



Chicago

31 Neighborhoods

Monthly Report - April 2017



KEY TAKEAWAYS...

- Median sales price for all type of properties in April increased to \$242,000 from \$230,000 compared to last month and were up 5.2% from last year, according to the data from MRED. Median sales price for attached single-family increased to \$207,000 from \$195,000 in March and increased by 2.2% compared with last year respectively. Detached single-family decreased to \$242,000, which was 5.2% increased compared with last year respectively.
- Total number of homes for sale in April increased by 0.37% to 34,114 and it was 18% lower than last year. There were 9,265 attached single-family properties (including townhouse and condo) for sale and 34,106 detached single family housing for sale. It continued to be a seller-market in real estate industry.
- Median market times for all type of properties decreased from 55 days in March to 30 days this month. The trends went down in these years both for attached single-family properties and the detached single-family properties.
- The real estate market is performing slow but showing a developing trend during the first season of 2017. As we enter the summer season, the recovery market should be more significant.

Our Monthly Report covers 31 Chicago neighborhoods and market areas by providing detailed information on market activity to keep you informed.

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

Chicagoland PMSA— April 2017

-6.9%

Change in
New Listing
All properties

-1.5%

Change in
Closed Sales
All properties

-18.0%

Change in
Inventory of Homes
All properties

Overview of 31 Neighborhoods



Average Median Sales Prices From Jan 2012

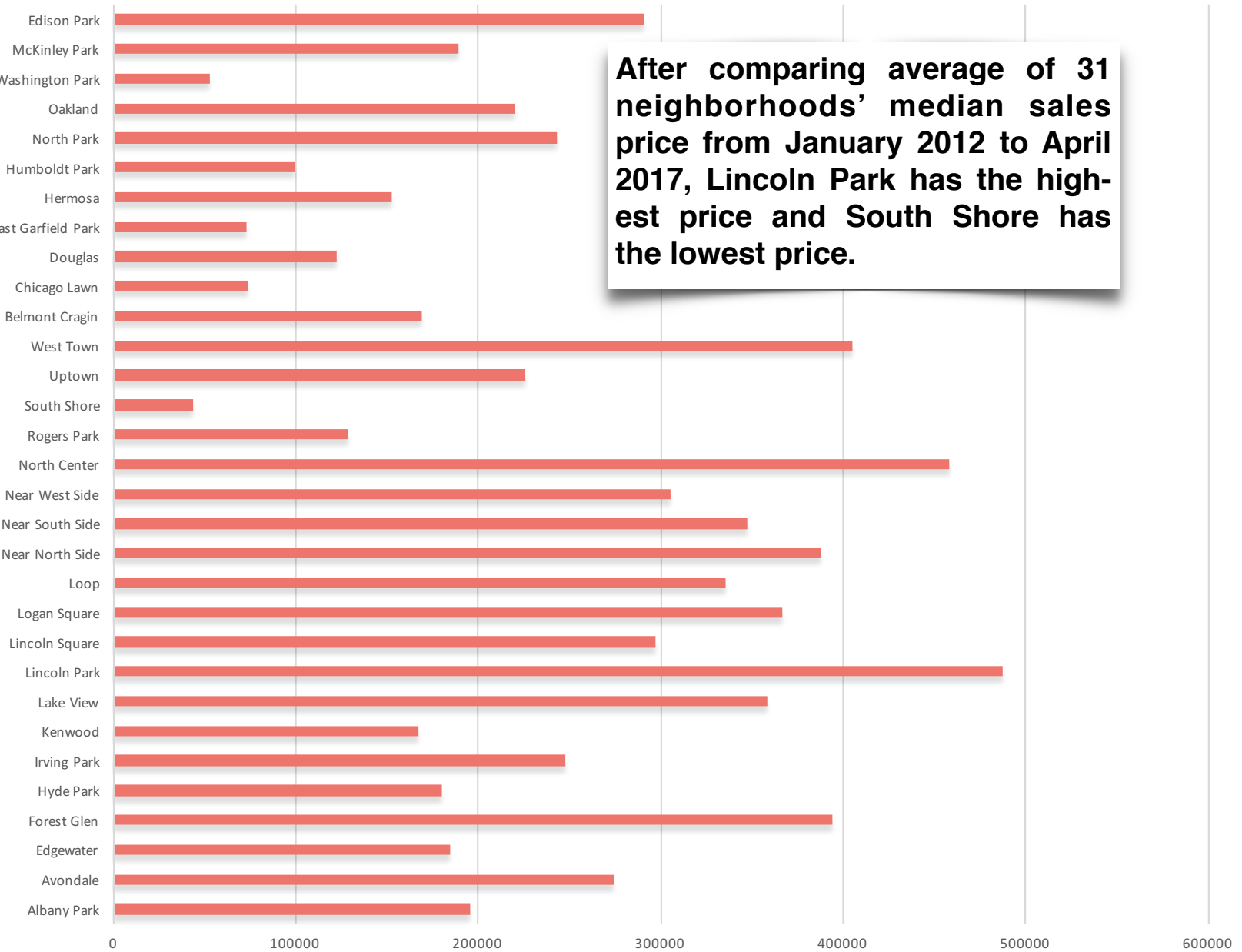


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Based in city of Chicago, PahRoo serves residential and commercial clients throughout the area including:

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



Monthly Update—April 201

This report creates a comprehensive picture of the real market for each neighborhood based on monthly metrics. The metrics allow the reader comprehension and insight into the demand and supply influences of the real estate market. The data-provider *Infosparks*, by *MRED LLC*, has been used for data analysis.

Our purpose of this informative monthly report is to describe the condition of the Chicago-land real estate market by analyzing the statistical data from 30 representative Chicago neighborhoods and identifying the market trends. Understanding the market fluctuations are a significant benefit to clients seeking cutting edge information market-leading industries. For all Chicago neighborhoods, detached and attached Single Family properties are segmented.

We hope this report provides market insights that allow for timely decisions and informed planning based on the latest market sales activity for Chicago neighborhoods and suburbs.

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

appraisal@Pahroo.com

We'd more than Welcome it.

Albany Park

Monthly Update 2017-04



-5.6%

Changes in
New Listings
All Properties

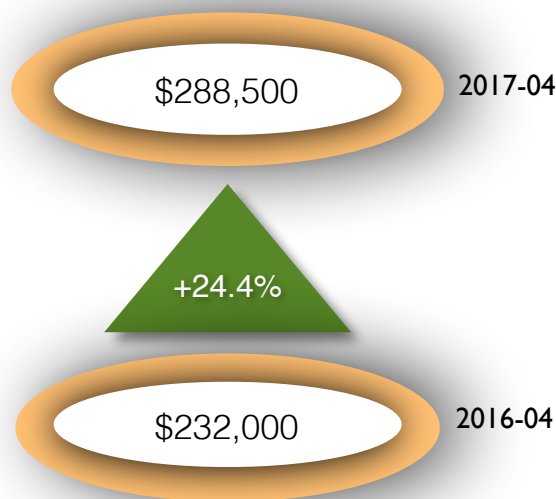
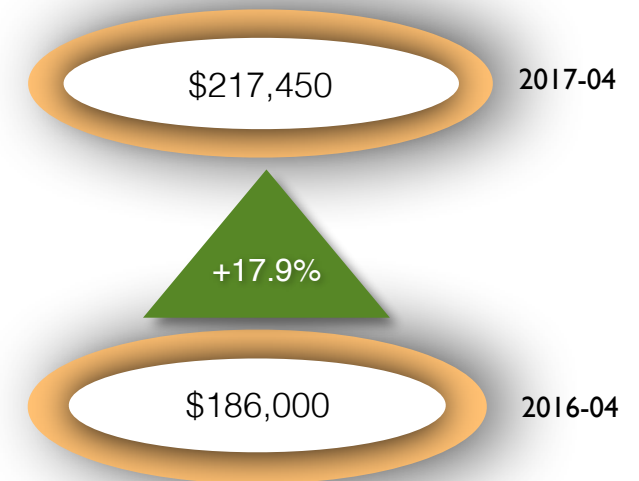
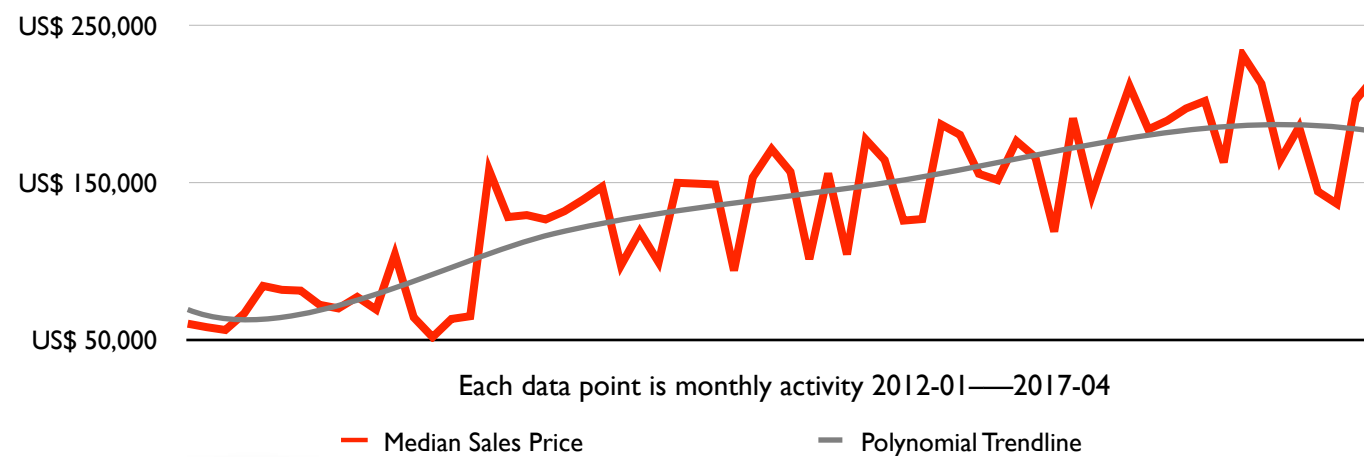
+18.5%

Changes in
Closed Sale
All Properties

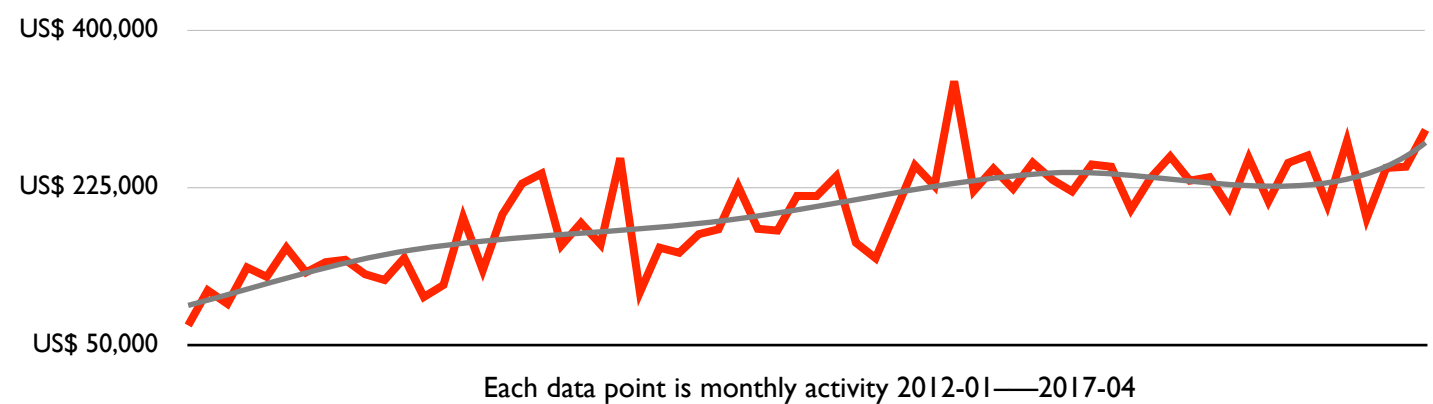
-25.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



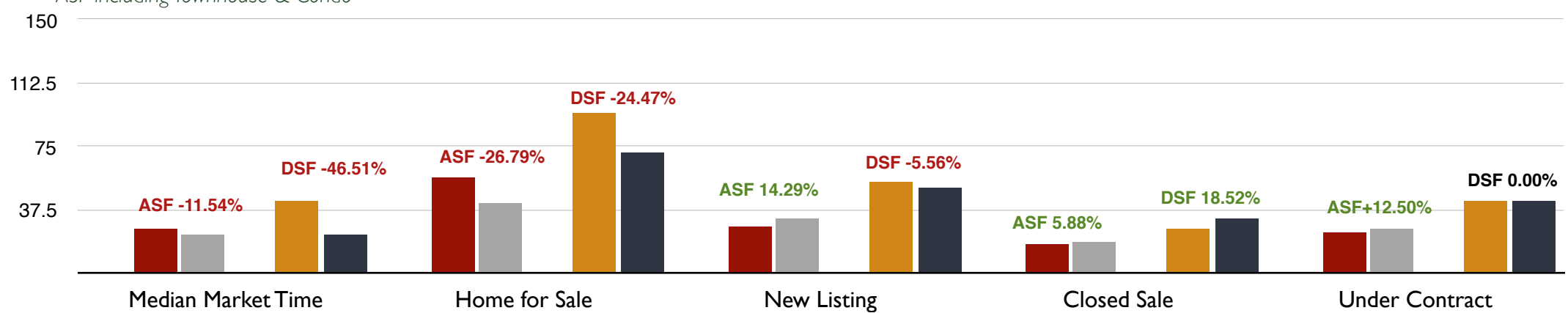
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	26	23	-11.54%
Home for Sale	56	41	-26.79%
New Listing	28	32	14.29%
Closed Sale	17	18	5.88%
Under Contract	24	27	12.50%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	43	23	-46.51%
Home for Sale	94	71	-24.47%
New Listing	54	51	-5.56%
Closed Sale	27	32	18.52%
Under Contract	43	43	0.00%



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

Wednesday, May 10, 2017

Avondale

Monthly Update 2017-04



-23.4%

Changes in
New Listings
All Properties

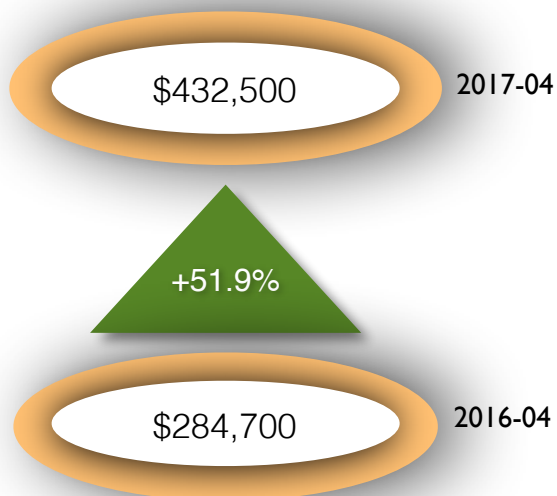
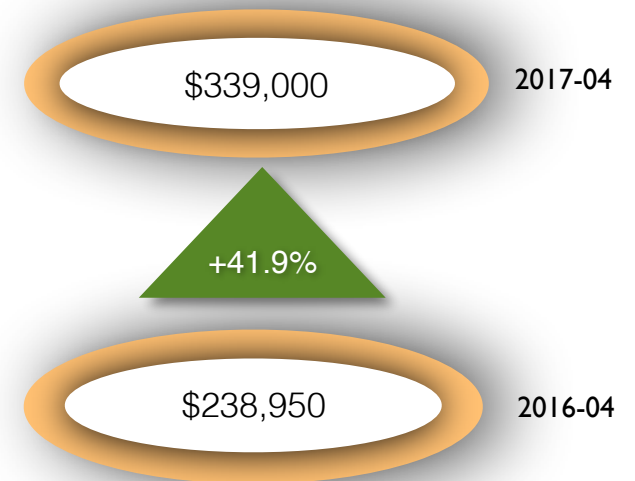
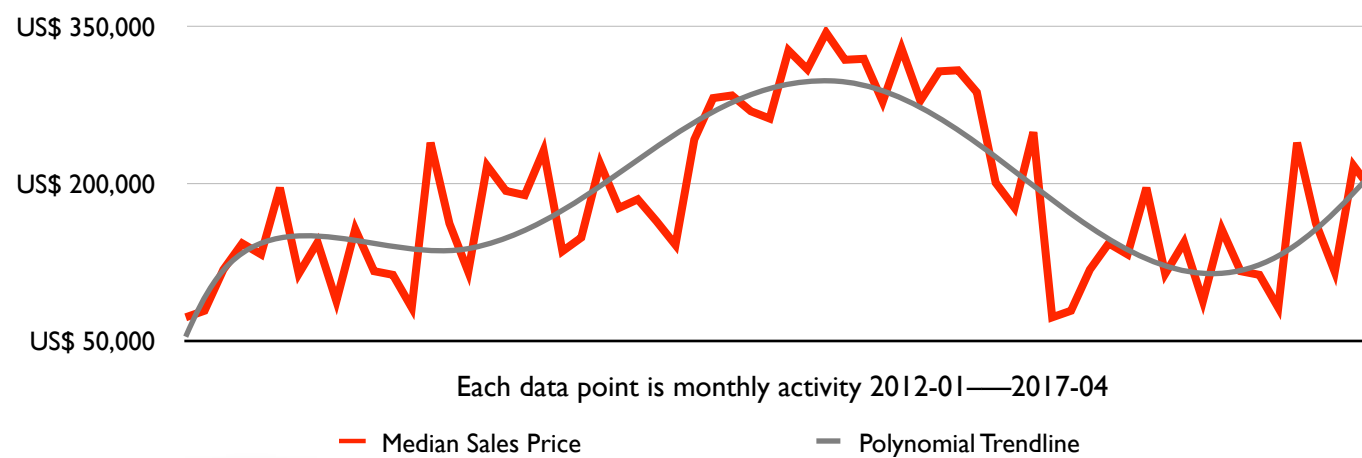
+10.7%

Changes in
Closed Sale
All Properties

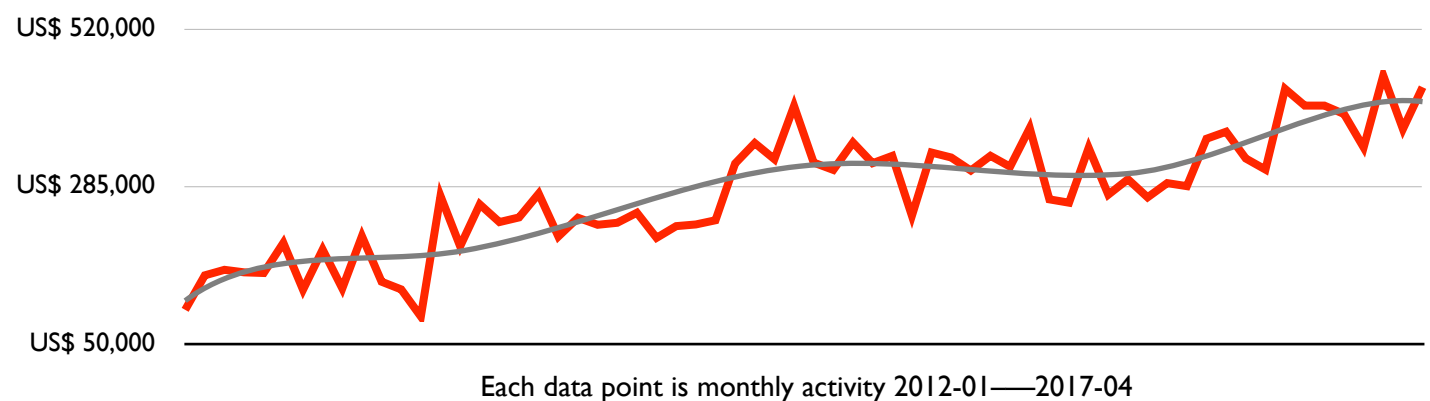
-45.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



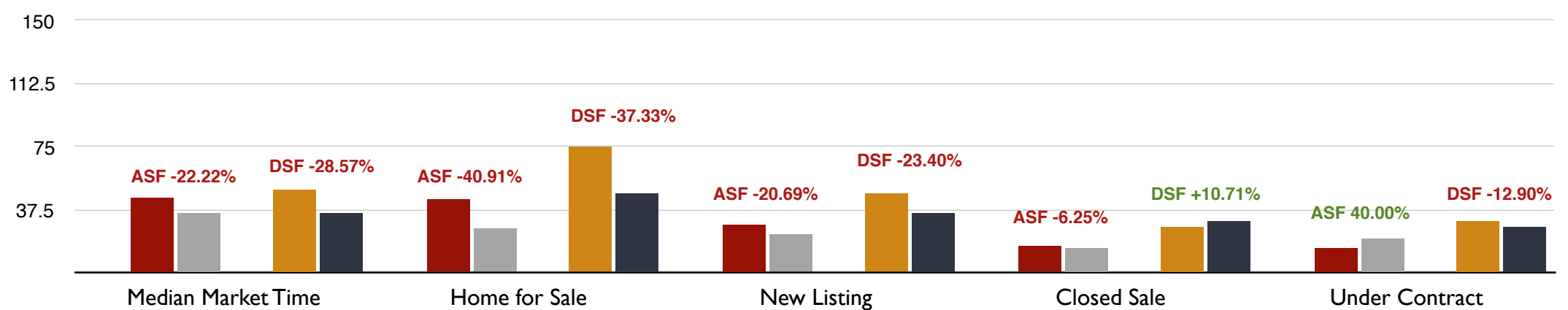
Attached Single Family (ASF)

	2106-04	2017-04	Changes
Median Market Time	45	35	-22.22%
Home for Sale	44	26	-40.91%
New Listing	29	23	-20.69%
Closed Sale	16	15	-6.25%
Under Contract	15	21	40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	49	35	-28.57%
Home for Sale	75	47	-37.33%
New Listing	47	36	-23.40%
Closed Sale	28	31	10.71%
Under Contract	31	27	-12.90%



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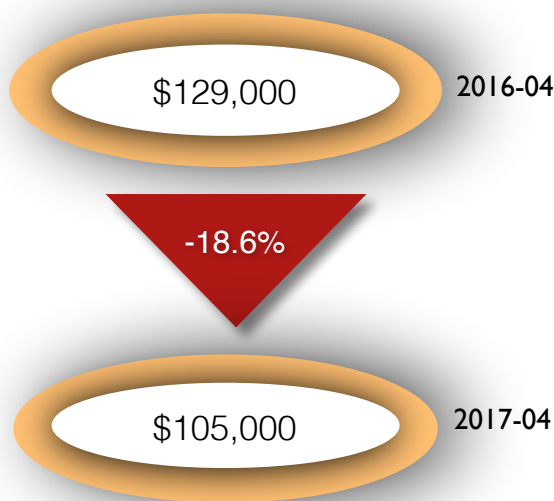
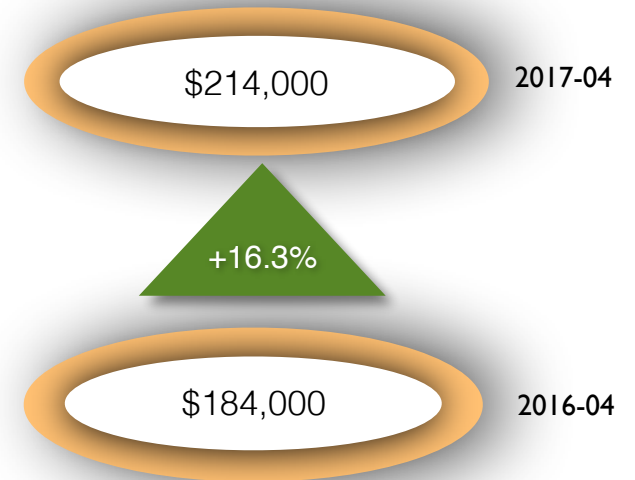
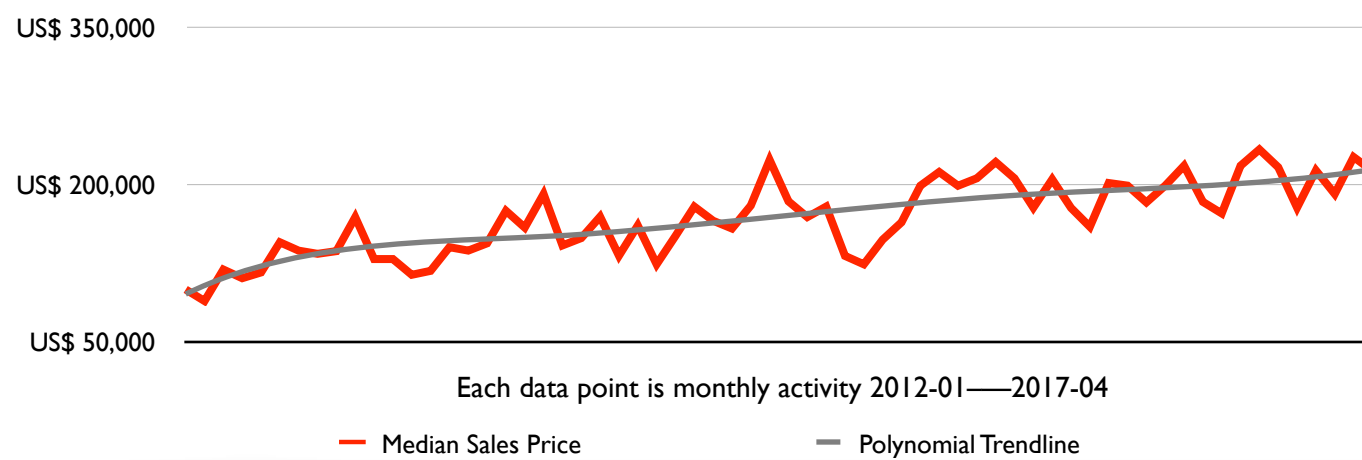
Edgewater

Monthly Update 2017-04

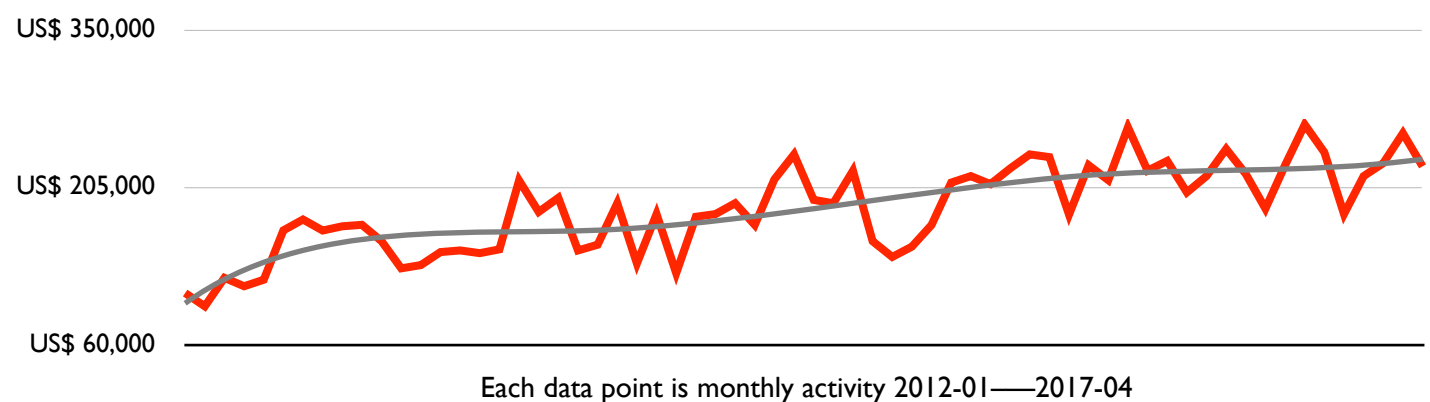


-16.7%	-14.3%	-27.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



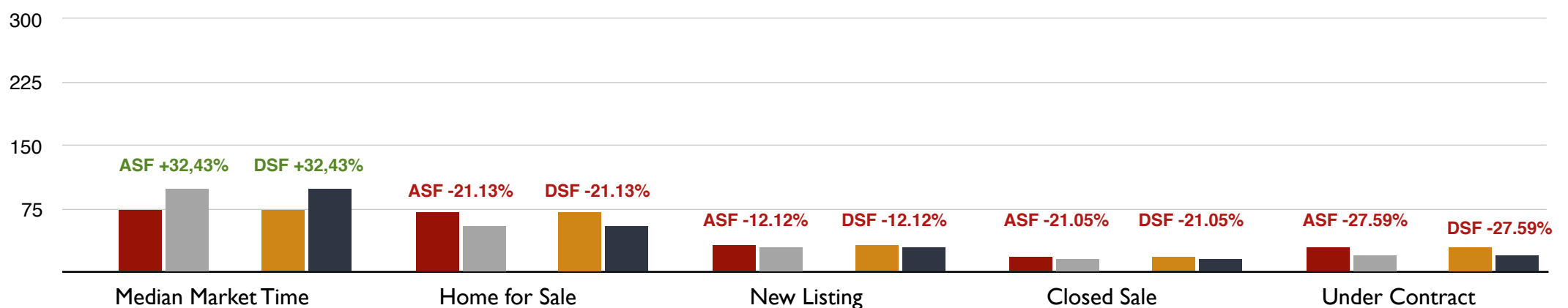
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	74	98	32.43%
Home for Sale	71	56	-21.13%
New Listing	33	29	-12.12%
Closed Sale	19	15	-21.05%
Under Contract	29	21	-27.59%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	74	98	32.43%
Home for Sale	71	56	-21.13%
New Listing	33	29	-12.12%
Closed Sale	19	15	-21.05%
Under Contract	29	21	-27.59%



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Forest Glen

Monthly Update 2017-04



-25.0%

Changes in
New Listings
All Properties

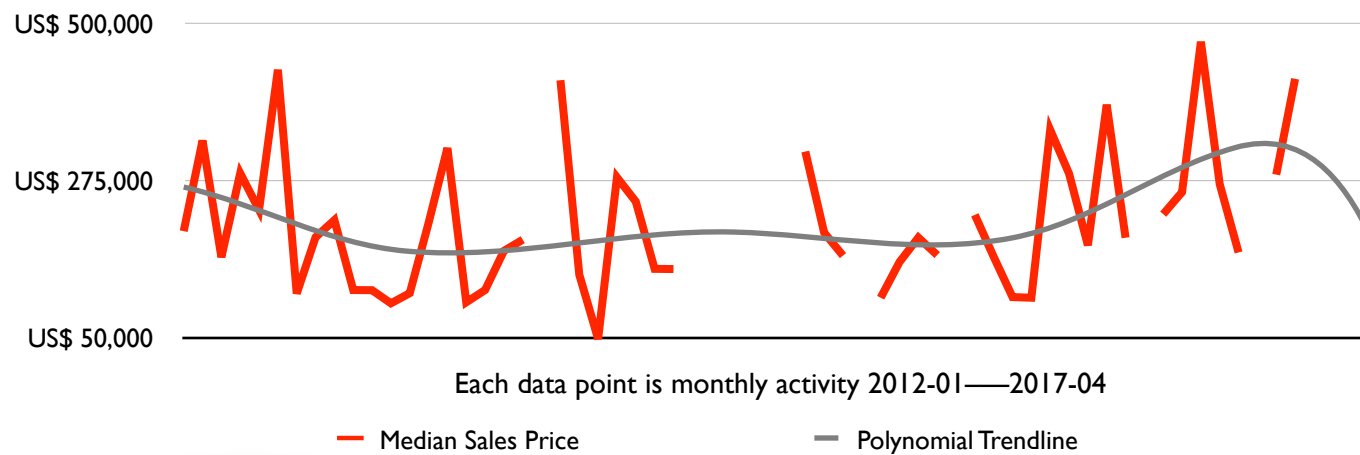
+75.0%

Changes in
Closed Sale
All Properties

+10.0%

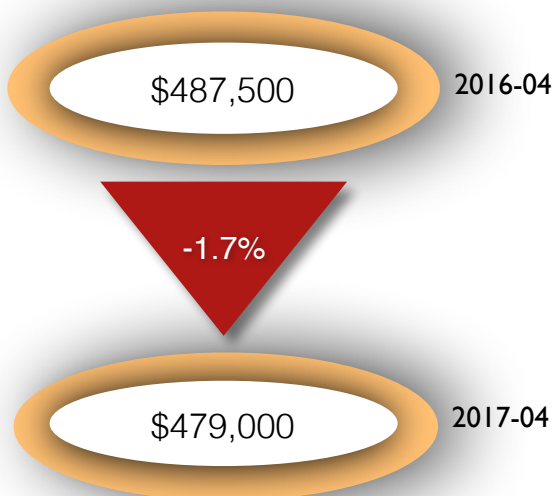
Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price

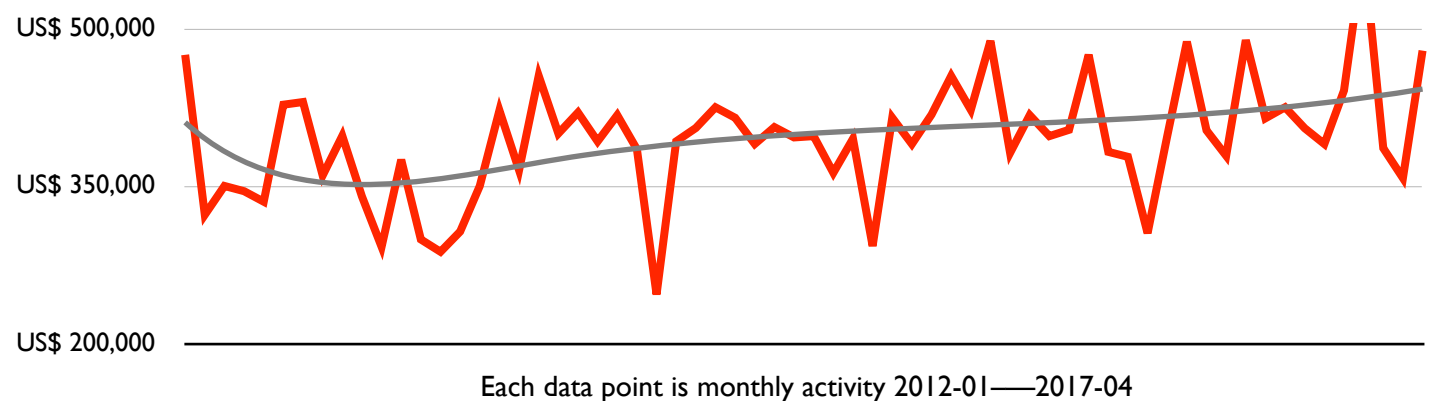


N/A 2017-04

N/A 2016-04



Detached Single Family Median Sales Price



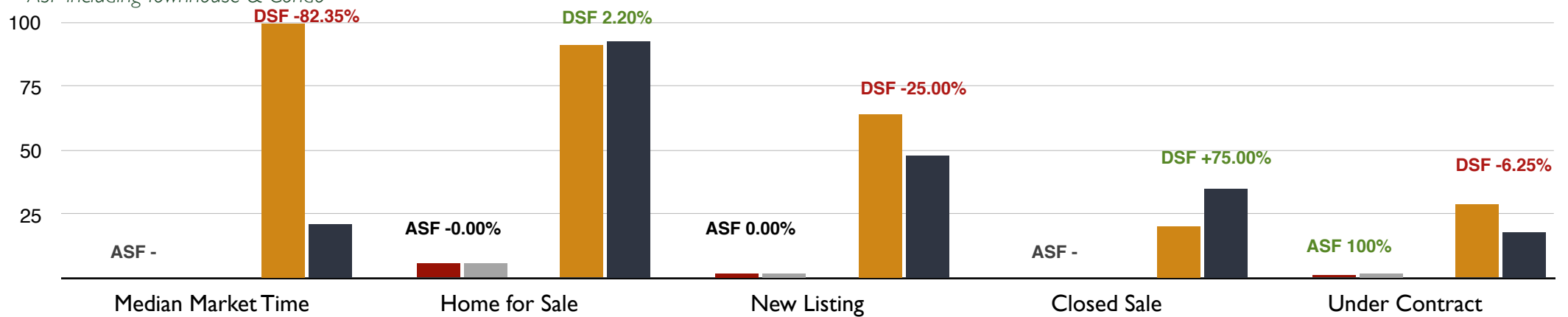
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	-	-	-%
Home for Sale	6	6	0.00%
New Listing	2	2	0.00%
Closed Sale	0	0	-%
Under Contract	1	2	100.00%

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	119	21	-82.35%
Home for Sale	91	93	2.20%
New Listing	64	48	-25.00%
Closed Sale	20	35	75.00%
Under Contract	29	18	-37.93%

ASF including Townhouse & Condo



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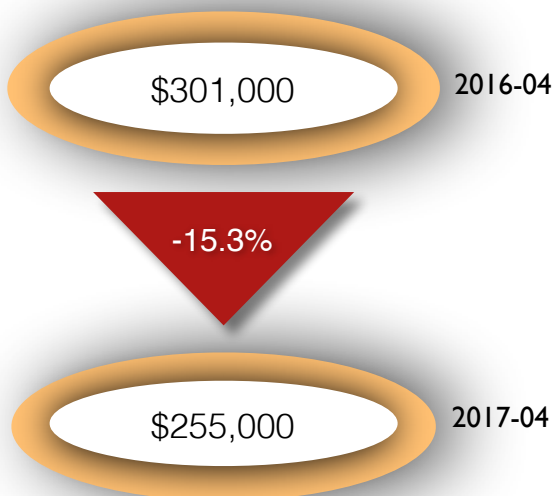
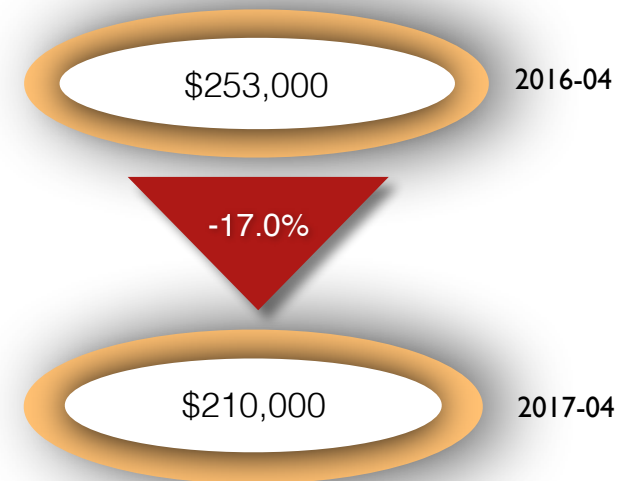
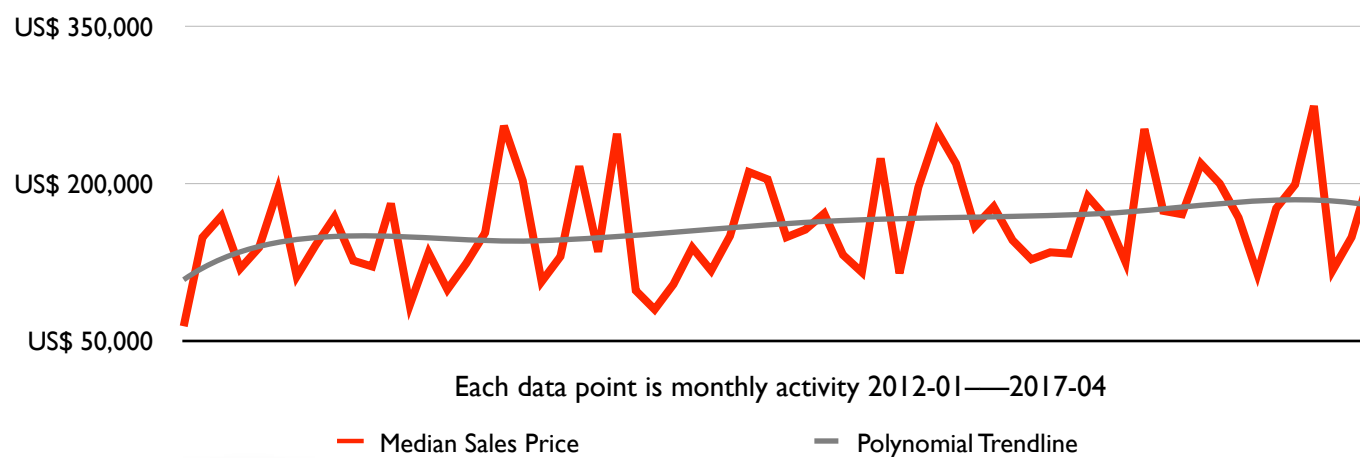
Hyde Park

Monthly Update 2017-04

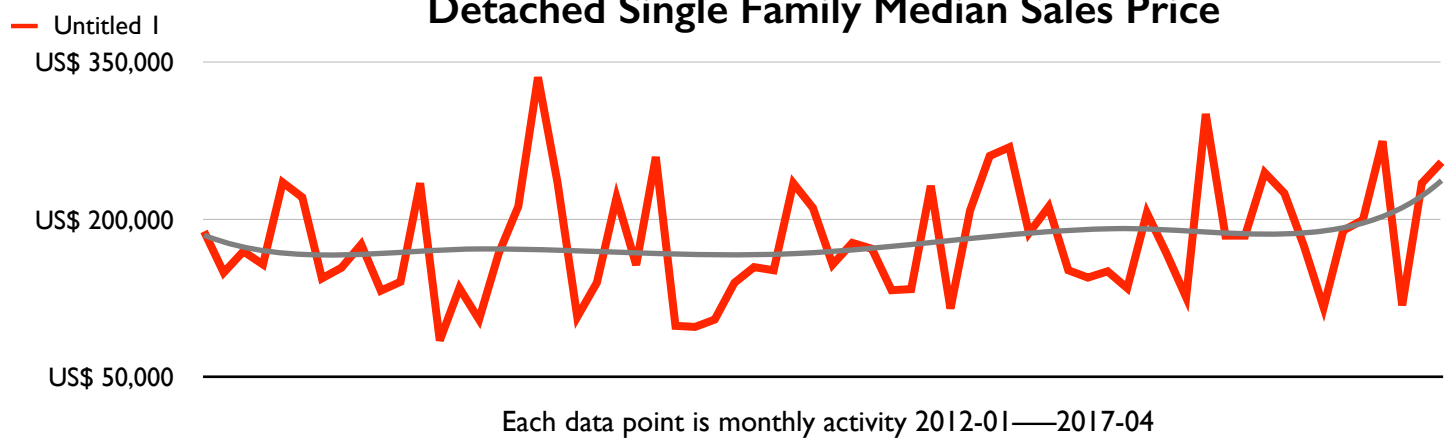


-4.0%	-5.0%	-18.5%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



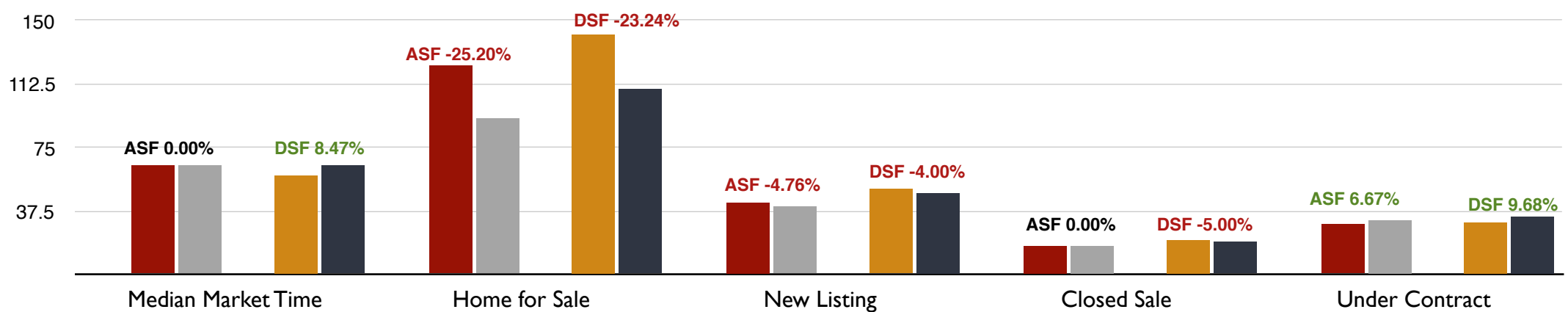
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	64	64	0.00%
Home for Sale	123	92	-25.20%
New Listing	42	40	-4.76%
Closed Sale	17	17	0.00%
Under Contract	30	32	6.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	59	64	8.47%
Home for Sale	142	109	-23.24%
New Listing	50	48	-4.00%
Closed Sale	20	19	-5.00%
Under Contract	31	34	9.68%



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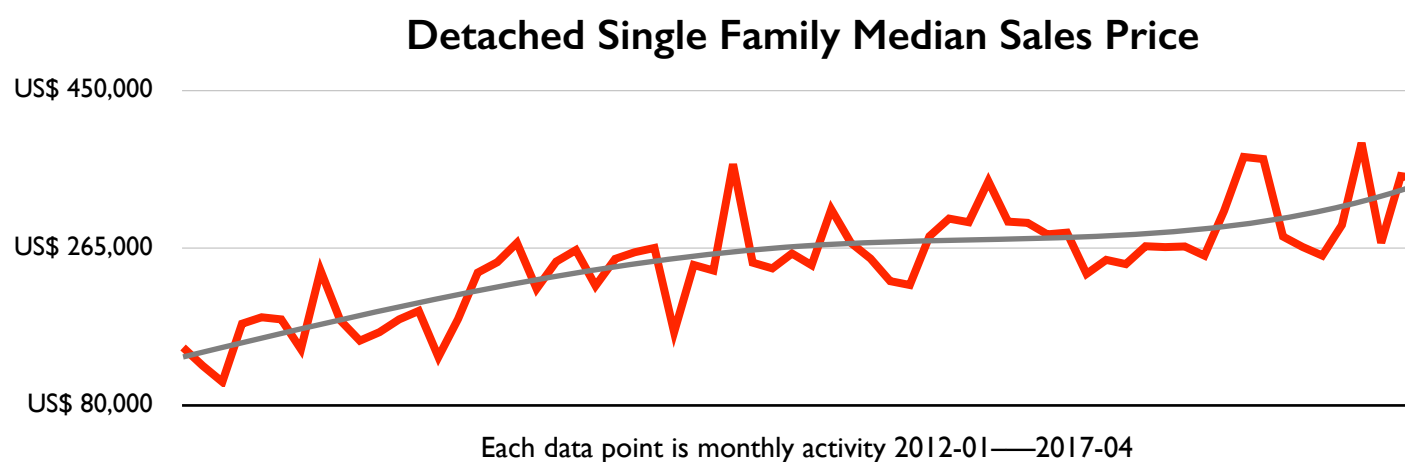
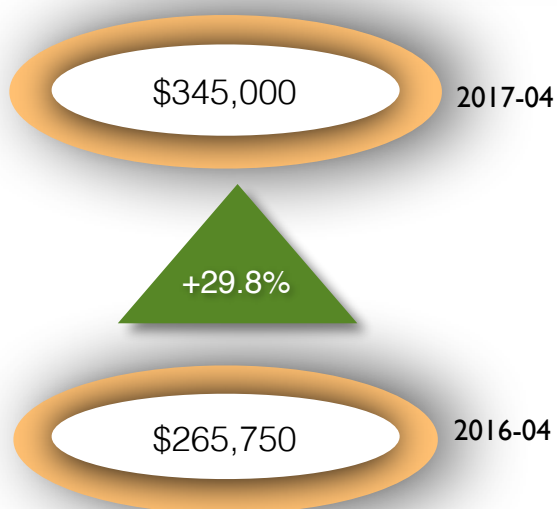
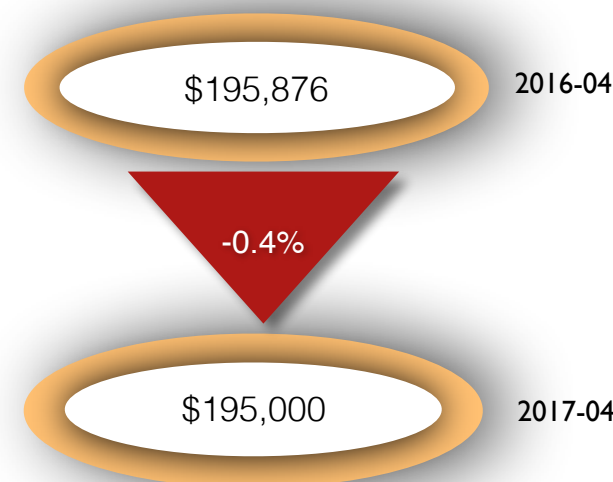
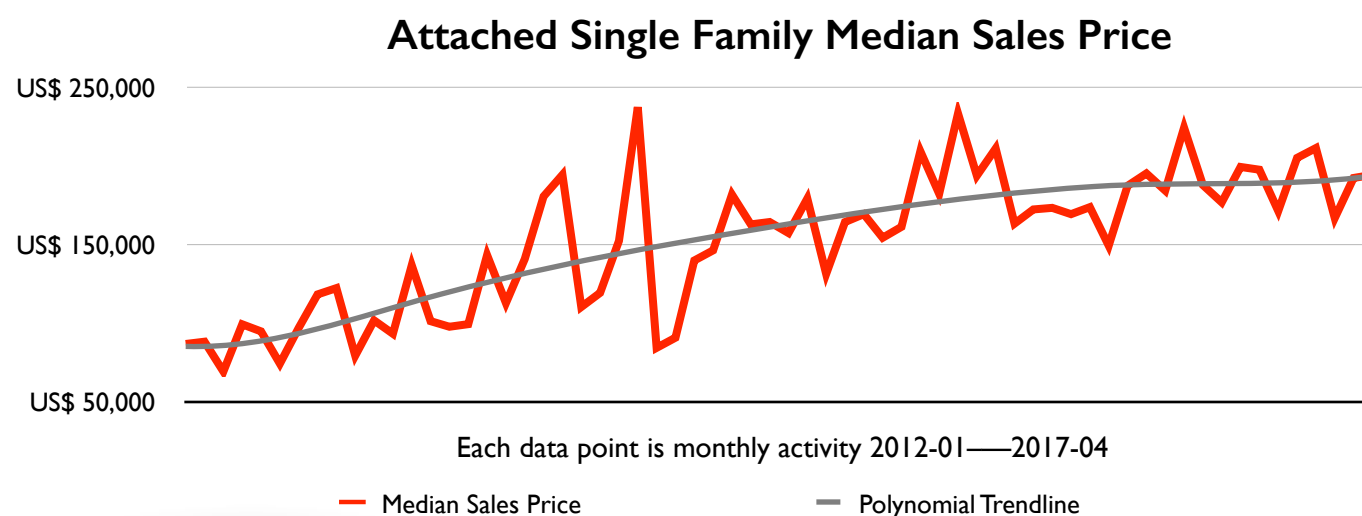
Wednesday, May 10, 2017

Irving Park

Monthly Update 2017-04



0.00%	-5.0%	-17.9%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



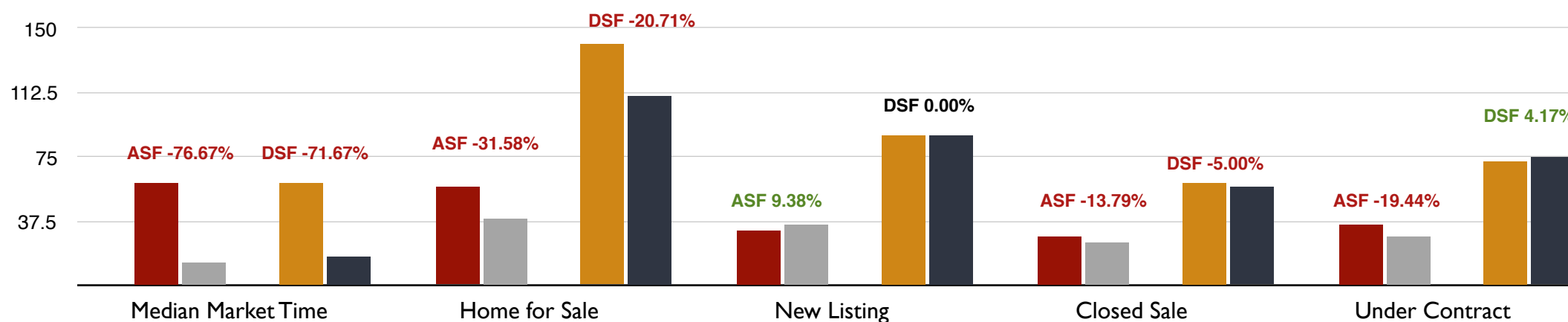
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	60	14	-76.67%
Home for Sale	57	39	-31.58%
New Listing	32	35	9.38%
Closed Sale	29	25	-13.79%
Under Contract	36	29	-19.44%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	60	17	-71.67%
Home for Sale	140	111	-20.71%
New Listing	87	87	0.00%
Closed Sale	60	57	-5.00%
Under Contract	72	75	4.17%



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

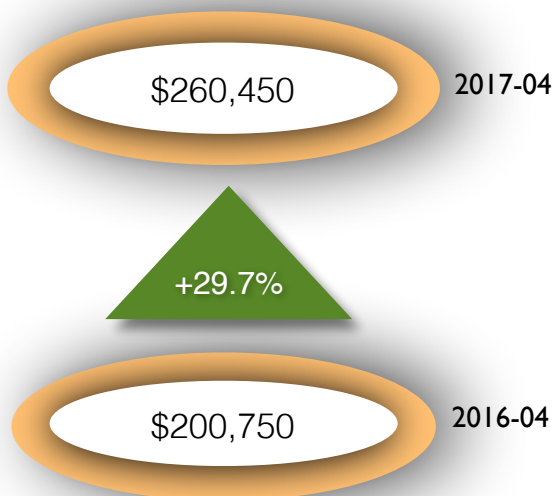
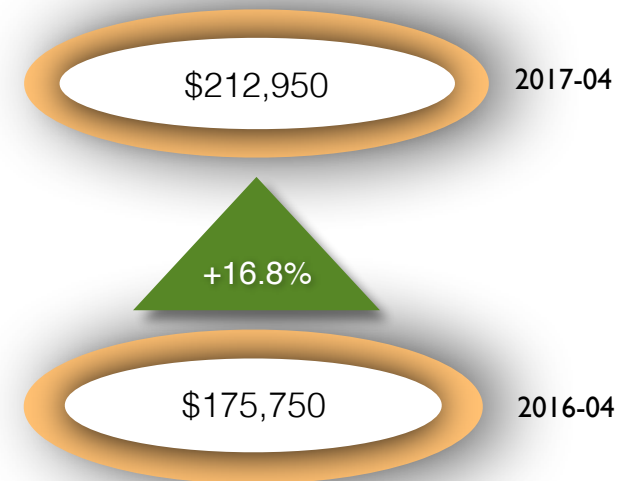
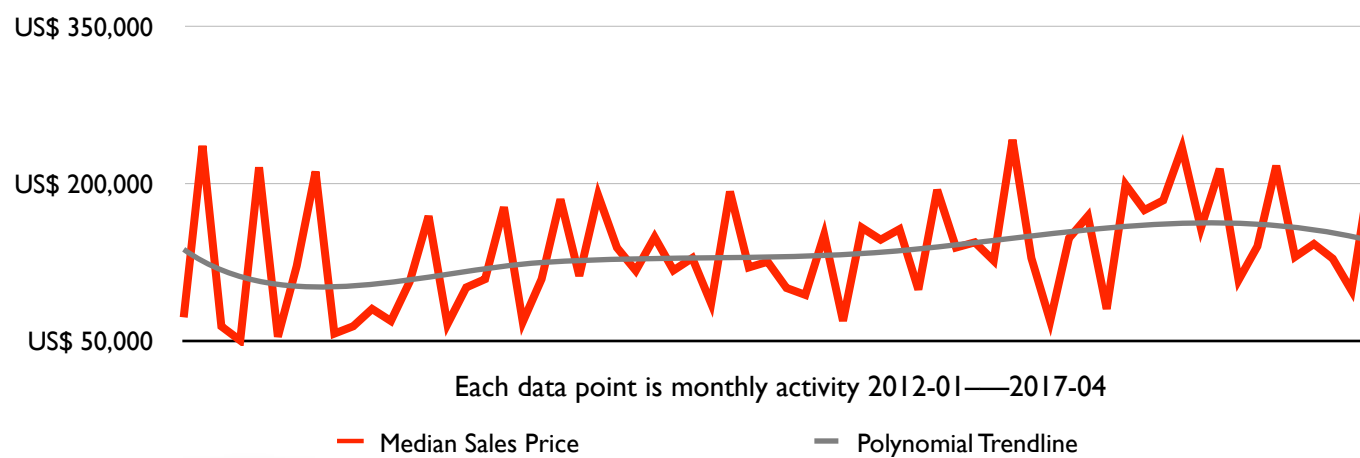
Kenwood

Monthly Update 2017-04

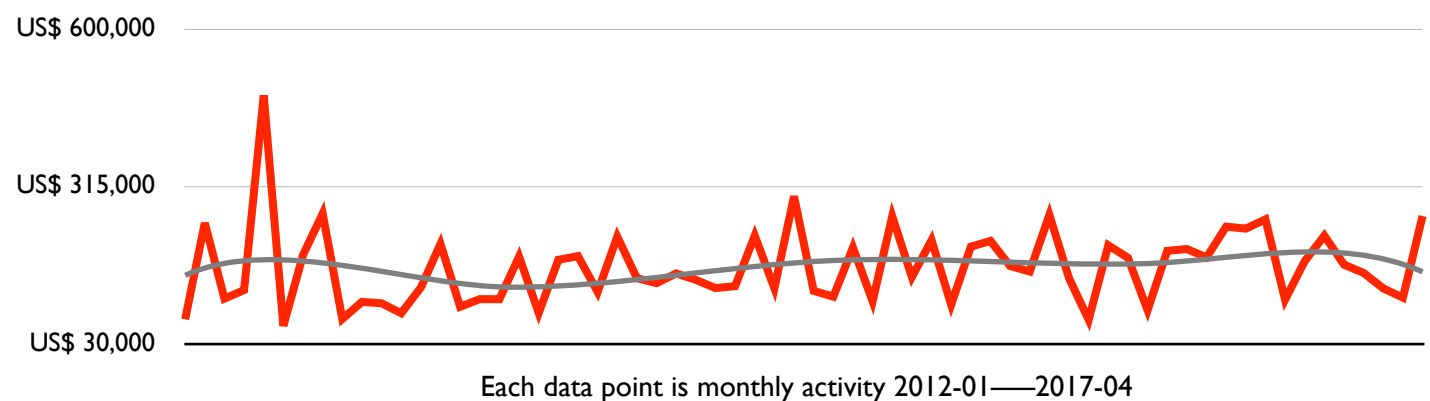


0.0%	+33.3%	-26.9%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	66	165	150.00%
Home for Sale	98	77	-21.43%
New Listing	27	29	7.41%
Closed Sale	10	14	40.00%
Under Contract	19	23	21.05%

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	110	207	88.18%
Home for Sale	124	104	-16.13%
New Listing	38	38	0.00%
Closed Sale	12	16	33.33%
Under Contract	23	26	13.04%



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Lake View

Monthly Update 2017-04



+12.2%

Changes in
New Listings
All Properties

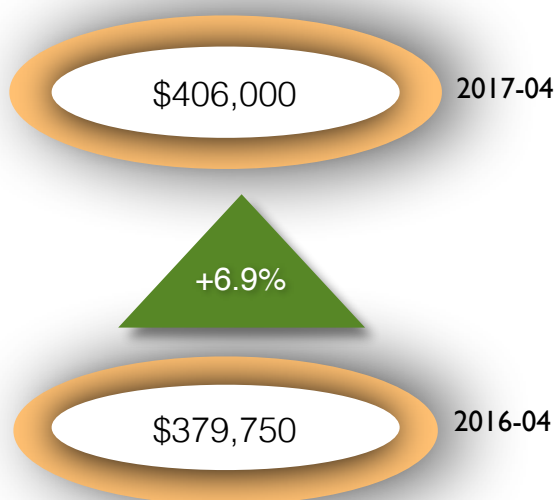
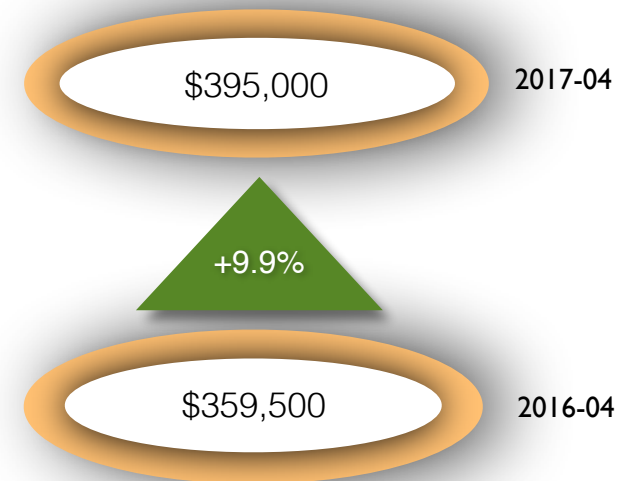
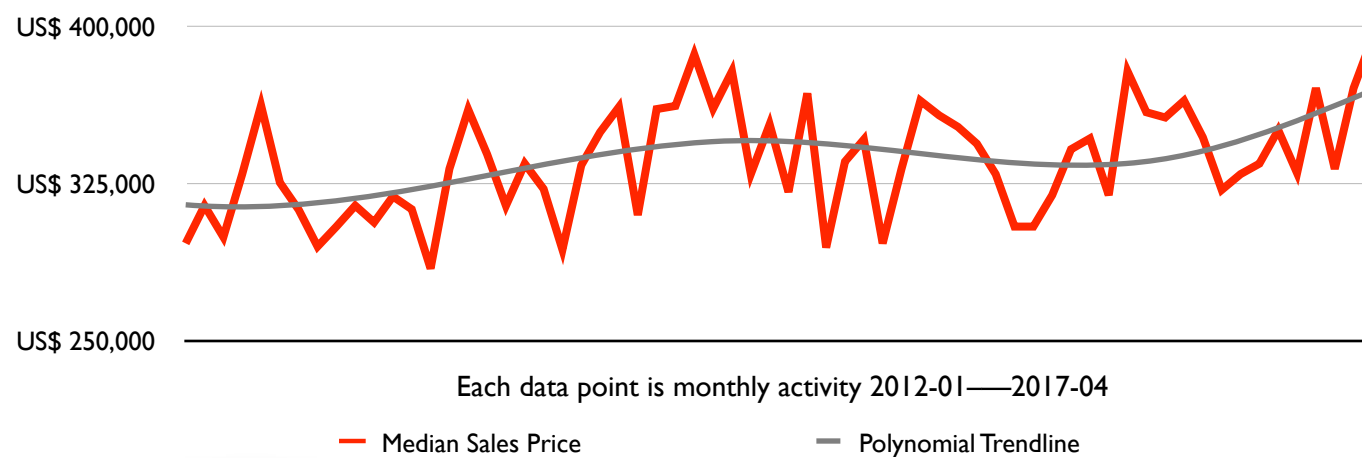
-2.2%

Changes in
Closed Sale
All Properties

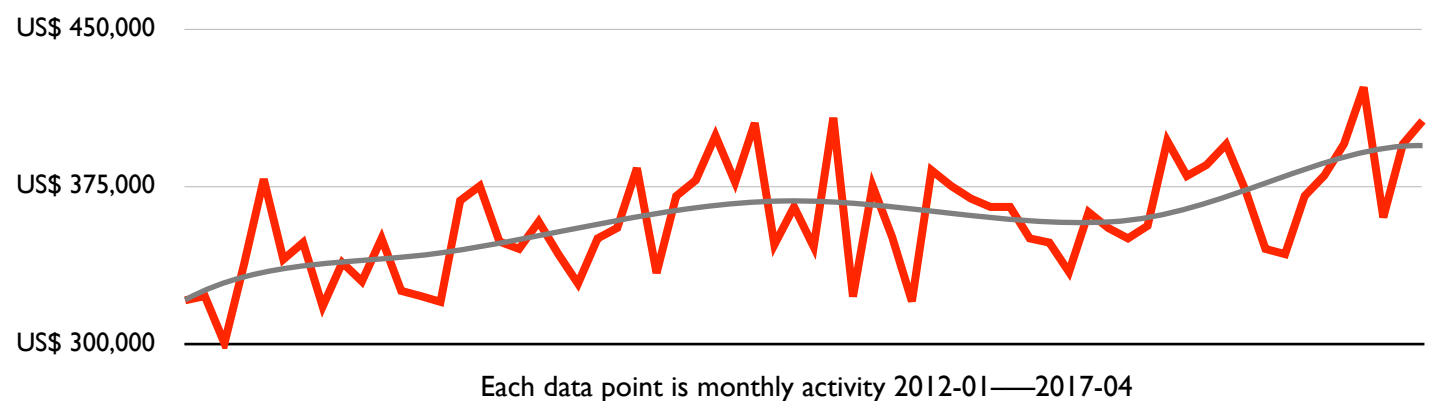
+3.7%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



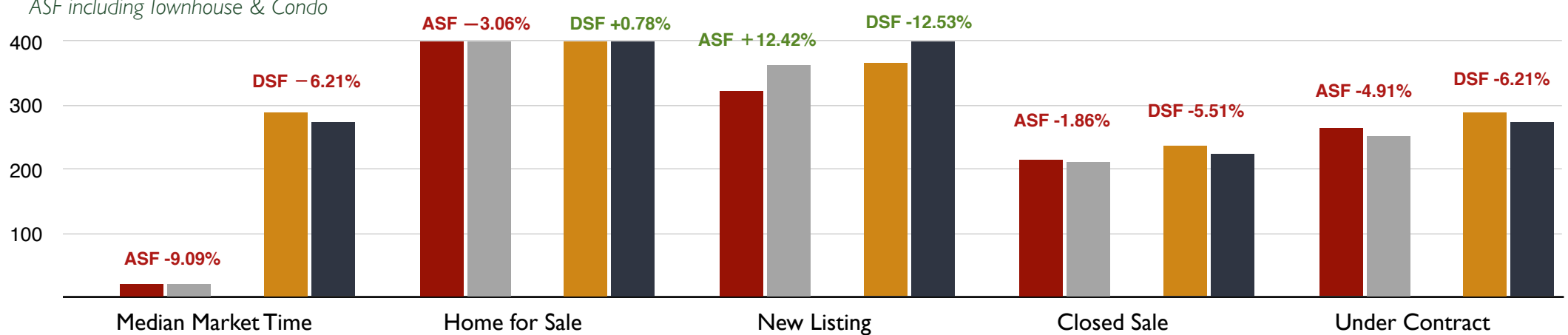
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	22	20	-9.09%
Home for Sale	425	412	-3.06%
New Listing	322	362	12.42%
Closed Sale	215	211	-1.86%
Under Contract	265	252	-4.91%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	290	272	-6.21%
Home for Sale	510	514	0.78%
New Listing	367	413	12.53%
Closed Sale	236	223	-5.51%
Under Contract	290	272	-6.21%



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Wednesday, May 10, 2017

Lincoln Park

Monthly Update 2017-04



+10.5%

Changes in
New Listings
All Properties

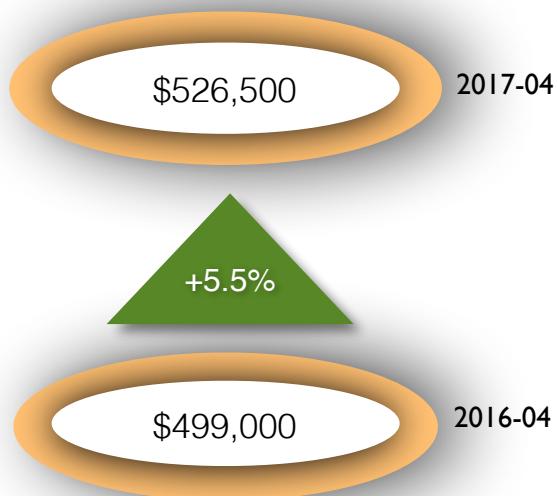
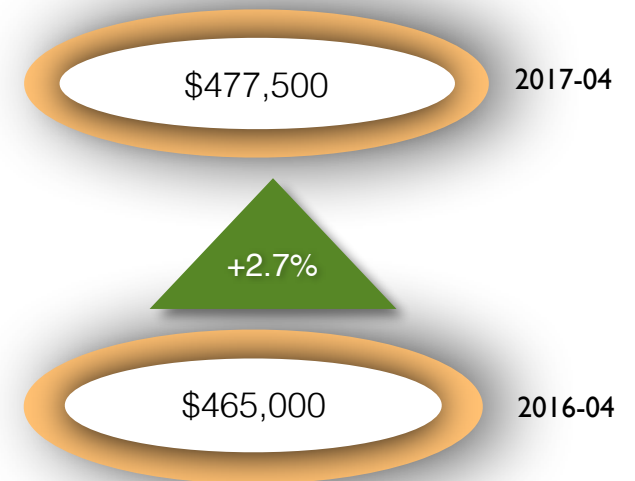
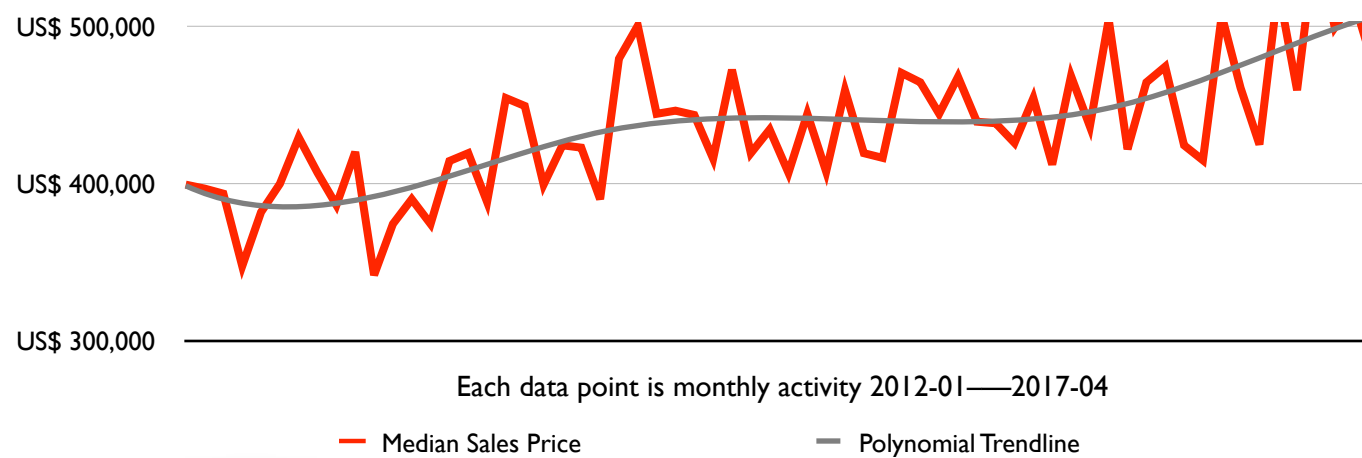
-3.2%

Changes in
Closed Sale
All Properties

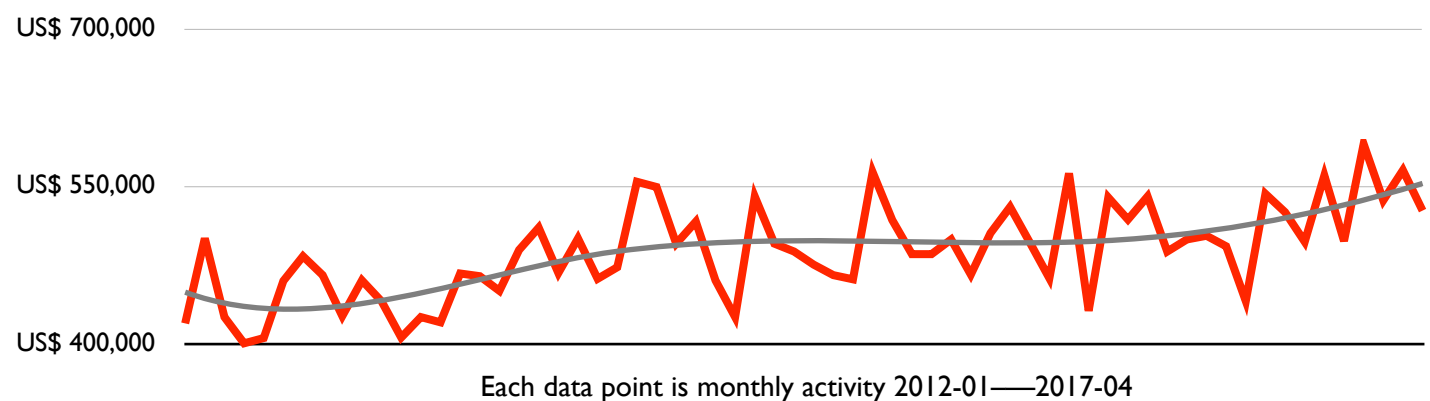
+8.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	18	25	38.89%
Home for Sale	315	298	-5.40%
New Listing	240	257	7.08%
Closed Sale	135	136	0.74%
Under Contract	167	159	-4.79%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	21	26	23.81%
Home for Sale	429	465	8.39%
New Listing	295	326	10.51%
Closed Sale	155	151	-2.58%
Under Contract	194	182	-6.19%



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Wednesday, May 10, 2017



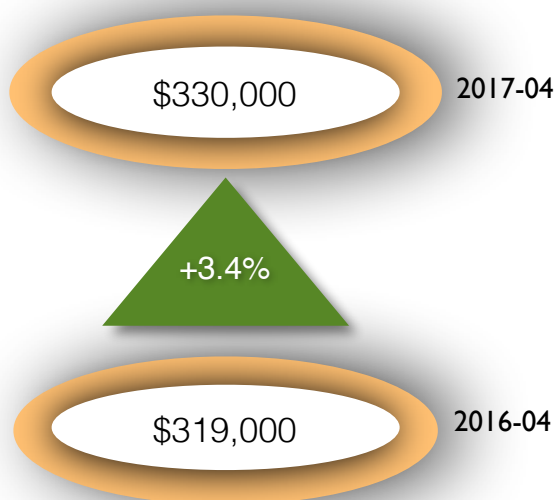
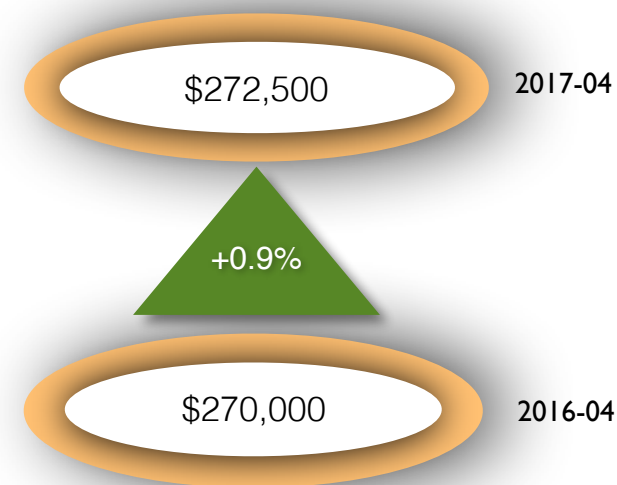
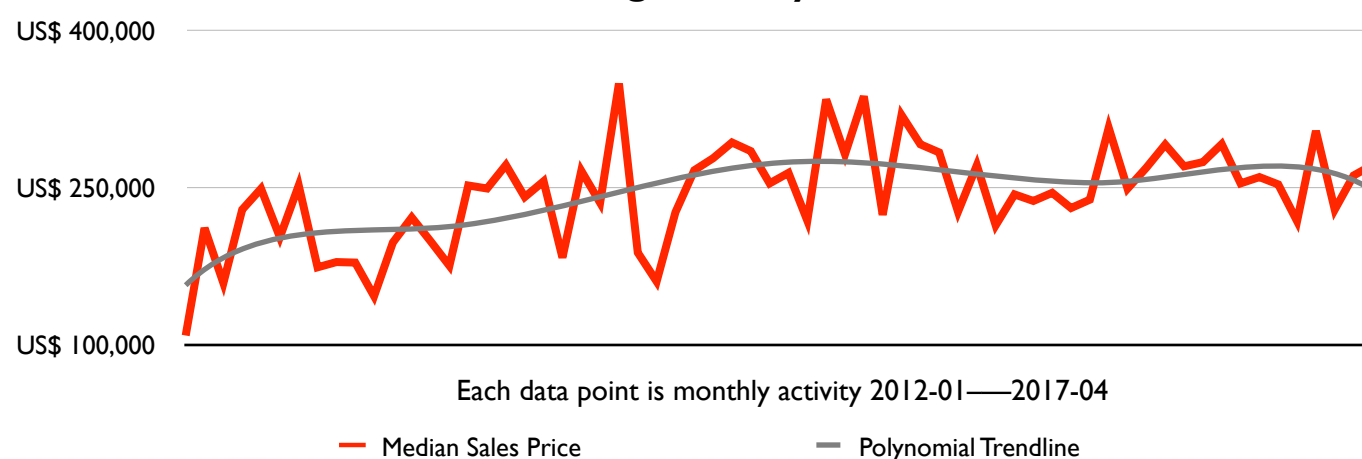
Lincoln Square

Monthly Update 2017-04

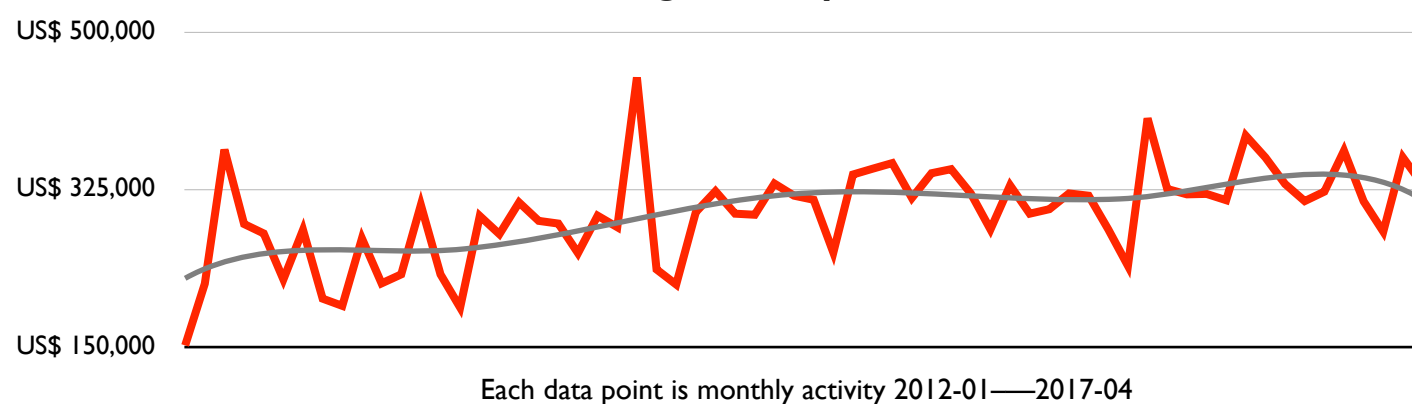


-16.0%	+18.0%	-32.5%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	22	11	-50.00%
Home for Sale	94	69	-26.60%
New Listing	77	73	-5.19%
Closed Sale	37	43	+16.22%
Under Contract	59	56	-5.08%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	22	13	-40.91%
Home for Sale	155	123	-20.65%
New Listing	119	100	-15.97%
Closed Sale	50	59	+18.00%
Under Contract	76	70	-7.89%



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

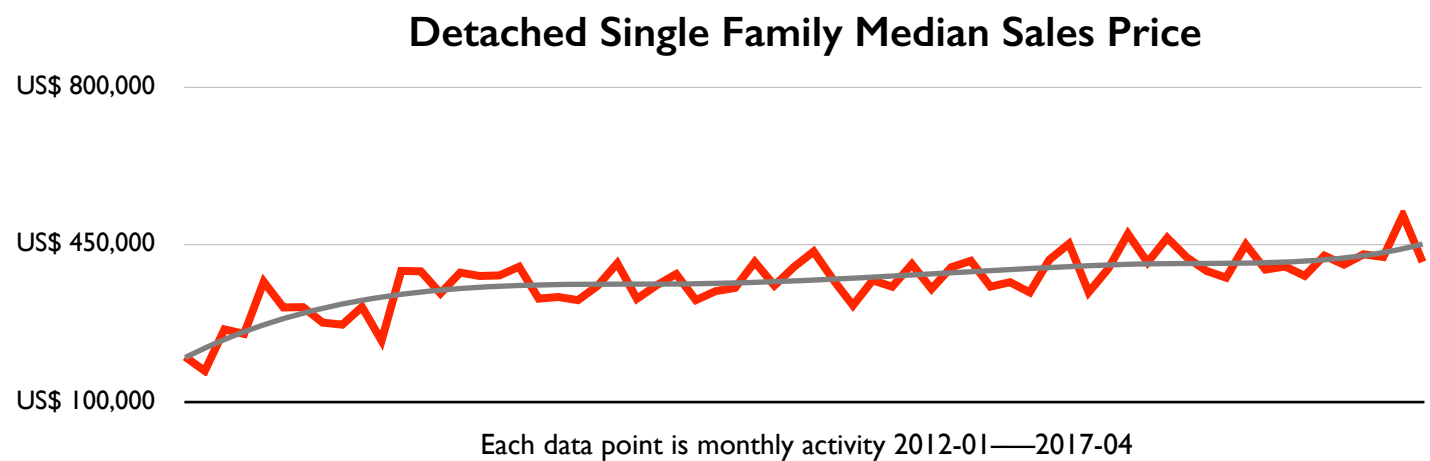
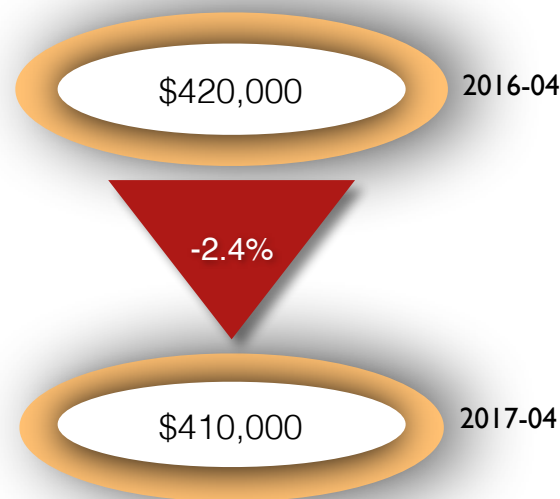
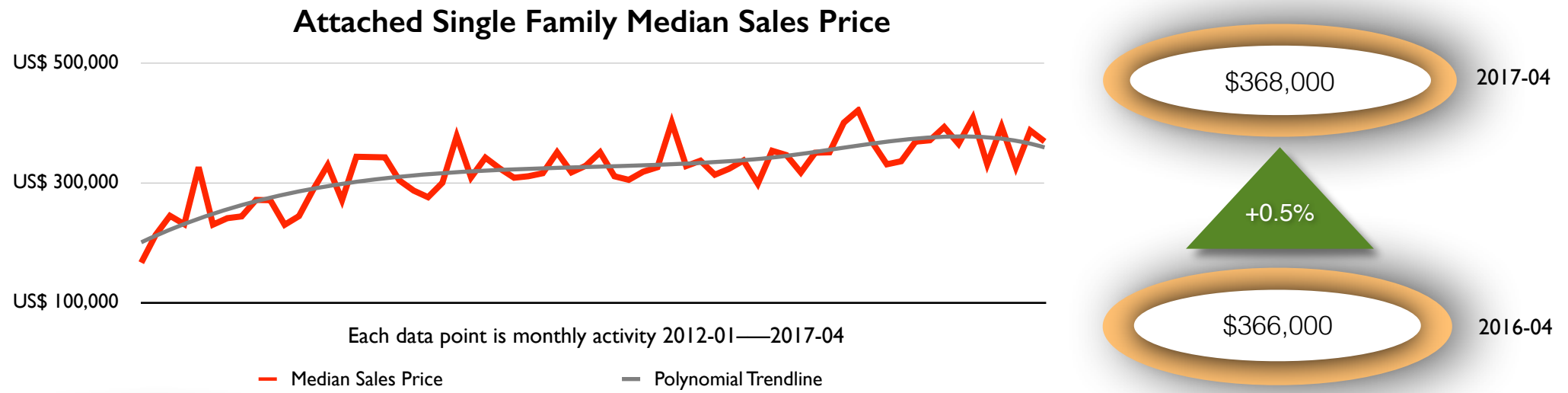
Wednesday, May 10, 2017

Logan Square

Monthly Update 2017-04



-11.4%	-14.4%	-4.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	11	12	9.09%
Home for Sale	100	74	-26.00%
New Listing	114	86	-24.56%
Closed Sale	67	59	-11.94%
Under Contract	81	68	-16.05%

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	15	15	0.00%
Home for Sale	155	149	-3.87%
New Listing	167	147	-11.98%
Closed Sale	90	77	-14.44%
Under Contract	113	100	-11.50%



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

Wednesday, May 10, 2017

Loop

Monthly Update 2017-04



-30.4%

Changes in
New Listings
All Properties

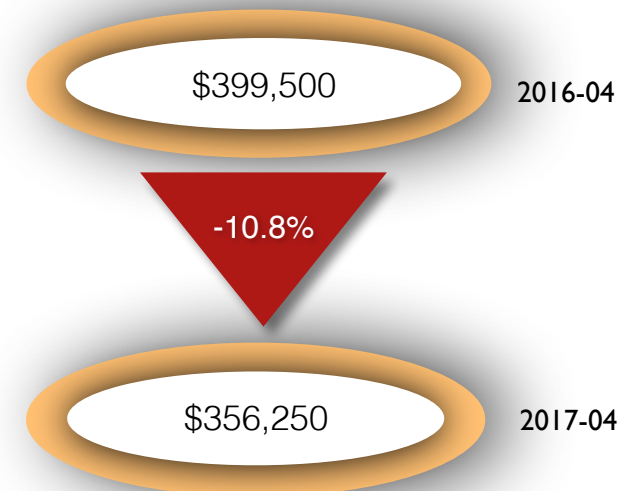
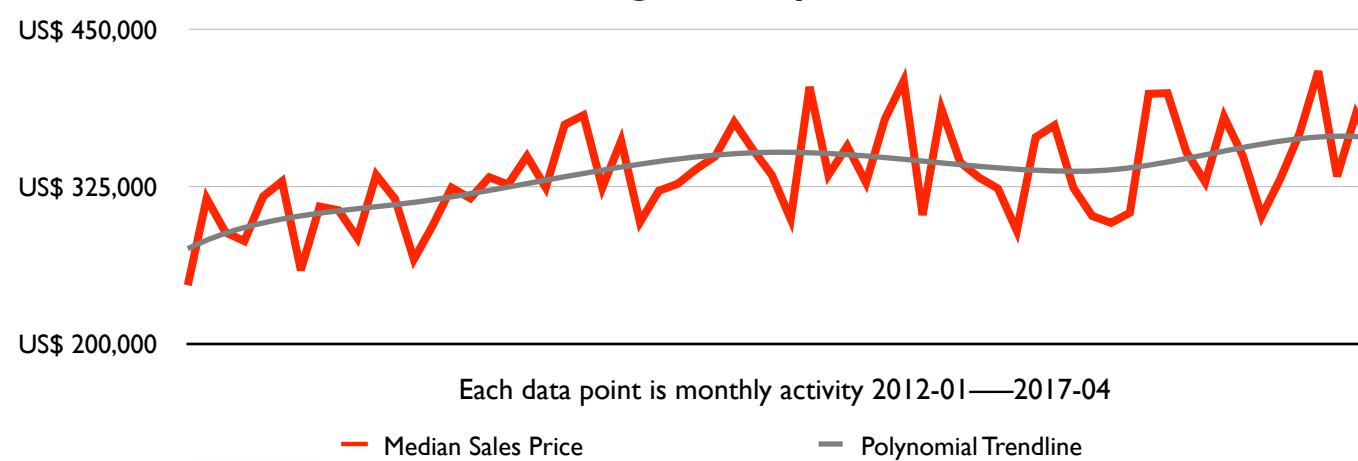
0.0%

Changes in
Closed Sale
All Properties

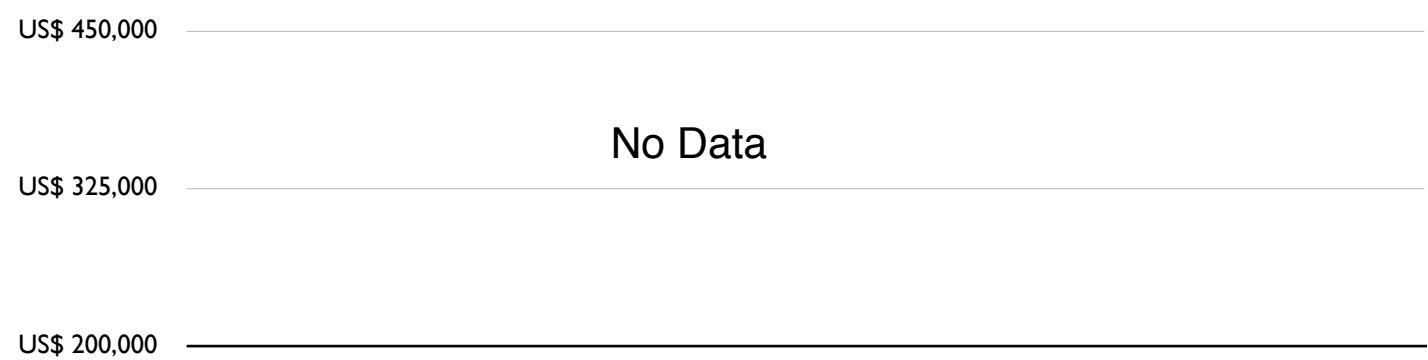
-11.6%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



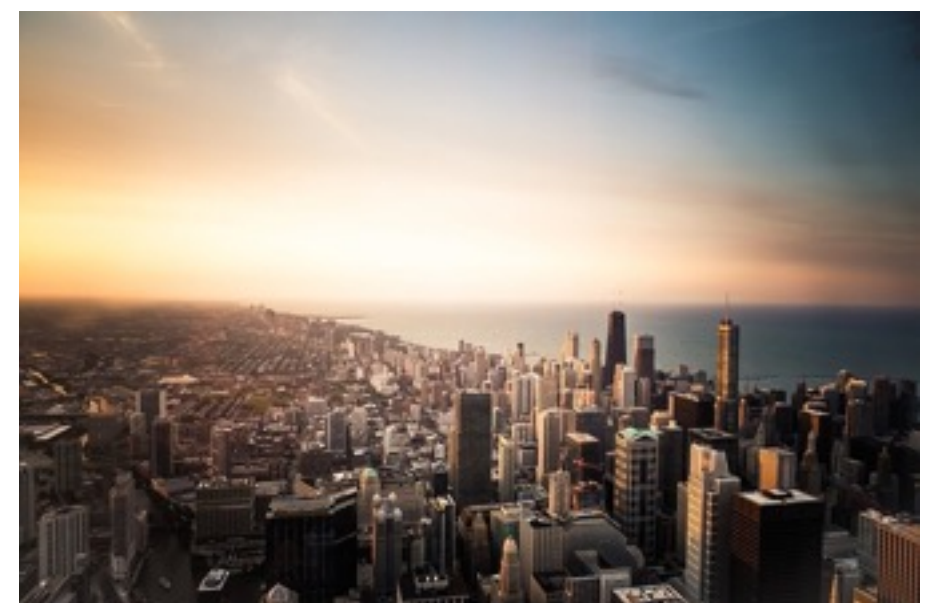
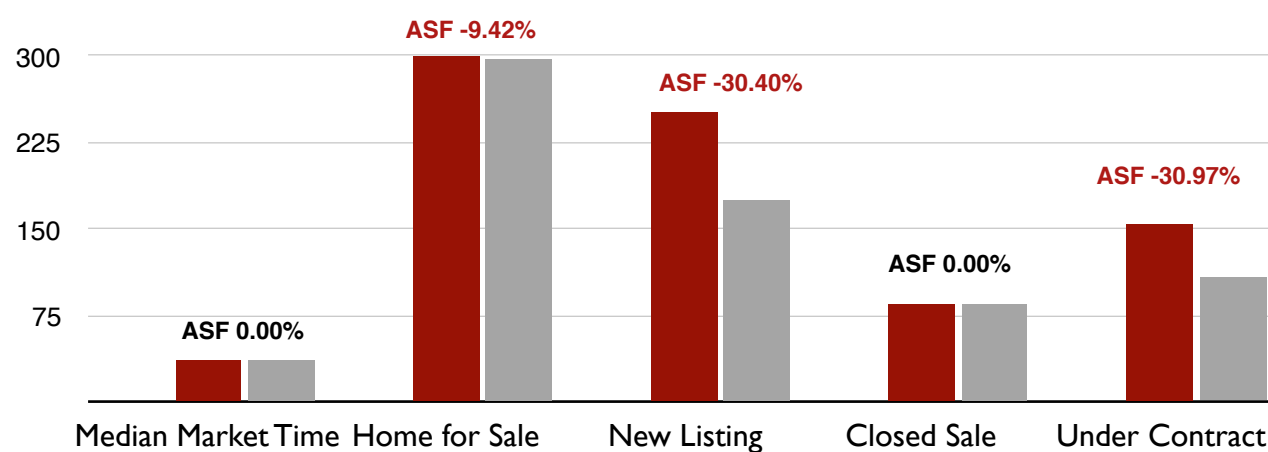
Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	37	37	0.00%
Home for Sale	329	298	-9.42%
New Listing	250	174	-30.40%
Closed Sale	84	84	0.00%
Under Contract	155	107	-30.97%

ASF including Townhouse & Condo



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

Wednesday, May 10, 2017

Near North Side

Monthly Update 2017-04



+3.4%

Changes in
New Listings
All Properties

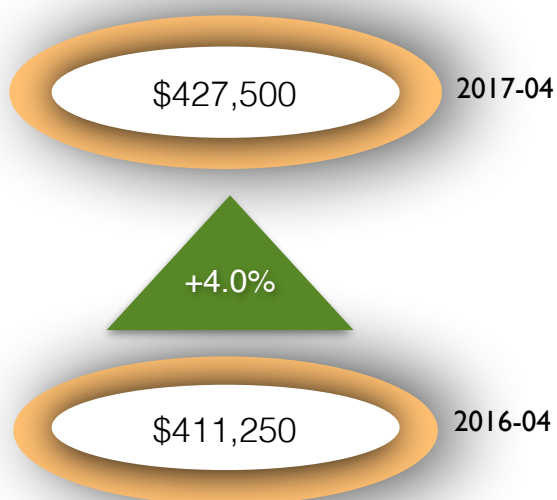
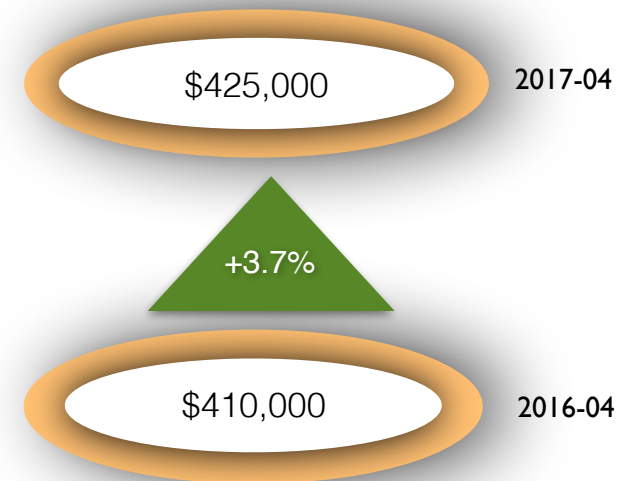
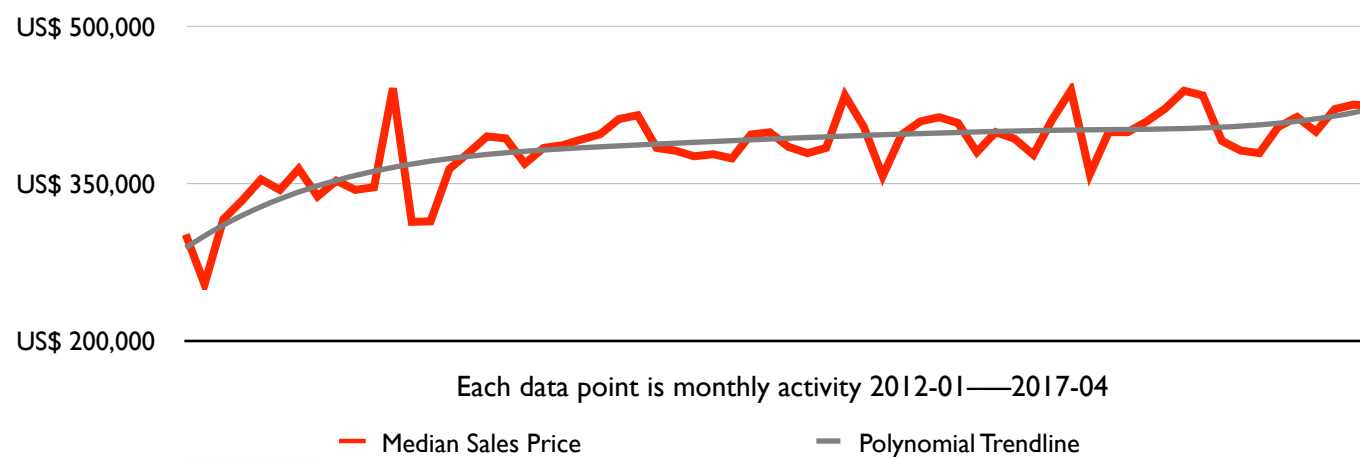
+0.8%

Changes in
Closed Sale
All Properties

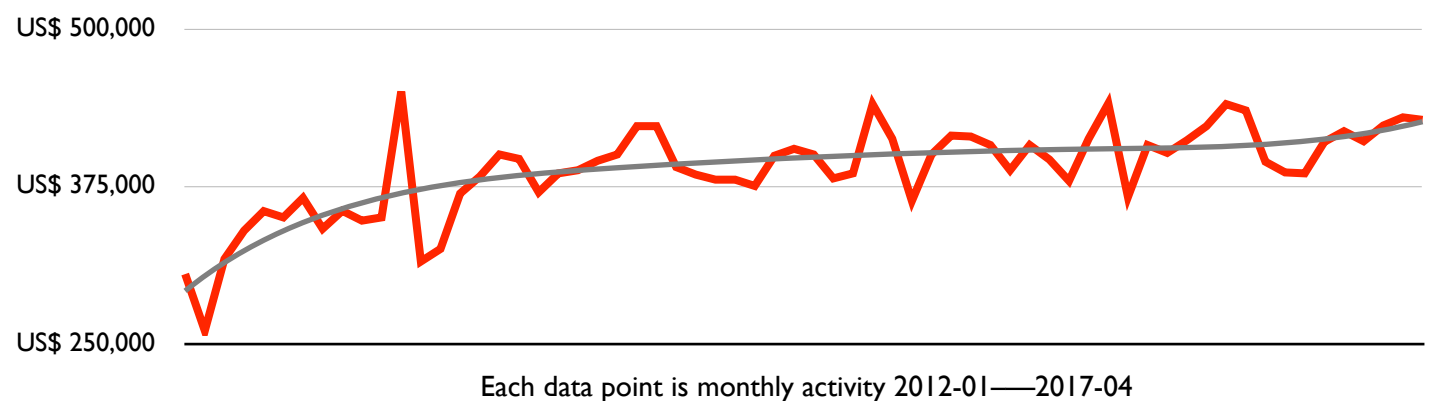
+14.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



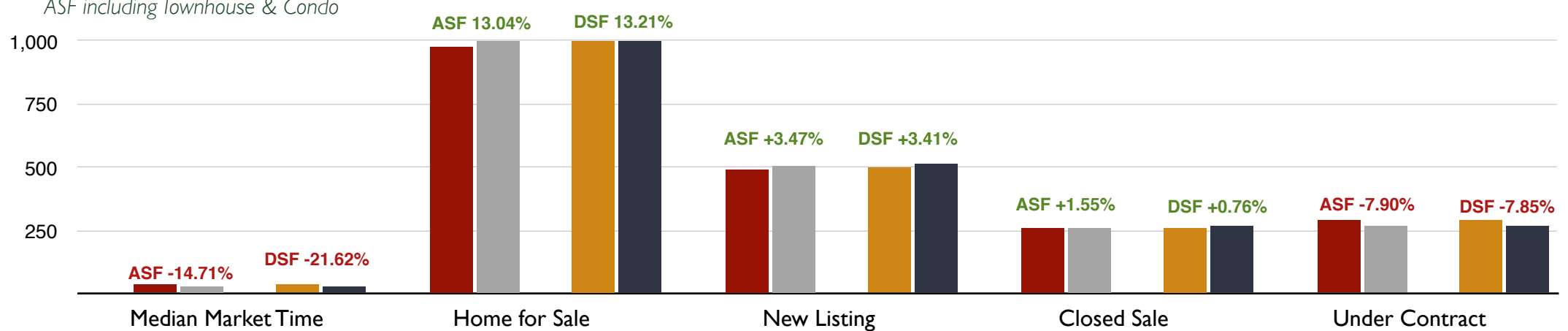
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	34	29	-14.71%
Home for Sale	974	1101	13.04%
New Listing	490	507	3.47%
Closed Sale	258	262	1.55%
Under Contract	291	268	-7.90%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	37	29	-21.62%
Home for Sale	1007	1140	13.21%
New Listing	498	515	3.41%
Closed Sale	262	264	0.76%
Under Contract	293	270	-7.85%



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

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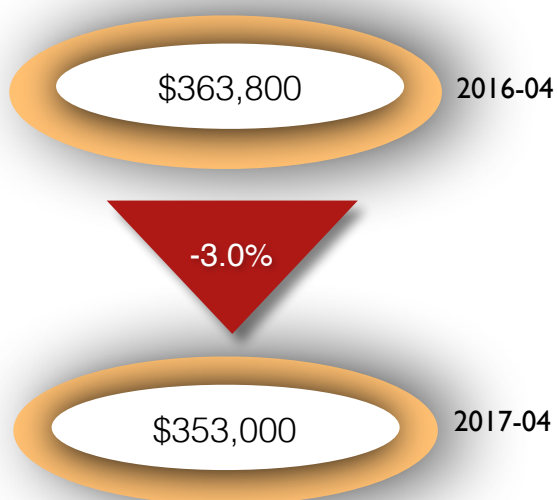
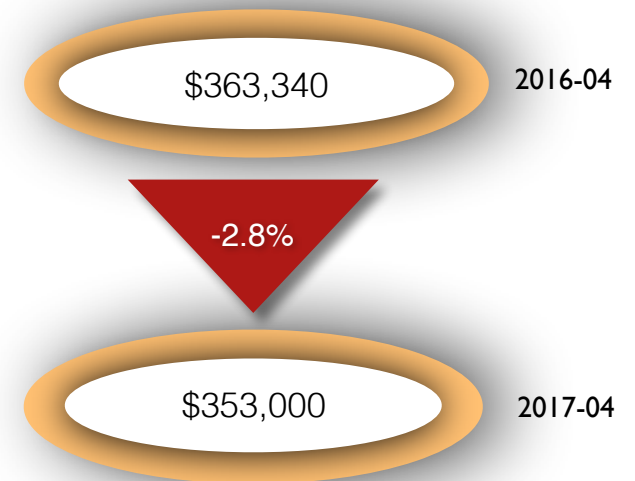
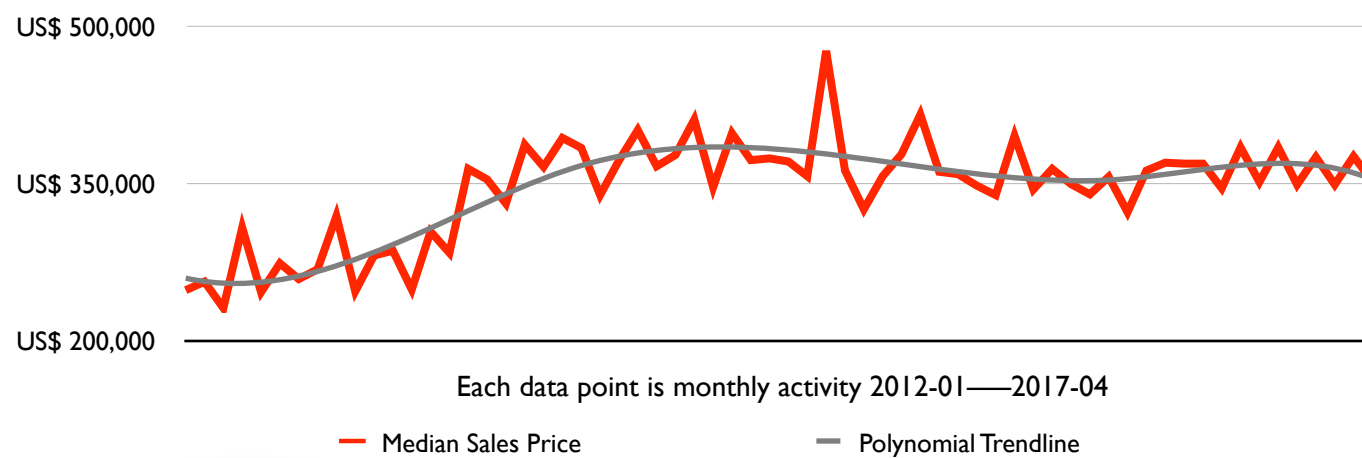
Near South Side

Monthly Update 2017-04

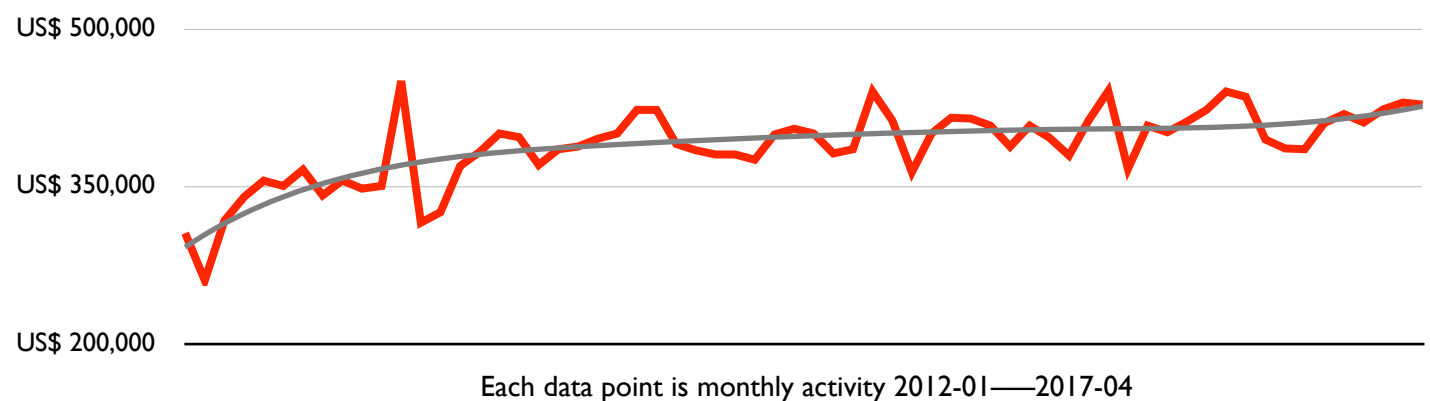


-4.3%	-26.3%	0.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	30	21	-30.00%
Home for Sale	193	182	-5.70%
New Listing	139	132	-5.04%
Closed Sale	98	73	-25.51%
Under Contract	95	106	11.58%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	95	107	12.63%
Home for Sale	195	184	-5.64%
New Listing	141	135	-4.26%
Closed Sale	99	73	-26.26%
Under Contract	95	107	12.63%



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

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Near West Side

Monthly Update 2017-04



+5.8%

Changes in
New Listings
All Properties

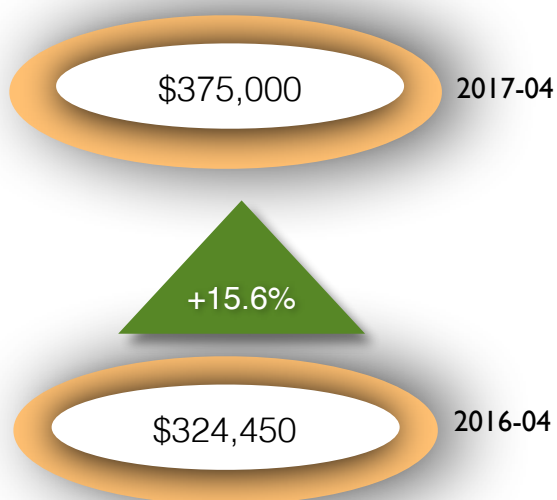
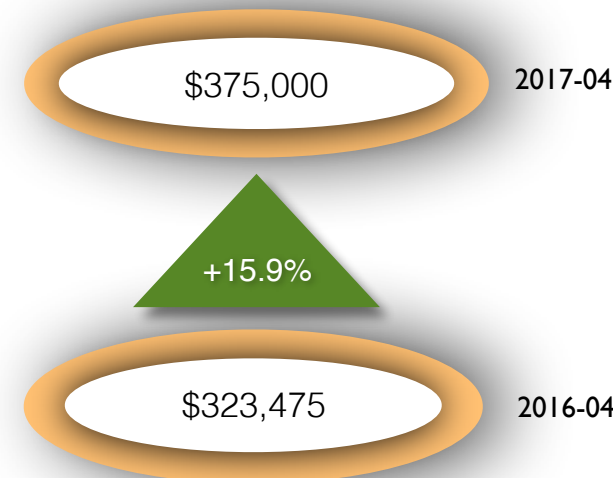
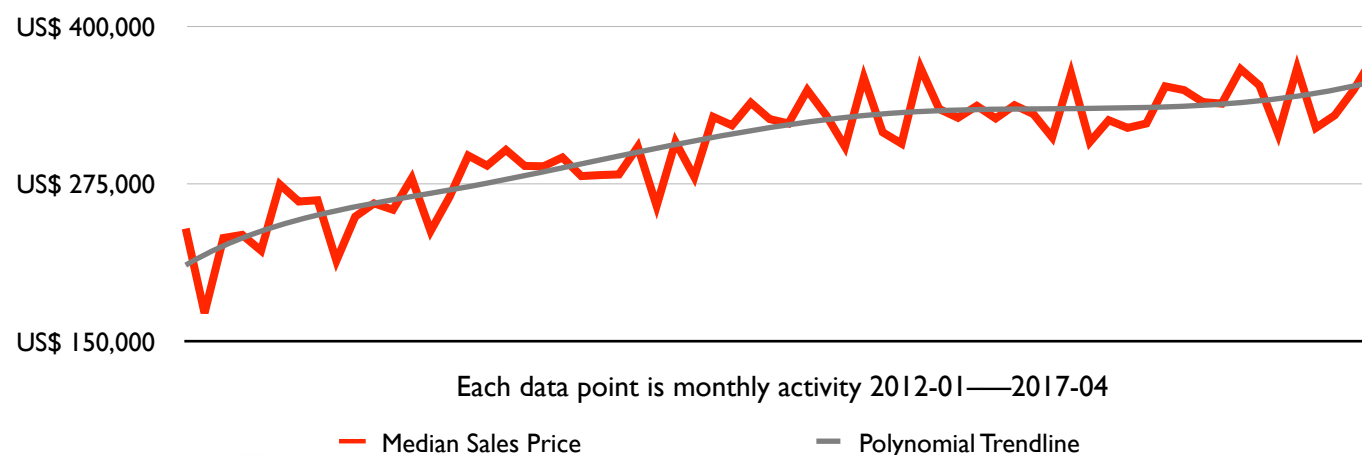
-17.6%

Changes in
Closed Sale
All Properties

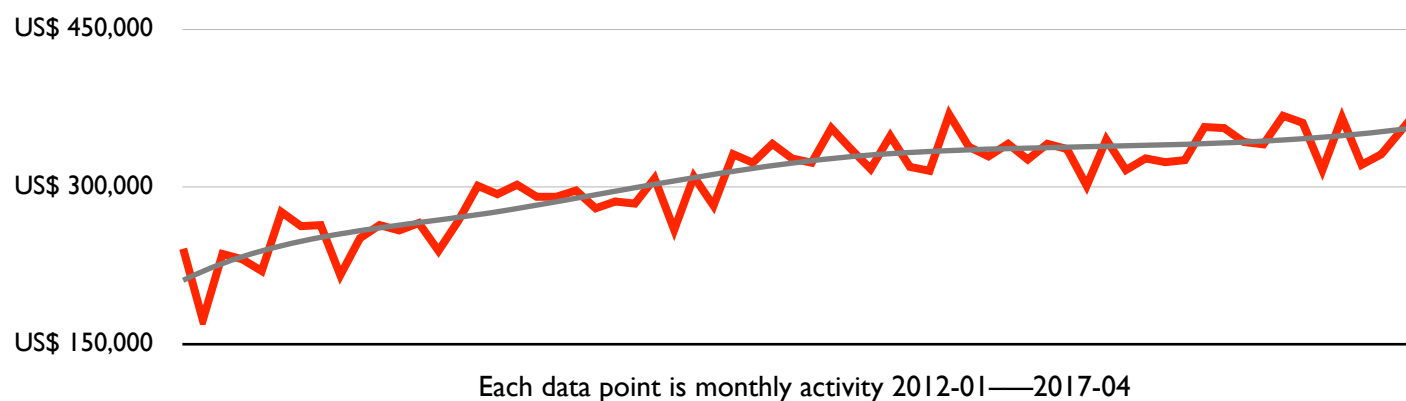
+10.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	10	8	-20.00%
Home for Sale	194	214	10.31%
New Listing	193	210	8.81%
Closed Sale	130	107	-17.69%
Under Contract	159	137	-13.84%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	10	9	-10.00%
Home for Sale	207	223	7.73%
New Listing	206	218	5.83%
Closed Sale	131	108	-17.56%
Under Contract	168	141	-16.07%



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

Wednesday, May 10, 2017

North Center

Monthly Update 2017-04



+22.3%

Changes in
New Listings
All Properties

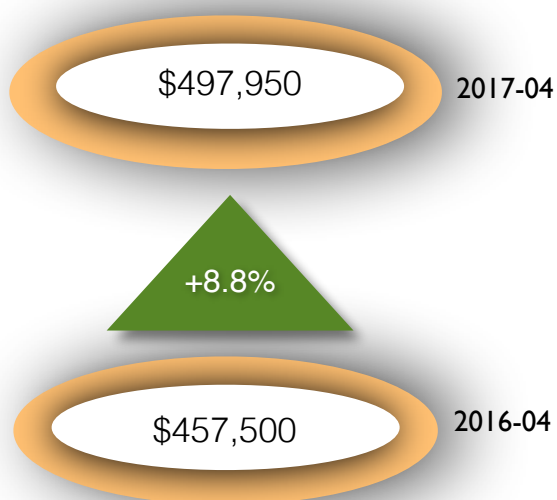
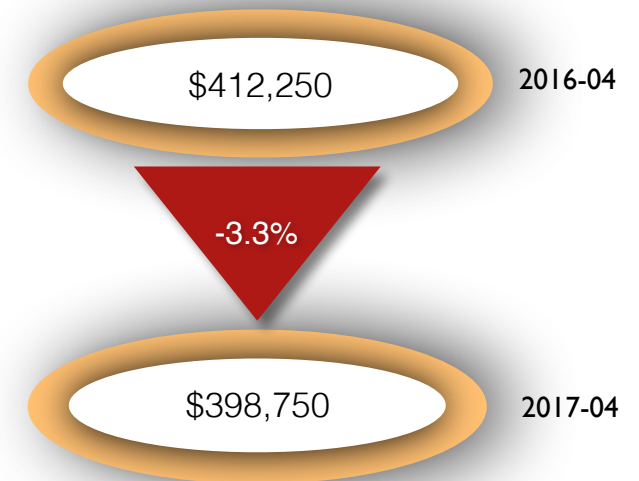
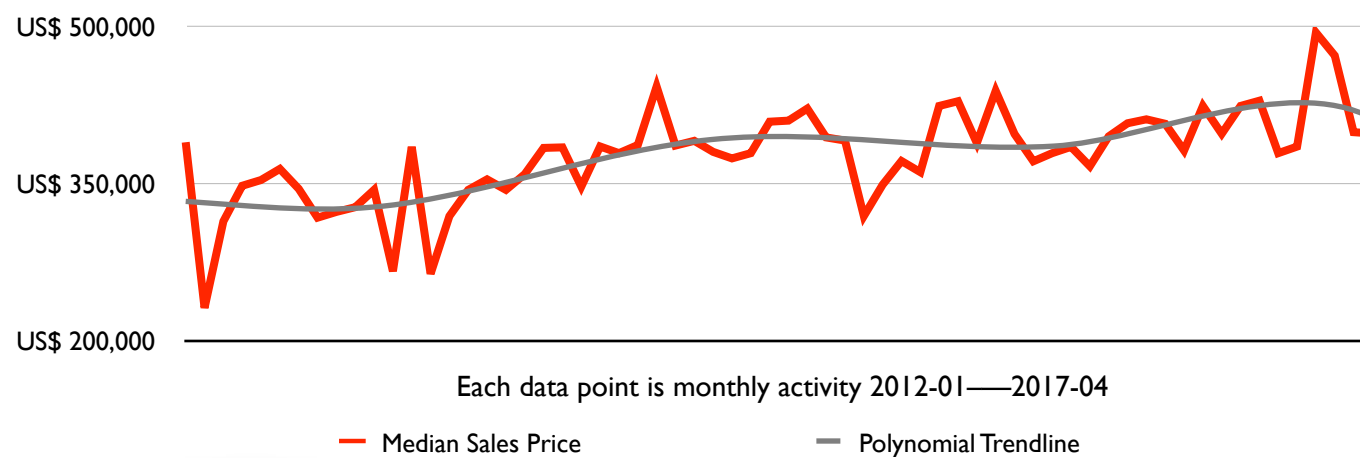
-10.1%

Changes in
Closed Sale
All Properties

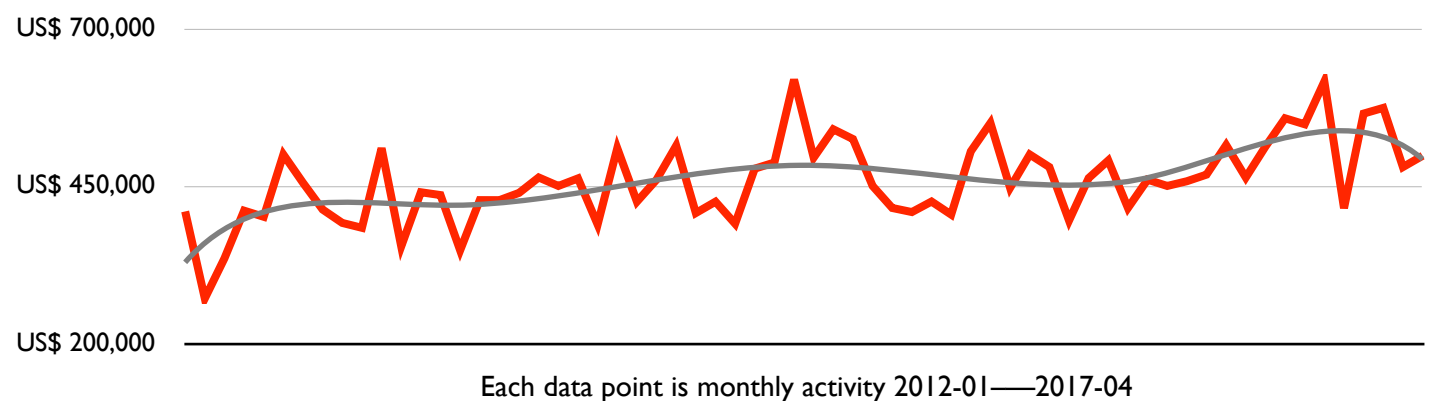
+18.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



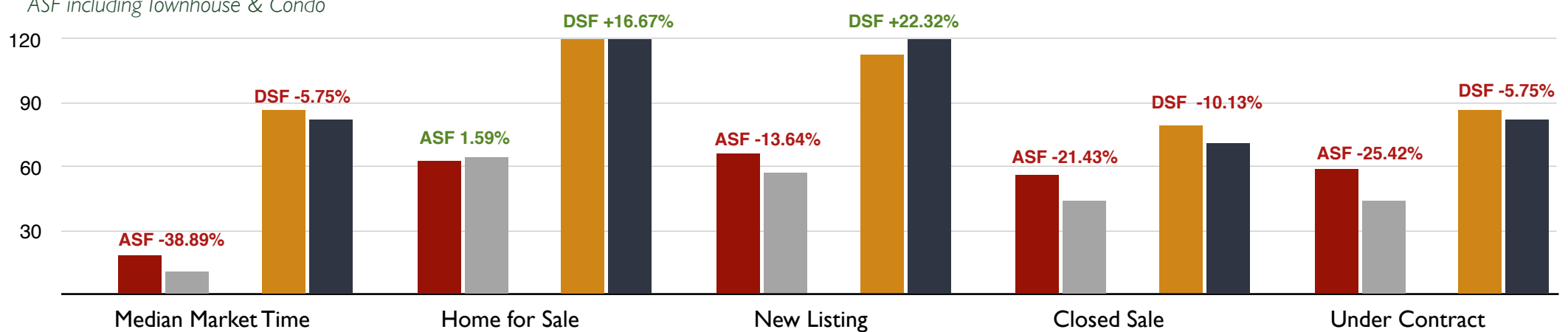
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	18	11	-38.89%
Home for Sale	63	64	1.59%
New Listing	66	57	-13.64%
Closed Sale	56	44	-21.43%
Under Contract	59	44	-25.42%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	87	82	-5.75%
Home for Sale	156	182	16.67%
New Listing	112	137	22.32%
Closed Sale	79	71	-10.13%
Under Contract	87	82	-5.75%



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

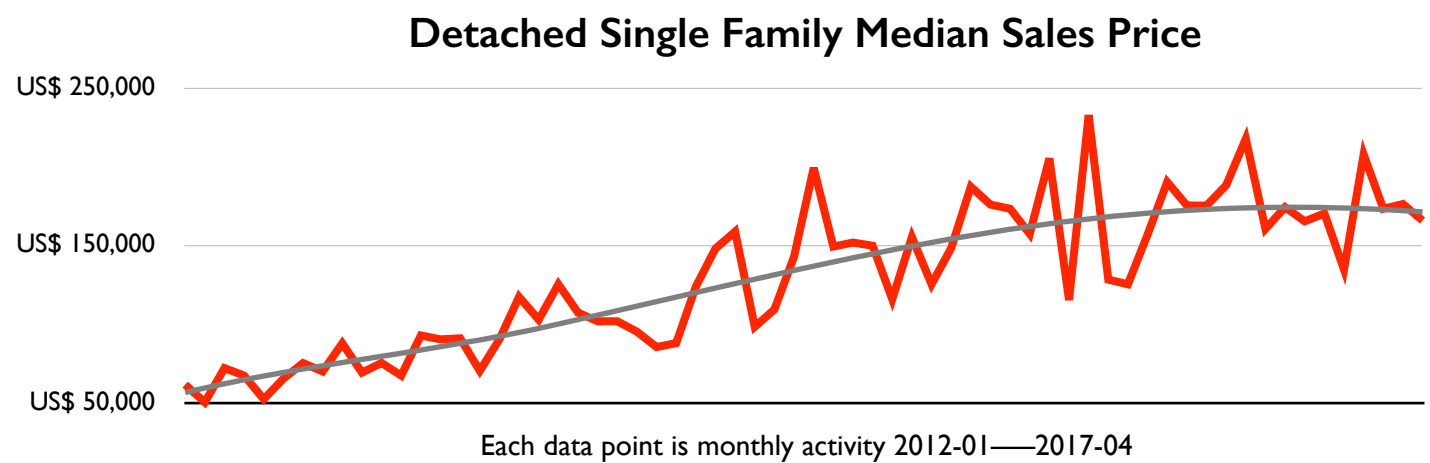
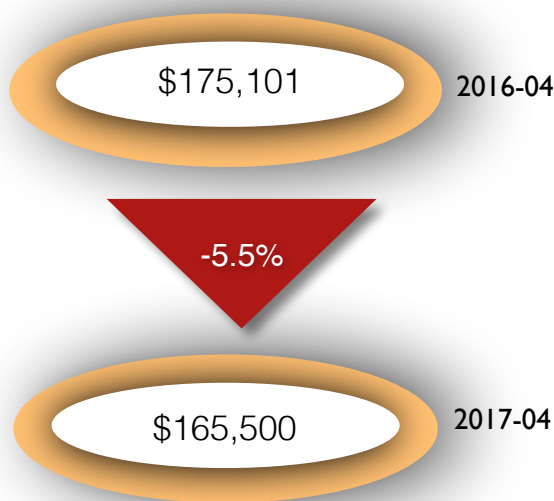
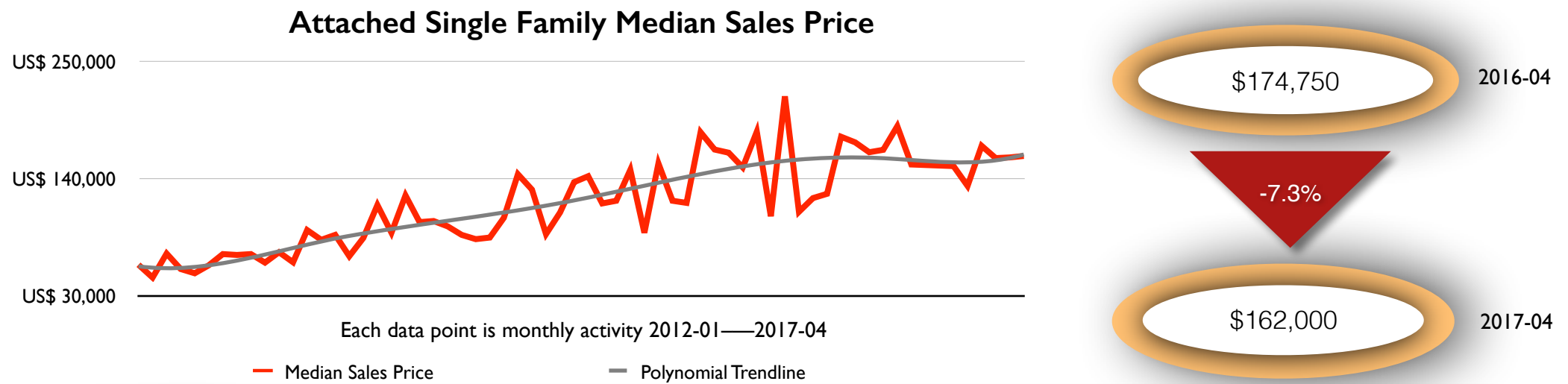
Wednesday, May 10, 2017

Rogers Park

Monthly Update 2017-04



-20.5%	+2.0%	-48.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



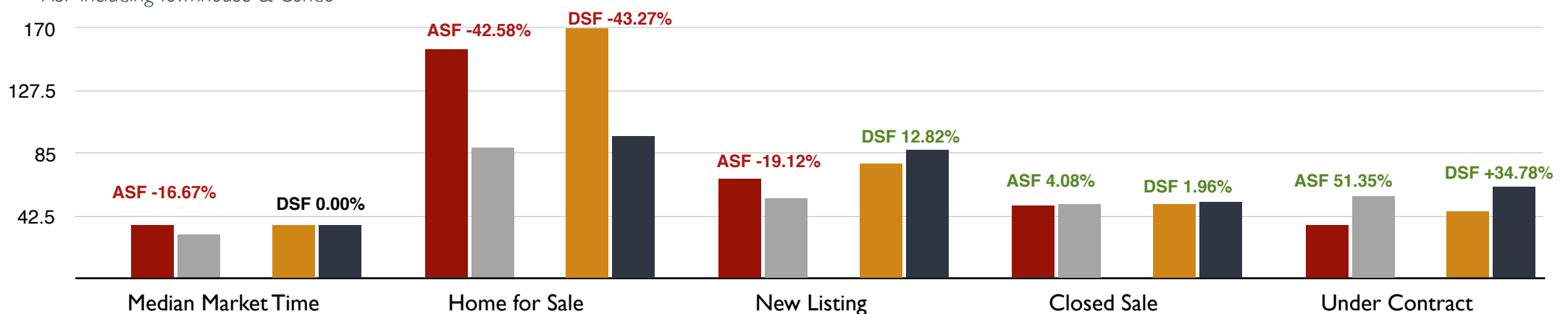
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	36	30	-16.67%
Home for Sale	155	89	-42.58%
New Listing	68	55	-19.12%
Closed Sale	49	51	4.08%
Under Contract	37	56	51.35%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	36	36	0.00%
Home for Sale	171	97	-43.27%
New Listing	78	88	12.82%
Closed Sale	51	52	1.96%
Under Contract	46	62	34.78%



South Shore

Monthly Update 2017-04



-18.0%

Changes in
New Listings
All Properties

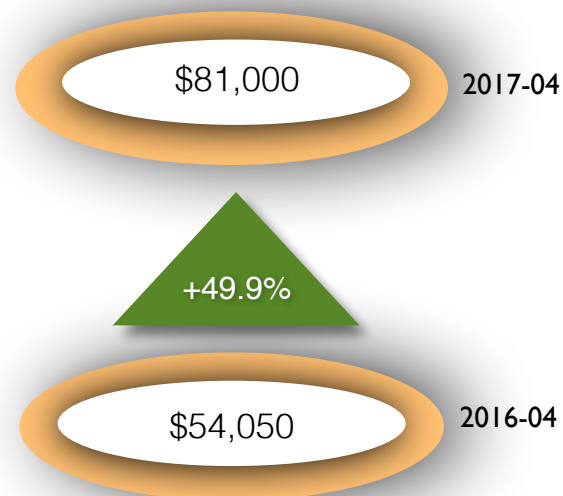
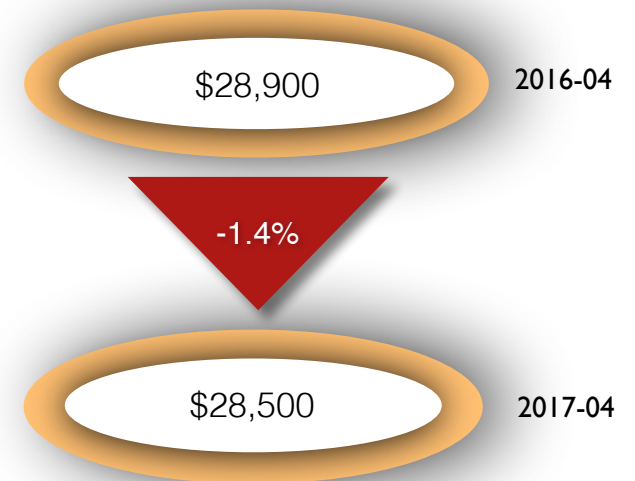
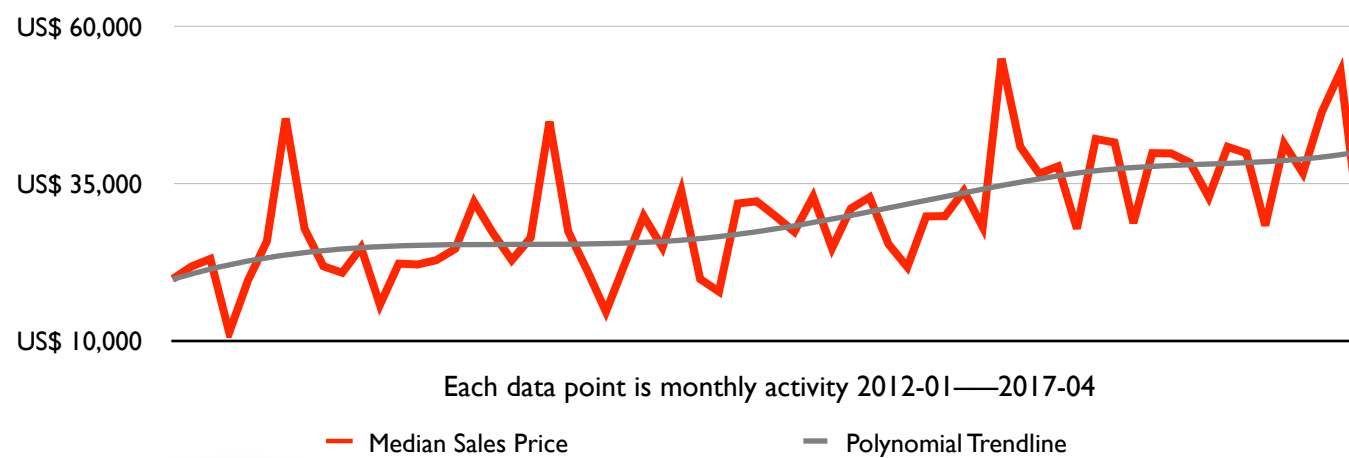
-53.3%

Changes in
Closed Sale
All Properties

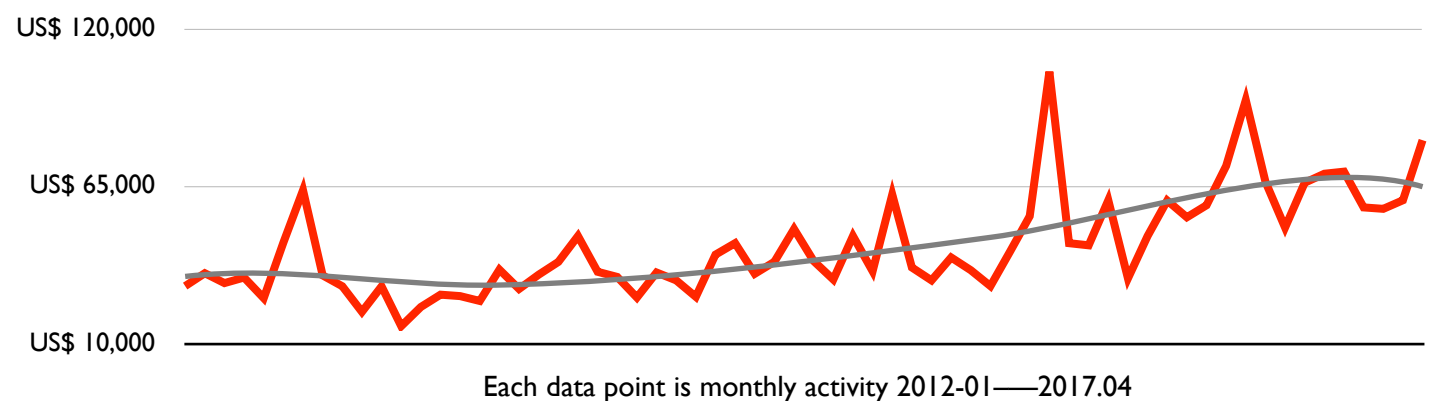
-20.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



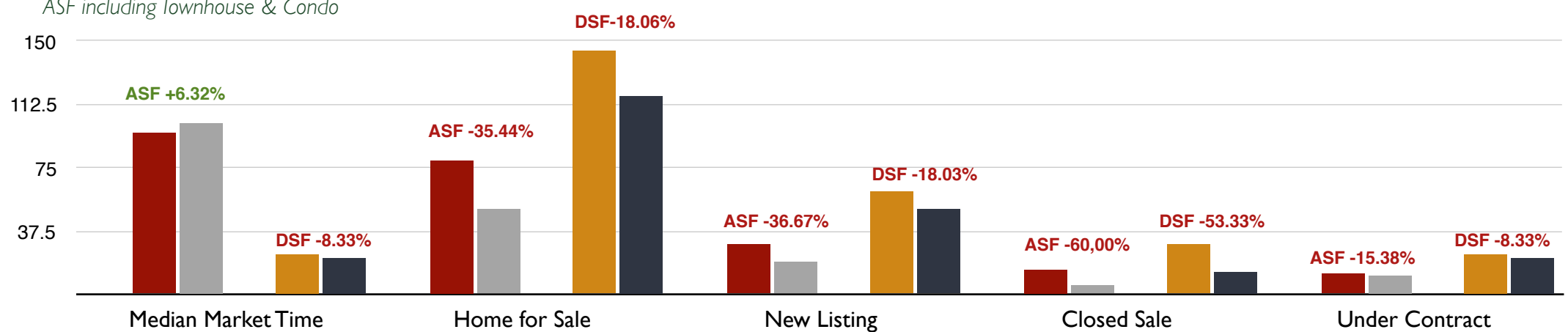
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	95	101	6.32%
Home for Sale	79	51	-35.44%
New Listing	30	19	-36.67%
Closed Sale	15	6	-60.00%
Under Contract	13	11	-15.38%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	24	22	-8.33%
Home for Sale	144	118	-18.06%
New Listing	61	50	-18.03%
Closed Sale	30	14	-53.33%
Under Contract	24	22	-8.33%



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

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Uptown

Monthly Update 2017-04



-9.3%

Changes in
New Listings
All Properties

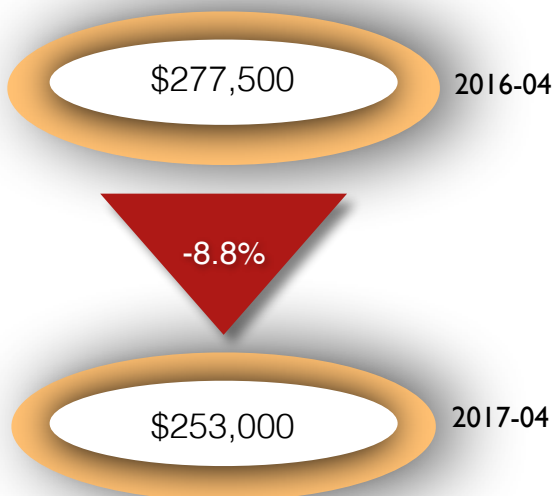
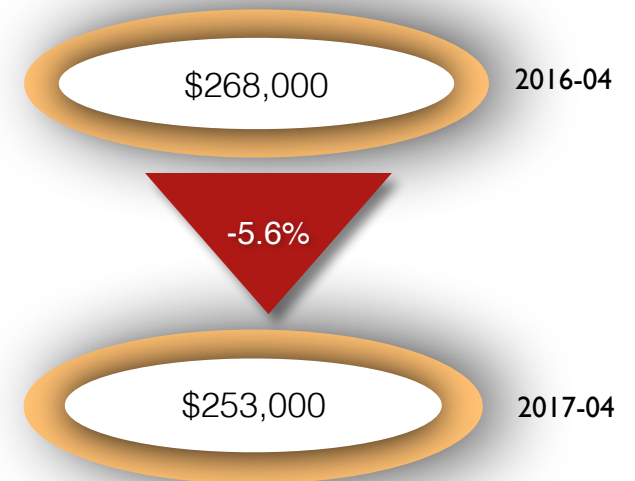
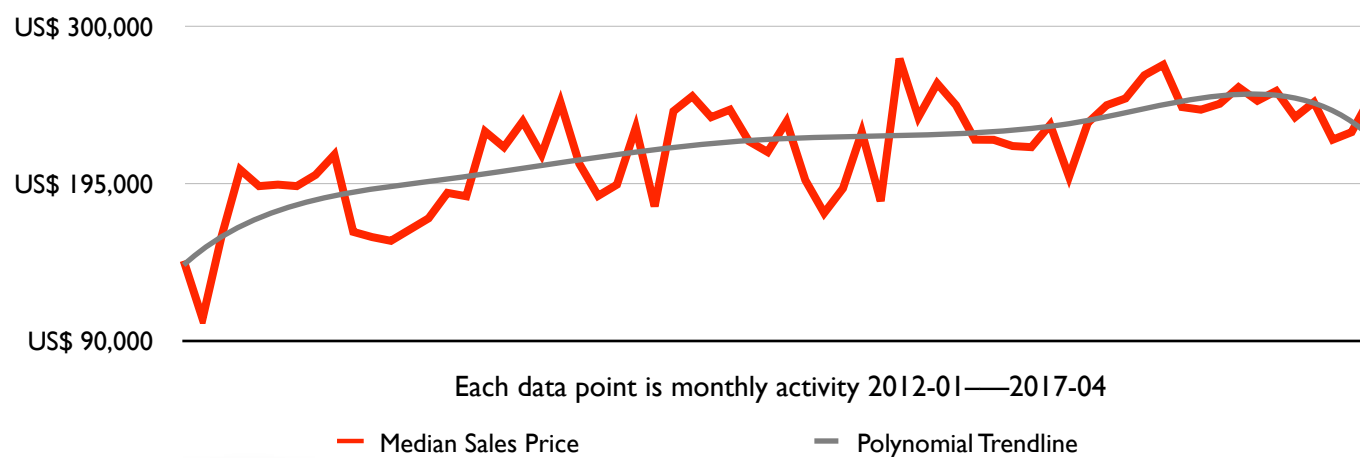
+27.0%

Changes in
Closed Sale
All Properties

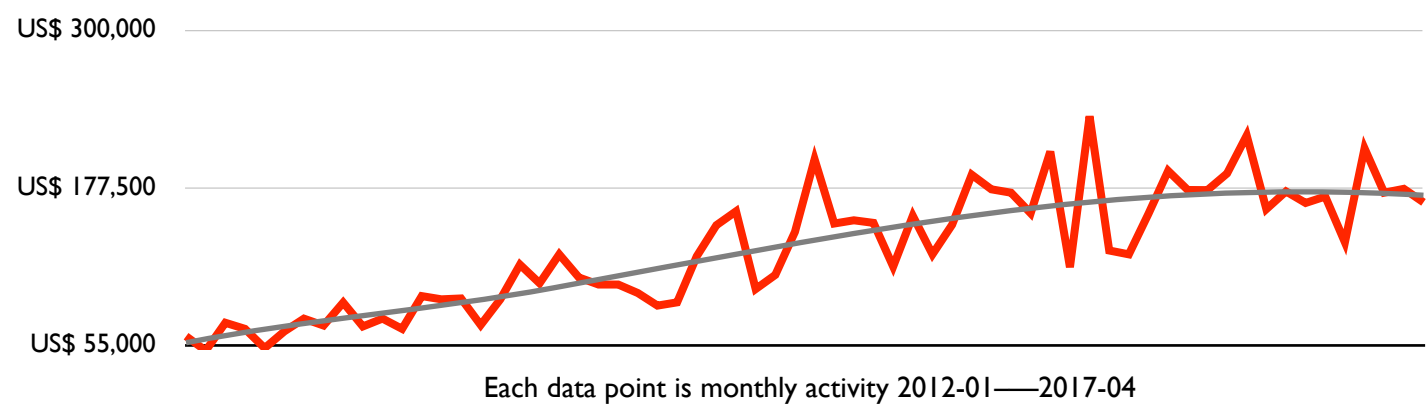
-38.7%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



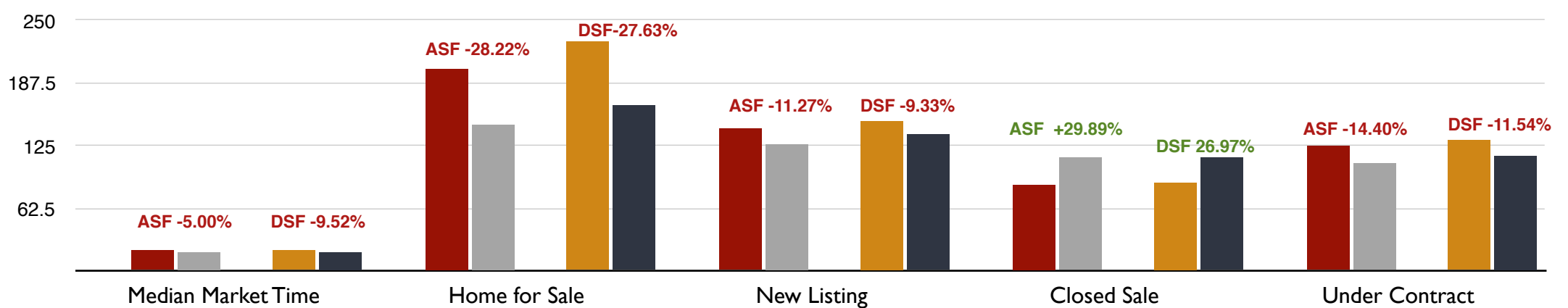
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	20	19	-5.00%
Home for Sale	202	145	-28.22%
New Listing	142	126	-11.27%
Closed Sale	87	113	29.89%
Under Contract	125	107	-14.40%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	21	19	-9.52%
Home for Sale	228	165	-27.63%
New Listing	150	136	-9.33%
Closed Sale	89	113	26.97%
Under Contract	130	115	-11.54%



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

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West Town

Monthly Update 2017-04



+7.0%

Changes in
New Listings
All Properties

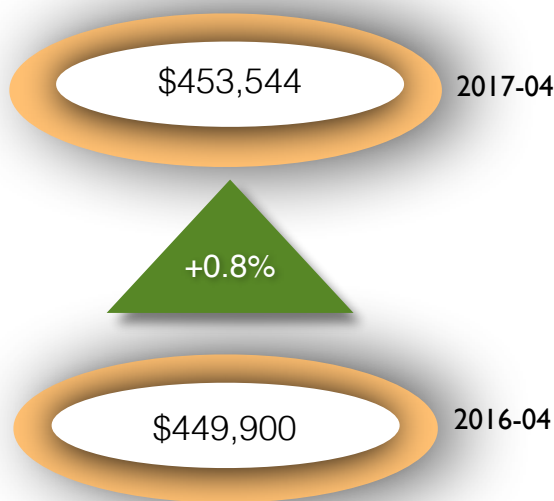
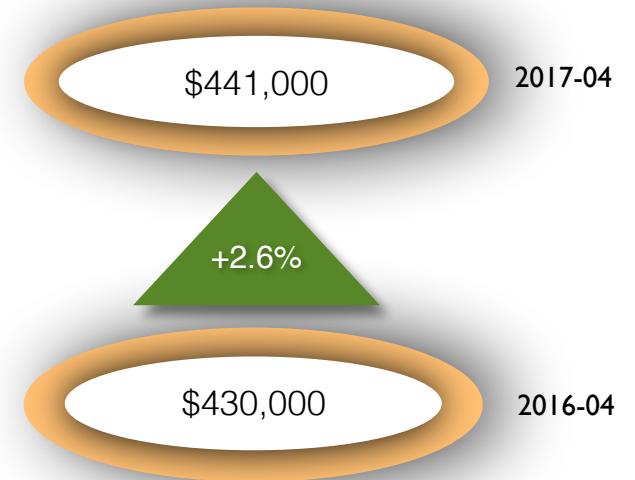
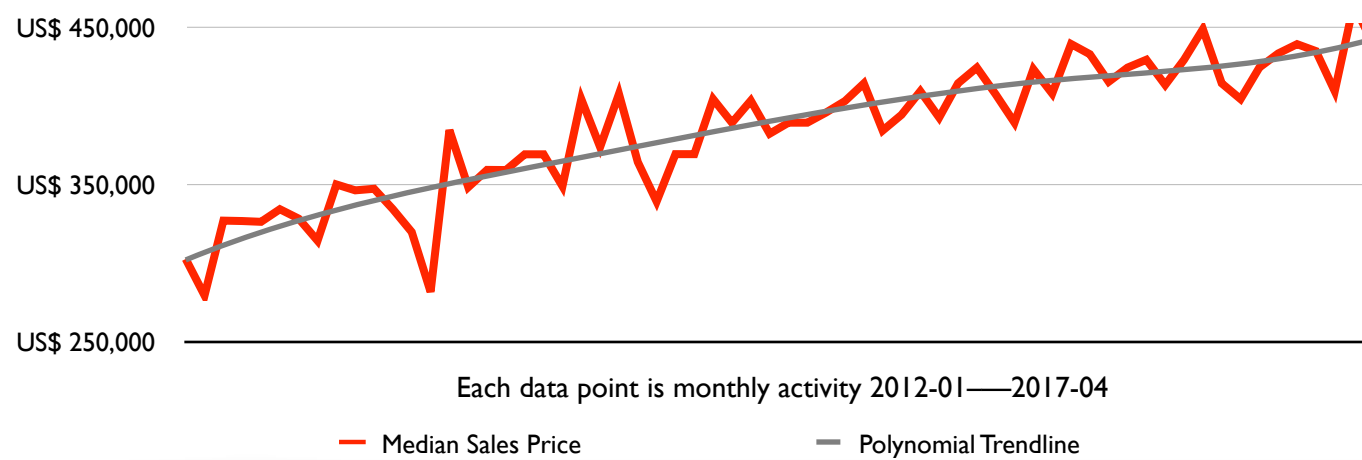
-5.5%

Changes in
Closed Sale
All Properties

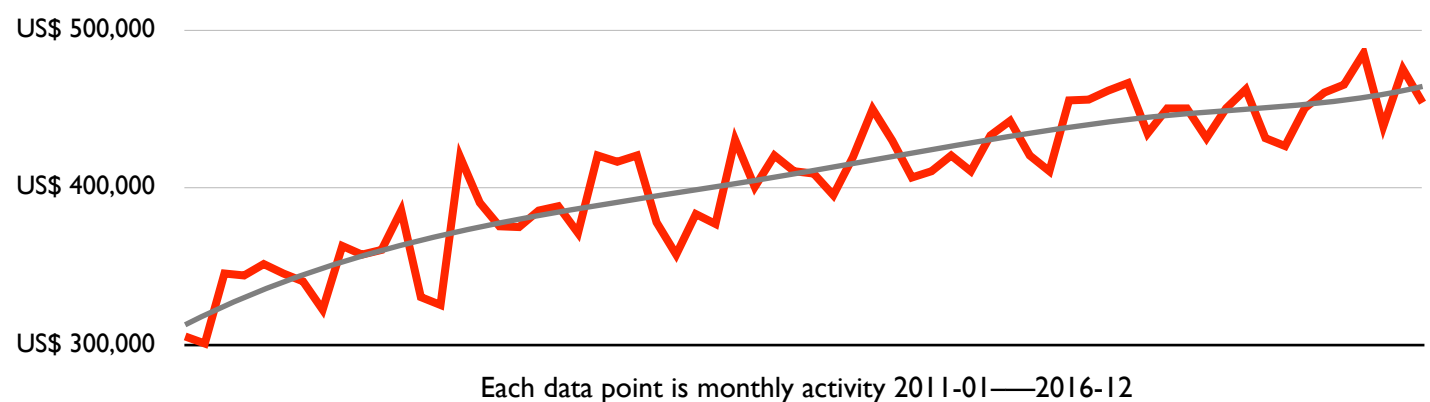
+9.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



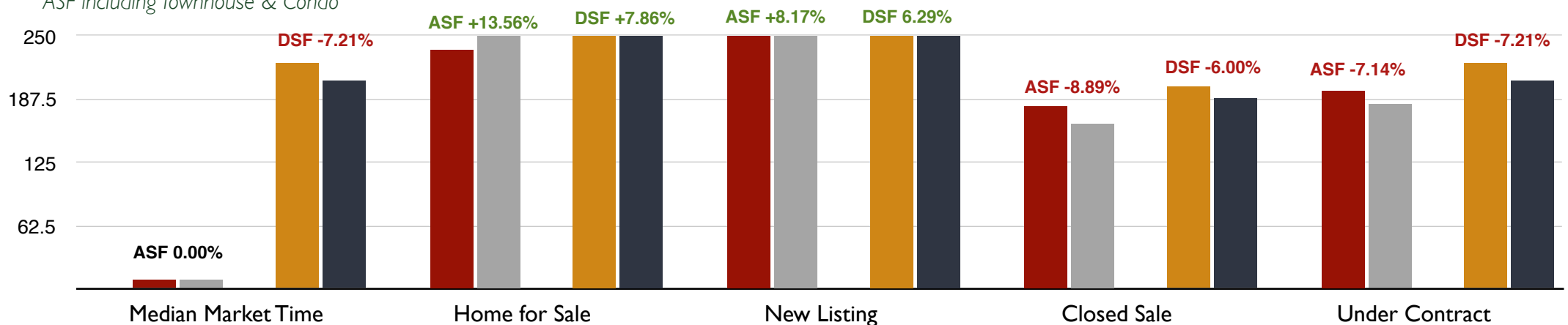
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	9	9	0.00%
Home for Sale	236	268	13.56%
New Listing	257	278	8.17%
Closed Sale	180	164	-8.89%
Under Contract	196	182	-7.14%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	222	206	-7.21%
Home for Sale	318	343	7.86%
New Listing	302	321	6.29%
Closed Sale	200	188	-6.00%
Under Contract	222	206	-7.21%



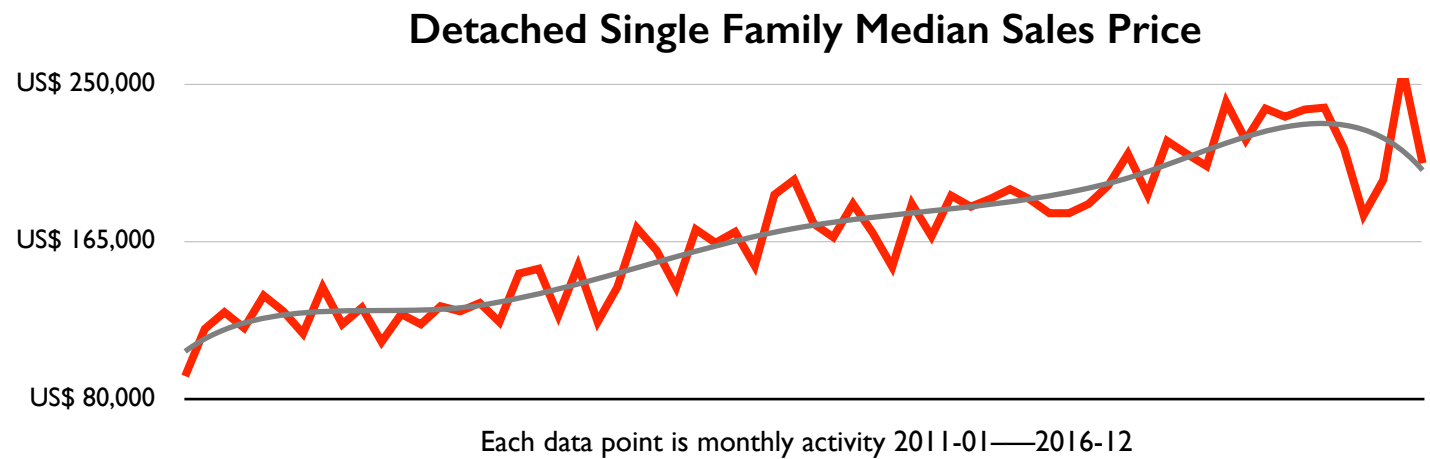
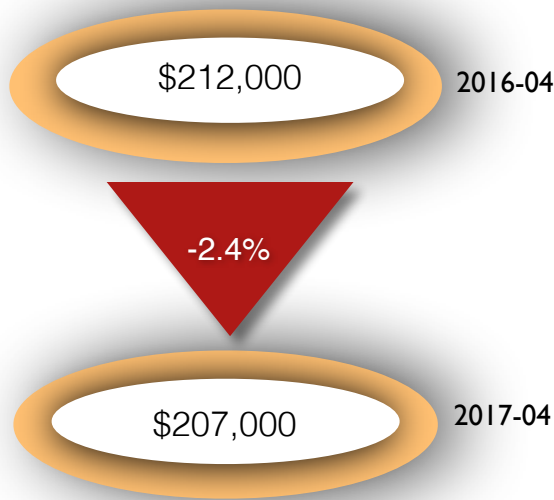
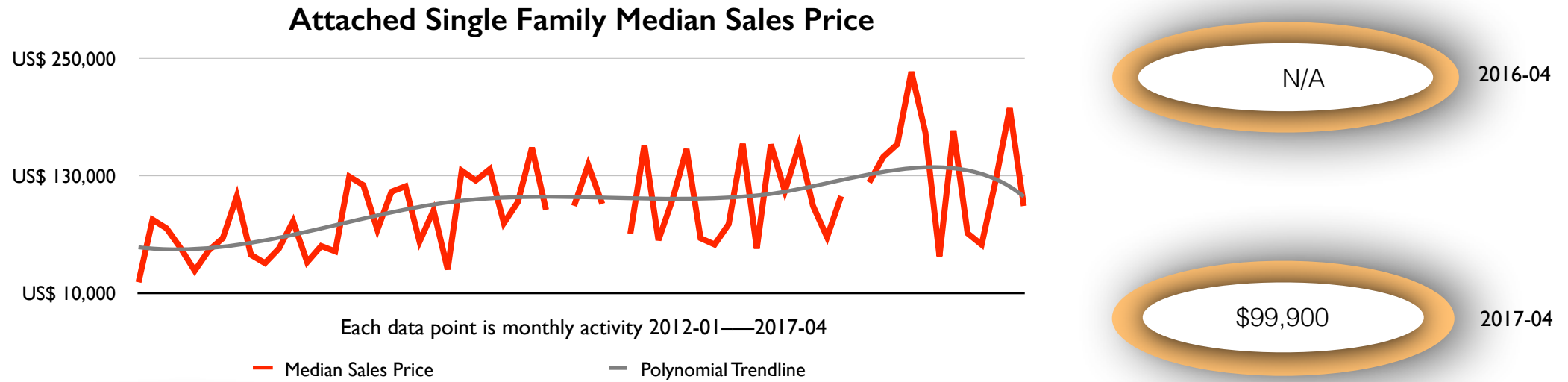
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by IOK Research and Marketing.

Belmont Cragin

Monthly Update 2017-04



-30.4%	-18.2%	-19.4%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



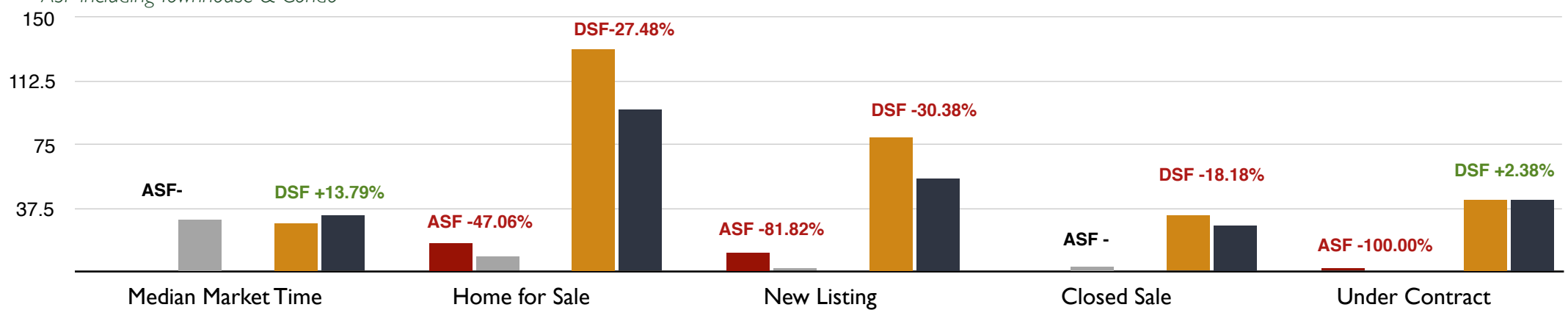
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	-	31	-%
Home for Sale	17	9	-47.06%
New Listing	11	2	-81.82%
Closed Sale	0	3	
Under Contract	2	0	-100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	29	33	13.79%
Home for Sale	131	95	-27.48%
New Listing	79	55	-30.38%
Closed Sale	33	27	-18.18%
Under Contract	42	43	2.38%



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

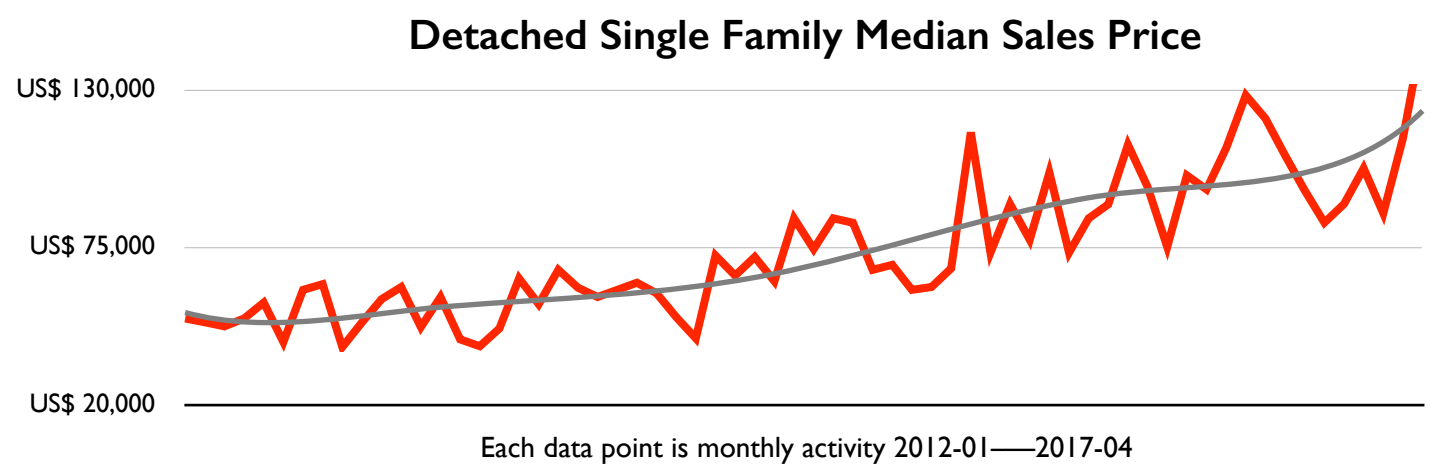
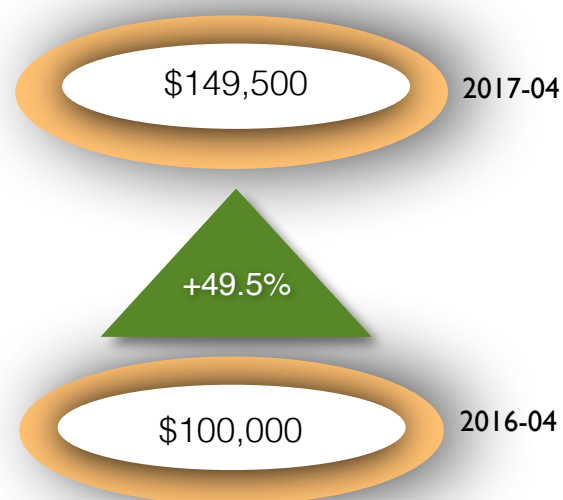
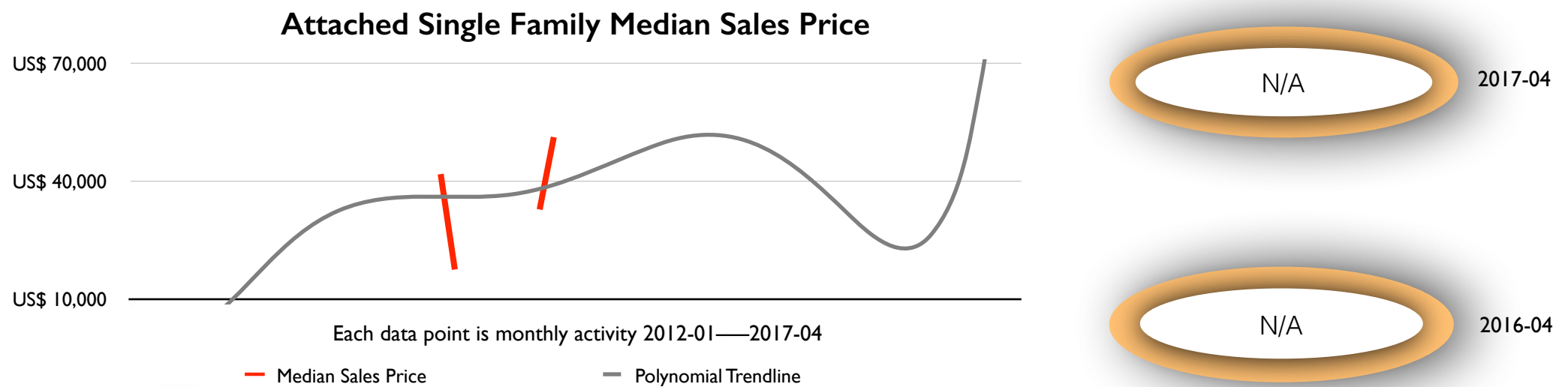
Wednesday, May 10, 2017

Chicago Lawn

Monthly Update 2017-04



-2.2%	0.0%	-12.2%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



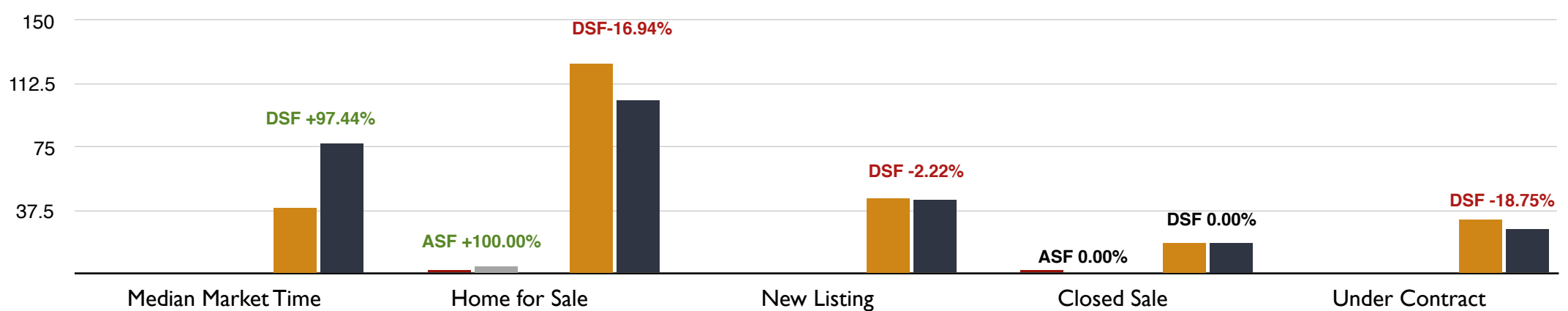
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	-	-	-
Home for Sale	2	4	+100%
New Listing	0	0	-
Closed Sale	2	0	0.00%
Under Contract	-	1	-

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	39	77	97.44%
Home for Sale	124	103	-16.94%
New Listing	45	44	-2.22%
Closed Sale	18	18	0.00%
Under Contract	32	26	-18.75%



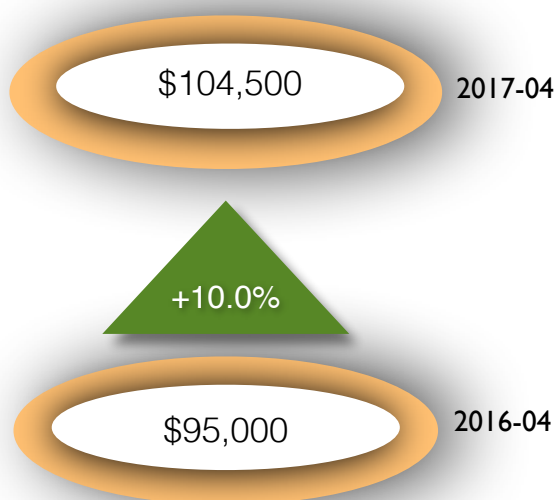
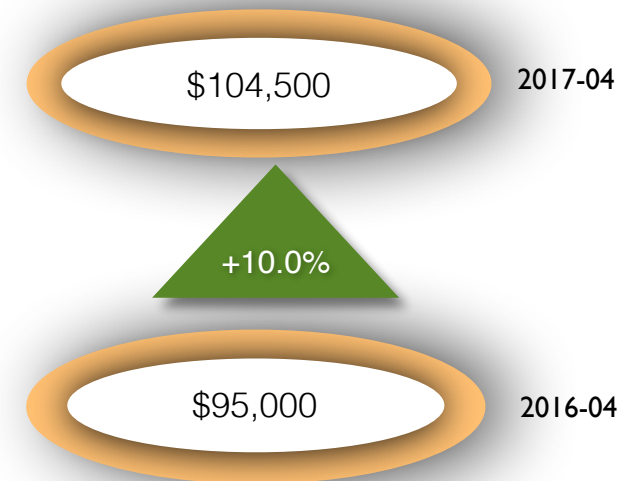
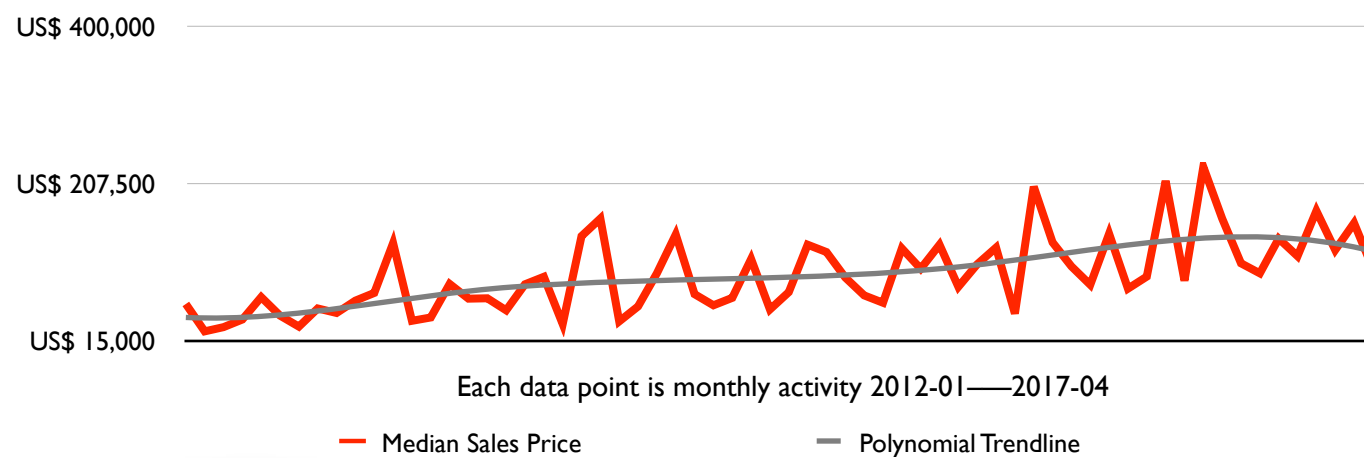
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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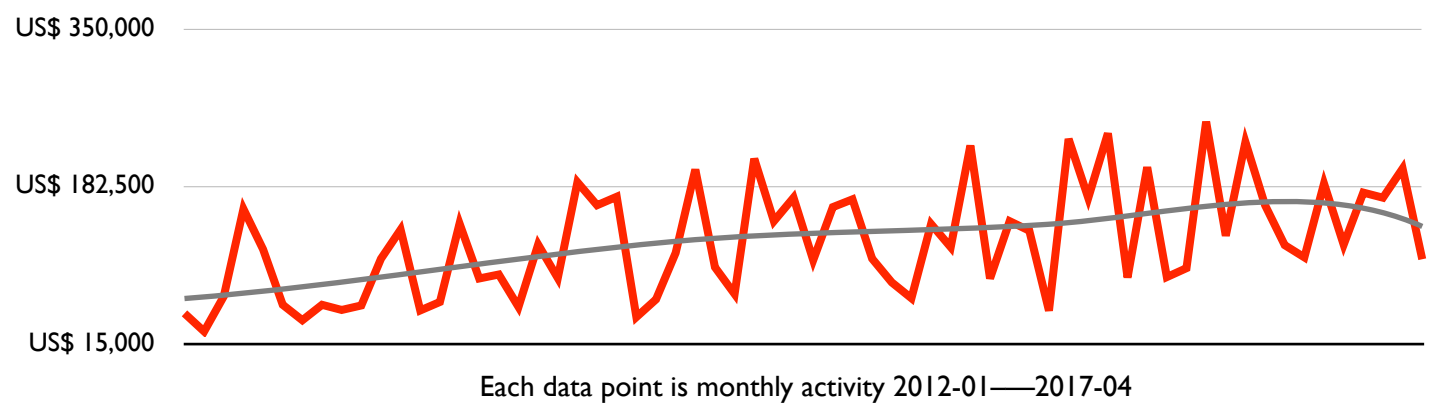


-40.9%	+166.7%	-47.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Each data point is monthly activity 2012-01—2017-04

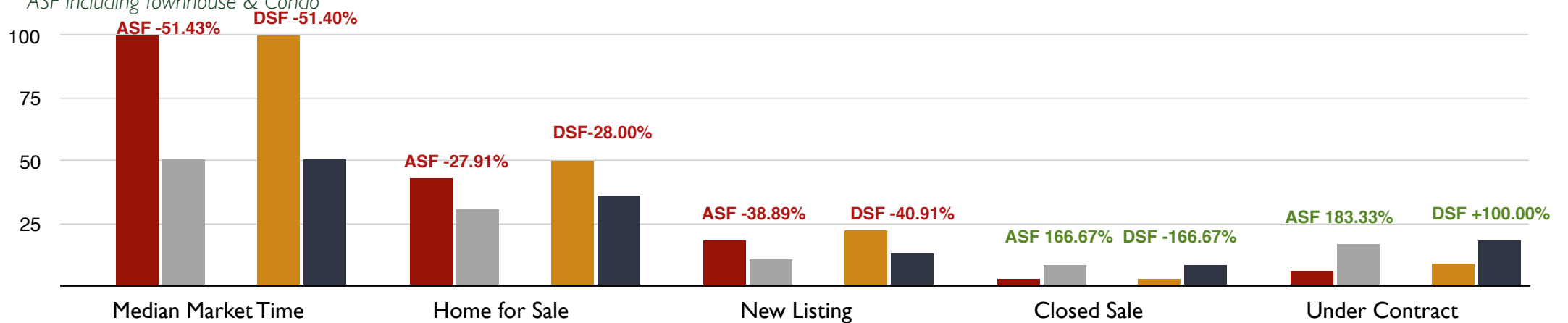
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	105	51	-51.43%
Home for Sale	43	31	-27.91%
New Listing	18	11	-38.89%
Closed Sale	3	8	166.67%
Under Contract	6	17	183.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	105	51	-51.40%
Home for Sale	50	36	-28.00%
New Listing	22	13	-40.91%
Closed Sale	3	8	166.67%
Under Contract	9	18	100.00%



East Garfield Park

Monthly Update 2017-04



-41.2%

Changes in
New Listings
All Properties

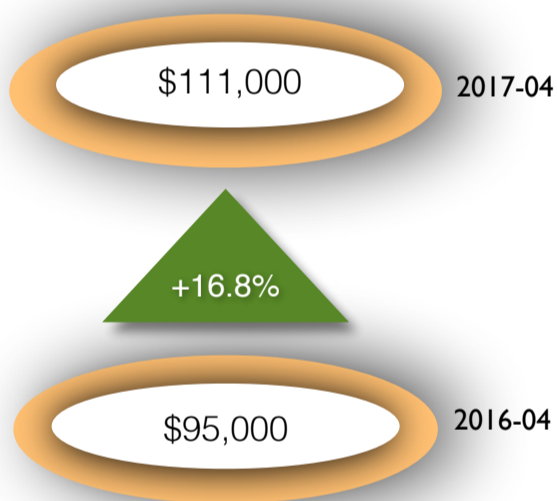
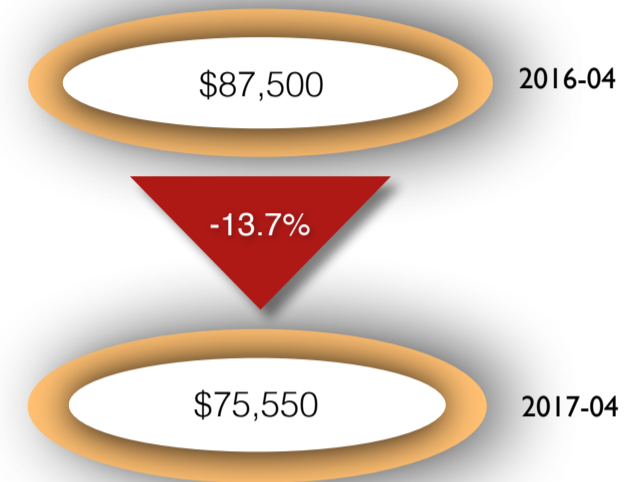
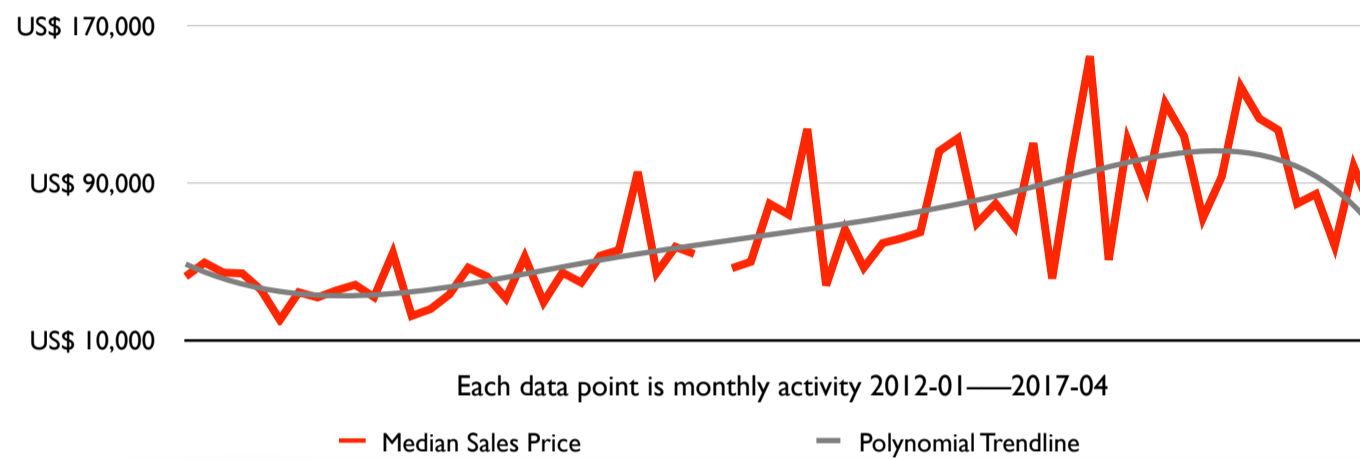
-28.6%

Changes in
Closed Sale
All Properties

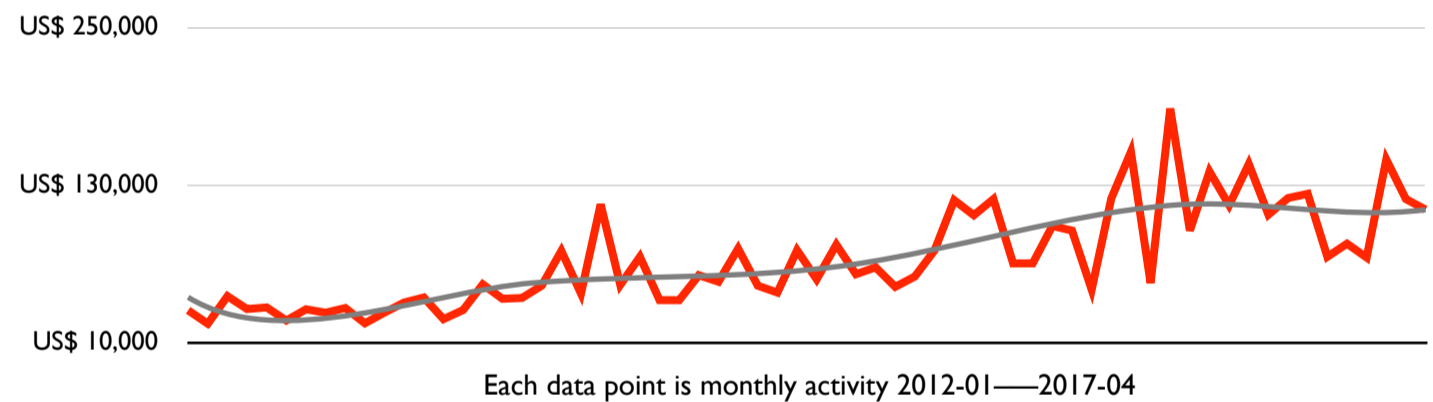
-10.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



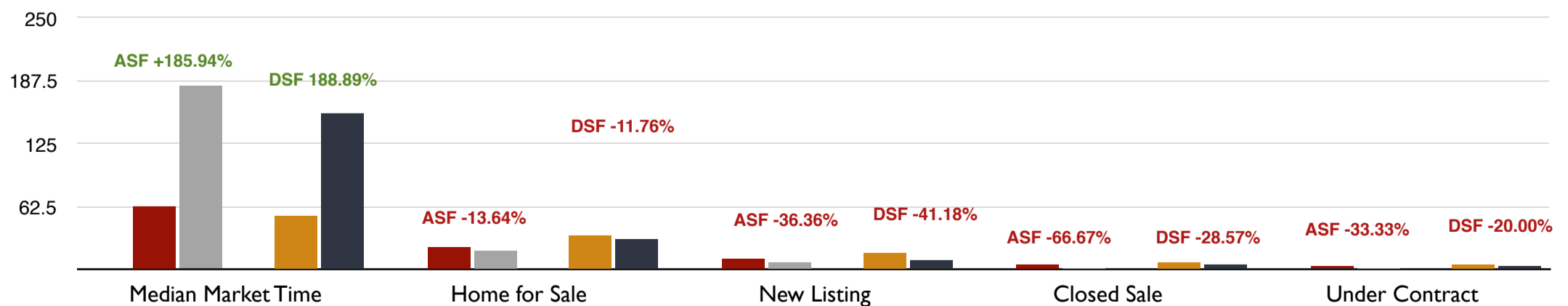
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	64	183	+185.94%
Home for Sale	22	19	-13.64%
New Listing	11	7	-36.36%
Closed Sale	6	2	-66.67%
Under Contract	3	2	-33.33%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	54	156	+188.89%
Home for Sale	34	30	-11.76%
New Listing	17	10	-41.18%
Closed Sale	7	5	-28.57%
Under Contract	5	4	-20.00%



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

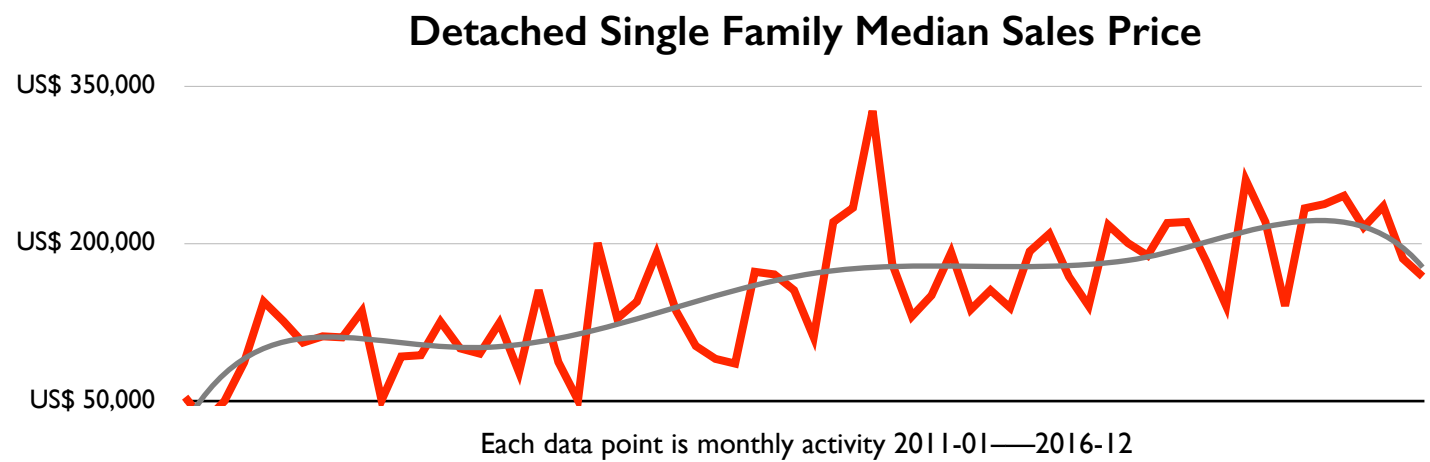
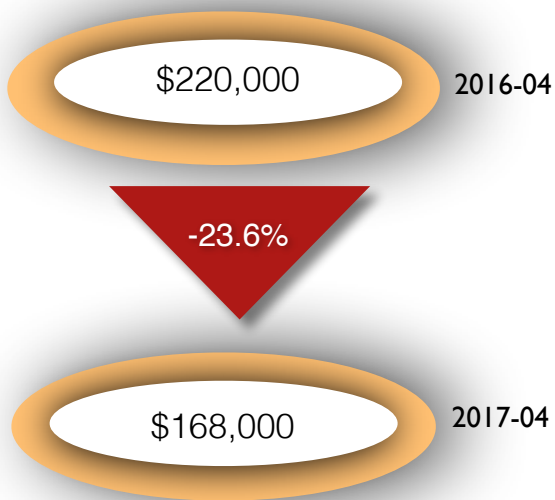
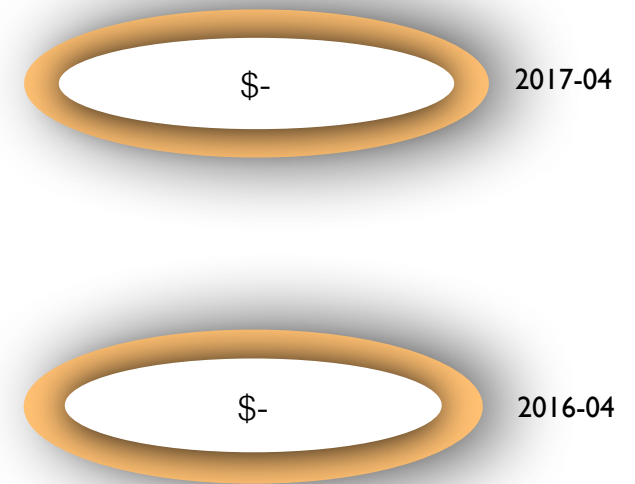
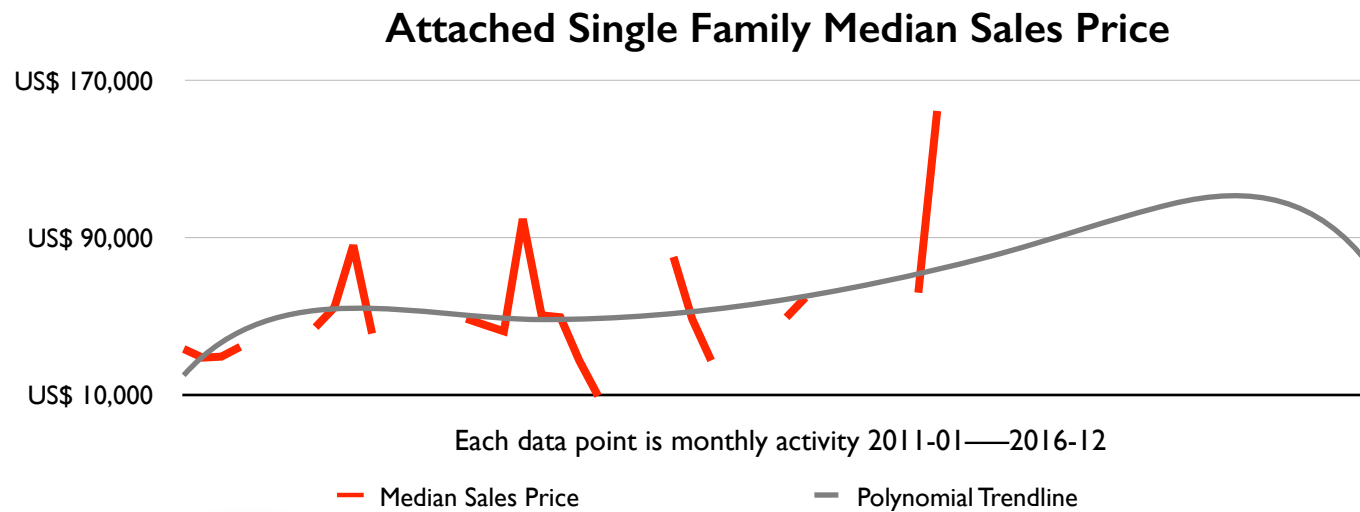
Wednesday, May 10, 2017

Hermosa

Monthly Update 2017-04



-21.4%	0.0%	-7.1%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



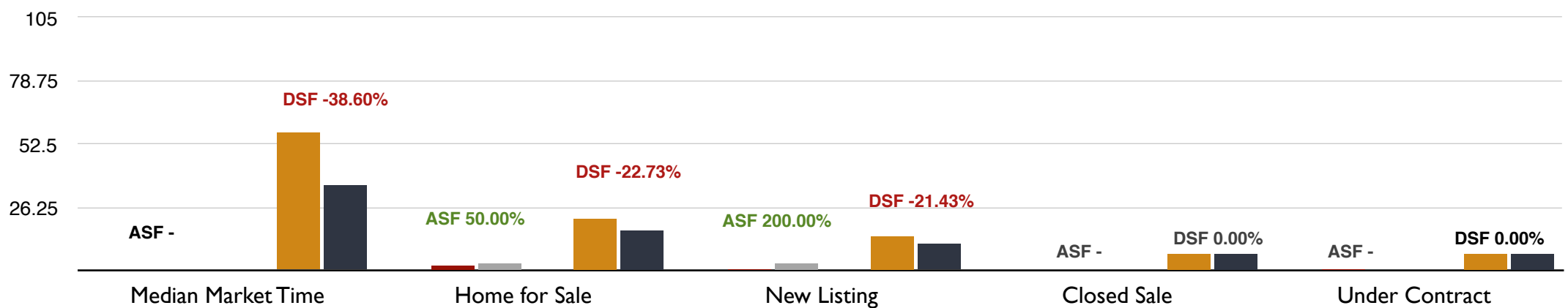
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	-	-	
Home for Sale	2	3	50.00%
New Listing	1	3	200.00%
Closed Sale	0	0	
Under Contract	1	0	-%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	57	35	-38.60%
Home for Sale	22	17	-22.73%
New Listing	14	11	-21.43%
Closed Sale	7	7	0.00%
Under Contract	7	7	0.00%



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

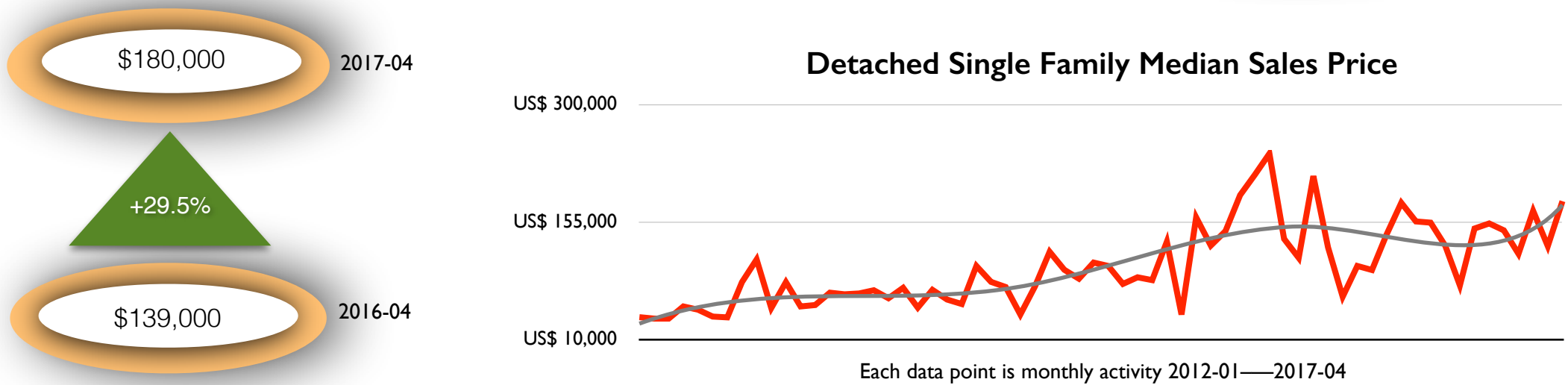
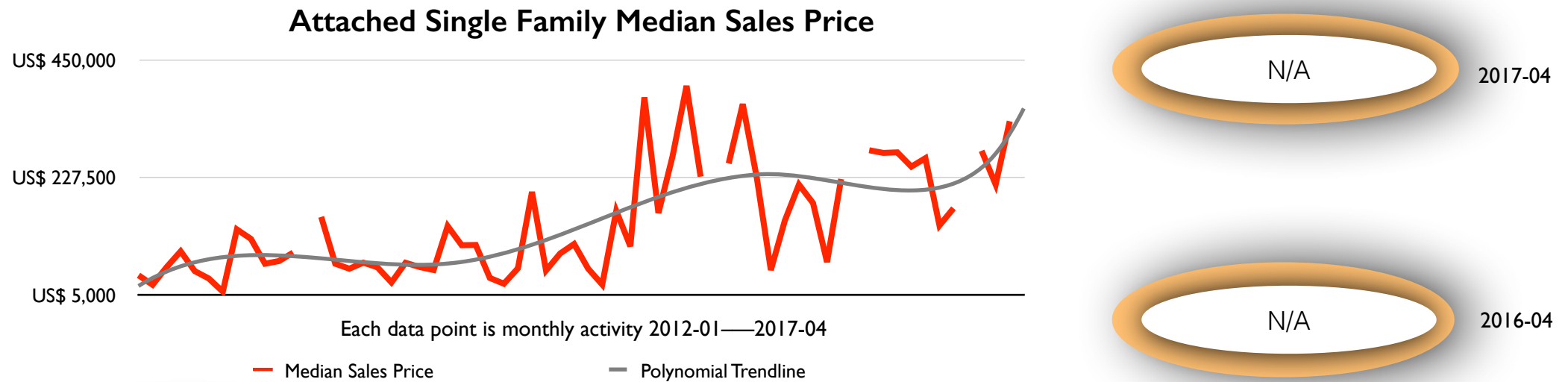
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Humboldt Park

Monthly Update 2017-04



-3.8%	0.0%	-46.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



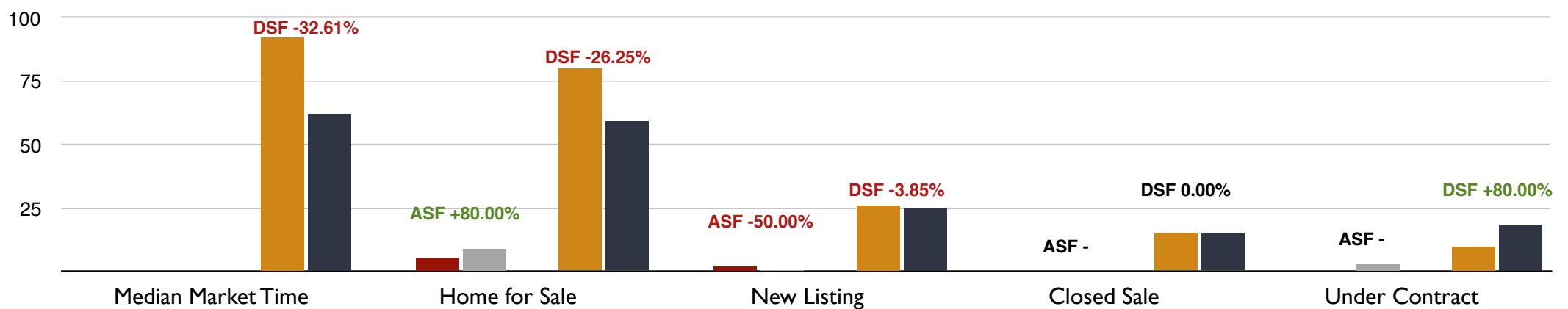
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	-	-	-
Home for Sale	5	9	80.00%
New Listing	2	1	-50.00%
Closed Sale	0	0	
Under Contract	0	3	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	92	62	-32.61%
Home for Sale	80	59	-26.25%
New Listing	26	25	-3.85%
Closed Sale	15	15	0.00%
Under Contract	10	18	80.00%



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

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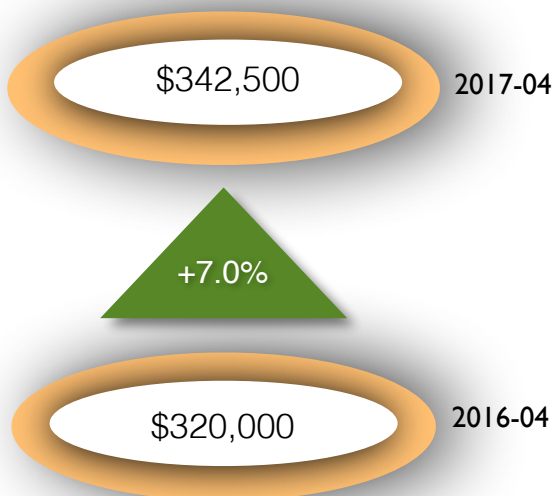
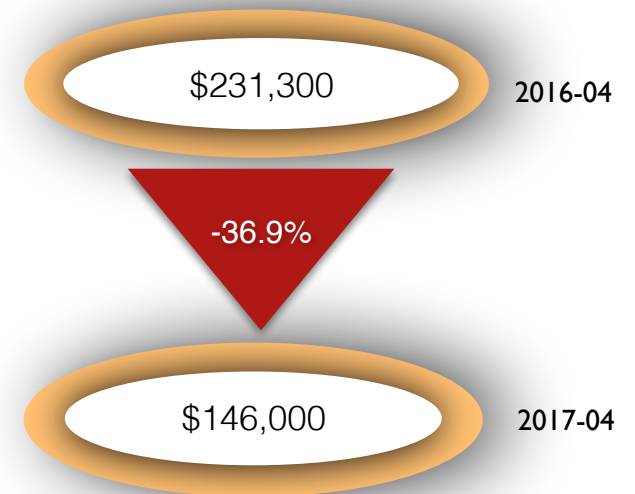
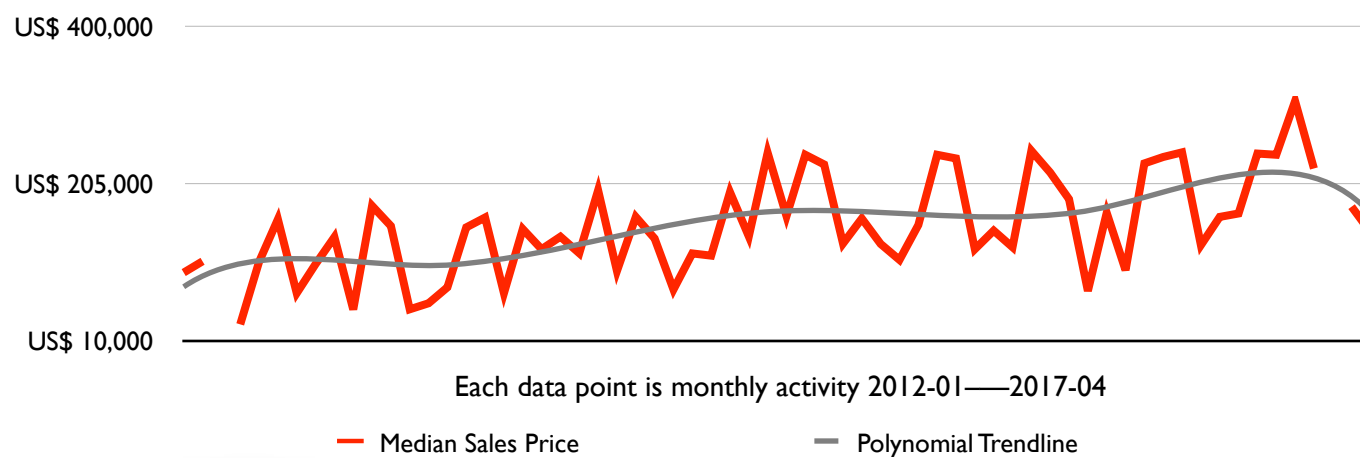
North Park

Monthly Update 2017-04

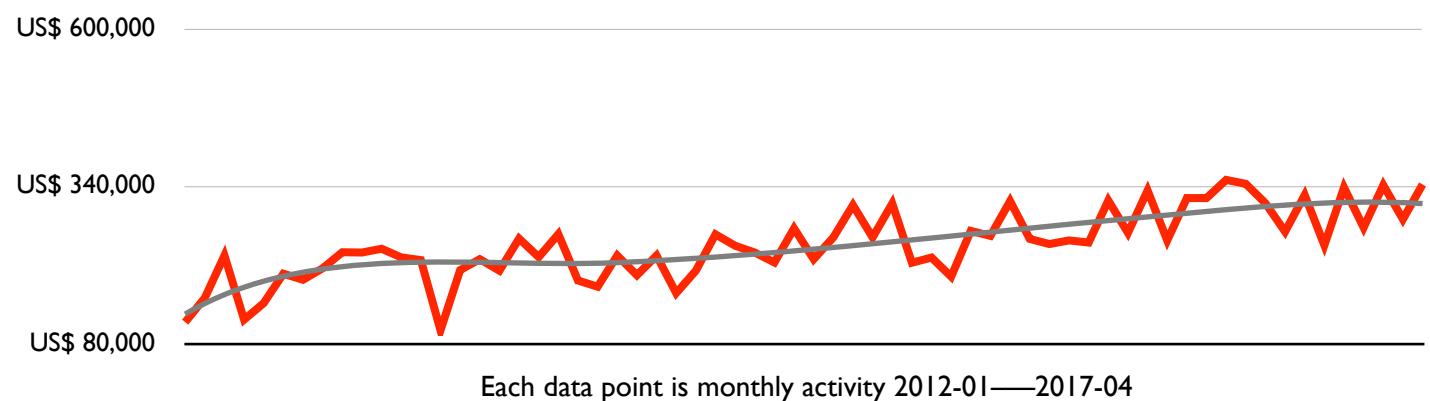


-48.5%	+44.4%	+14.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



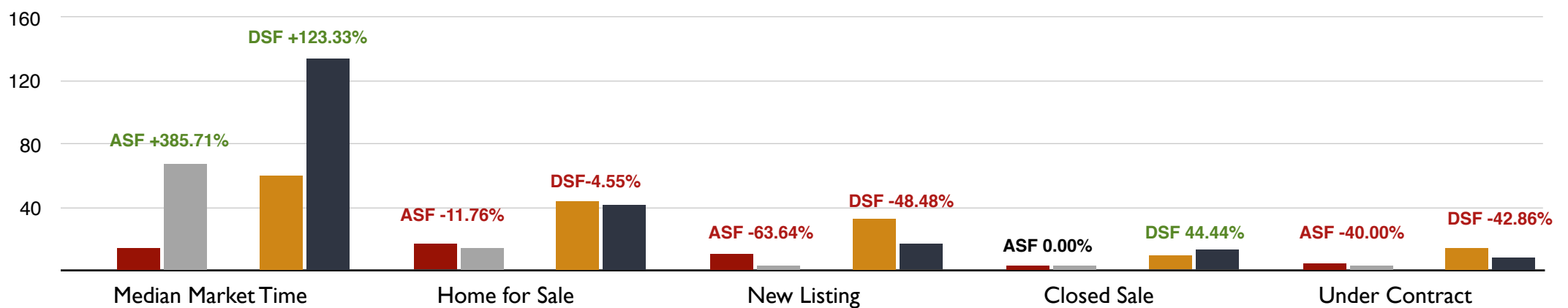
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	14	68	385.71%
Home for Sale	17	15	-11.76%
New Listing	11	4	-63.64%
Closed Sale	4	4	0.00%
Under Contract	5	3	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	60	134	123.33%
Home for Sale	44	42	-4.55%
New Listing	33	17	-48.48%
Closed Sale	9	13	44.44%
Under Contract	14	8	-42.86%



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

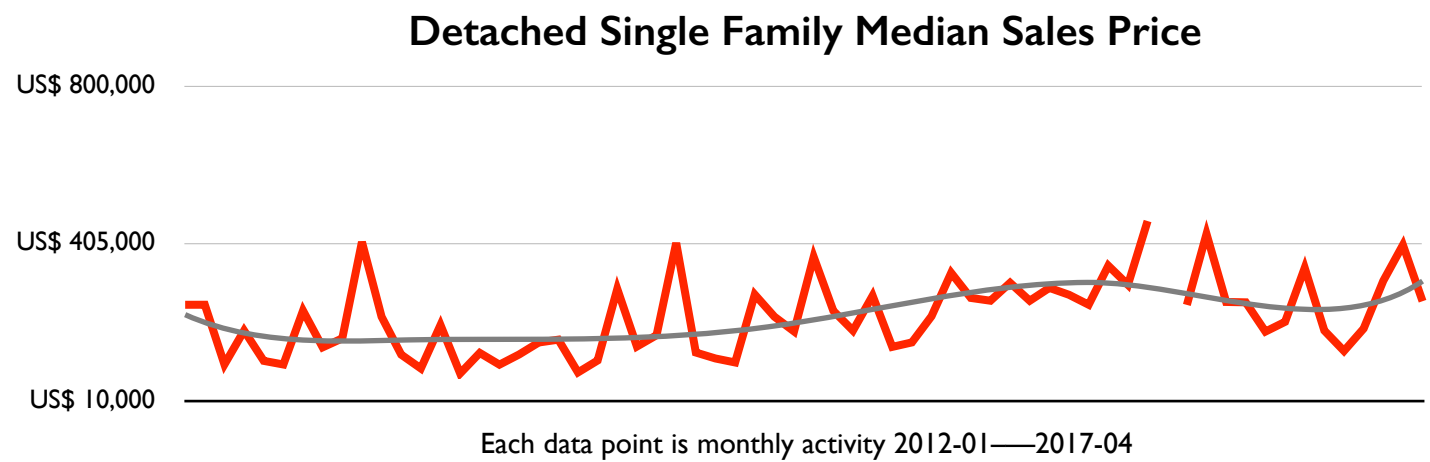
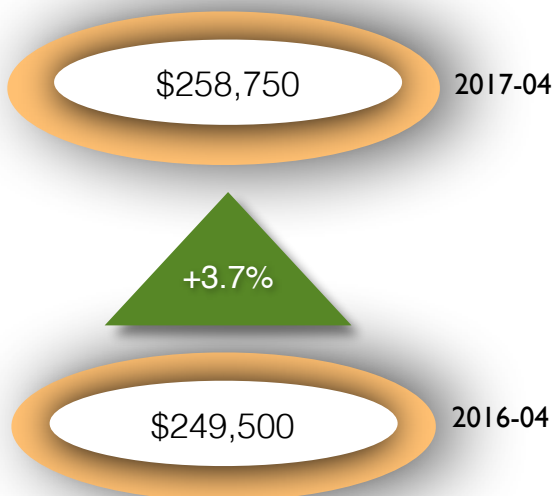
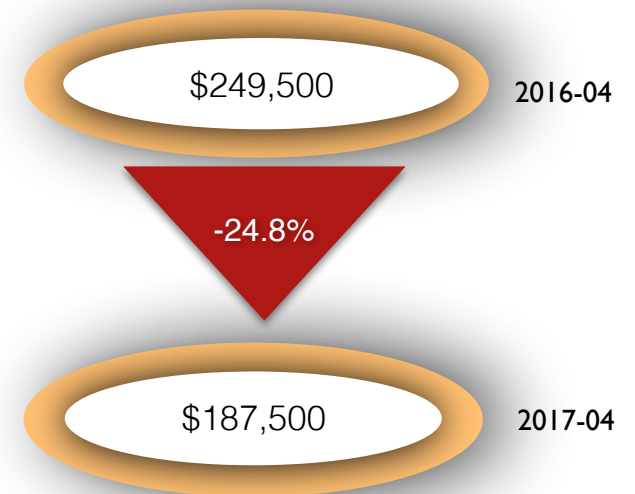
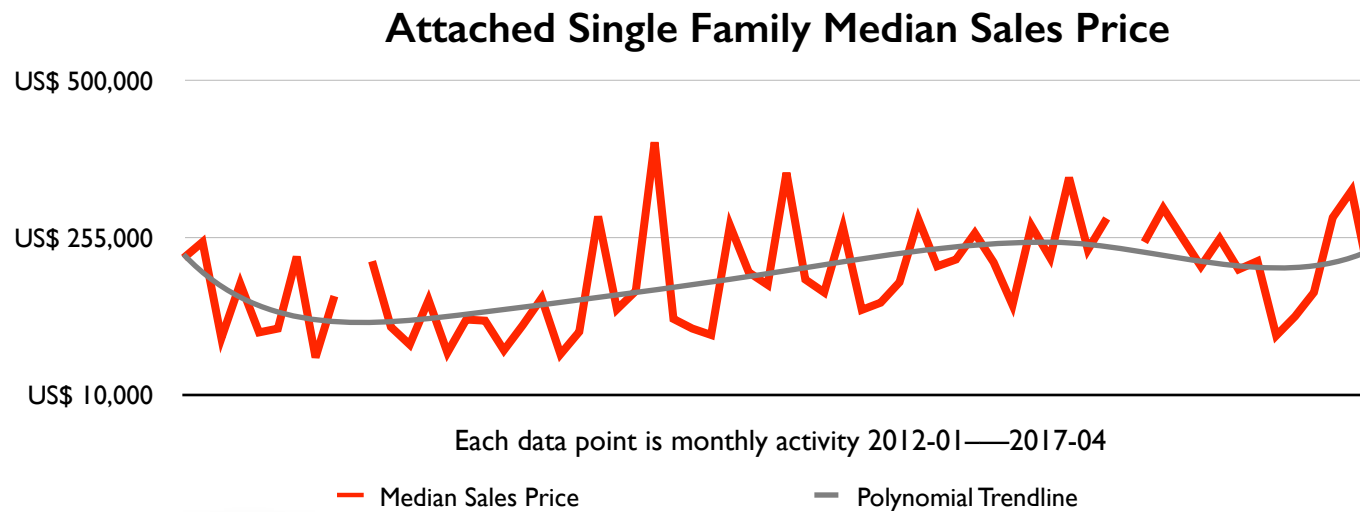
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Oakland

Monthly Update 2017-04



+12.5%	-60.0%	-11.9%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



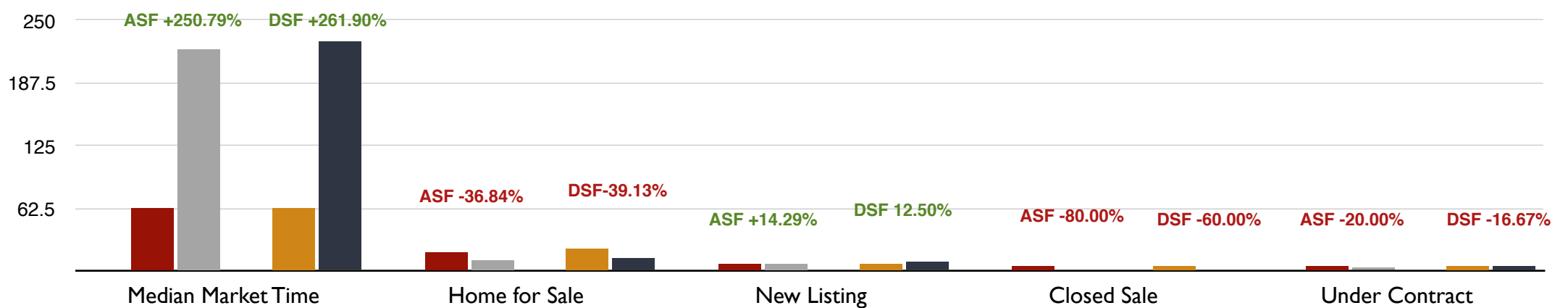
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	63	221	250.79%
Home for Sale	19	12	-36.84%
New Listing	7	8	14.29%
Closed Sale	5	1	-80.00%
Under Contract	5	4	-20.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	63	228	261.90%
Home for Sale	23	14	-39.13%
New Listing	8	9	12.50%
Closed Sale	5	2	-60.00%
Under Contract	6	5	-16.67%



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

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Washington Park

Monthly Update 2017-04



+150.0%

Changes in
New Listings
All Properties

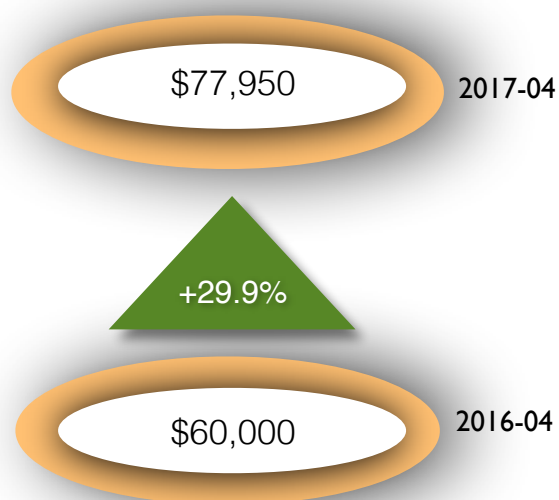
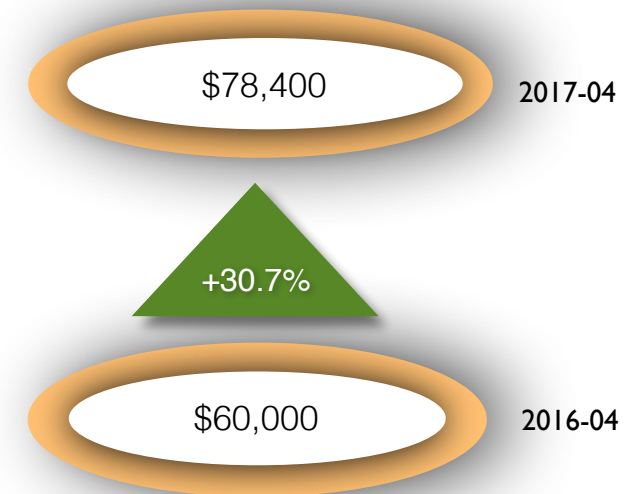
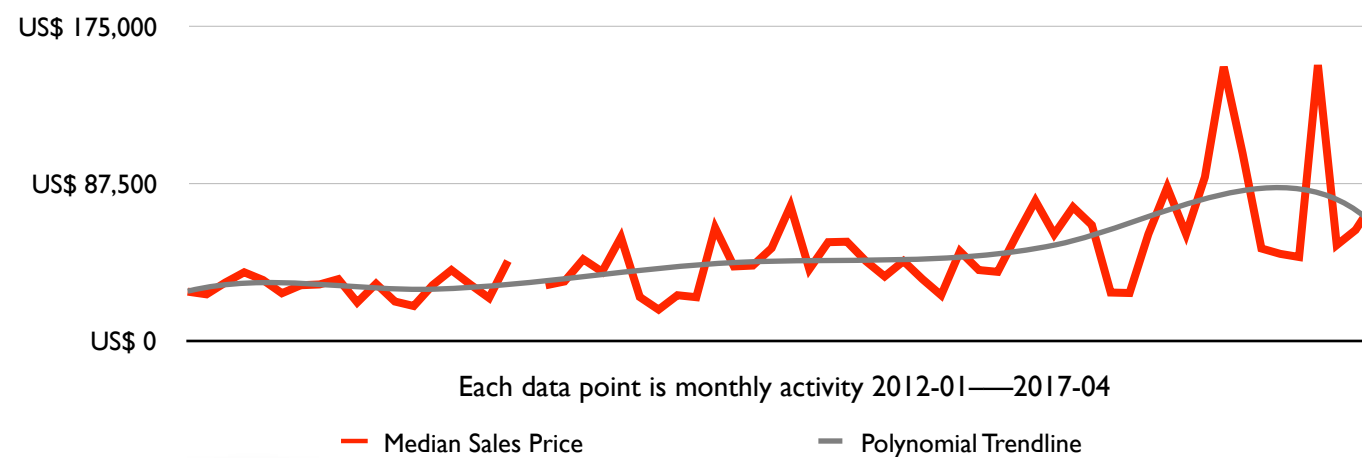
+300.0%

Changes in
Closed Sale
All Properties

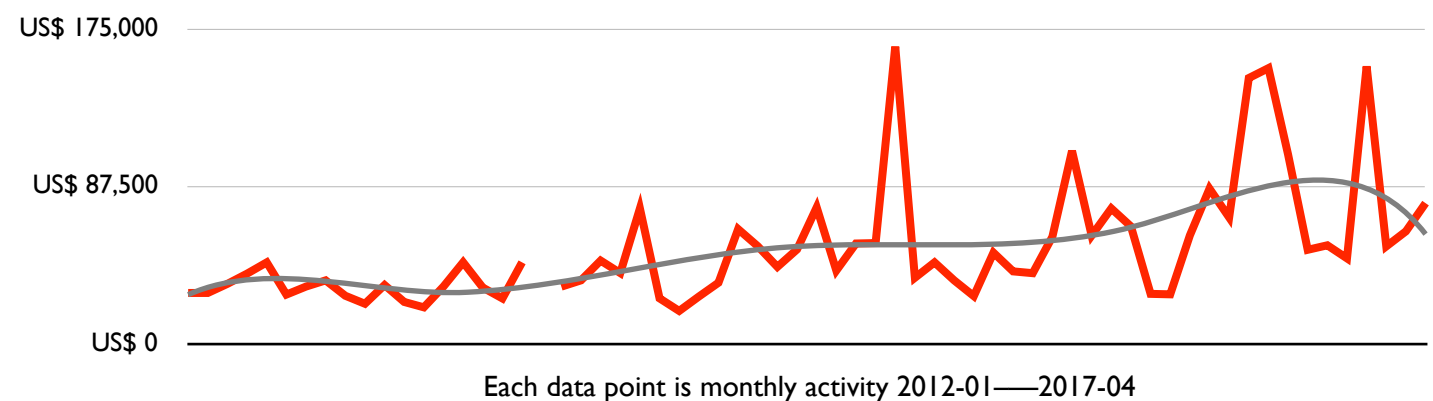
-41.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



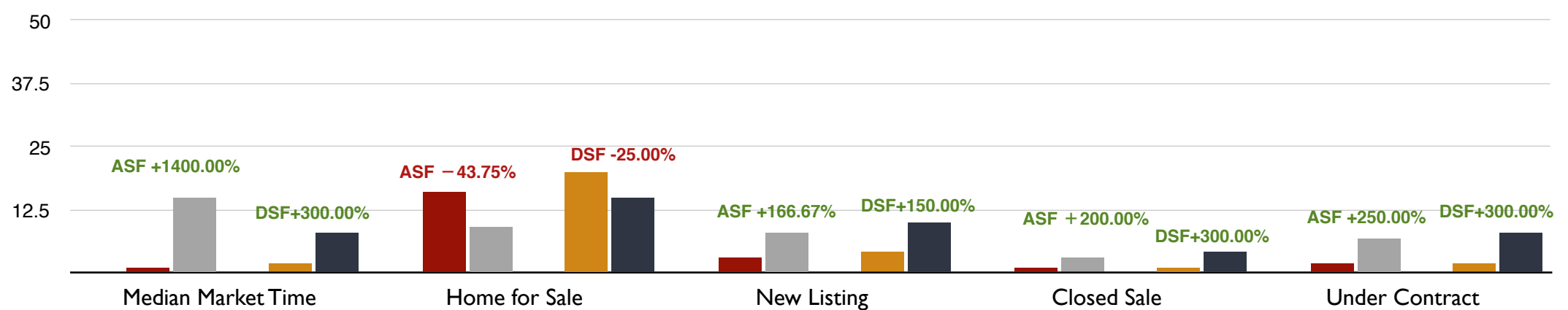
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	1	15	+1400.00%
Home for Sale	16	9	-43.75%
New Listing	3	8	+166.67%
Closed Sale	1	3	+200.00%
Under Contract	2	7	+250.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	2	8	+300.00%
Home for Sale	20	15	-25.00%
New Listing	4	10	+150.00%
Closed Sale	1	4	+300.00%
Under Contract	2	8	+300.00%



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

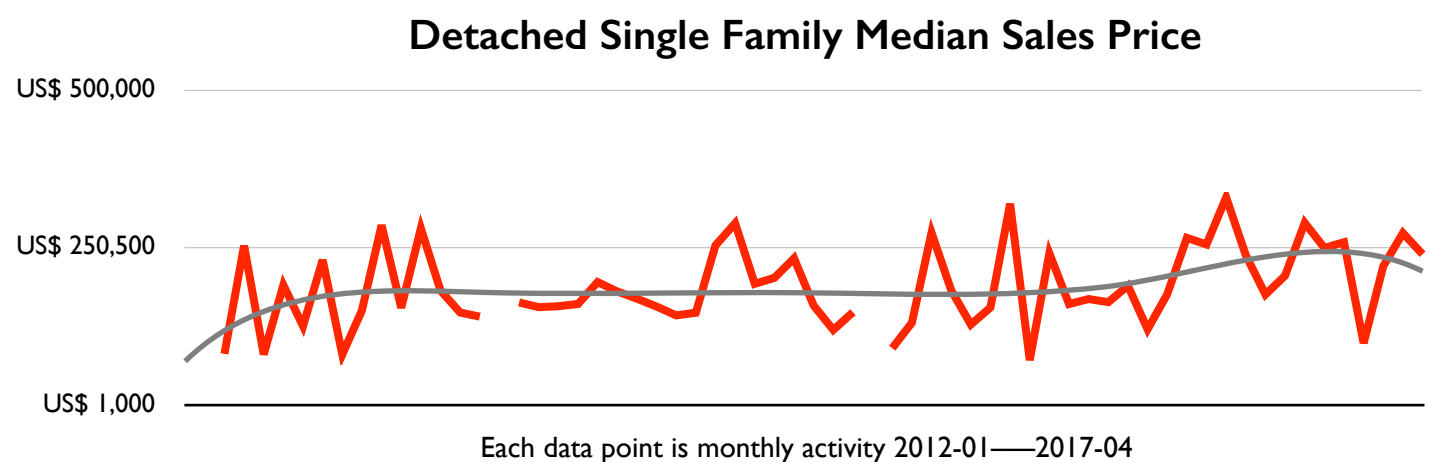
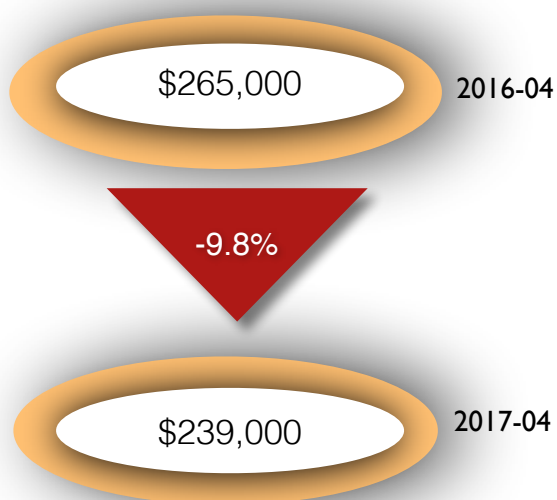
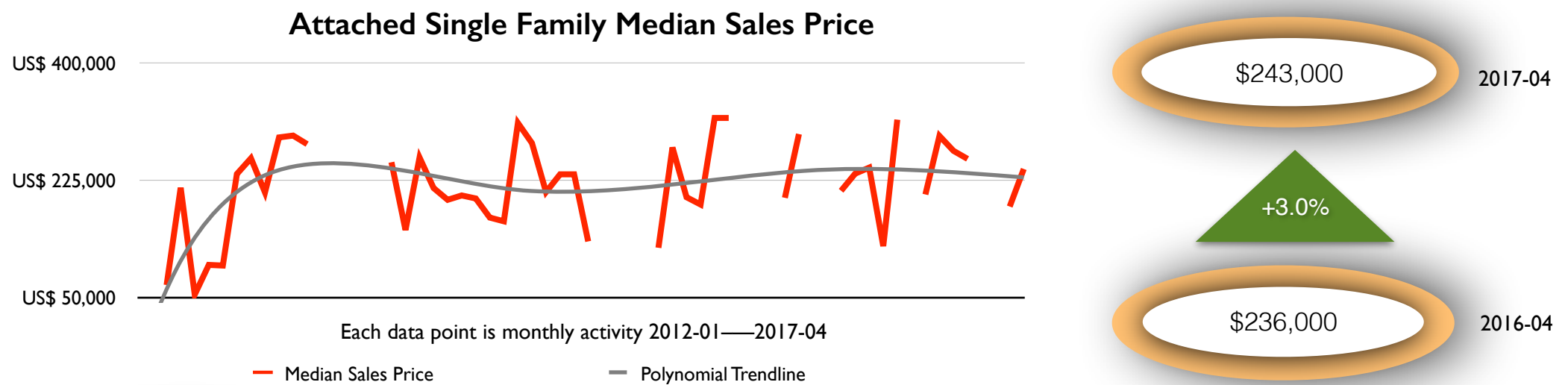
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McKinley Park

Monthly Update 2017-04



-66.7%	+20.0%	-51.5%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



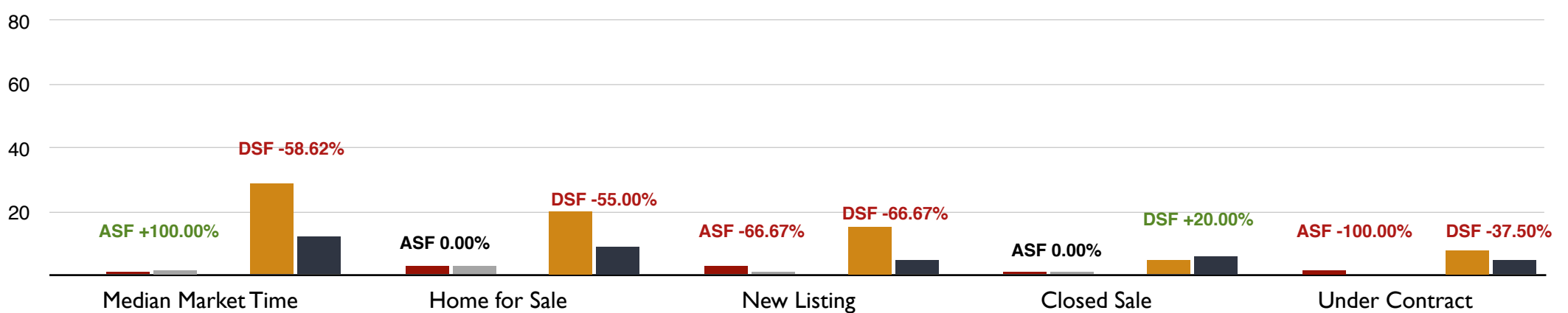
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	1	2	100.00%
Home for Sale	3	3	0.00%
New Listing	3	1	-66.67%
Closed Sale	1	1	0.00%
Under Contract	2	0	-100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	29	12	-58.62%
Home for Sale	20	9	-55.00%
New Listing	15	5	-66.67%
Closed Sale	5	6	20.00%
Under Contract	8	5	-37.50%



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Edison Park

Monthly Update 2017-04



-17.6%

Changes in
New Listings
All Properties

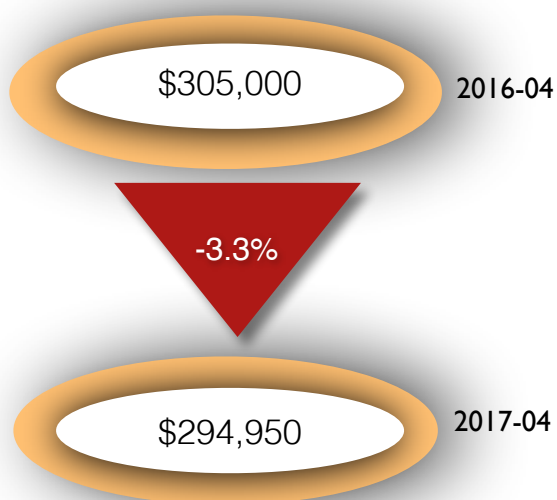
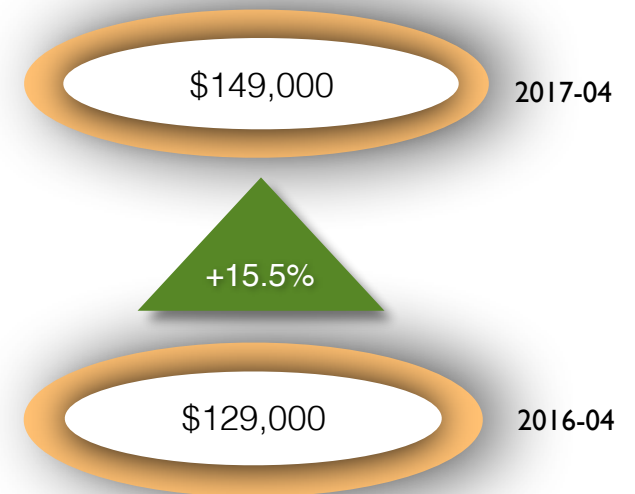
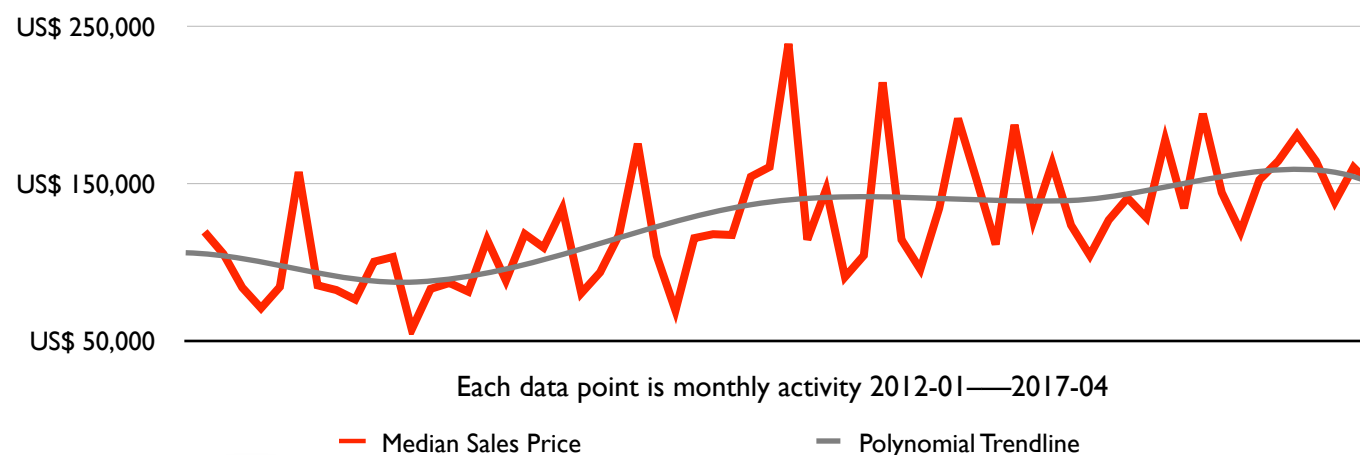
-42.9%

Changes in
Closed Sale
All Properties

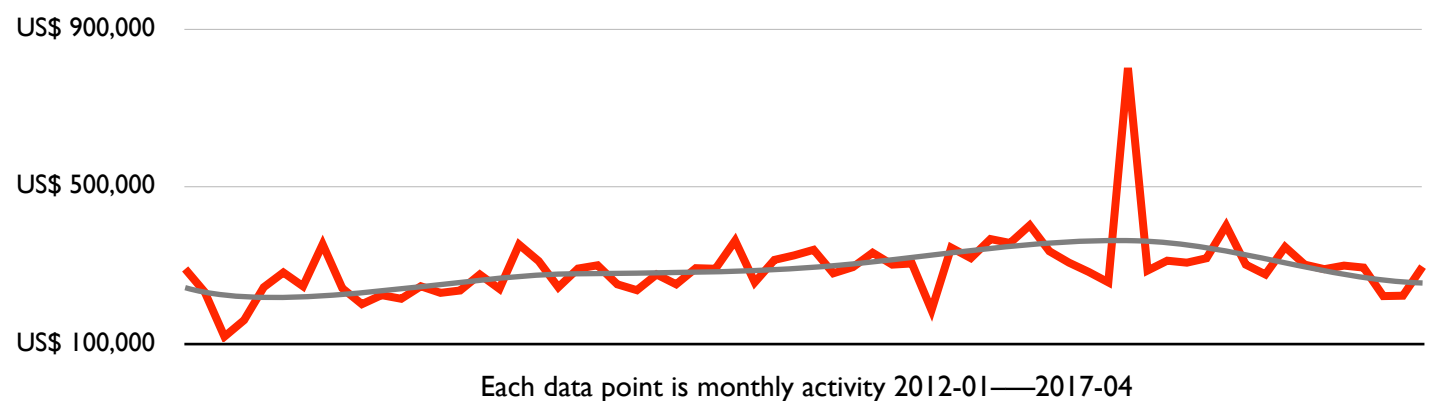
-38.9%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



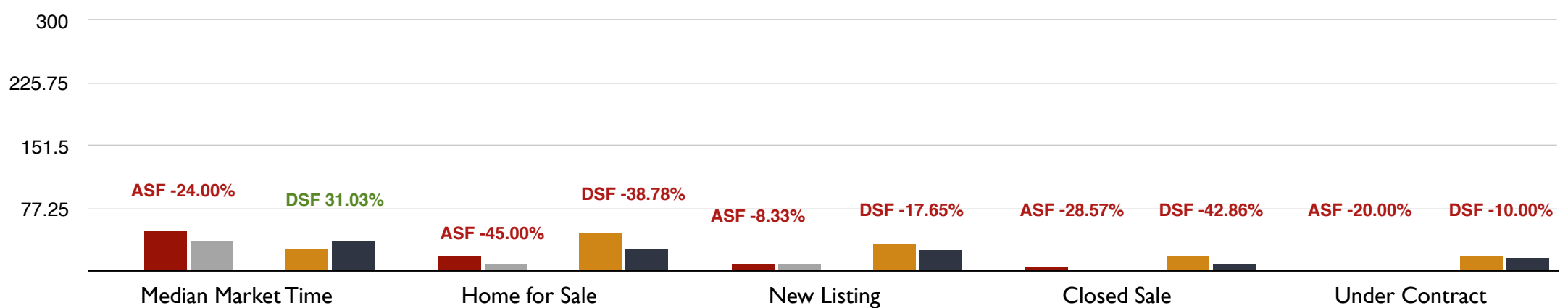
Attached Single Family (ASF)

	2016-04	2017-04	Changes
Median Market Time	50	38	-24.00%
Home for Sale	20	11	-45.00%
New Listing	12	11	-8.33%
Closed Sale	7	5	-28.57%
Under Contract	5	4	-20.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-04	2017-04	Changes
Median Market Time	29	38	31.03%
Home for Sale	49	30	-38.78%
New Listing	34	28	-17.65%
Closed Sale	21	12	-42.86%
Under Contract	20	18	-10.00%



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Wednesday, May 10, 2017



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