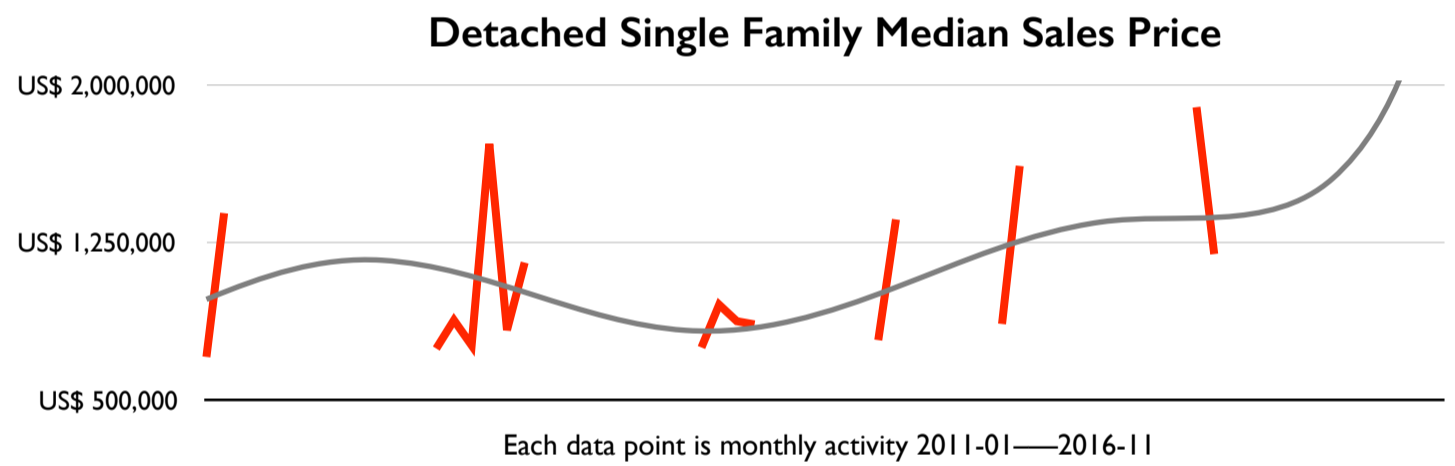


N/A

2016-11

N/A

2015-11



## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	59	43	<b>-27.12%</b>
Home for Sale	196	188	<b>-4.08%</b>
New Listing	67	88	<b>31.34%</b>
Closed Sale	46	39	<b>-15.22%</b>
Under Contract	54	72	<b>33.33%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	N/A		
Home for Sale	2	2	<b>0.00%</b>
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 10K Research and Marketing.

Tuesday, December 6, 2016

# Near West Side

Monthly Update 2016-11



**+19.2%**

Changes in  
**New Listings**  
All Properties

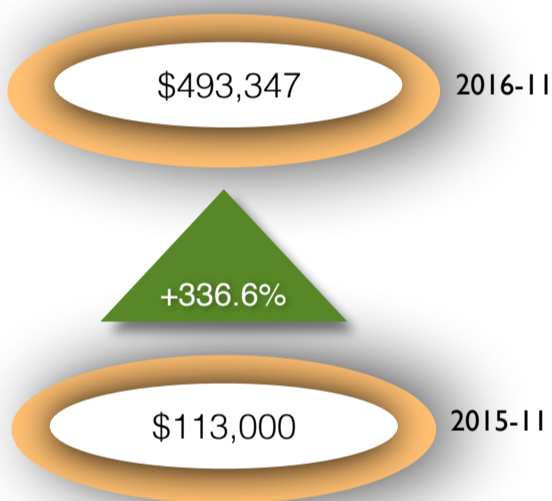
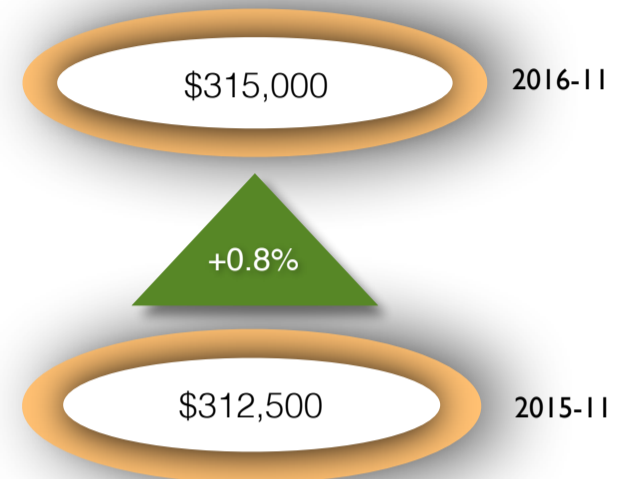
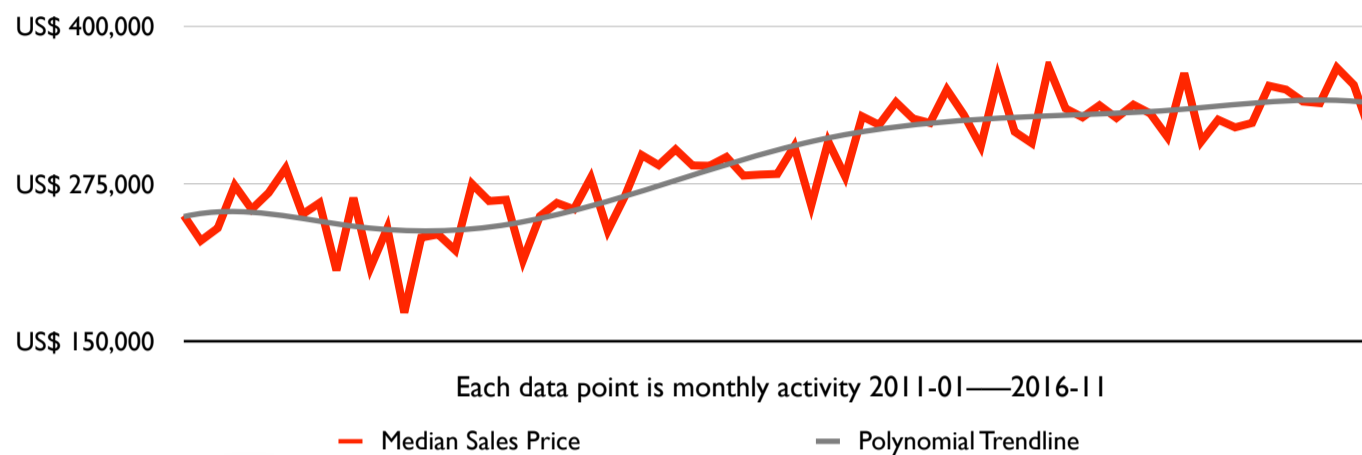
**+15.1%**

Changes in  
**Closed Sale**  
All Properties

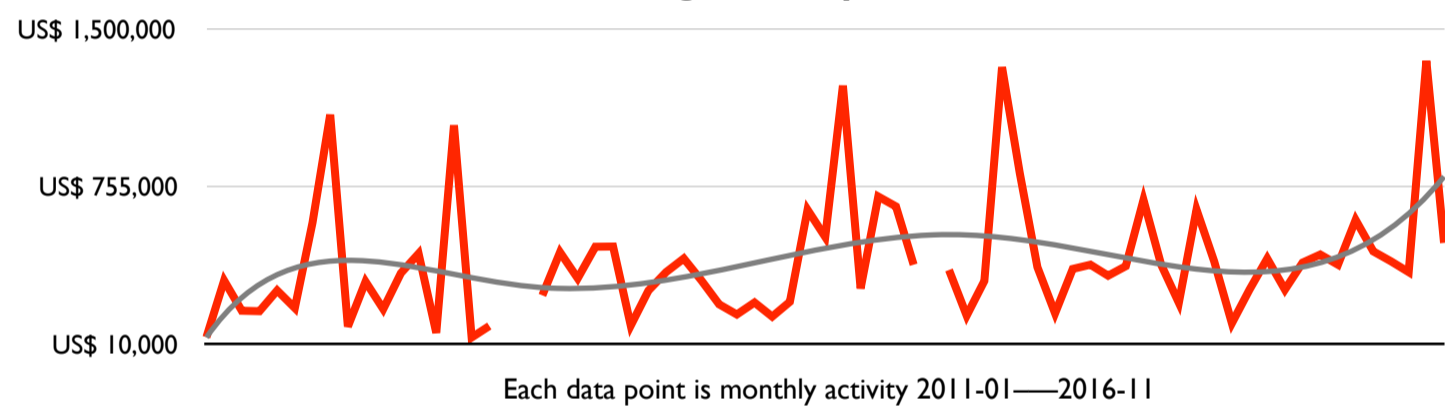
**+5.3%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



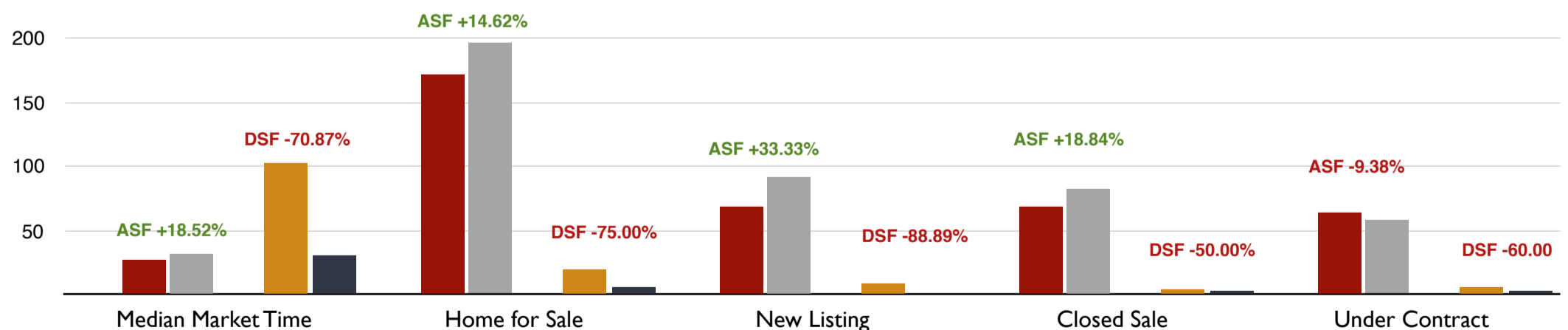
### Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	27	32	<b>18.52%</b>
Home for Sale	171	196	<b>14.62%</b>
New Listing	69	92	<b>33.33%</b>
Closed Sale	69	82	<b>18.84%</b>
Under Contract	64	58	<b>-9.38%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	103	30	<b>-70.87%</b>
Home for Sale	20	5	<b>-75.00%</b>
New Listing	9	1	<b>-88.89%</b>
Closed Sale	4	2	<b>-50.00%</b>
Under Contract	5	2	<b>-60.00%</b>



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

Wednesday, December 7, 2016

# North Center

Monthly Update 2016-11



**+39.7%**

Changes in  
**New Listings**  
All Properties

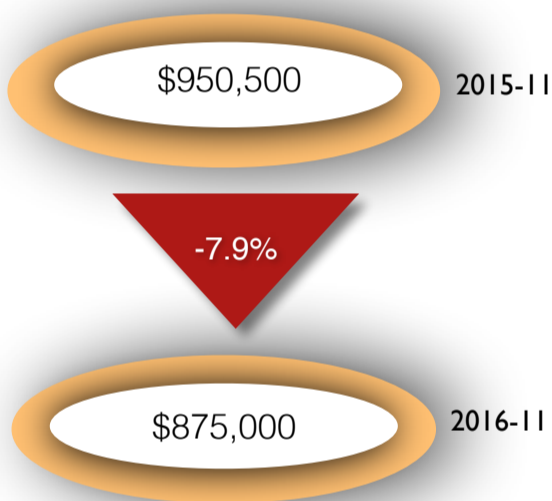
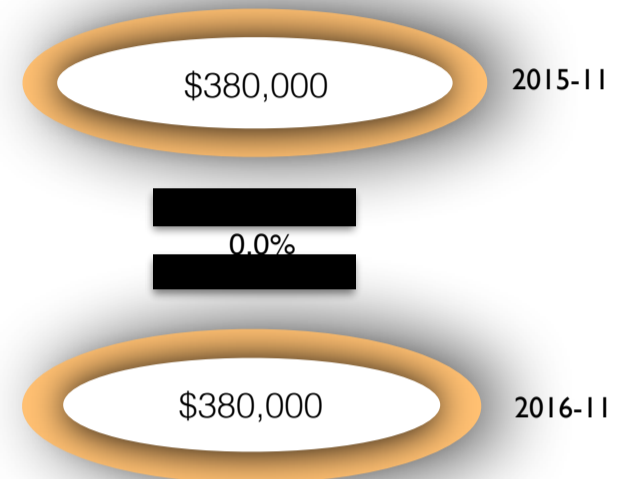
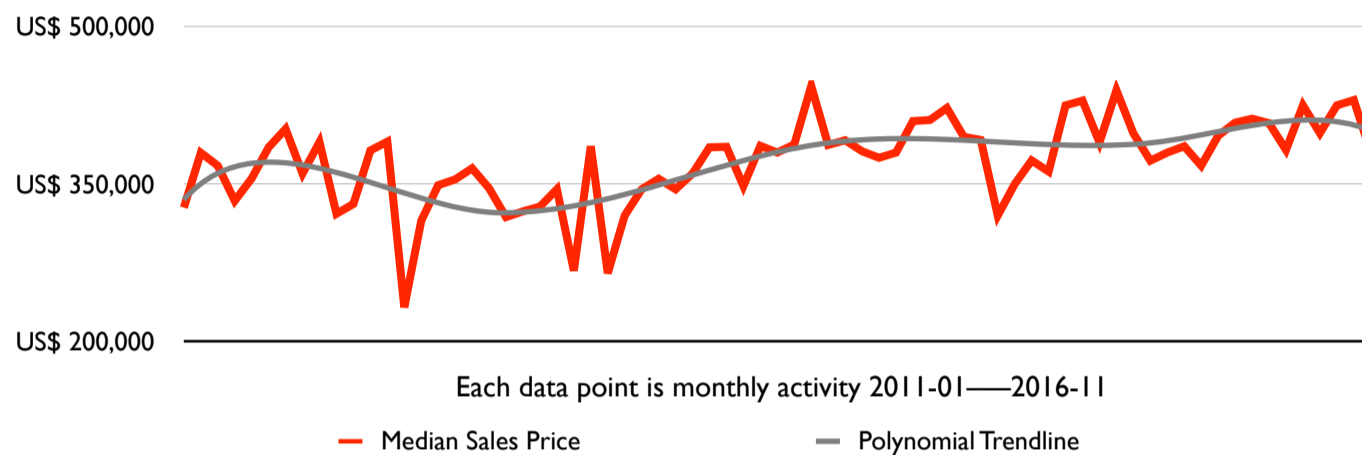
**-7.5%**

Changes in  
**Closed Sale**  
All Properties

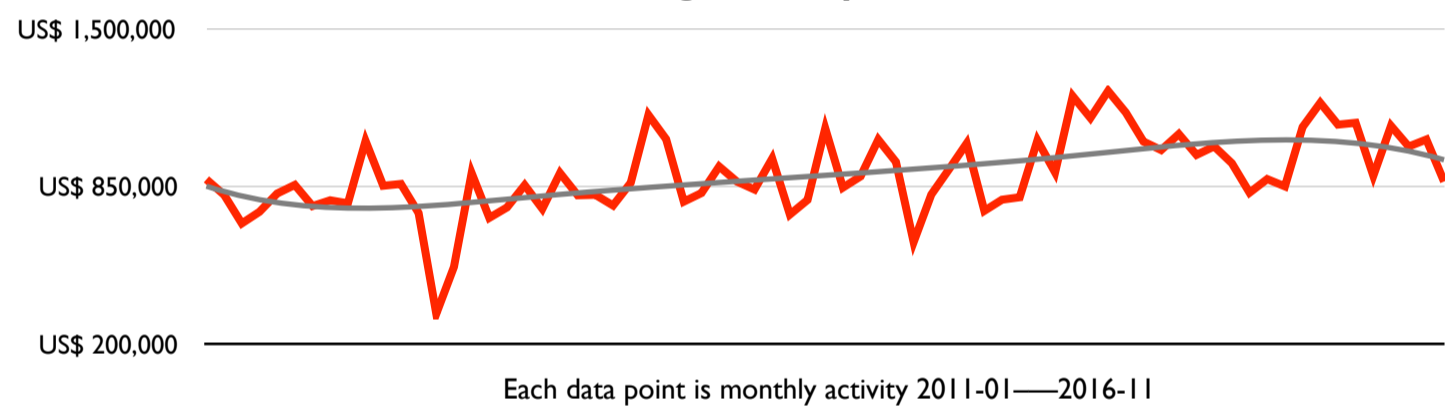
**+12.5%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



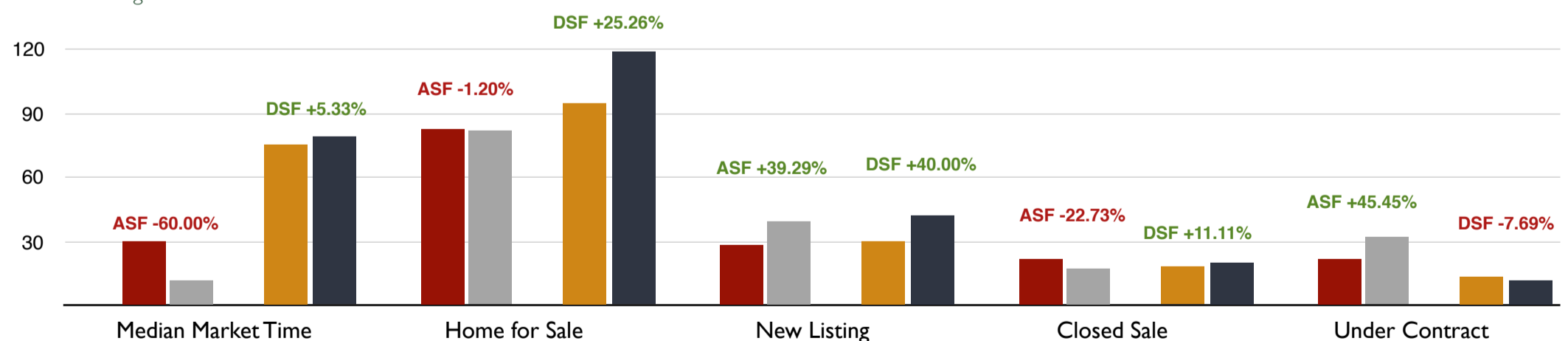
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	30	12	<b>-60.00%</b>
Home for Sale	83	82	<b>-1.20%</b>
New Listing	28	39	<b>39.29%</b>
Closed Sale	22	17	<b>-22.73%</b>
Under Contract	22	32	<b>45.45%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	75	79	<b>5.33%</b>
Home for Sale	95	119	<b>25.26%</b>
New Listing	30	42	<b>40.00%</b>
Closed Sale	18	20	<b>11.11%</b>
Under Contract	13	12	<b>-7.69%</b>



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

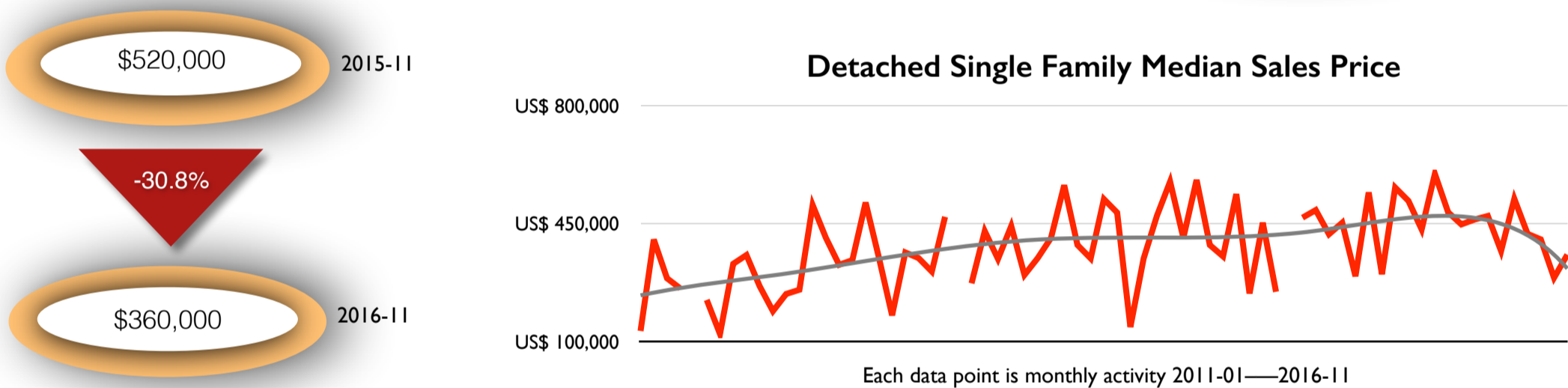
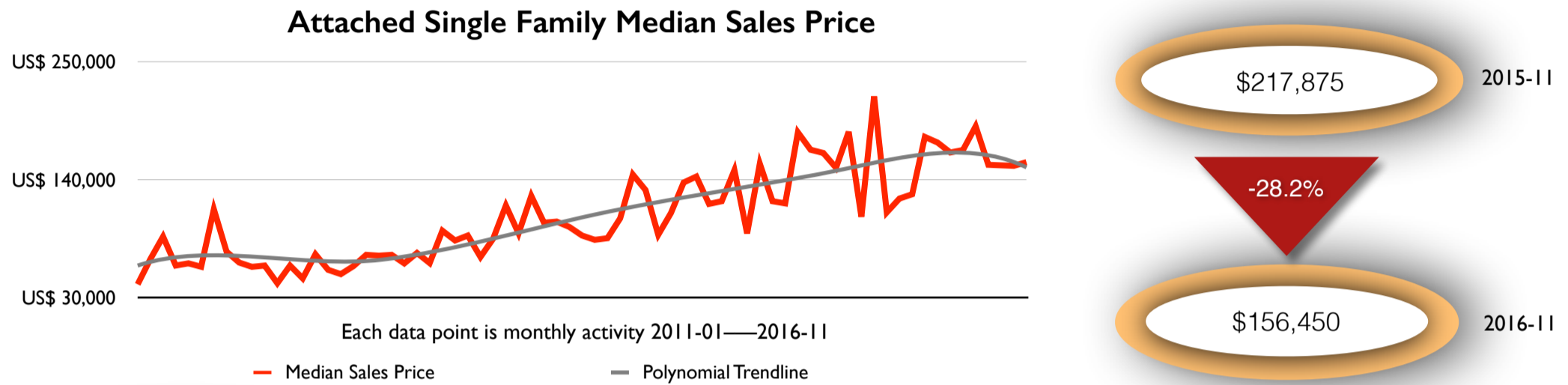
Wednesday, December 7, 2016

# Rogers Park

Monthly Update 2016-11



<b>-4.3%</b>	<b>+26.7%</b>	<b>-30.6%</b>
Changes in <b>New Listings</b> All Properties	Changes in <b>Closed Sale</b> All Properties	Changes in <b>Months Supply</b> All Properties



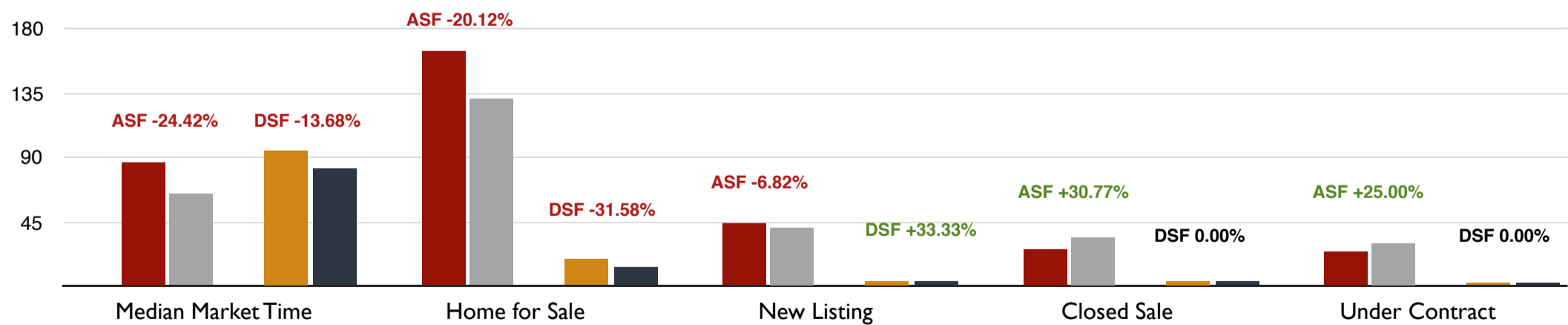
#### Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	86	65	<b>-24.42%</b>
Home for Sale	164	131	<b>-20.12%</b>
New Listing	44	41	<b>-6.82%</b>
Closed Sale	26	34	<b>30.77%</b>
Under Contract	24	30	<b>25.00%</b>

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	95	82	<b>-13.68%</b>
Home for Sale	19	13	<b>-31.58%</b>
New Listing	3	4	<b>33.33%</b>
Closed Sale	4	4	<b>0.00%</b>
Under Contract	2	2	<b>0.00%</b>



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

Wednesday, December 7, 2016

# South Shore

Monthly Update 2016-11



**+17.4%**

Changes in  
**New Listings**  
All Properties

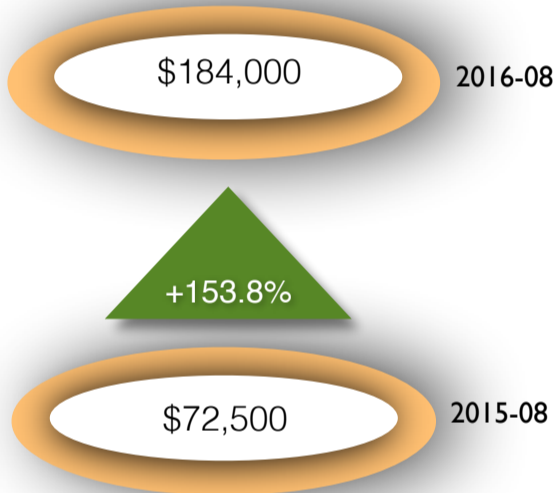
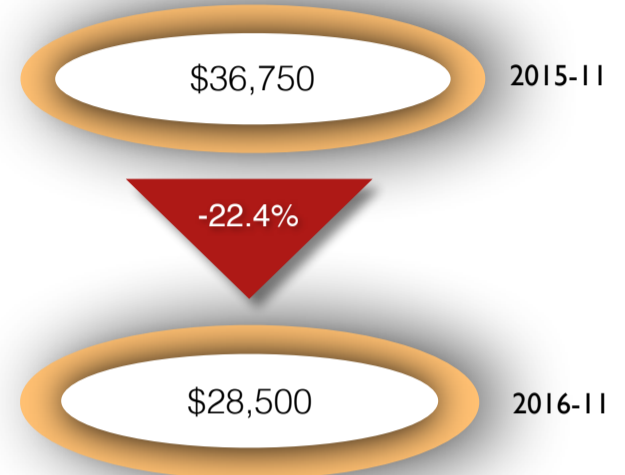
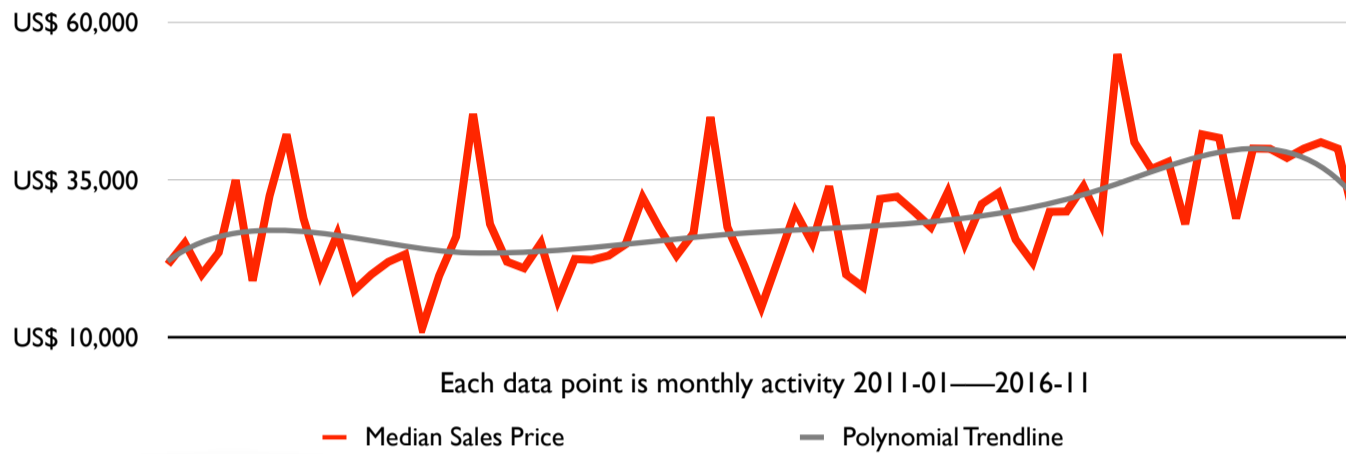
**+15.0%**

Changes in  
**Closed Sale**  
All Properties

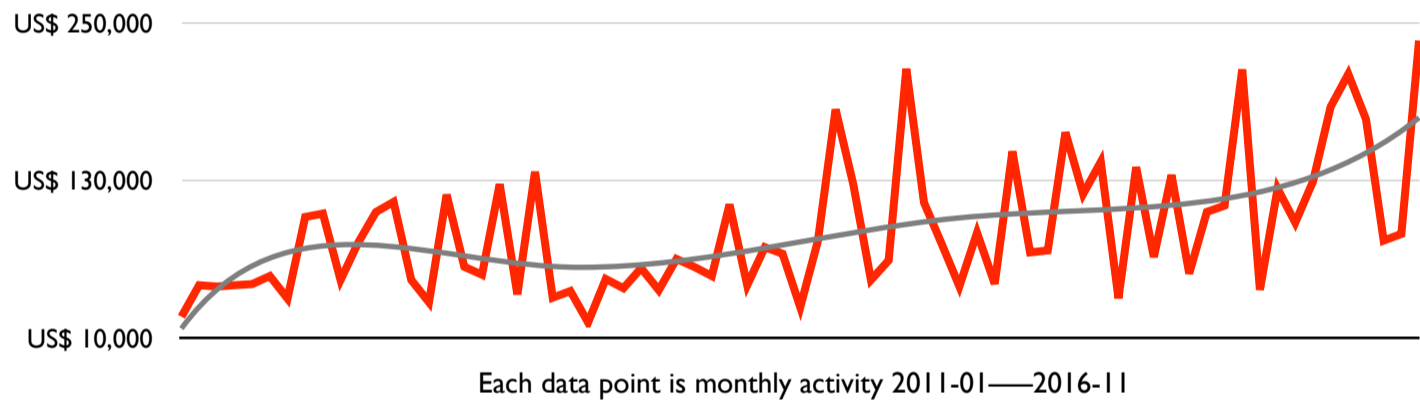
**-42.0%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



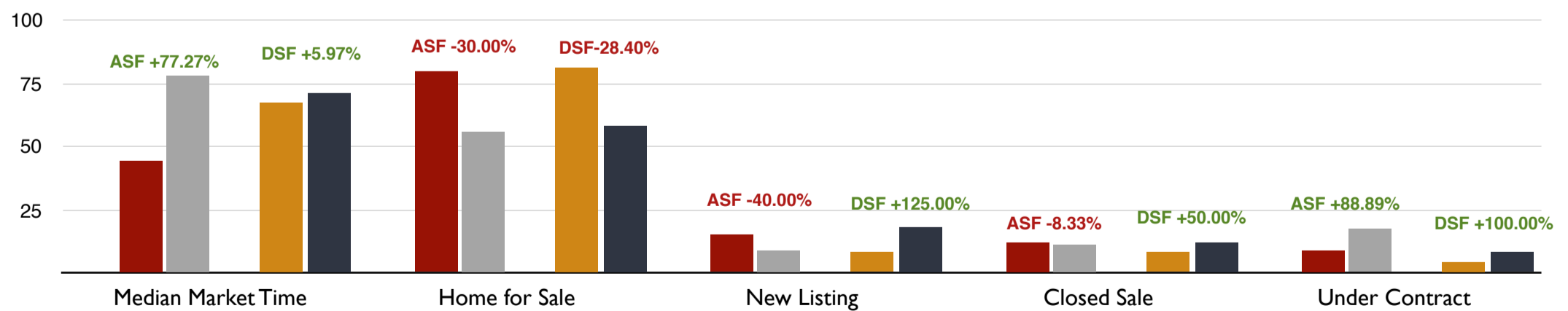
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	44	78	<b>77.27%</b>
Home for Sale	80	56	<b>-30.00%</b>
New Listing	15	9	<b>-40.00%</b>
Closed Sale	12	11	<b>-8.33%</b>
Under Contract	9	17	<b>88.89%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	67	71	<b>5.97%</b>
Home for Sale	81	58	<b>-28.40%</b>
New Listing	8	18	<b>125.00%</b>
Closed Sale	8	12	<b>50.00%</b>
Under Contract	4	8	<b>100.00%</b>



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

Tuesday, December 6, 2016

# Uptown

Monthly Update 2016-11



**+20.6%**

Changes in  
**New Listings**  
All Properties

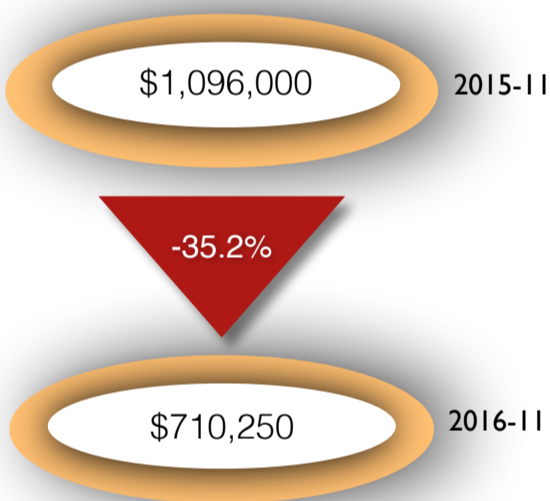
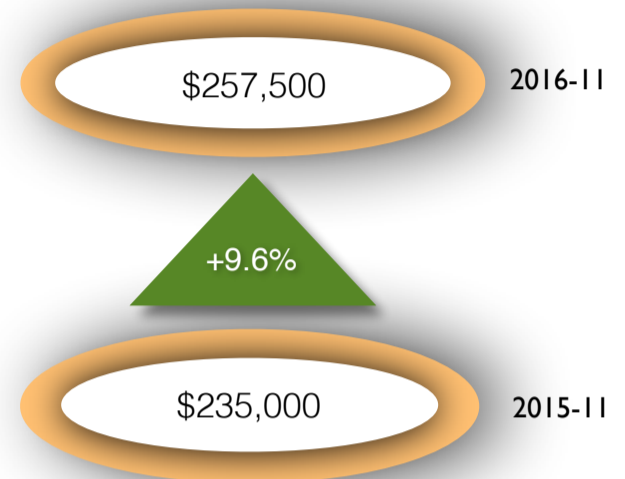
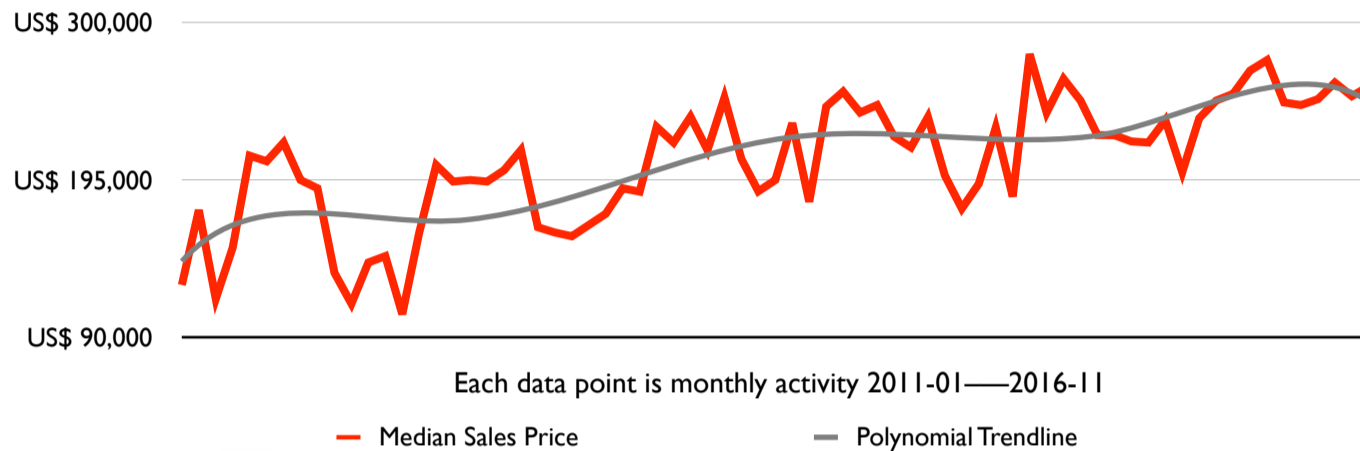
**+47.6%**

Changes in  
**Closed Sale**  
All Properties

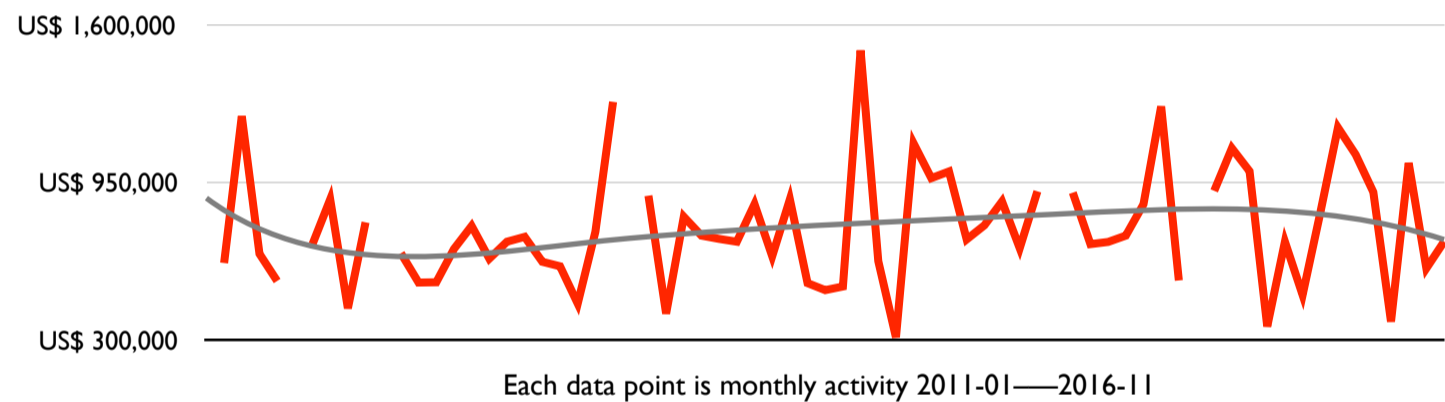
**-20.6%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	46	22	<b>-52.17%</b>
Home for Sale	221	197	<b>-10.86%</b>
New Listing	65	80	<b>23.08%</b>
Closed Sale	41	60	<b>46.34%</b>
Under Contract	50	52	<b>4.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	1	98	<b>+9700.00%</b>
Home for Sale	19	18	<b>-5.26%</b>
New Listing	3	2	<b>-33.33%</b>
Closed Sale	4	1	<b>-75.00%</b>
Under Contract	1	2	<b>100.00%</b>



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

Tuesday, December 6, 2016



# West Town

Monthly Update 2016-11



**+23.5%**

Changes in  
**New Listings**  
All Properties

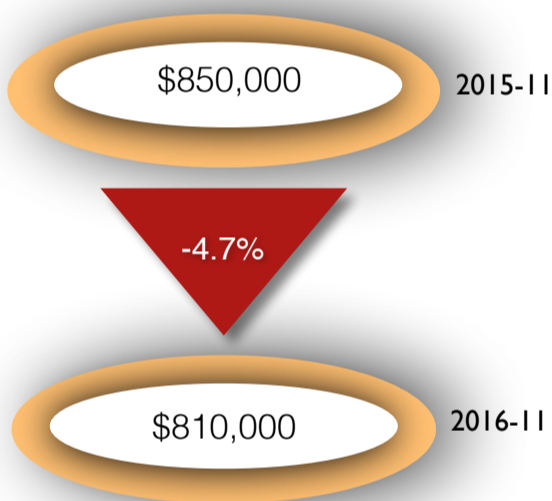
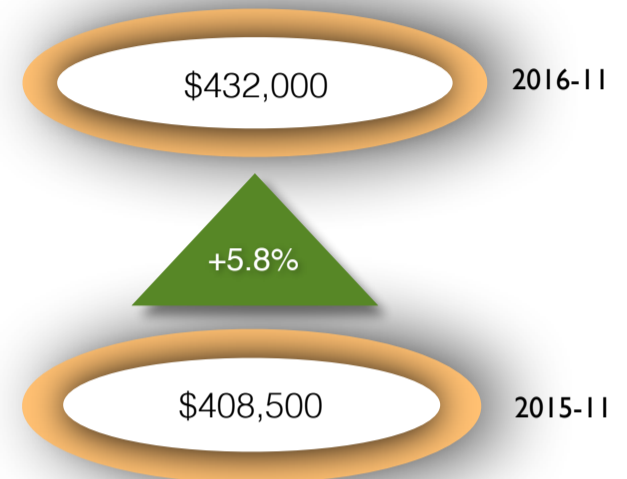
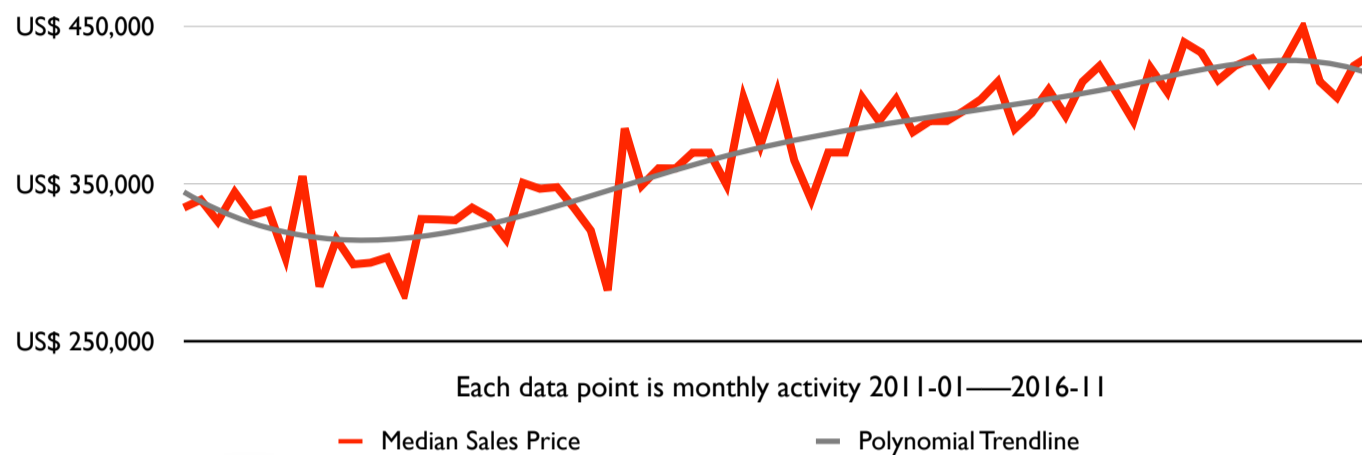
**+24.7%**

Changes in  
**Closed Sale**  
All Properties

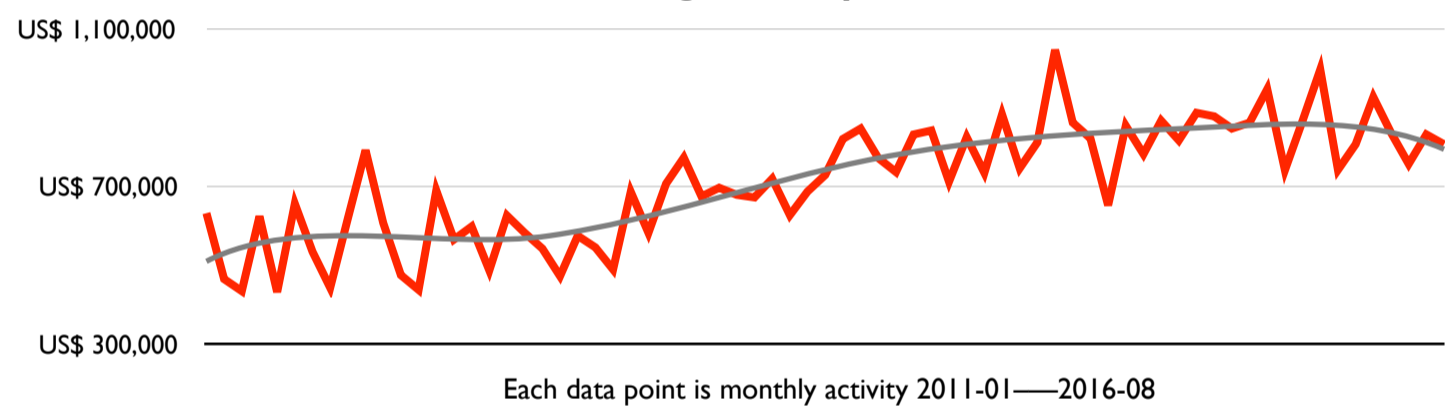
**+4.5%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



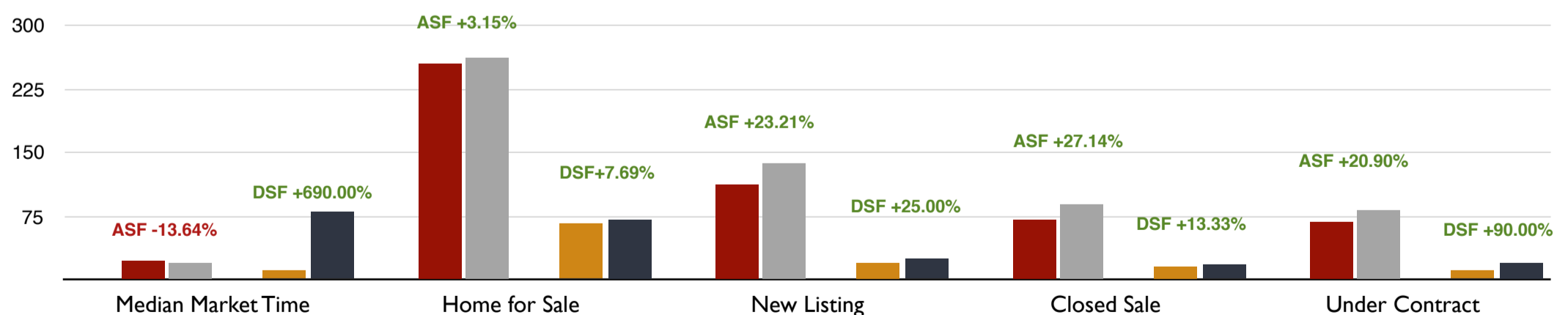
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	22	19	<b>-13.64%</b>
Home for Sale	254	262	<b>3.15%</b>
New Listing	112	138	<b>23.21%</b>
Closed Sale	70	89	<b>27.14%</b>
Under Contract	67	81	<b>20.90%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	10	79	<b>690.00%</b>
Home for Sale	65	70	<b>7.69%</b>
New Listing	20	25	<b>25.00%</b>
Closed Sale	15	17	<b>13.33%</b>
Under Contract	10	19	<b>90.00%</b>



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

Wednesday, December 7, 2016

# Belmont Cragin

Monthly Update 2016-11



**-23.4%**

Changes in  
**New Listings**  
All Properties

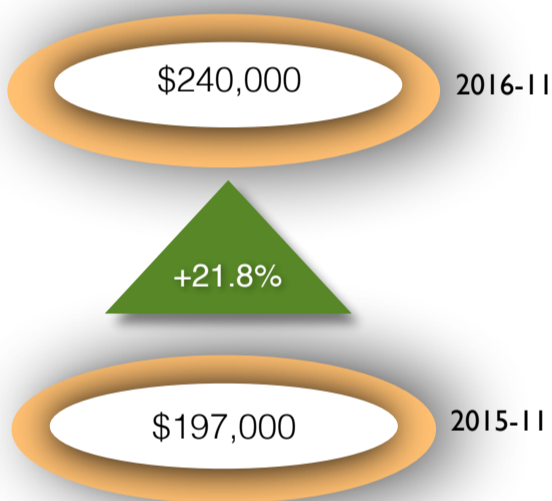
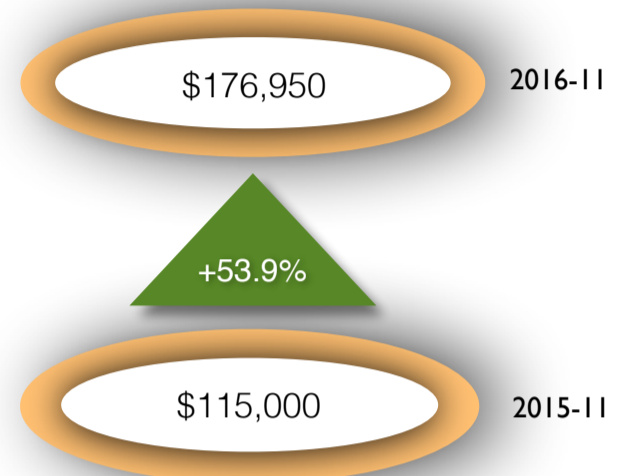
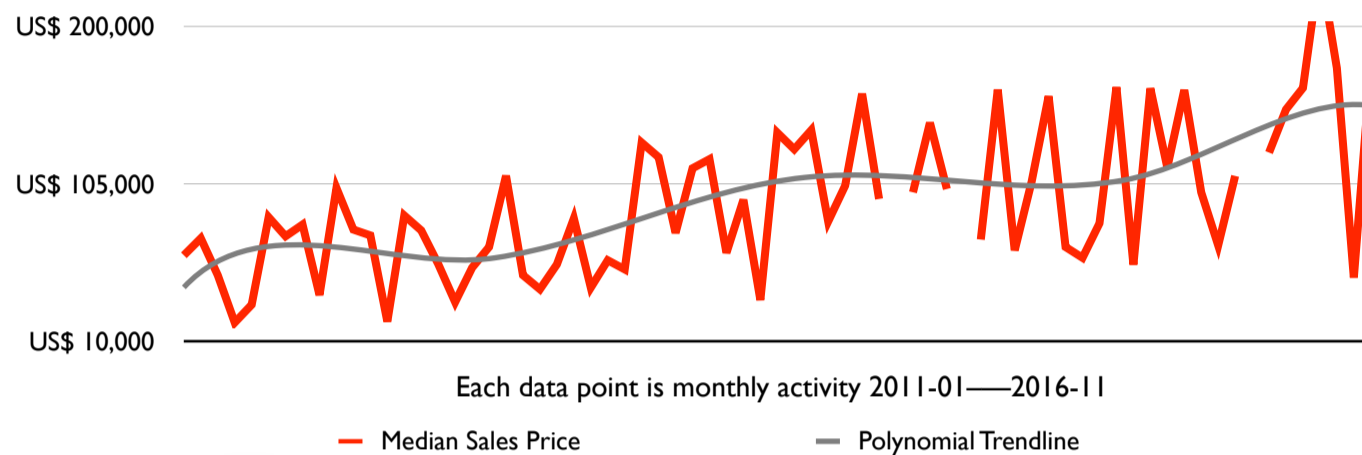
**-12.9%**

Changes in  
**Closed Sale**  
All Properties

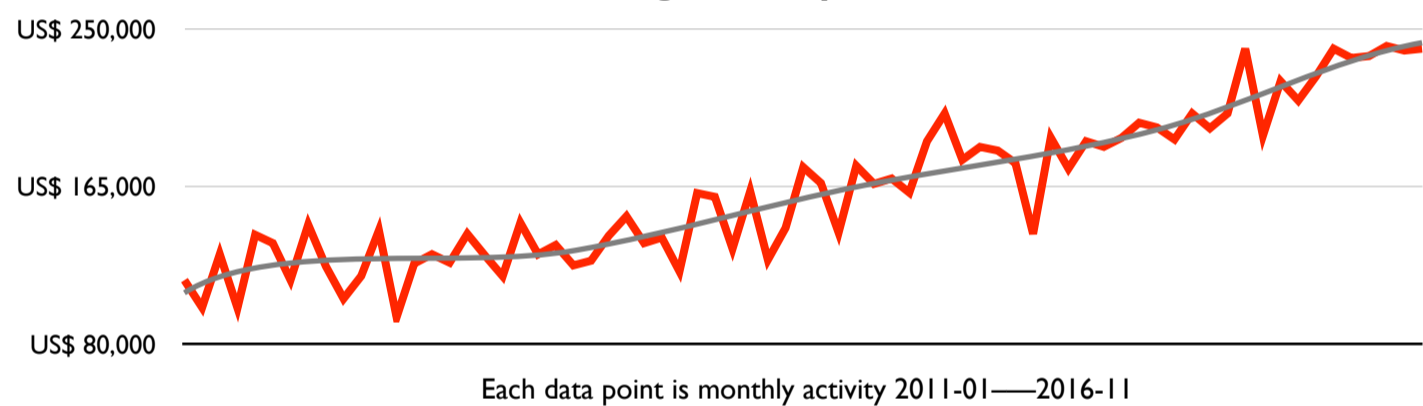
**-10.3%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



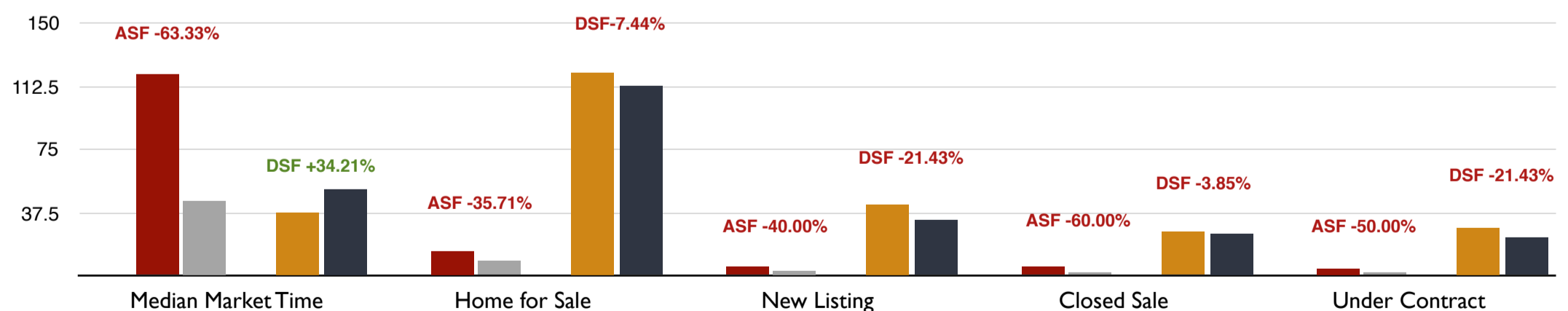
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	120	44	<b>-63.33%</b>
Home for Sale	14	9	<b>-35.71%</b>
New Listing	5	3	<b>-40.00%</b>
Closed Sale	5	2	<b>-60.00%</b>
Under Contract	4	2	<b>-50.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	38	51	<b>34.21%</b>
Home for Sale	121	112	<b>-7.44%</b>
New Listing	42	33	<b>-21.43%</b>
Closed Sale	26	25	<b>-3.85%</b>
Under Contract	28	22	<b>-21.43%</b>



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

Tuesday, December 6, 2016

# Chicago Lawn

Monthly Update 2016-11



**-34.3%**

Changes in  
**New Listings**  
All Properties

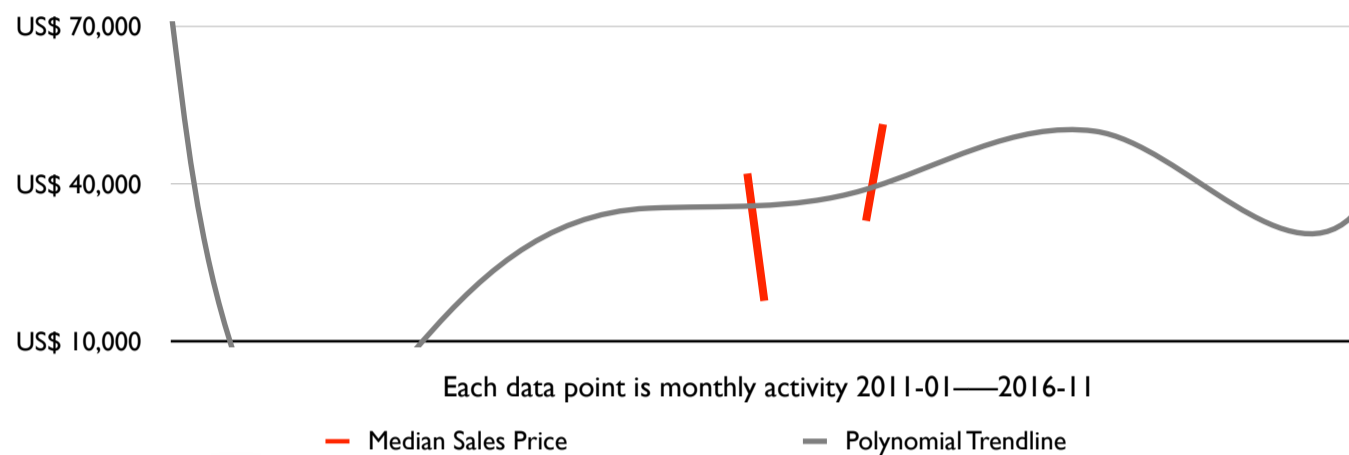
**+28.0%**

Changes in  
**Closed Sale**  
All Properties

**-27.5%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



\$35,000

2016-11

N/A

2015-11

\$85,000

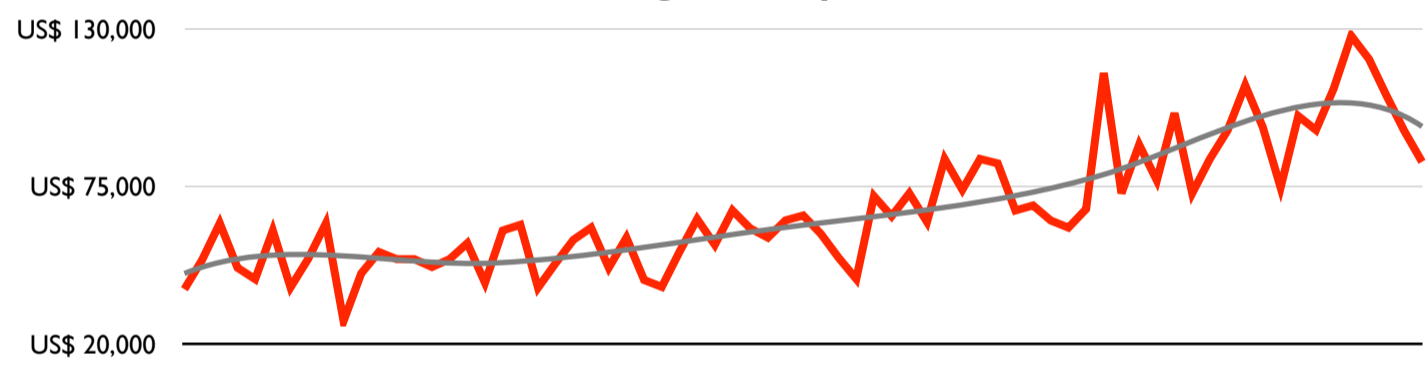
2015-11

-1.2%

\$84,000

2016-11

## Detached Single Family Median Sales Price



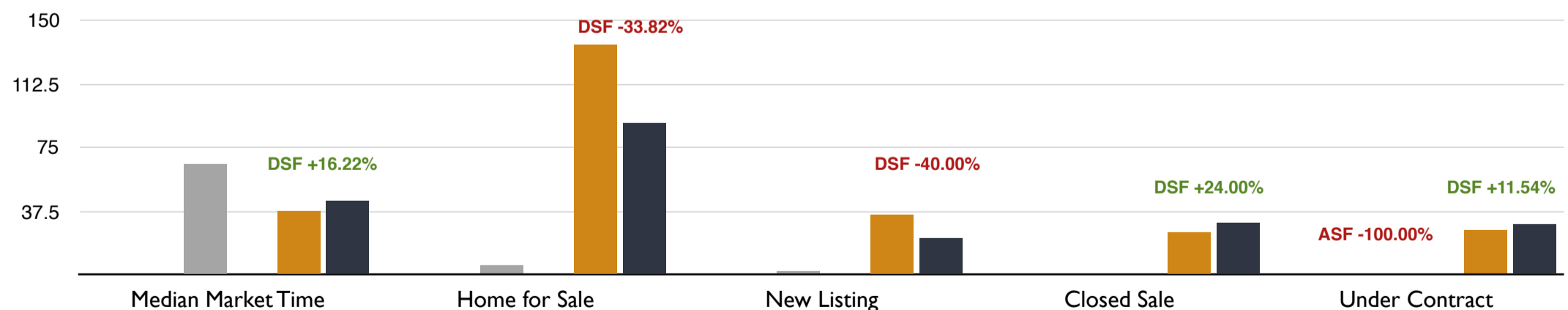
### Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time		65	
Home for Sale		5	
New Listing		2	
Closed Sale		1	
Under Contract	1	0	<b>-100.00%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	37	43	<b>16.22%</b>
Home for Sale	136	90	<b>-33.82%</b>
New Listing	35	21	<b>-40.00%</b>
Closed Sale	25	31	<b>24.00%</b>
Under Contract	26	29	<b>11.54%</b>



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

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**+70.0%**

Changes in  
**New Listings**  
All Properties

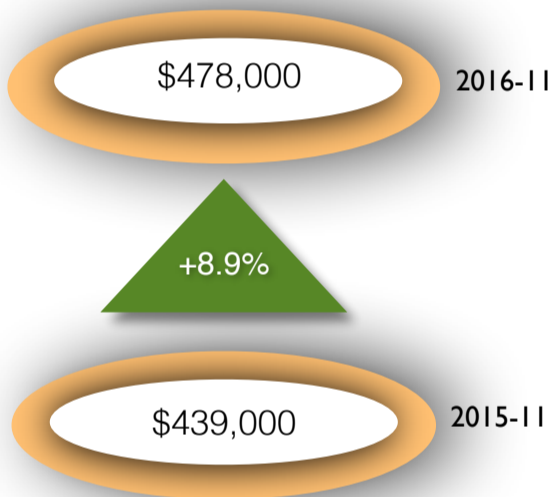
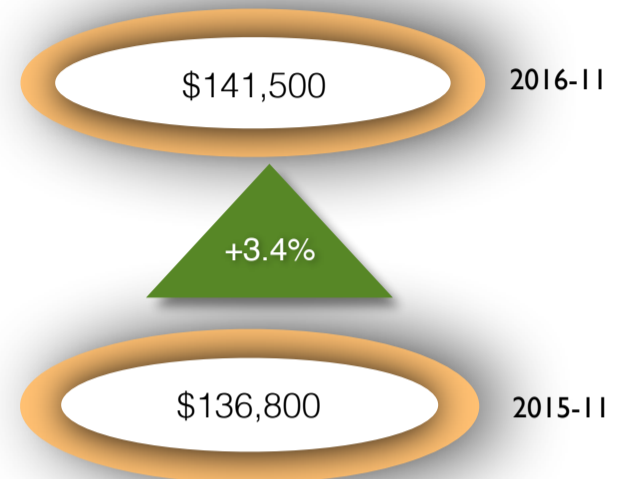
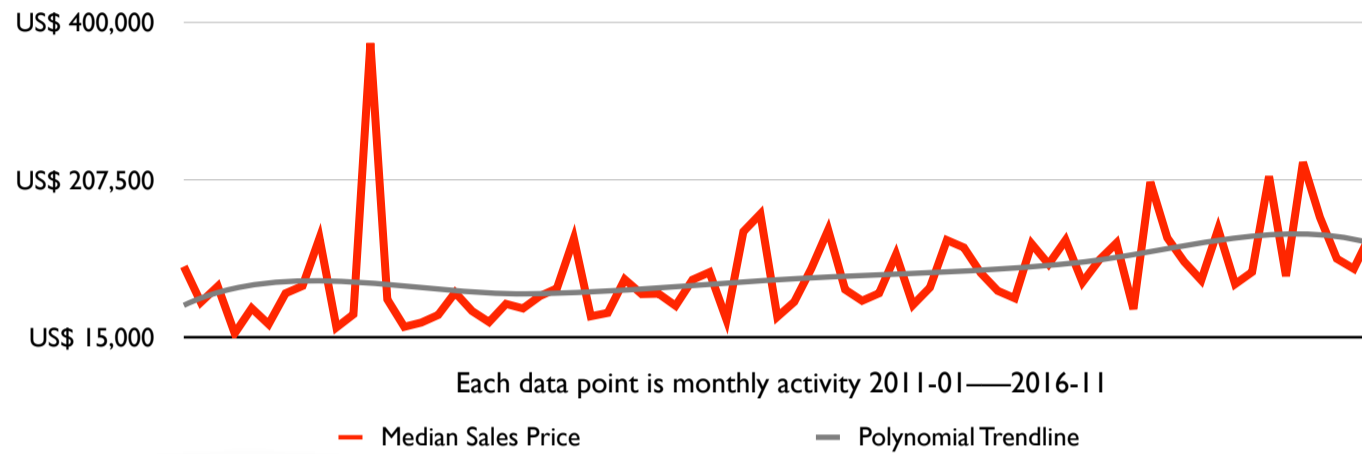
**+83.3%**

Changes in  
**Closed Sale**  
All Properties

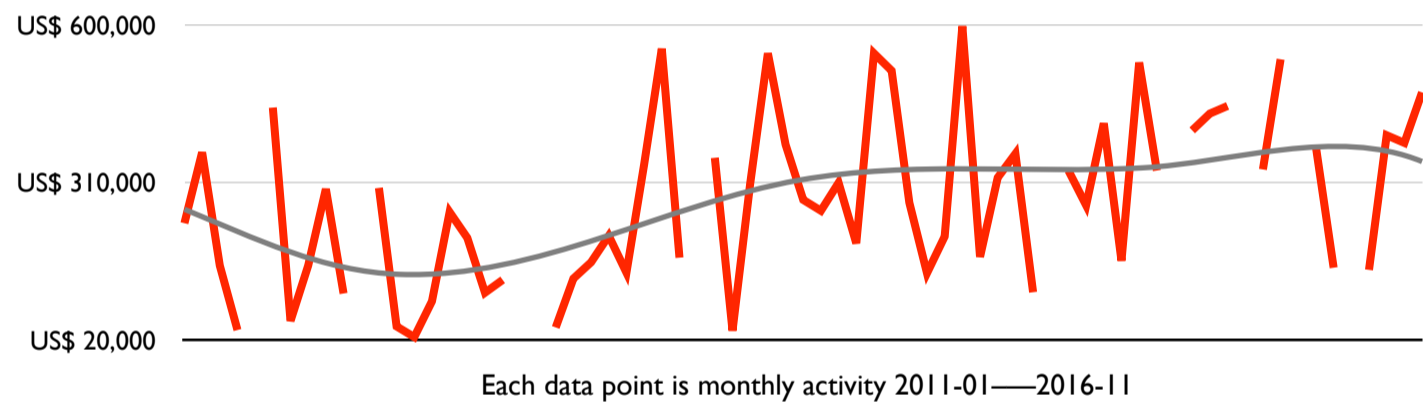
**+27.9%**

Changes in  
**Months Supply**  
All Properties

### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



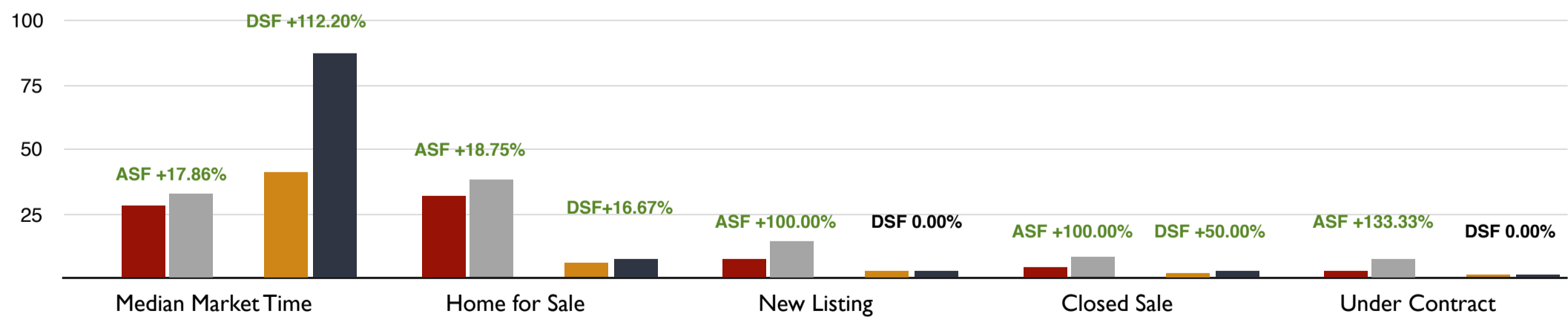
### Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	28	33	17.86%
Home for Sale	32	38	18.75%
New Listing	7	14	100.00%
Closed Sale	4	8	100.00%
Under Contract	3	7	133.33%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	41	87	112.20%
Home for Sale	6	7	16.67%
New Listing	3	3	0.00%
Closed Sale	2	3	50.00%
Under Contract	1	1	0.00%



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

Wednesday, December 7, 2016

# East Garfield Park

Monthly Update 2016-11



**-28.6%**

Changes in  
**New Listings**  
All Properties

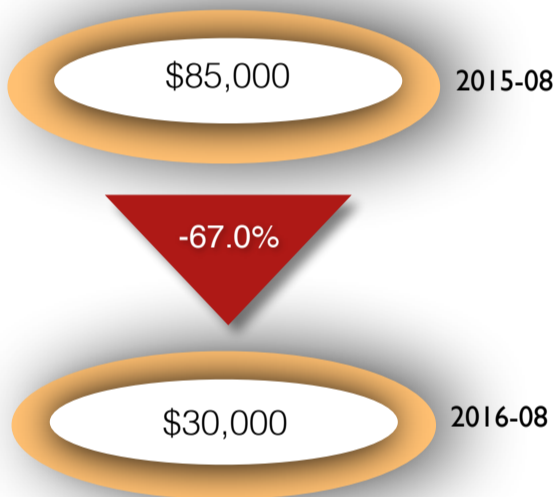
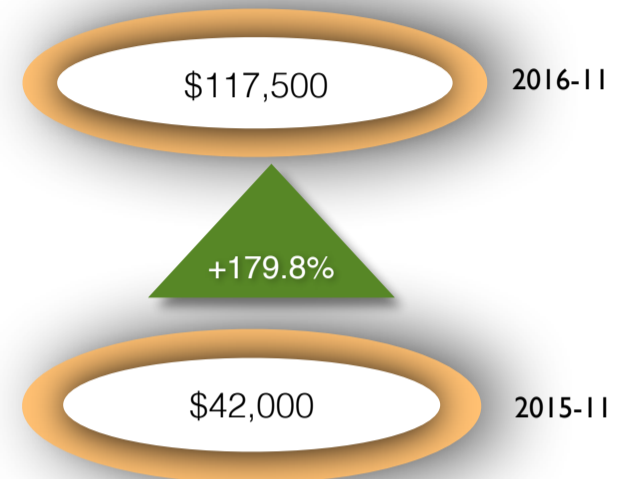
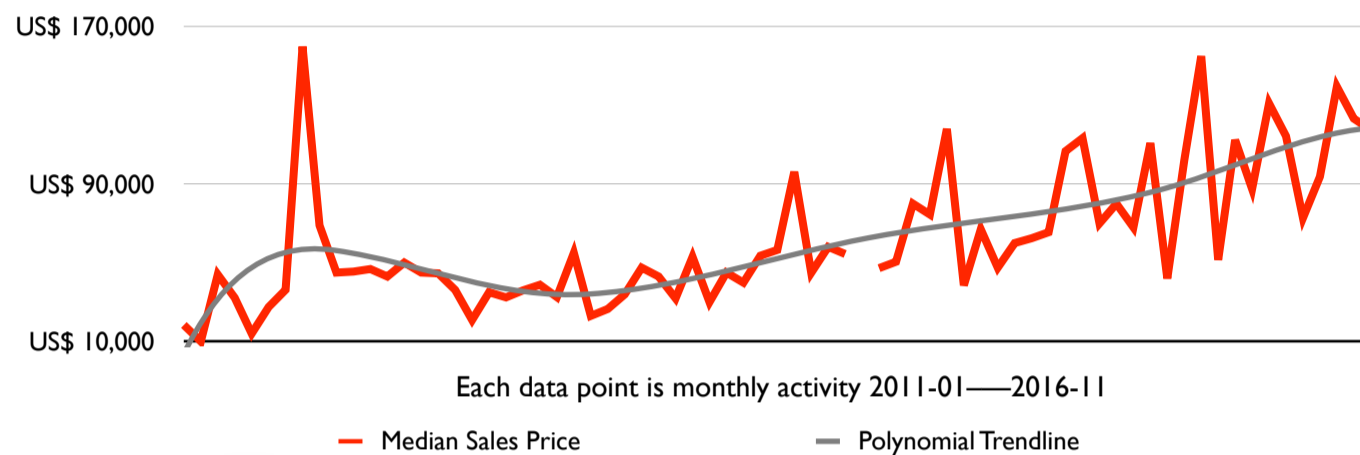
**-57.1%**

Changes in  
**Closed Sale**  
All Properties

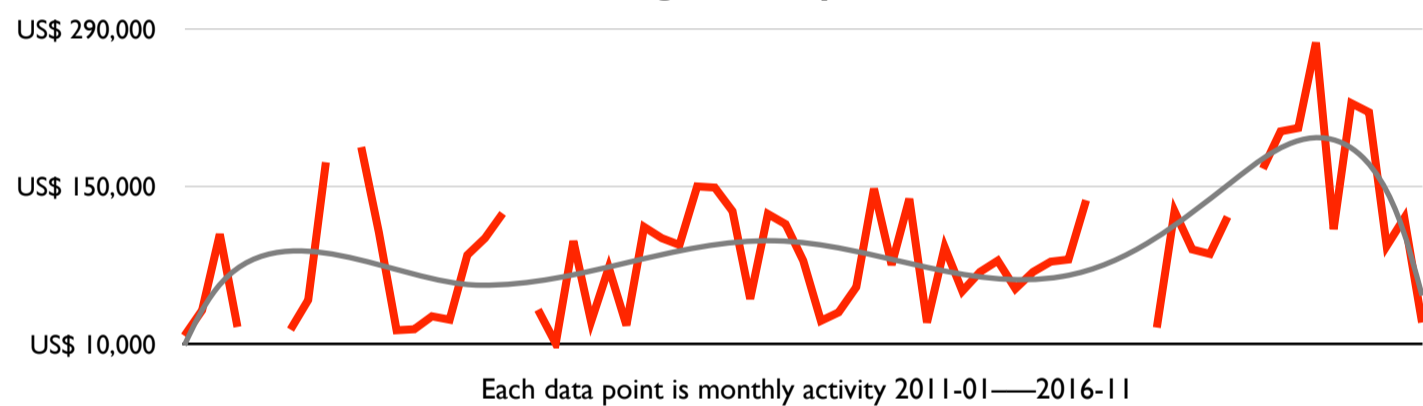
**-51.6%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



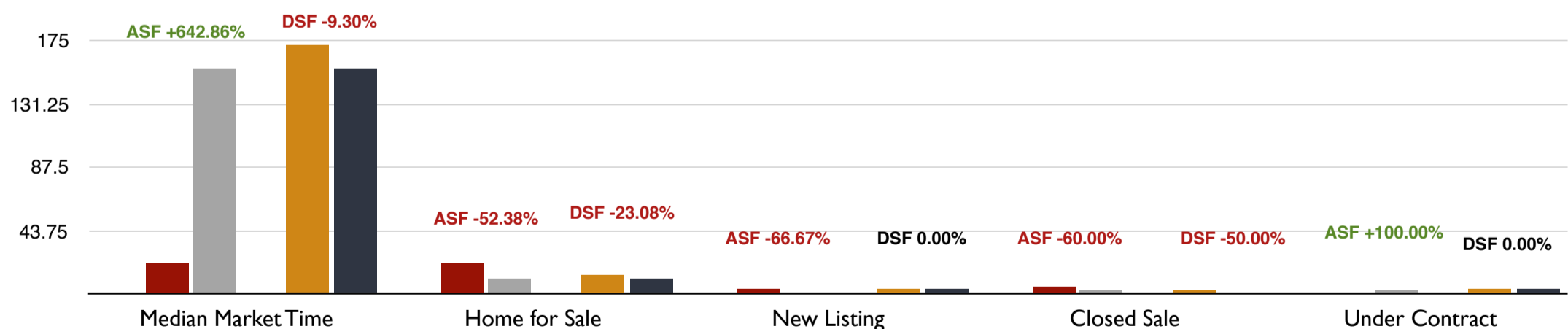
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	21	156	<b>642.86%</b>
Home for Sale	21	10	<b>-52.38%</b>
New Listing	3	1	<b>-66.67%</b>
Closed Sale	5	2	<b>-60.00%</b>
Under Contract	1	2	<b>100.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	172	156	<b>-9.30%</b>
Home for Sale	13	10	<b>-23.08%</b>
New Listing	4	4	<b>0.00%</b>
Closed Sale	2	1	<b>-50.00%</b>
Under Contract	3	3	<b>0.00%</b>



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

Tuesday, December 6, 2016

# Hermosa

Monthly Update 2016-11



**+11.1%**

Changes in  
**New Listings**  
All Properties

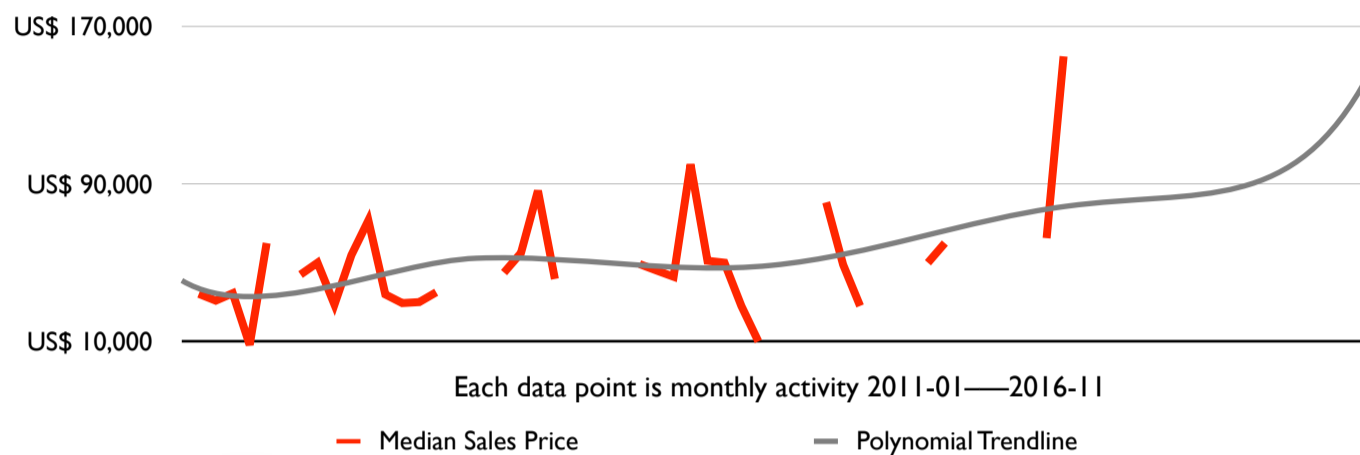
**-50.0%**

Changes in  
**Closed Sale**  
All Properties

**+33.3%**

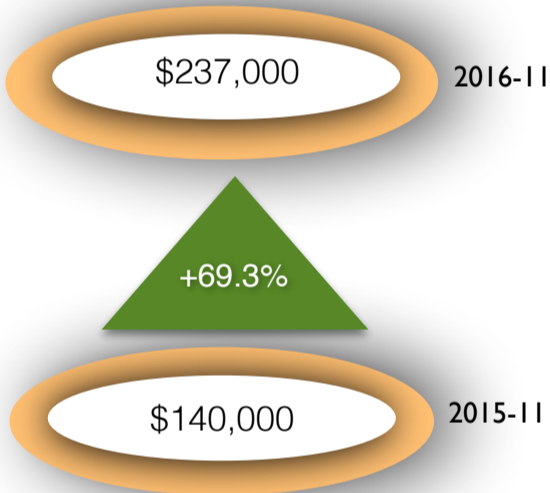
Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price

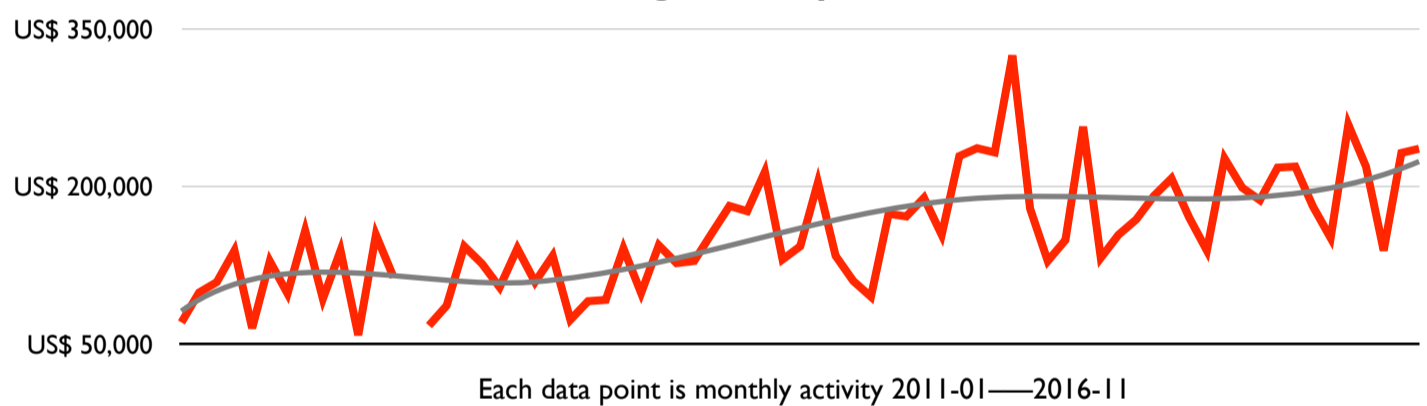


N/A 2016-11

N/A 2015-11



## Detached Single Family Median Sales Price



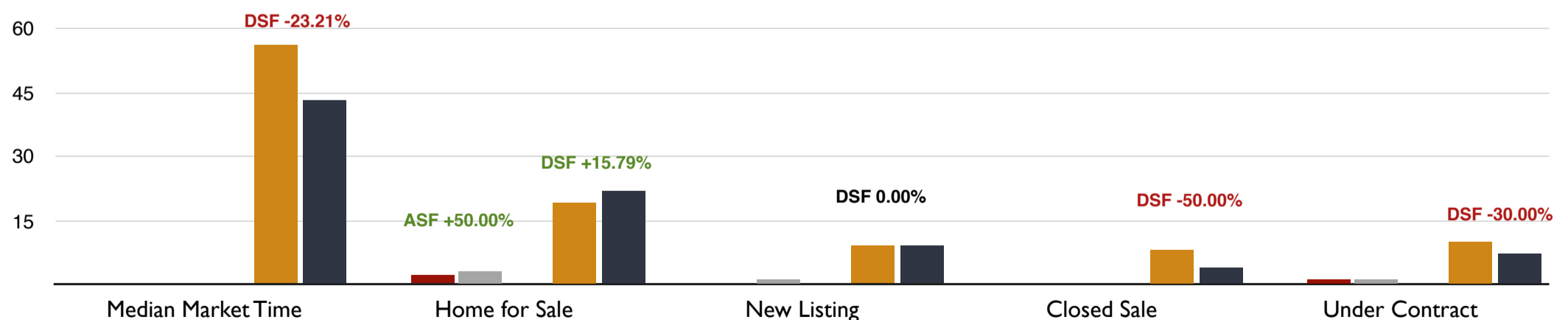
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	N/A	N/A	
Home for Sale	2	3	<b>50.00%</b>
New Listing	0	1	
Closed Sale	0	0	
Under Contract	1	1	

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	56	43	<b>-23.21%</b>
Home for Sale	19	22	<b>15.79%</b>
New Listing	9	9	<b>0.00%</b>
Closed Sale	8	4	<b>-50.00%</b>
Under Contract	10	7	<b>-30.00%</b>



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

Wednesday, December 7, 2016

# Humboldt Park

Monthly Update 2016-08



**+19.0%**

Changes in  
**New Listings**  
All Properties

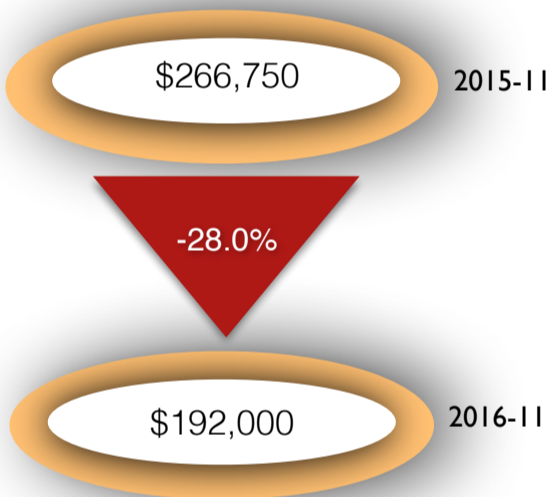
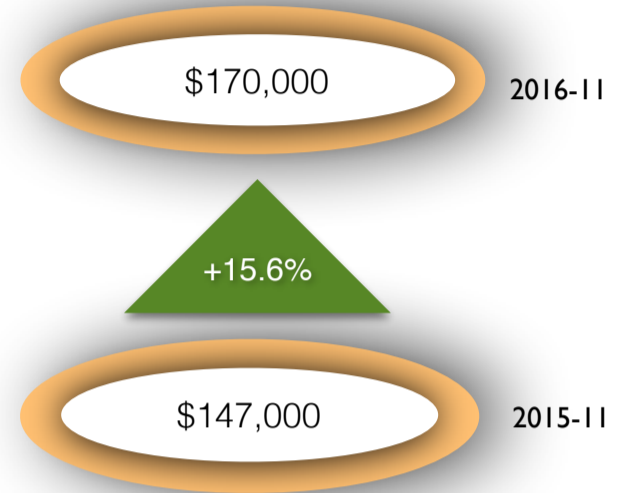
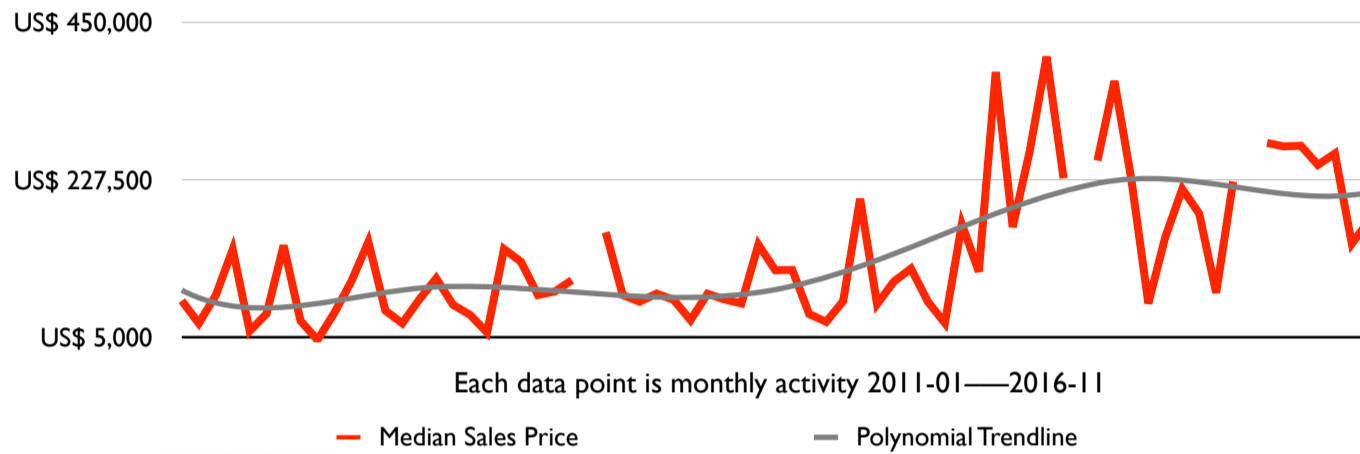
**+66.7%**

Changes in  
**Closed Sale**  
All Properties

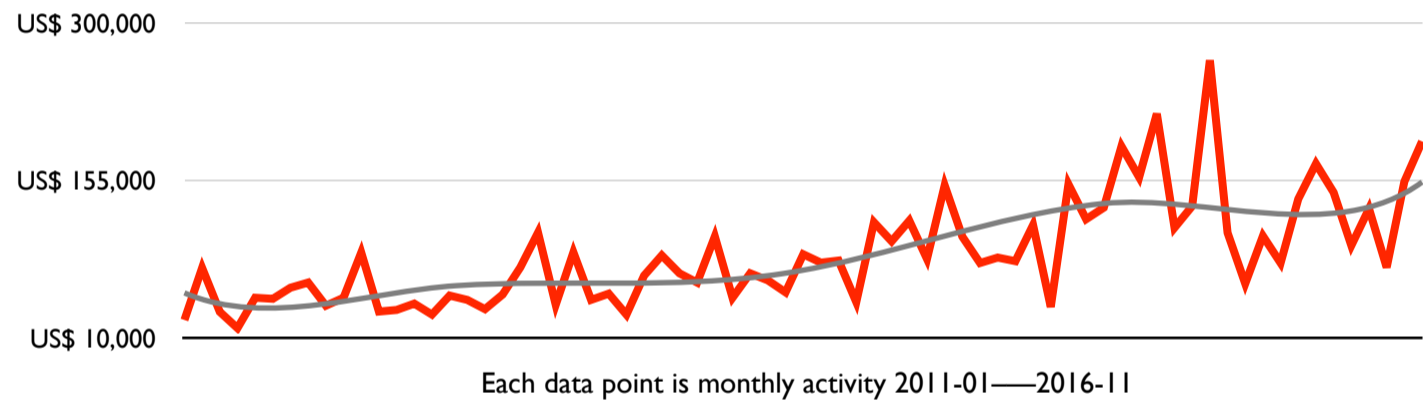
**-20.0%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



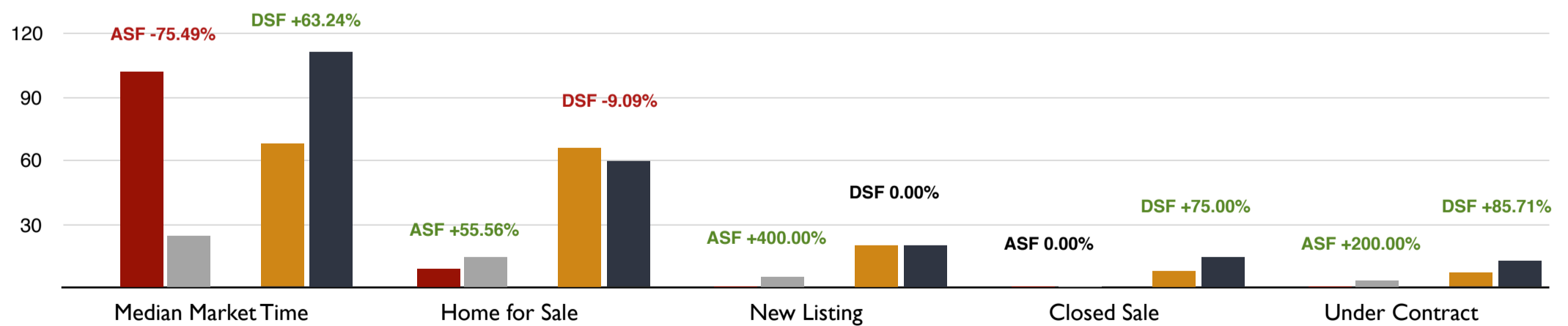
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	102	25	<b>-75.49%</b>
Home for Sale	9	14	<b>55.56%</b>
New Listing	1	5	<b>400.00%</b>
Closed Sale	1	1	<b>0.00%</b>
Under Contract	1	3	<b>200.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	68	111	<b>63.24%</b>
Home for Sale	66	60	<b>-9.09%</b>
New Listing	20	20	<b>0.00%</b>
Closed Sale	8	14	<b>75.00%</b>
Under Contract	7	13	<b>85.71%</b>



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 2016-11



**+150.0%**

Changes in  
**New Listings**  
All Properties

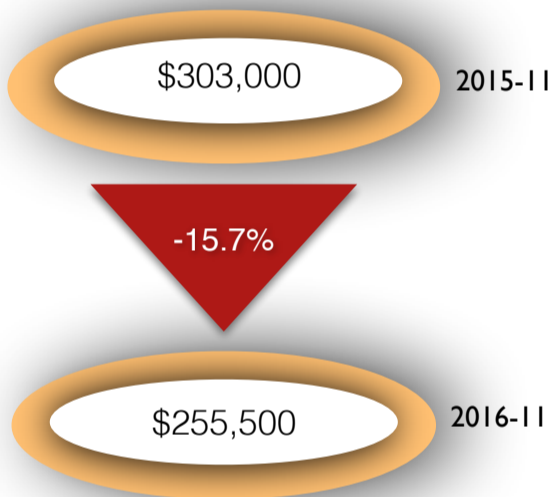
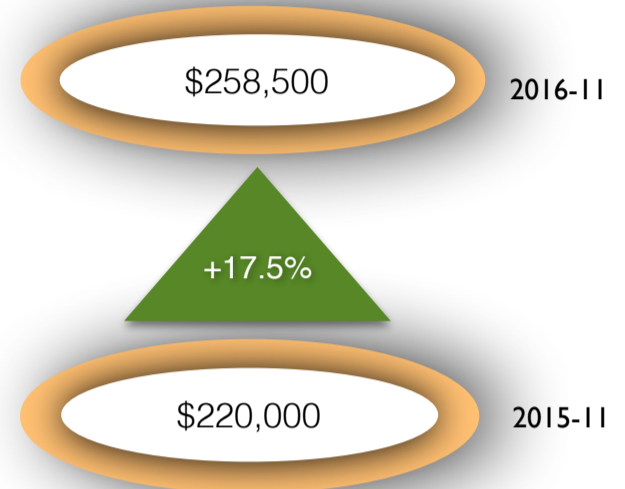
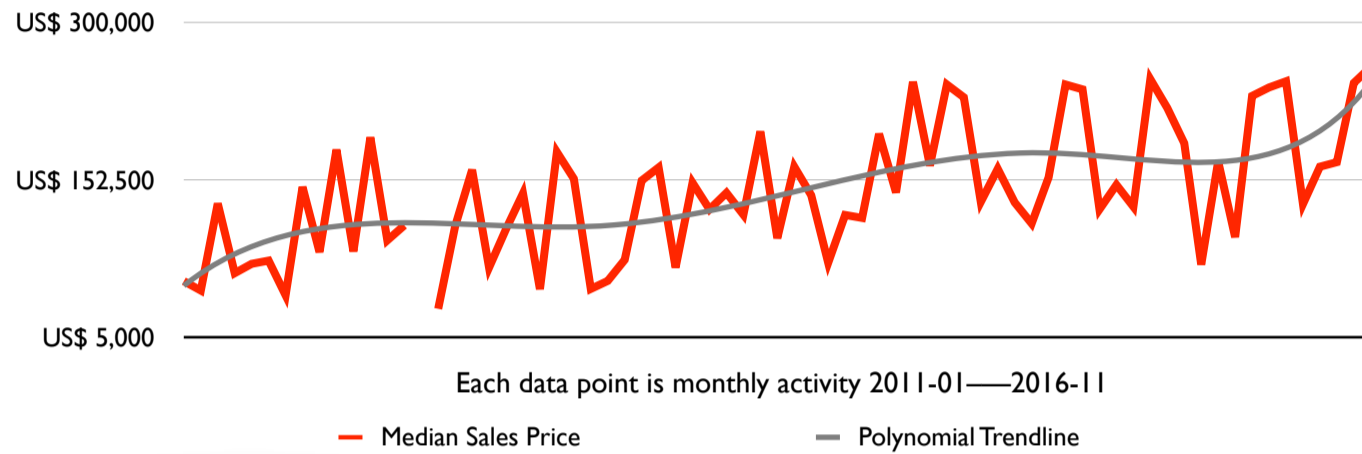
**-33.3%**

Changes in  
**Closed Sale**  
All Properties

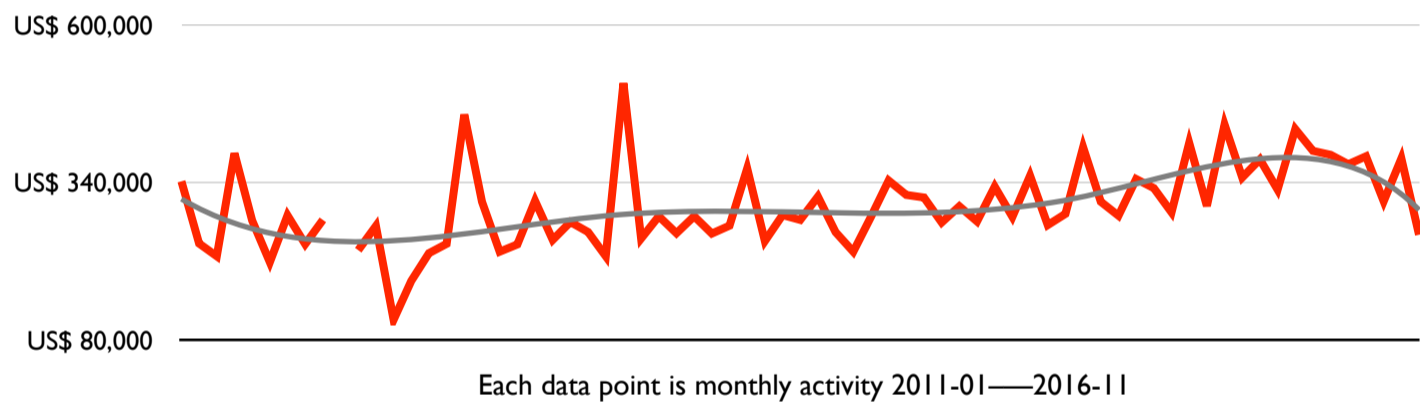
**+75.0%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



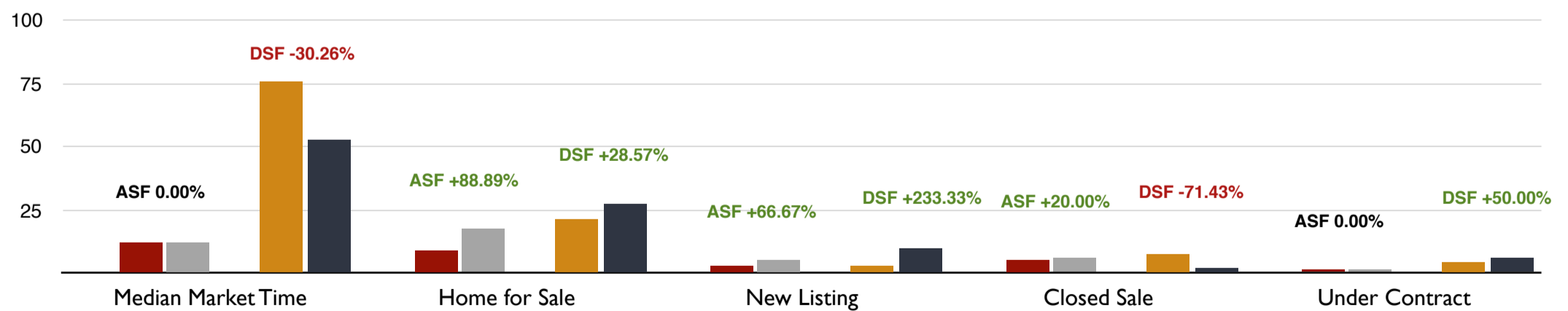
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	12	12	0.00%
Home for Sale	9	17	88.89%
New Listing	3	5	66.67%
Closed Sale	5	6	20.00%
Under Contract	1	1	0.00%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	76	53	-30.26%
Home for Sale	21	27	28.57%
New Listing	3	10	233.33%
Closed Sale	7	2	-71.43%
Under Contract	4	6	50.00%



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

Tuesday, December 6, 2016



# Oakland

Monthly Update 2016-11



**-33.3%**

Changes in  
**New Listings**  
All Properties

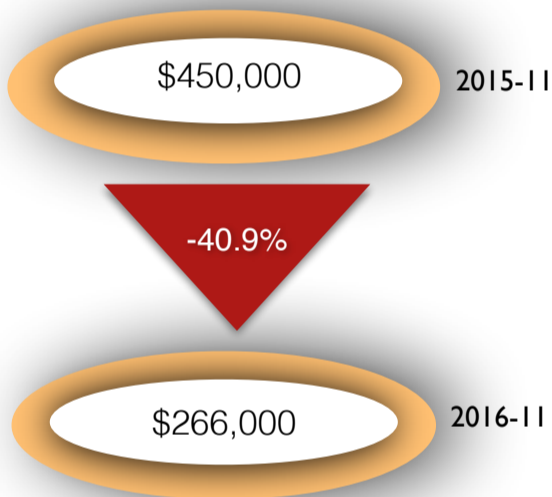
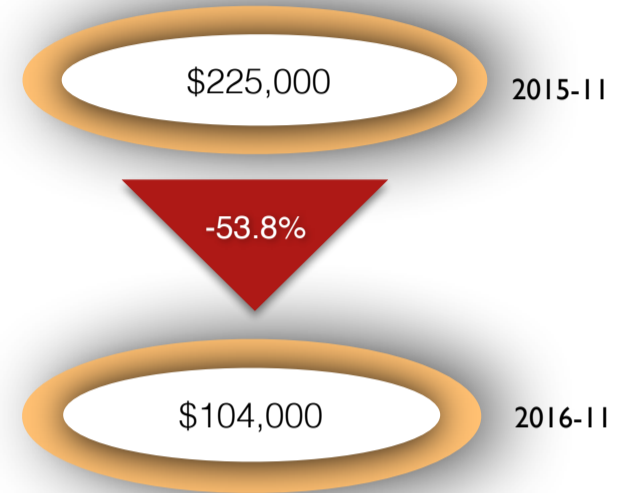
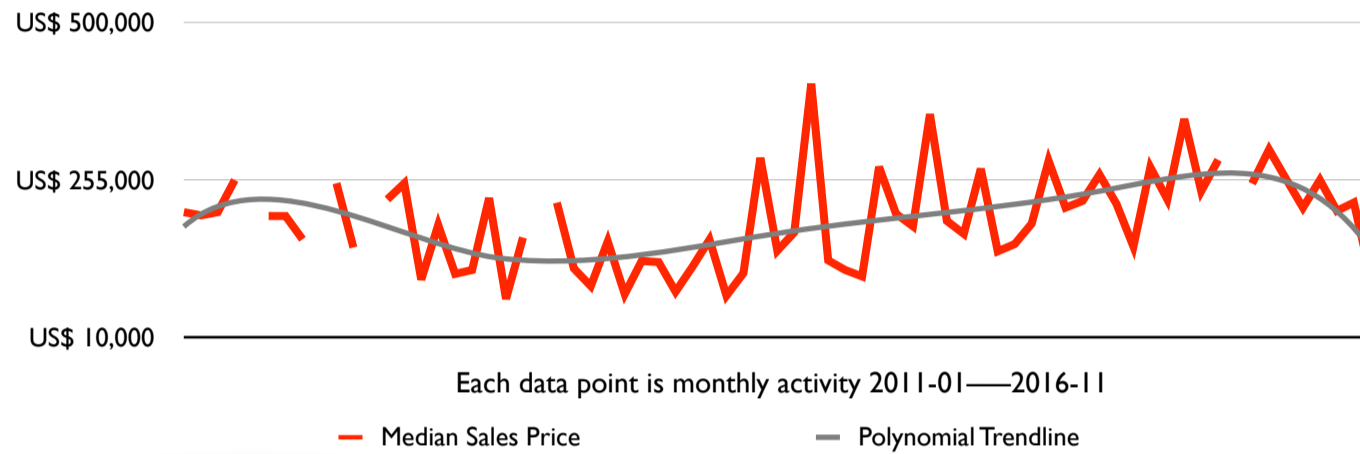
**-66.7%**

Changes in  
**Closed Sale**  
All Properties

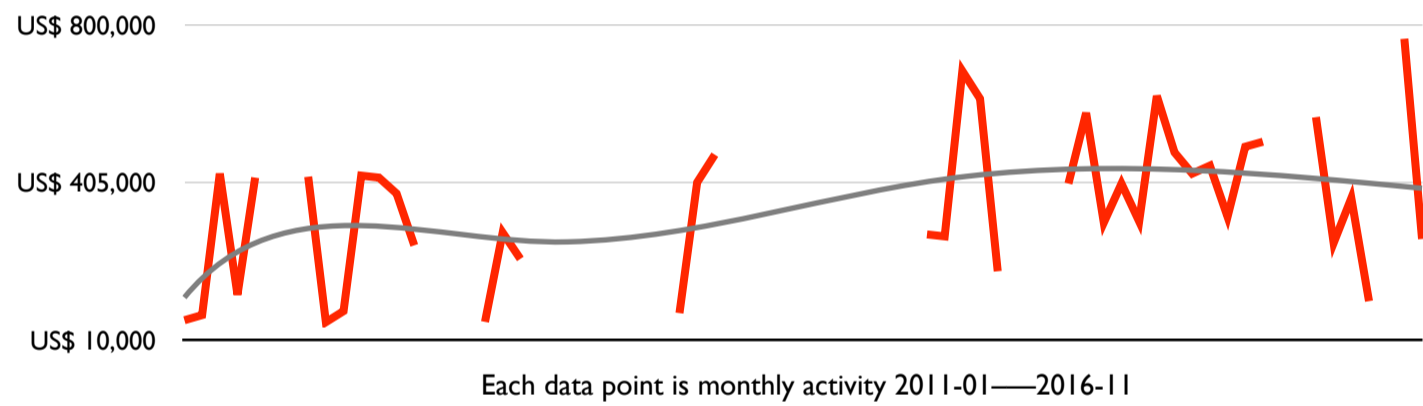
**-15.6%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	126	86	<b>-31.75%</b>
Home for Sale	18	9	<b>-50.00%</b>
New Listing	5	1	<b>-80.00%</b>
Closed Sale	5	1	<b>-80.00%</b>
Under Contract	1	4	<b>300.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	28	98	<b>250.00%</b>
Home for Sale	11	7	<b>-36.36%</b>
New Listing	1	3	<b>200.00%</b>
Closed Sale	1	1	<b>0.00%</b>
Under Contract	1	0	<b>-100.00%</b>



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

Tuesday, December 6, 2016

# Washington Park

Monthly Update 2016-11



**+12.5%**

Changes in  
**New Listings**  
All Properties

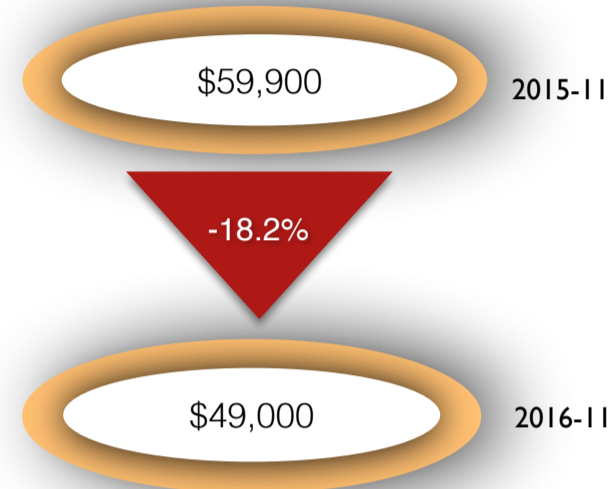
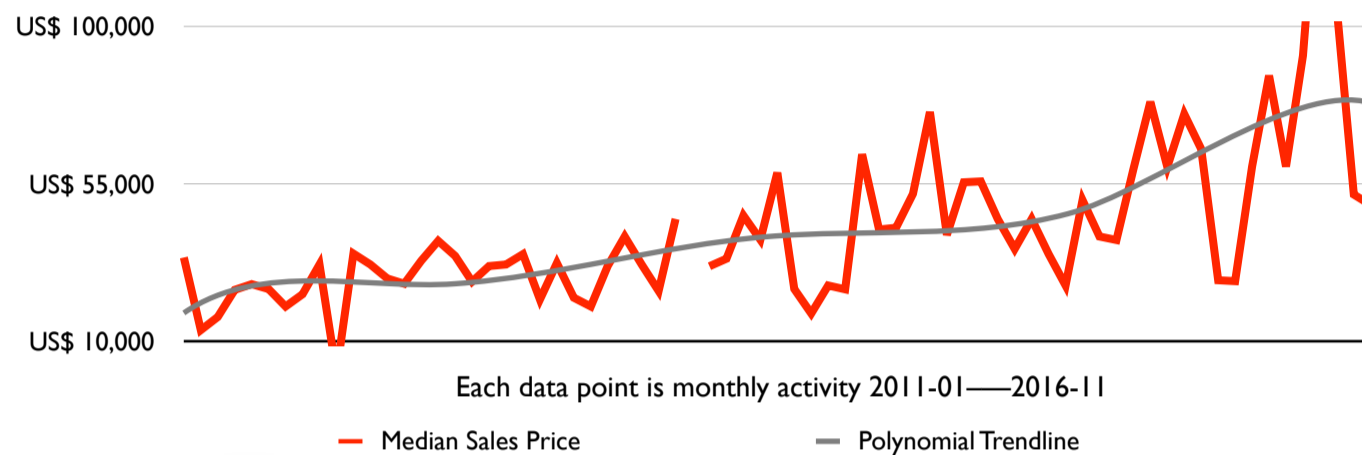
**+300.00%**

Changes in  
**Closed Sale**  
All Properties

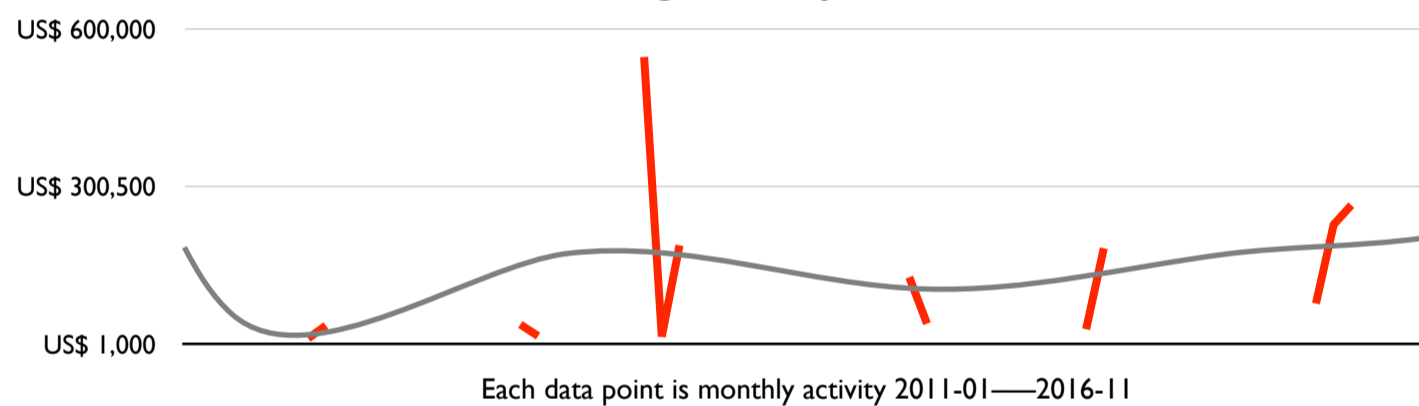
**-12.7%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



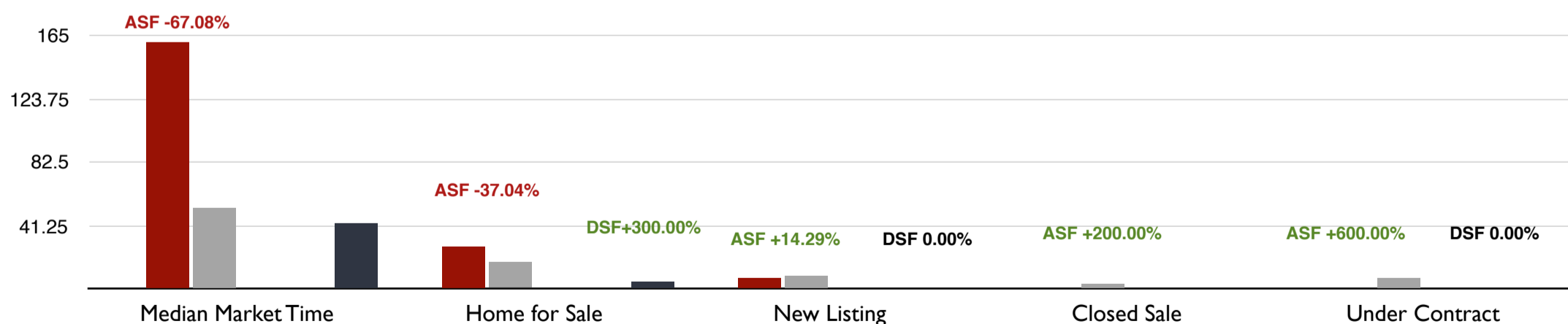
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	161	53	<b>-67.08%</b>
Home for Sale	27	17	<b>-37.04%</b>
New Listing	7	8	<b>14.29%</b>
Closed Sale	1	3	<b>200.00%</b>
Under Contract	1	7	<b>600.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time		42	
Home for Sale	1	4	<b>300.00%</b>
New Listing	1	1	<b>0.00%</b>
Closed Sale	0	1	
Under Contract	1	1	<b>0.00%</b>



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 2016-11



**+50.0%**

Changes in  
**New Listings**  
All Properties

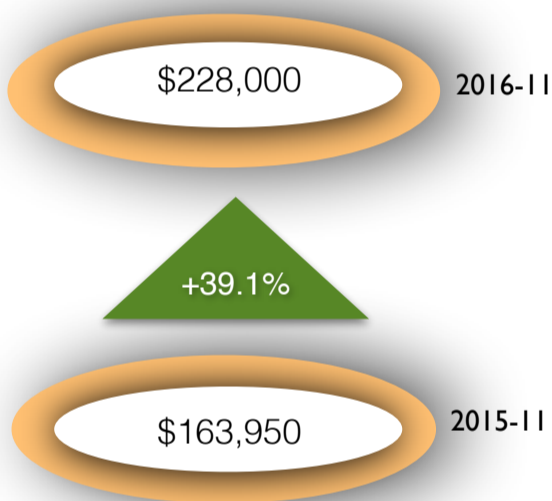
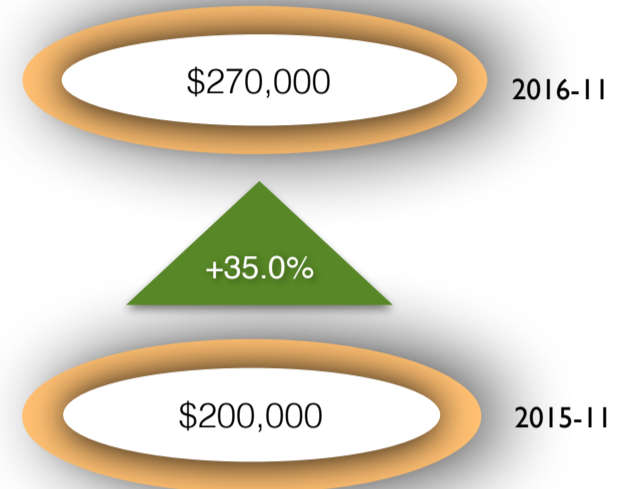
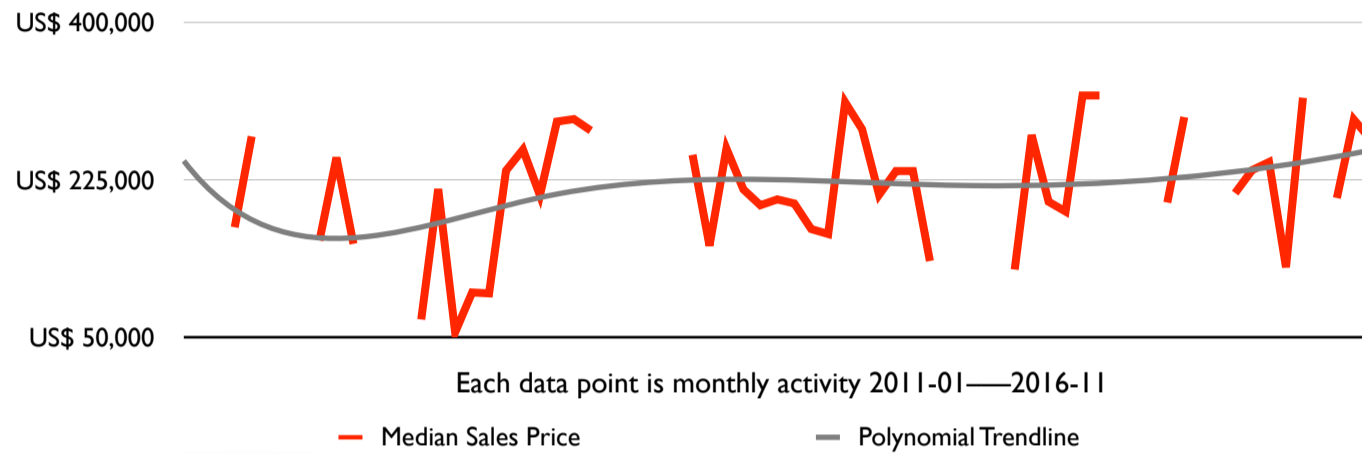
**-20.0%**

Changes in  
**Closed Sale**  
All Properties

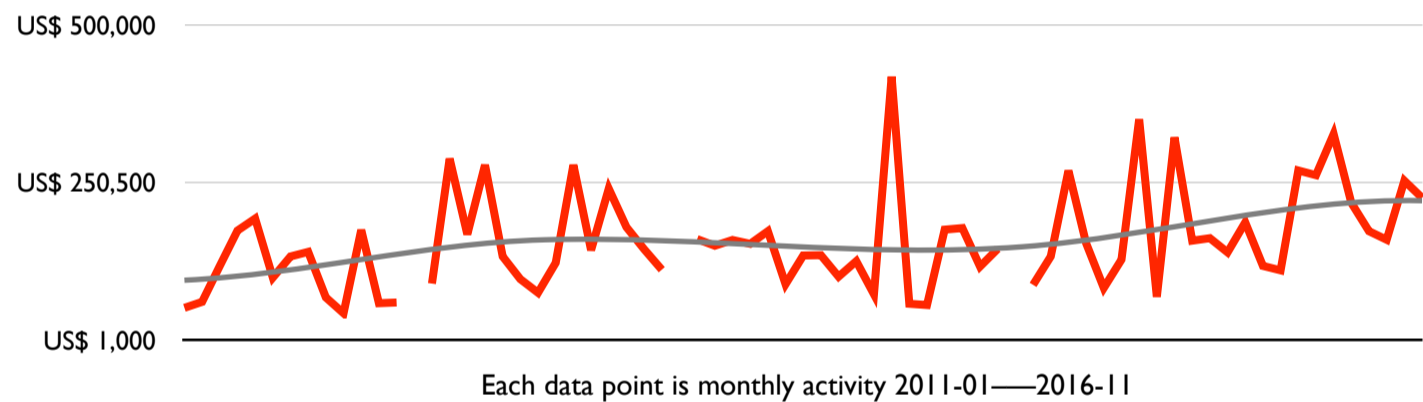
**+14.8%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



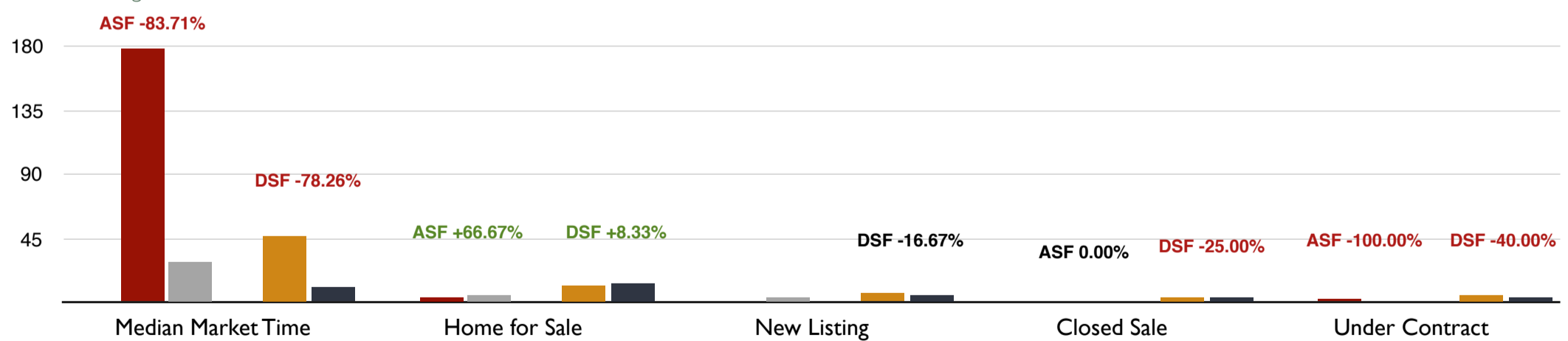
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	178	29	<b>-83.71%</b>
Home for Sale	3	5	<b>66.67%</b>
New Listing		4	
Closed Sale	1	1	<b>0.00%</b>
Under Contract	2	0	<b>-100.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	46	10	<b>-78.26%</b>
Home for Sale	12	13	<b>8.33%</b>
New Listing	6	5	<b>-16.67%</b>
Closed Sale	4	3	<b>-25.00%</b>
Under Contract	5	3	<b>-40.00%</b>



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

Tuesday, December 6, 2016

# Edison Park

Monthly Update 2016-11



**+15.0%**

Changes in  
**New Listings**  
All Properties

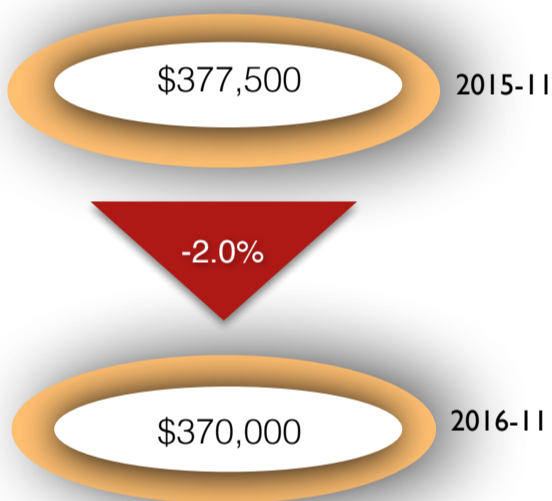
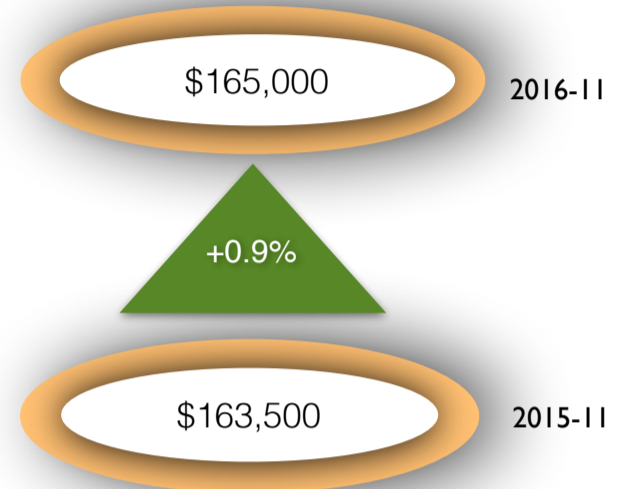
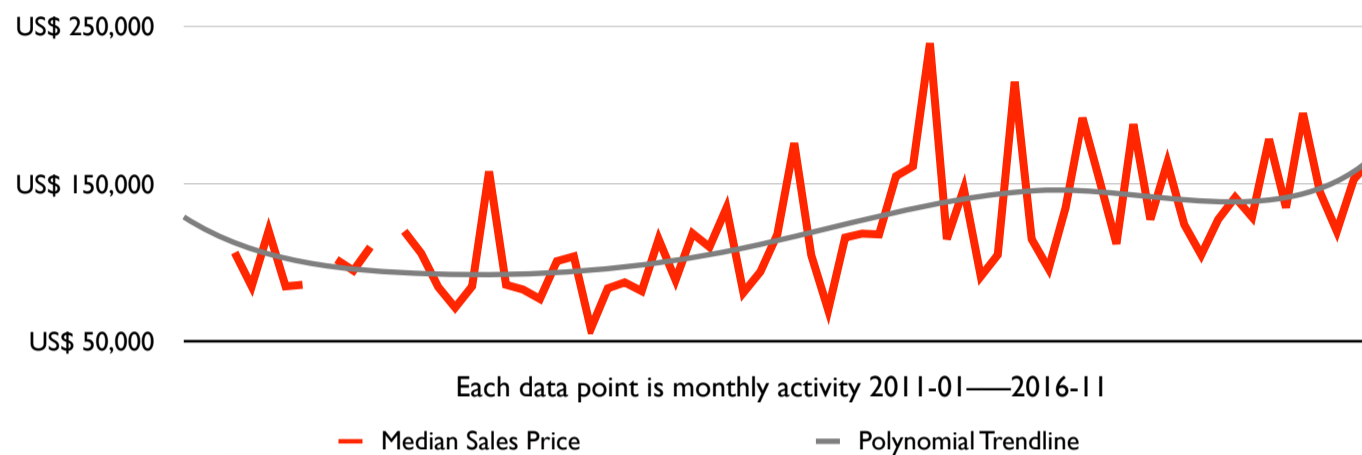
**+40.0%**

Changes in  
**Closed Sale**  
All Properties

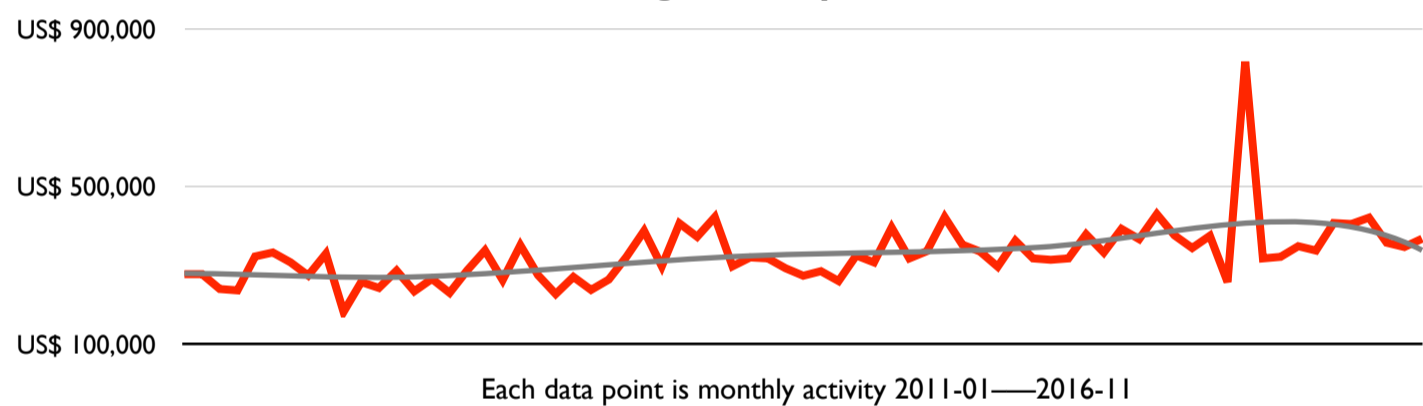
**-14.7%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



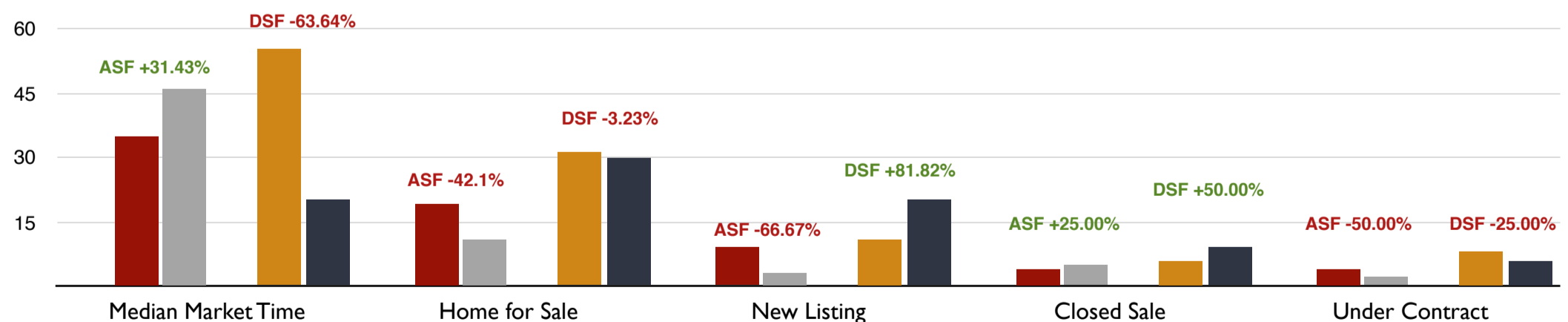
## Attached Single Family (ASF)

	2015-11	2016-11	Changes
Median Market Time	35	46	<b>31.43%</b>
Home for Sale	19	11	<b>-42.11%</b>
New Listing	9	3	<b>-66.67%</b>
Closed Sale	4	5	<b>25.00%</b>
Under Contract	4	2	<b>-50.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-11	2016-11	Changes
Median Market Time	55	20	<b>-63.64%</b>
Home for Sale	31	30	<b>-3.23%</b>
New Listing	11	20	<b>81.82%</b>
Closed Sale	6	9	<b>50.00%</b>
Under Contract	8	6	<b>-25.00%</b>



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

Tuesday, December 6, 2016



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