

A collage of Chicago cityscape images. The top left shows the Willis Tower and a Ferris wheel at dusk. The top right shows the reflective, curved architecture of the Aon Center. The bottom shows a night view of a city street with tall buildings and lights. A green diagonal band runs across the middle, containing the title text.

Chicago

31 Neighborhoods

Monthly Report - December 2016

KEY TAKEAWAYS...

- Median sales price for all type of properties in December decreased to \$214,125 from \$214,000 compared to last month, but were up 7.9% from last year, according to the data from MRED. Median sales price for attached single-family decreased to \$179,000 and for detached single-family decreased to \$228,000, which were 7.2% and 5.6% increased compared with last year respectively.
- Total number of homes for sale in August dropped 17.2% to 29,764 and it was 18.9% lower than last year. There were 7,889 attached single-family properties (including townhouse and condo) for sale and 21,875 detached single family housing for sale. It continued to be a seller-market in real estate industry.
- Median market times for all type of properties increased from 52 days in November to 59 days this month. Starting from the nadir in June, median market time showed an up trend in the second half year. However, 59 days were still 9.2% lower than last year. In average, it took 75 days to sell an attached single-family property and 103 days to sell a detached one.
- The real estate market is performing slow and weak during the winter season. As we enter the new year, the market should start to recovery.

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

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

Chicagoland PMSA— December 2016

+7.0%

Change in
New Listing
All properties

+3.0%

Change in
Closed Sales
All properties

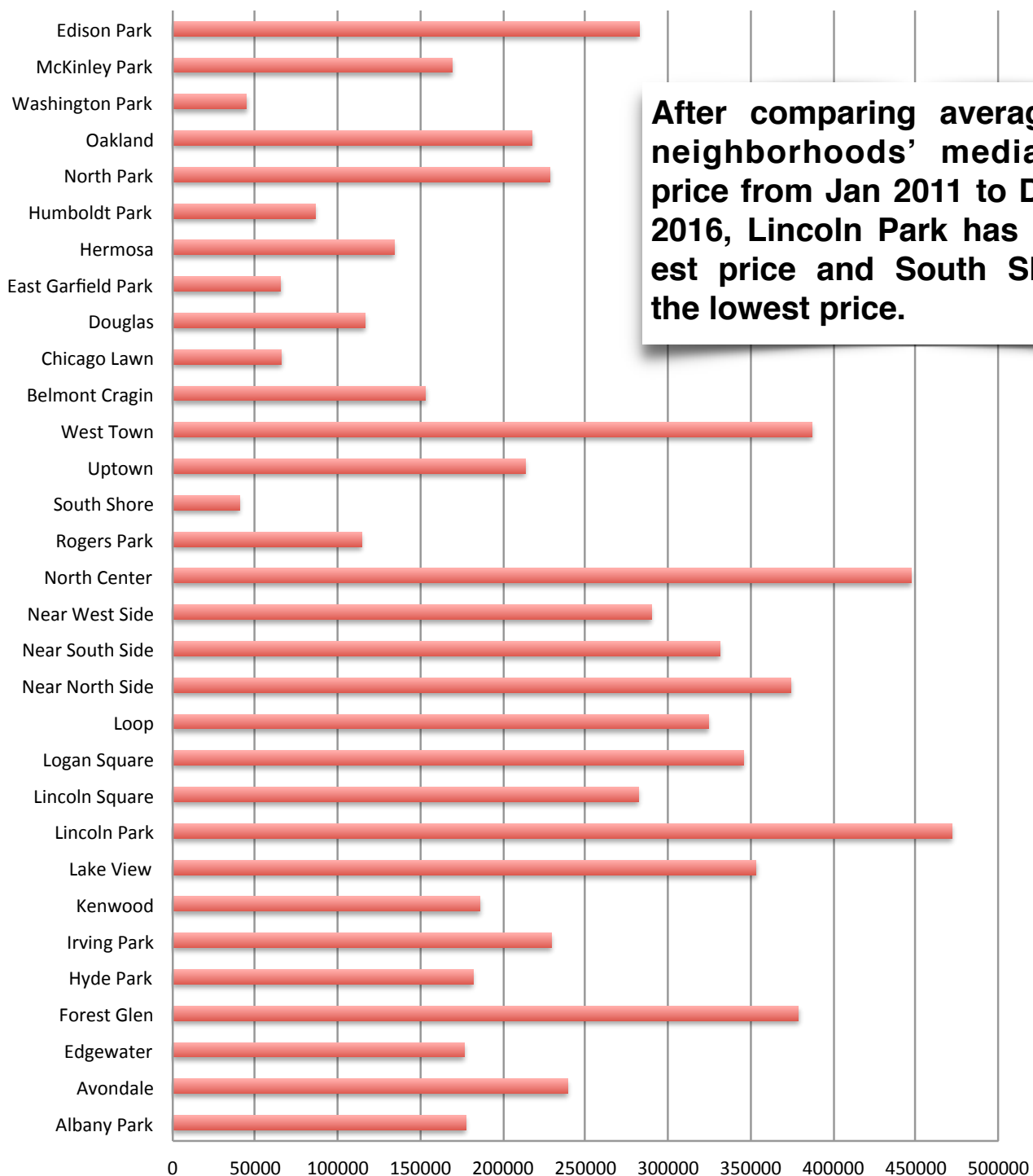
-18.9%

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 December 2016, Lincoln Park has the highest price and South Shore has the lowest price.

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

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

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



Monthly Update—December 2016

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

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

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

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

appraisal@Pahroo.com

We'd more than Welcome it.

Albany Park

Monthly Update 2016-12



+7.1%

Changes in
New Listings
All Properties

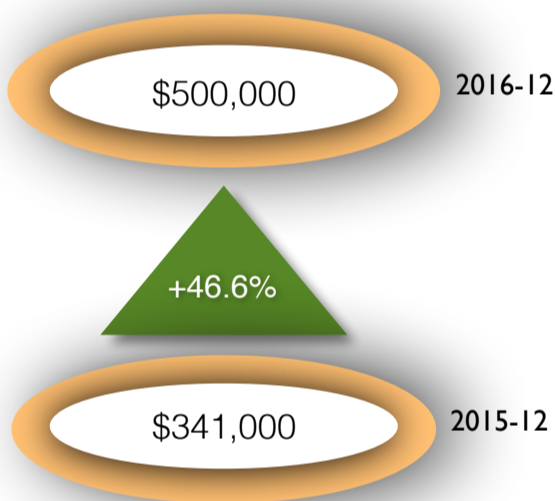
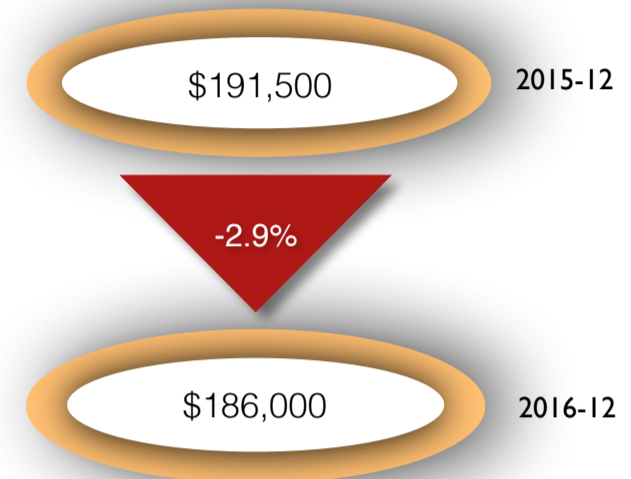
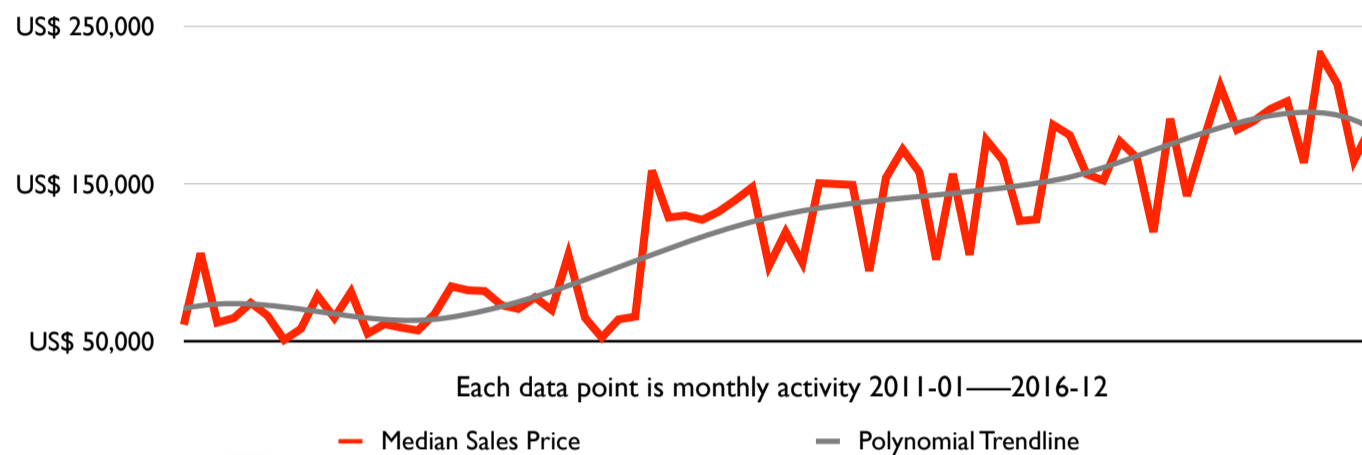
-21.4%

Changes in
Closed Sale
All Properties

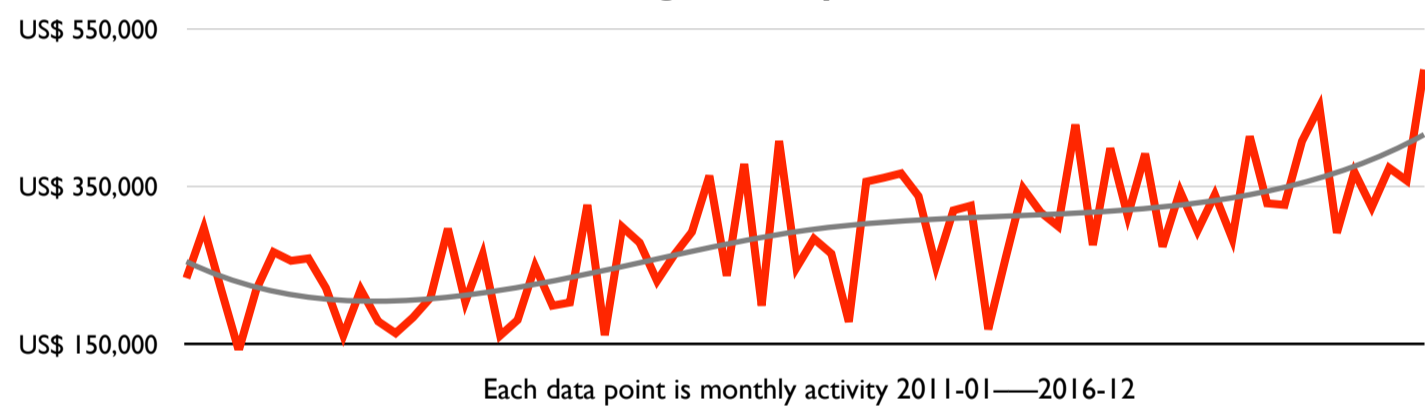
-28.6%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



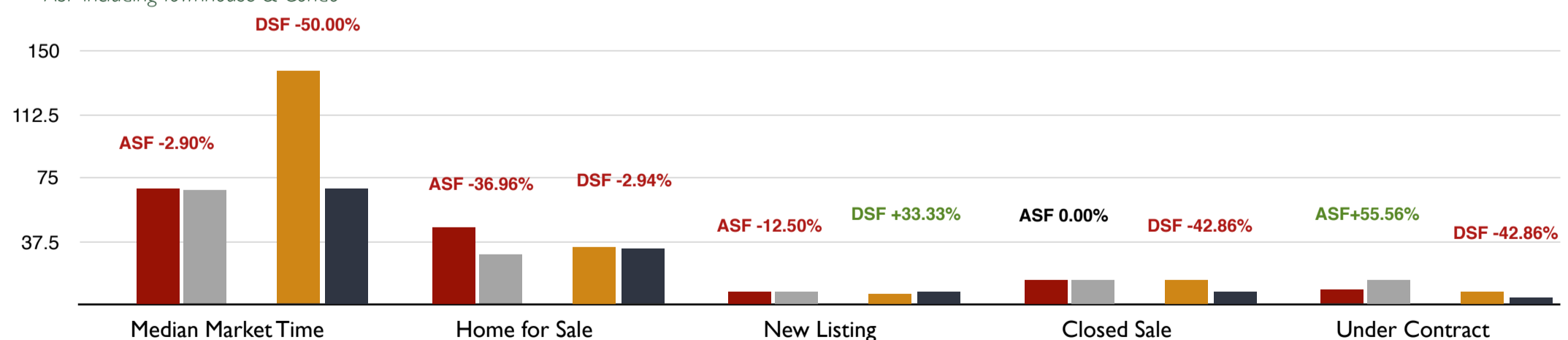
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	69	67	-2.90%
Home for Sale	46	29	-36.96%
New Listing	8	7	-12.50%
Closed Sale	14	14	0.00%
Under Contract	9	14	55.56%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	138	69	-50.00%
Home for Sale	34	33	-2.94%
New Listing	6	8	33.33%
Closed Sale	14	8	-42.86%
Under Contract	7	4	-42.86%



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

Wednesday, January 11, 2017

Avondale

Monthly Update 2016-12



+5.6%

Changes in
New Listings
All Properties

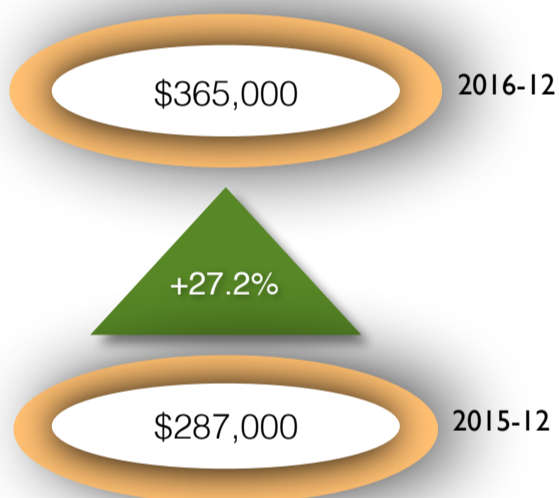
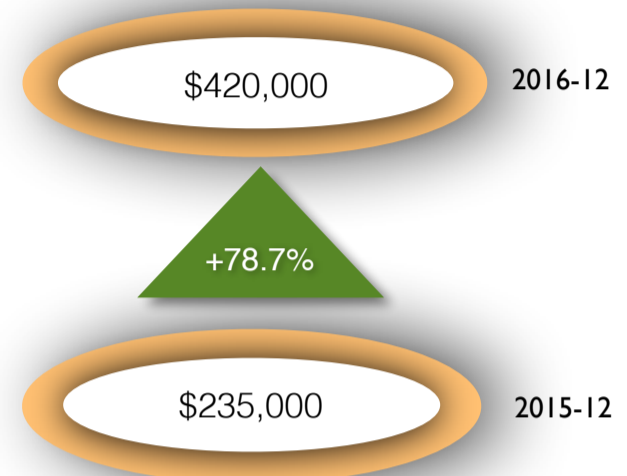
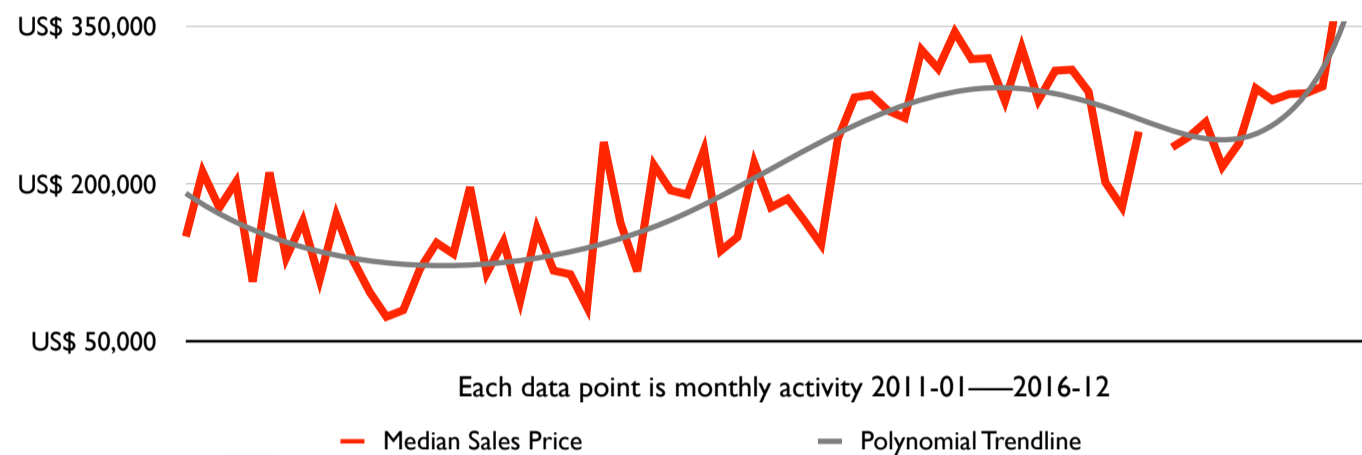
-36.4%

Changes in
Closed Sale
All Properties

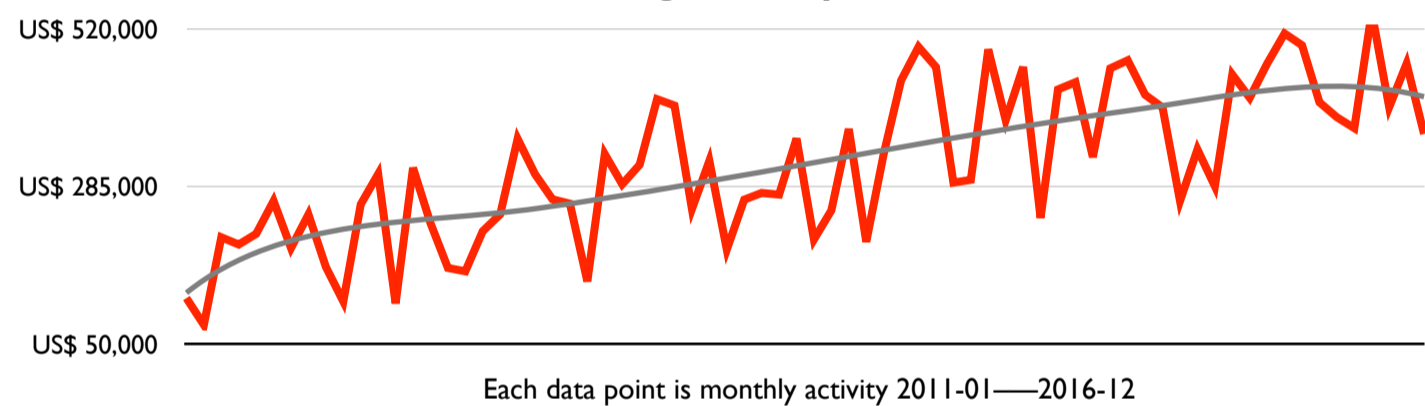
-48.4%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



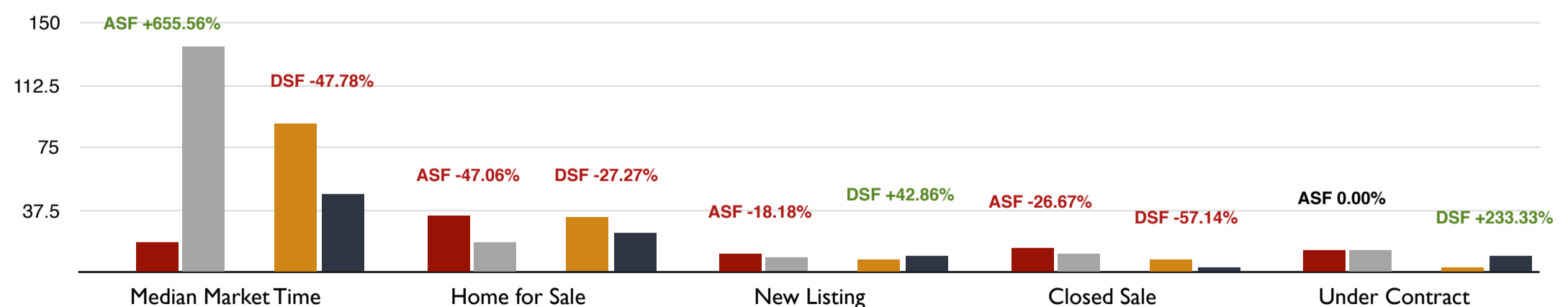
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	18	136	655.56%
Home for Sale	34	18	-47.06%
New Listing	11	9	-18.18%
Closed Sale	15	11	-26.67%
Under Contract	13	13	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	90	47	-47.78%
Home for Sale	33	24	-27.27%
New Listing	7	10	42.86%
Closed Sale	7	3	-57.14%
Under Contract	3	10	233.33%



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

Wednesday, January 11, 2017

Edgewater

Monthly Update 2016-12



-12.2%

Changes in
New Listings
All Properties

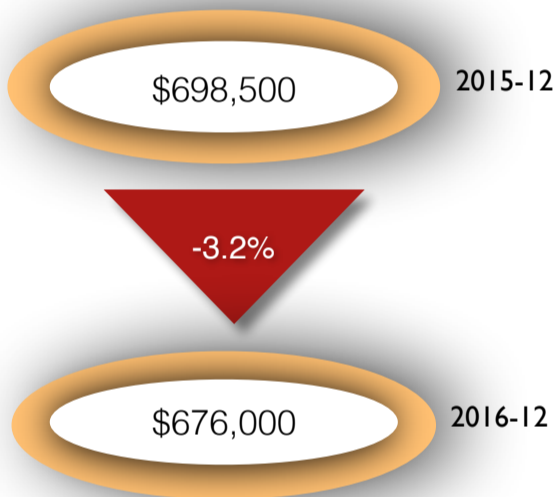
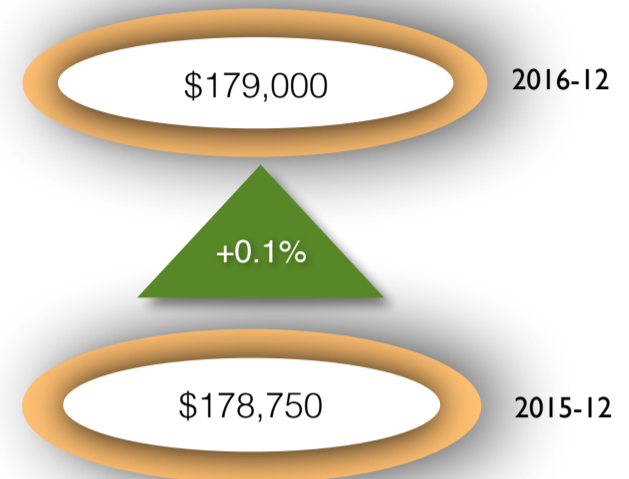
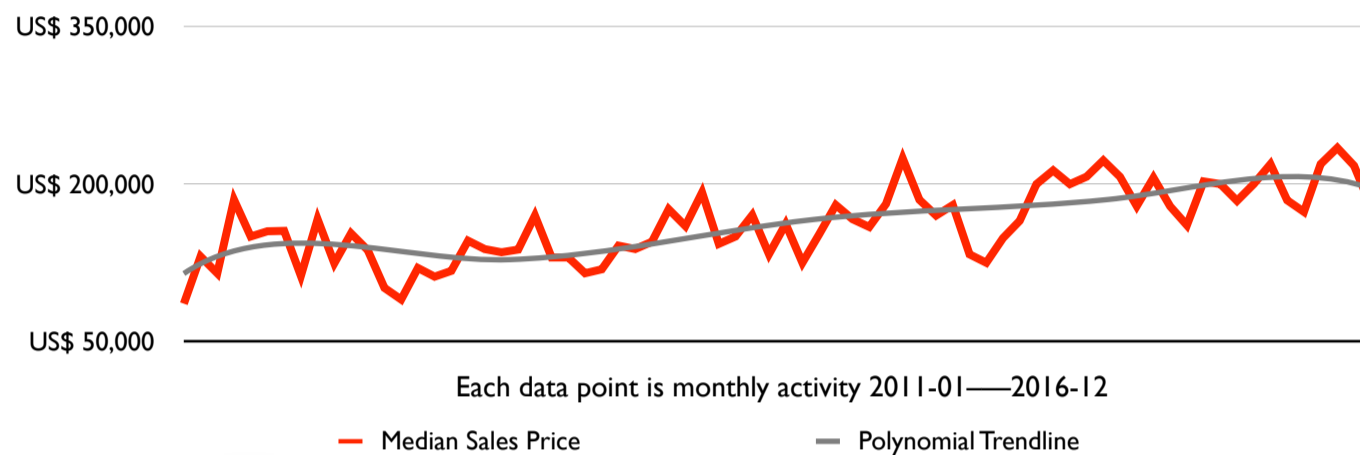
-14.5%

Changes in
Closed Sale
All Properties

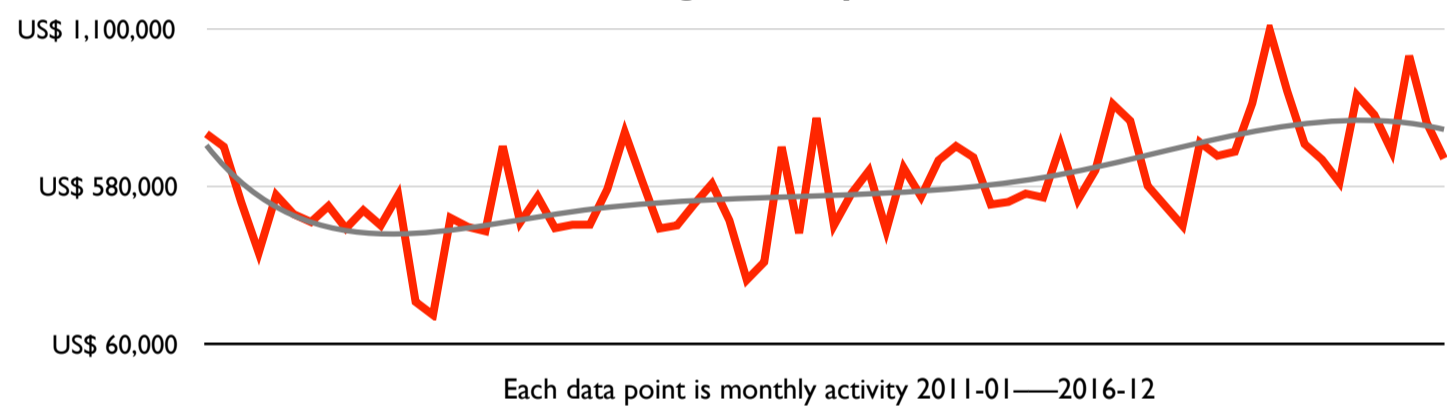
-33.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



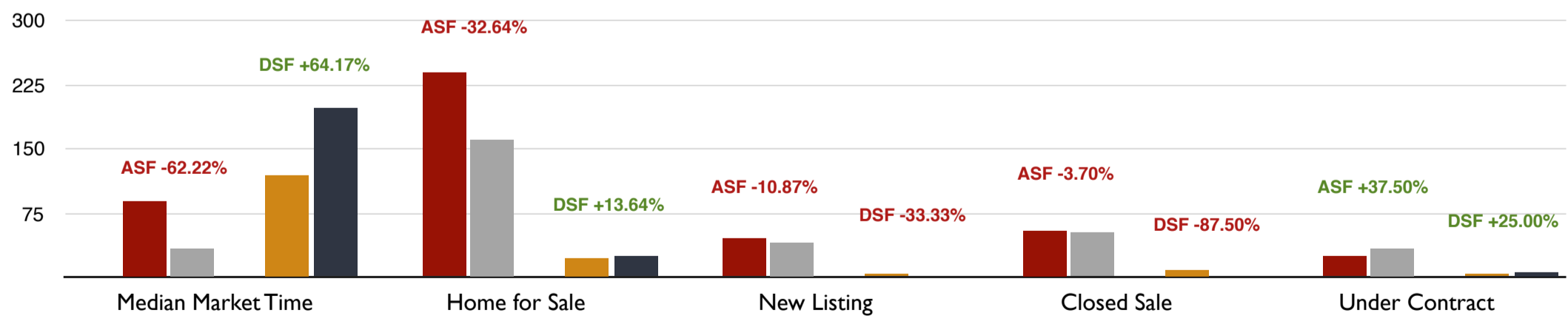
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	90	34	-62.22%
Home for Sale	239	161	-32.64%
New Listing	46	41	-10.87%
Closed Sale	54	52	-3.70%
Under Contract	24	33	37.50%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	120	197	64.17%
Home for Sale	22	25	13.64%
New Listing	3	2	-33.33%
Closed Sale	8	1	-87.50%
Under Contract	4	5	25.00%



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

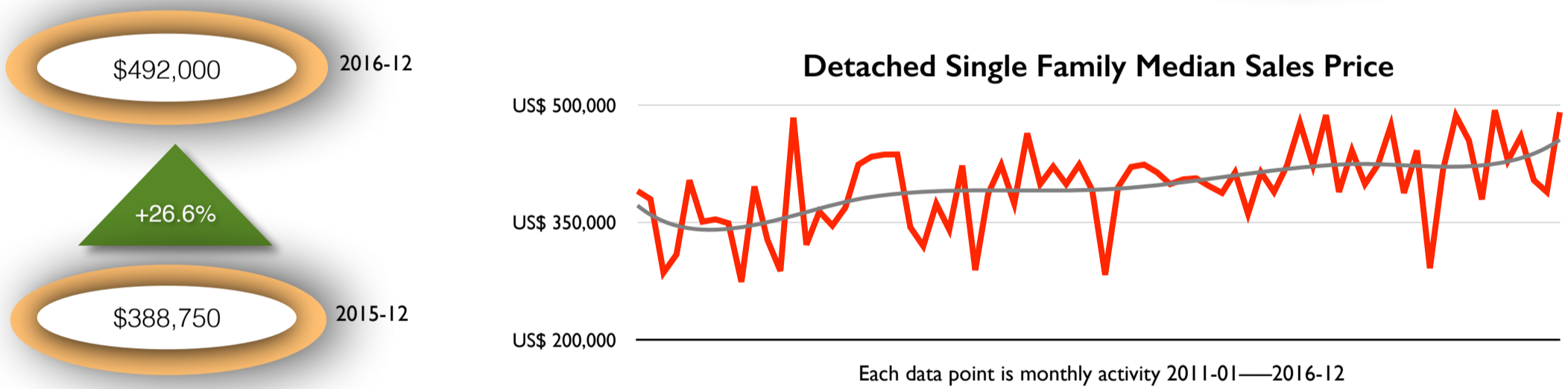
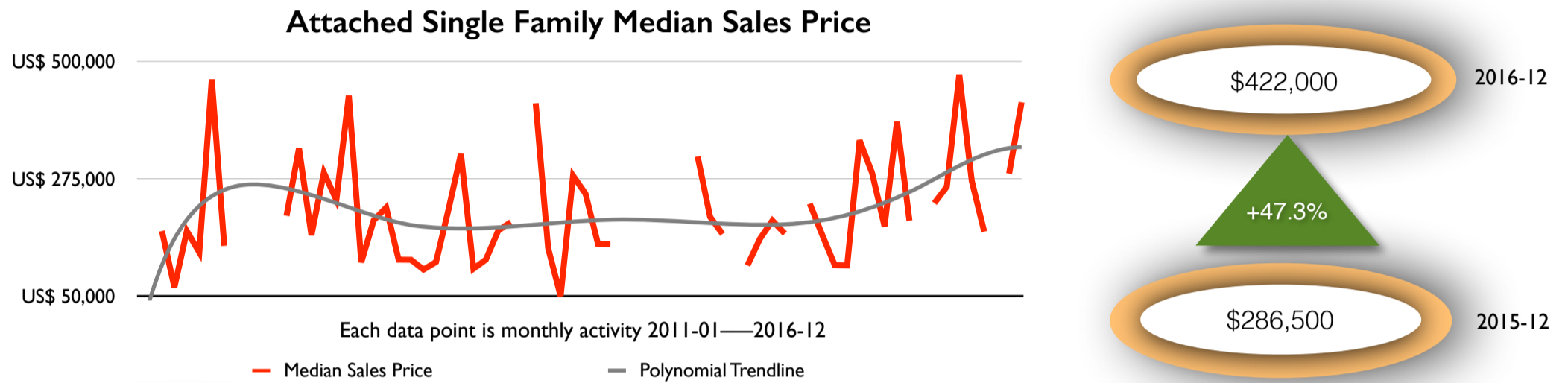
Wednesday, January 11, 2017

Forest Glen

Monthly Update 2016-12



-6.3%	+29.4%	-14.3%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



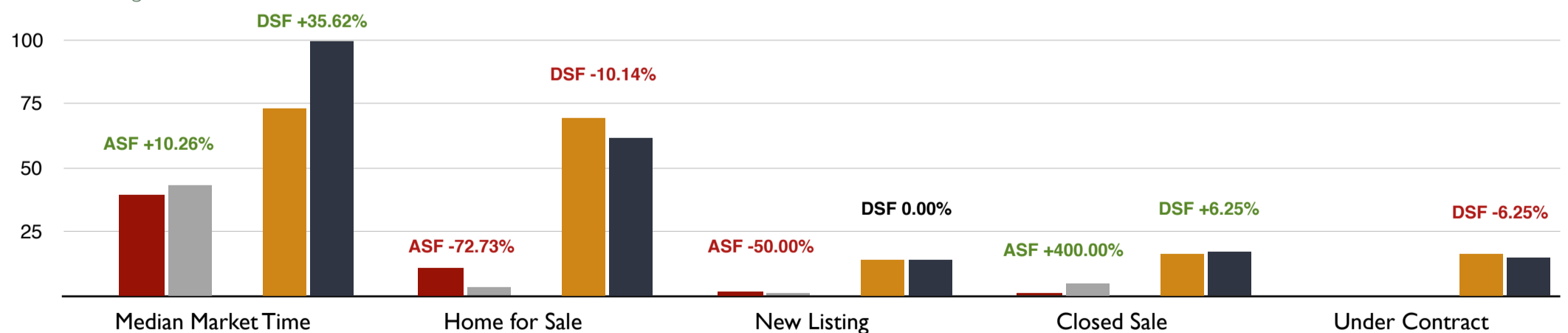
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	39	43	10.26%
Home for Sale	11	3	-72.73%
New Listing	2	1	-50.00%
Closed Sale	1	5	400.00%
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	73	99	35.62%
Home for Sale	69	62	-10.14%
New Listing	14	14	0.00%
Closed Sale	16	17	6.25%
Under Contract	16	15	-6.25%



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Wednesday, January 11, 2017

Hyde Park

Monthly Update 2016-12



-42.9%

Changes in
New Listings
All Properties

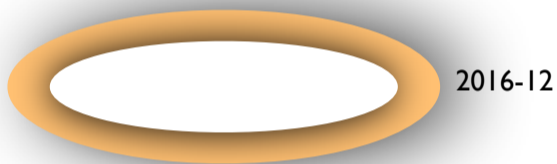
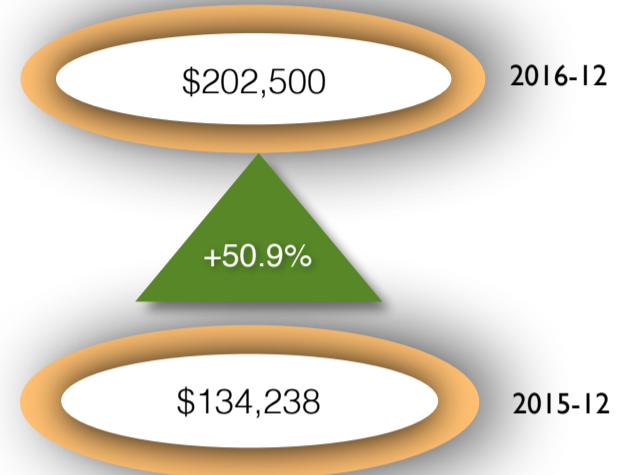
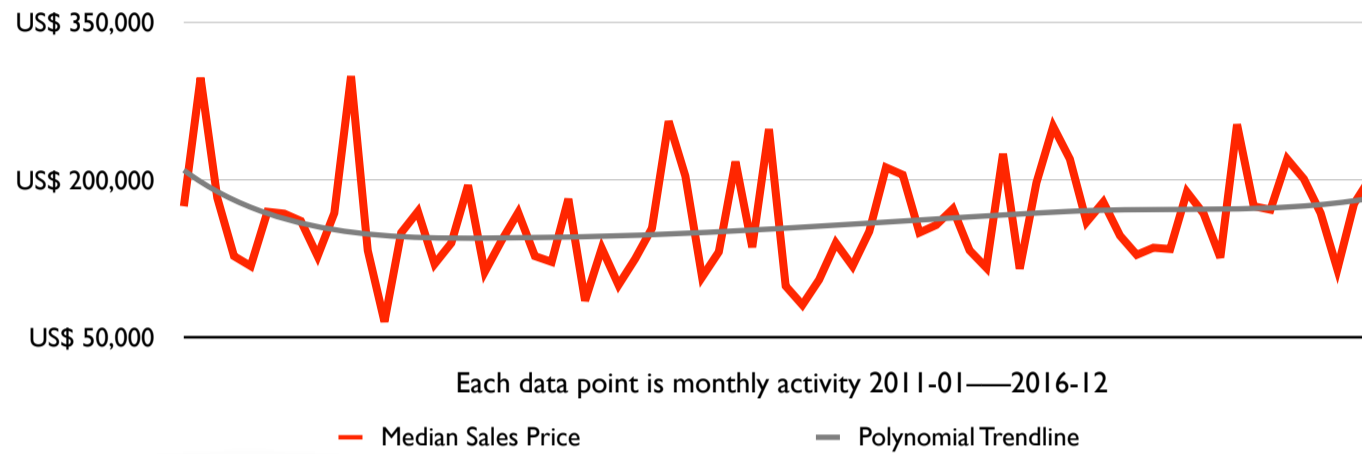
-54.8%

Changes in
Closed Sale
All Properties

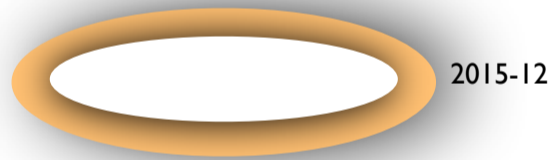
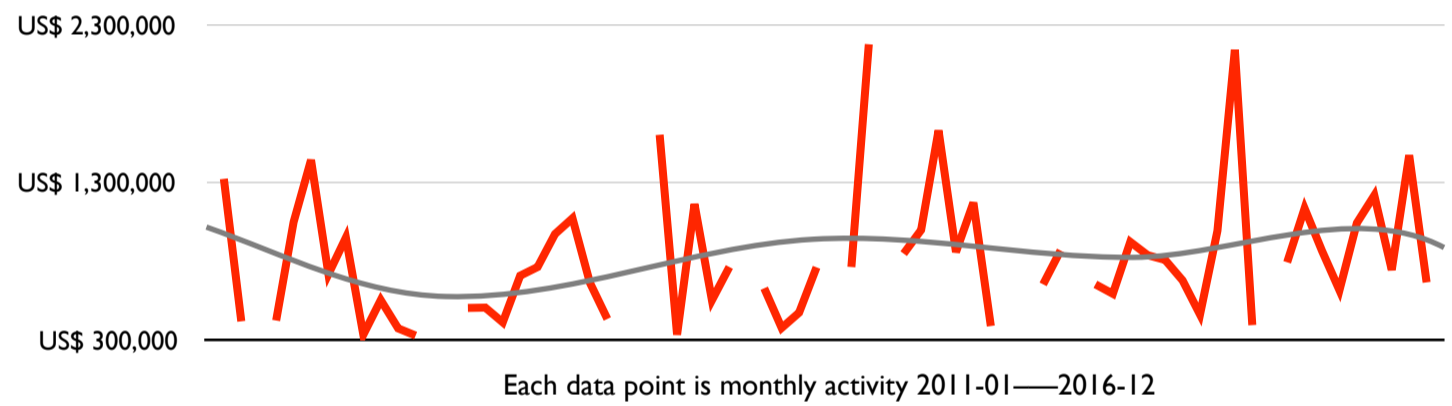
-35.6%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



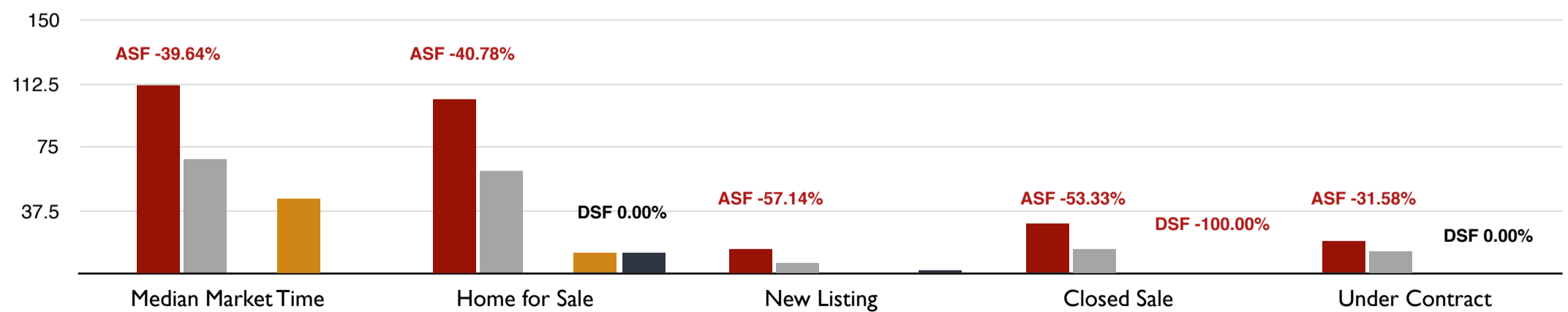
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	111	67	-39.64%
Home for Sale	103	61	-40.78%
New Listing	14	6	-57.14%
Closed Sale	30	14	-53.33%
Under Contract	19	13	-31.58%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	45		
Home for Sale	12	12	0.00%
New Listing	0	2	
Closed Sale	1	0	-100.00%
Under Contract	1	1	0.00%



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

Wednesday, January 11, 2017

Irving Park

Monthly Update 2016-12



-26.8%

Changes in
New Listings
All Properties

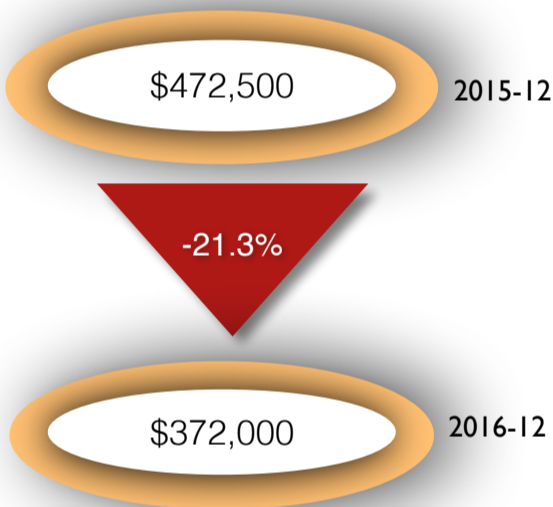
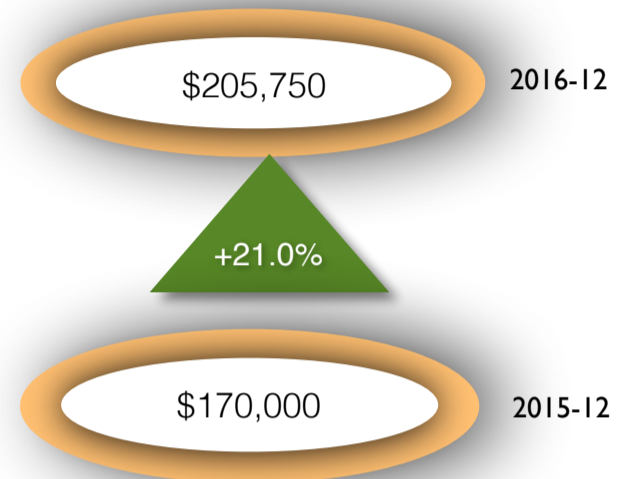
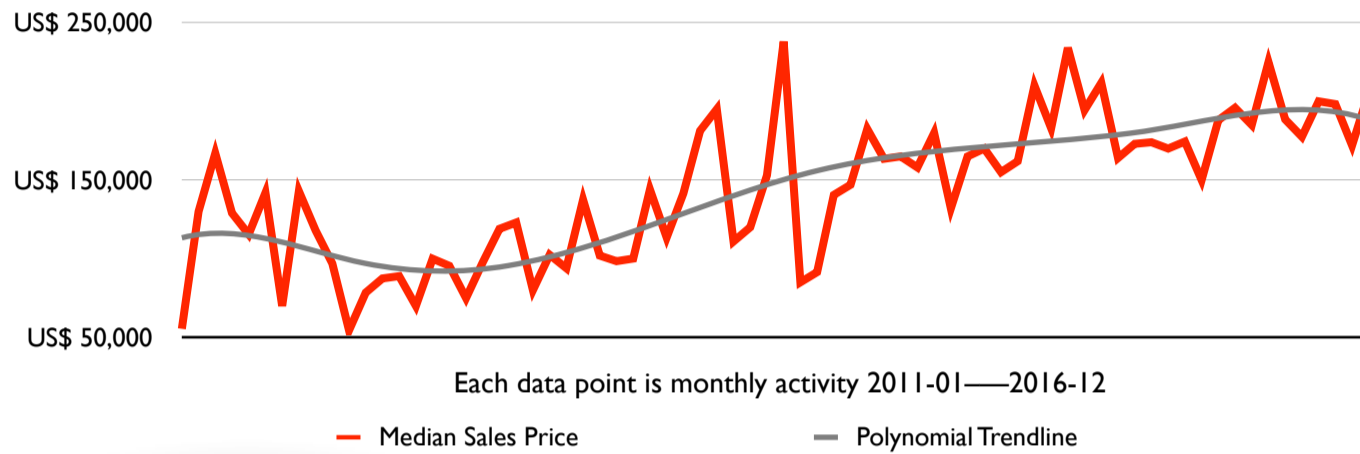
-2.7%

Changes in
Closed Sale
All Properties

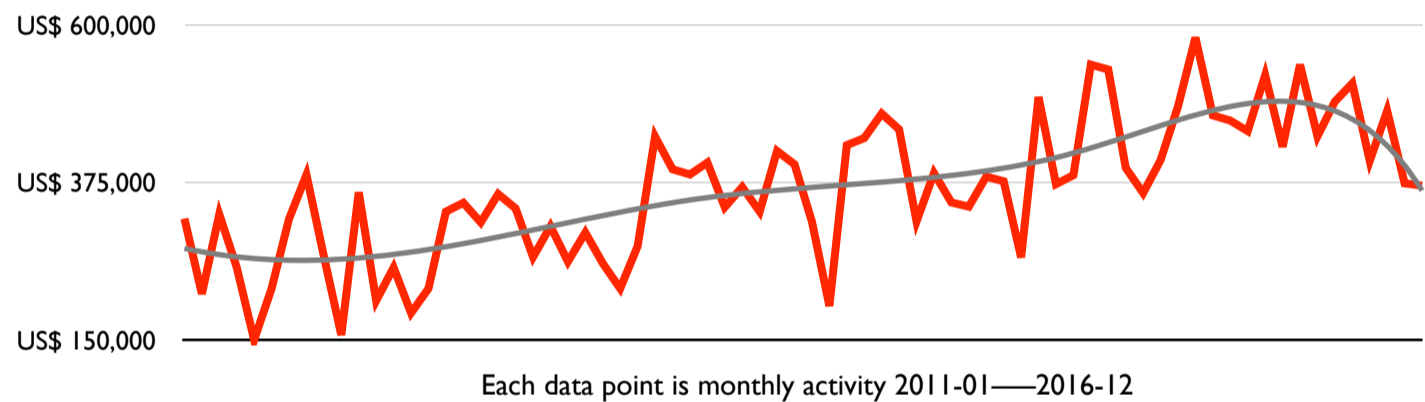
-36.1%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



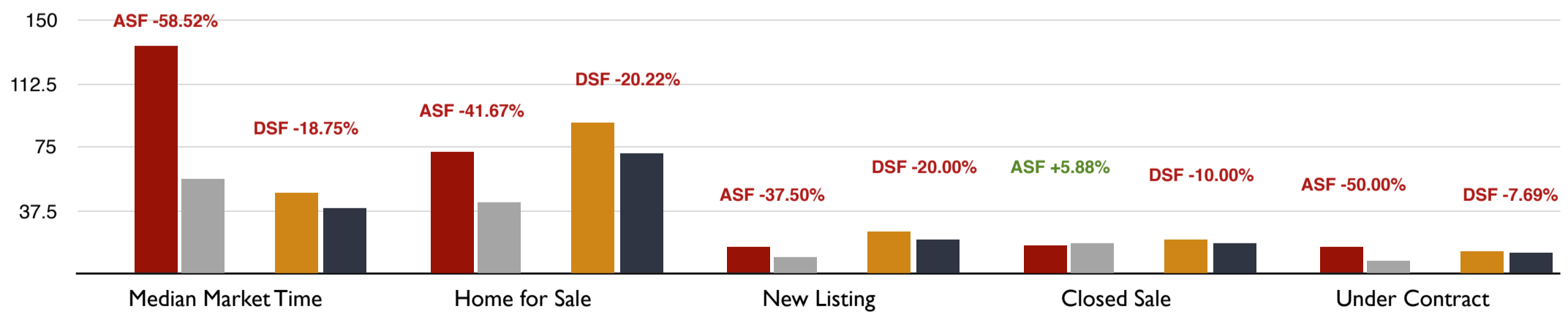
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	135	56	-58.52%
Home for Sale	72	42	-41.67%
New Listing	16	10	-37.50%
Closed Sale	17	18	+5.88%
Under Contract	16	8	-50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	48	39	-18.75%
Home for Sale	89	71	-20.22%
New Listing	25	20	-20.00%
Closed Sale	20	18	-10.00%
Under Contract	13	12	-7.69%



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

Wednesday, January 11, 2017

Kenwood

Monthly Update 2016-12



-15.8%

Changes in
New Listings
All Properties

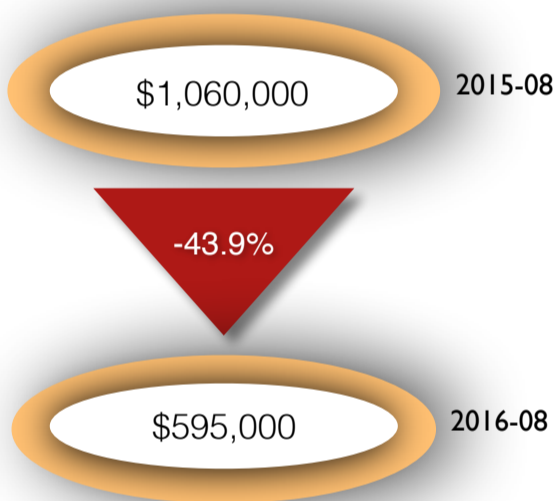
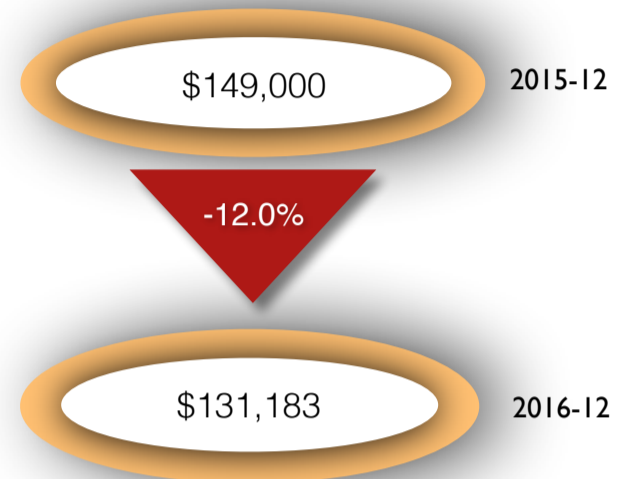
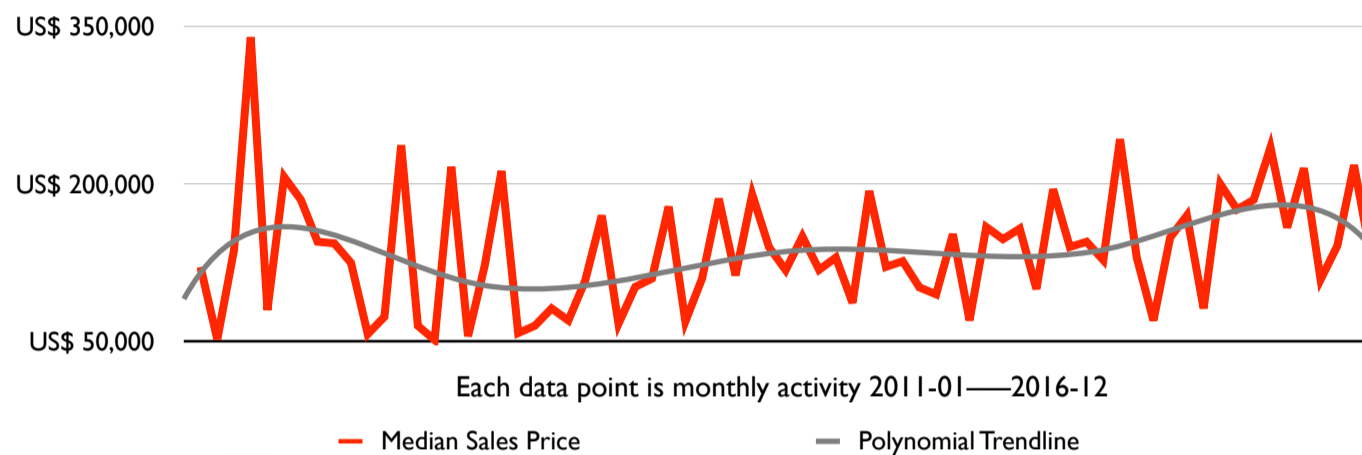
-12.5%

Changes in
Closed Sale
All Properties

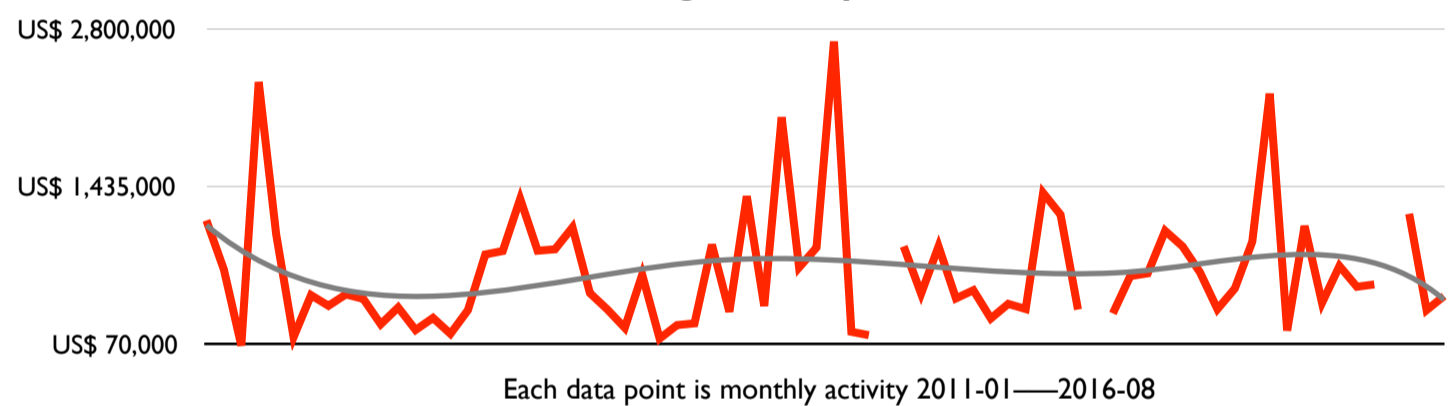
-31.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



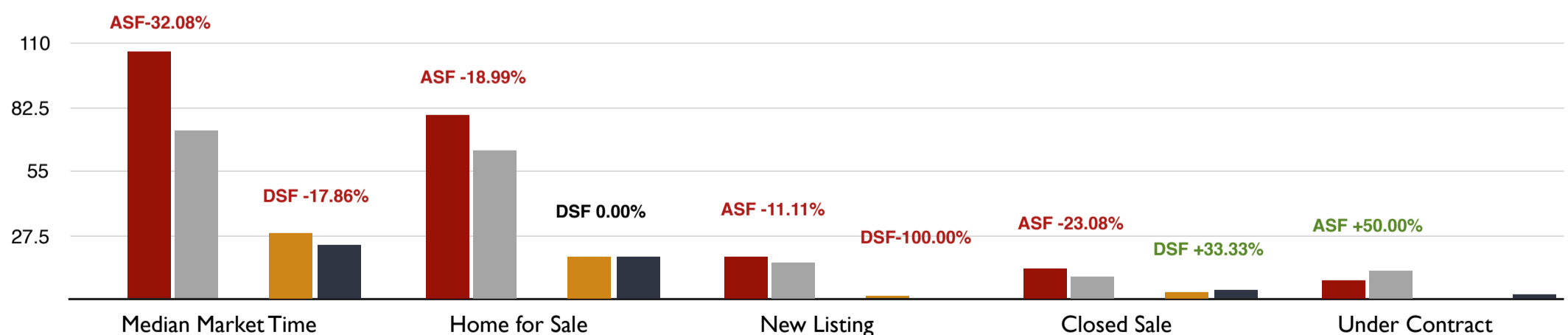
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	106	72	-32.08%
Home for Sale	79	64	-18.99%
New Listing	18	16	-11.11%
Closed Sale	13	10	-23.08%
Under Contract	8	12	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	28	23	-17.86%
Home for Sale	18	18	0.00%
New Listing	1	0	-100.00%
Closed Sale	3	4	33.33%
Under Contract	0	2	



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

Thursday, January 13, 2017

Lake View

Monthly Update 2016-12



+5.7%

Changes in
New Listings
All Properties

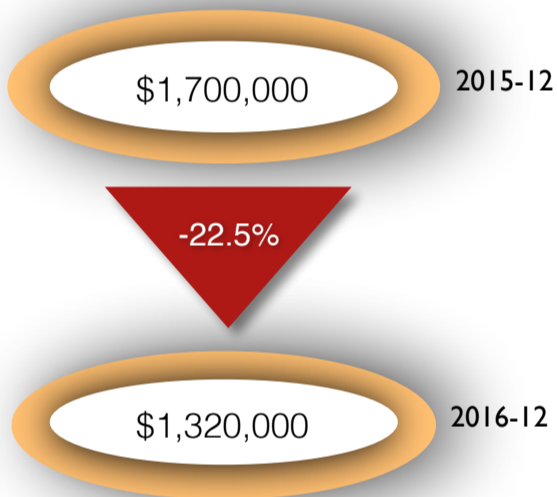
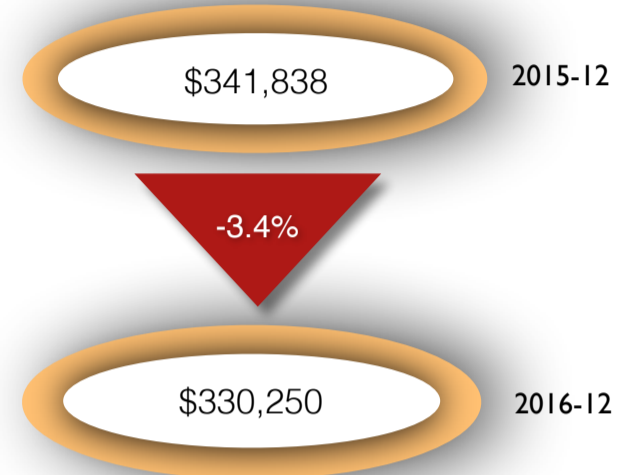
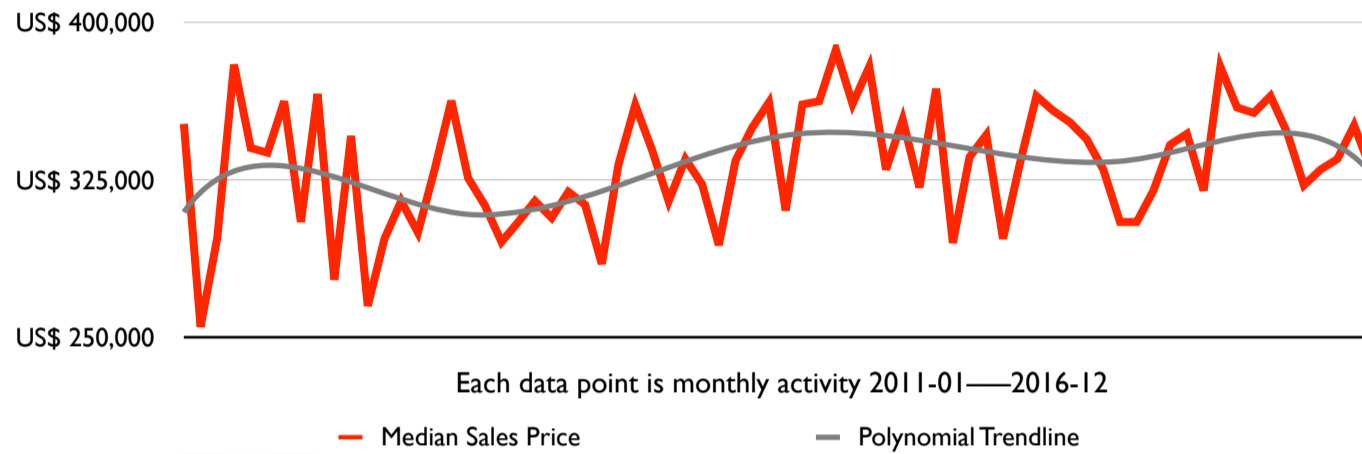
+1.6%

Changes in
Closed Sale
All Properties

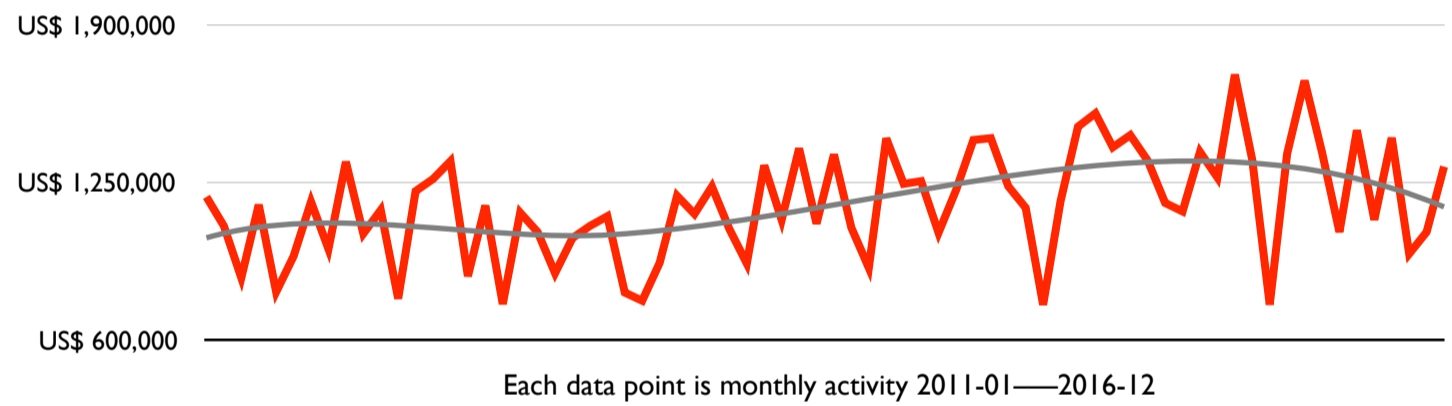
-4.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



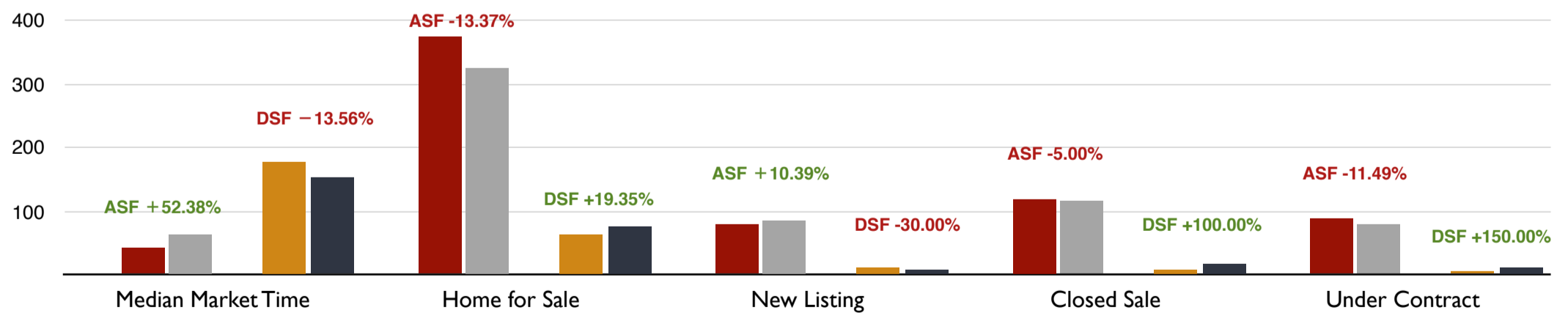
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	42	64	52.38%
Home for Sale	374	324	-13.37%
New Listing	77	85	10.39%
Closed Sale	120	114	-5.00%
Under Contract	87	77	-11.49%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	177	153	-13.56%
Home for Sale	62	74	19.35%
New Listing	10	7	-30.00%
Closed Sale	8	16	100.00%
Under Contract	4	10	150.00%



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

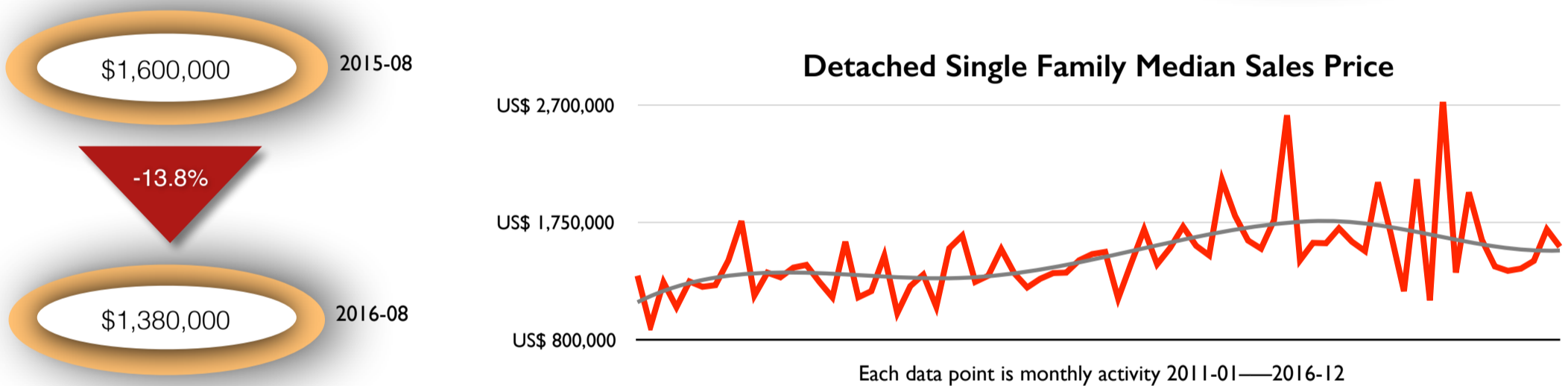
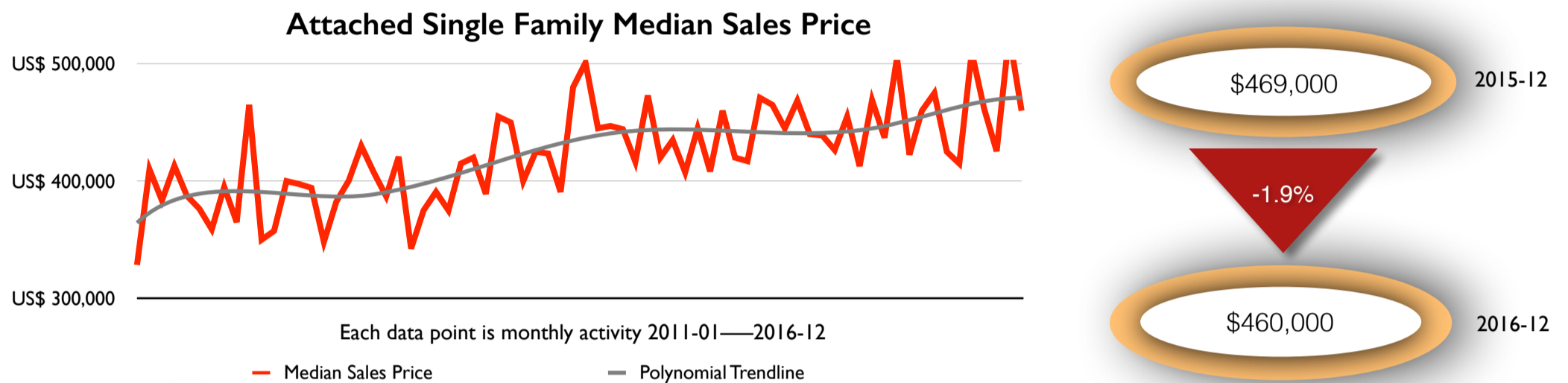
Wednesday, January 11, 2017

Lincoln Park

Monthly Update 2016-12



+42.4%	-26.5%	+20.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



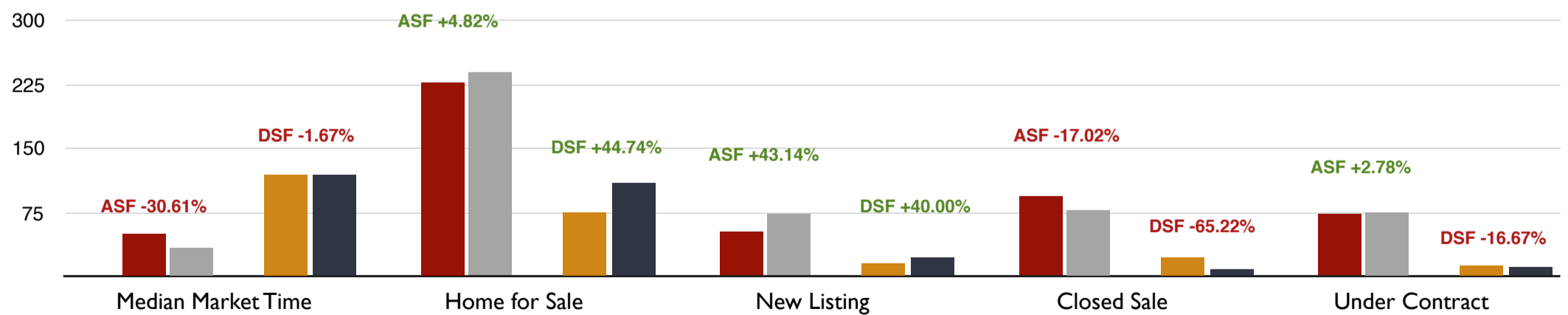
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	49	34	-30.61%
Home for Sale	228	239	4.82%
New Listing	51	73	43.14%
Closed Sale	94	78	-17.02%
Under Contract	72	74	2.78%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	120	118	-1.67%
Home for Sale	76	110	44.74%
New Listing	15	21	40.00%
Closed Sale	23	8	-65.22%
Under Contract	12	10	-16.67%



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

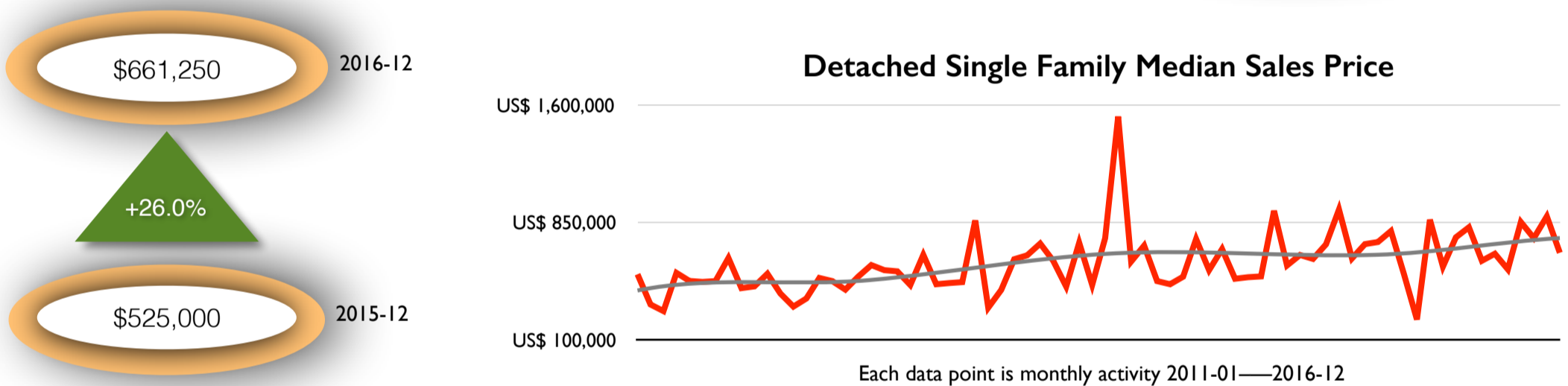
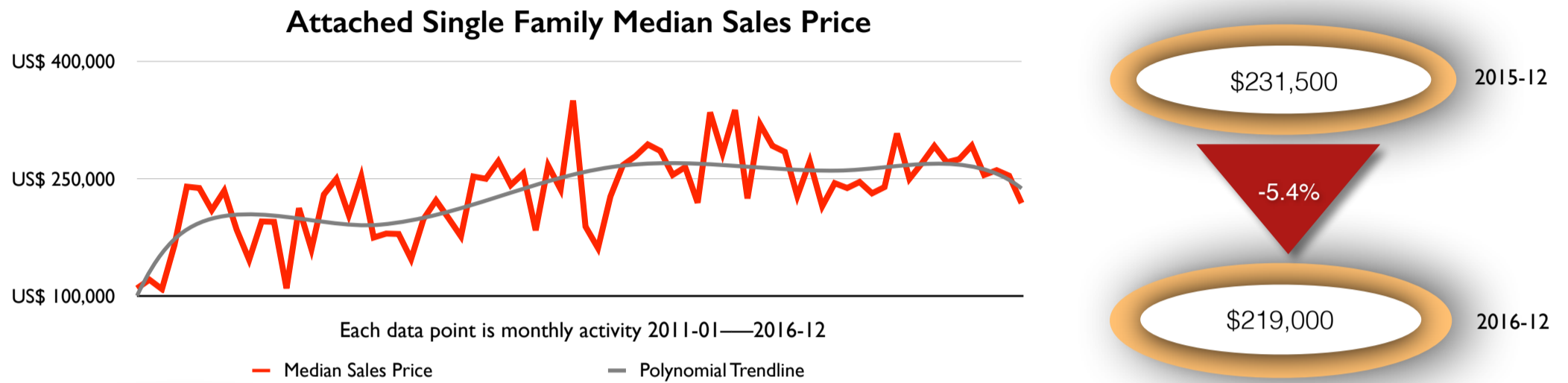
Wednesday, January 11, 2017

Lincoln Square

Monthly Update 2016-12



-4.8%	+22.2%	-29.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



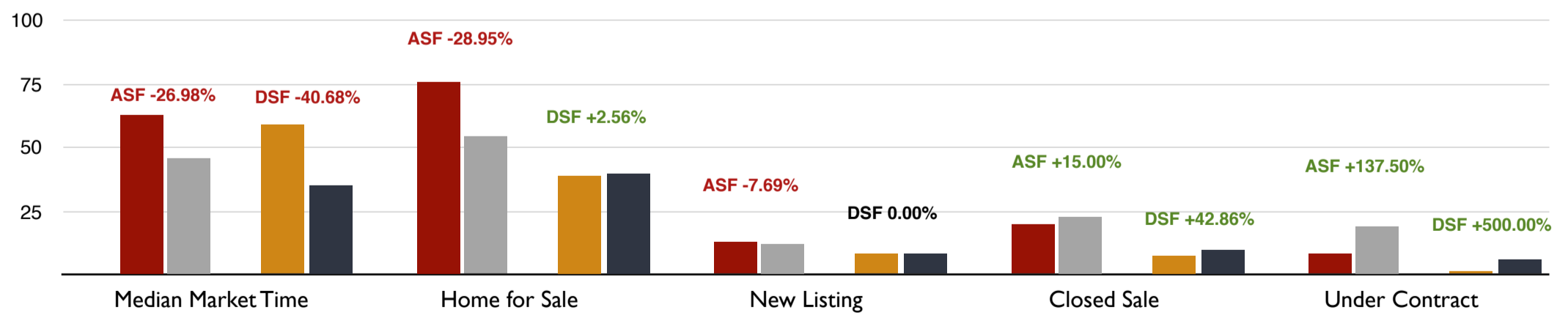
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	63	46	-26.98%
Home for Sale	76	54	-28.95%
New Listing	13	12	-7.69%
Closed Sale	20	23	15.00%
Under Contract	8	19	137.50%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	59	35	-40.68%
Home for Sale	39	40	2.56%
New Listing	8	8	0.00%
Closed Sale	7	10	42.86%
Under Contract	1	6	500.00%



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

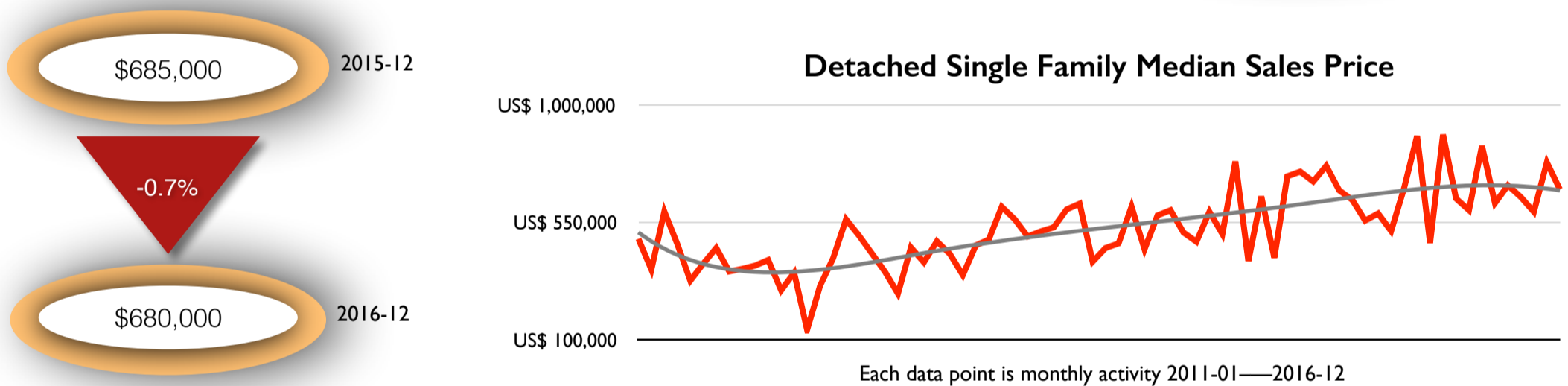
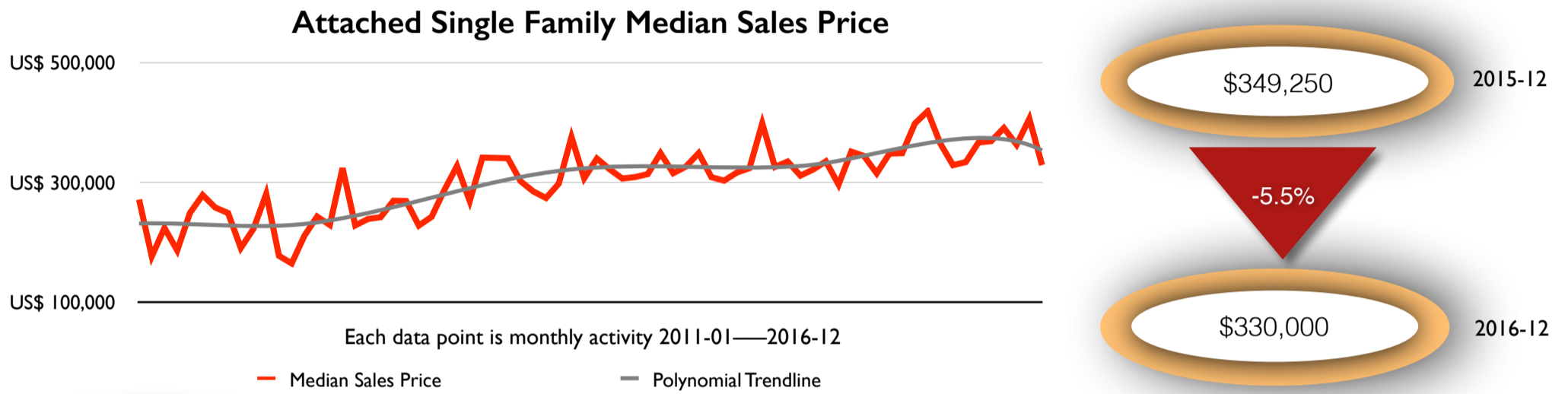
Wednesday, January 11, 2017

Logan Square

Monthly Update 2016-12



-27.1%	-12.0%	-5.9%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



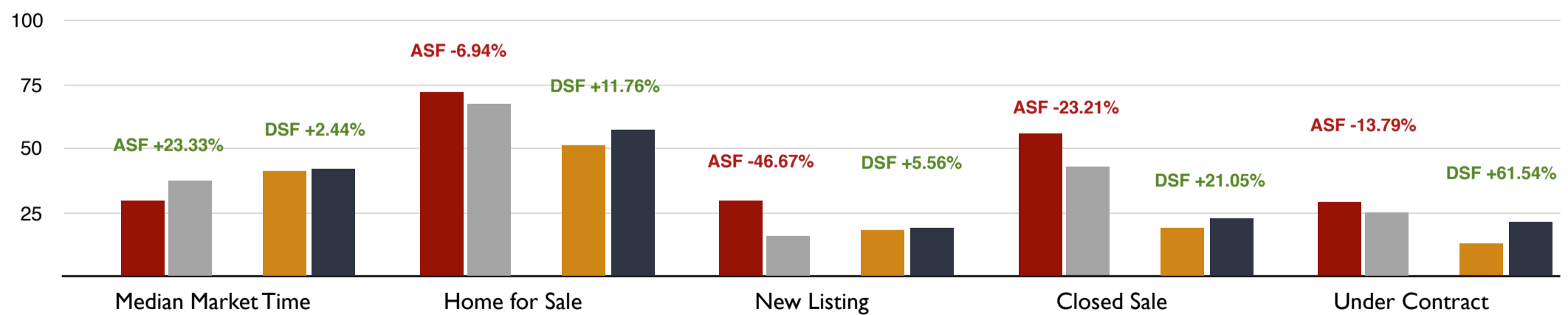
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	30	37	23.33%
Home for Sale	72	67	-6.94%
New Listing	30	16	-46.67%
Closed Sale	56	43	-23.21%
Under Contract	29	25	-13.79%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	41	42	2.44%
Home for Sale	51	57	11.76%
New Listing	18	19	5.56%
Closed Sale	19	23	21.05%
Under Contract	13	21	61.54%



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

Wednesday, January 11, 2017

Loop

Monthly Update 2016-12



-18.2%

Changes in
New Listings
All Properties

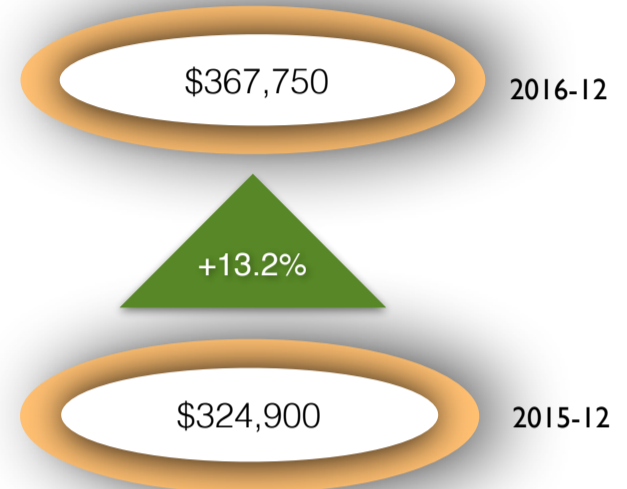
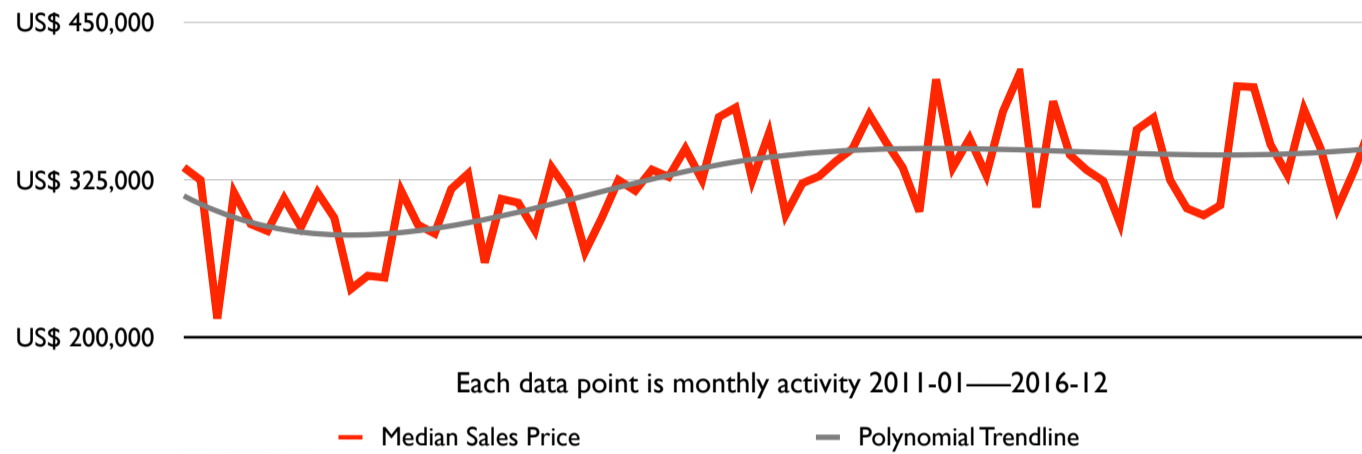
-1.7%

Changes in
Closed Sale
All Properties

-36.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



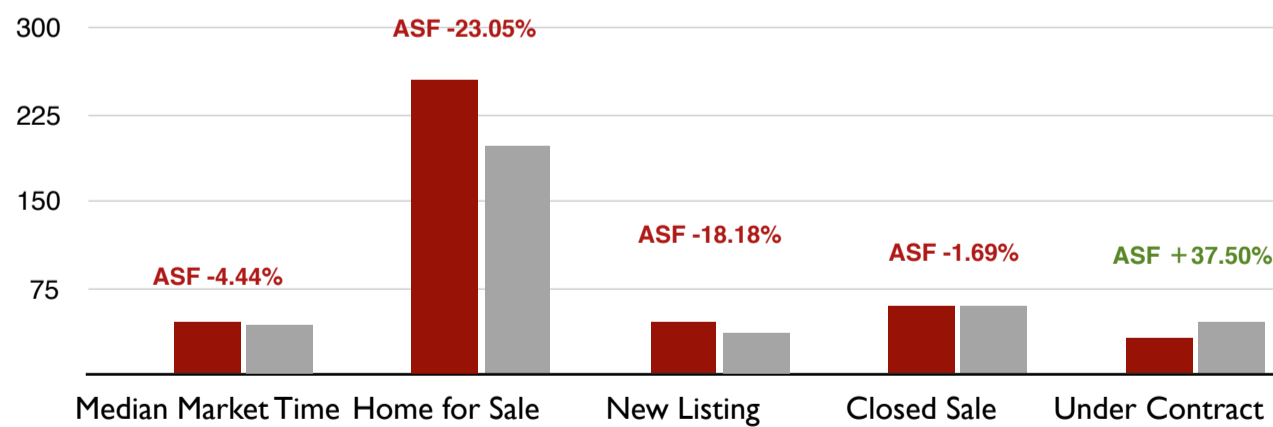
Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	45	43	-4.44%
Home for Sale	256	197	-23.05%
New Listing	44	36	-18.18%
Closed Sale	59	58	-1.69%
Under Contract	32	44	37.50%

ASF including Townhouse & Condo



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

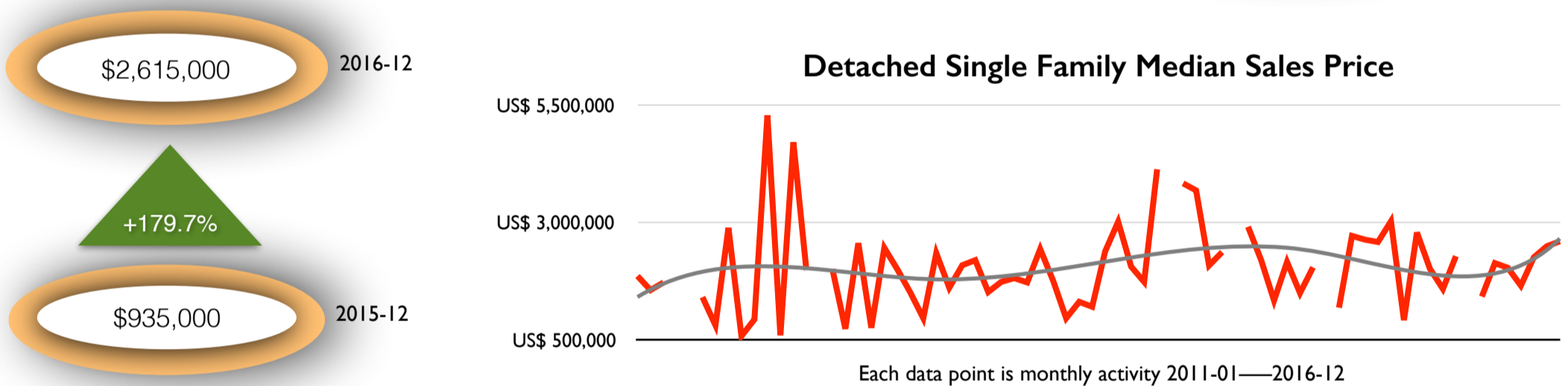
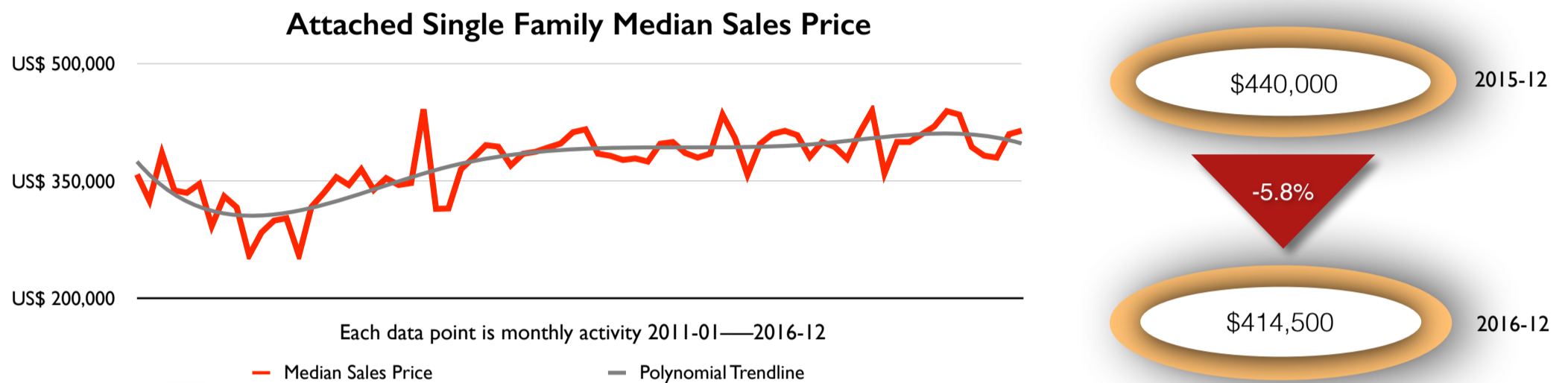
Wednesday, January 11, 2017

Near North Side

Monthly Update 2016-12



+25.4%	+6.6%	0.0%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



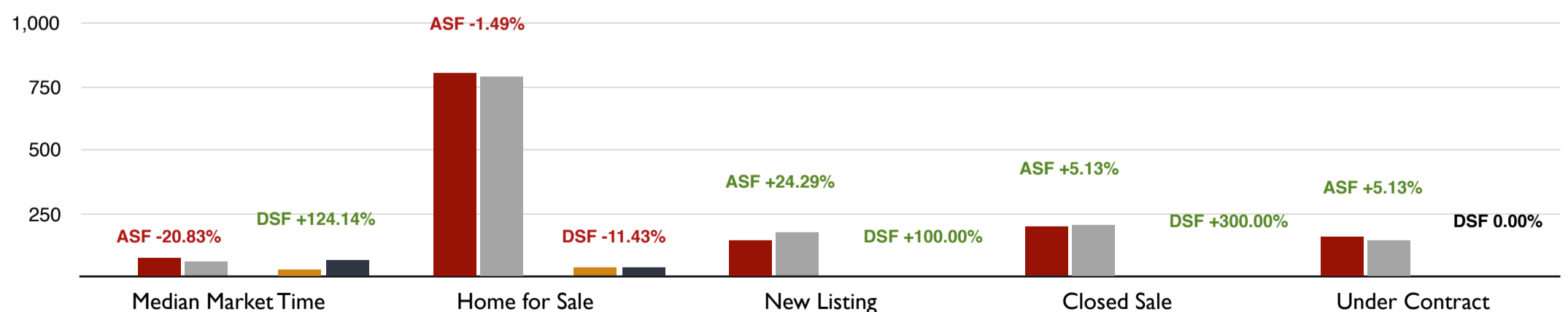
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	72	57	-20.83%
Home for Sale	804	792	-1.49%
New Listing	140	174	24.29%
Closed Sale	195	205	5.13%
Under Contract	154	146	-5.19%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	29	65	124.14%
Home for Sale	35	31	-11.43%
New Listing	2	4	100.00%
Closed Sale	1	4	300.00%
Under Contract	2	2	0.00%



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

Wednesday, January 11, 2017

Near South Side

Monthly Update 2016-12



-10.9%

Changes in
New Listings
All Properties

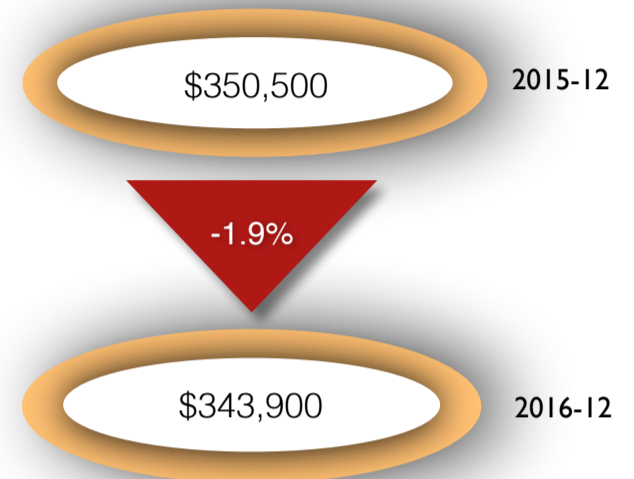
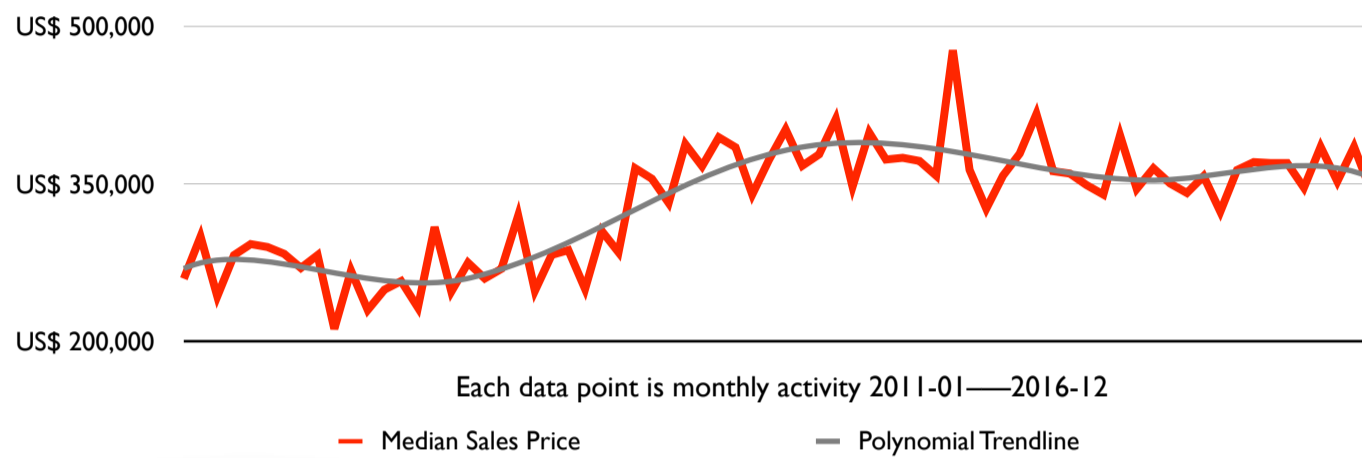
+35.7%

Changes in
Closed Sale
All Properties

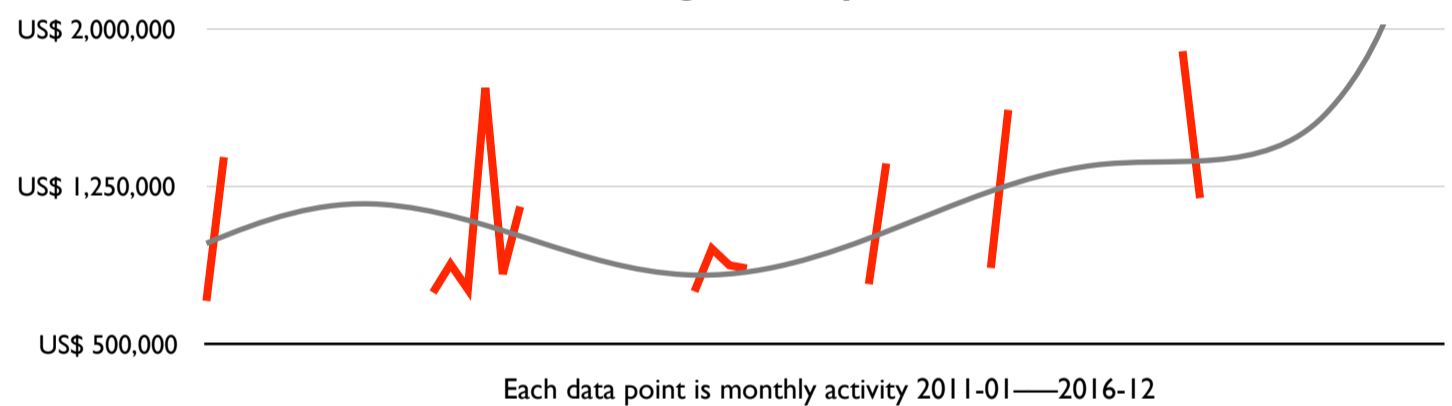
0.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	47	12	-74.47%
Home for Sale	156	163	4.49%
New Listing	92	82	-10.87%
Closed Sale	70	95	35.71%
Under Contract	45	70	55.56%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	N/A		
Home for Sale	1	0	-100.00%
New Listing	0	0	
Closed Sale	0	0	
Under Contract	0	1	



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

Wednesday, January 11, 2017

Near West Side

Monthly Update 2016-12



-29.0%

Changes in
New Listings
All Properties

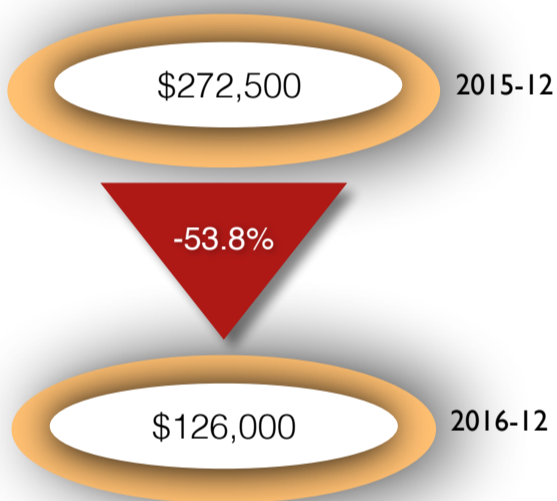
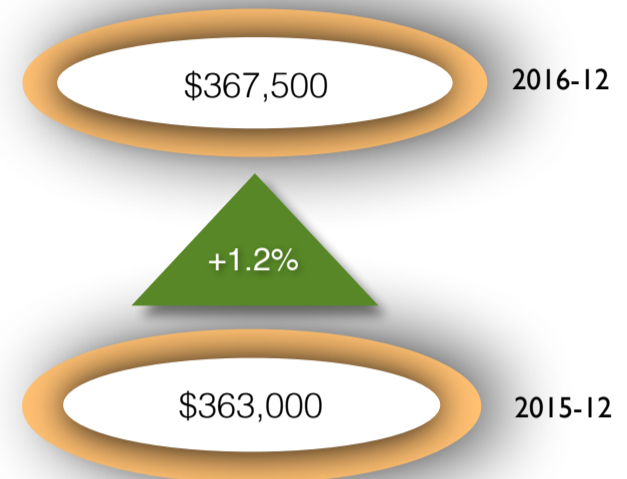
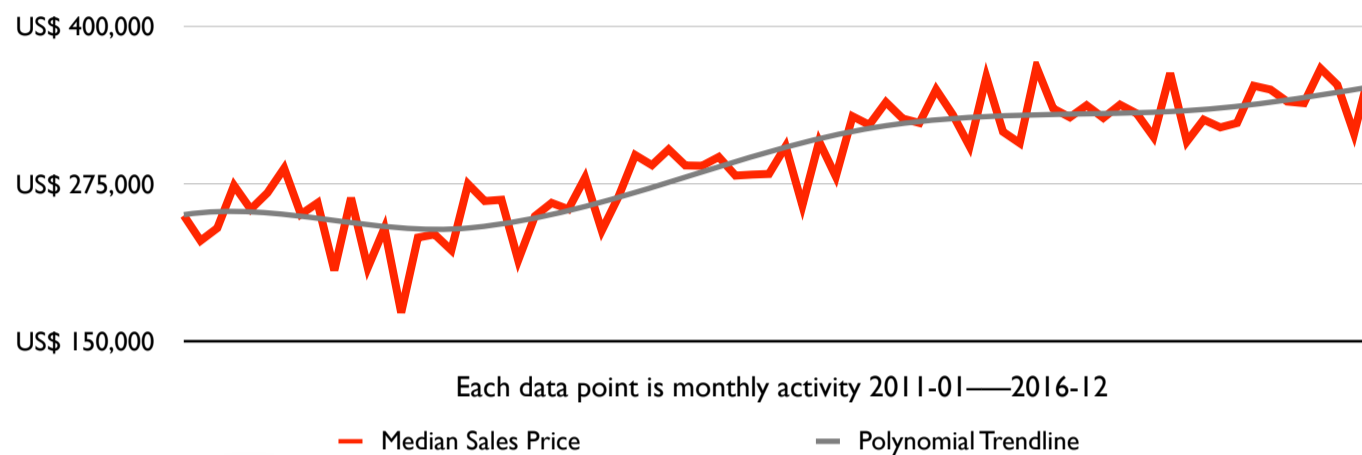
-8.7%

Changes in
Closed Sale
All Properties

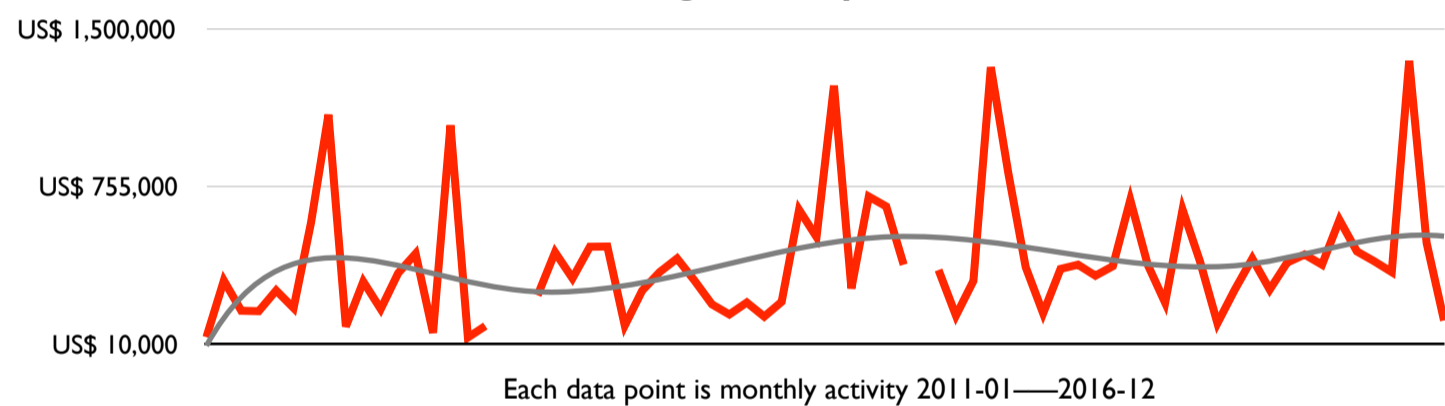
-6.7%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



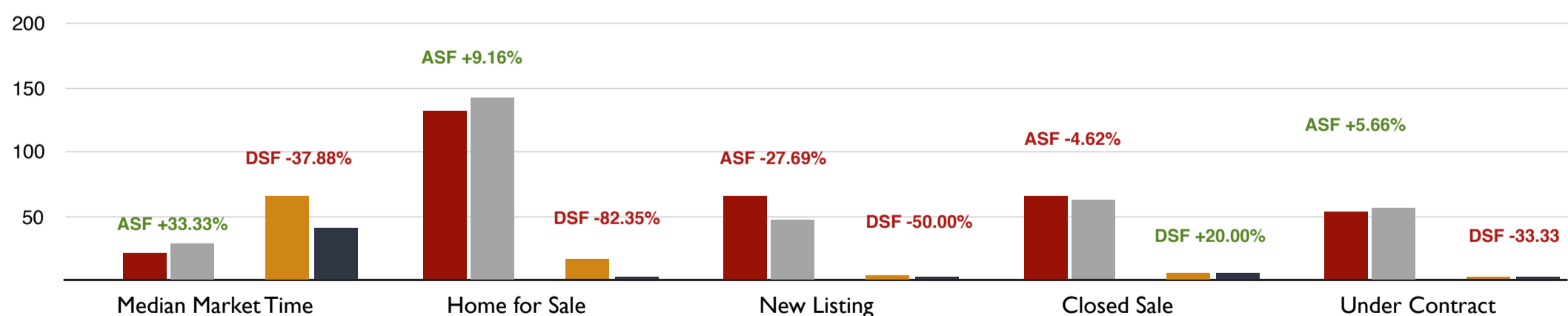
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	21	28	33.33%
Home for Sale	131	143	9.16%
New Listing	65	47	-27.69%
Closed Sale	65	62	-4.62%
Under Contract	53	56	5.66%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	66	41	-37.88%
Home for Sale	17	3	-82.35%
New Listing	4	2	-50.00%
Closed Sale	5	6	20.00%
Under Contract	3	2	-33.33%



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

Wednesday, January 11, 2017

North Center

Monthly Update 2016-12



-3.0%

Changes in
New Listings
All Properties

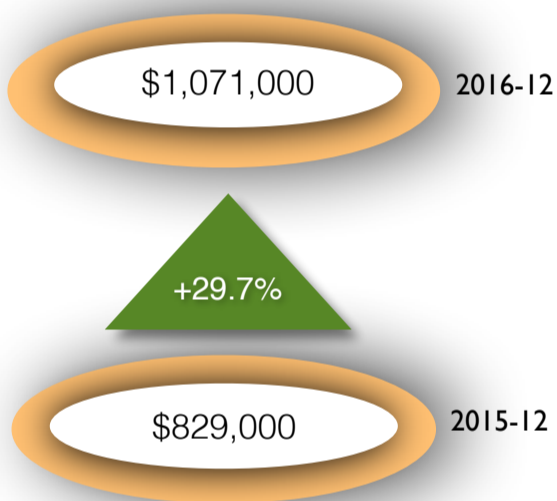
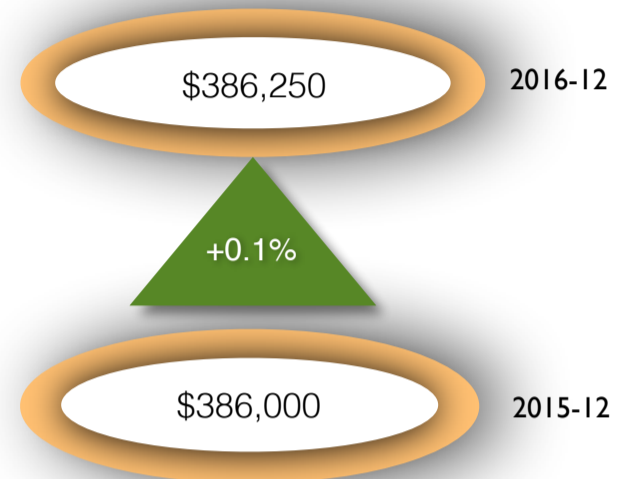
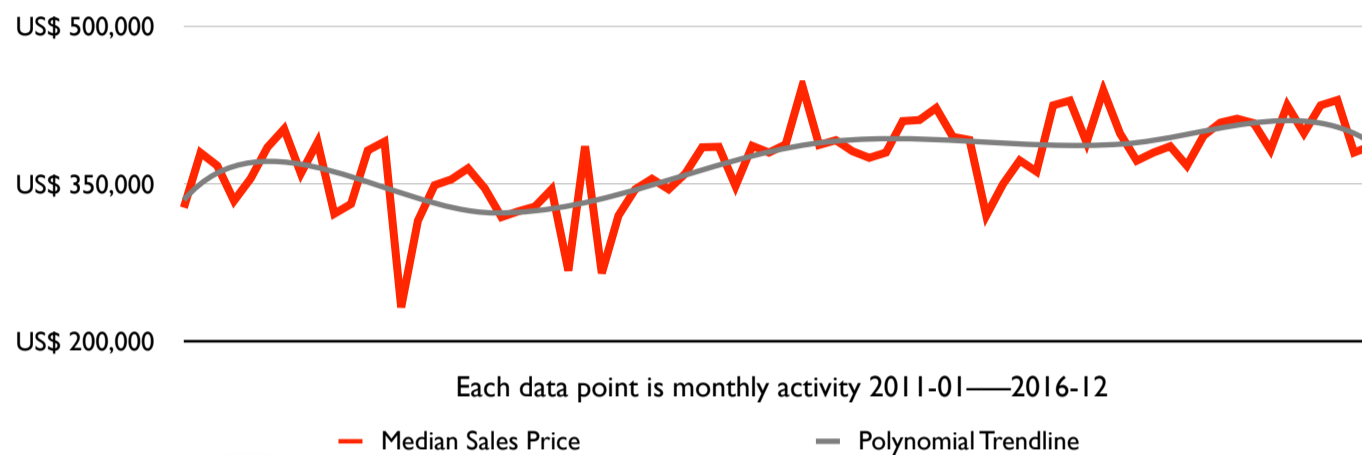
+25.8%

Changes in
Closed Sale
All Properties

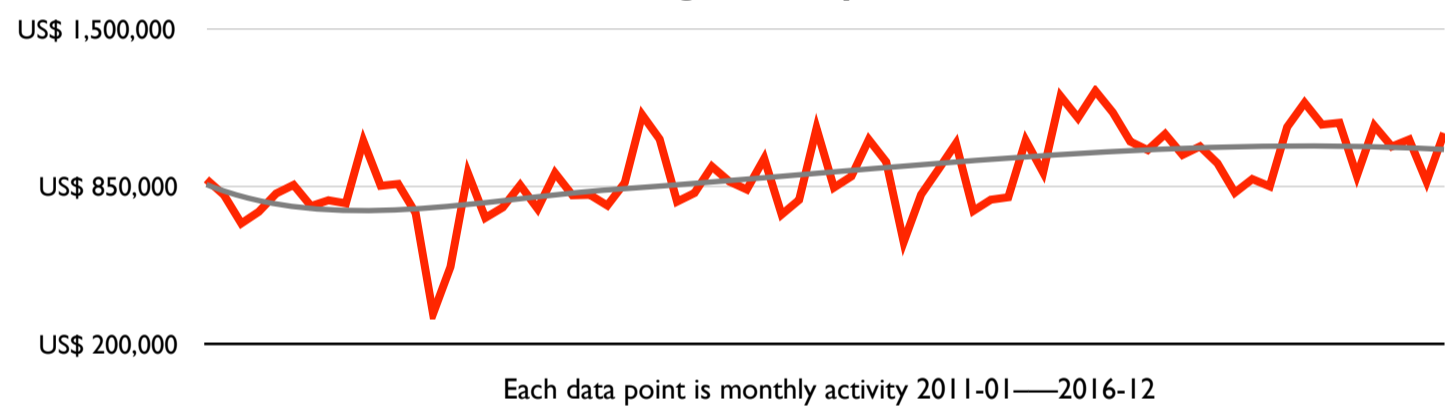
+12.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



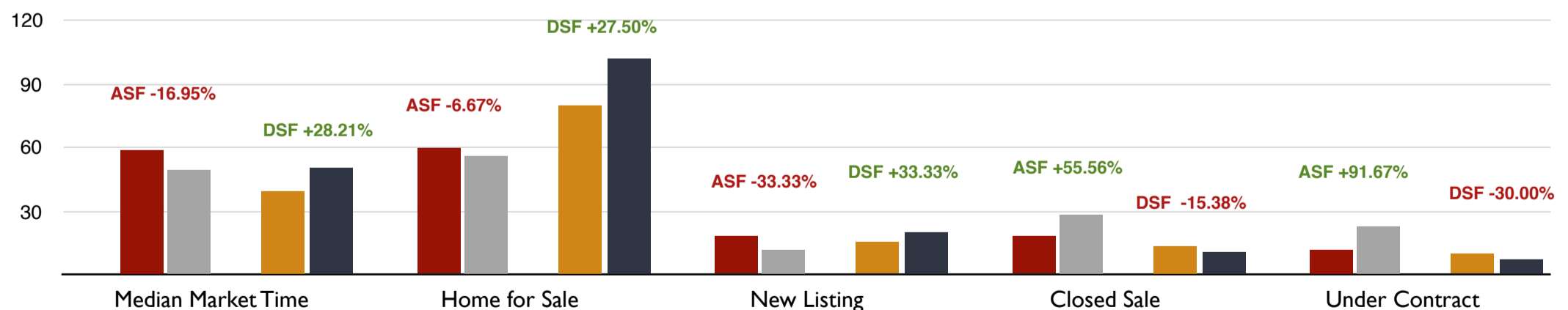
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	59	49	-16.95%
Home for Sale	60	56	-6.67%
New Listing	18	12	-33.33%
Closed Sale	18	28	+55.56%
Under Contract	12	23	+91.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	39	50	+28.21%
Home for Sale	80	102	+27.50%
New Listing	15	20	+33.33%
Closed Sale	13	11	-15.38%
Under Contract	10	7	-30.00%



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

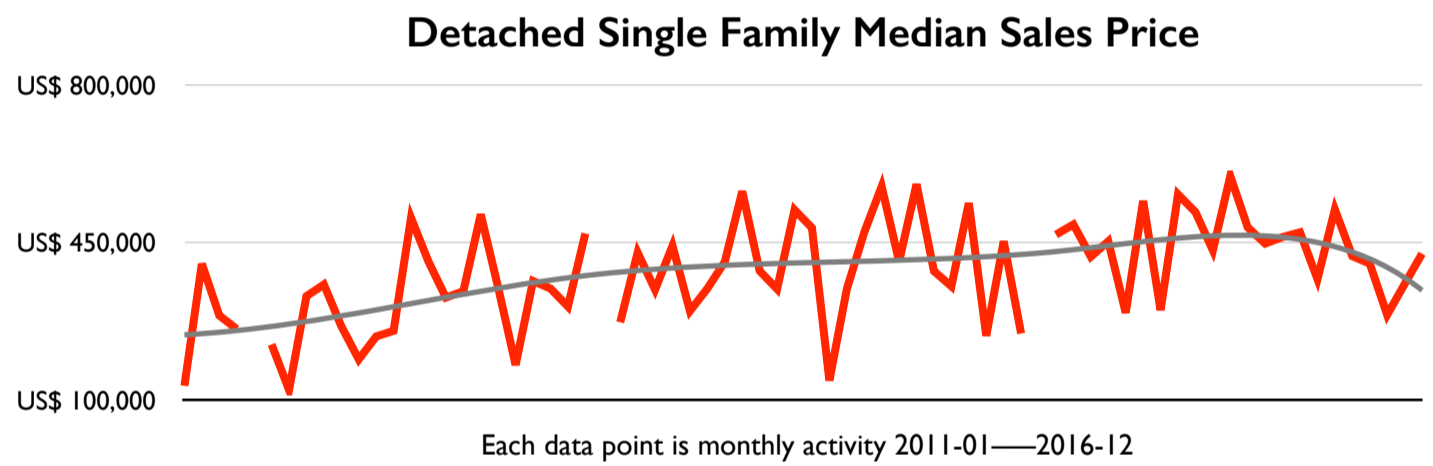
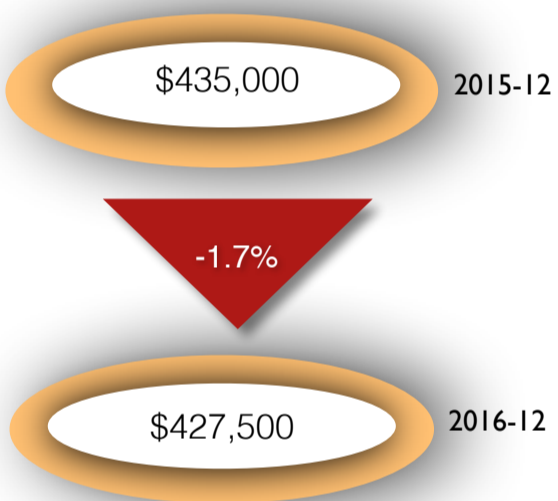
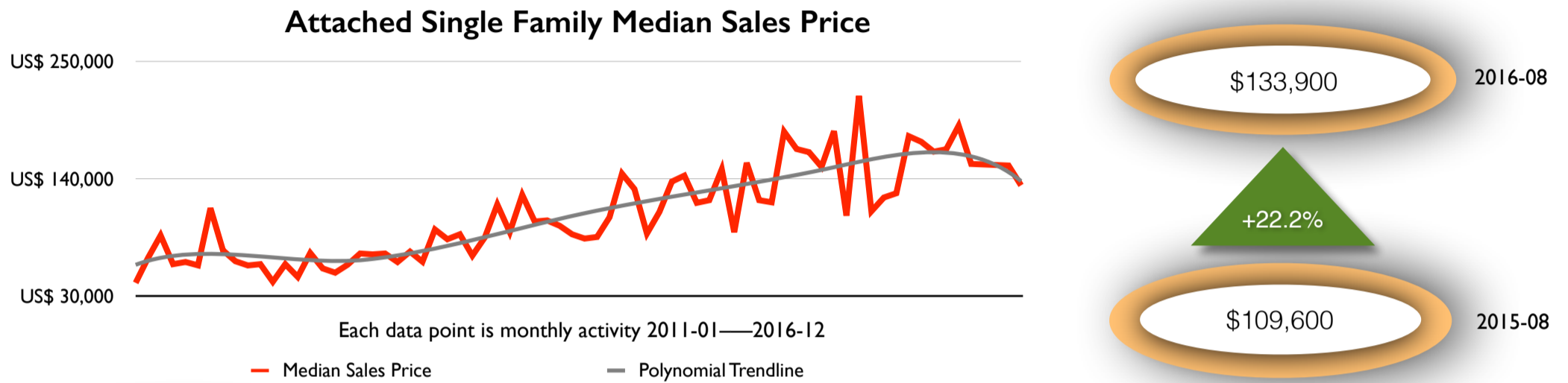
Wednesday, January 11, 2017

Rogers Park

Monthly Update 2016-12



-29.0%	-40.5%	-30.2%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



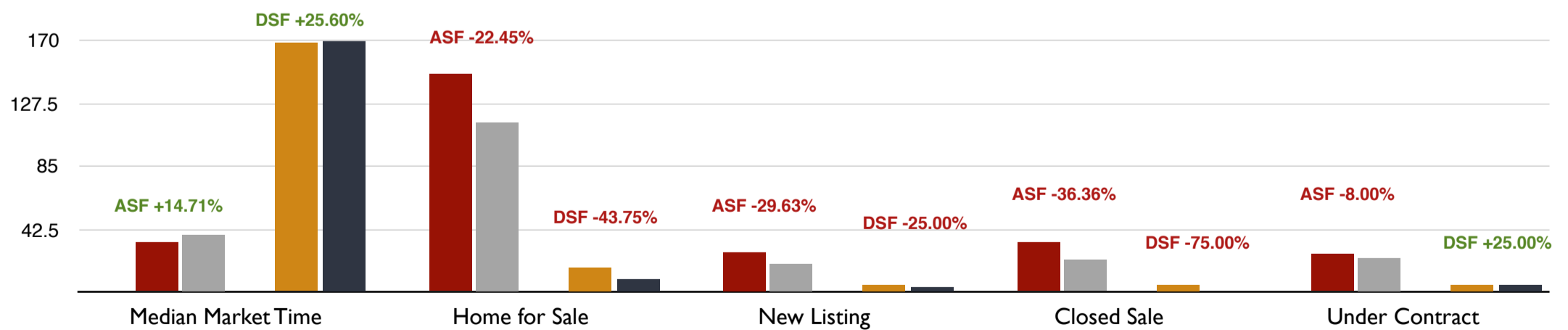
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	34	39	14.71%
Home for Sale	147	114	-22.45%
New Listing	27	19	-29.63%
Closed Sale	33	21	-36.36%
Under Contract	25	23	-8.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	168	211	25.60%
Home for Sale	16	9	-43.75%
New Listing	4	3	-25.00%
Closed Sale	4	1	-75.00%
Under Contract	4	5	25.00%



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

Thursday, January 12, 2017

South Shore

Monthly Update 2016-12



-14.7%

Changes in
New Listings
All Properties

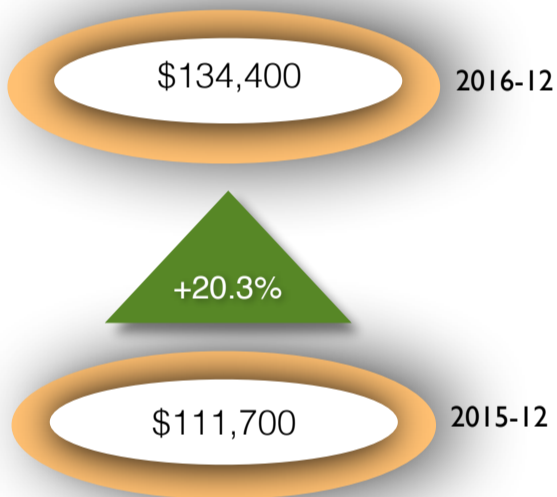
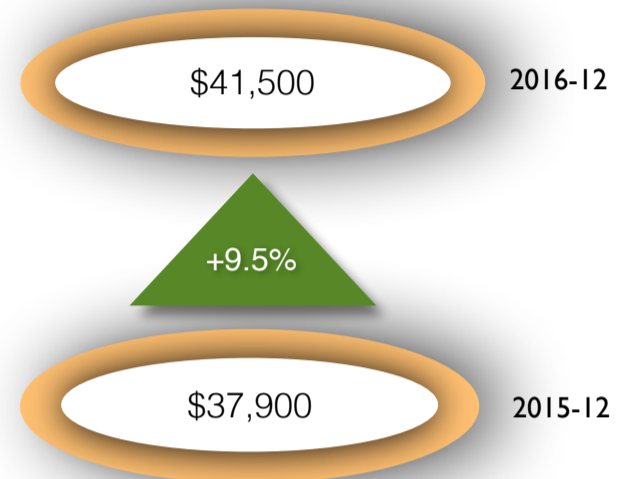
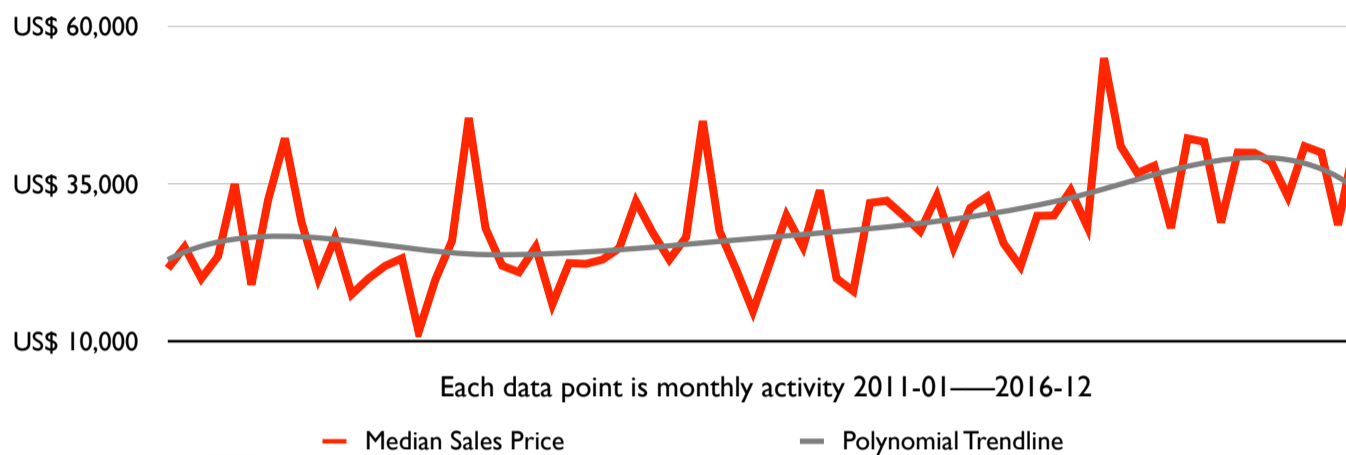
+21.1%

Changes in
Closed Sale
All Properties

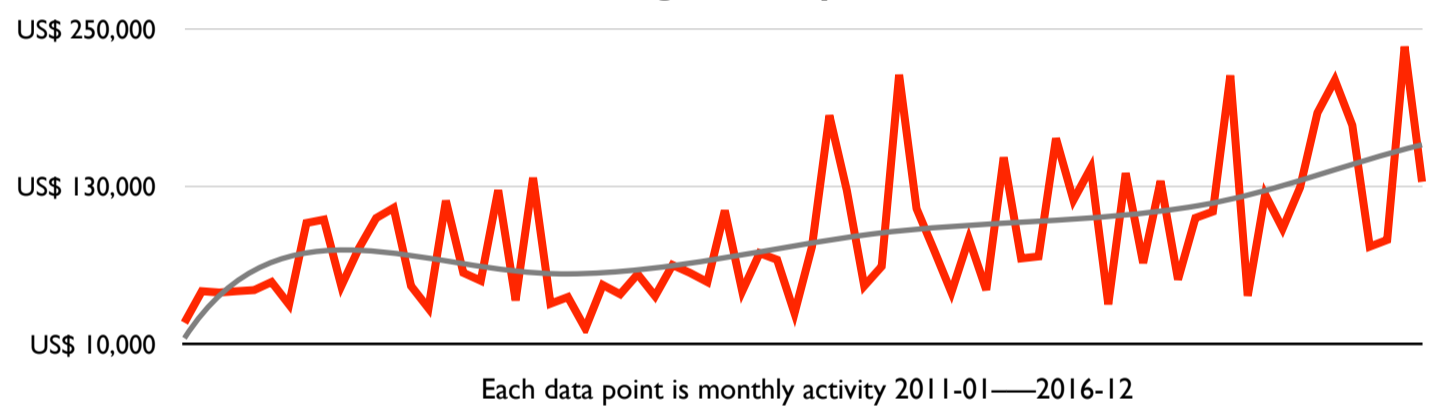
-40.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



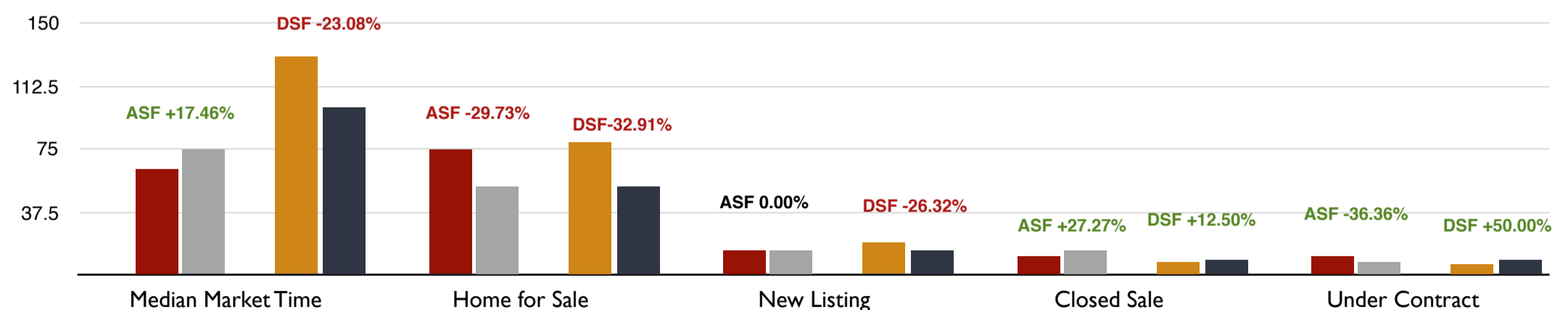
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	63	74	17.46%
Home for Sale	74	52	-29.73%
New Listing	15	15	0.00%
Closed Sale	11	14	27.27%
Under Contract	11	7	-36.36%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	130	100	-23.08%
Home for Sale	79	53	-32.91%
New Listing	19	14	-26.32%
Closed Sale	8	9	12.50%
Under Contract	6	9	50.00%



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

Wednesday, January 11, 2017

Uptown

Monthly Update 2016-12



+44.4%

Changes in
New Listings
All Properties

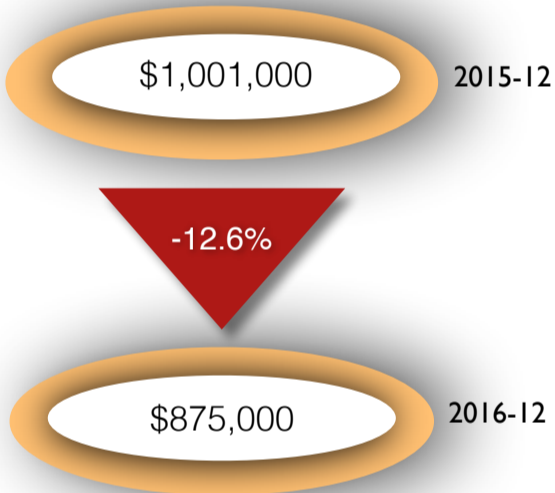
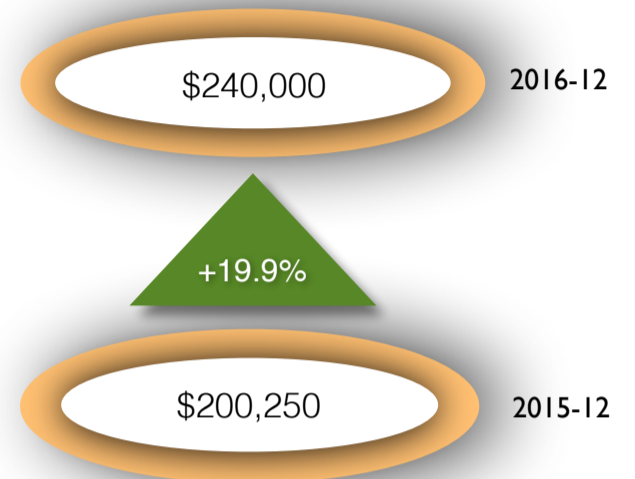
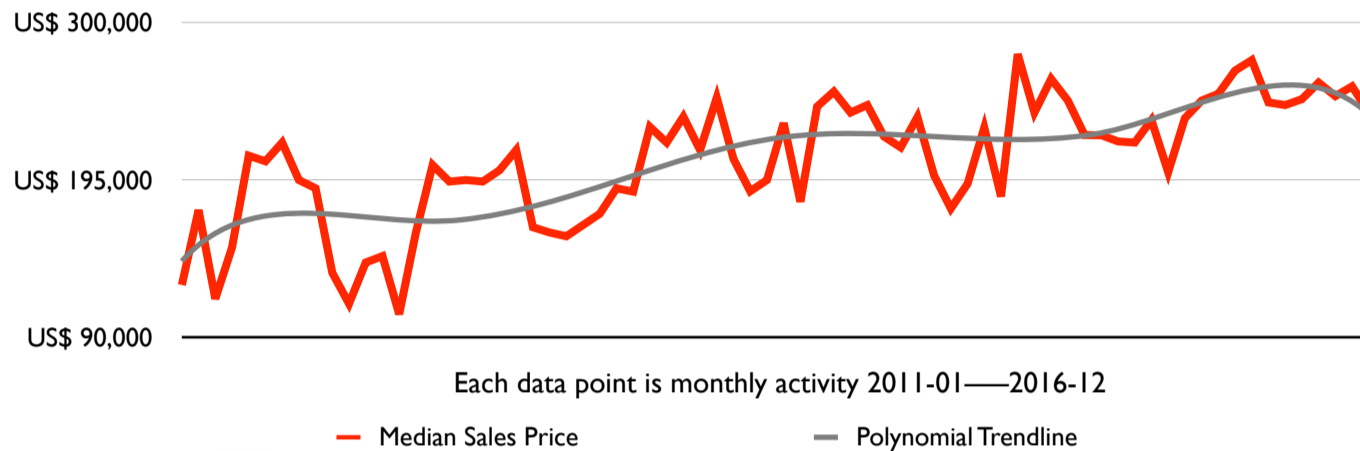
+8.0%

Changes in
Closed Sale
All Properties

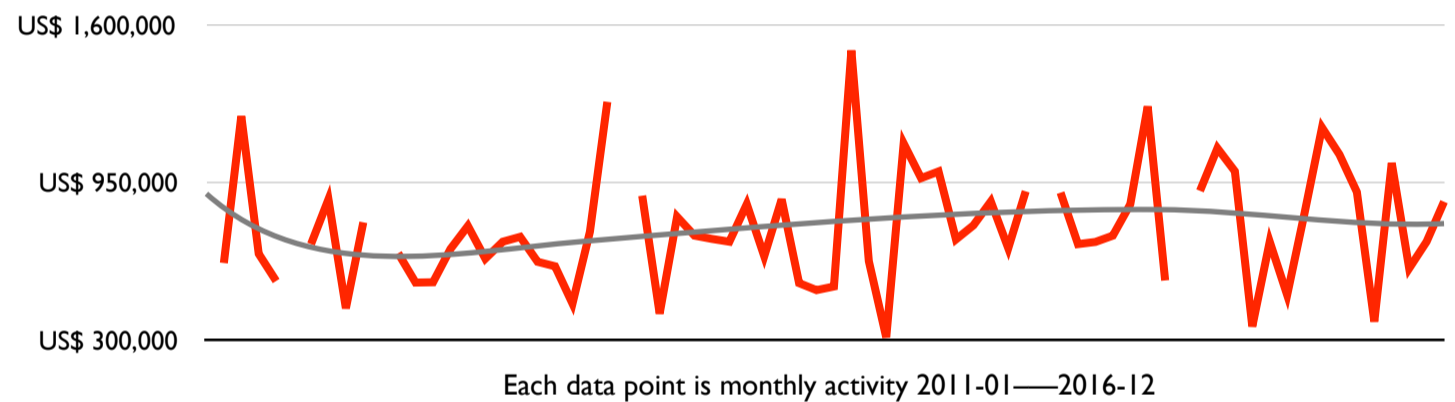
-25.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



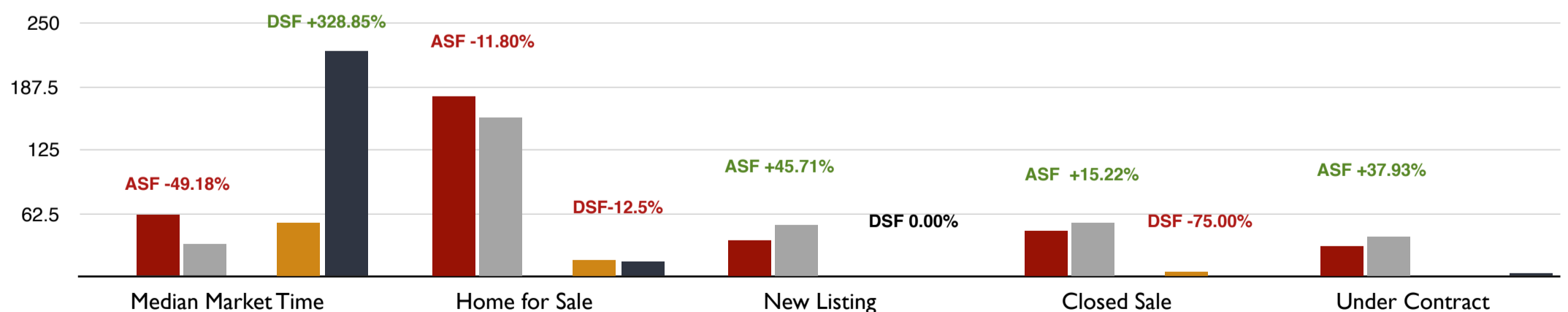
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	61	31	-49.18%
Home for Sale	178	157	-11.80%
New Listing	35	51	45.71%
Closed Sale	46	53	15.22%
Under Contract	29	40	37.93%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	52	223	328.85%
Home for Sale	16	14	-12.50%
New Listing	1	1	0.00%
Closed Sale	4	1	-75.00%
Under Contract	0	3	



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

Wednesday, January 11, 2017

West Town

Monthly Update 2016-12



-1.0%

Changes in
New Listings
All Properties

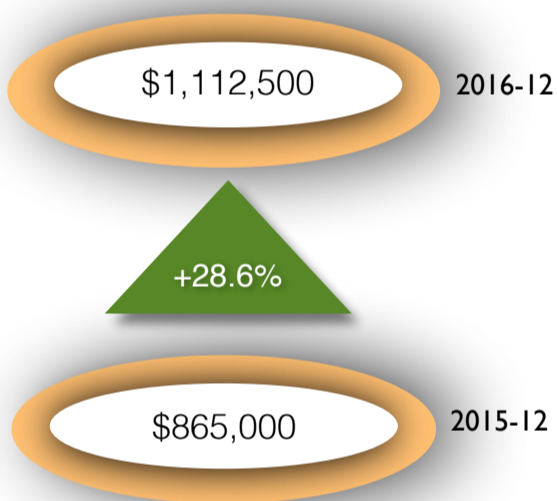
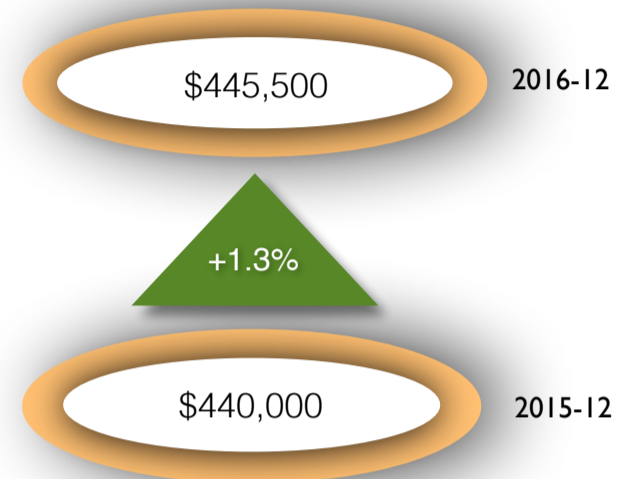
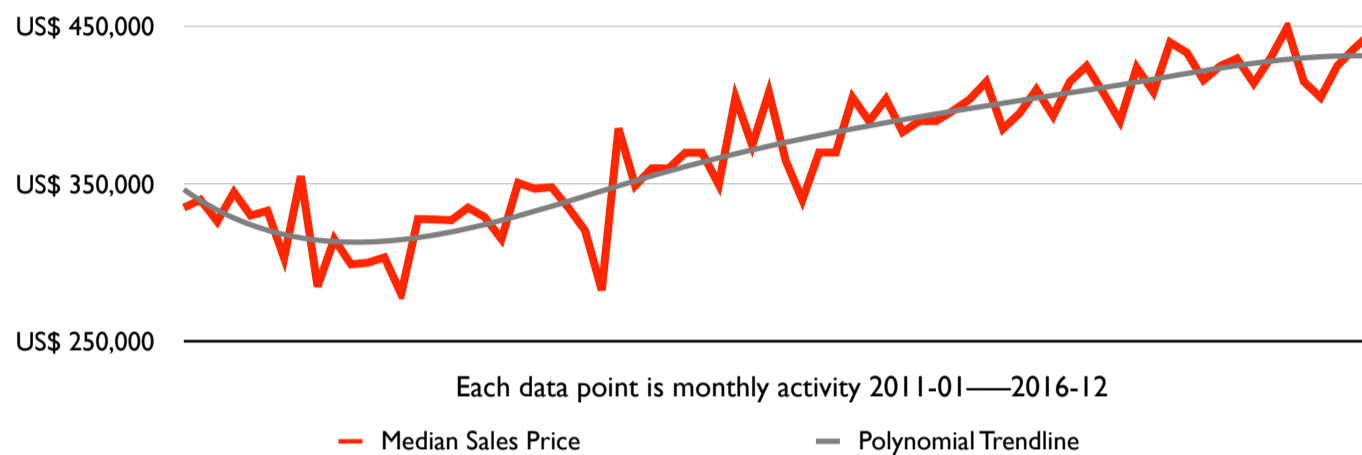
-2.7%

Changes in
Closed Sale
All Properties

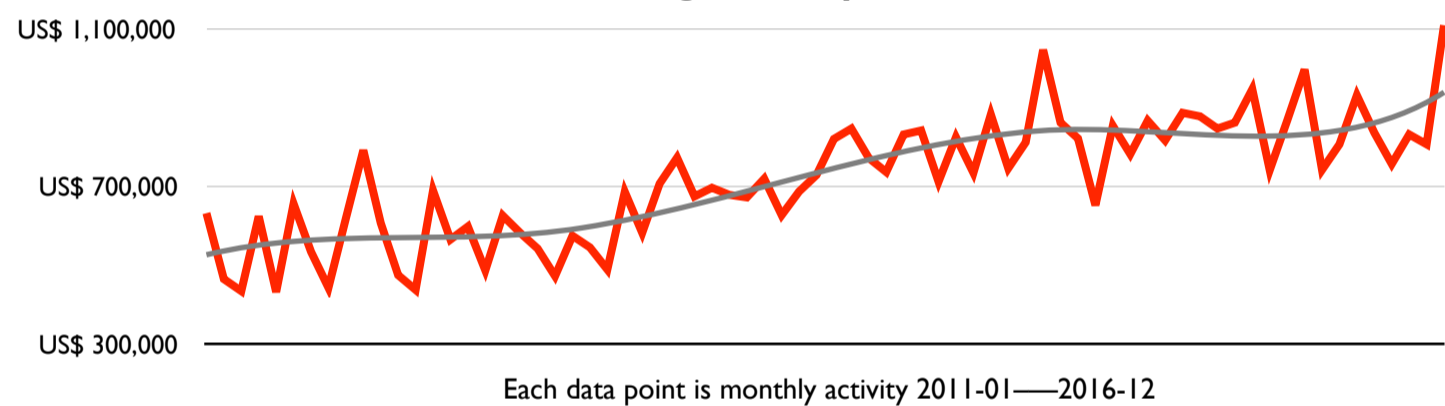
0.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



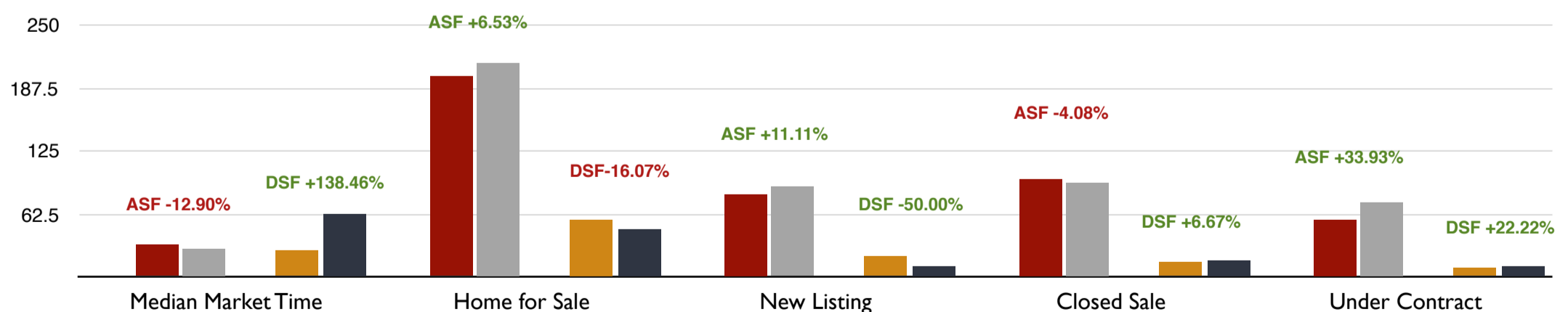
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	31	27	-12.90%
Home for Sale	199	212	6.53%
New Listing	81	90	11.11%
Closed Sale	98	94	-4.08%
Under Contract	56	75	33.93%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	26	62	138.46%
Home for Sale	56	47	-16.07%
New Listing	20	10	-50.00%
Closed Sale	15	16	6.67%
Under Contract	9	11	22.22%



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

Wednesday, January 11, 2017

Belmont Cragin

Monthly Update 2016-12



-8.3%

Changes in
New Listings
All Properties

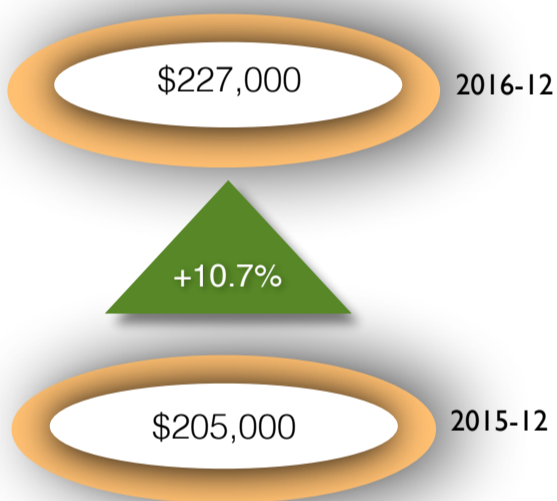
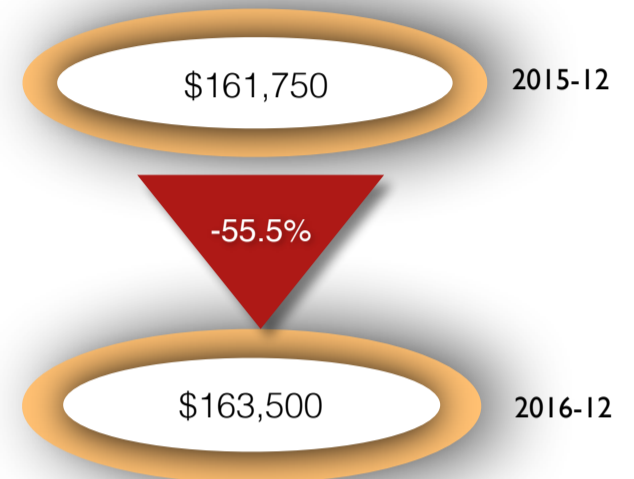
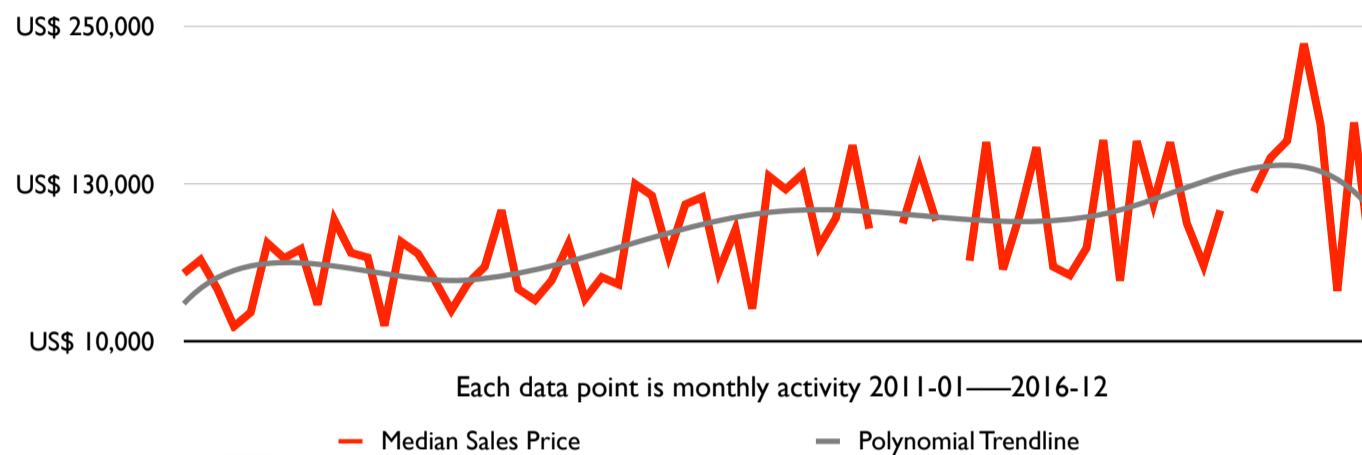
-27.0%

Changes in
Closed Sale
All Properties

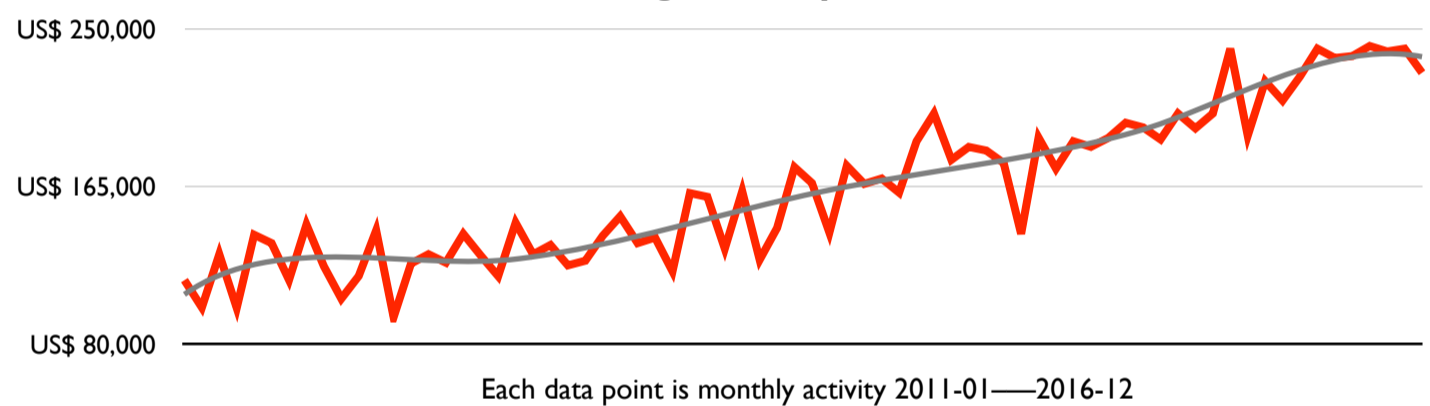
-2.9%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



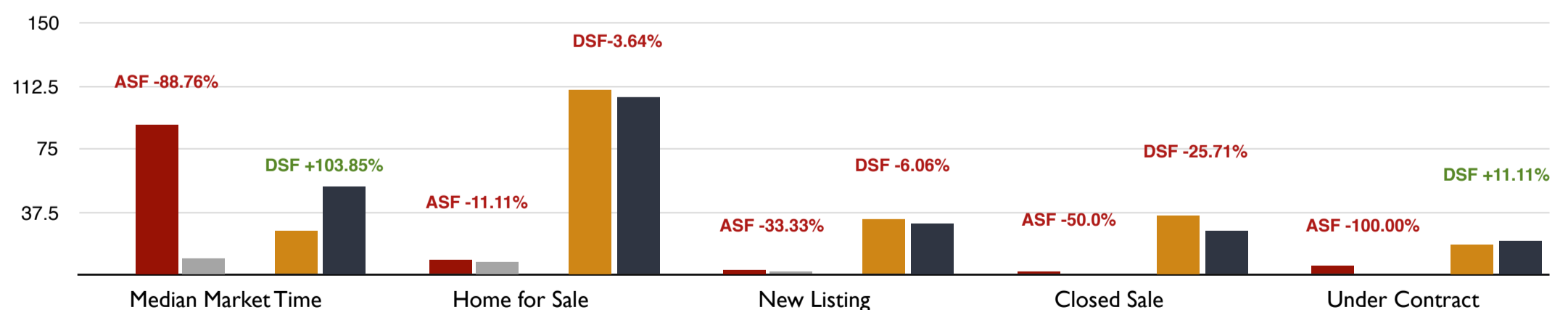
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	89	10	-88.76%
Home for Sale	9	8	-11.11%
New Listing	3	2	-33.33%
Closed Sale	2	1	-50.00%
Under Contract	5	0	-100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	26	53	+103.85%
Home for Sale	110	106	-3.64%
New Listing	33	31	-6.06%
Closed Sale	35	26	-25.71%
Under Contract	18	20	+11.11%



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

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Chicago Lawn

Monthly Update 2016-12



-12.1%

Changes in
New Listings
All Properties

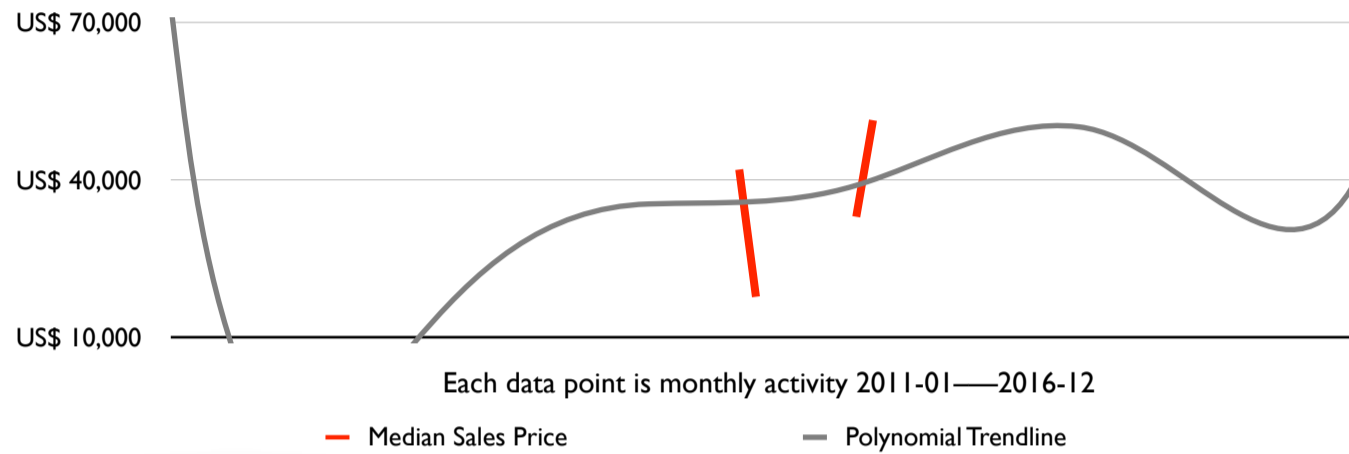
-25.8%

Changes in
Closed Sale
All Properties

-24.5%

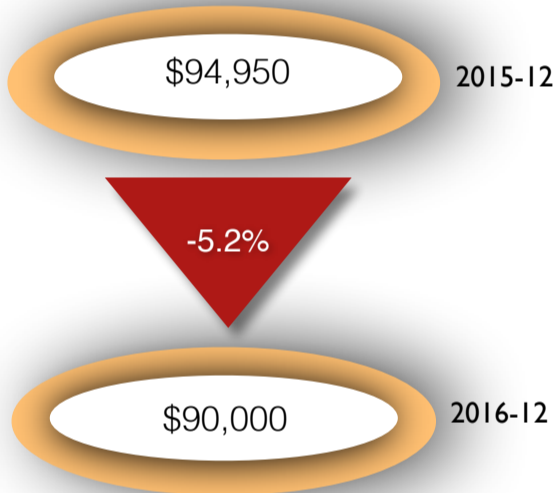
Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price

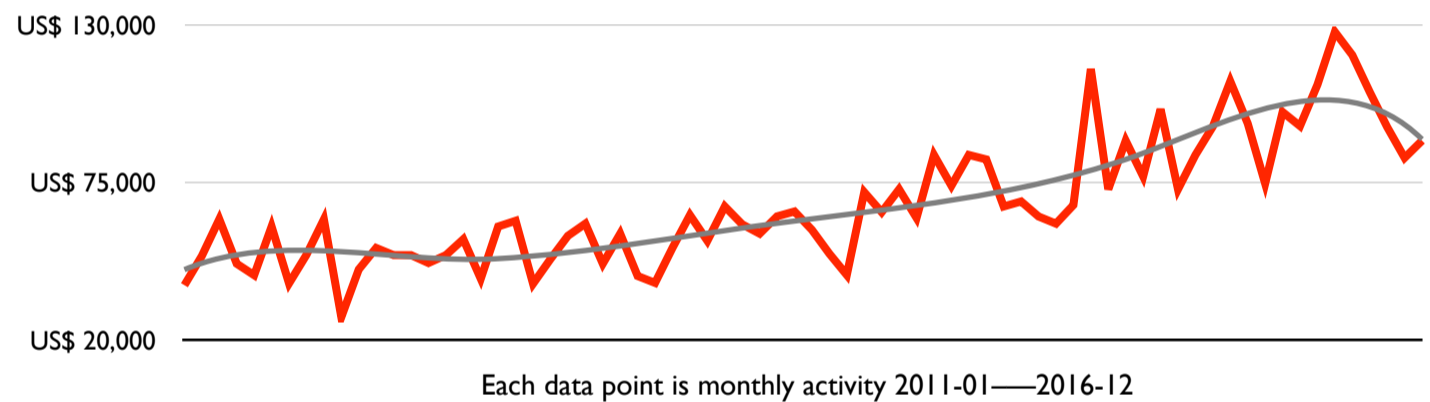


N/A 2016-12

N/A 2015-12



Detached Single Family Median Sales Price



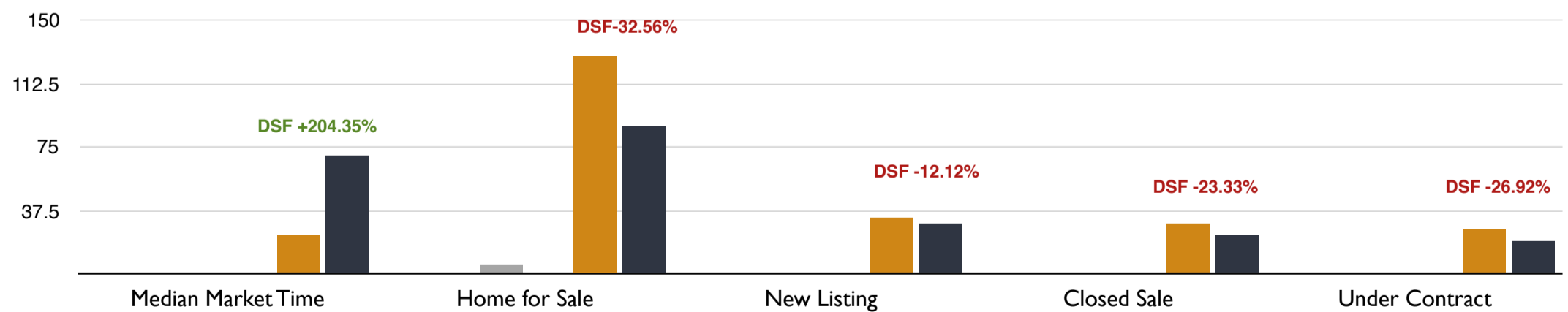
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time			
Home for Sale	0	5	
New Listing	0	0	
Closed Sale	1	0	
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	23	70	204.35%
Home for Sale	129	87	-32.56%
New Listing	33	29	-12.12%
Closed Sale	30	23	-23.33%
Under Contract	26	19	-26.92%

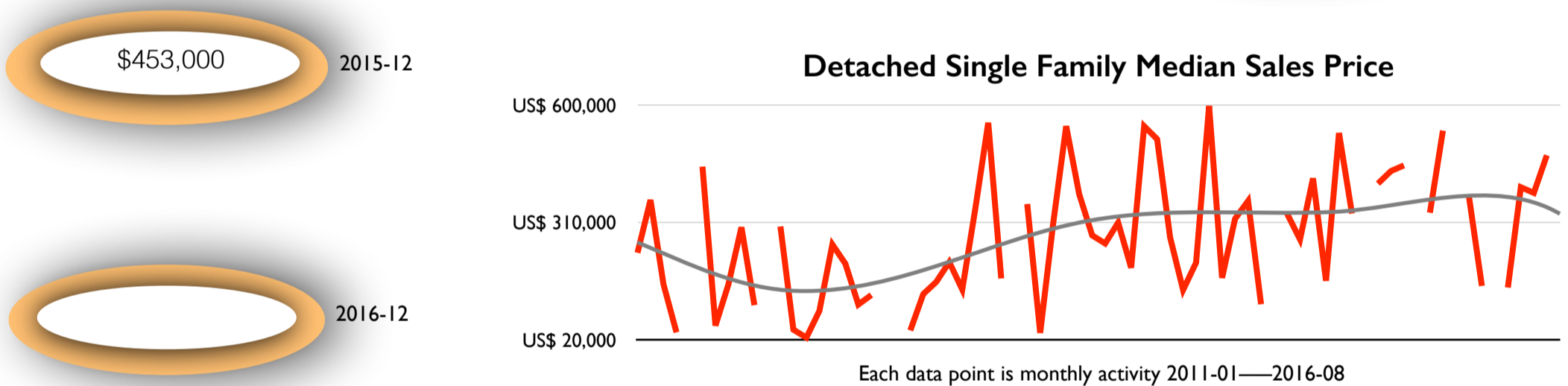
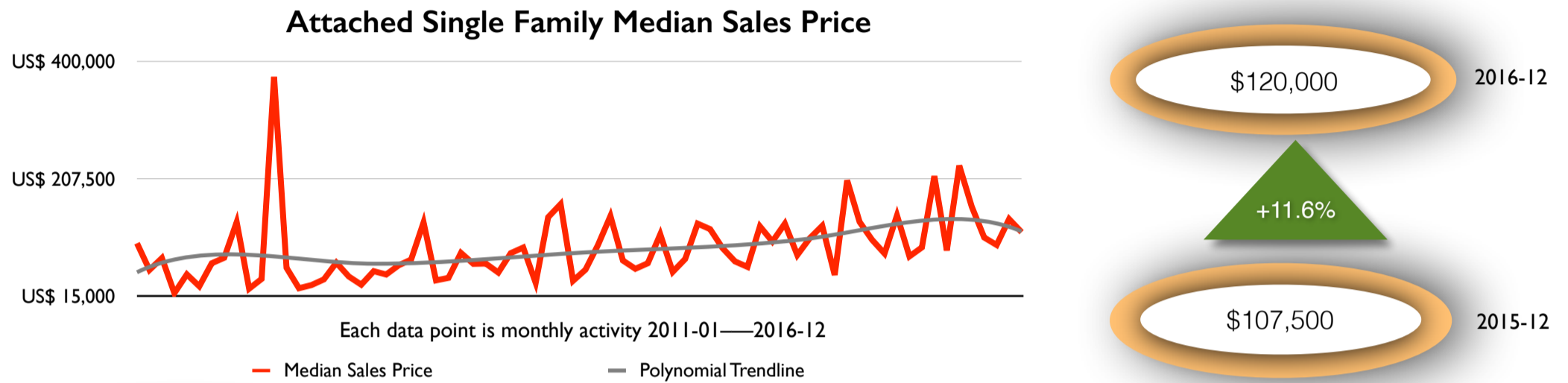


All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

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0.0%	-36.4%	+37.8%
Changes in New Listings All Properties	Changes in Closed Sale All Properties	Changes in Months Supply All Properties



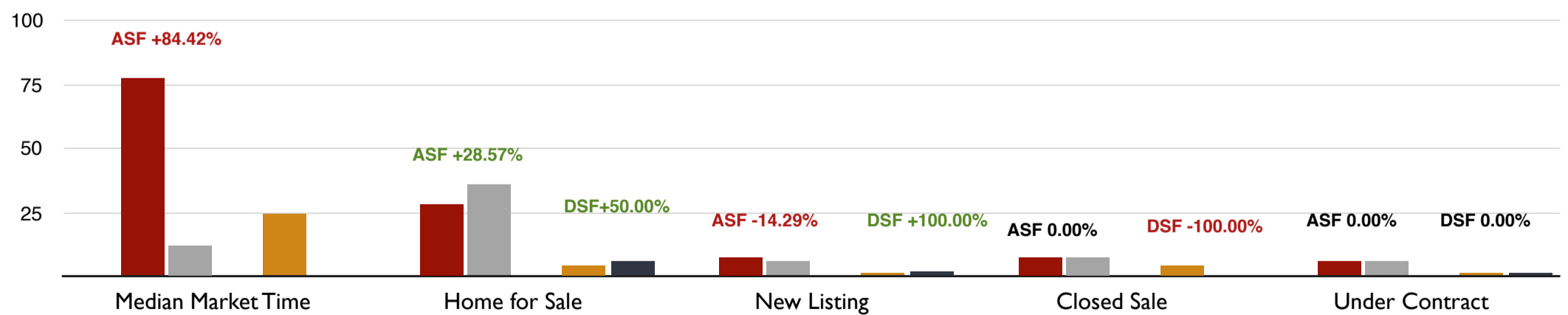
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	77	12	-84.42%
Home for Sale	28	36	28.57%
New Listing	7	6	-14.29%
Closed Sale	7	7	0.00%
Under Contract	6	6	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	24		
Home for Sale	4	6	50.00%
New Listing	1	2	100.00%
Closed Sale	4	0	-100.00%
Under Contract	1	1	0.00%



East Garfield Park

Monthly Update 2016-12



+100.0%

Changes in
New Listings
All Properties

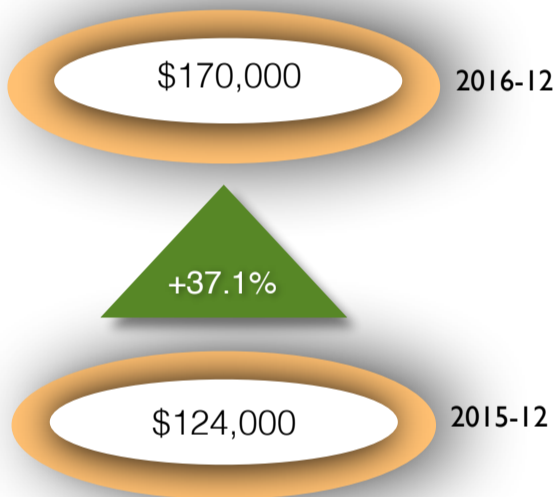
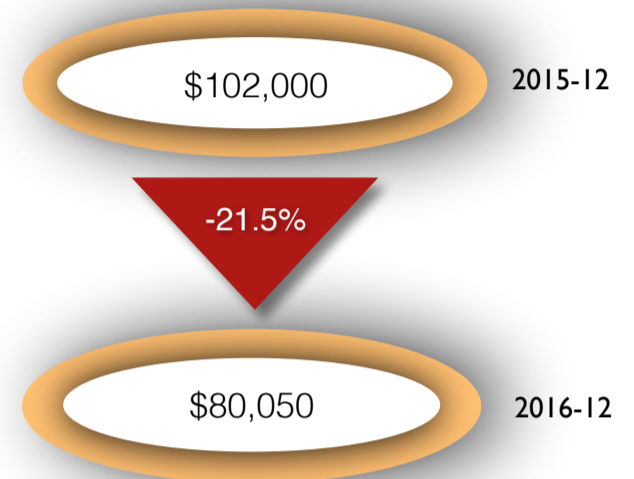
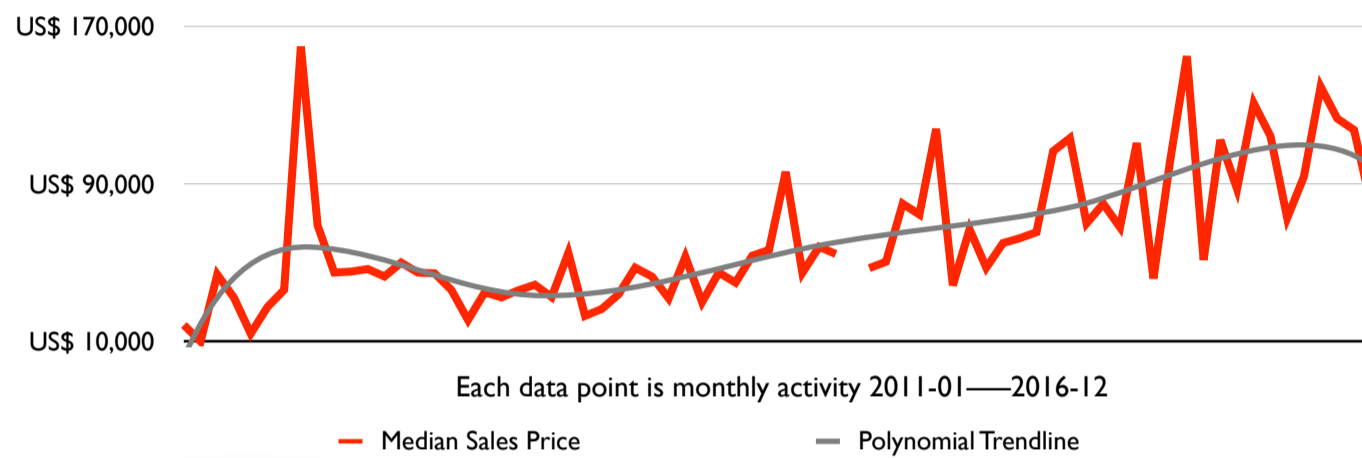
-16.7%

Changes in
Closed Sale
All Properties

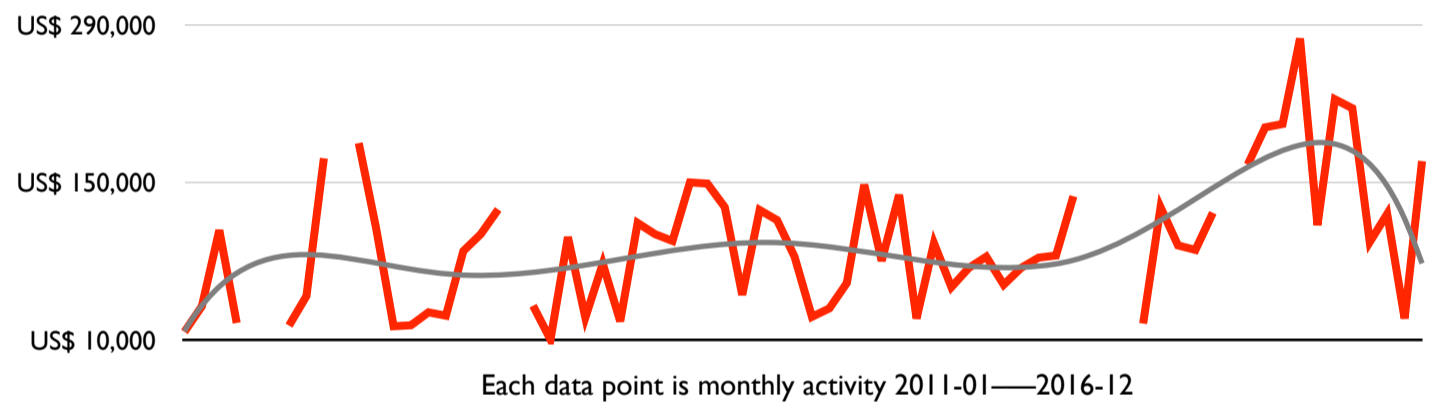
-9.5%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



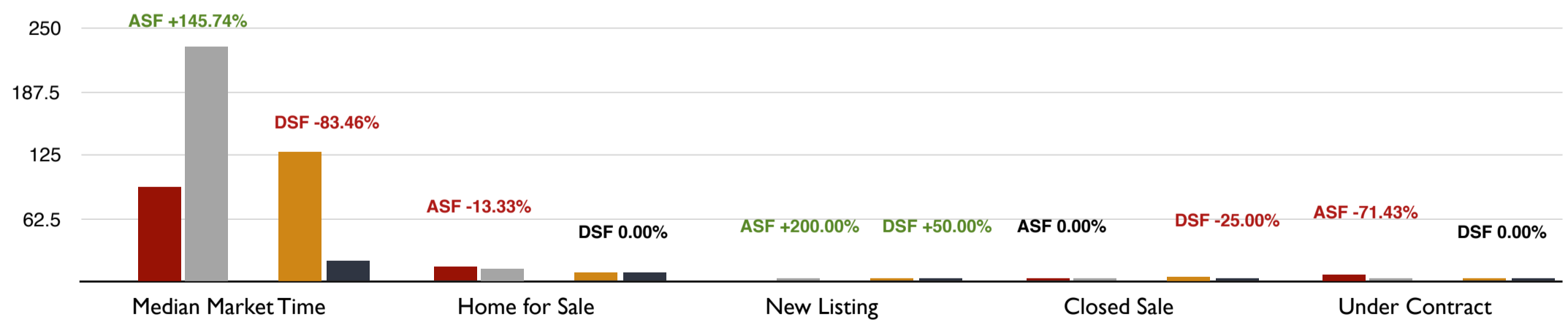
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	94	231	145.74%
Home for Sale	15	13	-13.33%
New Listing	1	3	200.00%
Closed Sale	2	2	0.00%
Under Contract	7	2	-71.43%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	127	21	-83.46%
Home for Sale	9	9	0.00%
New Listing	2	3	50.00%
Closed Sale	4	3	-25.00%
Under Contract	2	2	0.00%



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Hermosa

Monthly Update 2016-12



+27.3%

Changes in
New Listings
All Properties

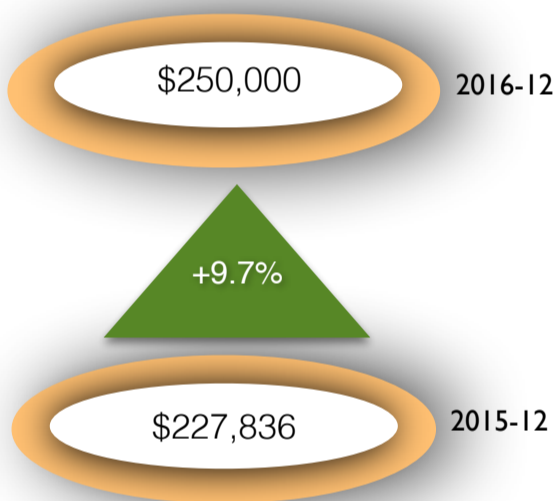
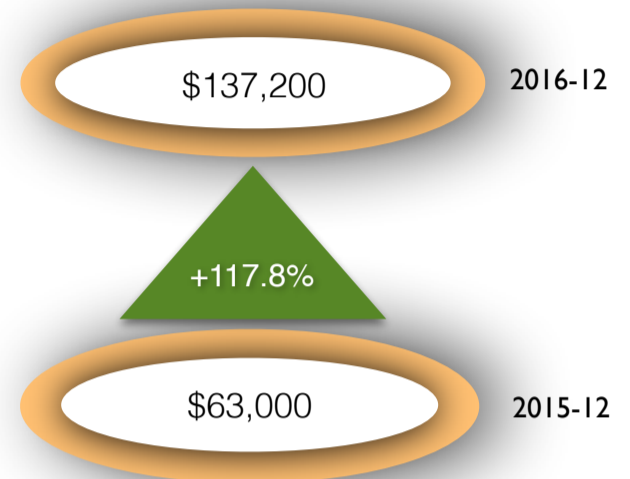
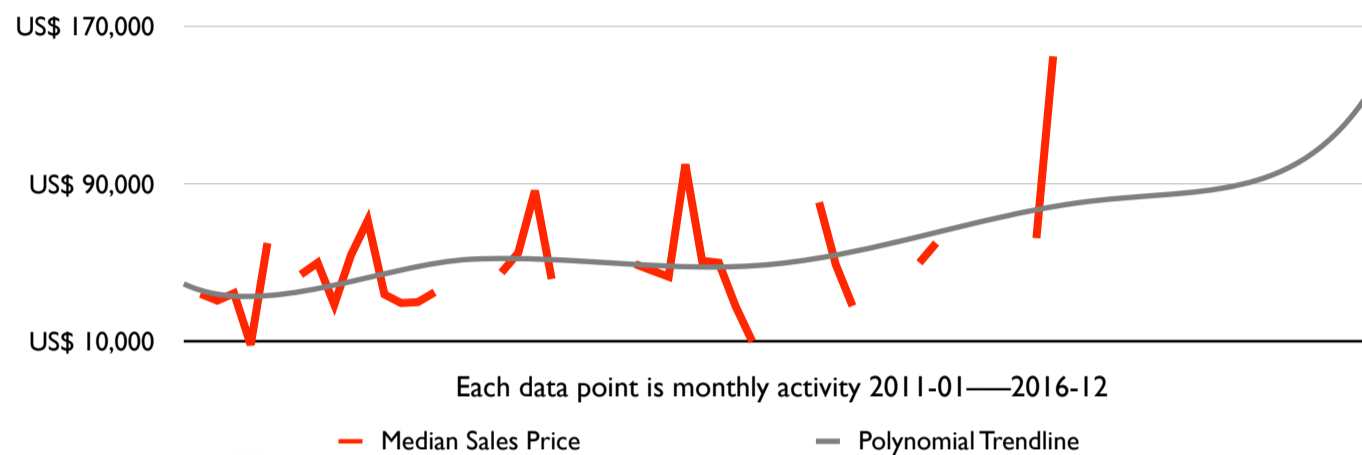
0.0%

Changes in
Closed Sale
All Properties

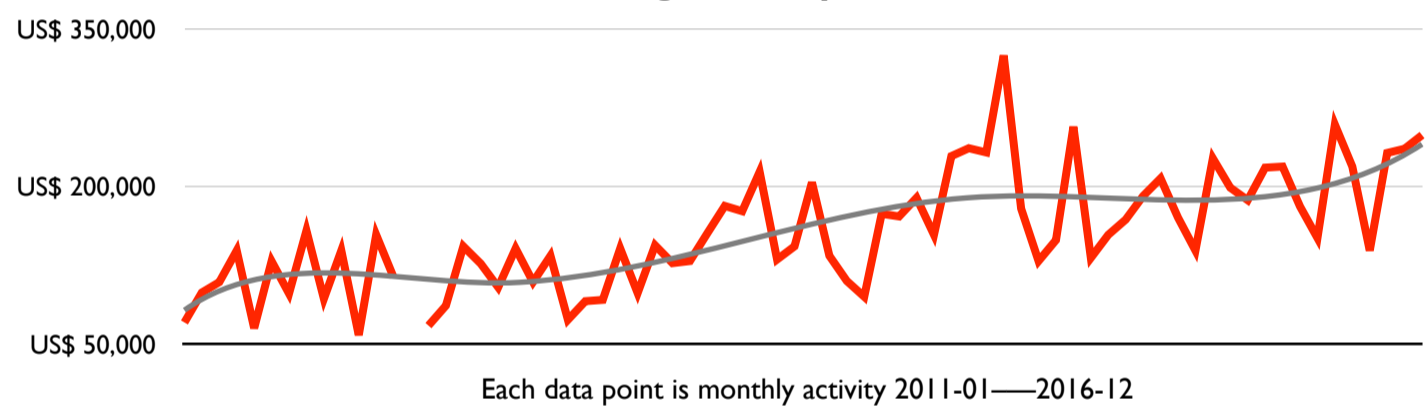
-10.3%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



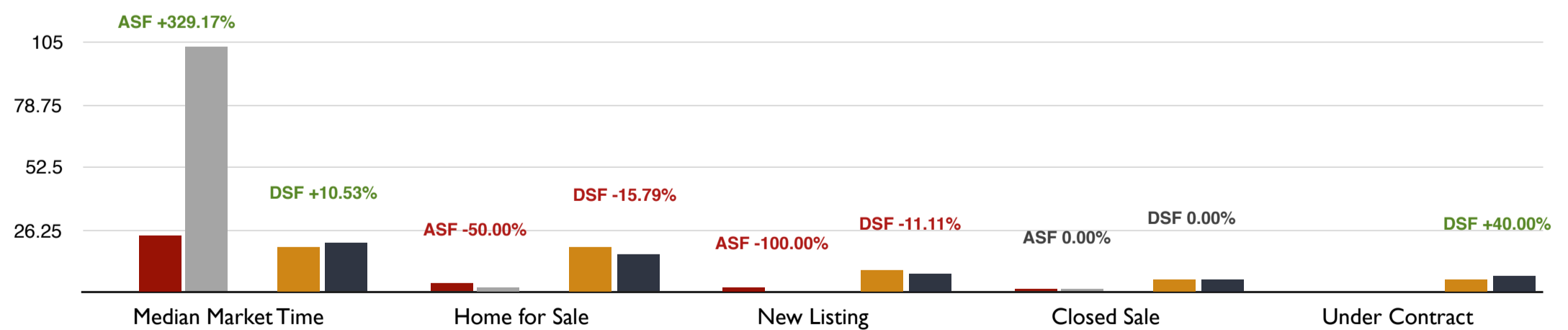
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	24	103	329.17%
Home for Sale	4	2	-50.00%
New Listing	2	0	-100.00%
Closed Sale	1	1	0.00%
Under Contract	0	0	

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	19	21	10.53%
Home for Sale	19	16	-15.79%
New Listing	9	8	-11.11%
Closed Sale	5	5	0.00%
Under Contract	5	7	40.00%



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Humboldt Park

Monthly Update 2016-12



0.0%

Changes in
New Listings
All Properties

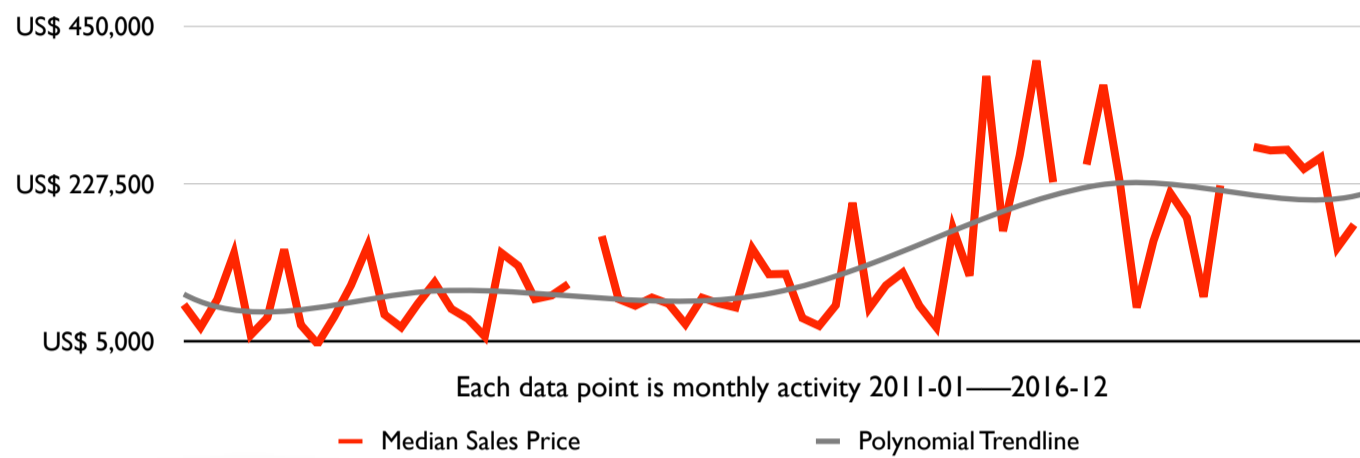
-27.3%

Changes in
Closed Sale
All Properties

-12.8%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



\$215,000

2015-12

N/A

2016-12

\$144,000

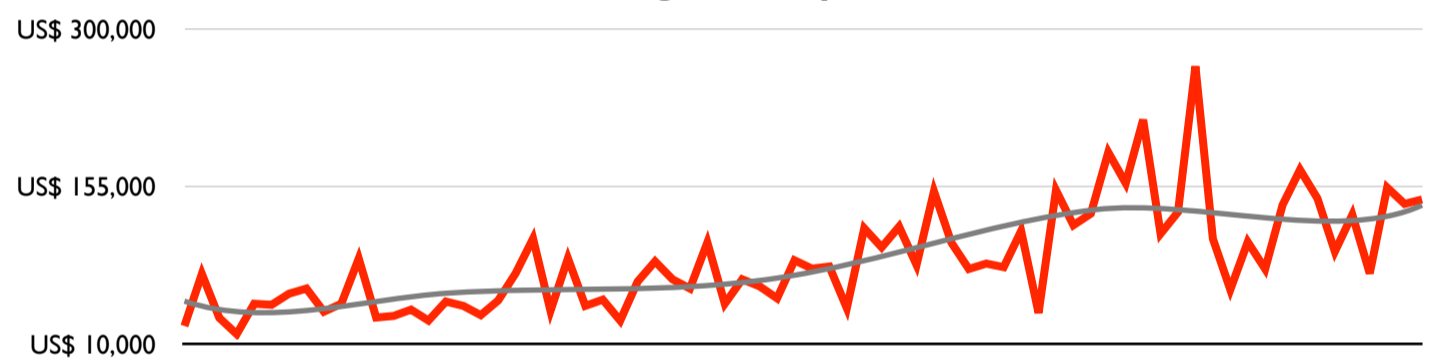
2016-12

+33.5%

\$107,875

2015-12

Detached Single Family Median Sales Price



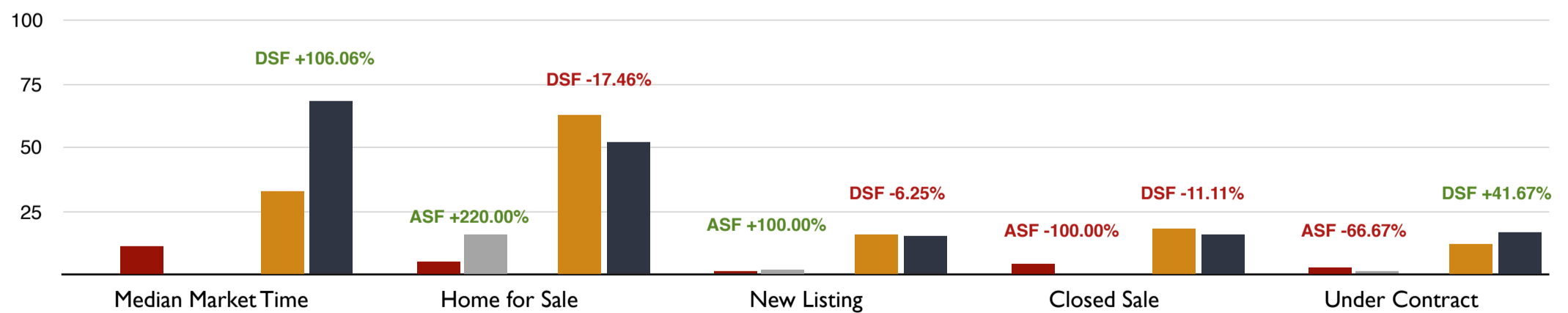
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	11		
Home for Sale	5	16	220.00%
New Listing	1	2	100.00%
Closed Sale	4	0	-100.00%
Under Contract	3	1	-66.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	33	68	106.06%
Home for Sale	63	52	-17.46%
New Listing	16	15	-6.25%
Closed Sale	18	16	-11.11%
Under Contract	12	17	41.67%



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North Park

Monthly Update 2016-12



-15.4%

Changes in
New Listings
All Properties

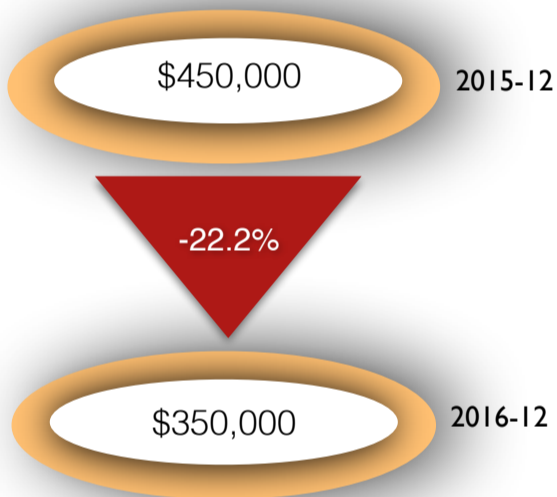
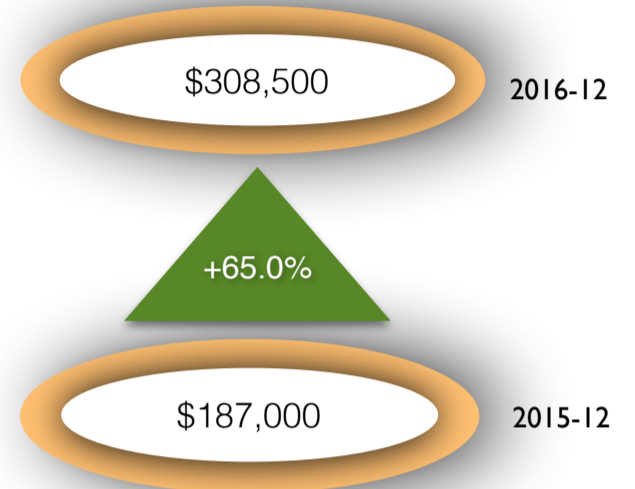
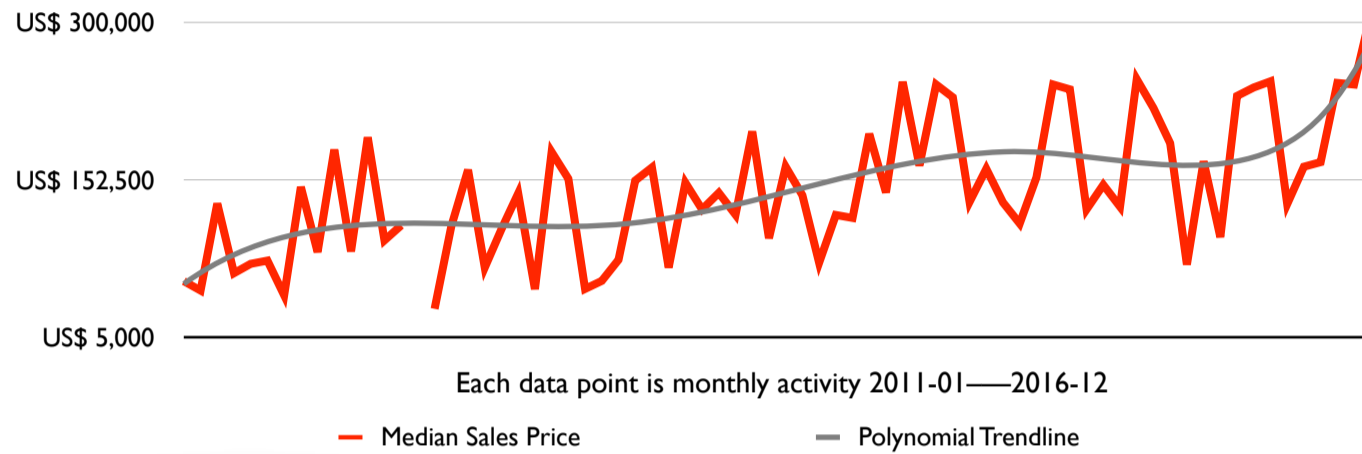
-53.8%

Changes in
Closed Sale
All Properties

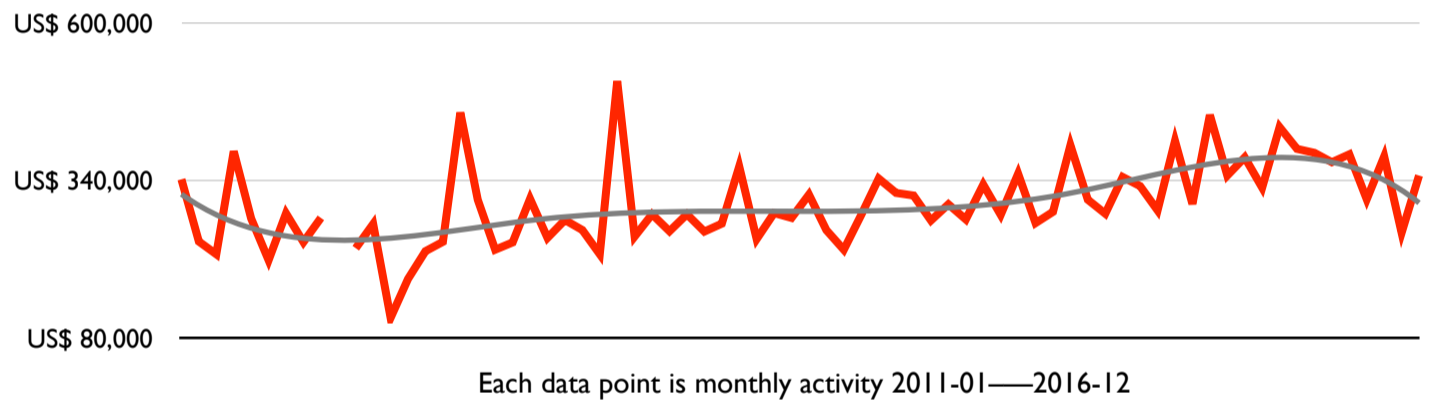
+65.2%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



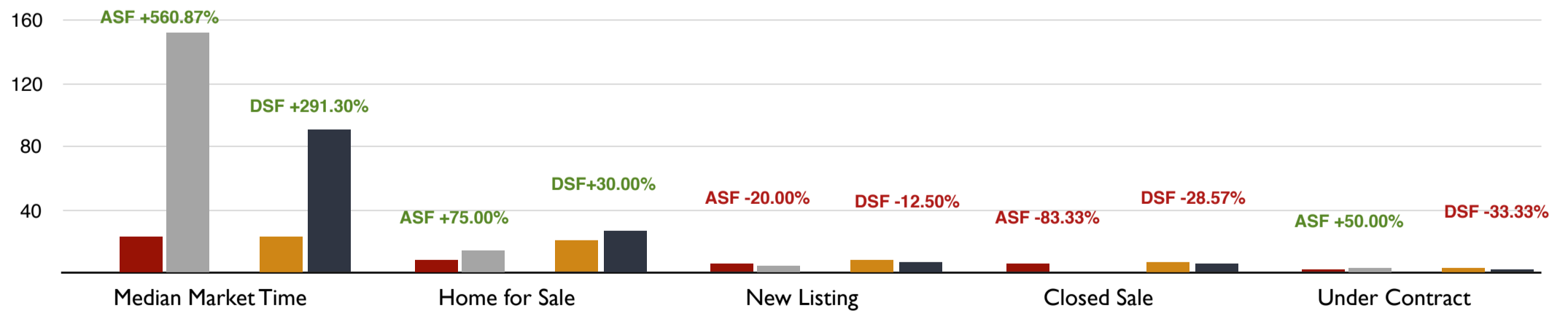
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	23	152	560.87%
Home for Sale	8	14	75.00%
New Listing	5	4	-20.00%
Closed Sale	6	1	-83.33%
Under Contract	2	3	50.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	23	90	291.30%
Home for Sale	20	26	30.00%
New Listing	8	7	-12.50%
Closed Sale	7	5	-28.57%
Under Contract	3	2	-33.33%



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Oakland

Monthly Update 2016-12



+20.0%

Changes in
New Listings
All Properties

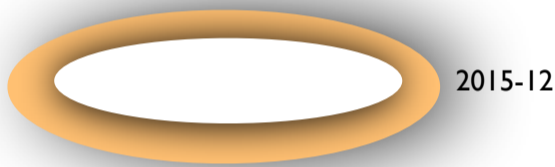
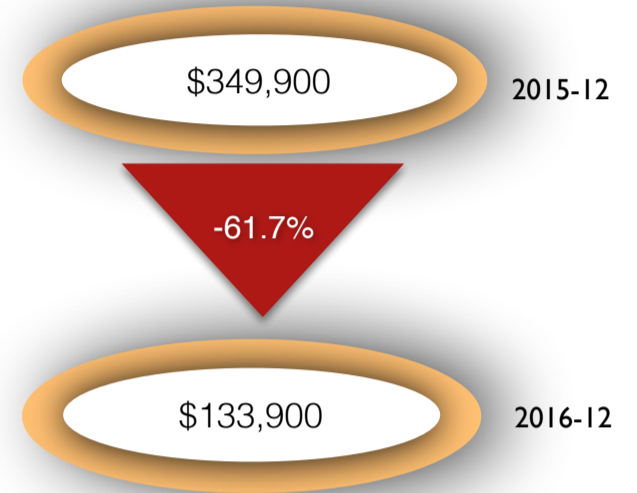
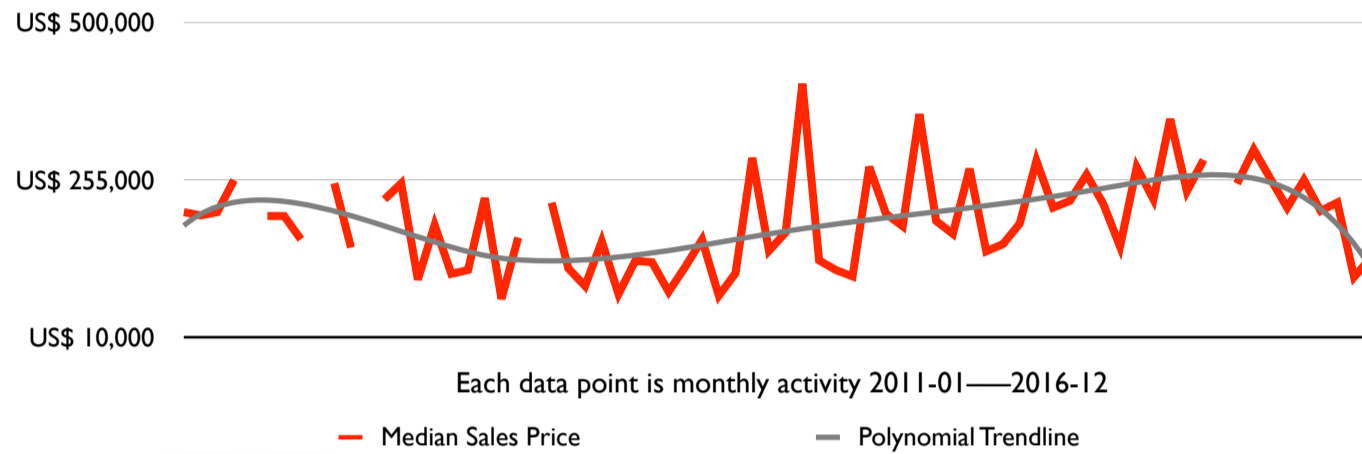
-50.0%

Changes in
Closed Sale
All Properties

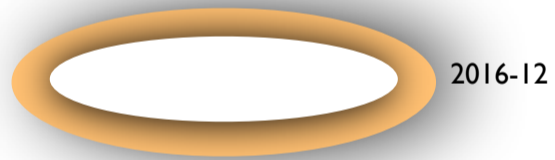
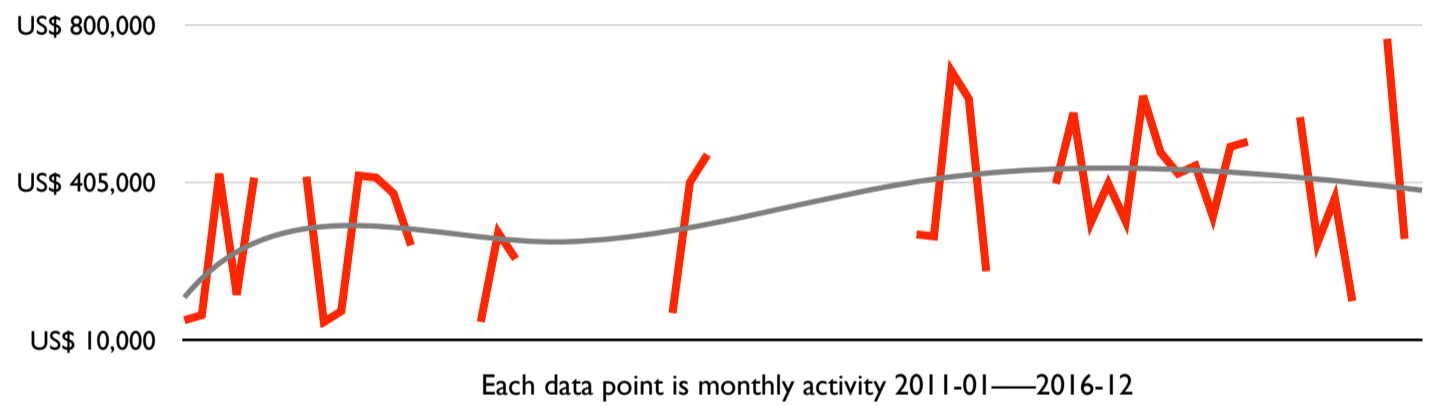
-13.9%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	23	228	891.30%
Home for Sale	17	9	-47.06%
New Listing	3	5	66.67%
Closed Sale	4	3	-25.00%
Under Contract	2	5	150.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	55		
Home for Sale	7	4	-42.86%
New Listing	2	1	-50.00%
Closed Sale	2	0	-100.00%
Under Contract	4	3	-25.00%



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Washington Park

Monthly Update 2016-12



+400.0%

Changes in
New Listings
All Properties

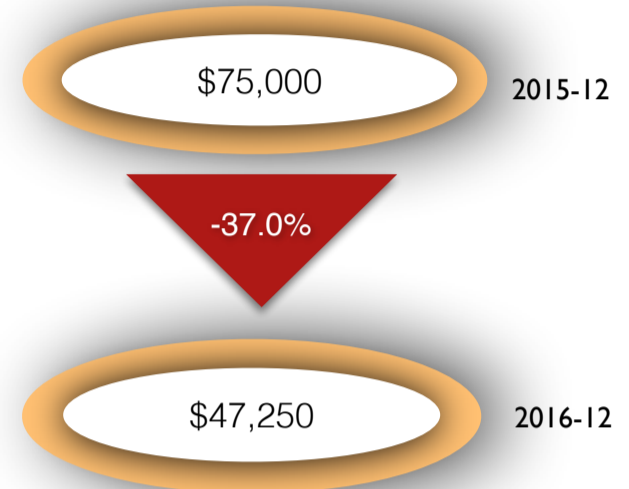
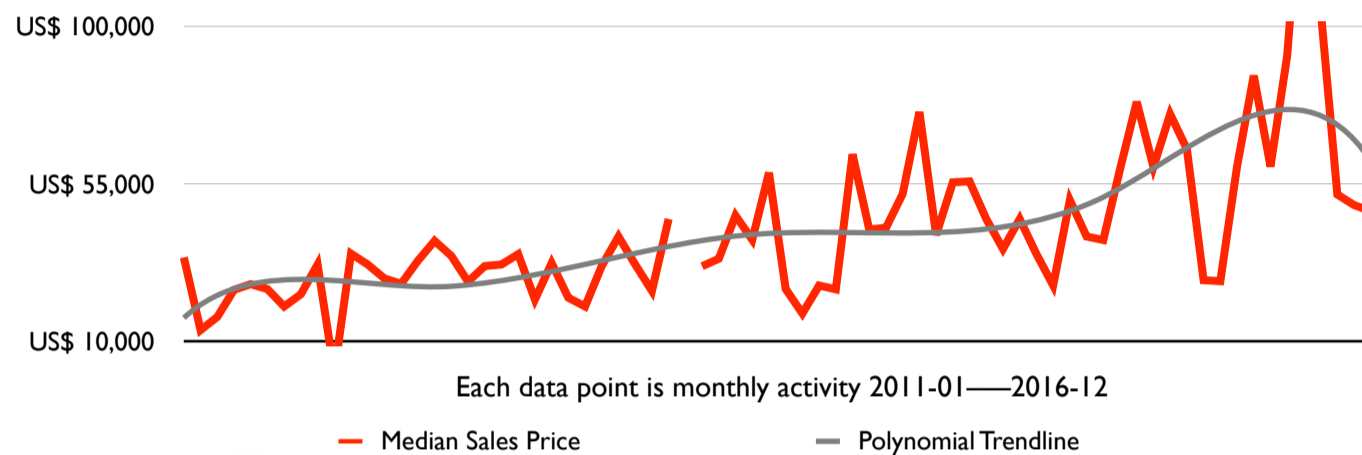
+100.0%

Changes in
Closed Sale
All Properties

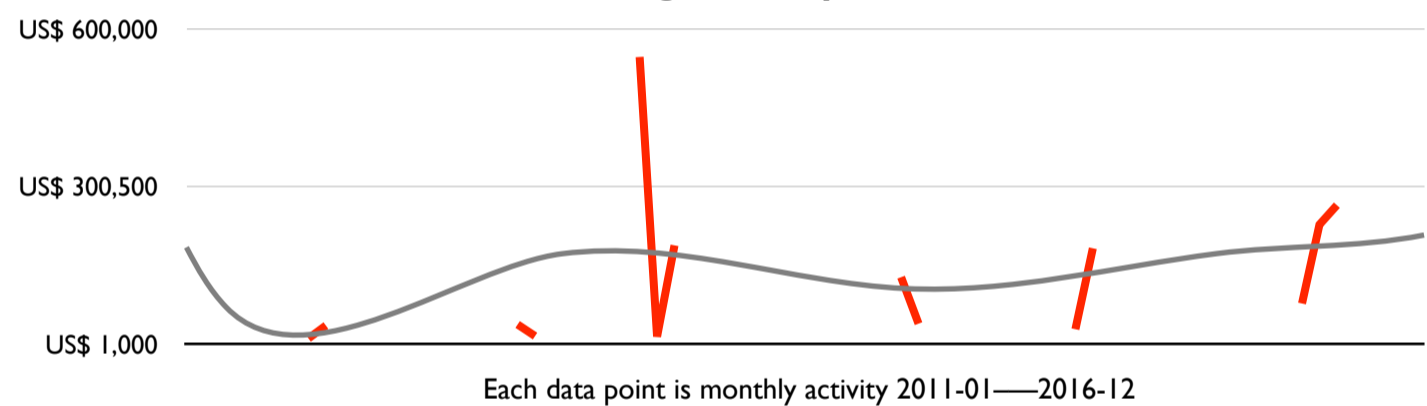
-26.7%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



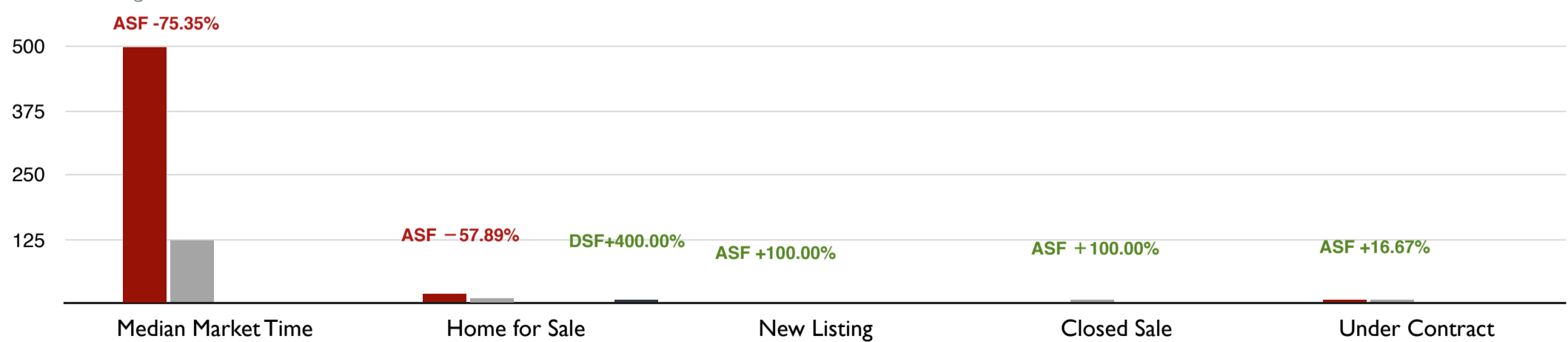
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	499	123	-75.35%
Home for Sale	19	8	-57.89%
New Listing	1	2	100.00%
Closed Sale	3	6	100.00%
Under Contract	6	7	16.67%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	N/A	N/A	
Home for Sale	1	5	400.00%
New Listing	0	3	
Closed Sale	0	0	
Under Contract	0	1	



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McKinley Park

Monthly Update 2016-12



-41.7%

Changes in
New Listings
All Properties

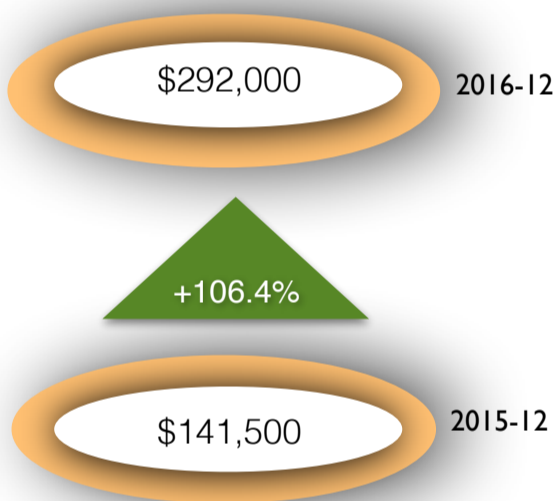
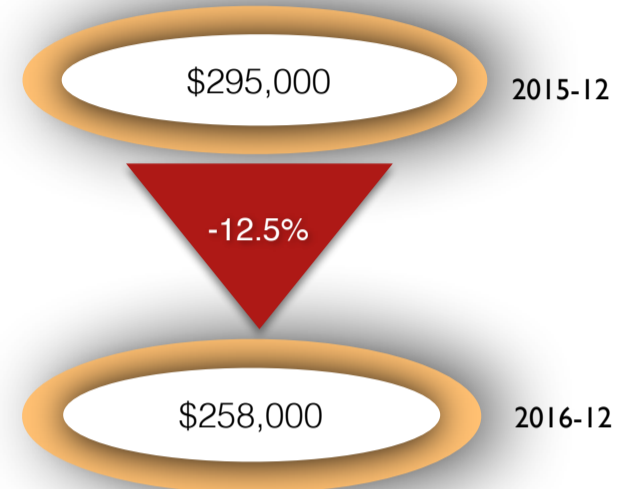
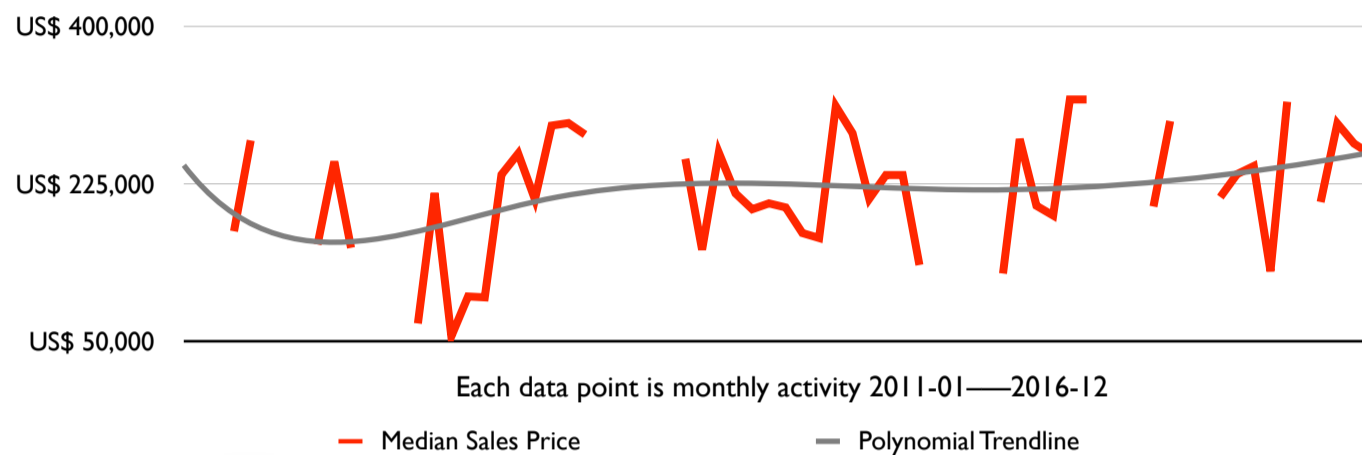
+66.7%

Changes in
Closed Sale
All Properties

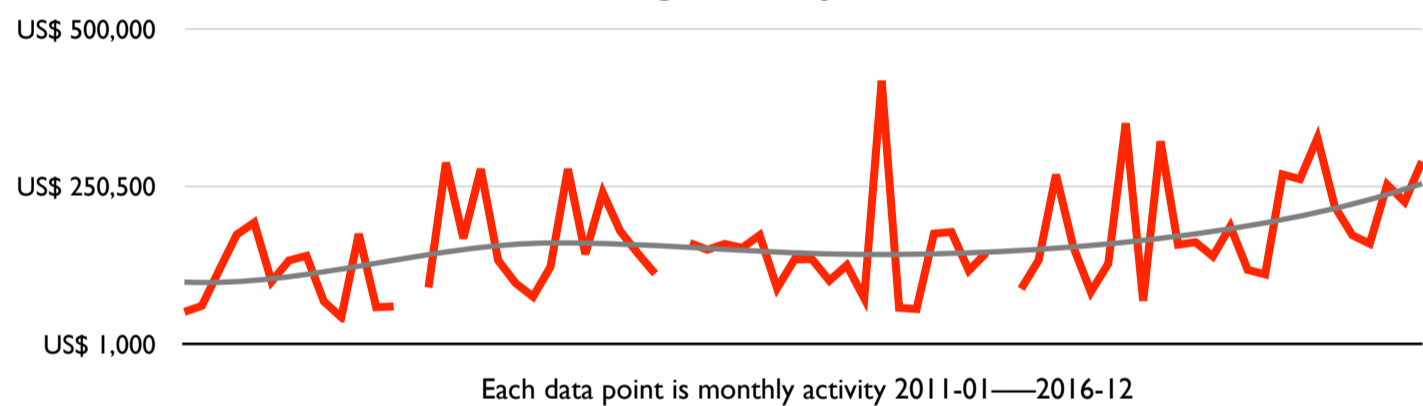
+25.0%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



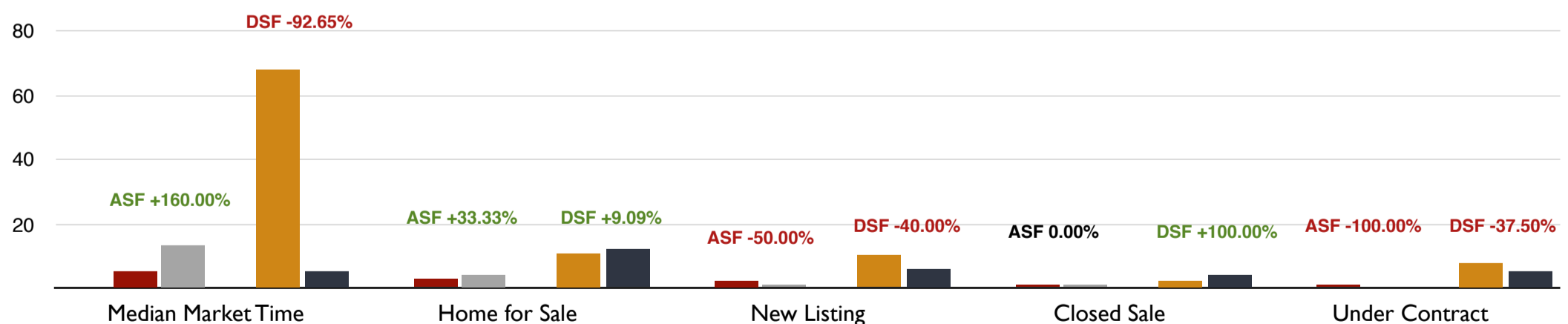
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	5	13	160.00%
Home for Sale	3	4	33.33%
New Listing	2	1	-50.00%
Closed Sale	1	1	0.00%
Under Contract	1	0	-100.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	68	5	-92.65%
Home for Sale	11	12	9.09%
New Listing	10	6	-40.00%
Closed Sale	2	4	100.00%
Under Contract	8	5	-37.50%



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Edison Park

Monthly Update 2016-12



+50.0%

Changes in
New Listings
All Properties

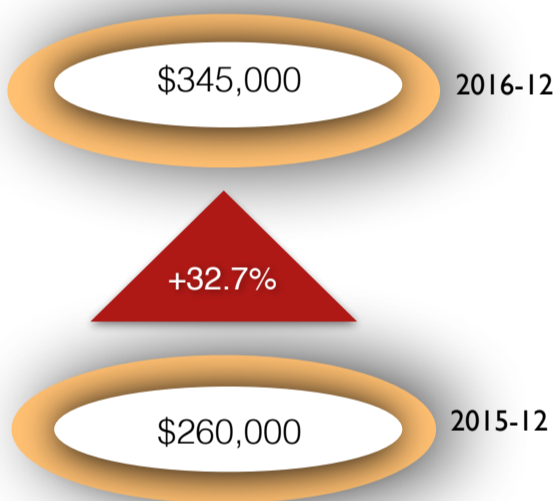
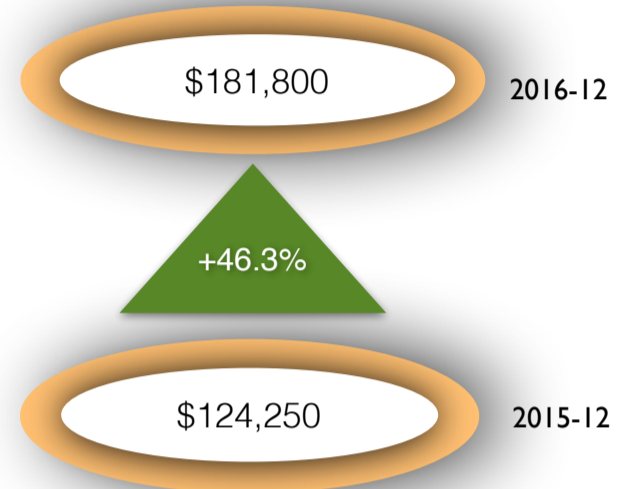
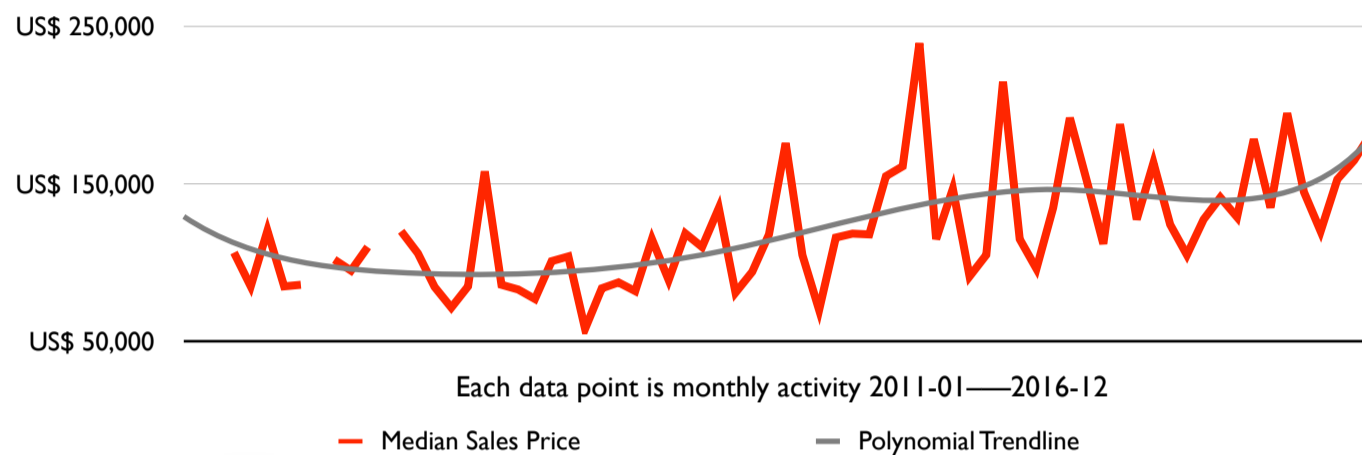
-38.5%

Changes in
Closed Sale
All Properties

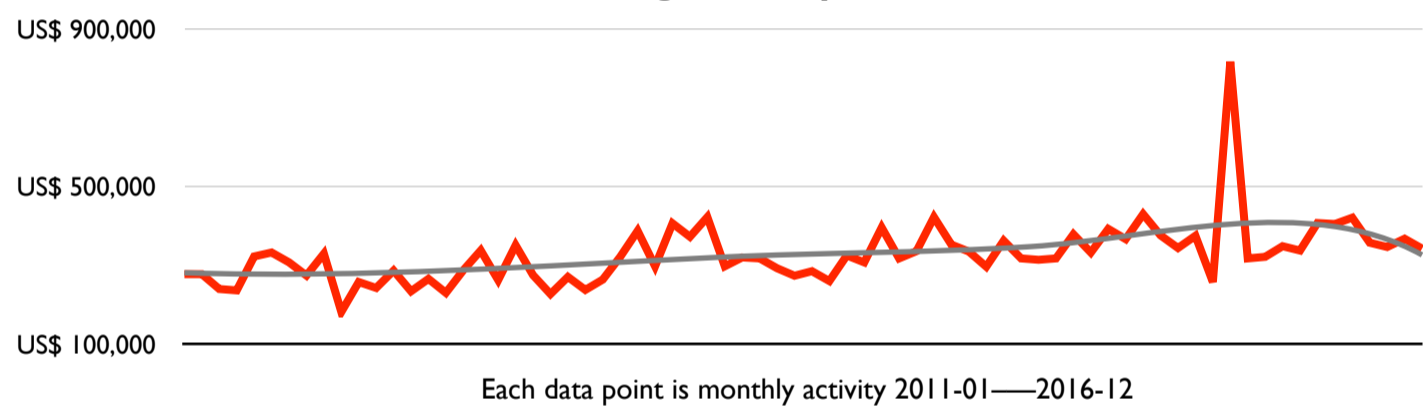
-15.2%

Changes in
Months Supply
All Properties

Attached Single Family Median Sales Price



Detached Single Family Median Sales Price



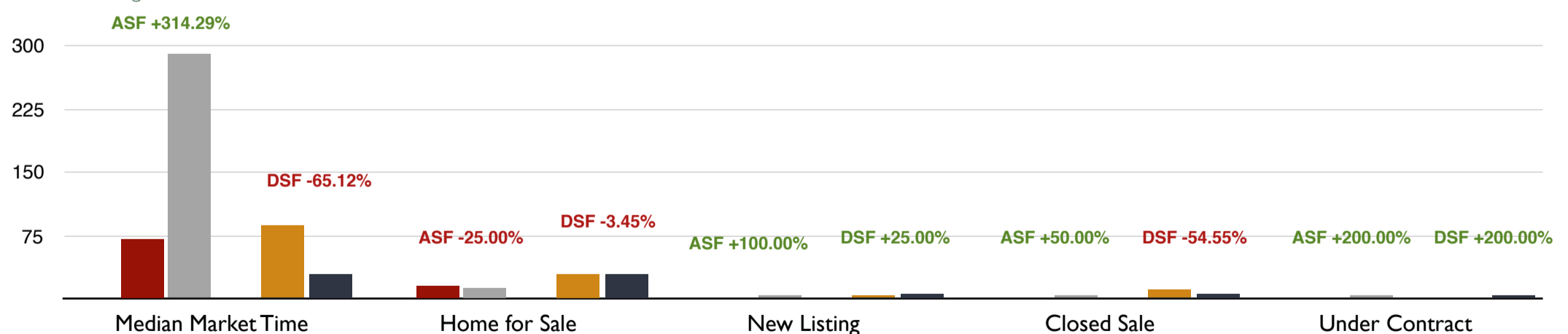
Attached Single Family (ASF)

	2015-12	2016-12	Changes
Median Market Time	70	290	314.29%
Home for Sale	16	12	-25.00%
New Listing	2	4	100.00%
Closed Sale	2	3	50.00%
Under Contract	1	3	200.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2015-12	2016-12	Changes
Median Market Time	86	30	-65.12%
Home for Sale	29	28	-3.45%
New Listing	4	5	25.00%
Closed Sale	11	5	-54.55%
Under Contract	1	3	200.00%



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