



# Chicago

## 31 Neighborhoods

### Monthly Report - July 2016

# KEY TAKEAWAYS...

- Median sales price for all type of properties in July decreased to \$238,000 from \$242,500 compared to last month, but were up 5.8% from last year, according to the data from MRED. Following the same pattern, median sales prices decreased for attached and detached single family properties 1.62% and 1.53% respectively.
- Total number of home for sale in July dropped 2.75% to 40,770 which reversed the trend in the first half year. Compared to last year, inventory decreased 17.2% and contributed to the market being more competitive for home buyers.
- Market times for all type properties increased from 26 days in June to 28 days this month. Despite this small increase, current levels were 20.0% lower than last year. Homes took a little bit longer to sell but still sold very quickly.

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

Chicagoland PMSA— July 2016

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

**-5.2%**

Change in  
**New Listing**  
All properties

**-7.8%**

Change in  
**Closed Sales**  
All properties

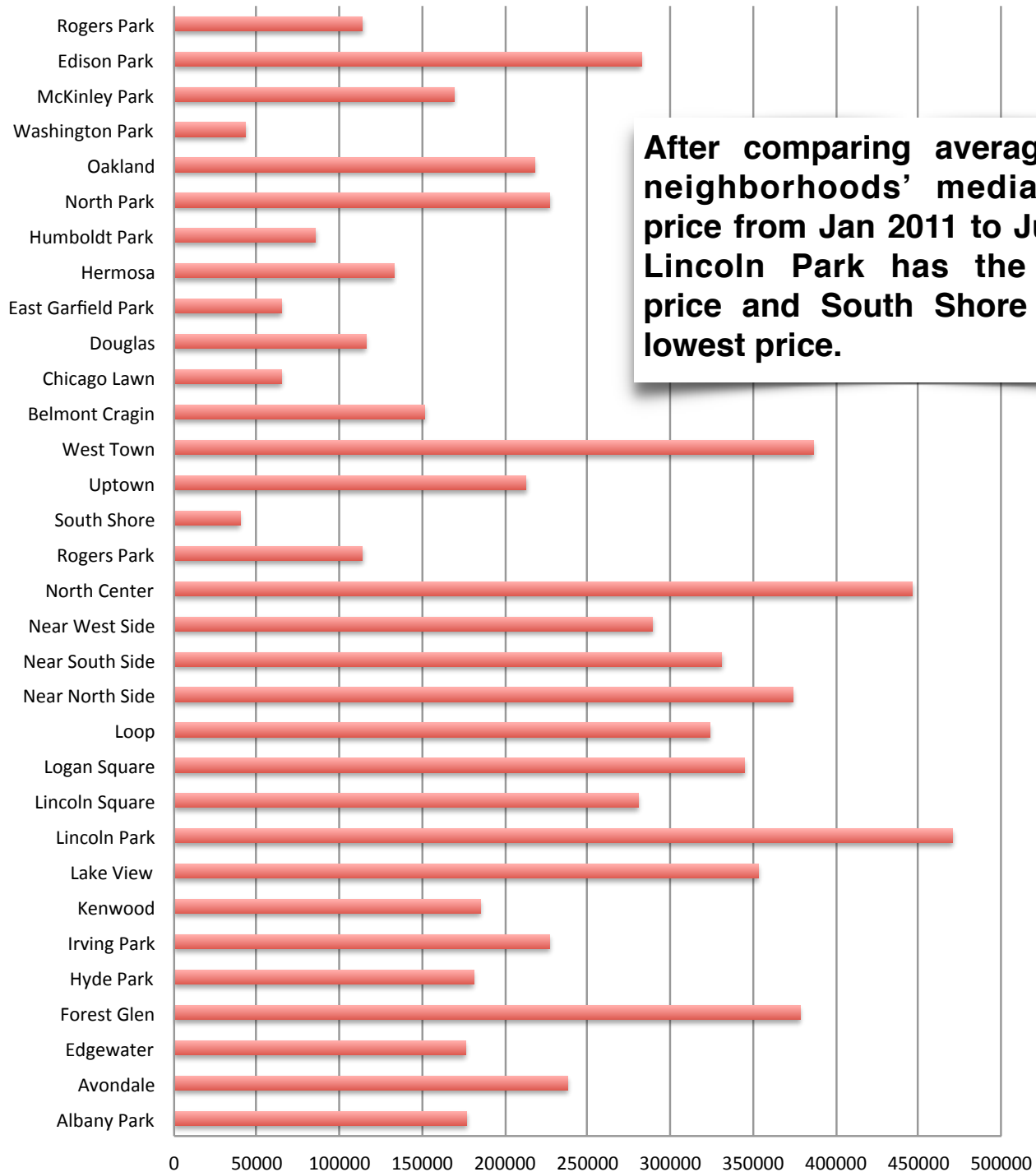
**-17.2%**

Change in  
**Inventory of Homes**  
All properties

# Overview of 31 Neighborhoods



### Average Median Sales Prices From Jan 2011



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

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

- **Cook County**
- **DuPage County**
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# INTRODUCTION & METHODOLOGY



## Monthly Update—July 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)

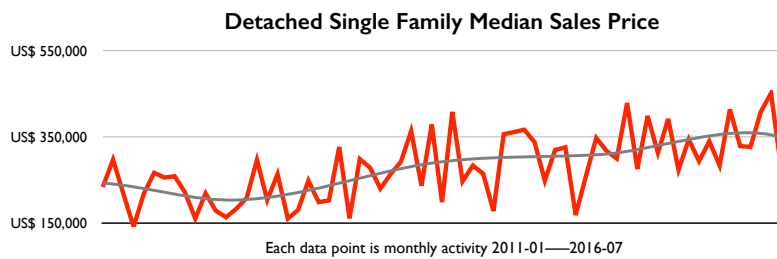
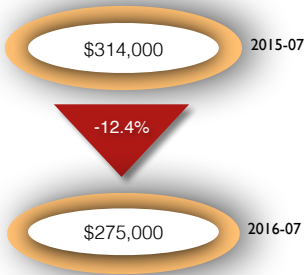
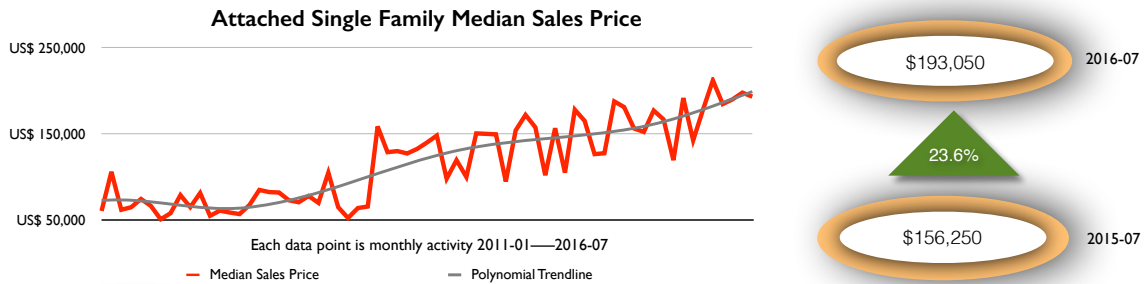
We'd more than Welcome it.

# Albany Park

Monthly Update 2016-07



<b>-14.5%</b>	<b>-3.1%</b>	<b>-33.3%</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



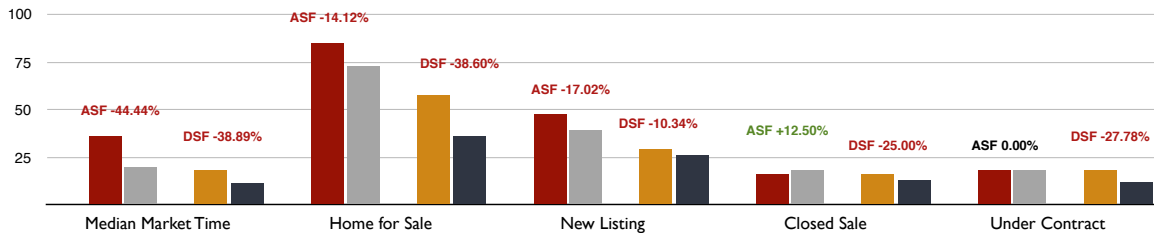
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	36	20	<b>-44.44%</b>
Home for Sale	85	73	<b>-14.12%</b>
New Listing	47	39	<b>-17.02%</b>
Closed Sale	16	18	<b>12.50%</b>
Under Contract	18	18	<b>0.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	18	11	<b>-38.89%</b>
Home for Sale	57	36	<b>-36.84%</b>
New Listing	29	26	<b>-10.34%</b>
Closed Sale	16	13	<b>-18.75%</b>
Under Contract	18	12	<b>-33.33%</b>



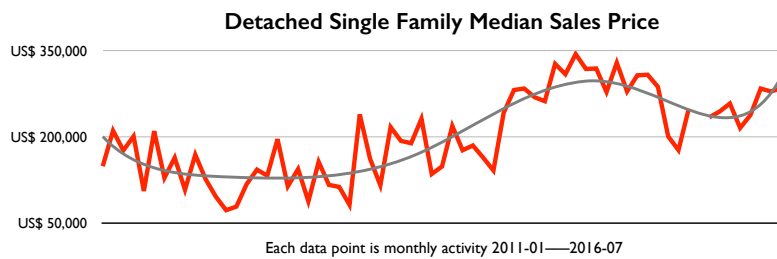
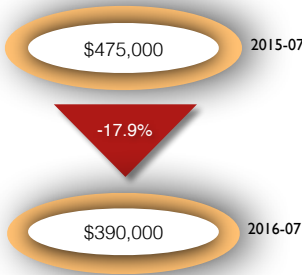
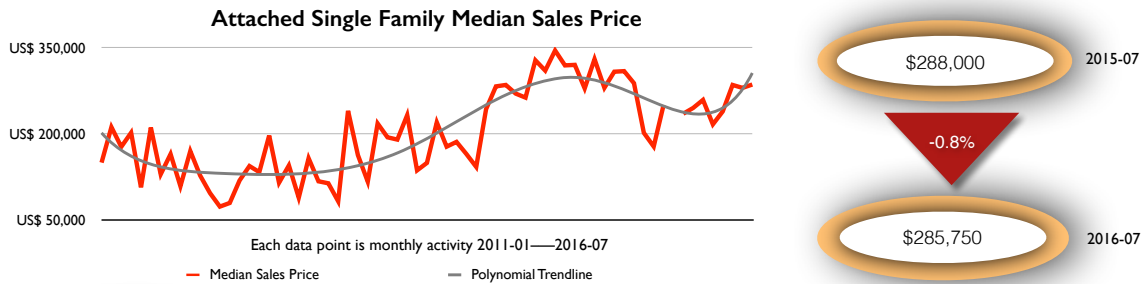
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

# Avondale

Monthly Update 2016-07



<b>+9.1%</b>	<b>-32.5%</b>	<b>+9.7%</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



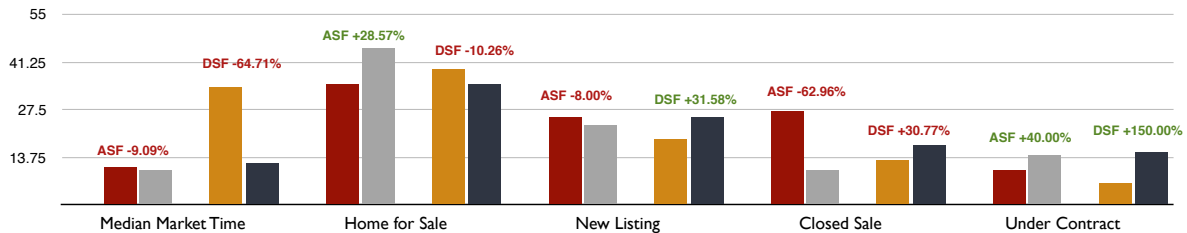
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	11	10	<b>-9.09%</b>
Home for Sale	35	45	<b>28.57%</b>
New Listing	25	23	<b>-8.00%</b>
Closed Sale	27	10	<b>-62.96%</b>
Under Contract	10	14	<b>40.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	34	12	<b>-64.71%</b>
Home for Sale	39	35	<b>-10.26%</b>
New Listing	19	25	<b>31.58%</b>
Closed Sale	13	17	<b>30.77%</b>
Under Contract	6	15	<b>150.00%</b>



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

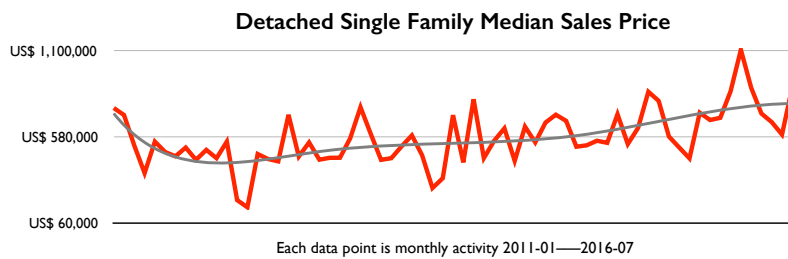
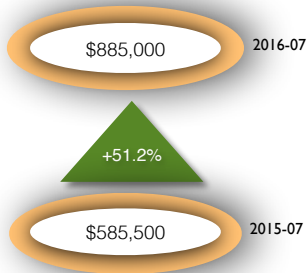
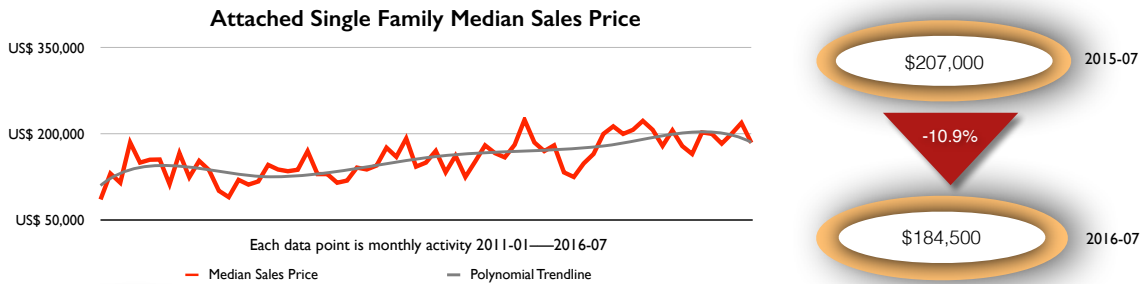
Monday, August 1, 2016

# Edgewater

Monthly Update 2016-07



<b>+3.9%</b>	<b>-16.3%</b>	<b>-34.0%</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)

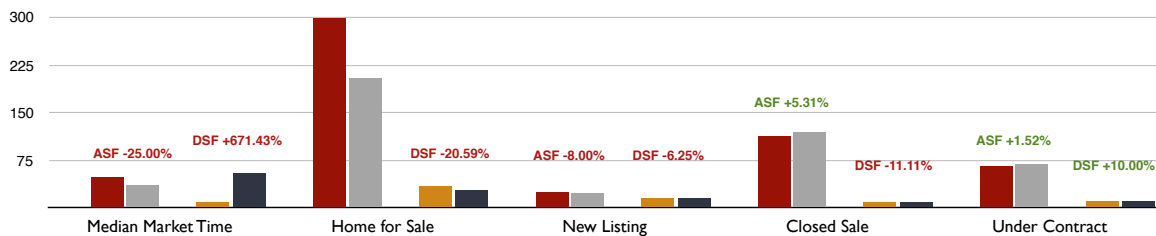
	2015-07	2016-07	Changes
Median Market Time	48	36	<b>-25.00%</b>
Home for Sale	299	205	<b>-31.44%</b>
New Listing	25	23	<b>-8.00%</b>
Closed Sale	113	119	<b>5.31%</b>
Under Contract	66	67	<b>1.52%</b>

ASF including Townhouse & Condo

ASF +28.57%

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	7	54	<b>671.43%</b>
Home for Sale	34	27	<b>-20.59%</b>
New Listing	16	15	<b>-6.25%</b>
Closed Sale	9	8	<b>-11.11%</b>
Under Contract	10	11	<b>10.00%</b>



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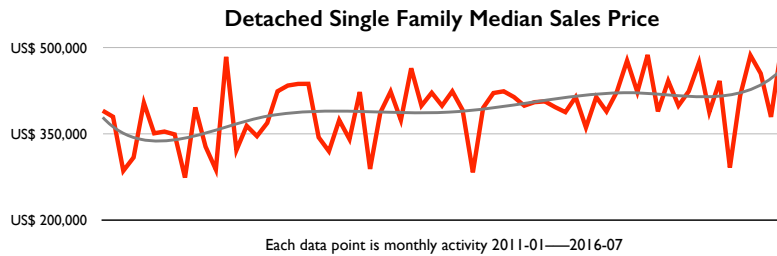
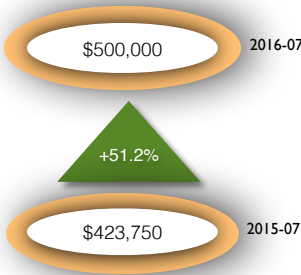
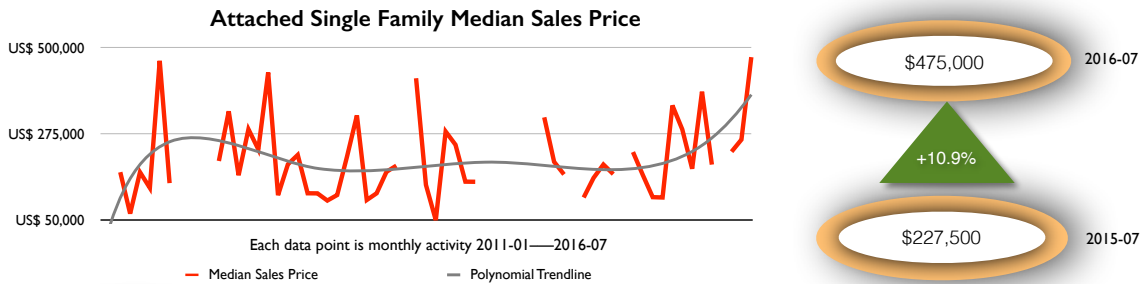


# Forest Glen

Monthly Update 2016-07



<b>-8.1%</b>	<b>-27.8%</b>	<b>-27.3%</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



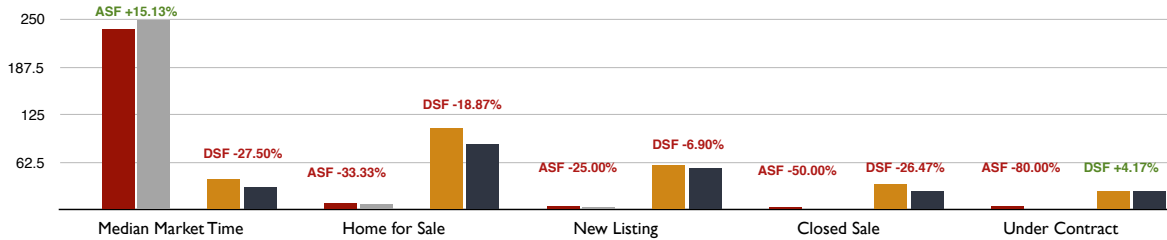
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	238	274	15.13%
Home for Sale	9	6	-33.33%
New Listing	4	3	-25.00%
Closed Sale	2	1	-50.00%
Under Contract	5	1	-80.00%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	40	29	-27.50%
Home for Sale	106	86	-18.87%
New Listing	58	54	-6.90%
Closed Sale	34	25	-26.47%
Under Contract	24	25	4.17%



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

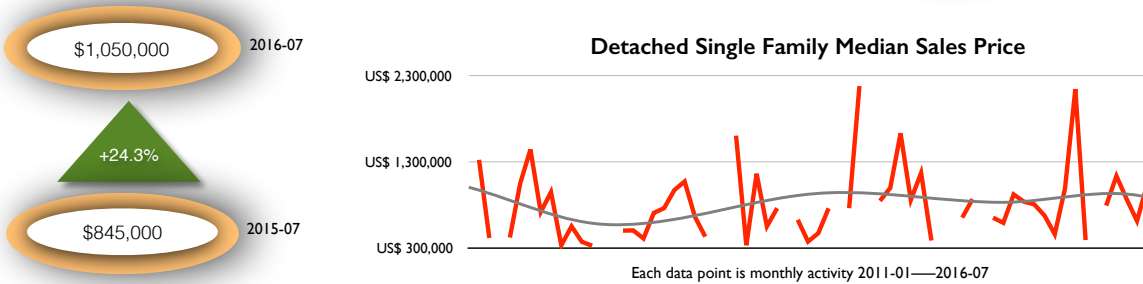
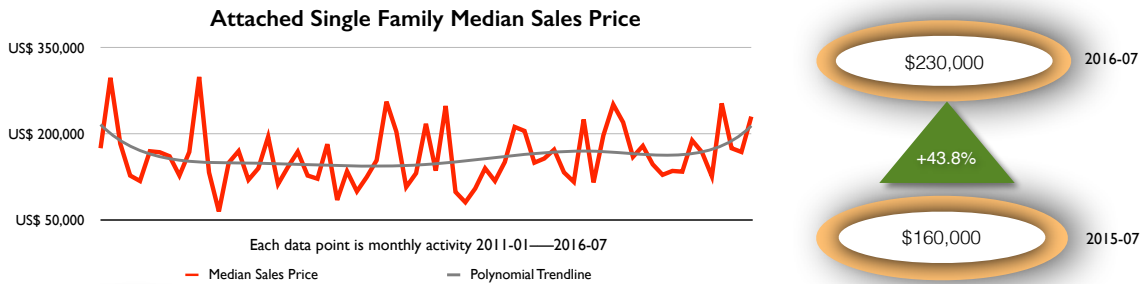
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# Hyde Park

Monthly Update 2016-07



<b>-12.2%</b>	<b>-18.2%</b>	<b>-42.5%</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



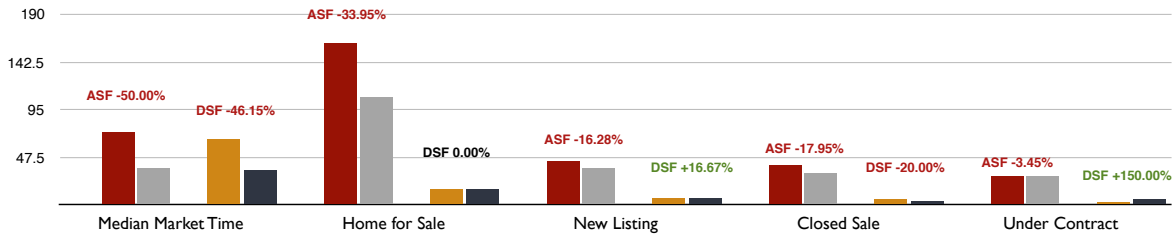
#### Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	72	36	<b>-50.00%</b>
Home for Sale	162	107	<b>-33.95%</b>
New Listing	43	36	<b>-16.28%</b>
Closed Sale	39	32	<b>-17.95%</b>
Under Contract	29	28	<b>-3.45%</b>

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	65	35	<b>-46.15%</b>
Home for Sale	15	15	<b>0.00%</b>
New Listing	6	7	<b>16.67%</b>
Closed Sale	5	4	<b>-20.00%</b>
Under Contract	2	5	<b>150.00%</b>



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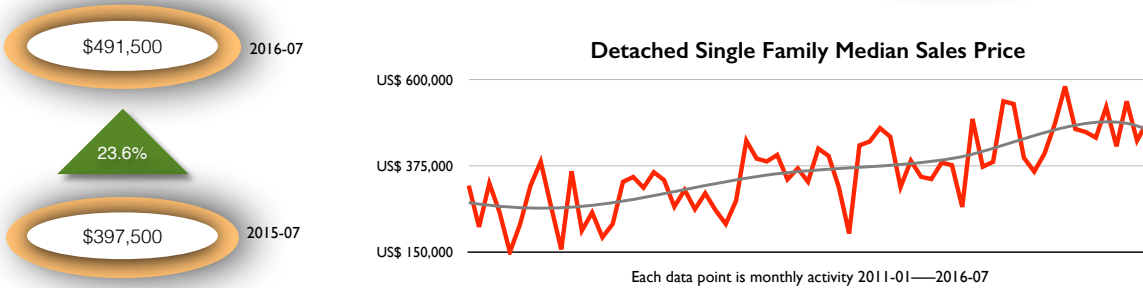
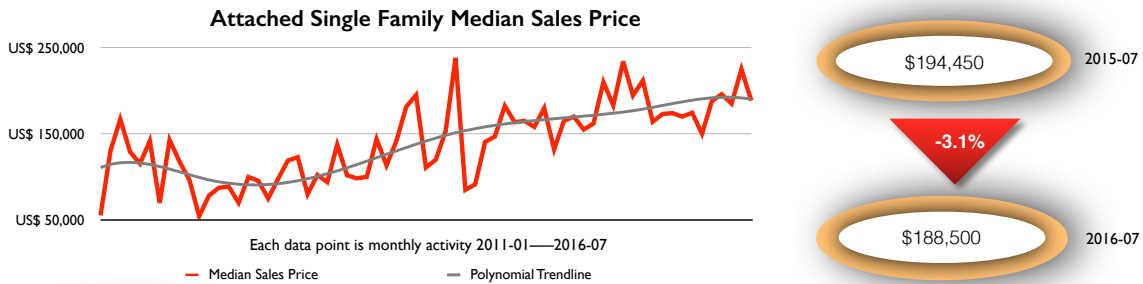
Monday, August 1, 2016

# Irving Park

Monthly Update 2016-07



<b>0%</b>	<b>-17.1%</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)

	2015-07	2016-07	Changes
Median Market Time	58	22	-62.07%
Home for Sale	96	79	-17.71%
New Listing	46	43	-6.52%
Closed Sale	34	30	-11.76%
Under Contract	15	30	100.00%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	18	36	100.00%
Home for Sale	102	100	-1.96%
New Listing	68	71	4.41%
Closed Sale	36	28	-22.22%
Under Contract	27	21	-22.22%



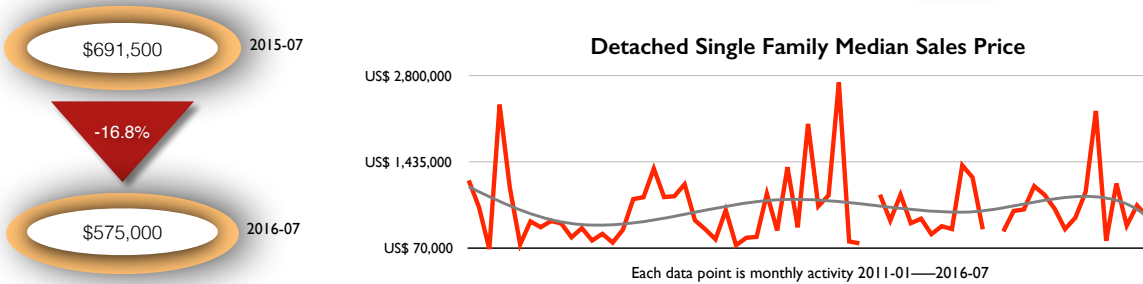
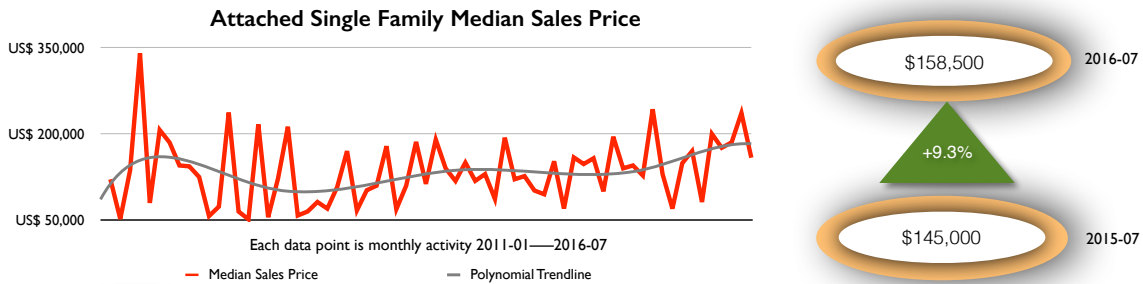
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# Kenwood

Monthly Update 2016-07



<b>+13.9%</b>	<b>+29.4%</b>	<b>-41.3%</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



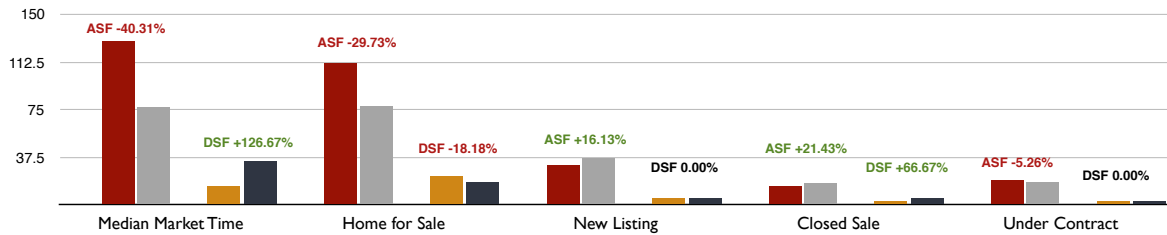
#### Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	129	77	<b>-40.31%</b>
Home for Sale	111	78	<b>-29.73%</b>
New Listing	31	36	<b>16.13%</b>
Closed Sale	14	17	<b>21.43%</b>
Under Contract	19	18	<b>-5.26%</b>

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	15	34	<b>126.67%</b>
Home for Sale	22	18	<b>-18.18%</b>
New Listing	5	5	<b>0.00%</b>
Closed Sale	3	5	<b>66.67%</b>
Under Contract	3	3	<b>0.00%</b>



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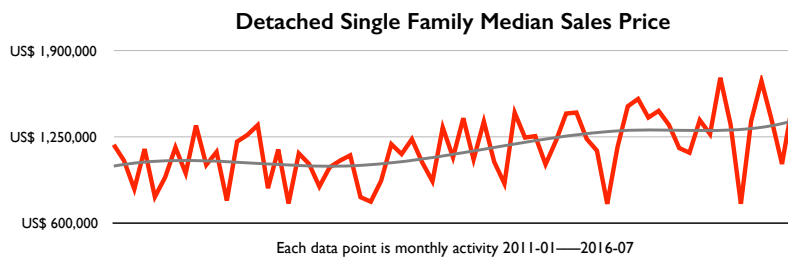
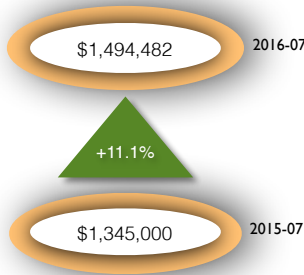
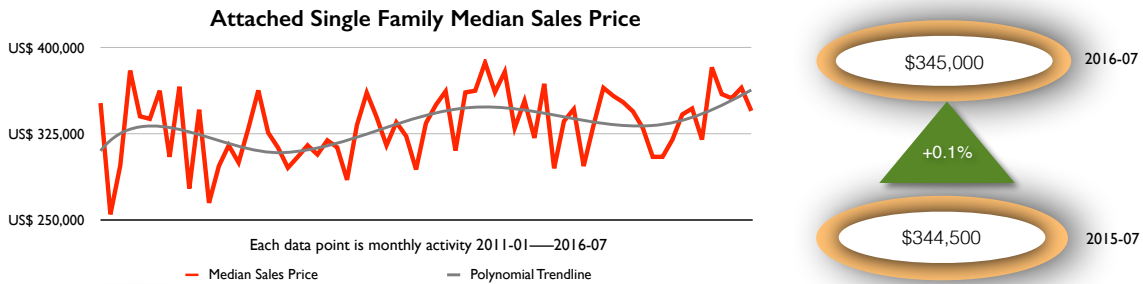
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# Lake View

Monthly Update 2016-07



<b>+1.7%</b>	<b>-25.7%</b>	<b>-11.4%</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



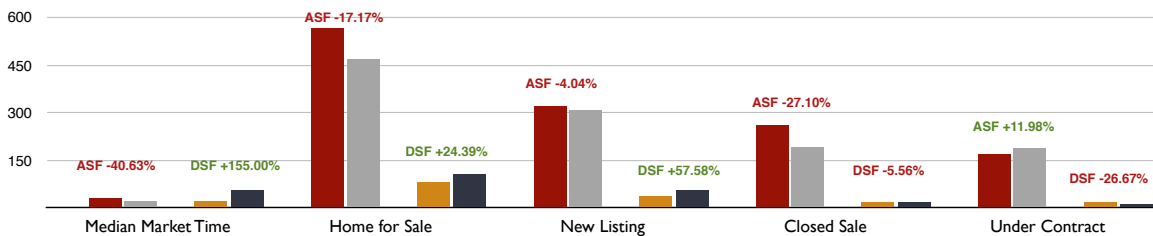
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	32	19	<b>-40.63%</b>
Home for Sale	565	468	<b>-17.17%</b>
New Listing	322	309	<b>-4.04%</b>
Closed Sale	262	191	<b>-27.10%</b>
Under Contract	167	187	<b>11.98%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	20	51	<b>155.00%</b>
Home for Sale	82	102	<b>24.39%</b>
New Listing	33	52	<b>57.58%</b>
Closed Sale	18	17	<b>-5.56%</b>
Under Contract	15	11	<b>-26.67%</b>



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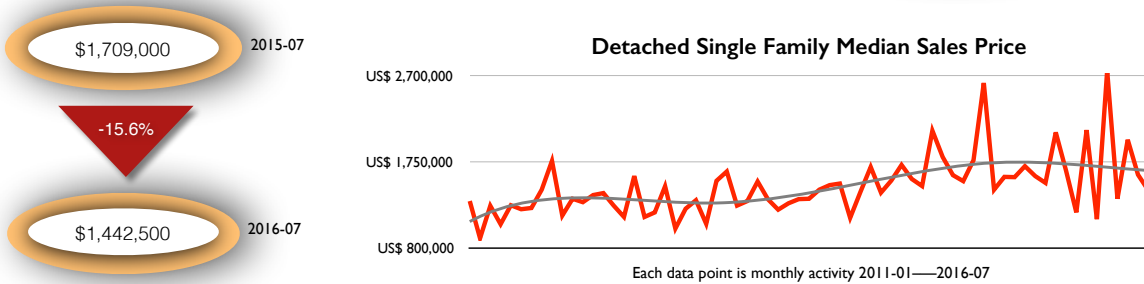
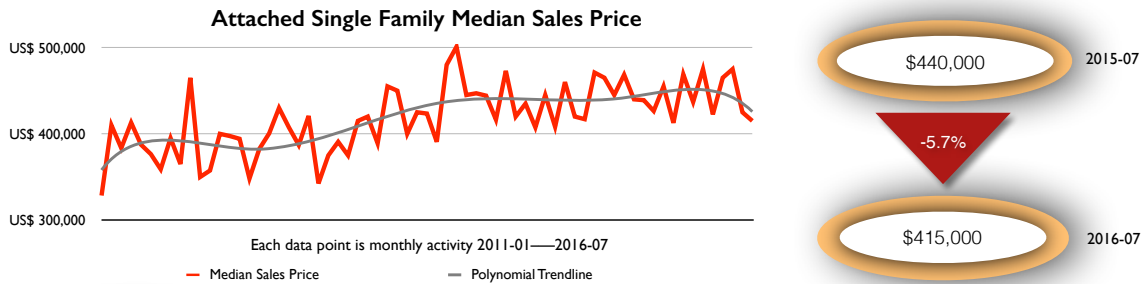
Monday, August 1, 2016

# Lincoln Park

Monthly Update 2016-07



<b>-5.7%</b>	<b>-34.6%</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



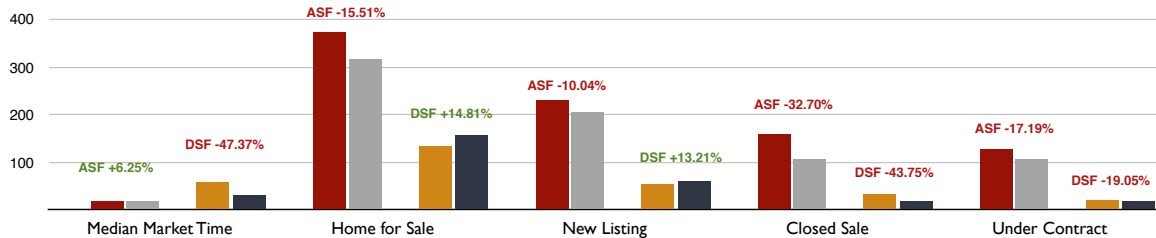
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	16	17	6.25%
Home for Sale	374	316	-15.51%
New Listing	229	206	-10.04%
Closed Sale	159	107	-32.70%
Under Contract	128	106	-17.19%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	57	30	-47.37%
Home for Sale	135	155	14.81%
New Listing	53	60	13.21%
Closed Sale	32	18	-43.75%
Under Contract	21	17	-19.05%



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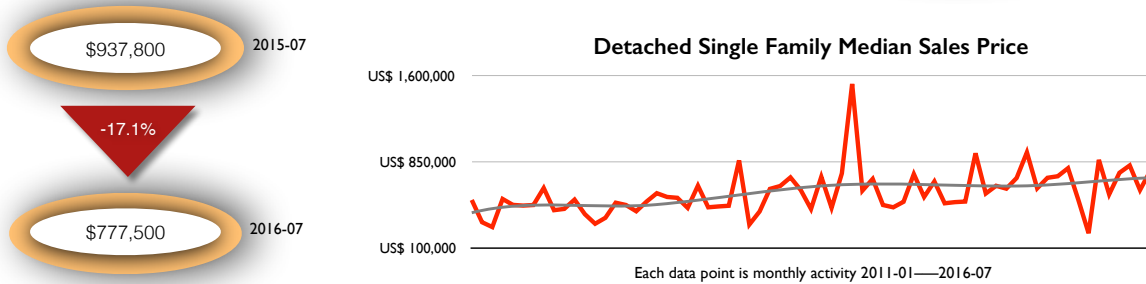
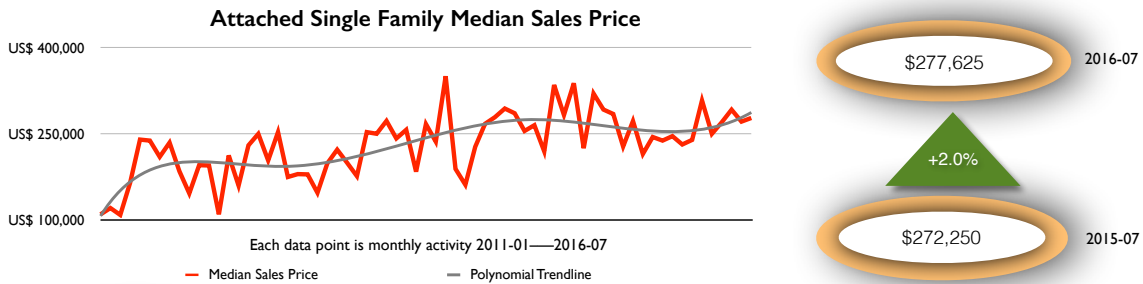
Monday, August 1, 2016

# Lincoln Square

Monthly Update 2016-07



<b>+1.2%</b>	<b>-3.2%</b>	<b>+2.5%</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



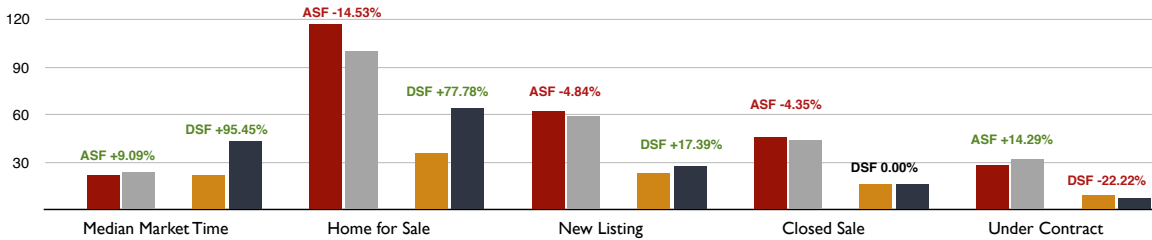
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	22	24	9.09%
Home for Sale	117	100	-14.53%
New Listing	62	59	-4.84%
Closed Sale	46	44	-4.35%
Under Contract	28	32	14.29%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	22	43	95.45%
Home for Sale	36	64	77.78%
New Listing	23	27	17.39%
Closed Sale	16	16	0.00%
Under Contract	9	7	-22.22%



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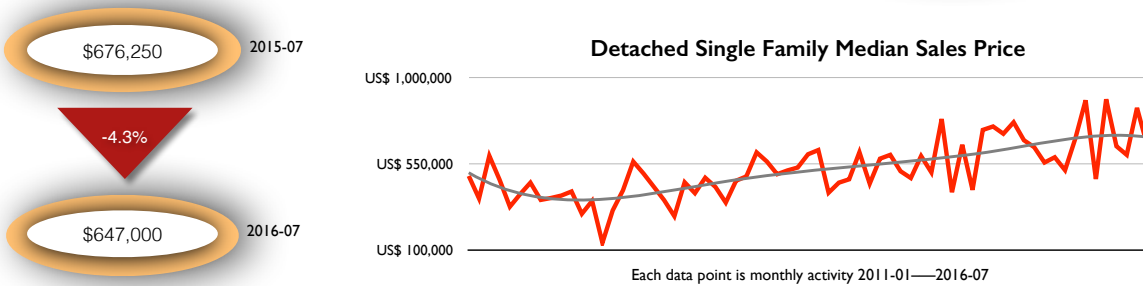
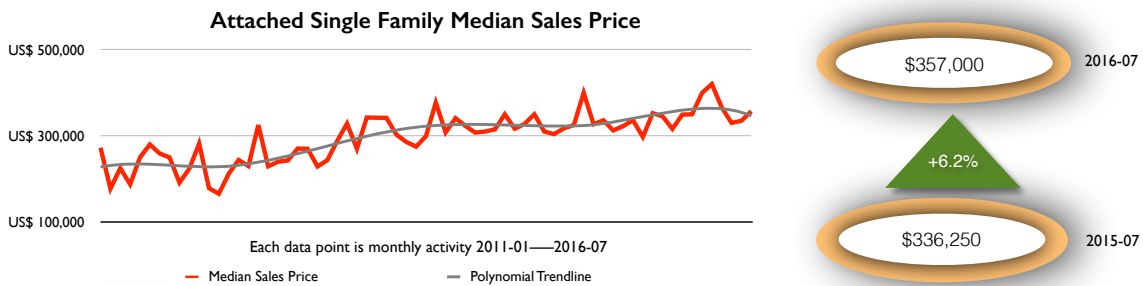
Monday, August 1, 2016

# Logan Square

Monthly Update 2016-07



<b>-16.6%</b>	<b>-24.5%</b>	<b>-22.2%</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



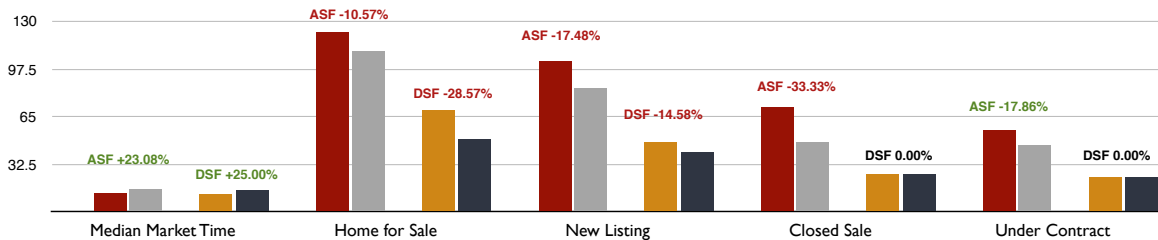
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	13	16	<b>23.08%</b>
Home for Sale	123	110	<b>-10.57%</b>
New Listing	103	85	<b>-17.48%</b>
Closed Sale	72	48	<b>-33.33%</b>
Under Contract	56	46	<b>-17.86%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	12	15	<b>25.00%</b>
Home for Sale	70	50	<b>-28.57%</b>
New Listing	48	41	<b>-14.58%</b>
Closed Sale	26	26	<b>0.00%</b>
Under Contract	24	24	<b>0.00%</b>



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

Monday, August 1, 2016

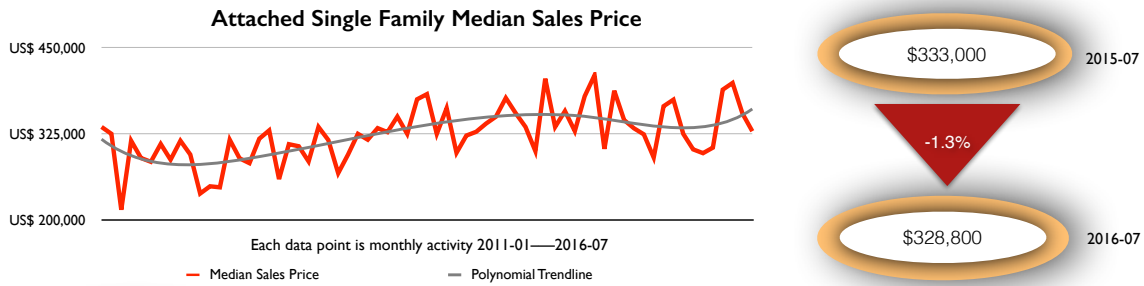


# Loop

Monthly Update 2016-07



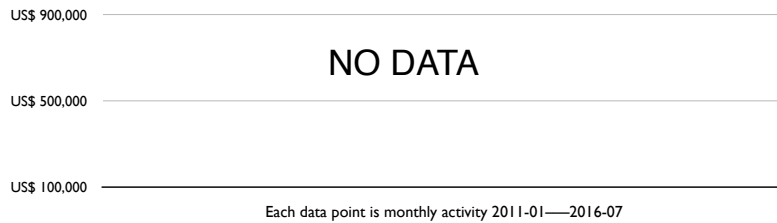
<b>-10.7%</b>	<b>-15.7%</b>	<b>-30.8%</b>
Changes in <b>New Listings</b> All Properties	Changes in <b>Closed Sale</b> All Properties	Changes in <b>Months Supply</b> All Properties



N/A      2016-07

### Detached Single Family Median Sales Price

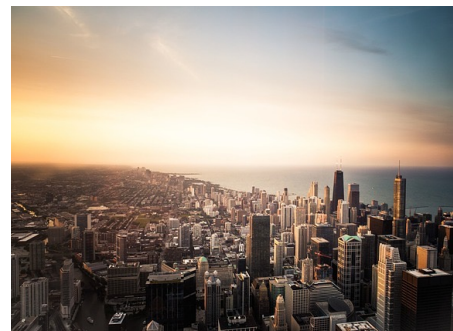
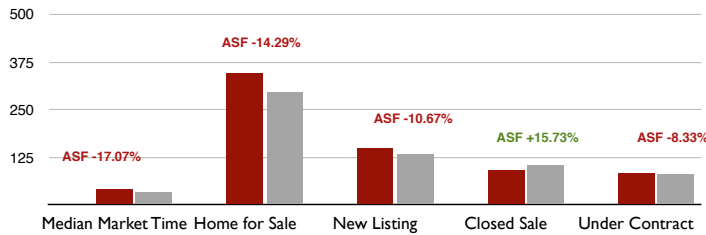
N/A      2015-07



### Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	41	34	<b>-17.07%</b>
Home for Sale	343	294	<b>-14.29%</b>
New Listing	150	134	<b>-10.67%</b>
Closed Sale	89	103	<b>15.73%</b>
Under Contract	84	77	<b>-8.33%</b>

*ASF including Townhouse & Condo*



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

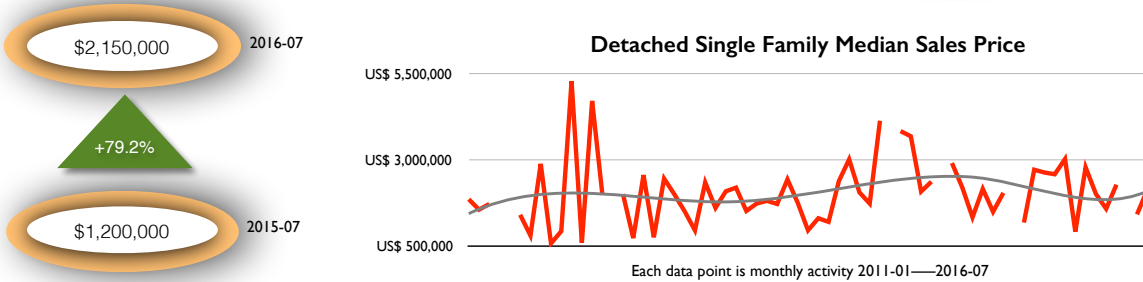
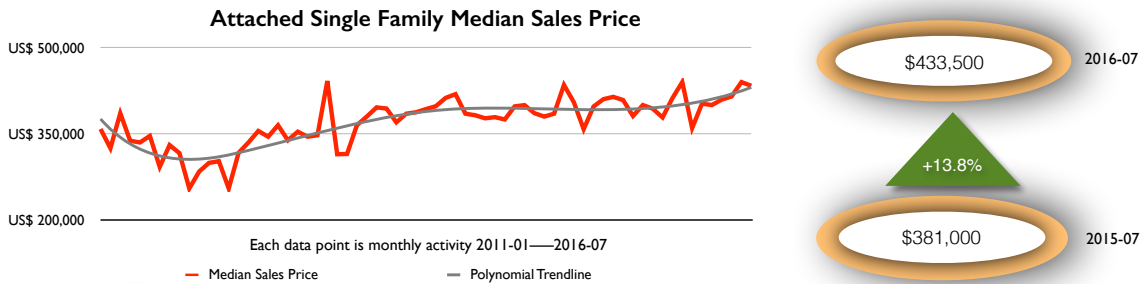
Monday, August 4, 2016

# Near North Side

Monthly Update 2016-07



<b>-15.8%</b>	<b>-15.6%</b>	<b>-19.6%</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



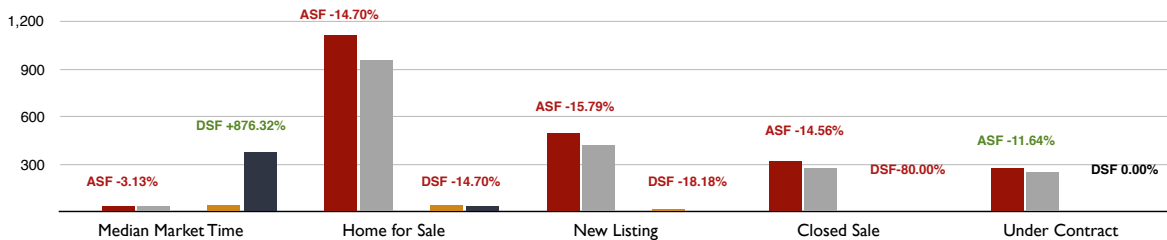
#### Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	32	31	<b>-3.13%</b>
Home for Sale	1116	952	<b>-14.70%</b>
New Listing	494	416	<b>-15.79%</b>
Closed Sale	316	270	<b>-14.56%</b>
Under Contract	275	243	<b>-11.64%</b>

ASF including Townhouse & Condo

#### Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	38	371	<b>876.32%</b>
Home for Sale	43	35	<b>-18.60%</b>
New Listing	11	9	<b>-18.18%</b>
Closed Sale	5	1	<b>-80.00%</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 IOK Research and Marketing.

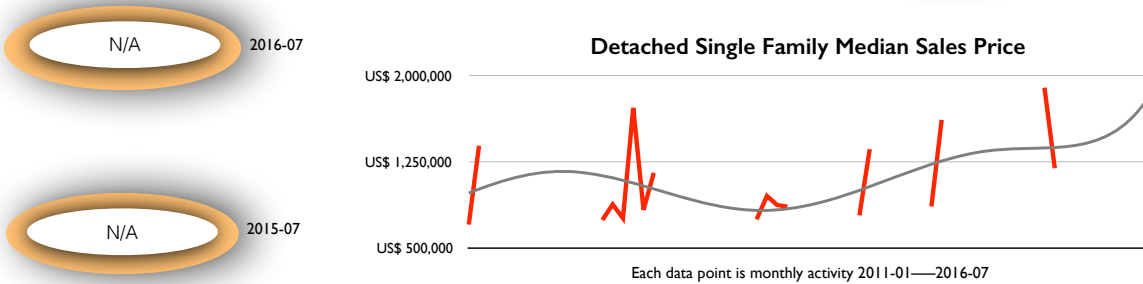
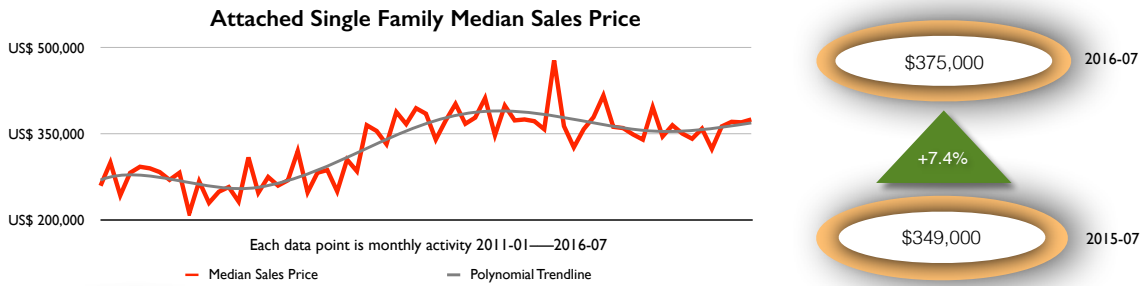
Monday, August 1, 2016

# Near South Side

Monthly Update 2016-07



<b>-5.3%</b>	<b>0.00%</b>	<b>-20.6%</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



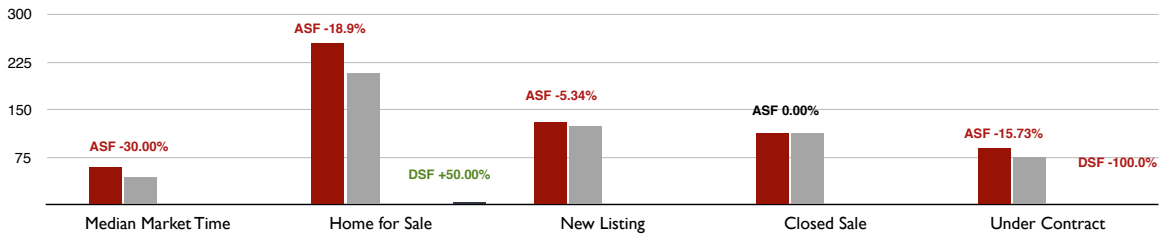
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	60	42	<b>-30.00%</b>
Home for Sale	254	206	<b>-18.90%</b>
New Listing	131	124	<b>-5.34%</b>
Closed Sale	111	111	<b>0.00%</b>
Under Contract	89	75	<b>-15.73%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	N/A		
Home for Sale	2	3	<b>50.00%</b>
New Listing	0	0	
Closed Sale	0	0	
Under Contract	1	0	<b>-100.00%</b>



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

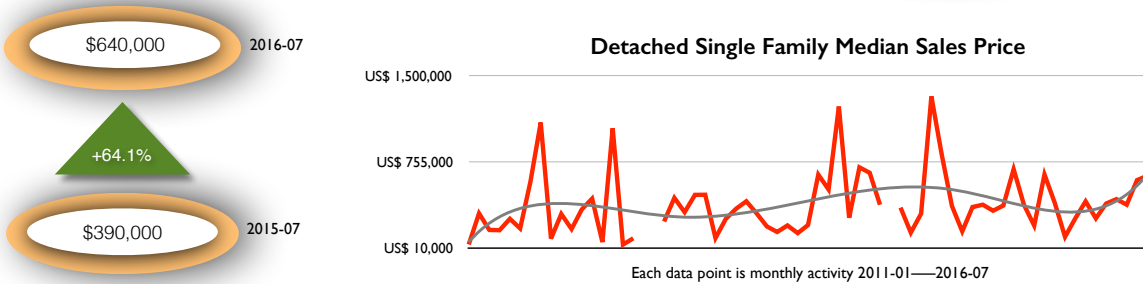
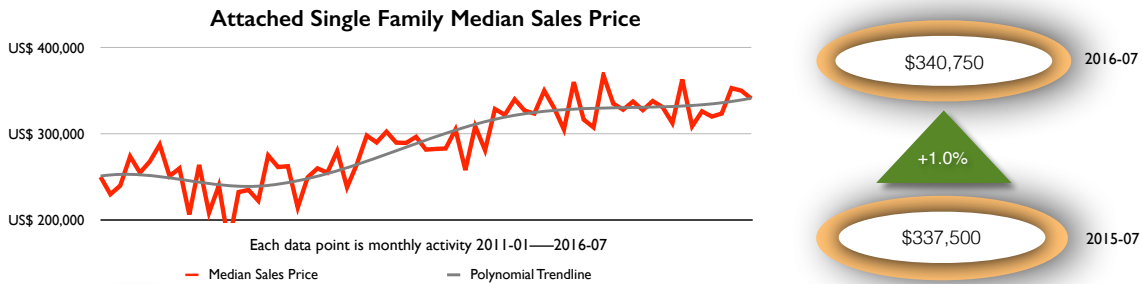
Monday, August 1, 2016

# Near West Side

Monthly Update 2016-07



<b>+35.0%</b>	<b>-26.2%</b>	<b>-8.3%</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



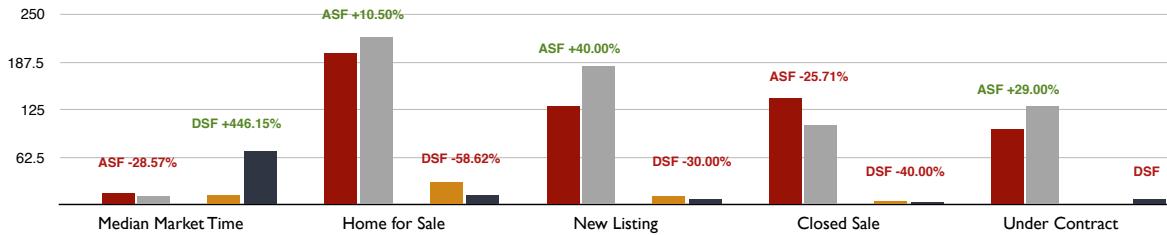
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	14	10	<b>-28.57%</b>
Home for Sale	200	221	<b>10.50%</b>
New Listing	130	182	<b>40.00%</b>
Closed Sale	140	104	<b>-25.71%</b>
Under Contract	100	129	<b>29.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	13	71	<b>446.15%</b>
Home for Sale	29	12	<b>-58.62%</b>
New Listing	10	7	<b>-30.00%</b>
Closed Sale	5	3	<b>-40.00%</b>
Under Contract	0	7	



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

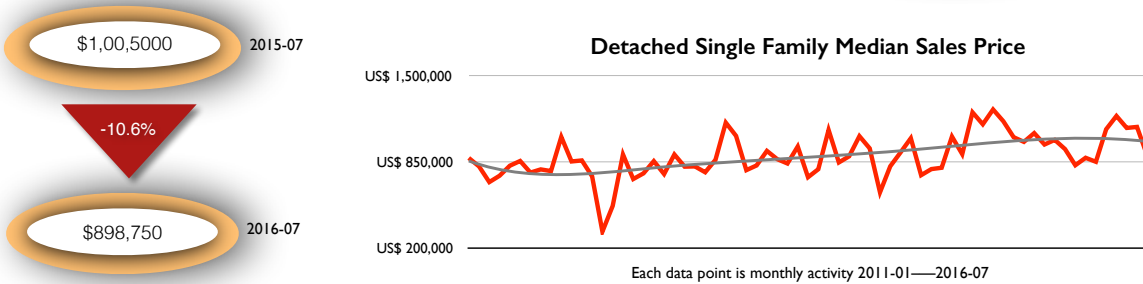
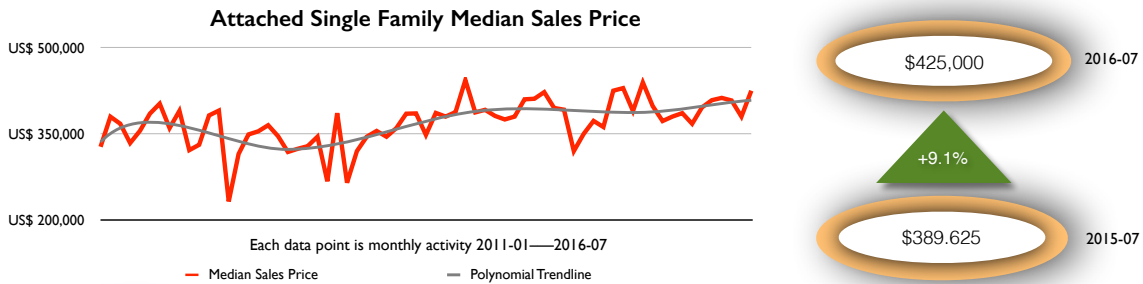
Monday, August 13, 2016

# North Center

Monthly Update 2016-07



<b>+9.6%</b>	<b>-2.5%</b>	<b>0.0%</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)

	2015-07	2016-07	Changes
Median Market Time	28	12	<b>-57.14%</b>
Home for Sale	103	86	<b>-16.50%</b>
New Listing	71	66	<b>-7.04%</b>
Closed Sale	56	58	<b>3.57%</b>
Under Contract	46	23	<b>-50.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	28	36	<b>28.57%</b>
Home for Sale	94	119	<b>26.60%</b>
New Listing	54	71	<b>31.48%</b>
Closed Sale	24	20	<b>-16.67%</b>
Under Contract	19	16	<b>-15.79%</b>



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

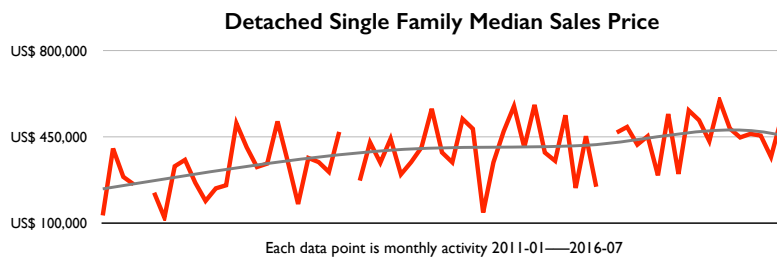
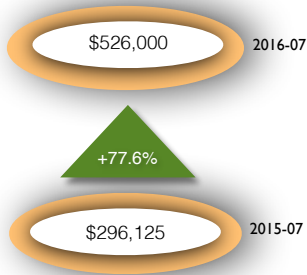
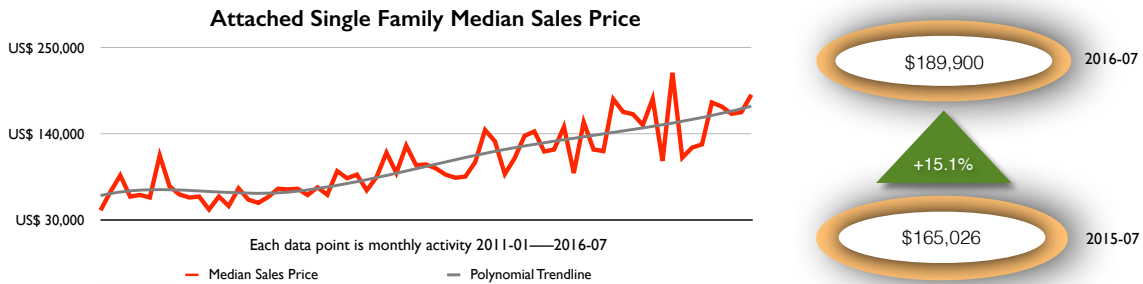
Monday, August 13, 2016

# Rogers Park

Monthly Update 2016-07



<b>-10.8%</b>	<b>-9.8%</b>	<b>-35.9%</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



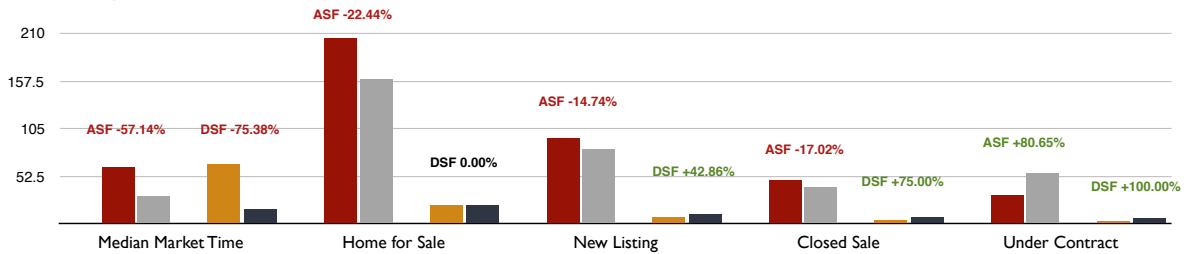
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	62	30	<b>-51.61%</b>
Home for Sale	205	159	<b>-22.44%</b>
New Listing	95	81	<b>-14.74%</b>
Closed Sale	47	39	<b>-17.02%</b>
Under Contract	31	56	<b>80.65%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	65	16	<b>-75.38%</b>
Home for Sale	20	20	<b>0.00%</b>
New Listing	7	10	<b>42.86%</b>
Closed Sale	4	7	<b>75.00%</b>
Under Contract	3	6	<b>100.00%</b>



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

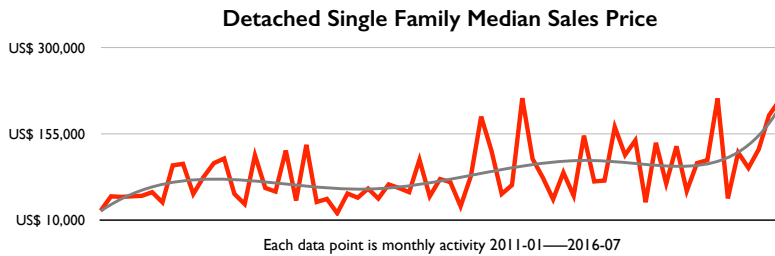
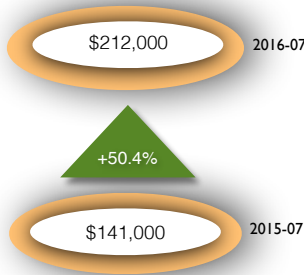
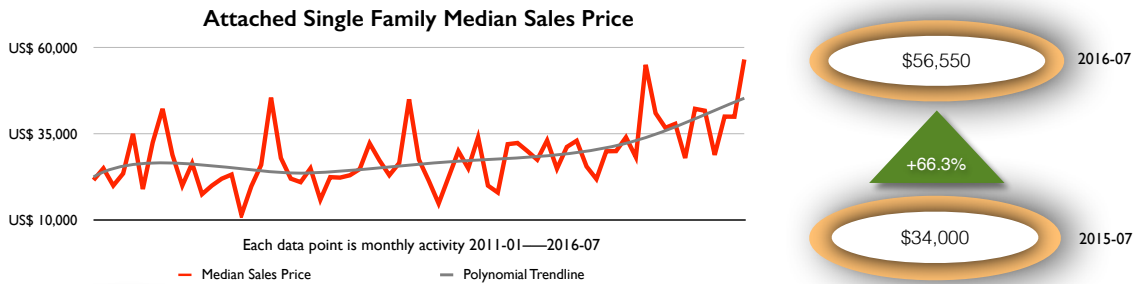
Monday, August 13, 2016

# South Shore

Monthly Update 2016-07



<b>-3.6%</b>	<b>-5.9%</b>	<b>-40.0%</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



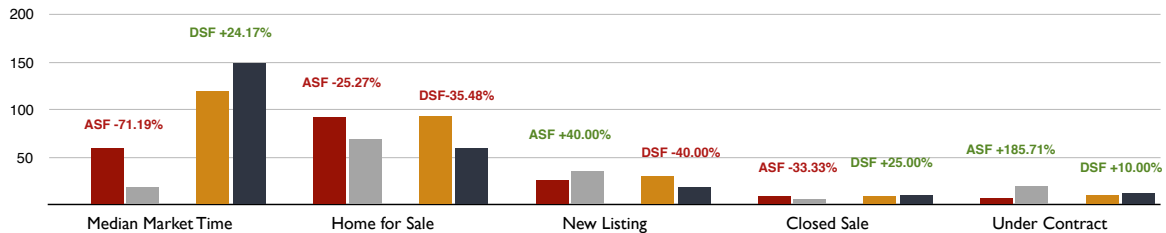
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	59	17	<b>-71.19%</b>
Home for Sale	91	68	<b>-25.27%</b>
New Listing	25	35	<b>40.00%</b>
Closed Sale	9	6	<b>-33.33%</b>
Under Contract	7	20	<b>185.71%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	120	149	<b>24.17%</b>
Home for Sale	93	60	<b>-35.48%</b>
New Listing	30	18	<b>-40.00%</b>
Closed Sale	8	10	<b>25.00%</b>
Under Contract	10	11	<b>10.00%</b>



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

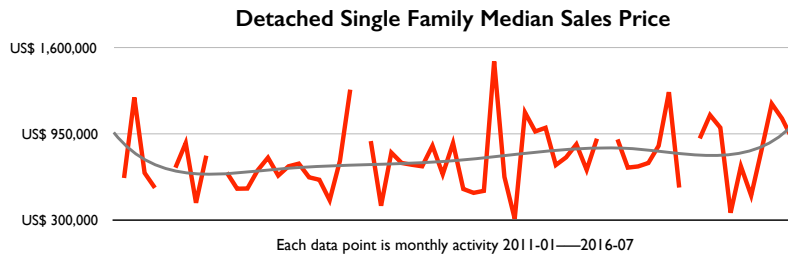
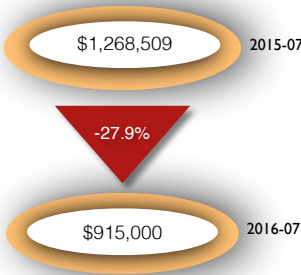
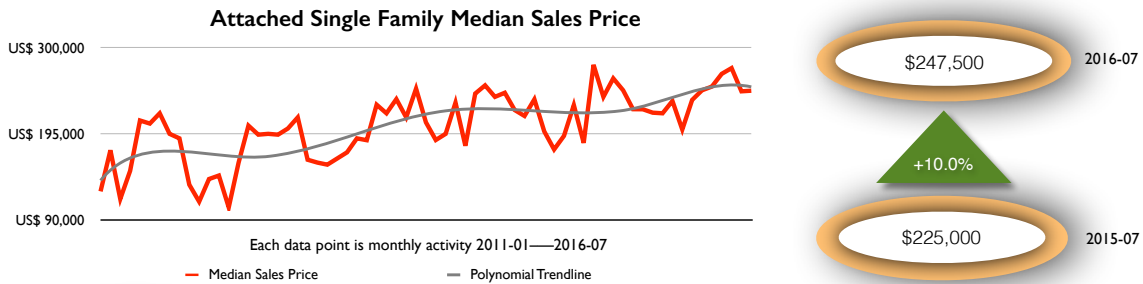
Monday, August 3, 2016

# Uptown

Monthly Update 2016-07



<b>-3.8%</b>	<b>+11.7%</b>	<b>-28.3%</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



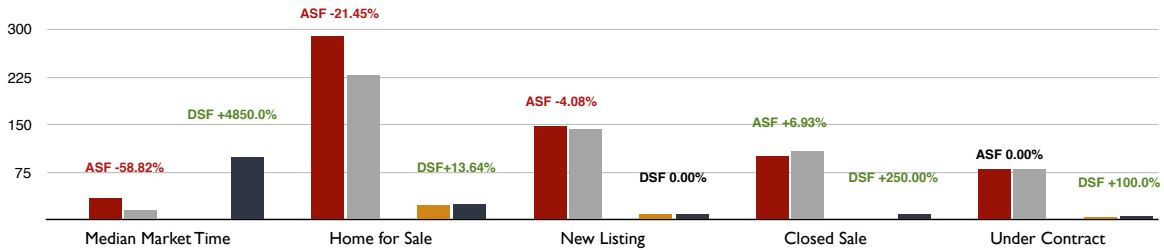
### Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	34	14	<b>-58.82%</b>
Home for Sale	289	227	<b>-21.45%</b>
New Listing	147	141	<b>-4.08%</b>
Closed Sale	101	108	<b>6.93%</b>
Under Contract	79	79	<b>0.00%</b>

ASF including Townhouse & Condo

### Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	2	99	<b>4850.00%</b>
Home for Sale	22	25	<b>13.64%</b>
New Listing	9	9	<b>0.00%</b>
Closed Sale	2	7	<b>250.00%</b>
Under Contract	3	6	<b>100.00%</b>



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

Monday, August 3, 2016

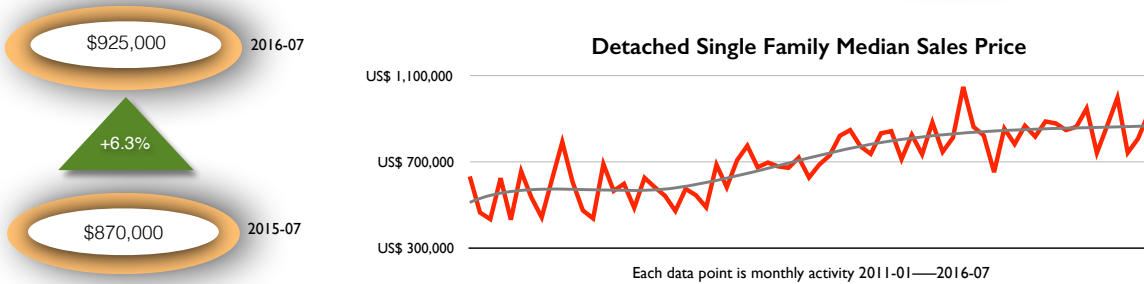
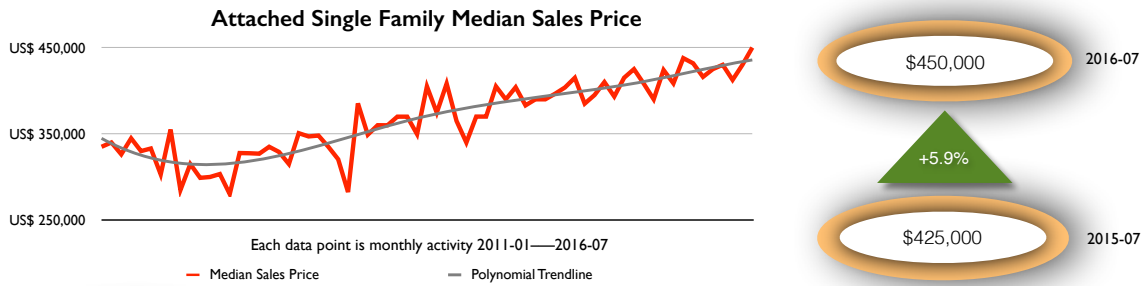


# West Town

Monthly Update 2016-07



<b>+1.8%</b>	<b>-22.0%</b>	<b>0.0%</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



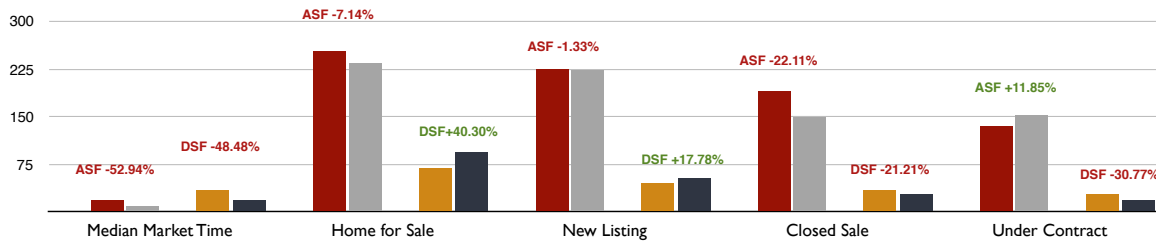
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	17	8	<b>-52.94%</b>
Home for Sale	252	234	<b>-7.14%</b>
New Listing	226	223	<b>-1.33%</b>
Closed Sale	190	148	<b>-22.11%</b>
Under Contract	135	151	<b>+11.85%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	33	17	<b>-48.48%</b>
Home for Sale	67	94	<b>+40.30%</b>
New Listing	45	53	<b>+17.78%</b>
Closed Sale	33	26	<b>-21.21%</b>
Under Contract	26	18	<b>-30.77%</b>



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

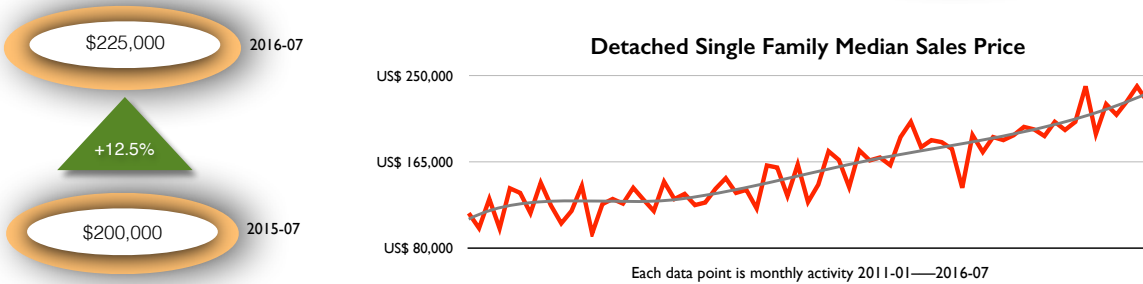
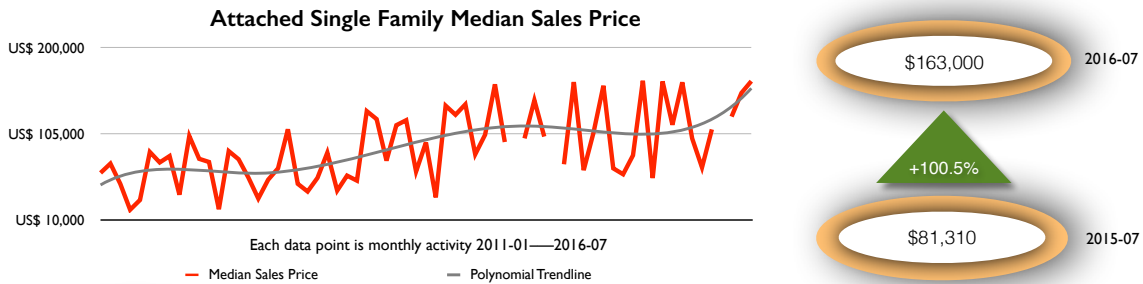
Monday, August 3, 2016

# Belmont Cragin

Monthly Update 2016-07



<b>+3.1%</b>	<b>-13.5%</b>	<b>-37.3%</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



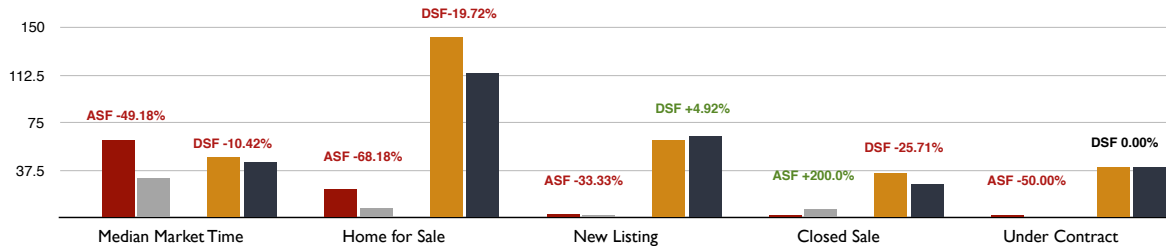
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	61	31	<b>-49.18%</b>
Home for Sale	22	7	<b>-68.18%</b>
New Listing	3	2	<b>-33.33%</b>
Closed Sale	2	6	<b>200.00%</b>
Under Contract	2	1	<b>-50.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	48	43	<b>-10.42%</b>
Home for Sale	142	114	<b>-19.72%</b>
New Listing	61	64	<b>4.92%</b>
Closed Sale	35	26	<b>-25.71%</b>
Under Contract	40	40	<b>0.00%</b>



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

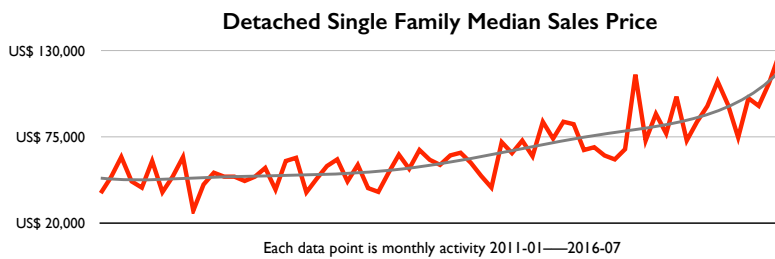
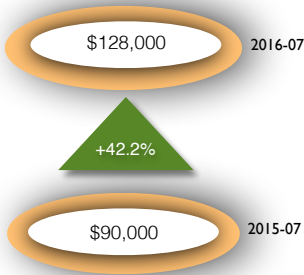
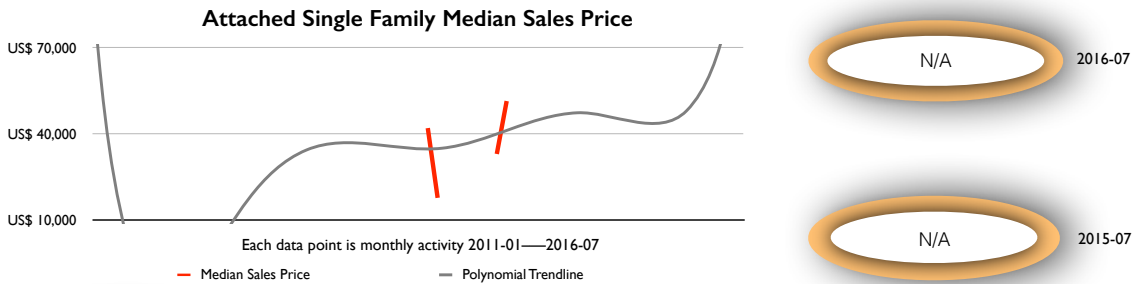
Monday, August 3, 2016

# Chicago Lawn

Monthly Update 2016-07



<b>+2.6%</b>	<b>+8.0%</b>	<b>-10.6%</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



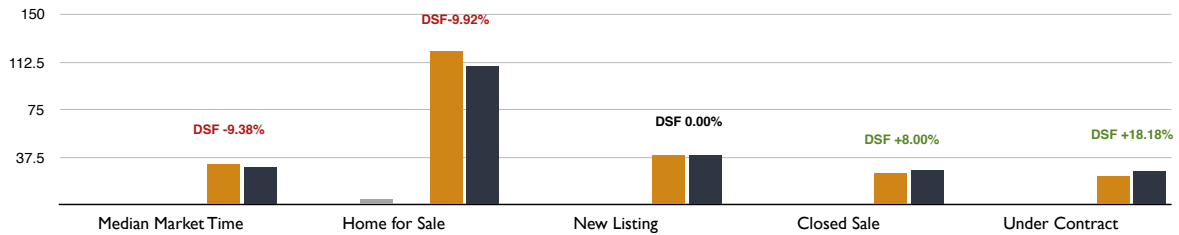
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time			
Home for Sale	0	4	
New Listing	0	1	
Closed Sale	0	0	
Under Contract	0	0	

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	32	29	<b>-9.38%</b>
Home for Sale	121	109	<b>-9.92%</b>
New Listing	39	39	<b>0.00%</b>
Closed Sale	25	27	<b>8.00%</b>
Under Contract	22	26	<b>18.18%</b>



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

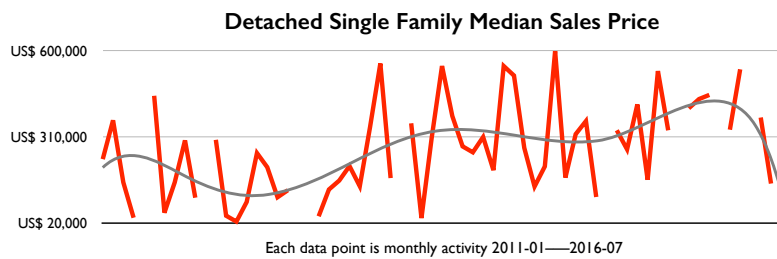
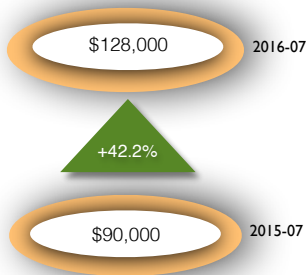
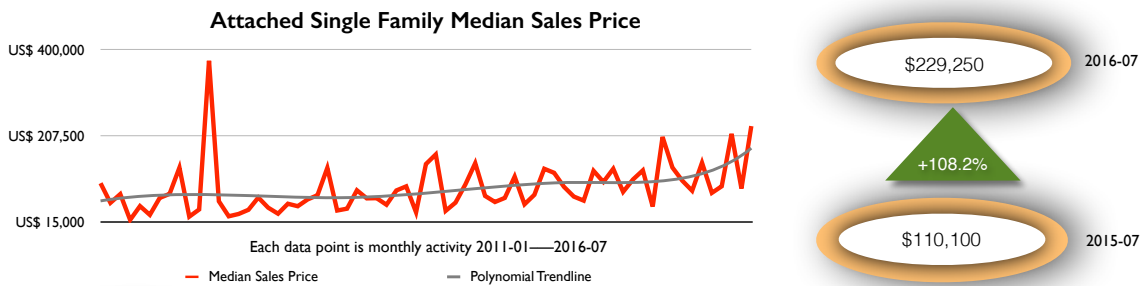
Monday, August 3, 2016

# Douglas

Monthly Update 2016-07



<b>+57.1%</b>	<b>-62.5%</b>	<b>+92.7%</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



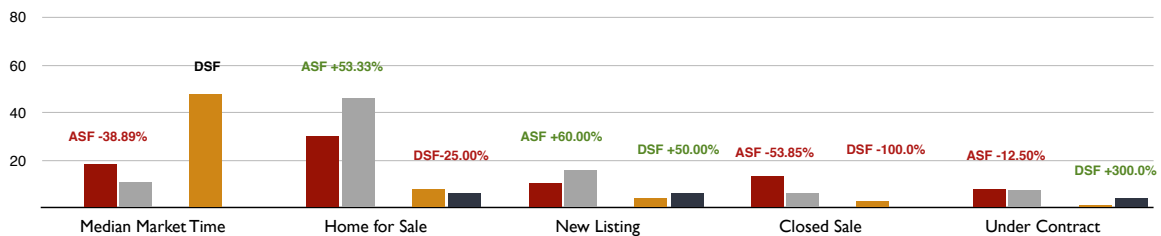
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	18	11	<b>-38.89%</b>
Home for Sale	30	46	<b>53.33%</b>
New Listing	10	16	<b>60.00%</b>
Closed Sale	13	6	<b>-53.85%</b>
Under Contract	8	7	<b>-12.50%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	48	N/A	
Home for Sale	8	6	<b>-25.00%</b>
New Listing	4	6	<b>50.00%</b>
Closed Sale	3	0	<b>-100.00%</b>
Under Contract	1	4	<b>300.00%</b>



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

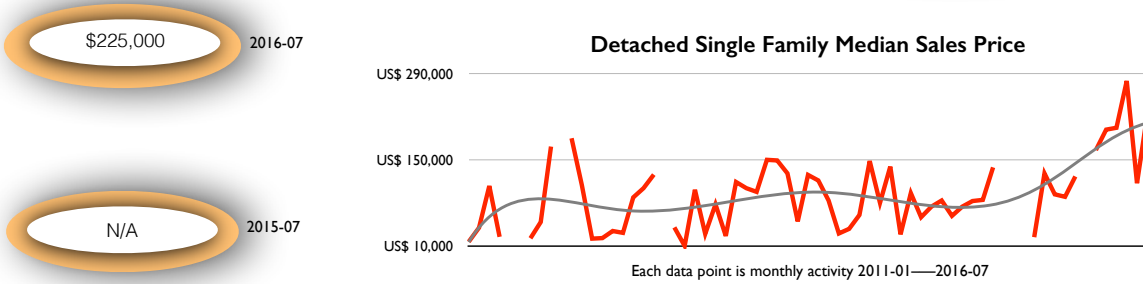
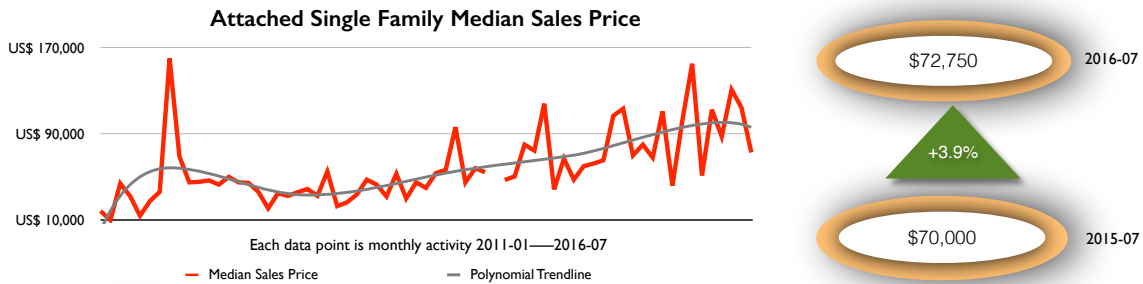
Monday, August 3, 2016

# East Garfield Park

Monthly Update 2016-07



<b>-16.7%</b>	<b>+200.0%</b>	<b>-34.3%</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



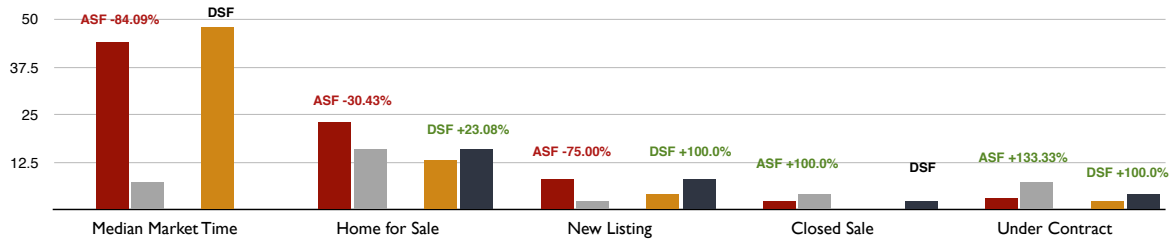
### Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	44	7	<b>-84.09%</b>
Home for Sale	23	16	<b>-30.43%</b>
New Listing	8	2	<b>-75.00%</b>
Closed Sale	2	4	<b>100.00%</b>
Under Contract	3	7	<b>133.33%</b>

*ASF including Townhouse & Condo*

### Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	48	N/A	
Home for Sale	13	16	<b>23.08%</b>
New Listing	4	8	<b>100.00%</b>
Closed Sale	0	2	
Under Contract	2	4	<b>100.00%</b>



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

Monday, August 3, 2016

# Hermosa

Monthly Update 2016-07



**+40.0%**

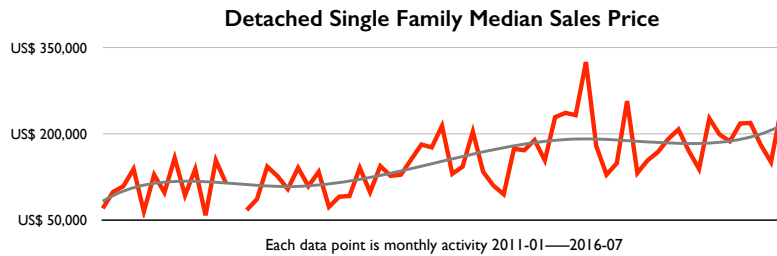
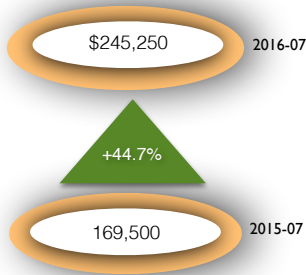
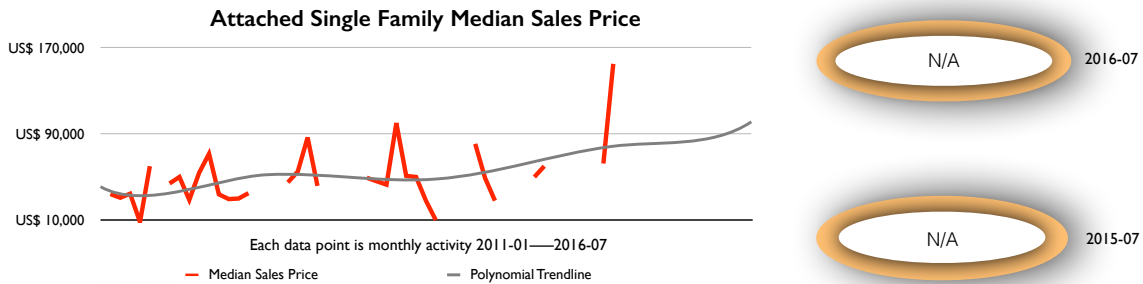
Changes in  
**New Listings**  
All Properties

**-57.1%**

Changes in  
**Closed Sale**  
All Properties

**-9.4%**

Changes in  
**Months Supply**  
All Properties



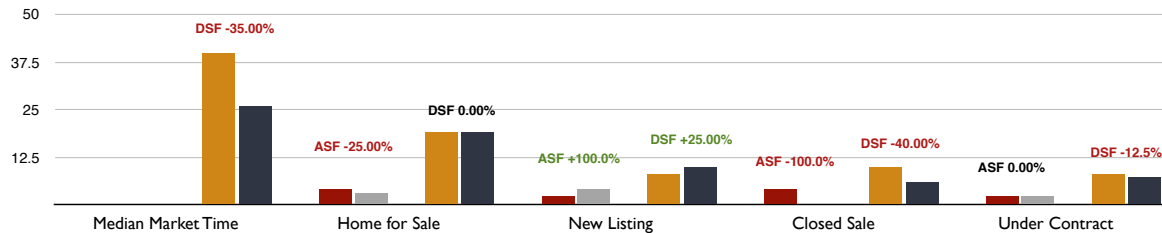
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	N/A	N/A	
Home for Sale	4	3	-25.00%
New Listing	2	4	100.00%
Closed Sale	4	0	-100.00%
Under Contract	2	2	0.00%

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	40	26	-35.00%
Home for Sale	19	19	0.00%
New Listing	8	10	25.00%
Closed Sale	10	6	-40.00%
Under Contract	8	7	-12.50%



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

# Humboldt Park

Monthly Update 2016-07



**+31.0%**

Changes in  
**New Listings**  
All Properties

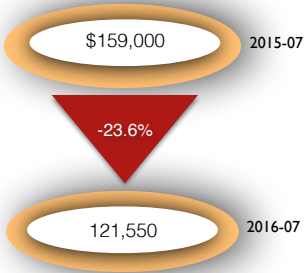
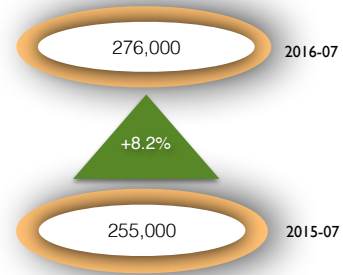
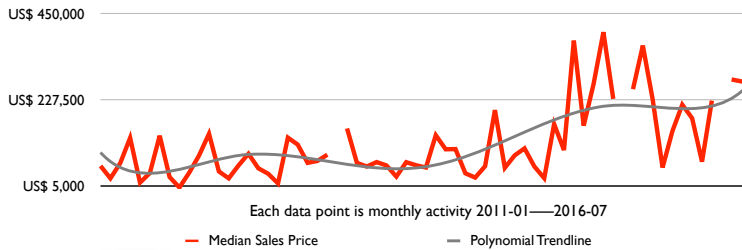
**+87.5%**

Changes in  
**Closed Sale**  
All Properties

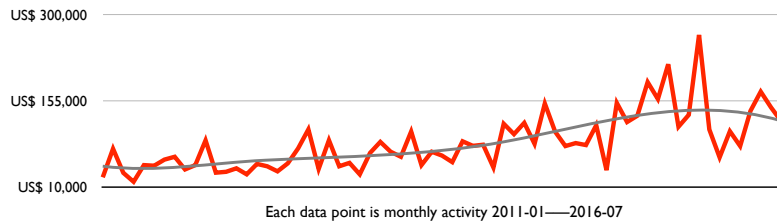
**-15.7%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



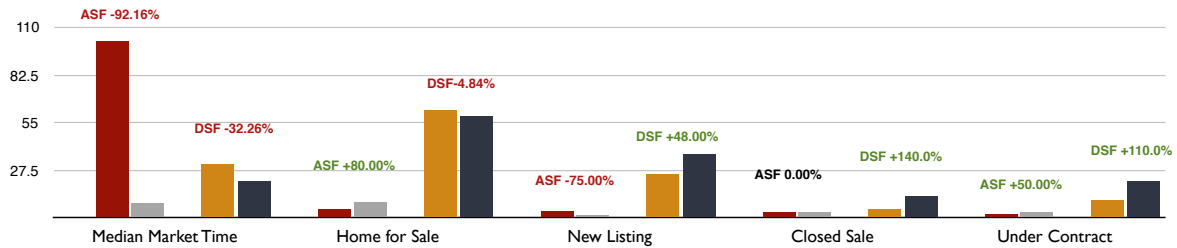
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	102	8	<b>-92.16%</b>
Home for Sale	5	9	<b>80.00%</b>
New Listing	4	1	<b>-75.00%</b>
Closed Sale	3	3	<b>0.00%</b>
Under Contract	2	3	<b>50.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	31	21	<b>-32.26%</b>
Home for Sale	62	59	<b>-4.84%</b>
New Listing	25	37	<b>48.00%</b>
Closed Sale	5	12	<b>140.00%</b>
Under Contract	10	21	<b>110.00%</b>



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

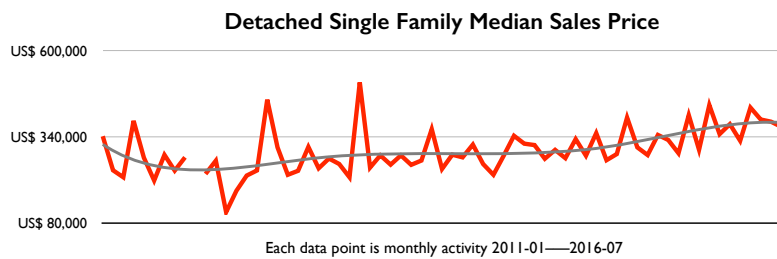
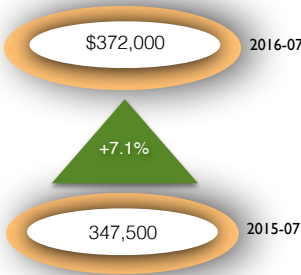
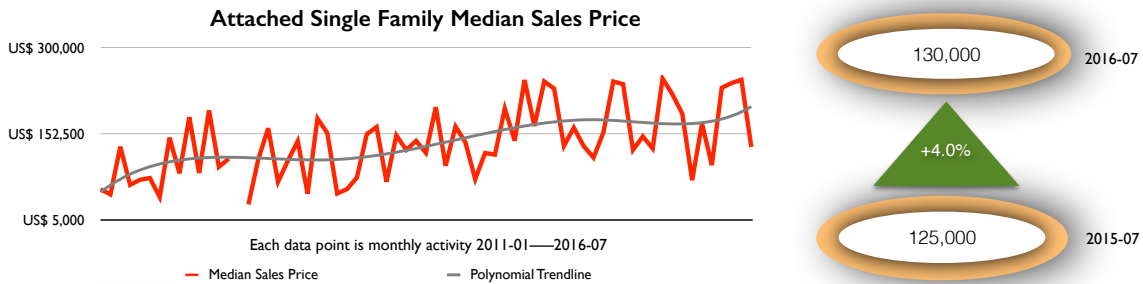
Monday, August 4, 2016

# North Park

Monthly Update 2016-07



<b>-8.3%</b>	<b>+87.5%</b>	<b>-2.8%</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



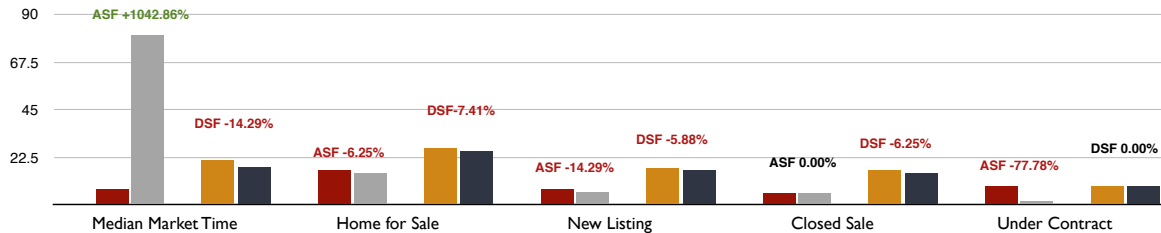
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	7	80	<b>+1042.86%</b>
Home for Sale	16	15	<b>-6.25%</b>
New Listing	7	6	<b>-14.29%</b>
Closed Sale	5	5	<b>0.00%</b>
Under Contract	9	2	<b>-77.78%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	21	18	<b>-14.29%</b>
Home for Sale	27	25	<b>-7.41%</b>
New Listing	17	16	<b>-5.88%</b>
Closed Sale	16	15	<b>-6.25%</b>
Under Contract	9	9	<b>0.00%</b>



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

Monday, August 4, 2016



# Oakland

Monthly Update 2016-07



**-36.4%**

Changes in  
**New Listings**  
All Properties

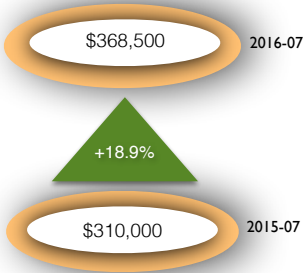
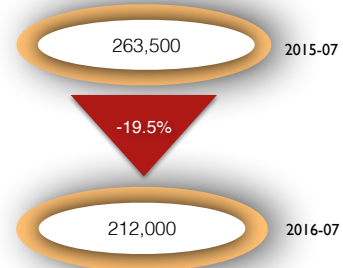
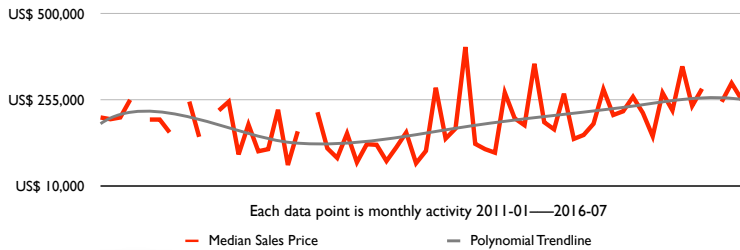
**-25.0%**

Changes in  
**Closed Sale**  
All Properties

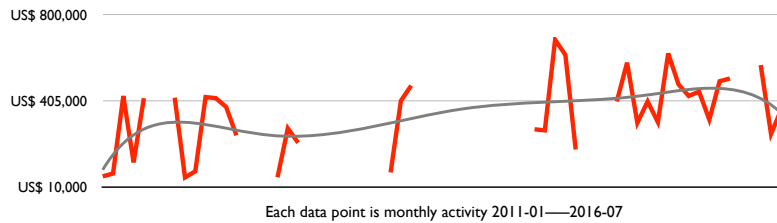
**-44.2%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



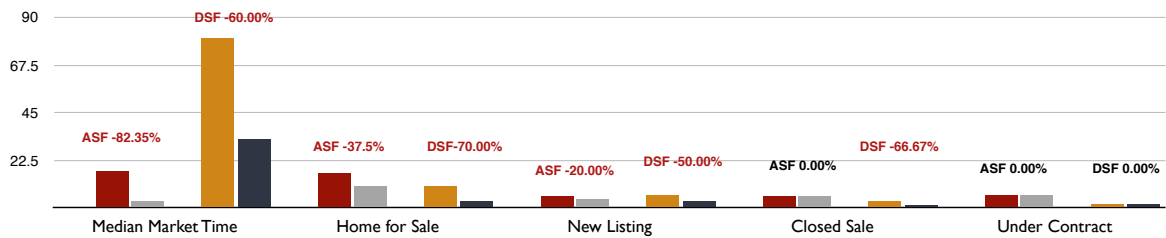
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	17	3	<b>-82.35%</b>
Home for Sale	16	10	<b>-37.50%</b>
New Listing	5	4	<b>-20.00%</b>
Closed Sale	5	5	<b>0.00%</b>
Under Contract	6	6	<b>0.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	80	32	<b>-60.00%</b>
Home for Sale	10	3	<b>-70.00%</b>
New Listing	6	3	<b>-50.00%</b>
Closed Sale	3	1	<b>-66.67%</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 IOK Research and Marketing.

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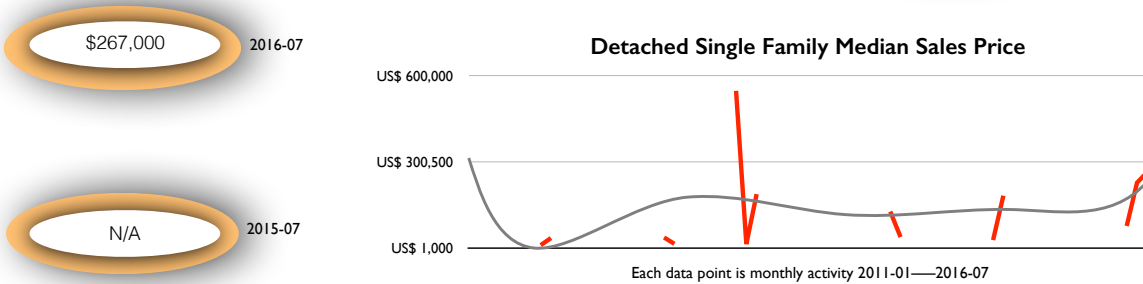
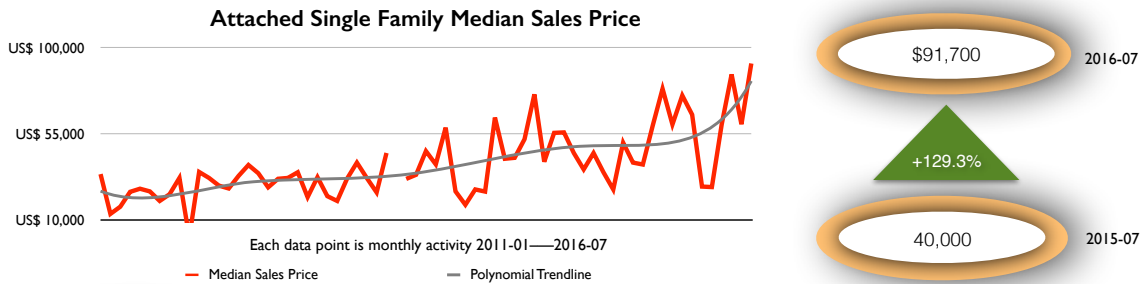
Monday, August 4, 2016

# Washington Park

Monthly Update 2016-07



<b>-16.7%</b>	<b>+50.0%</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

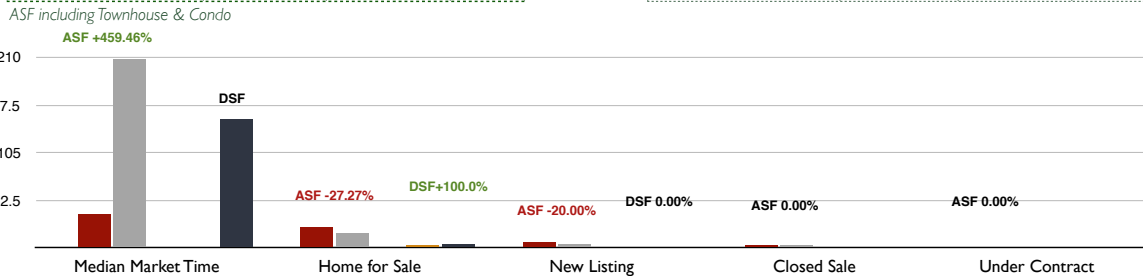


#### Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	37	207	<b>459.46%</b>
Home for Sale	22	16	<b>-27.27%</b>
New Listing	5	4	<b>-20.00%</b>
Closed Sale	2	2	<b>0.00%</b>
Under Contract	1	1	<b>0.00%</b>

#### Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	N/A	141	
Home for Sale	2	4	<b>100.00%</b>
New Listing	1	1	<b>0.00%</b>
Closed Sale	0	1	
Under Contract	0	0	



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Monday, August 4, 2016

# McKinley Park

Monthly Update 2016-07



**-45.5%**

Changes in  
**New Listings**  
All Properties

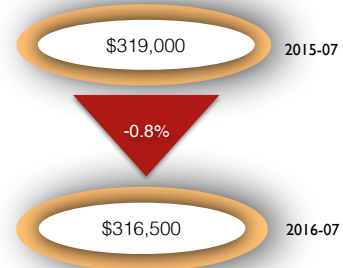
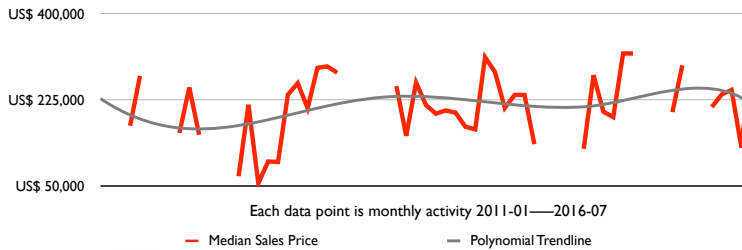
**+71.4%**

Changes in  
**Closed Sale**  
All Properties

**-46.3%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



\$352,450

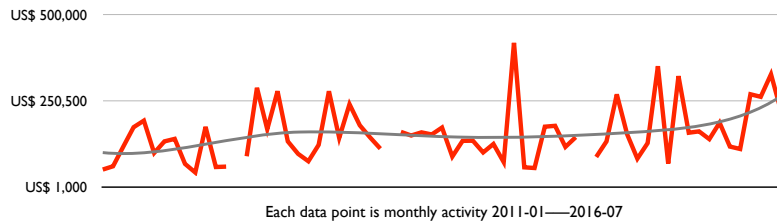
2015-07

-37.6%

\$220,000

2016-07

## Detached Single Family Median Sales Price



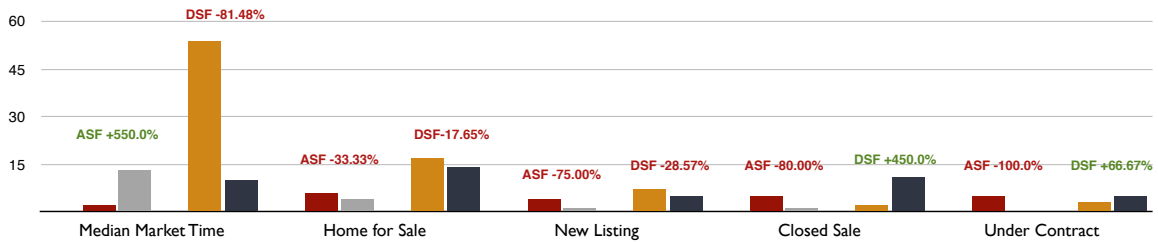
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	2	13	<b>550.00%</b>
Home for Sale	6	4	<b>-33.33%</b>
New Listing	4	1	<b>-75.00%</b>
Closed Sale	5	1	<b>-80.00%</b>
Under Contract	5	0	<b>-100.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	54	10	<b>-81.48%</b>
Home for Sale	17	14	<b>-17.65%</b>
New Listing	7	5	<b>-28.57%</b>
Closed Sale	2	11	<b>450.00%</b>
Under Contract	3	5	<b>66.67%</b>



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Monday, August 4, 2016

# Edison Park

Monthly Update 2016-07



**-8.6%**

Changes in  
**New Listings**  
All Properties

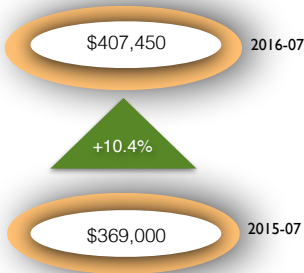
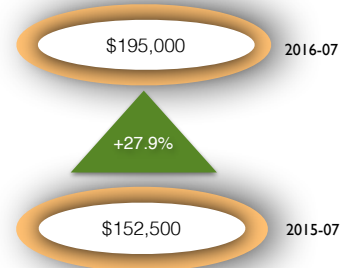
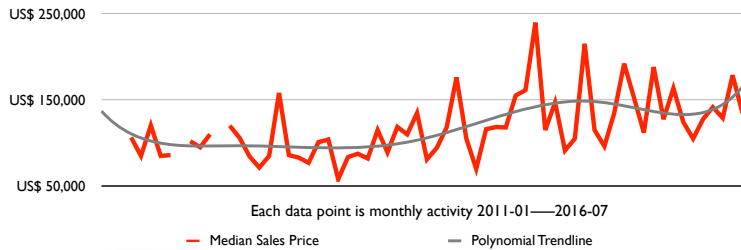
**-40.0%**

Changes in  
**Closed Sale**  
All Properties

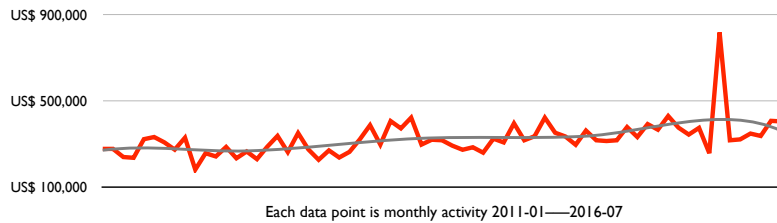
**-2.4%**

Changes in  
**Months Supply**  
All Properties

## Attached Single Family Median Sales Price



## Detached Single Family Median Sales Price



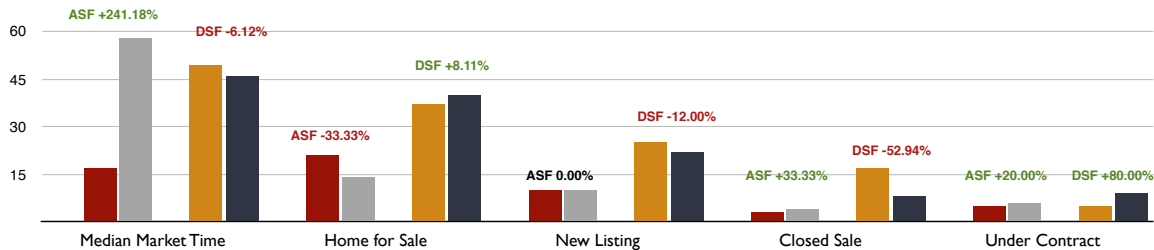
## Attached Single Family (ASF)

	2015-07	2016-07	Changes
Median Market Time	17	58	<b>241.18%</b>
Home for Sale	21	14	<b>-33.33%</b>
New Listing	10	10	<b>0.00%</b>
Closed Sale	3	4	<b>33.33%</b>
Under Contract	5	6	<b>20.00%</b>

ASF including Townhouse & Condo

## Detached Single Family (DSF)

	2015-07	2016-07	Changes
Median Market Time	49	46	<b>-6.12%</b>
Home for Sale	37	40	<b>8.11%</b>
New Listing	25	22	<b>-12.00%</b>
Closed Sale	17	8	<b>-52.94%</b>
Under Contract	5	9	<b>80.00%</b>



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Monday, August 4, 2016



*PahRoo Appraisal & Consultancy  
1440 N Dayton, Suite 202  
Chicago, IL 60642*

*Phone: 773.388.0003*

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

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

