



# Chicago

## 31 Neighborhoods

### Monthly Report - October 2016



# KEY TAKEAWAYS...



- Median sales price for all types of properties in October increased to \$219,000 from \$217,500 compared to last month, also median sales were up by 9.5% from last year, according to the data from MRED. For attached single-family, median sales price decreased to \$182,000 from last month and for detached single-family prices were unchanged at \$235,000. In comparison with last year, median sales price were up by 8.33% for attached single-family and 9.3% for detached single family.
- Total number of homes for sale declined in October by 9.57% to 37,399 which was 18.45% lower than last year. There were 10,258 attached single-family properties (including townhouse and condo) for sale and 27,141 detached single family housing for sale. It continued to be a sellers-market in the Chicago real estate industry.
- According to the Data from MRED, the time a home stays on the market in Chicagoland PMSA averaged 85 days in October which is 9.6 % lower than the same time last year when homes were on the market 94 days. Attached single-family are on the market 70 days compared to last year at this time when they were at 80 days. In general, the averaged market time have stayed under 120 days since 2015.
- The real estate market is transiting from the summer period when prices increased with the late summer vacation period affecting sales activity and has continued the trend in October. However, the number of closed sales showed an overall decrease, which was a uninspiring news.

Our Monthly Report covers 31 Chicago neighborhoods and market areas by providing

## Chicagoland PMSA— October 2016

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

-8.2%

Change in  
**New Listing**

-7.6%

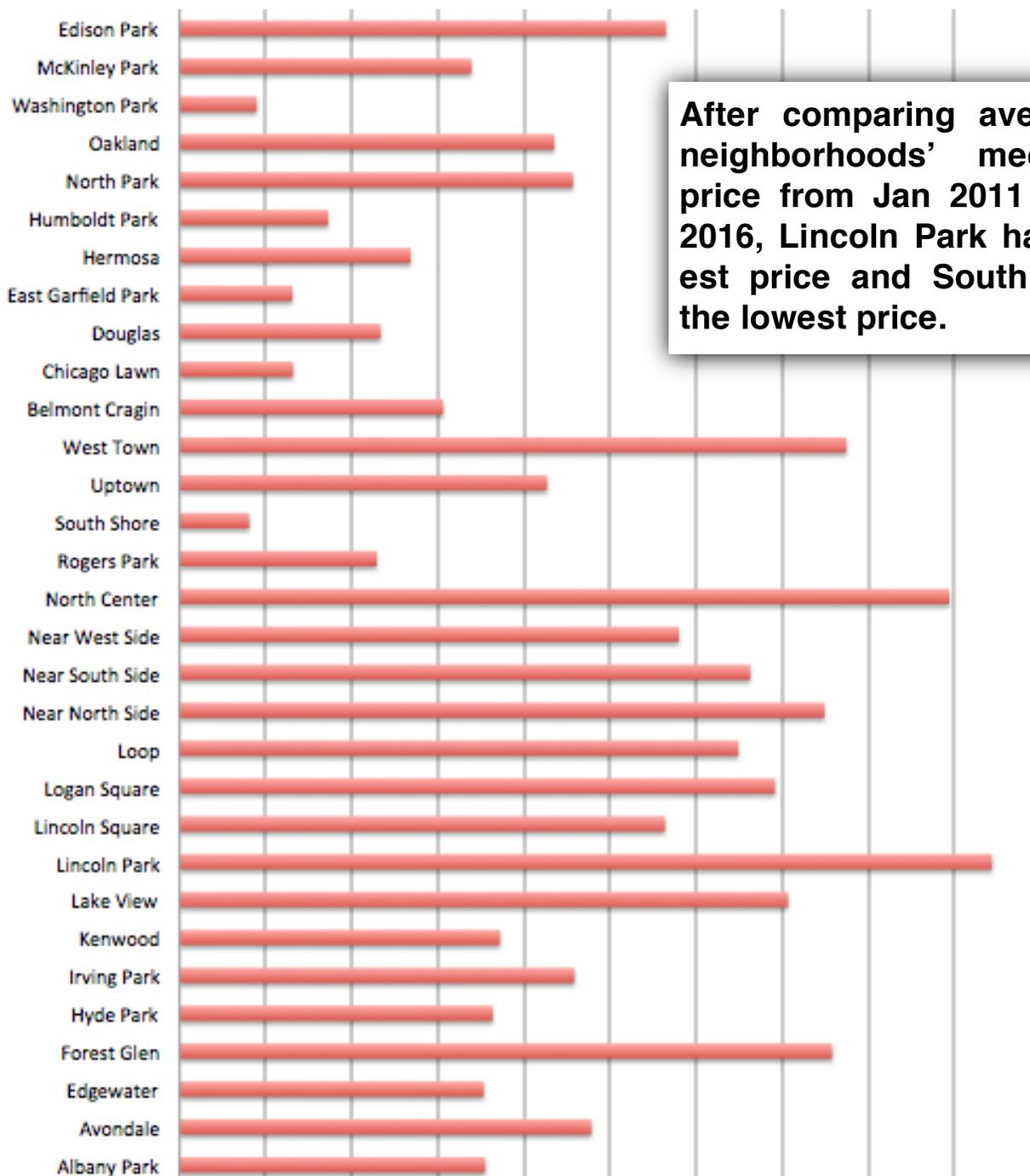
Change in  
**Closed Sales**  
All properties

-18.3%

Change in  
**Inventory of Homes**

# Overview of 31 Neighborhoods

## Average Median Sales Prices From Jan 2011



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

# TABLE OF CONTENTS:

ALBANY PARK	3	ROGERS PARK	19
AVONDALE	4	SOUTH SHORE	20
EDGEWATER	5	UPTOWN	21
FOREST GLEN	6	WEST TOWN	22
HYDE PARK	7	BELMONT CRAGIN	23
IRVING PARK	8	CHICAGO LAWN	24
KENWOOD	9	DOUGLAS	25
LAKEVIEW	10	EAST GARFIELD PARK	26
LINCOLN PARK	11	HERMOSA	27
LINCOLN SQUARE	12	HUMBOLDT PARK	28
LOGAN SQUARE	13	NORTH PARK	29
LOOP	14	OAKLAND	30
NEAR NORTH SIDE	15	WASHINGTON PARK	31
NEAR SOUTH SIDE	16	MCKINLEY PARK	32
NEAR WEST SIDE	17	EDISON PARK	33
NORTH CEN- TER	18		

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.

Recent PahRoo clients include: Homeowners, commercial property owners, investors, brokers and Realtors, mortgage lenders, banks, accountants, attorneys, executors, receivers, special asset groups, trustees, portfolio managers, to [the Internal Revenue Service \(IRS\)](#), Fannie Mae, Freddie Mac, and [the Federal Deposit Insurance Corporation \(FDIC\)](#).

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

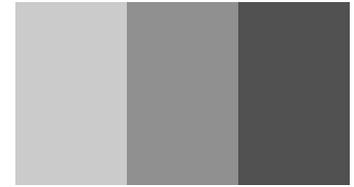
- **Cook County**
- **DuPage County**
- **Lake County**
- **Kane County**
- **Kendall County**
- **McHenry County**
- **Will County:**

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

Rated as a Top Chicagoland Appraisal Firm by Angie's List!

We're here to help you [\(773\) 388-0003](tel:773-388-0003) or [Appraisal@PahRoo.com](mailto:Appraisal@PahRoo.com)!

# INTRODUCTION & METHODOLOGY



## Monthly Update—October 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 2016-10



**8.16%**

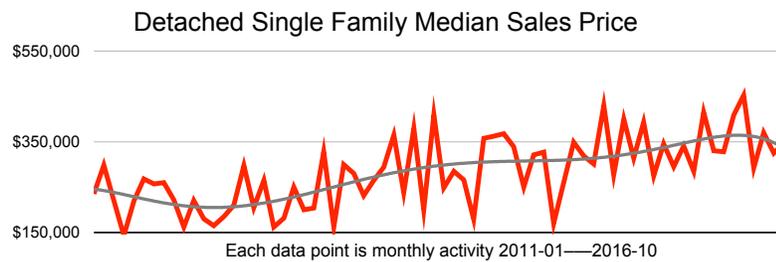
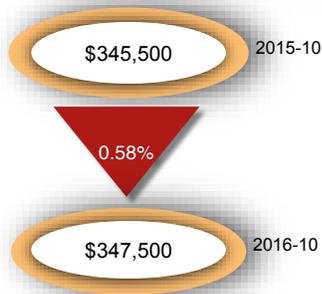
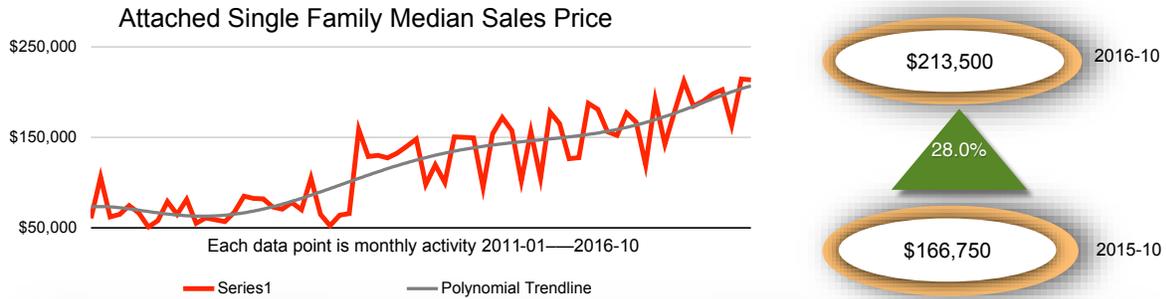
Changes in  
**New Listings**  
All Properties

**-12.00%**

Changes in  
**Closed Sale**  
All Properties

**-36.36%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	61	54	-11.48%
Home for Sale	69	43	-37.68%
New Listing	26	25	-3.85%
Closed Sale	17	12	-29.41%
Under Contract	11	23	109.09%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	74	43	-41.89%
Home for Sale	53	46	-13.21%
New Listing	23	28	21.74%
Closed Sale	8	10	25.00%
Under Contract	13	13	0.00%



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

# Avondale

## Monthly Update 2016-10



**+17.24%**

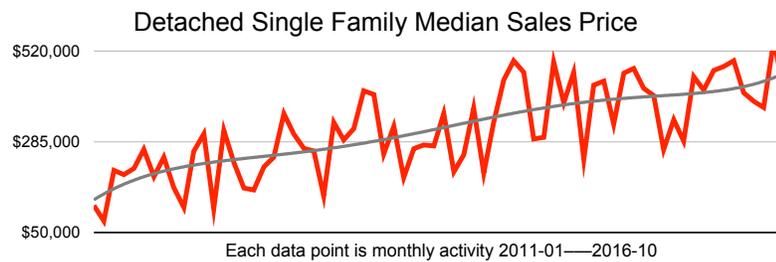
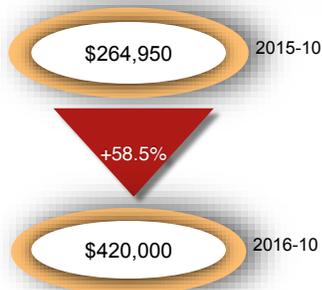
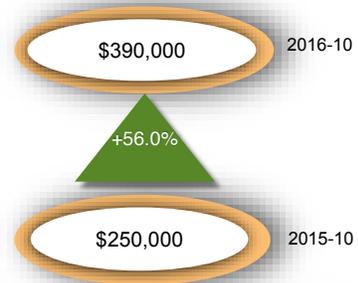
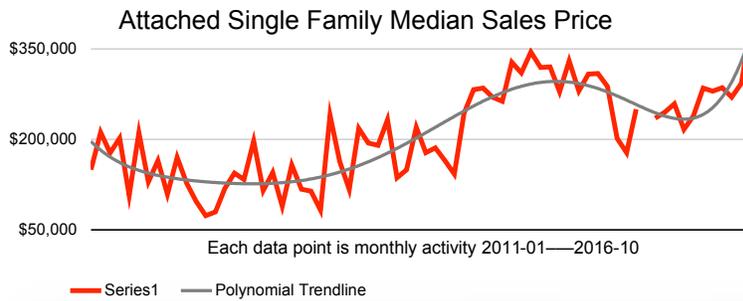
Changes in  
**New Listings**  
All Properties

**-26.09%**

Changes in  
**Closed Sale**  
All Properties

**-32.35%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	28	62	121.43%
Home for Sale	40	32	-20.00%
New Listing	13	19	46.15%
Closed Sale	9	8	-11.11%
Under Contract	8	12	50.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	24	32	33.33%
Home for Sale	38	27	-28.95%
New Listing	16	15	-6.25%
Closed Sale	14	9	-35.71%
Under Contract	11	10	-9.09%



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

# Edgewater

## Monthly Update 2016-10



**-8.2%**

Changes in  
**New Listings**  
All Properties

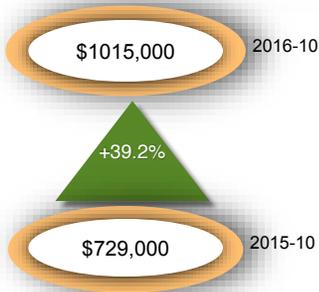
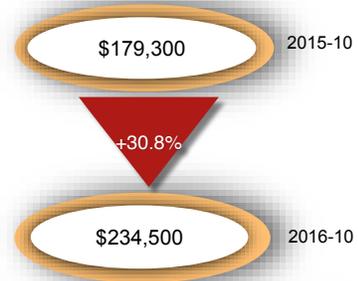
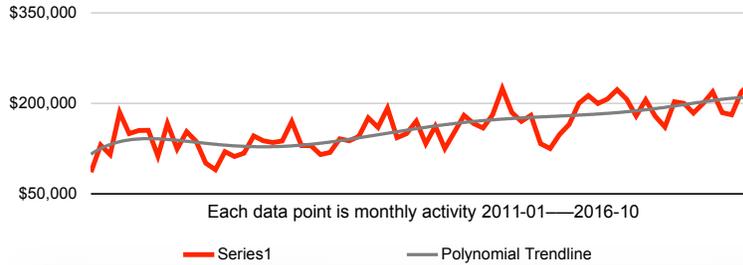
**-10.3%**

Changes in  
**Closed Sale**  
All Properties

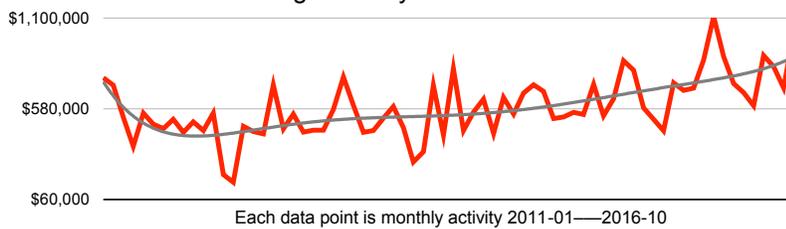
**-25.0%**

Changes in  
**Months Supply**  
All Properties

### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	36	50	38.89%
Home for Sale	264	197	-25.38%
New Listing	85	77	-9.41%
Closed Sale	57	44	-22.81%
Under Contract	57	64	12.28%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	8	66	725.00%
Home for Sale	39	35	-10.26%
New Listing	13	13	0.00%
Closed Sale	1	8	700.00%
Under Contract	5	3	-40.00%



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

# Forest Glen

## Monthly Update 2016-10



**-21.6%**

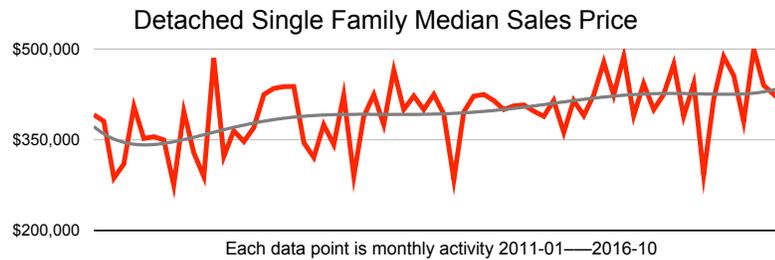
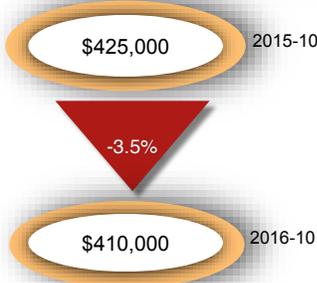
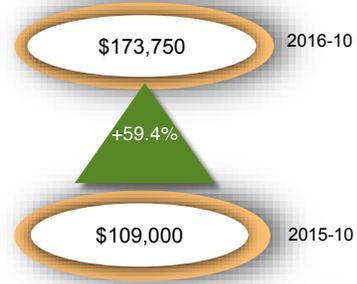
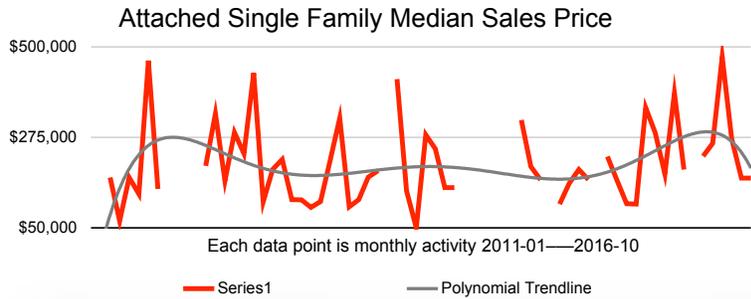
Changes in  
**New Listings**  
All Properties

**-37.5%**

Changes in  
**Closed Sale**  
All Properties

**-17.6%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	50	6	-88.00%
Home for Sale	10	7	-30.00%
New Listing	5	5	0.00%
Closed Sale	3	0	-100.00%
Under Contract	2	3	50.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	34	56	64.71%
Home for Sale	103	85	-17.48%
New Listing	46	35	-23.91%
Closed Sale	21	15	-28.57%
Under Contract	15	18	20.00%



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

# Hyde Park

## Monthly Update 2016-10



**+17.9%**

Changes in  
**New Listings**  
All Properties

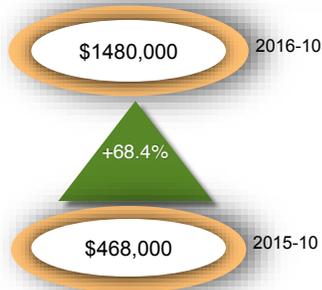
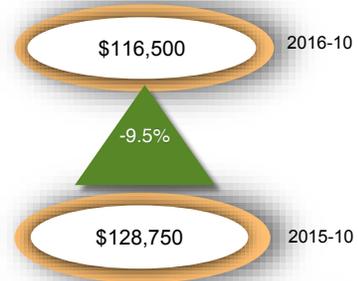
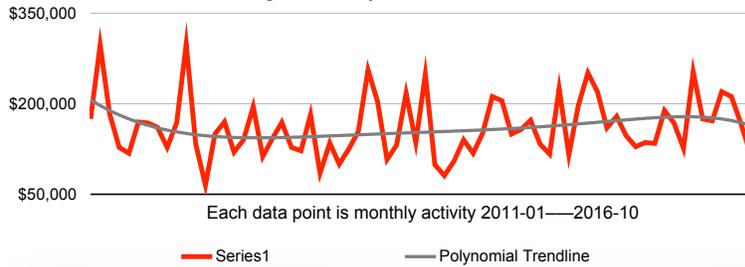
**-26.1%**

Changes in  
**Closed Sale**  
All Properties

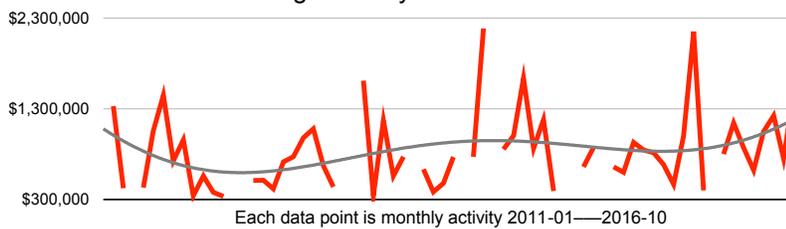
**-37.1%**

Changes in  
**Months Supply**  
All Properties

### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	64	82	<b>28.13%</b>
Home for Sale	138	90	<b>-34.78%</b>
New Listing	23	29	<b>26.09%</b>
Closed Sale	20	16	<b>-20.00%</b>
Under Contract	20	14	<b>-30.00%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	117	2	<b>-98.29%</b>
Home for Sale	15	13	<b>-13.33%</b>
New Listing	5	4	<b>-20.00%</b>
Closed Sale	3	1	<b>-66.67%</b>
Under Contract	1	1	<b>0.00%</b>



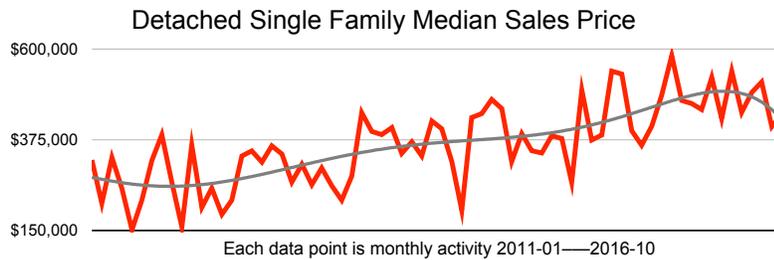
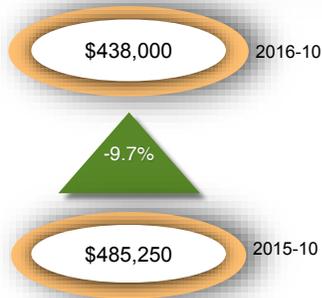
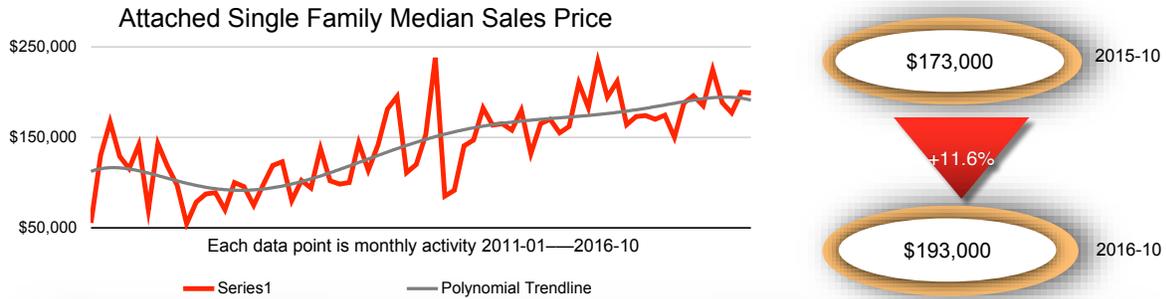
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

# Irving Park

## Monthly Update 2016-10



<b>-18.9%</b>	<b>+18.8%</b>	<b>-41.1%</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)

	2015-10	2016-10	Changes
Median Market Time	42	35	-16.67%
Home for Sale	111	61	-45.05%
New Listing	51	31	-39.22%
Closed Sale	14	21	50.00%
Under Contract	20	24	20.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	30	8	-73.33%
Home for Sale	118	108	-8.47%
New Listing	55	55	0.00%
Closed Sale	18	17	-5.56%
Under Contract	16	25	56.25%



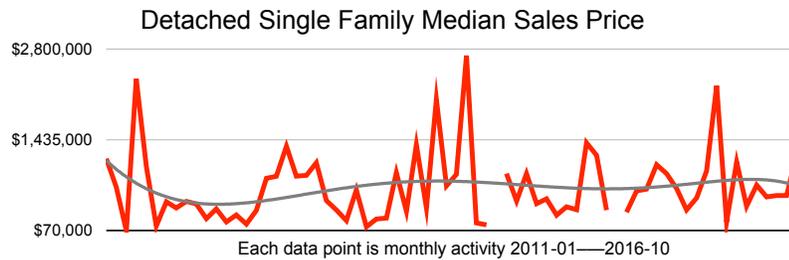
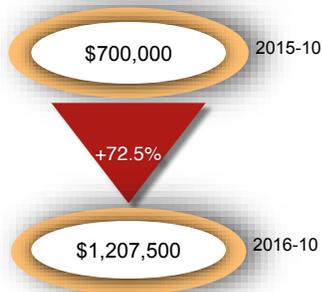
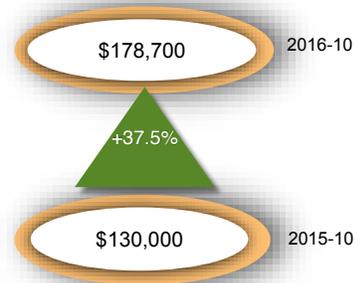
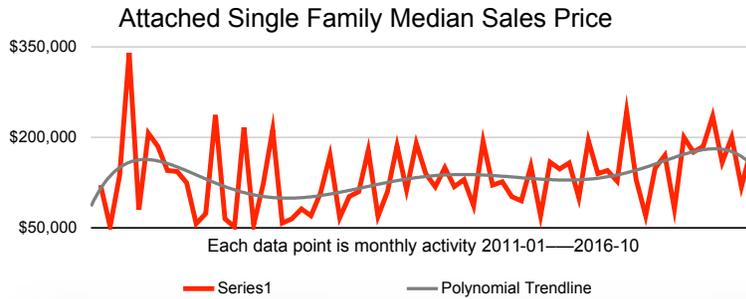
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

# Kenwood

## Monthly Update 2016-10



<b>+2.9%</b>	<b>-20.0%</b>	<b>-23.1%</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)

	2015-10	2016-10	Changes
Median Market Time	128	89	-30.47%
Home for Sale	89	79	-11.24%
New Listing	27	28	3.70%
Closed Sale	17	14	-17.65%
Under Contract	9	12	33.33%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	223	56	-74.89%
Home for Sale	21	27	28.57%
New Listing	8	8	0.00%
Closed Sale	3	2	-33.33%
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.

# Lake View

## Monthly Update 2016-10



**+2.9%**

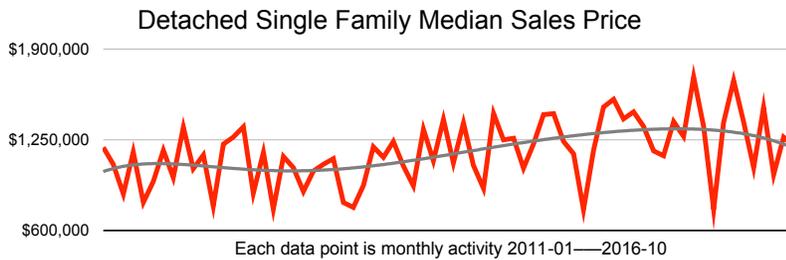
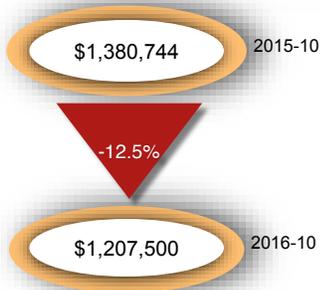
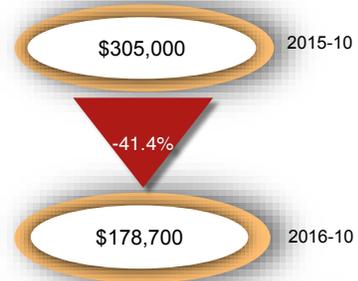
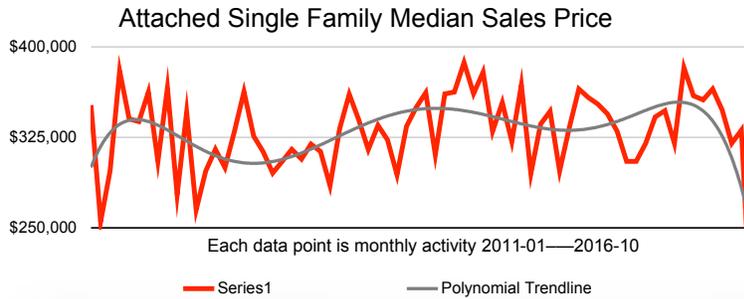
Changes in  
**New Listings**  
All Properties

**-20.0%**

Changes in  
**Closed Sale**  
All Properties

**-23.1%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	128	89	-30.47%
Home for Sale	89	79	-11.24%
New Listing	27	28	3.70%
Closed Sale	17	14	-17.65%
Under Contract	9	12	33.33%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	223	56	-74.89%
Home for Sale	21	27	28.57%
New Listing	8	8	0.00%
Closed Sale	3	2	-33.33%
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, November 1, 2016

# Lincoln Park

## Monthly Update 2016-10



**+3.3%**

Changes in  
**New Listings**  
All Properties

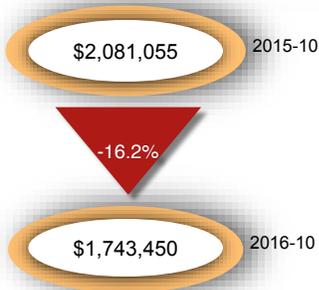
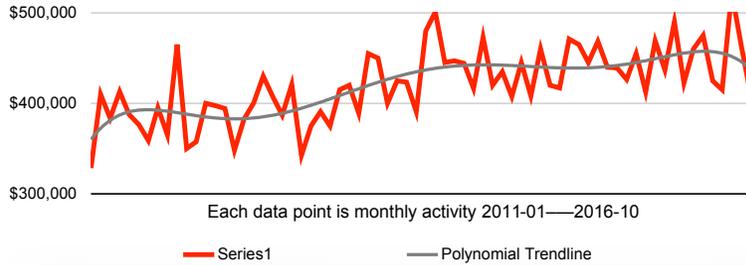
**+2.3%**

Changes in  
**Closed Sale**  
All Properties

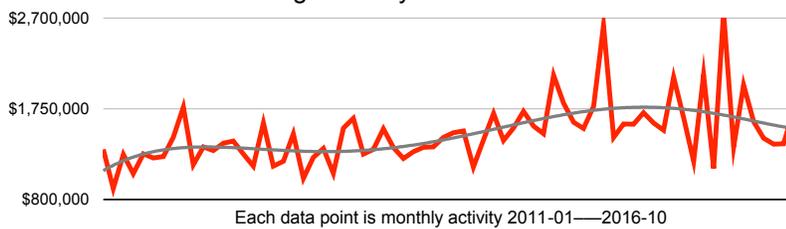
**-2.6%**

Changes in  
**Months Supply**  
All Properties

### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	31	23	-25.81%
Home for Sale	359	337	-6.13%
New Listing	168	175	4.17%
Closed Sale	73	77	5.48%
Under Contract	86	89	3.49%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	85	76	-10.59%
Home for Sale	126	138	9.52%
New Listing	42	42	0.00%
Closed Sale	14	12	-14.29%
Under Contract	12	13	8.33%



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

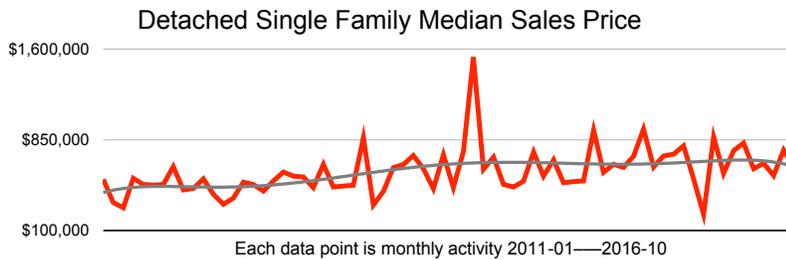
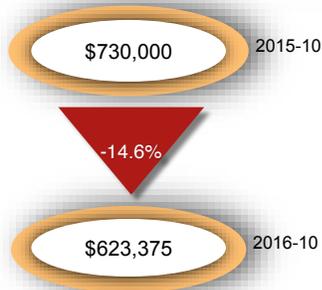
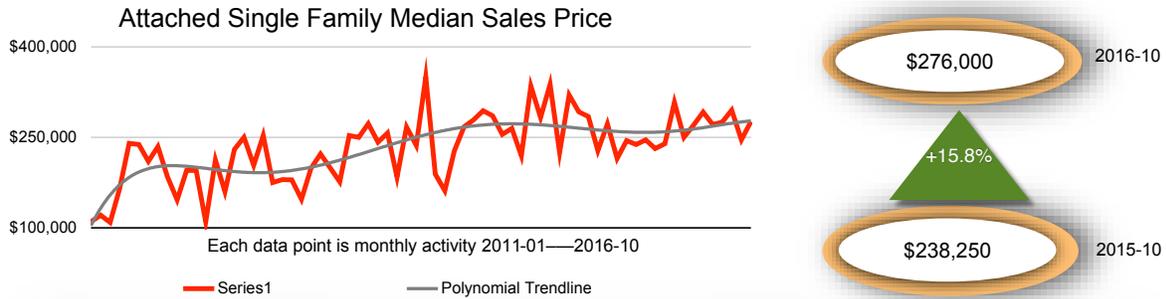
Tuesday, November 1, 2016

# Lincoln Square

## Monthly Update 2016-10



<b>-4.6%</b>	<b>+3.1</b>	<b>-5.0%</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)

	2015-10	2016-10	Changes
Median Market Time	29	56	93.10%
Home for Sale	111	87	-21.62%
New Listing	35	36	2.86%
Closed Sale	24	27	12.50%
Under Contract	21	21	0.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	37	34	-8.11%
Home for Sale	44	66	50.00%
New Listing	30	26	-13.33%
Closed Sale	8	6	-25.00%
Under Contract	7	9	28.57%



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

Tuesday, November 1, 2016

# Logan Square

## Monthly Update 2016-10



**-15.0%**

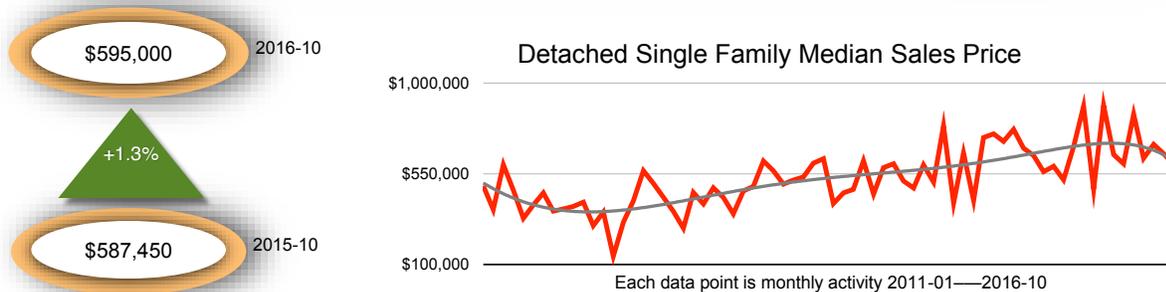
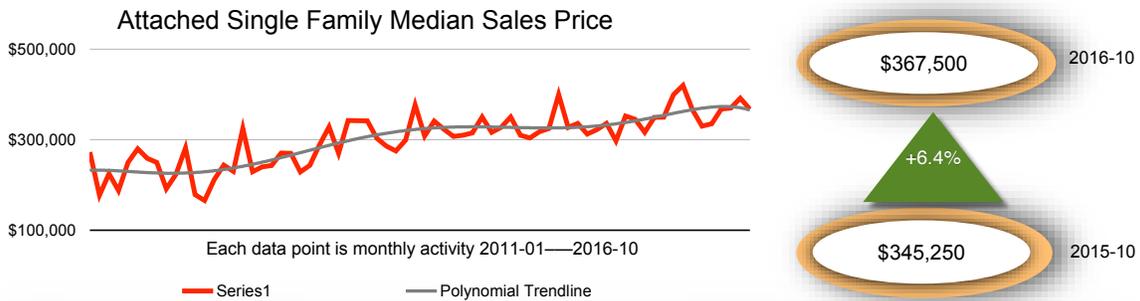
Changes in  
**New Listings**  
All Properties

**-20.8%**

Changes in  
**Closed Sale**  
All Properties

**-8.0%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	15	13	-13.33%
Home for Sale	108	101	-6.48%
New Listing	69	59	-14.49%
Closed Sale	42	44	4.76%
Under Contract	45	51	13.33%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	10	19	90.00%
Home for Sale	77	76	-1.30%
New Listing	44	37	-15.91%
Closed Sale	30	13	-56.67%
Under Contract	20	22	10.00%



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

Tuesday, November 1, 2016

## Monthly Update 2016-10

**-11.9%**

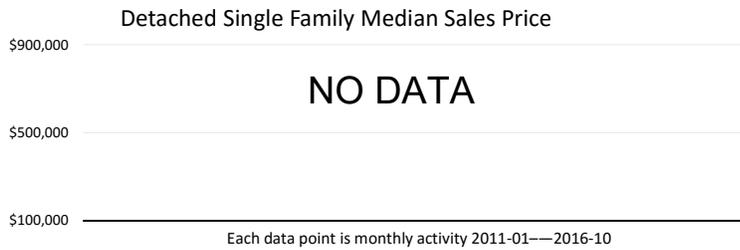
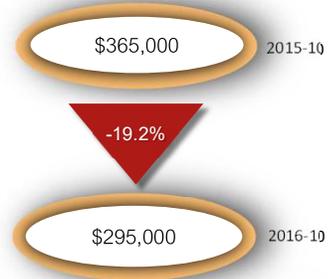
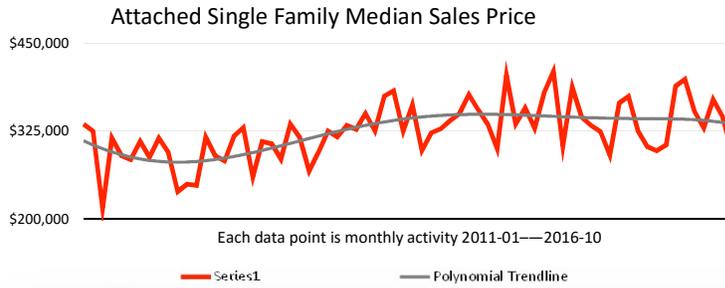
Changes in  
**New Listings**  
All Properties

**-16.7%**

Changes in  
**Closed Sale**  
All Properties

**-28.3%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	51	32	-37.25%
Home for Sale	317	271	-14.51%
New Listing	109	95	-12.84%
Closed Sale	78	65	-16.67%
Under Contract	69	90	30.43%

ASF including Townhouse & Condo

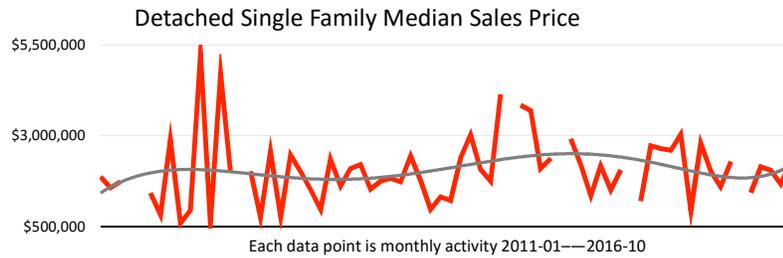
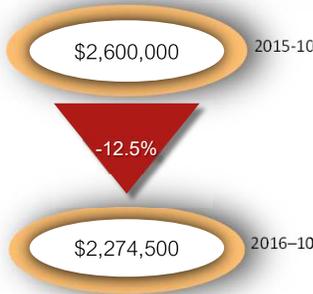
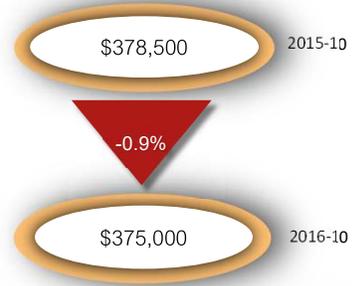
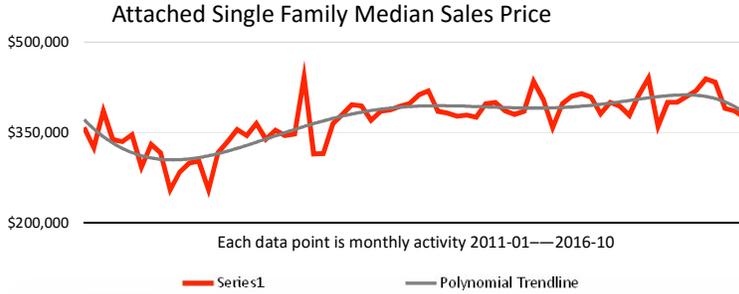


# Near North Side



## Monthly Update 2016-10

<b>+16.9%</b>	<b>-26.5%</b>	<b>-2.1%</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)

	2015-10	2016-10	Changes
Median Market Time	41	47	14.63%
Home for Sale	1,052	1,050	-0.19%
New Listing	318	372	16.98%
Closed Sale	222	162	-27.03%
Under Contract	185	188	1.62%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	140	977	597.86%
Home for Sale	49	34	-30.61%
New Listing	8	9	12.50%
Closed Sale	1	2	100.00%
Under Contract	2	4	100.00%



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

Wednesday, November 9, 2016

# Near South Side



## Monthly Update 2016-10

**+16.5%**

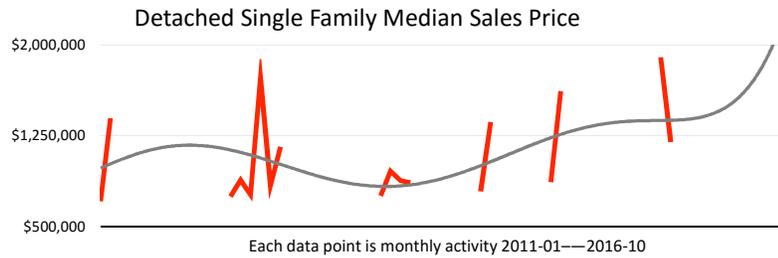
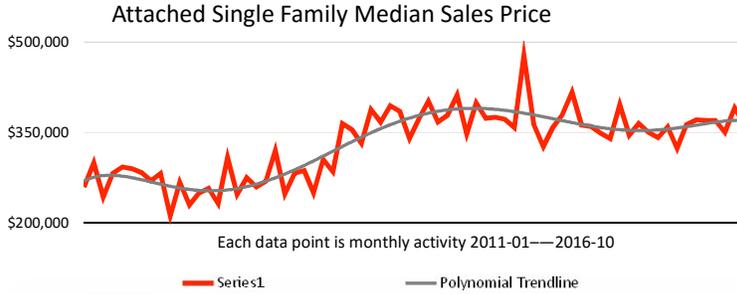
Changes in  
**New Listings**  
All Properties

**-6.0%**

Changes in  
**Closed Sale**  
All Properties

**-6.5%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	65	29	-55.38%
Home for Sale	226	221	-2.21%
New Listing	90	105	16.67%
Closed Sale	66	63	-4.55%
Under Contract	53	59	11.32%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	169	N/A	
Home for Sale	2	3	50.00%
New Listing	1	1	0.00%
Closed Sale	1	0	-100.00%
Under Contract	1	0	-100.00%



# Near West Side



## Monthly Update 2016-10

**+15.0%**

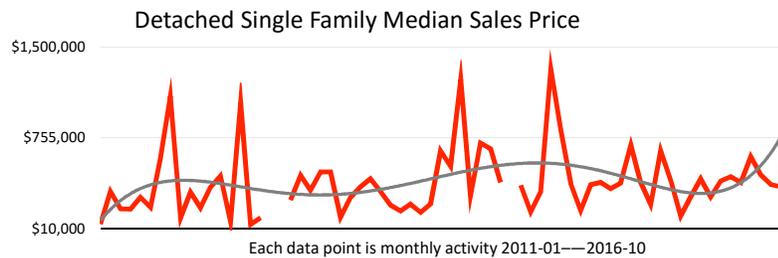
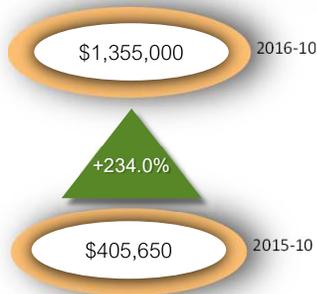
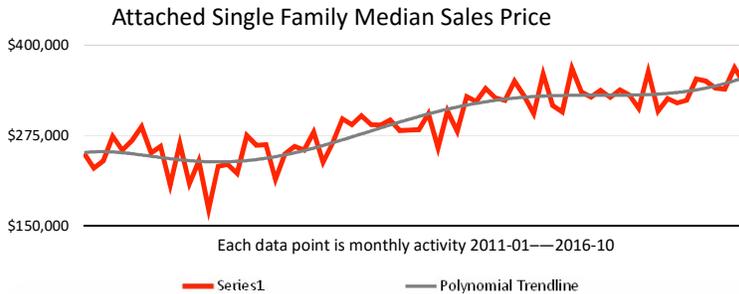
Changes in  
**New Listings**  
All Properties

**-15.7%**

Changes in  
**Closed Sale**  
All Properties

**-4.8%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	17	16	-5.88%
Home for Sale	181	204	12.71%
New Listing	93	112	20.43%
Closed Sale	77	69	-10.39%
Under Contract	80	80	0.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	16	2	-87.50%
Home for Sale	20	7	-65.00%
New Listing	7	3	-57.14%
Closed Sale	6	1	-83.33%
Under Contract	4	1	-75.00%



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

Wednesday, November 9, 2016

# North Center



## Monthly Update 2016-10

**+14.8%**

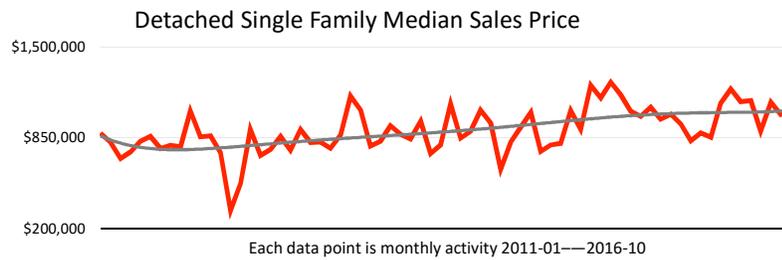
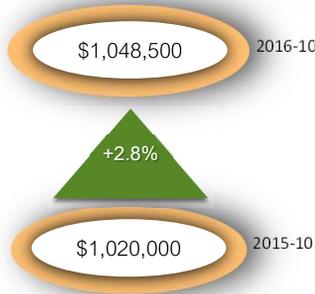
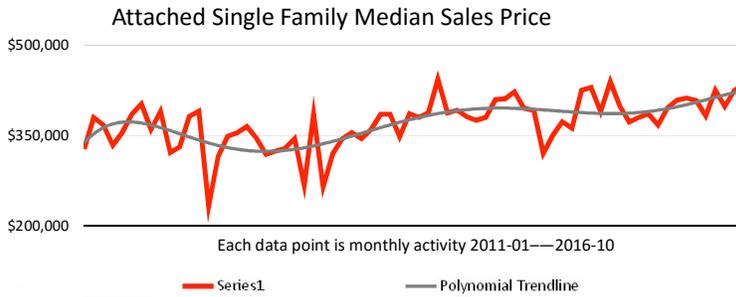
Changes in  
**New Listings**  
All Properties

**-16.4%**

Changes in  
**Closed Sale**  
All Properties

**+17.1%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	32	24	-25.00%
Home for Sale	94	98	4.26%
New Listing	54	61	12.96%
Closed Sale	34	25	-26.47%
Under Contract	24	25	4.17%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	49	88	79.59%
Home for Sale	101	132	30.69%
New Listing	54	63	16.67%
Closed Sale	14	17	21.43%
Under Contract	16	17	6.25%



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

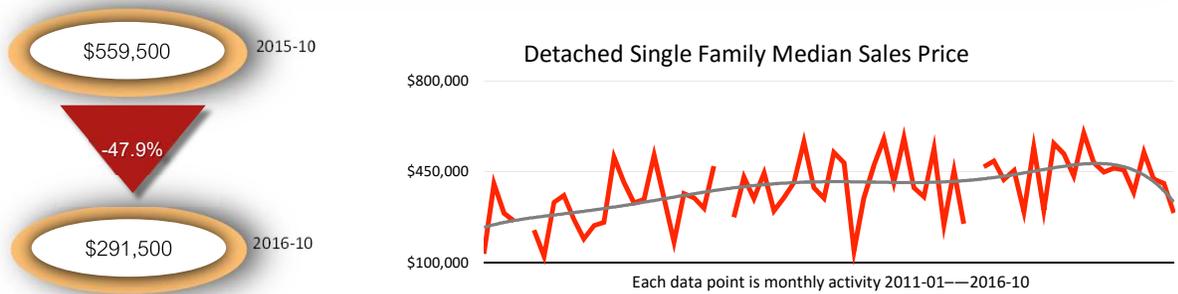
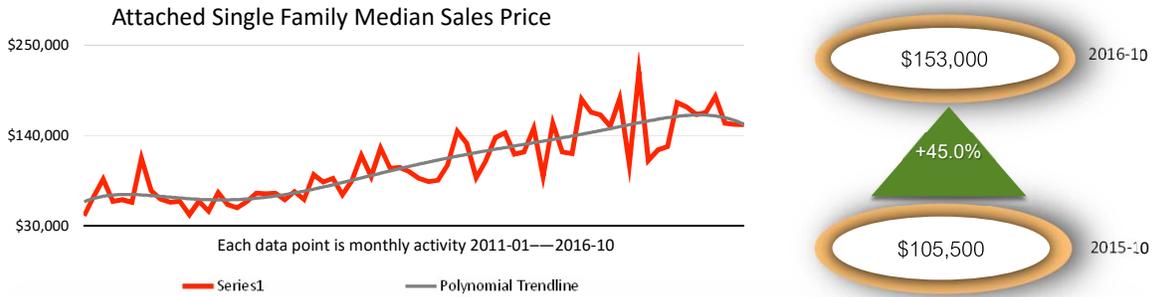
Thursday, November 3, 2016

# Rogers Park



## Monthly Update 2016-10

<b>-20.3%</b>	<b>-5.7%</b>	<b>-23.5%</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)

	2015-10	2016-10	Changes
Median Market Time	54	49	-9.26%
Home for Sale	170	153	-10.00%
New Listing	59	52	-11.86%
Closed Sale	34	29	-14.71%
Under Contract	32	38	18.75%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	114	55	-51.75%
Home for Sale	20	15	-25.00%
New Listing	10	3	-70.00%
Closed Sale	1	4	300.00%
Under Contract	7	3	-57.14%



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

Thursday, November 3, 2016

# South Shore

## Monthly Update 2016-10



**-24.5%**

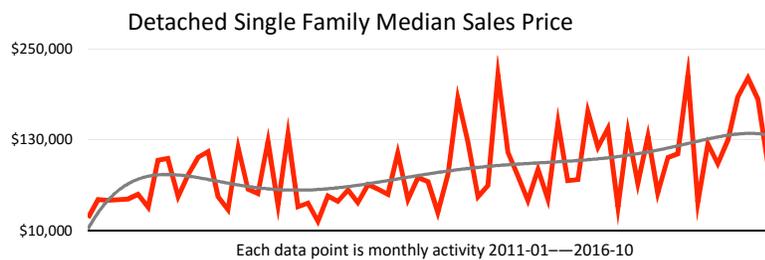
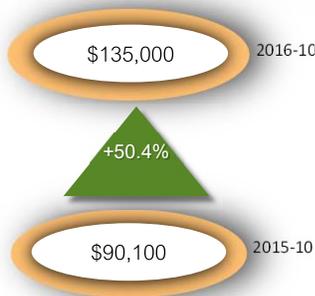
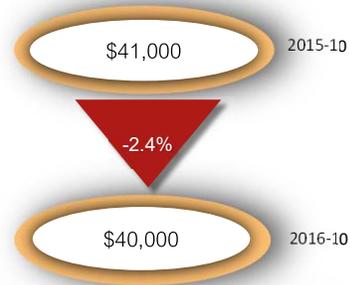
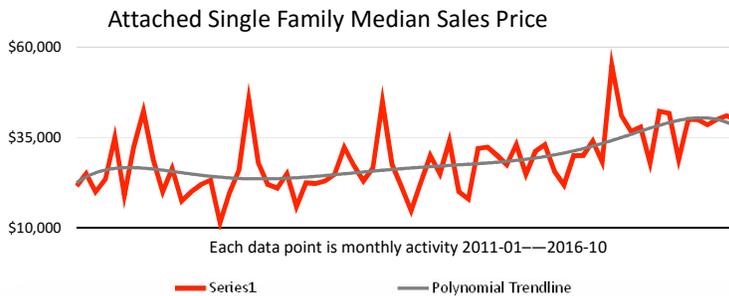
Changes in  
**New Listings**  
All Properties

**-8.7%**

Changes in  
**Closed Sale**  
All Properties

**-33.8%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	79	59	-25.32%
Home for Sale	81	68	-16.05%
New Listing	22	14	-36.36%
Closed Sale	12	9	-25.00%
Under Contract	12	16	33.33%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	75	107	42.67%
Home for Sale	81	52	-35.80%
New Listing	27	23	-14.81%
Closed Sale	11	12	9.09%
Under Contract	15	9	-40.00%



# Uptown



## Monthly Update 2016-10

**+21.1%**

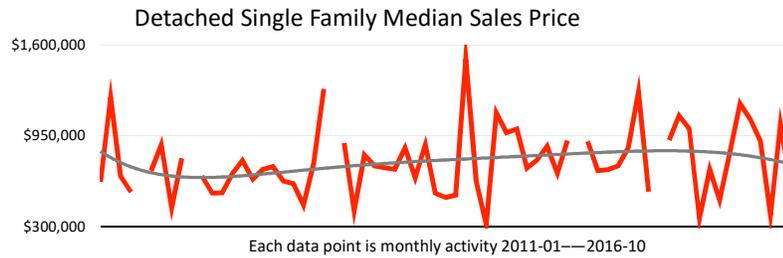
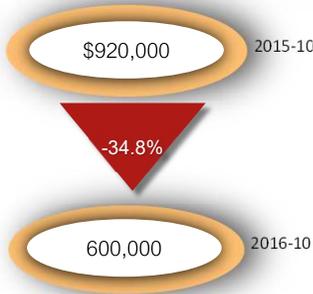
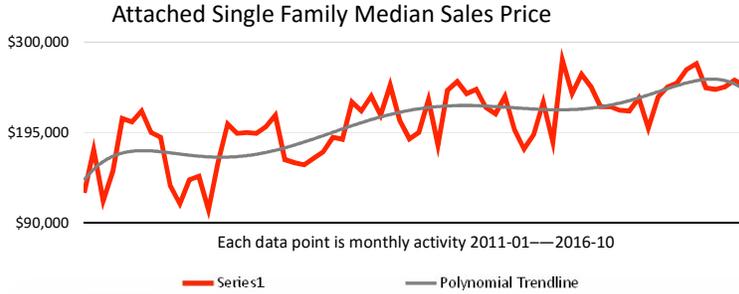
Changes in  
**New Listings**  
All Properties

**+18.5%**

Changes in  
**Closed Sale**  
All Properties

**-23.7%**

Changes in  
**Months Supply**  
All Properties



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	77	48	-37.66%
Home for Sale	247	213	-13.77%
New Listing	83	106	27.71%
Closed Sale	51	61	19.61%
Under Contract	43	66	53.49%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	69	294	326.09%
Home for Sale	21	23	9.52%
New Listing	7	3	-57.14%
Closed Sale	3	3	0.00%
Under Contract	4	3	-25.00%



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

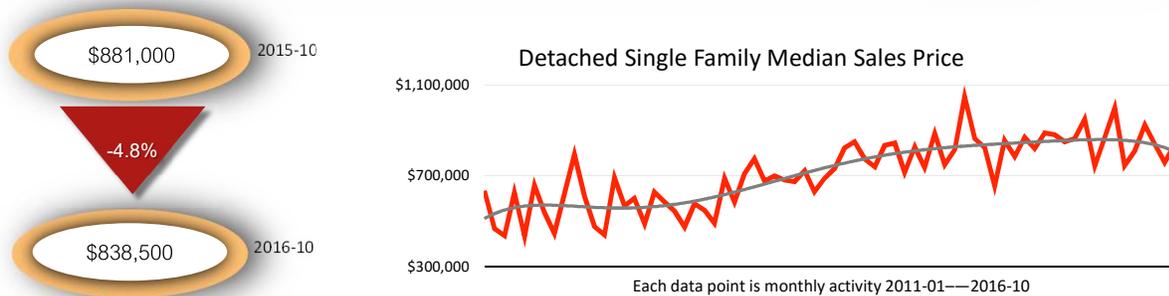
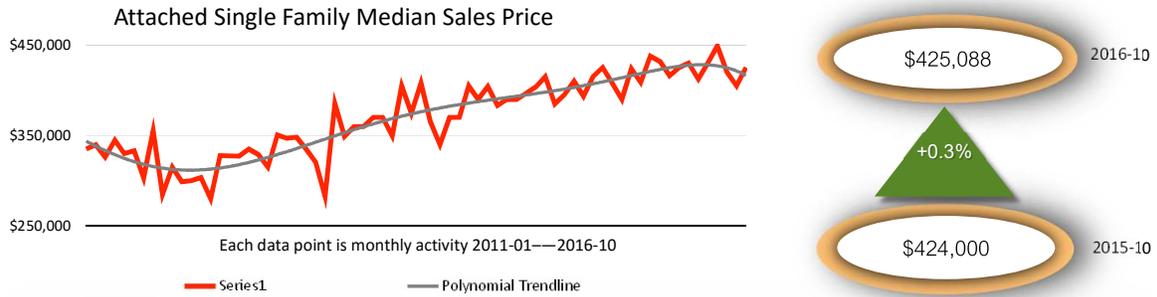
Thursday, November 3, 2016

# West Town



## Monthly Update 2016-10

<b>-5.1%</b>	<b>+1.7%</b>	<b>+4.0%</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)

	2015-10	2016-10	Changes
Median Market Time	18	21	16.67%
Home for Sale	289	290	0.35%
New Listing	187	186	-0.53%
Closed Sale	102	105	2.94%
Under Contract	93	104	11.83%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	19	33	73.68%
Home for Sale	72	93	29.17%
New Listing	49	38	-22.45%
Closed Sale	19	18	-5.26%
Under Contract	18	23	27.78%



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

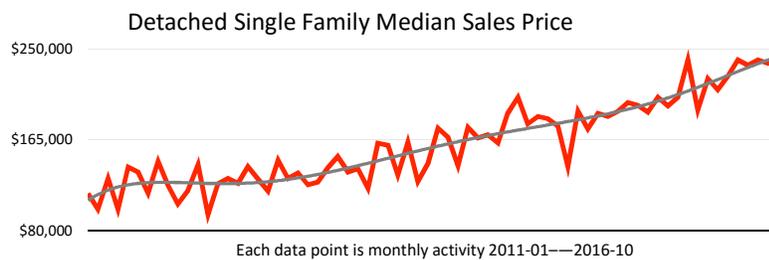
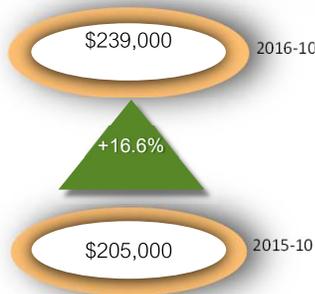
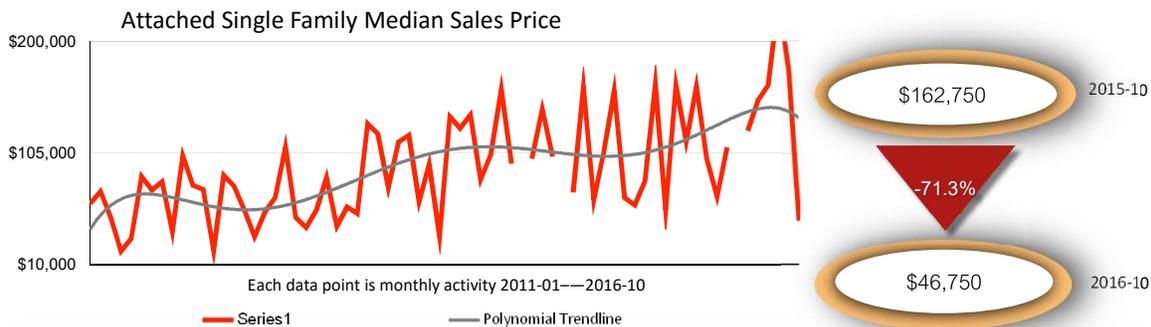
Thursday, November 3, 2016

# Belmont Cragin



## Monthly Update 2016-10

<b>-15.6%</b>	<b>-35.9%</b>	<b>-25.0%</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)

	2015-10	2016-10	Changes
Median Market Time	88	52	-40.91%
Home for Sale	14	7	-50.00%
New Listing	8	4	-50.00%
Closed Sale	6	2	-66.67%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	97	65	-32.99%
Home for Sale	135	109	-19.26%
New Listing	56	50	-10.71%
Closed Sale	33	23	-30.30%
Under Contract	24	41	70.83%



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

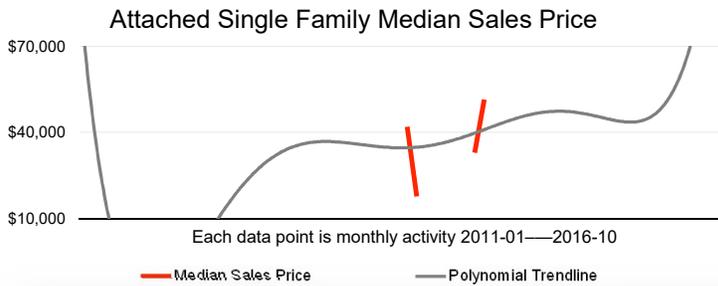
Thursday, November 3, 2016

# Chicago Lawn

## Monthly Update 2016-10



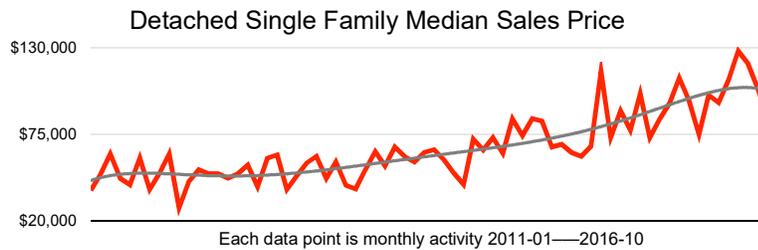
<b>-21.7%</b>	<b>-9.5%</b>	<b>-31.0%</b>
Changes in <b>New Listings</b> All Properties	Changes in <b>Closed Sale</b> All Properties	Changes in <b>Months Supply</b> All Properties



N/A

 2016-10

N/A

 2015-10


Attached Single Family (ASF)			
	2015-10	2016-10	Changes
Median Market Time	0	0	
Home for Sale	1	4	300.00%
New Listing	0	0	
Closed Sale	0	0	
Under Contract	0	0	

*ASF including Townhouse & Condo*

Detached Single Family (DSF)			
	2015-10	2016-10	Changes
Median Market Time	21	30	42.86%
Home for Sale	149	102	-31.54%
New Listing	46	36	-21.74%
Closed Sale	21	19	-9.52%
Under Contract	28	32	14.29%



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

Tuesday, November 1, 2016

# Douglas

## Monthly Update 2016-10



**-30.8%**

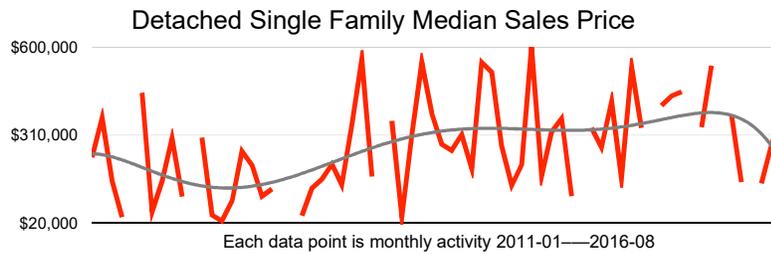
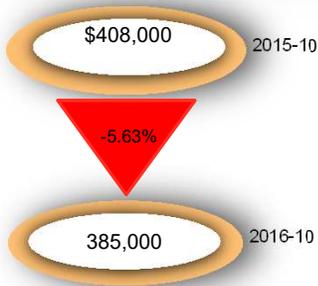
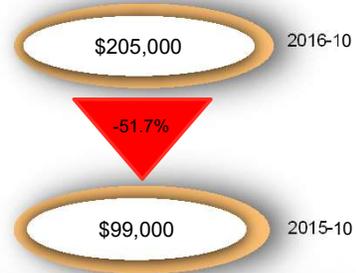
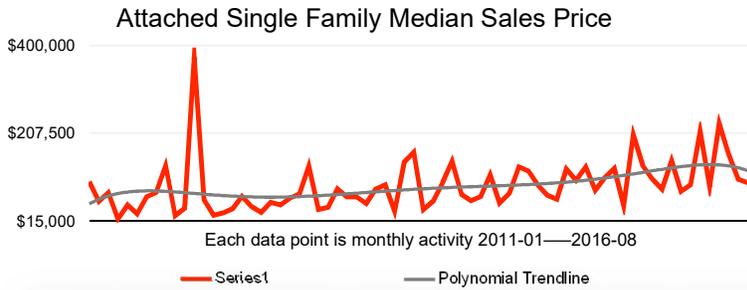
Changes in  
**New Listings**  
All Properties

**+50.0%**

Changes in  
**Closed Sale**  
All Properties

**+21.7%**

Changes in  
**Months Supply**  
All Properties



#### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	53	113	113.21%
Home for Sale	34	39	14.71%
New Listing	9	7	-22.22%
Closed Sale	7	11	57.14%
Under Contract	6	10	66.67%

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	43	45	4.65%
Home for Sale	8	7	-12.50%
New Listing	4	2	-50.00%
Closed Sale	2	1	-50.00%
Under Contract	2	1	-50.00%



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

Tuesday, November 1, 2016

# East Garfield Park

## Monthly Update 2016-10



**-31.3%**

Changes in  
**New Listings**  
All Properties

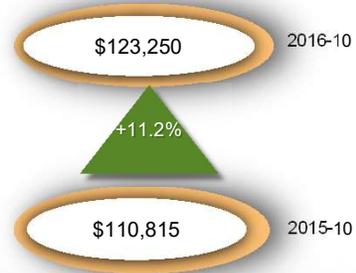
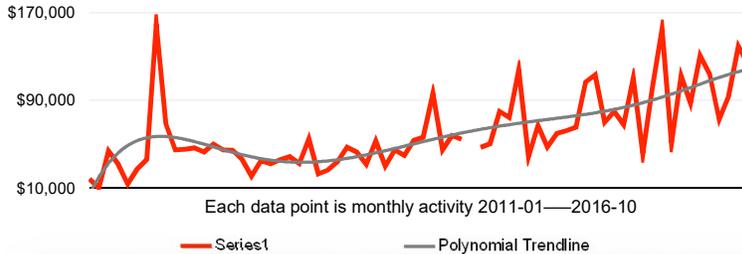
**+33.3%**

Changes in  
**Closed Sale**  
All Properties

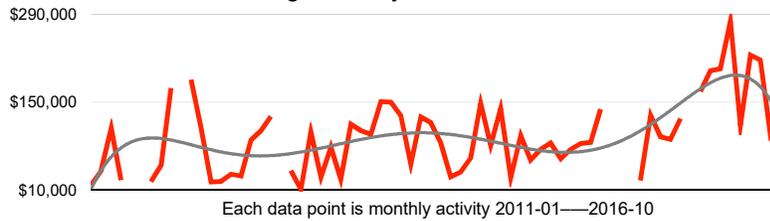
**-45.7%**

Changes in  
**Months Supply**  
All Properties

### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	123	238	93.50%
Home for Sale	20	14	-30.00%
New Listing	10	4	-60.00%
Closed Sale	3	2	-33.33%
Under Contract	5	2	-60.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	30	78	160.00%
Home for Sale	17	11	-35.29%
New Listing	6	7	16.67%
Closed Sale	3	6	100.00%
Under Contract	3	4	33.33%



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

Tuesday, November 1, 2016

# Hermosa

## Monthly Update 2016-10



**+11.1%**

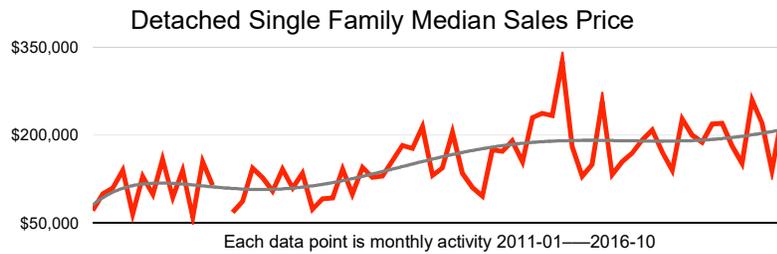
Changes in  
**New Listings**  
All Properties

**0.00%**

Changes in  
**Closed Sale**  
All Properties

**-17.1%**

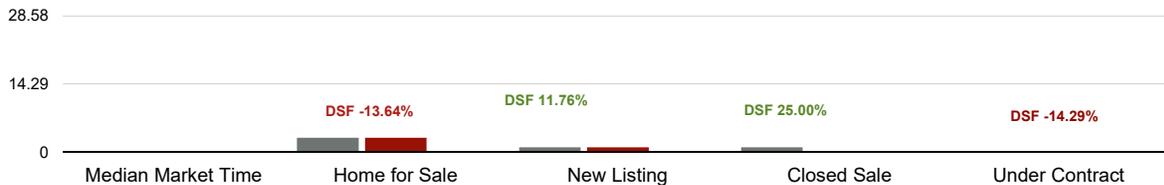
Changes in  
**Months Supply**  
All Properties



Attached Single Family (ASF)			
	2015-10	2016-10	Changes
Median Market Time	15	N/A	
Home for Sale	3	3	
New Listing	1	1	
Closed Sale	1	0	
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)			
	2015-10	2016-10	Changes
Median Market Time	79	79	
Home for Sale	22	19	-13.64%
New Listing	17	19	11.76%
Closed Sale	4	5	25.00%
Under Contract	7	6	-14.29%



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

Tuesday, November 1, 2016

# Humboldt Park

## Monthly Update 2016-10



**+35.0%**

Changes in  
**New Listings**  
All Properties

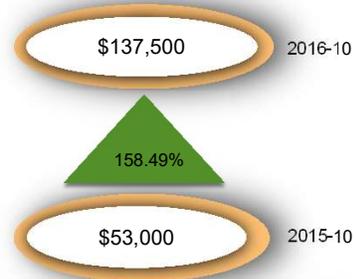
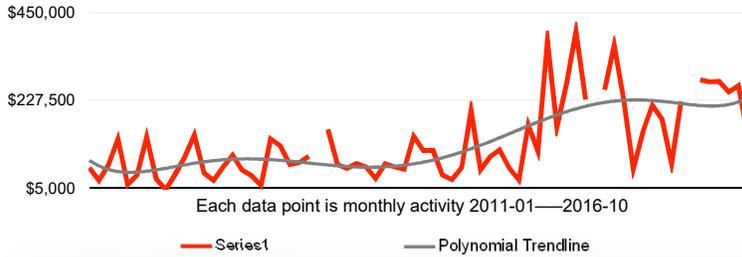
**-31.6%**

Changes in  
**Closed Sale**  
All Properties

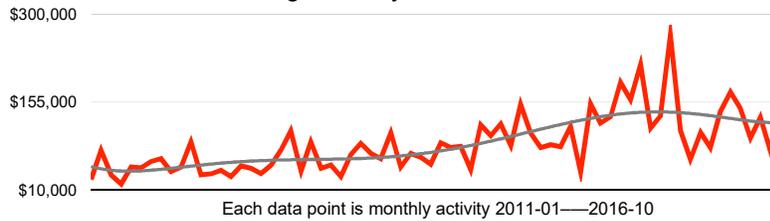
**-11.1%**

Changes in  
**Months Supply**  
All Properties

### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	16	103	543.75%
Home for Sale	10	14	40.00%
New Listing	4	5	25.00%
Closed Sale	5	1	-80.00%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	52	56	7.69%
Home for Sale	63	64	1.59%
New Listing	16	22	37.50%
Closed Sale	14	12	-14.29%
Under Contract	10	21	110.00%



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

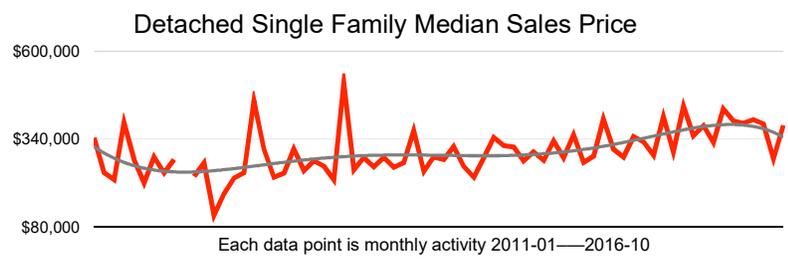
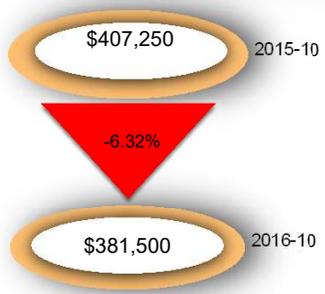
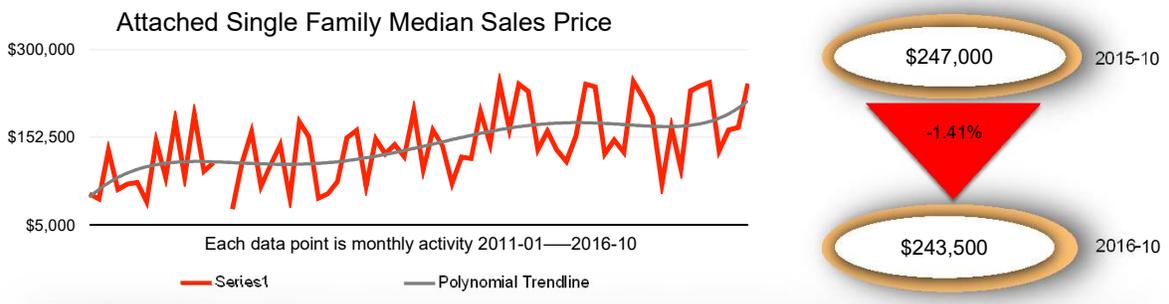
Tuesday, November 1, 2016

# North Park

## Monthly Update 2016-10



<b>-30.4%</b>	<b>+28.6%</b>	<b>+64.3%</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)

	2015-10	2016-10	Changes
Median Market Time	17	26	52.94%
Home for Sale	9	17	88.89%
New Listing	10	4	-60.00%
Closed Sale	5	3	-40.00%
Under Contract	8	6	-25.00%

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	6	34	466.67%
Home for Sale	27	32	18.52%
New Listing	13	12	-7.69%
Closed Sale	2	6	200.00%
Under Contract	11	3	-72.73%



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

# Oakland

## Monthly Update 2016-10



**+75.0%**

Changes in  
**New Listings**  
All Properties

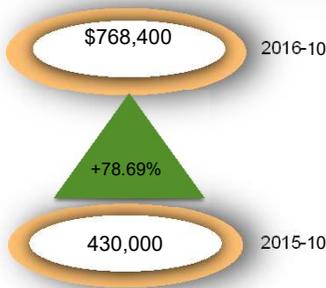
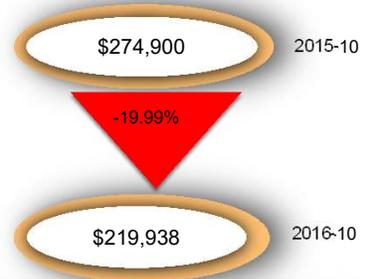
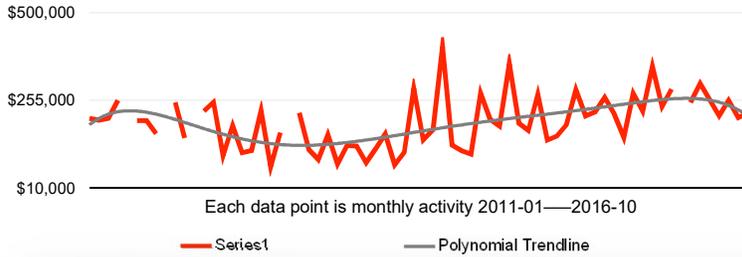
**-40.0%**

Changes in  
**Closed Sale**  
All Properties

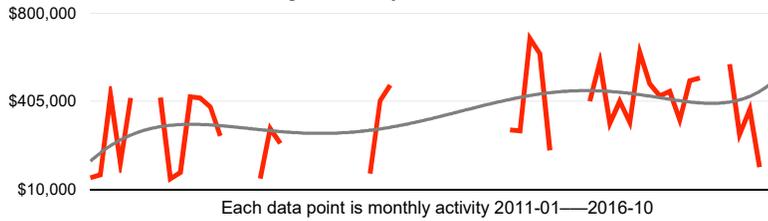
**-16.3%**

Changes in  
**Months Supply**  
All Properties

### Attached Single Family Median Sales Price



### Detached Single Family Median Sales Price



### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	11	14	27.27%
Home for Sale	16	11	-31.25%
New Listing	3	6	100.00%
Closed Sale	4	2	-50.00%
Under Contract	4	2	-50.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	27	1	-96.30%
Home for Sale	12	4	-66.67%
New Listing	1	1	0.00%
Closed Sale	1	1	0.00%
Under Contract	1	0	



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

Tuesday, November 1, 2016

# Washington Park

Monthly Update 2016-09



**+200.00%**

Changes in  
**New Listings**  
All Properties

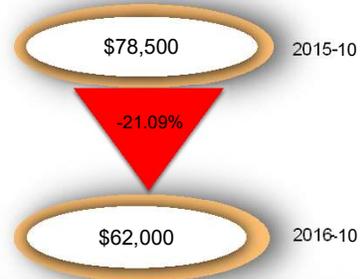
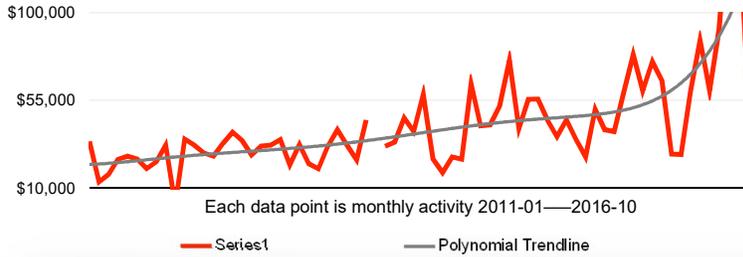
**+133.3%**

Changes in  
**Closed Sale**  
All Properties

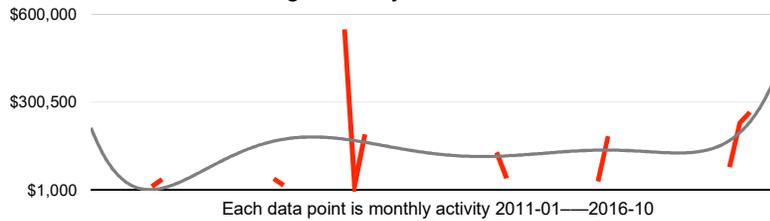
**+5.6%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



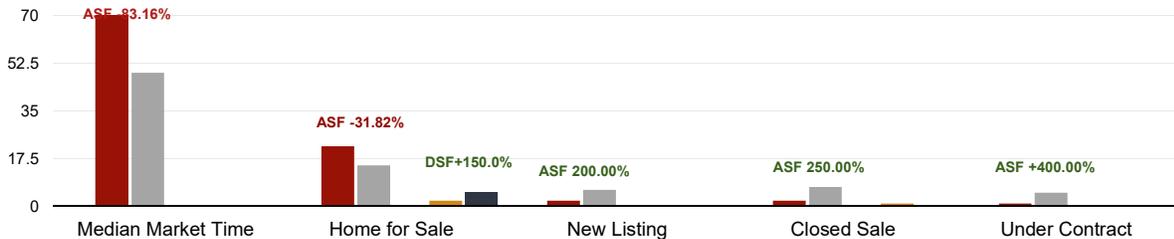
### Attached Single Family (ASF)

	2015-10	2016-10	Changes
Median Market Time	291	49	-83.16%
Home for Sale	22	15	-31.82%
New Listing	2	6	200.00%
Closed Sale	2	7	250.00%
Under Contract	1	5	400.00%

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	71	N/A	
Home for Sale	2	5	150.00%
New Listing	0	0	
Closed Sale	1	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.

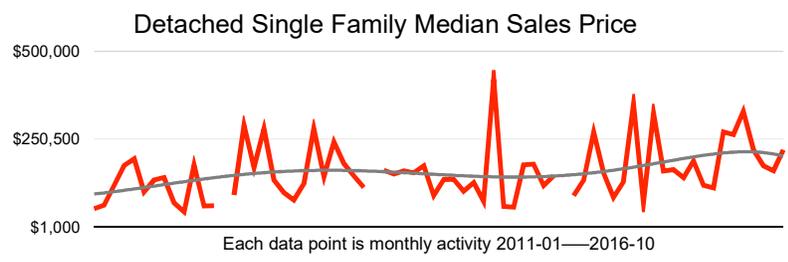
Tuesday, November 1, 2016

# McKinley Park

## Monthly Update 2016-10



<b>+166.7%</b>	<b>0.00%</b>	<b>-15.2%</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)

	2015-10	2016-10	Changes
Median Market Time	0	130	
Home for Sale	5	2	-60.00%
New Listing	0	1	
Closed Sale	0	2	
Under Contract	0	0	

*ASF including Townhouse & Condo*

#### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	69	9	-86.96%
Home for Sale	12	15	25.00%
New Listing	3	7	133.33%
Closed Sale	5	3	-40.00%
Under Contract	5	5	0.00%



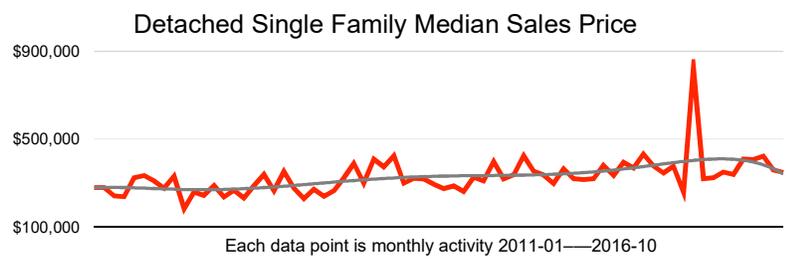
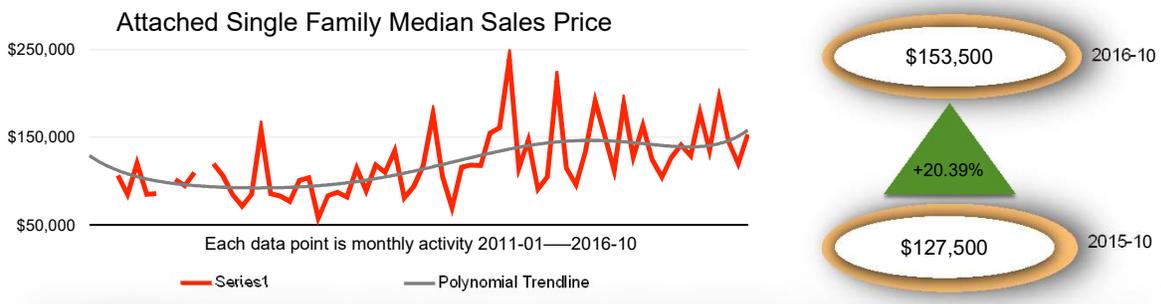
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

# Edison Park

## Monthly Update 2016-10



<b>+41.2%</b>	<b>+46.2%</b>	<b>-21.1%</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)

	2015-10	2016-10	Changes
Median Market Time	36	20	-44.44%
Home for Sale	19	11	-42.11%
New Listing	7	5	-28.57%
Closed Sale	5	8	60.00%
Under Contract	4	2	-50.00%

*ASF including Townhouse & Condo*

#### Detached Single Family (DSF)

	2015-10	2016-10	Changes
Median Market Time	52	41	-21.15%
Home for Sale	35	33	-5.71%
New Listing	10	19	90.00%
Closed Sale	8	11	37.50%
Under Contract	8	6	-25.00%



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



*PahRoo Appraisal & Consultancy*

*1422 N Kingsbury, Suite 1D*

*Chicago, IL 60642*

*Phone: 773.388.0003*

*Email: [appraisal@pahroo.com](mailto:appraisal@pahroo.com)*

*Website: [www.pahroo.com](http://www.pahroo.com)*

