



Chicago

31 Neighborhoods

Monthly Report - February 2017



KEY TAKEAWAYS...

- Median sales price for all type of properties in February increased to \$225,000 from \$223,600 compared to last month, but were up 7.1% from last year, according to the data from MRED. Median sales price for attached single-family increased to \$189,500 and for detached single-family increased to \$240,000 , which were 5.3% and 6.7% increased compared with last year respectively.
- Total number of homes for sale in February dropped 1.34% to \$39,366 and it was 11.3% lower than last year. There were 10,734 attached single-family properties (including townhouse and condo) for sale and 28,632 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 88 days in January to 87 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 and weak during the winter season. As we enter the new year, the market should start to recovery.

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— February 2017

+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 Feb 2012



After comparing average of 31 neighborhoods' median sales price from February 2012 to February 2017, Near North Side has the highest price and Washington Park has the lowest price.

Plot Area

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

- **Cook 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

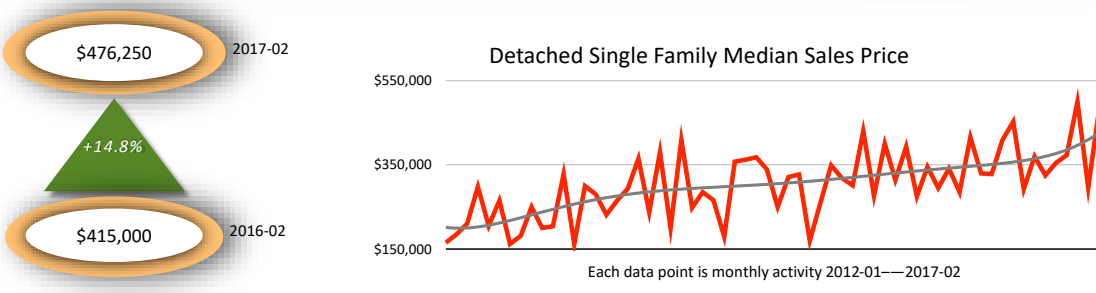
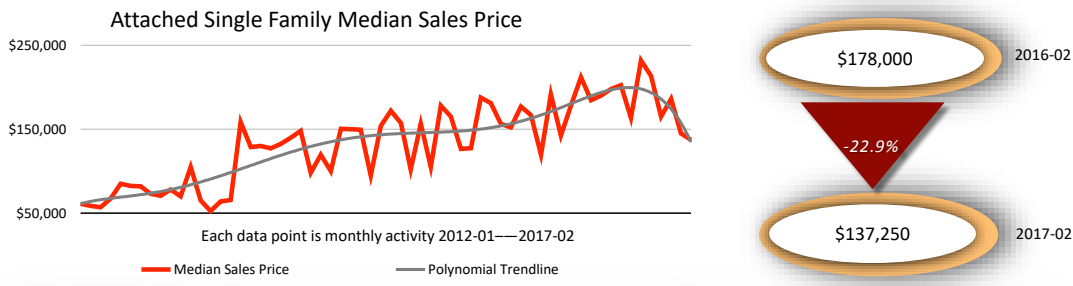
We'd more than Welcome it.

Albany Park

Monthly Update 2017-02



-18.5%	+6.7%	-25.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	172	79	-54.07%
Home for Sale	146	55	-62.33%
New Listing	355	308	-13.24%
Closed Sale	140	211	50.71%
Under Contract	159	213	33.96%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	176	76	-56.82%
Home for Sale	63	40	-36.51%
New Listing	191	278	45.55%
Closed Sale	87	157	80.46%
Under Contract	96	154	60.42%



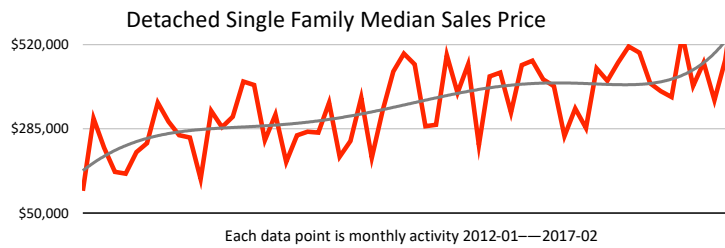
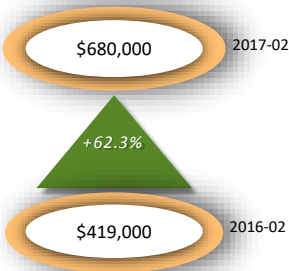
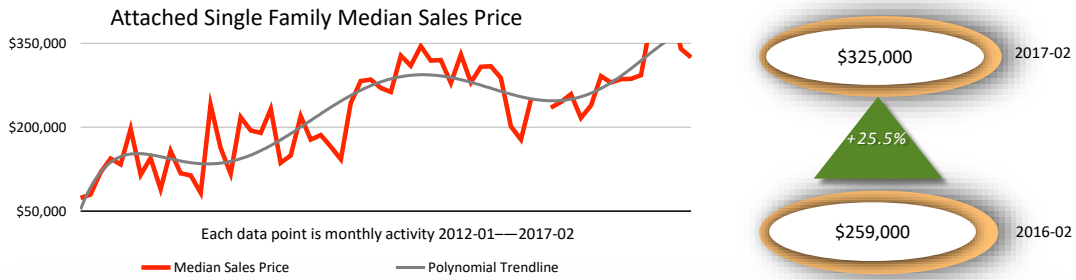
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Avondale

Monthly Update 2017-02



0.0%	+25.0%	-58.1%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	213	63	-70.42%
Home for Sale	116	34	-70.69%
New Listing	291	73	-74.91%
Closed Sale	95	167	75.79%
Under Contract	101	171	69.31%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	108	55	-49.07%
Home for Sale	49	30	-38.78%
New Listing	155	234	50.97%
Closed Sale	80	134	67.50%
Under Contract	89	156	75.28%



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

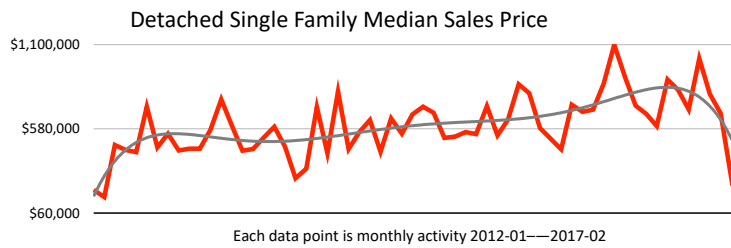
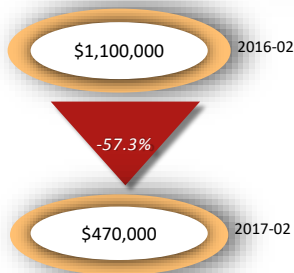
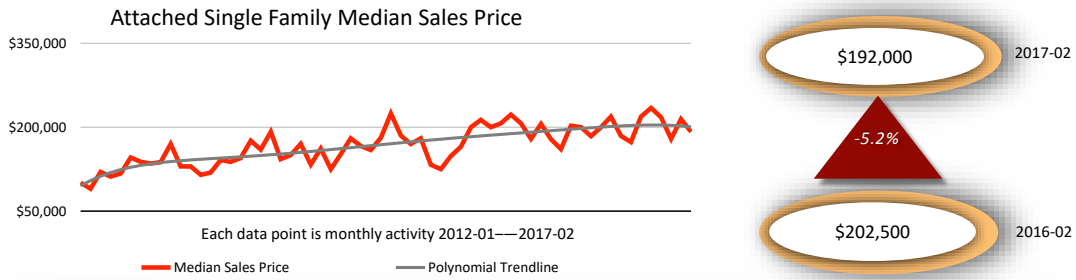
Saturday, March 17, 2017

Edgewater

Monthly Update 2017-02



-1.6%	-27.7%	+17.1%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



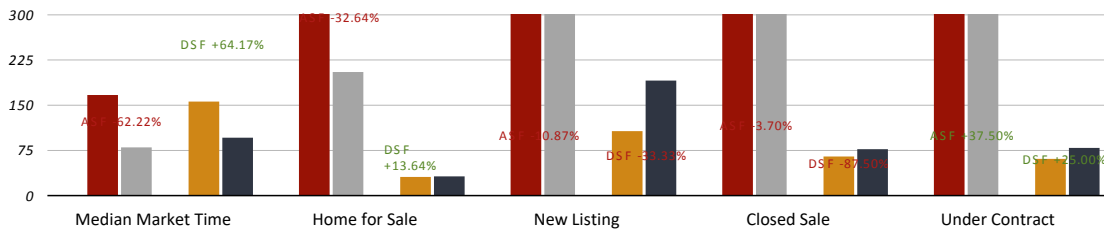
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	167	80	-52.10%
Home for Sale	470	205	-56.38%
New Listing	1,086	1,178	8.47%
Closed Sale	409	752	83.86%
Under Contract	439	763	73.80%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	156	96	-38.46%
Home for Sale	31	32	3.23%
New Listing	107	191	78.50%
Closed Sale	65	77	18.46%
Under Contract	61	79	29.51%



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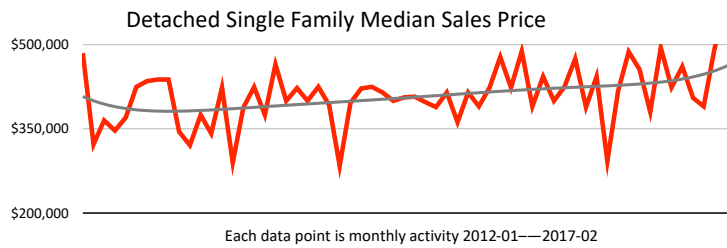
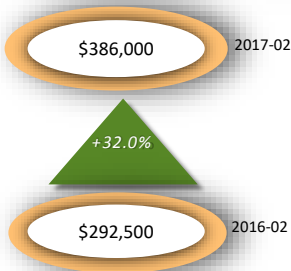
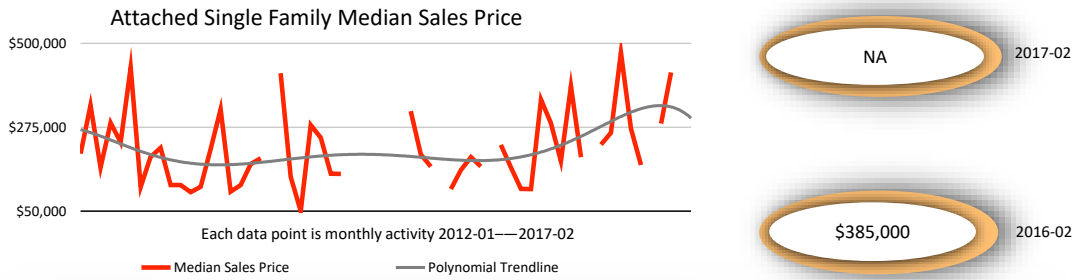
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Forest Glen

Monthly Update 2017-02



+23.1%	-20.0%	+19.4%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	85	62	-27.06%
Home for Sale	19	6	-68.42%
New Listing	38	41	7.89%
Closed Sale	15	19	26.67%
Under Contract	18	18	0.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	147	93	-36.73%
Home for Sale	104	83	-20.19%
New Listing	334	529	58.38%
Closed Sale	142	230	61.97%
Under Contract	138	234	69.57%



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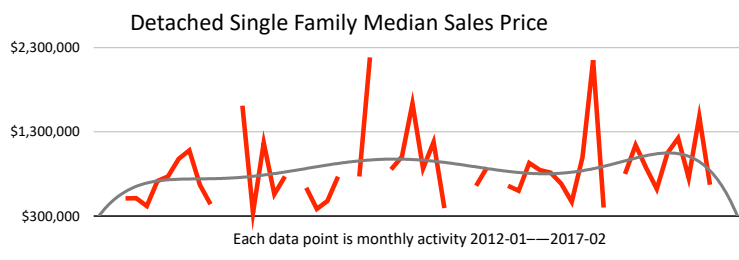
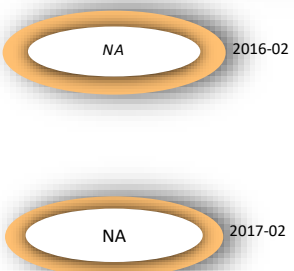
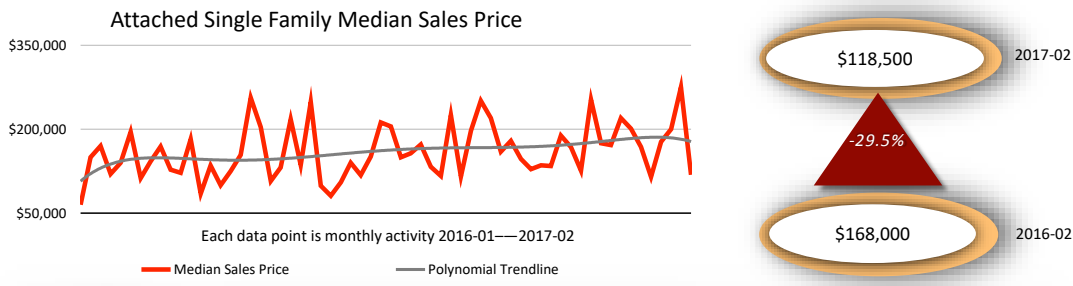
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Hyde Park

Monthly Update 2017-02



-2.6%	-28.6%	-23.4%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	222	117	-47.30%
Home for Sale	204	101	-50.49%
New Listing	385	398	3.38%
Closed Sale	146	272	86.30%
Under Contract	148	275	85.81%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	167	201	20.36%
Home for Sale	22	15	-31.82%
New Listing	49	63	28.57%
Closed Sale	21	25	19.05%
Under Contract	18	26	44.44%



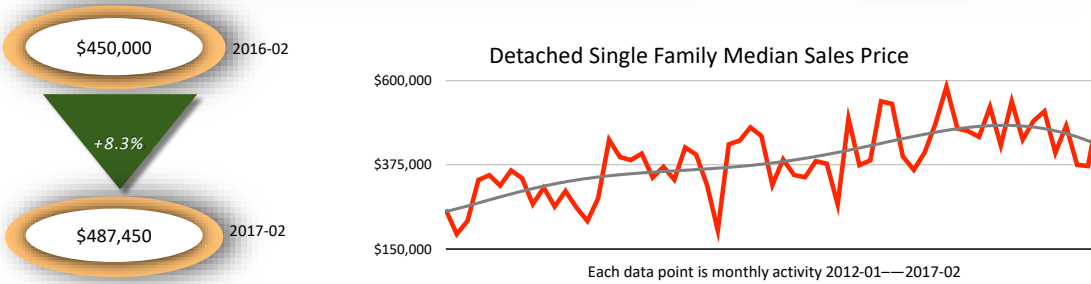
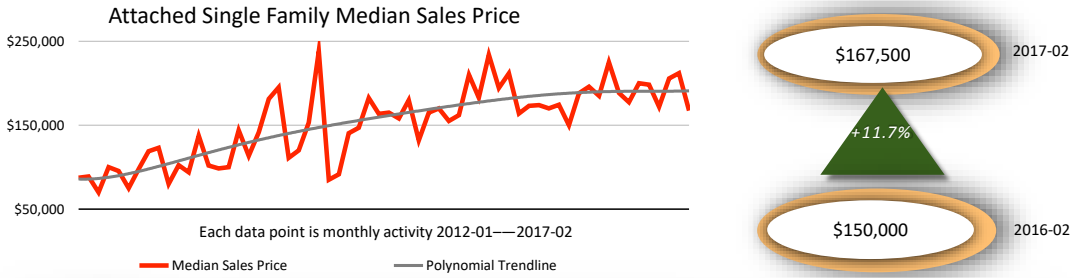
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Irving Park

Monthly Update 2017-02



-1.0%	+3.6%	-25.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	198	71	-64.14%
Home for Sale	177	64	-63.84%
New Listing	351	436	24.22%
Closed Sale	133	299	124.81%
Under Contract	136	284	108.82%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	173	81	-53.18%
Home for Sale	127	92	-27.56%
New Listing	388	628	61.86%
Closed Sale	176	304	72.73%
Under Contract	169	290	71.60%



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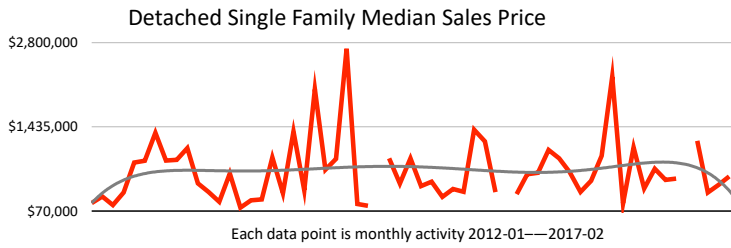
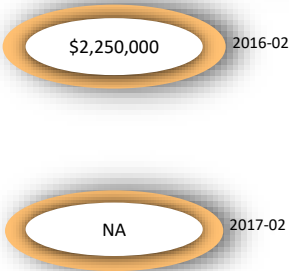
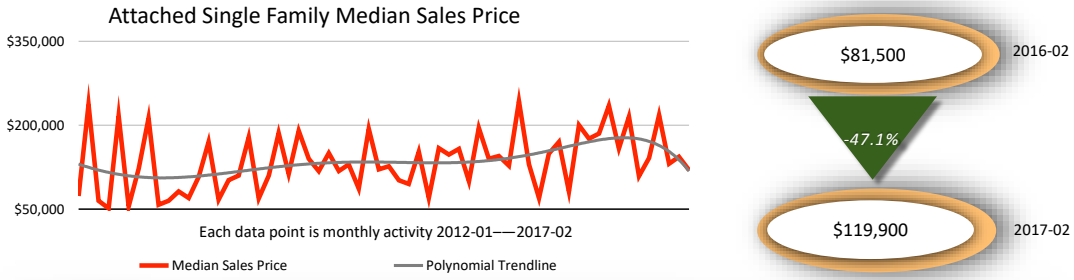
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Kenwood

Monthly Update 2017-02



+28.6%	-30.8%	-22.9%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



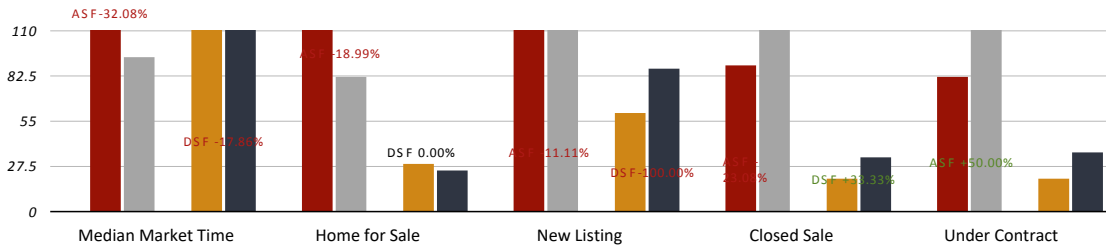
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	167	94	-43.71%
Home for Sale	130	82	-36.92%
New Listing	246	298	21.14%
Closed Sale	89	166	86.52%
Under Contract	82	171	108.54%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	281	124	-55.87%
Home for Sale	29	25	-13.79%
New Listing	60	87	45.00%
Closed Sale	20	33	65.00%
Under Contract	20	36	80.00%



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

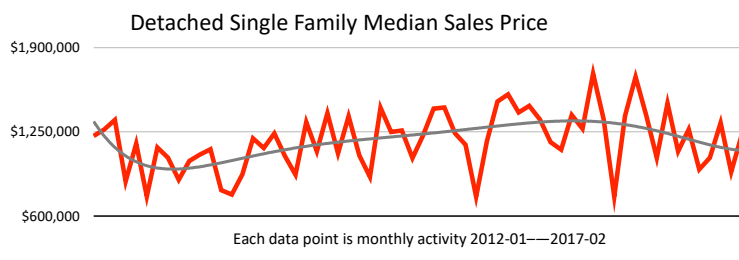
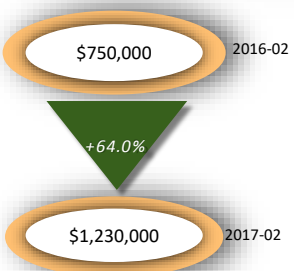
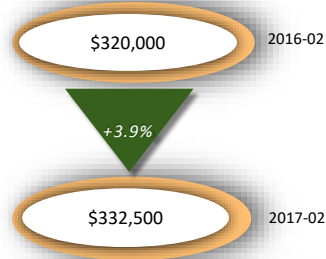
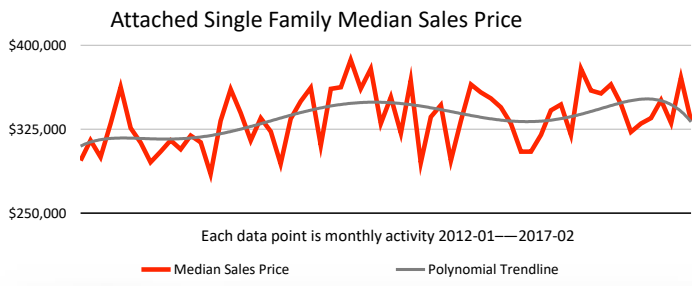
Saturday, March 17, 2017

Lake View

Monthly Update 2017-02



-9.1%	+3.1%	-10.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	158	65	-58.86%
Home for Sale	944	438	-53.60%
New Listing	2,810	3,237	15.20%
Closed Sale	1,102	2,016	82.94%
Under Contract	1,127	2,007	78.08%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	168	131	-22.02%
Home for Sale	87	95	9.20%
New Listing	342	548	60.23%
Closed Sale	124	157	26.61%
Under Contract	121	161	33.06%



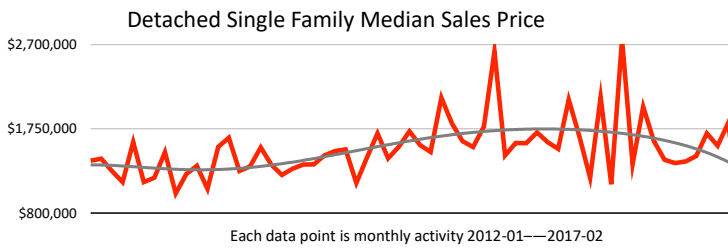
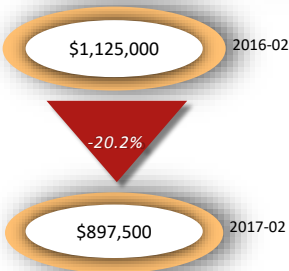
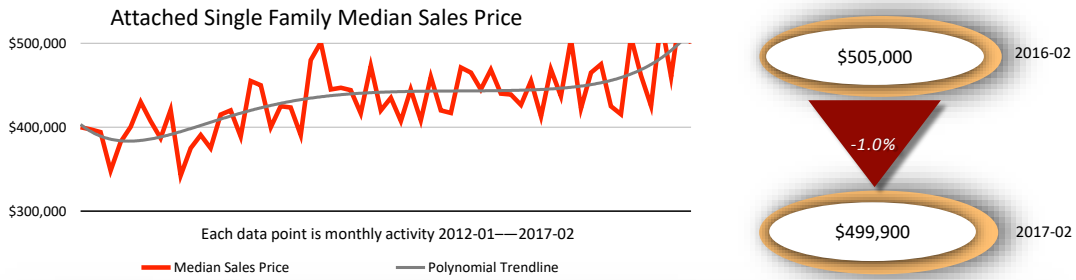
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Lincoln Park

Monthly Update 2017-02



-0.4%	+17.8%	-3.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



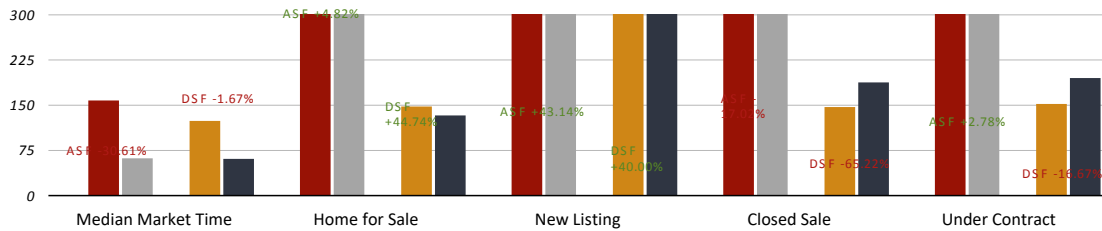
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	158	62	-60.76%
Home for Sale	595	310	-47.90%
New Listing	1,913	2,337	22.16%
Closed Sale	688	1,279	85.90%
Under Contract	713	1,336	87.38%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	124	61	-50.81%
Home for Sale	148	133	-10.14%
New Listing	434	657	51.38%
Closed Sale	147	188	27.89%
Under Contract	152	195	28.29%

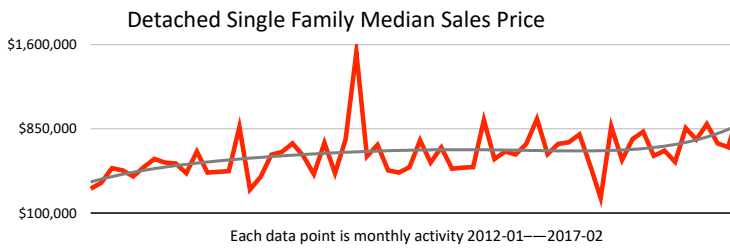
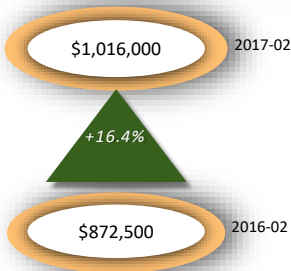
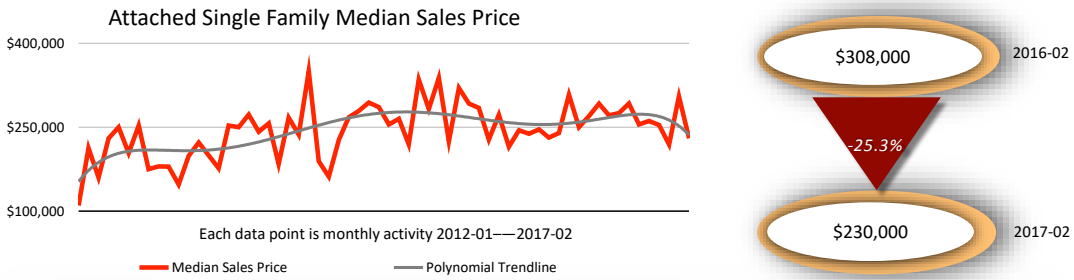


Lincoln Square

Monthly Update 2017-02



+8.9%	+300.0%	-25.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



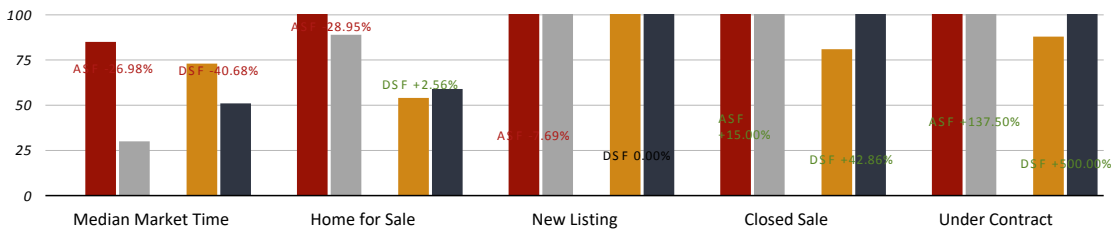
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	85	30	-64.71%
Home for Sale	198	89	-55.05%
New Listing	563	628	11.55%
Closed Sale	252	393	55.95%
Under Contract	258	409	58.53%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	73	51	-30.14%
Home for Sale	54	59	9.26%
New Listing	178	338	89.89%
Closed Sale	81	117	44.44%
Under Contract	88	128	45.45%

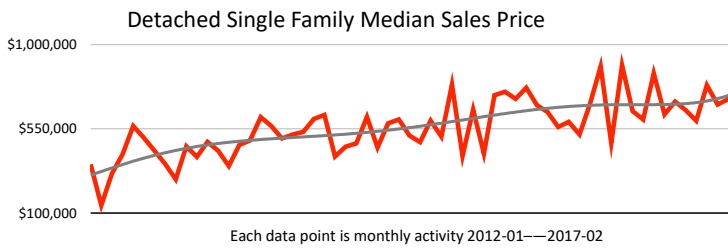
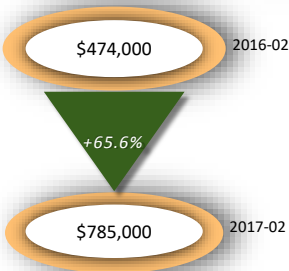
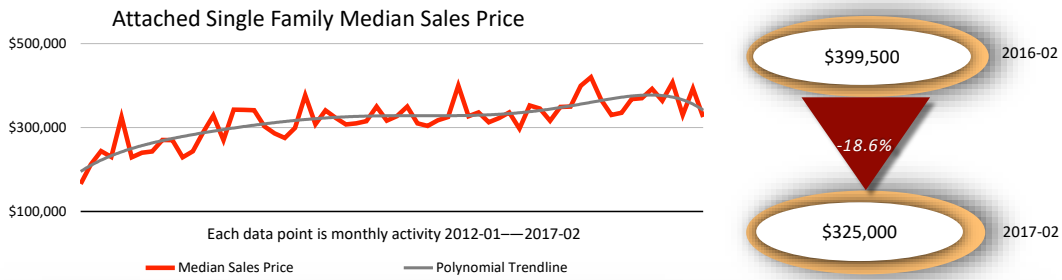


Logan Square

Monthly Update 2017-02



+7.1%	+2.2%	+11.8%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	104	17	-83.65%
Home for Sale	260	102	-60.77%
New Listing	710	1,001	40.99%
Closed Sale	248	647	160.89%
Under Contract	257	651	153.31%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	65	31	-52.31%
Home for Sale	117	62	-47.01%
New Listing	349	506	44.99%
Closed Sale	180	254	41.11%
Under Contract	180	259	43.89%



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

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Loop

Monthly Update 2017-02



+6.6%

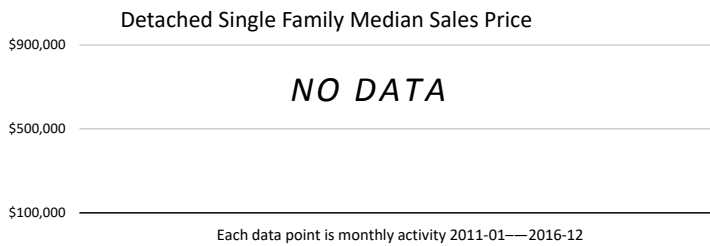
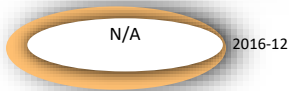
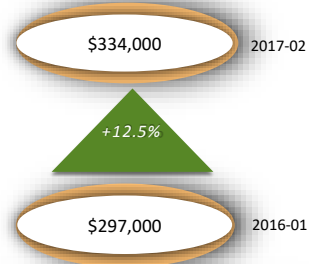
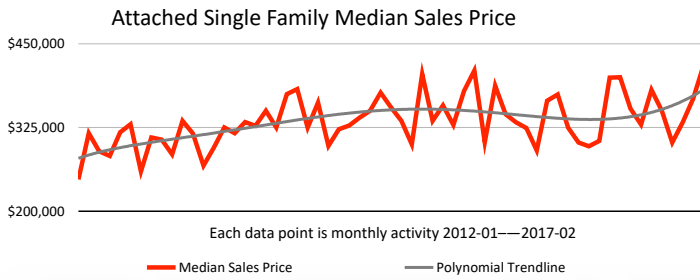
Changes in
New Listings
All Properties

+5.1%

Changes in
Closed Sale
All Properties

-5.6%

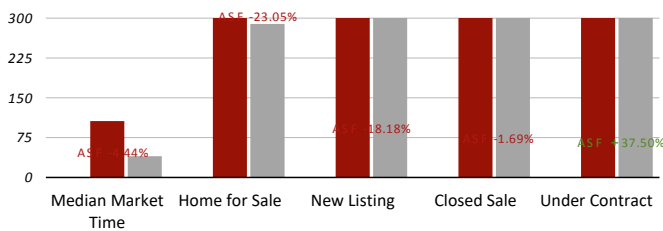
Changes in
Months Supply
All Properties



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	106	40	-62.26%
Home for Sale	543	289	-46.78%
New Listing	1,388	1,610	15.99%
Closed Sale	601	879	46.26%
Under Contract	618	973	57.44%

ASF including Townhouse & Condo

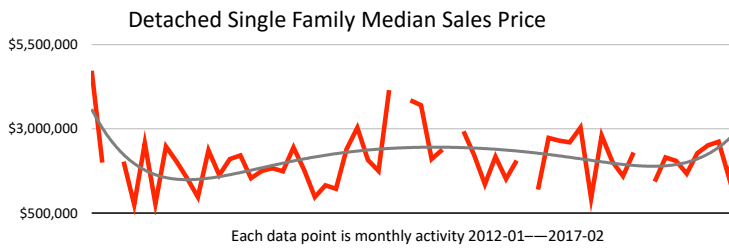
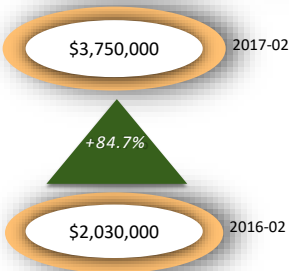
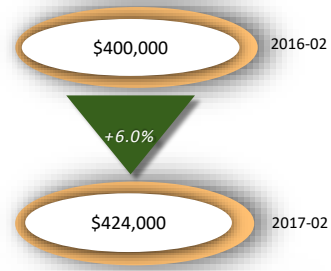
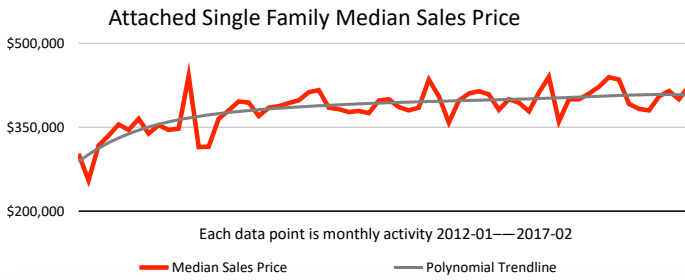


Near North Side

Monthly Update 2017-02



+2.7%	+9.2%	+7.5%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



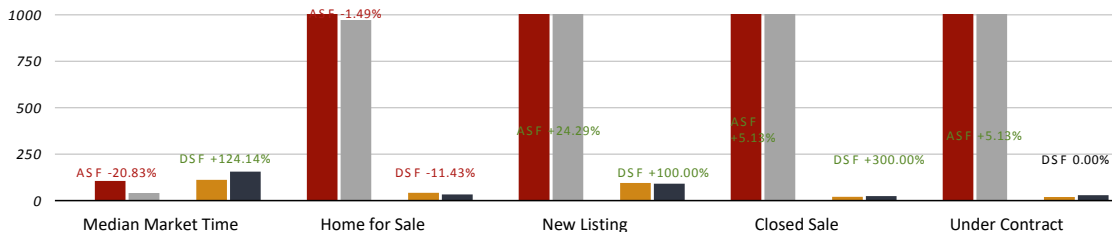
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	106	41	-61.32%
Home for Sale	1741	972	-44.17%
New Listing	4,121	5,058	22.74%
Closed Sale	1,879	2,761	46.94%
Under Contract	1,911	2,810	47.04%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	112	156	39.29%
Home for Sale	42	33	-21.43%
New Listing	95	91	-4.21%
Closed Sale	20	24	20.00%
Under Contract	19	29	52.63%



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

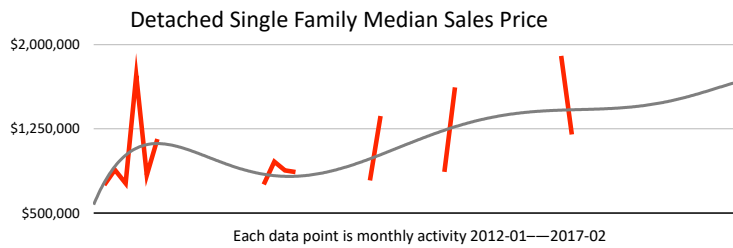
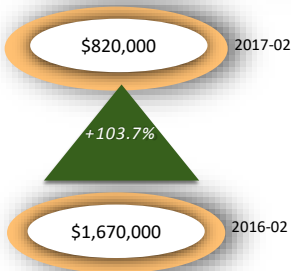
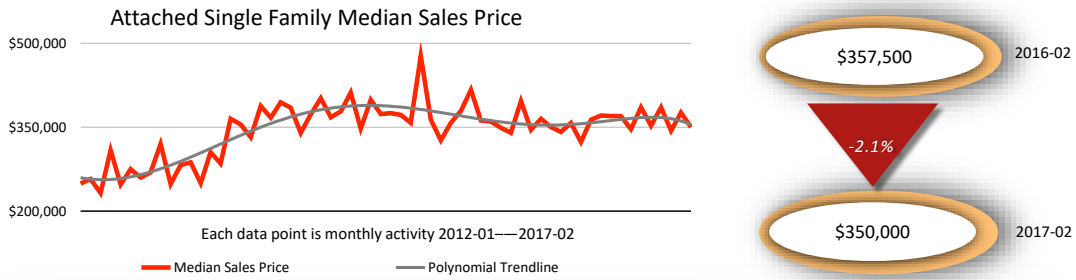
Wednesday, March 17, 2017

Near South Side

Monthly Update 2017-02



+4.1%	-20.0%	+14.3%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



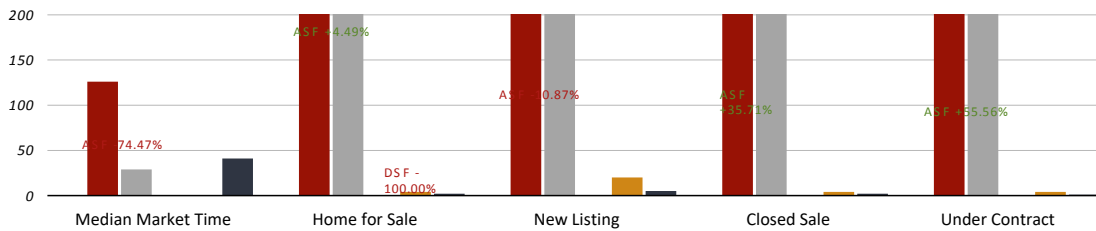
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	126	29	-76.98%
Home for Sale	836	202	-75.84%
New Listing	1,004	1,521	51.49%
Closed Sale	413	911	120.58%
Under Contract	441	926	109.98%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	136	41	-69.85%
Home for Sale	4	2	-50.00%
New Listing	20	5	-75.00%
Closed Sale	4	2	-50.00%
Under Contract	4	1	-75.00%



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

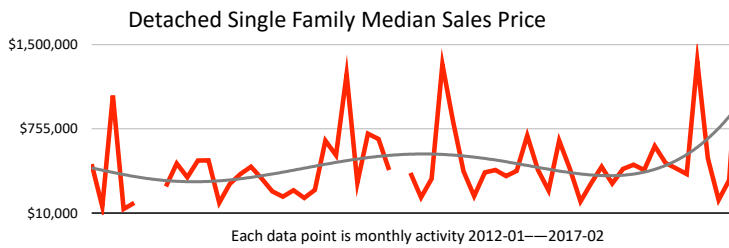
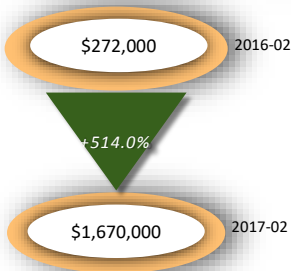
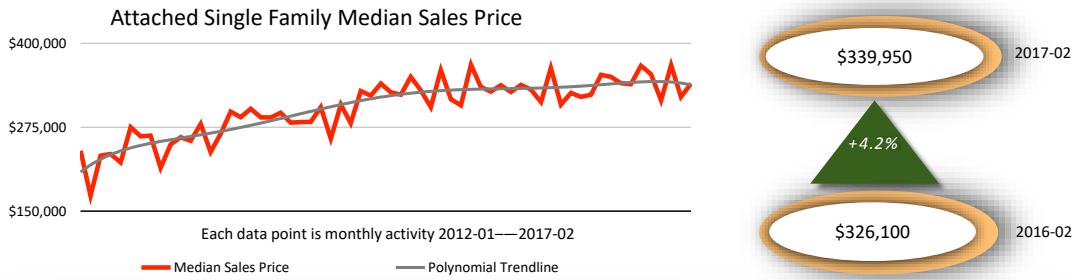
Wednesday, March 17, 2017

Near West Side

Monthly Update 2017-02



+1.4%	-10.5%	-10.5%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	98	15	-84.69%
Home for Sale	623	205	-67.09%
New Listing	1,727	1,780	3.07%
Closed Sale	722	1,101	52.49%
Under Contract	809	1,205	48.95%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	92	43	-53.26%
Home for Sale	26	10	-61.54%
New Listing	62	64	3.23%
Closed Sale	22	44	100.00%
Under Contract	21	35	66.67%

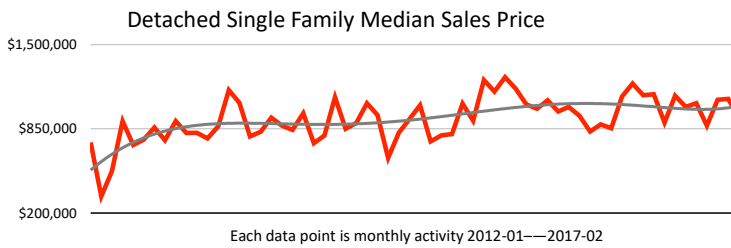
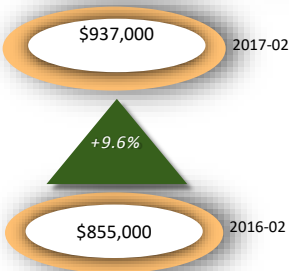
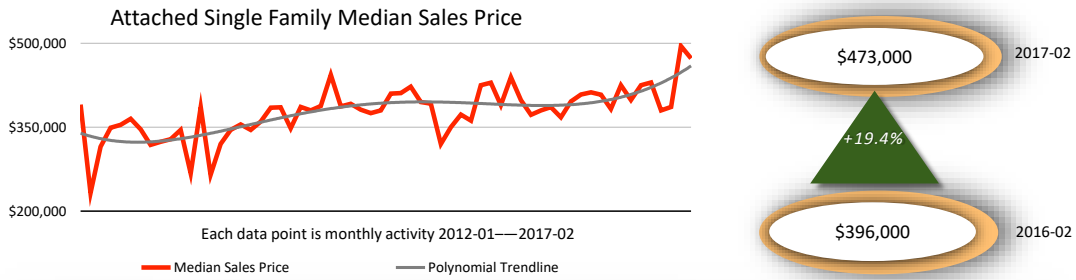


North Center

Monthly Update 2017-02



-3.0%	+25.8%	+12.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



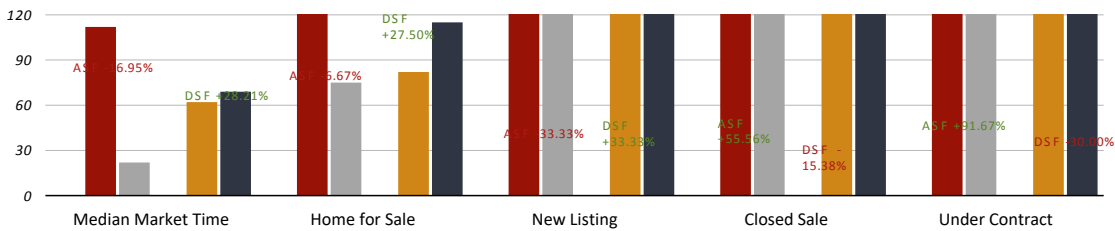
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	112	22	-80.36%
Home for Sale	177	75	-57.63%
New Listing	505	718	42.18%
Closed Sale	224	456	103.57%
Under Contract	220	452	105.45%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	62	69	11.29%
Home for Sale	82	115	40.24%
New Listing	364	744	104.40%
Closed Sale	183	232	26.78%
Under Contract	178	227	27.53%



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

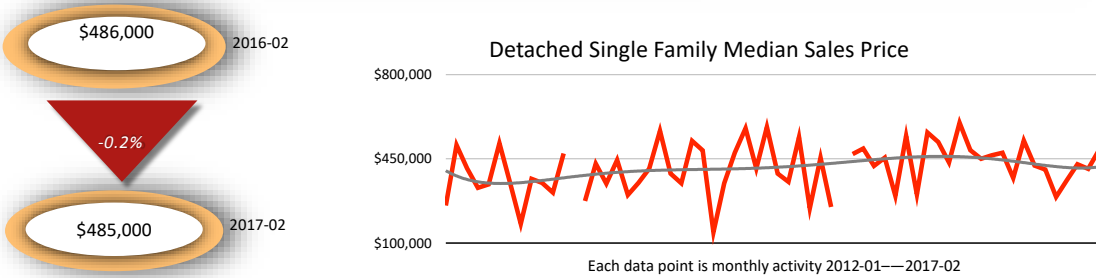
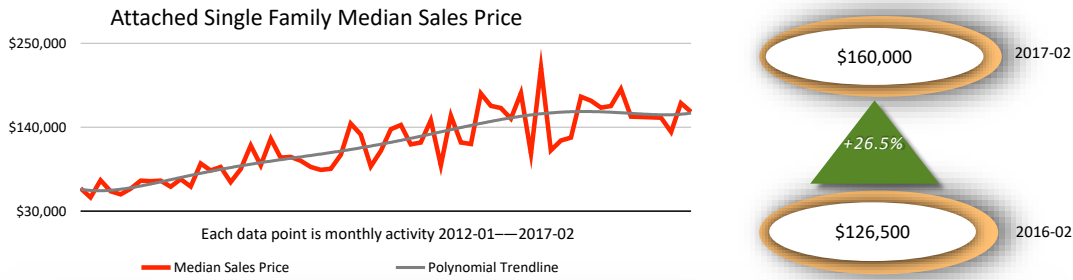
Wednesday, March 17, 2017

Rogers Park

Monthly Update 2017-02



-11.3%	-18.8%	-36.4%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



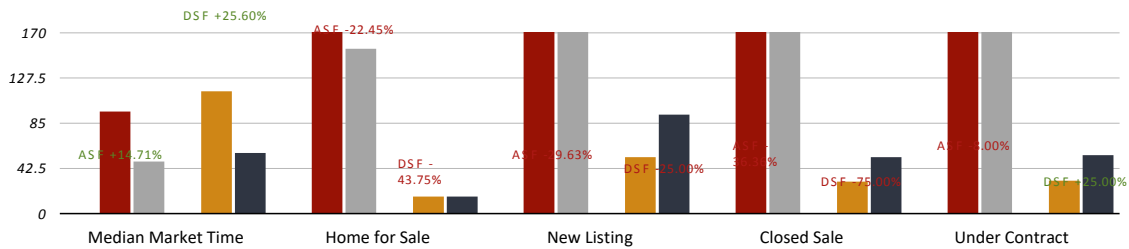
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	96	49	-48.96%
Home for Sale	366	155	-57.65%
New Listing	797	789	-1.00%
Closed Sale	327	435	33.03%
Under Contract	342	459	34.21%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Chang
Median Market Time	115	57	-50.43
Home for Sale	16	16	0.00
New Listing	53	93	75.47
Closed Sale	30	53	76.67
Under Contract	31	55	77.42

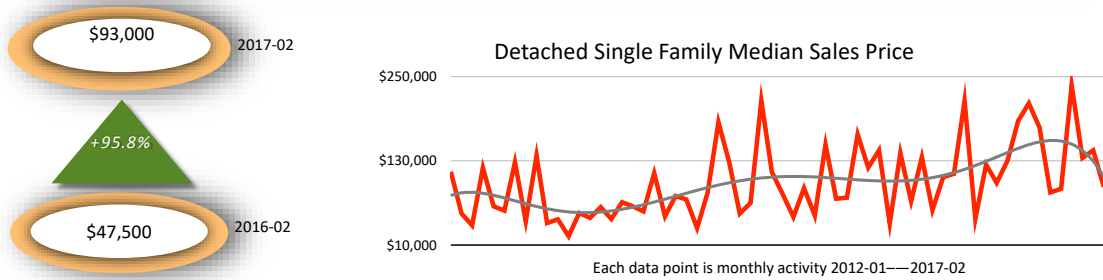
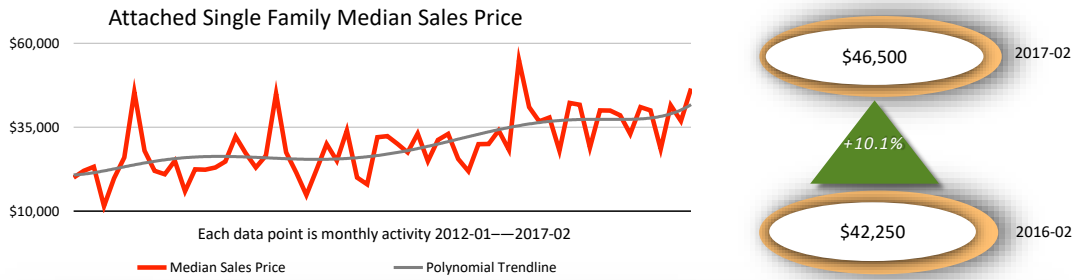


South Shore

Monthly Update 2017-02



-33.3%	+5.6%	-42.3%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	96	64	-33.33%
Home for Sale	156	76	-51.28%
New Listing	340	236	-30.59%
Closed Sale	117	134	14.53%
Under Contract	114	138	21.05%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	138	141	2.17%
Home for Sale	75	63	-16.00%
New Listing	202	265	31.19%
Closed Sale	87	124	42.53%
Under Contract	91	127	39.56%

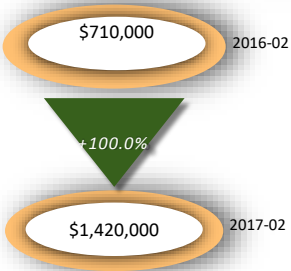
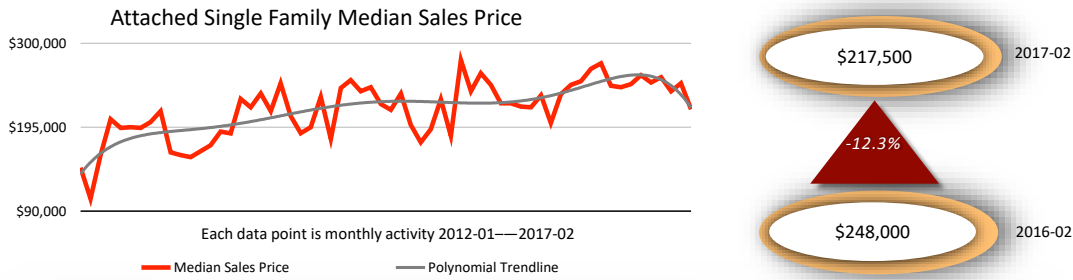


Uptown

Monthly Update 2017-02



-7.2%	+26.3%	-28.6%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



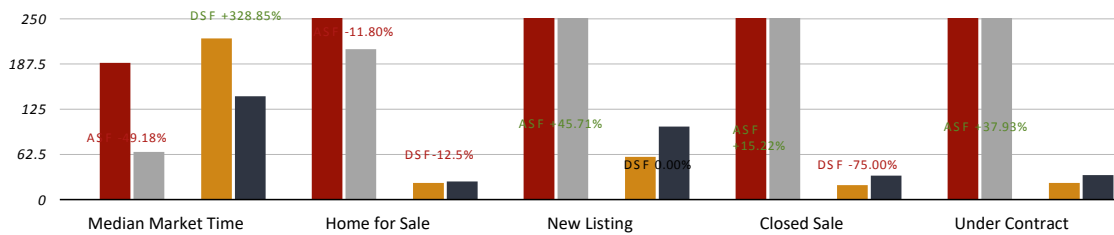
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	189	66	-65.08%
Home for Sale	489	208	-57.46%
New Listing	1,239	1,522	22.84%
Closed Sale	416	958	130.29%
Under Contract	444	956	115.32%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	223	143	-35.87%
Home for Sale	23	25	8.70%
New Listing	59	101	71.19%
Closed Sale	20	33	65.00%
Under Contract	23	34	47.83%



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

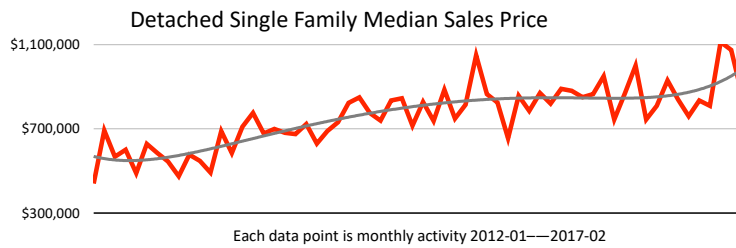
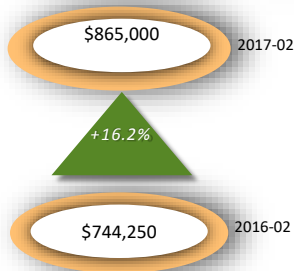
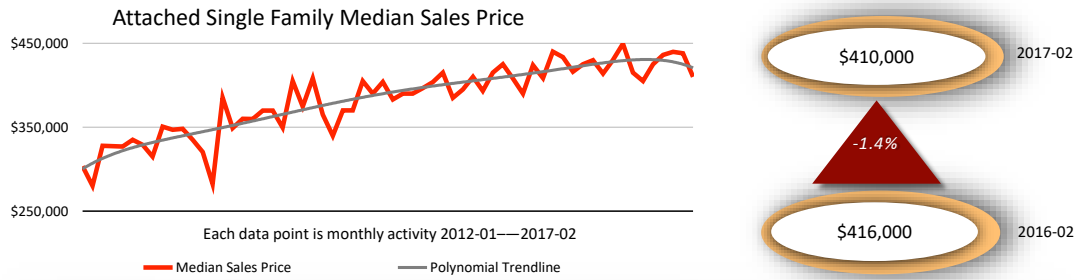
Wednesday, March 17, 2017

West Town

Monthly Update 2017-02



+27.0%	-13.3%	0.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

Detached Single Family (DSF)

	2016-02	2017-02	Changes		2016-02	2017-02	Changes
Median Market Time	167	43	-74.25%	Median Market Time	79	34	-56.96%
Home for Sale	617	258	-58.18%	Home for Sale	132	82	-37.88%
New Listing	1,871	2,515	34.42%	New Listing	401	570	42.14%
Closed Sale	720	1,511	109.86%	Closed Sale	155	226	45.81%
Under Contract	741	1,536	107.29%	Under Contract	159	233	46.54%

ASF including Townhouse & Condo

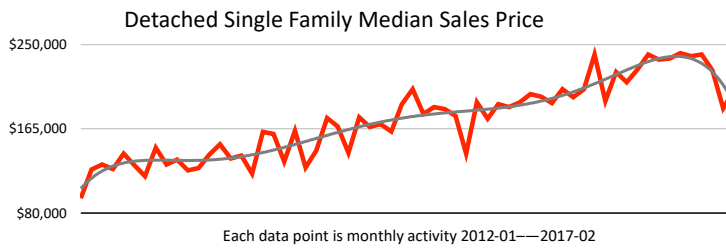
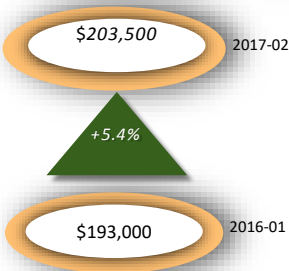
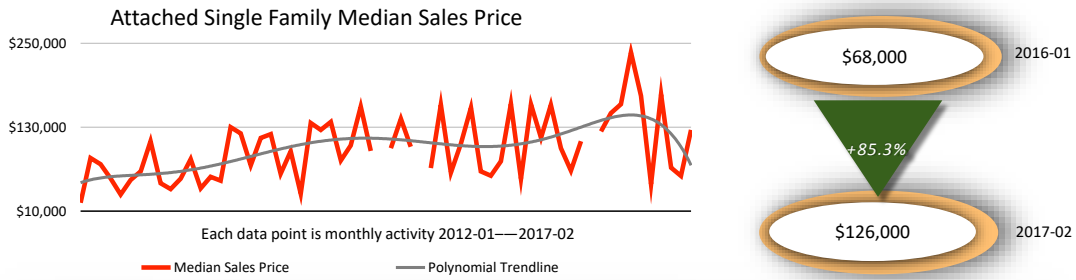


Belmont Cragin

Monthly Update 2017-02



-16.1%	-36.4%	-13.5%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

Detached Single Family (DSF)

	2016-02	2017-02	Changes		2016-02	2017-02	Changes
Median Market Time	142	48	-66.20%	Median Market Time	139	77	-44.60%
Home for Sale	38	11	-71.05%	Home for Sale	251	122	-51.39%
New Listing	89	49	-44.94%	New Listing	628	628	0.00%
Closed Sale	51	28	-45.10%	Closed Sale	333	365	9.61%
Under Contract	51	29	-43.14%	Under Contract	332	373	12.35%

ASF including Townhouse & Condo



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

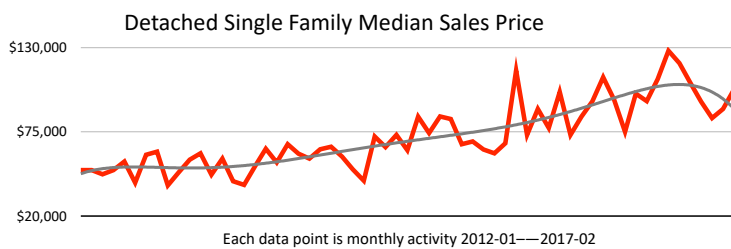
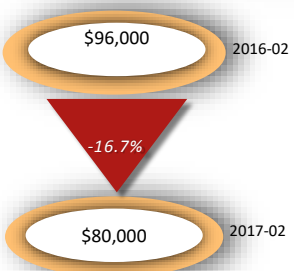
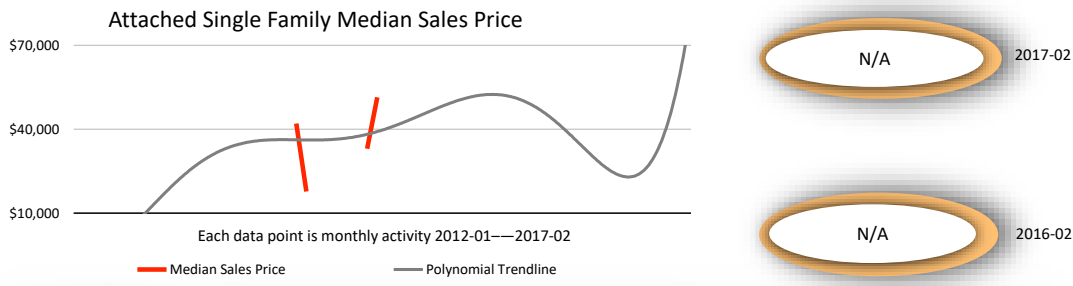
Saturday, March 17, 2017

Chicago Lawn

Monthly Update 2017-02



-18.2%	-29.2%	-17.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



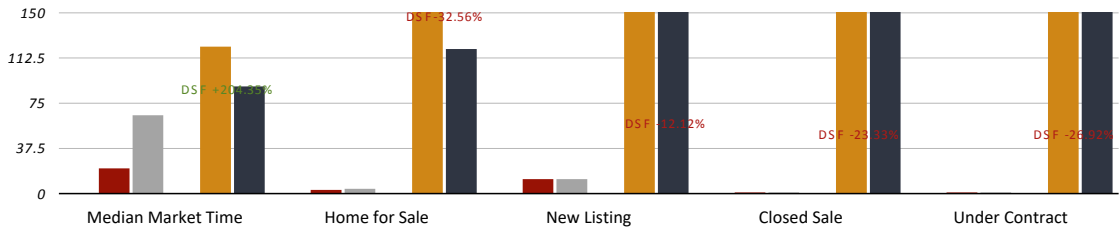
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	21	65	209.52%
Home for Sale	3	4	33.33%
New Listing	12	12	0.00%
Closed Sale	1	1	0.00%
Under Contract	1	1	0.00%

Detached Single Family (DSF)

	2015-02	2017-02	Changes
Median Market Time	122	89	-27.05%
Home for Sale	226	120	-46.90%
New Listing	663	470	-29.11%
Closed Sale	303	287	-5.28%
Under Contract	292	288	-1.37%

ASF including Townhouse & Condo



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

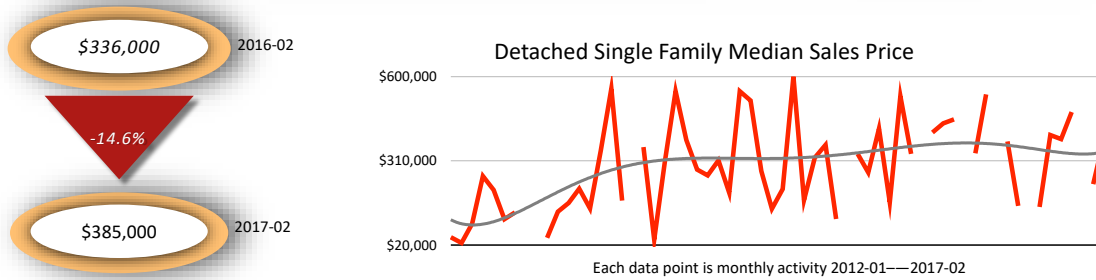
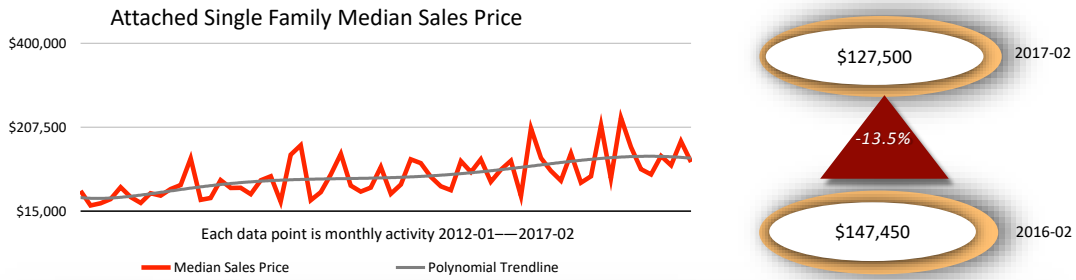
Saturday, February 11, 2017

Douglas

Monthly Update 2017-02



-26.7%	-16.7%	-18.4%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	285	120	-57.89%
Home for Sale	82	42	-48.78%
New Listing	164	169	3.05%
Closed Sale	43	80	86.05%
Under Contract	50	95	90.00%

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	163	73	-55.21%
Home for Sale	19	8	-57.89%
New Listing	39	38	-2.56%
Closed Sale	14	16	14.29%
Under Contract	15	18	20.00%

ASF including Townhouse & Condo



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

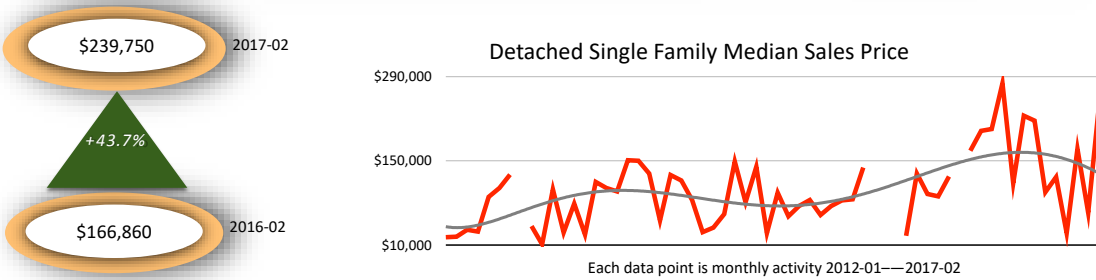
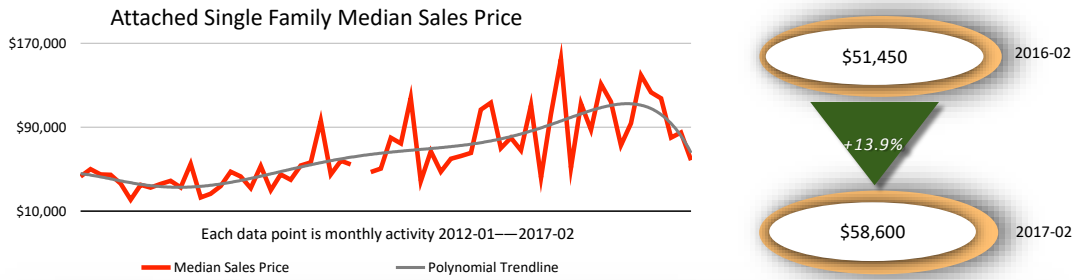
Saturday, February 11, 2017

East Garfield Park

Monthly Update 2017-02



-18.2%	-55.6%	+23.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-12	2017-02	Changes
Median Market Time	116	99	-14.66%
Home for Sale	48	17	-64.58%
New Listing	128	64	-50.00%
Closed Sale	48	37	-22.92%
Under Contract	55	33	-40.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	129	77	-40.31%
Home for Sale	24	13	-45.83%
New Listing	61	69	13.11%
Closed Sale	23	31	34.78%
Under Contract	26	31	19.23%

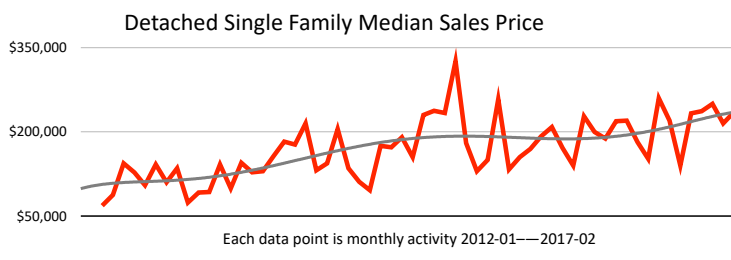
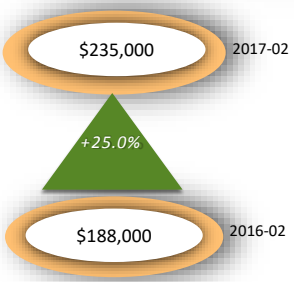
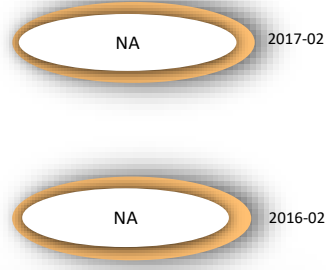
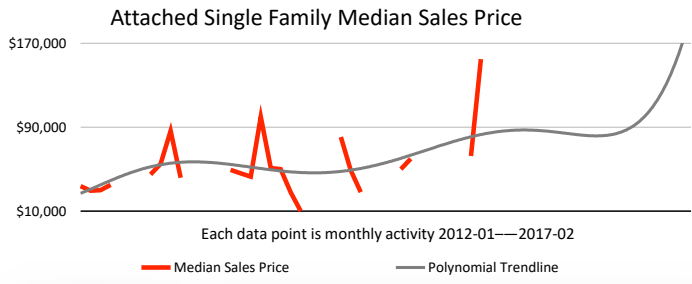


Hermosa

Monthly Update 2017-02



+40.0%	-70.0%	+60.0%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	77	286	271.43%
Home for Sale	10	3	-70.00%
New Listing	31	13	-58.06%
Closed Sale	18	3	-83.33%
Under Contract	16	4	-75.00%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	83	30	-63.86%
Home for Sale	53	22	-58.49%
New Listing	122	161	31.97%
Closed Sale	61	73	19.67%
Under Contract	56	72	28.57%



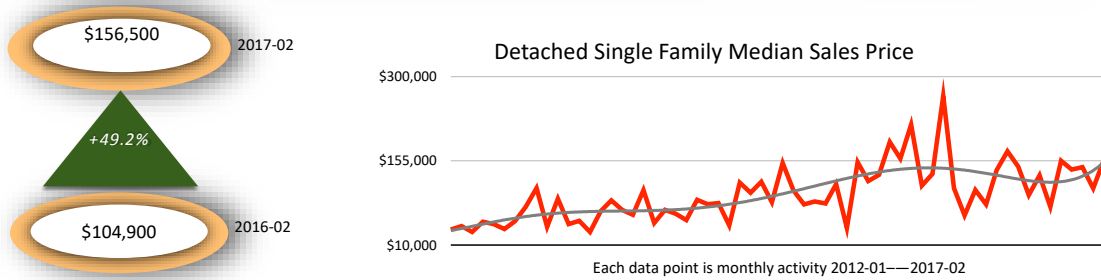
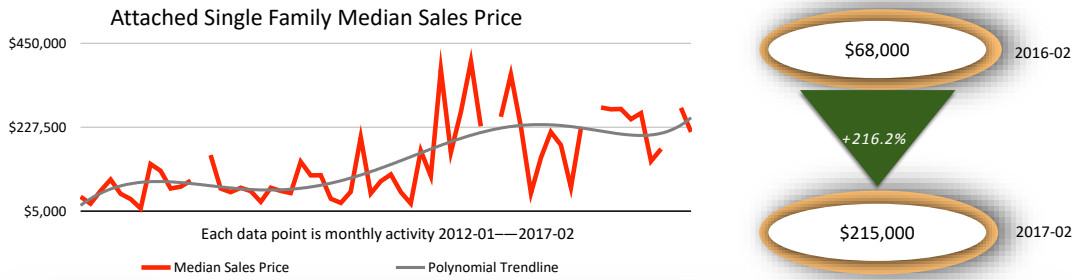
All data based on monthly activity. Data from MRED, deemed reliable but not guaranteed. Powered by 10K Research and Marketing.

Humboldt Park

Monthly Update 2017-02



-16.0%	+88.9%	-18.2%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	92	22	-76.09%
Home for Sale	45	11	-75.56%
New Listing	103	51	-50.49%
Closed Sale	50	18	-64.00%
Under Contract	49	21	-57.14%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	135	88	-34.81%
Home for Sale	109	73	-33.03%
New Listing	290	342	17.93%
Closed Sale	120	173	44.17%
Under Contract	117	177	51.28%



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

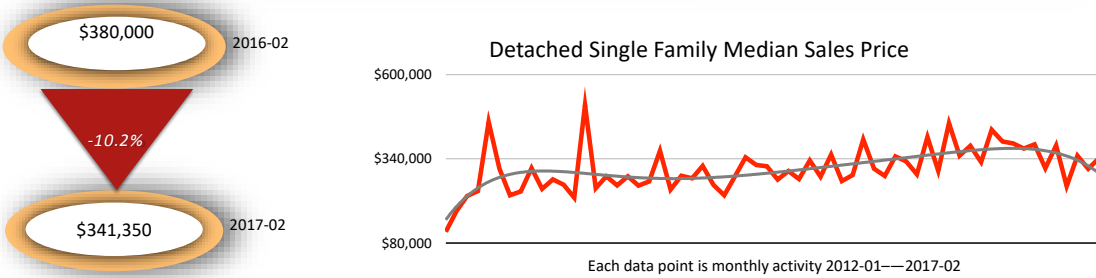
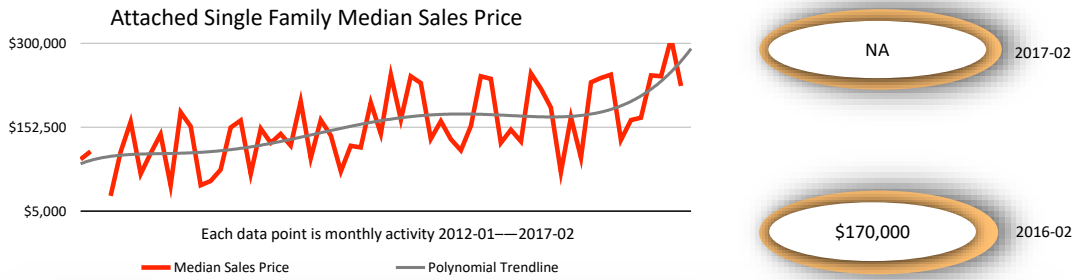
Saturday, March 17, 2017

North Park

Monthly Update 2017-02



+61.5%	-33.3%	+21.7%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	95	38	-60.00%
Home for Sale	48	16	-66.67%
New Listing	114	86	-24.56%
Closed Sale	45	45	0.00%
Under Contract	47	49	4.26%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Change
Median Market Time	57	39	-31.58%
Home for Sale	41	27	-34.15%
New Listing	98	167	70.41%
Closed Sale	45	79	75.56%
Under Contract	48	85	77.08%

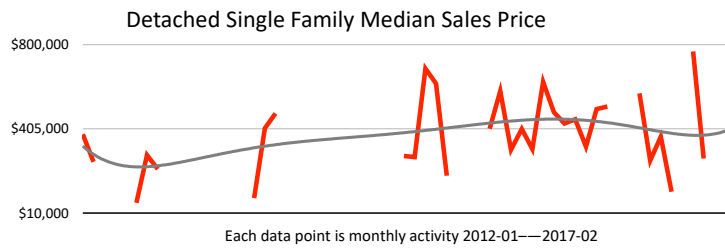
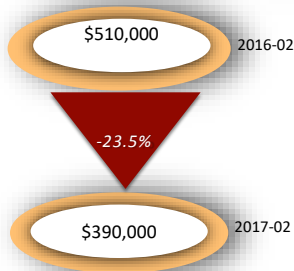
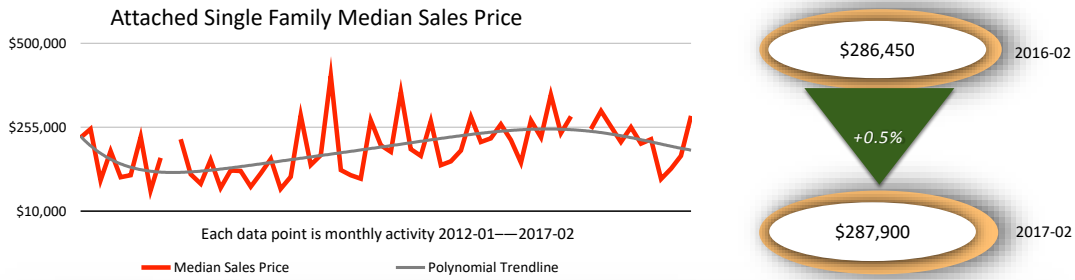


Oakland

Monthly Update 2017-02



0.0%	0.0%	-12.1%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



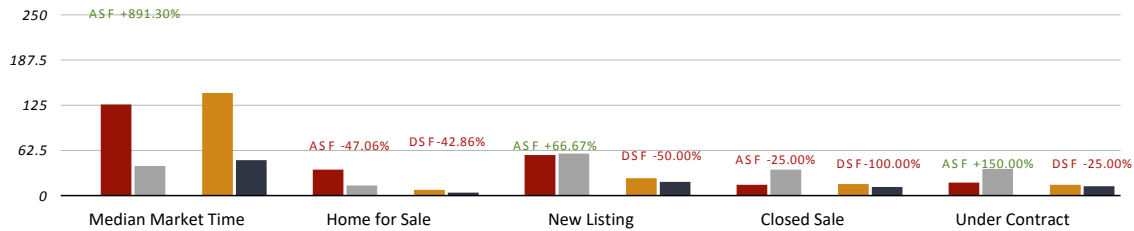
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	126	41	-67.46%
Home for Sale	36	14	-61.11%
New Listing	56	58	3.57%
Closed Sale	15	36	140.00%
Under Contract	18	37	105.56%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Chang
Median Market Time	142	49	65.49
Home for Sale	8	4	-50.00
New Listing	24	19	-20.83
Closed Sale	16	12	-25.00
Under Contract	15	13	-13.33



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

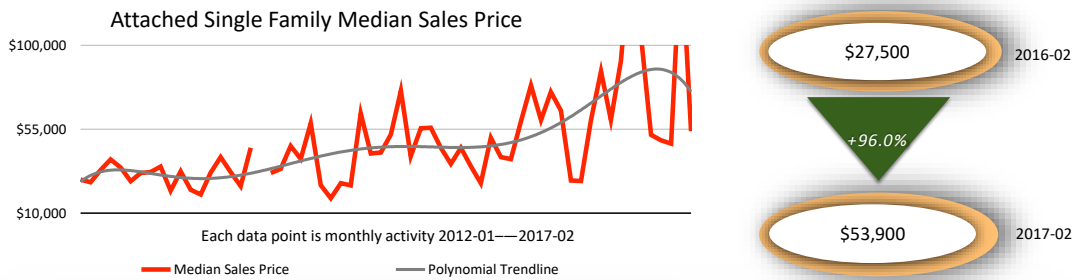
Wednesday, March 17, 2017

Washington Park

Monthly Update 2017-02

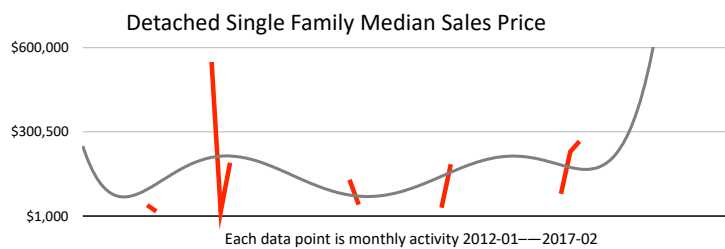


-25.0%	0.0%	+53.8%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



N/A 2016-12

N/A 2015-12



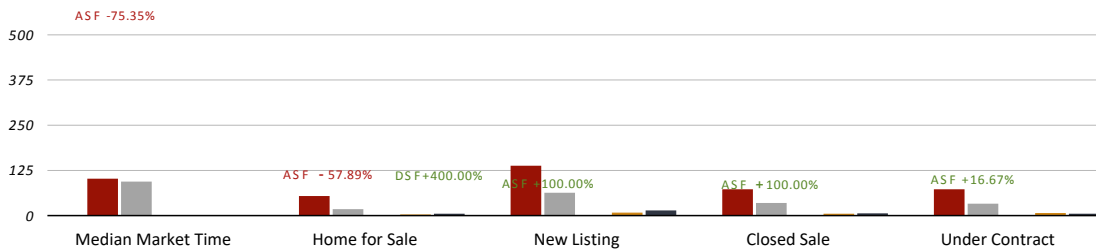
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	102	94	-7.84%
Home for Sale	54	18	-66.67%
New Listing	138	63	-54.35%
Closed Sale	73	35	-52.05%
Under Contract	73	33	-54.79%

ASF including Townhouse & Condo

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	120	74	-38.33%
Home for Sale	3	5	66.67%
New Listing	8	14	75.00%
Closed Sale	5	6	20.00%
Under Contract	7	5	-28.57%

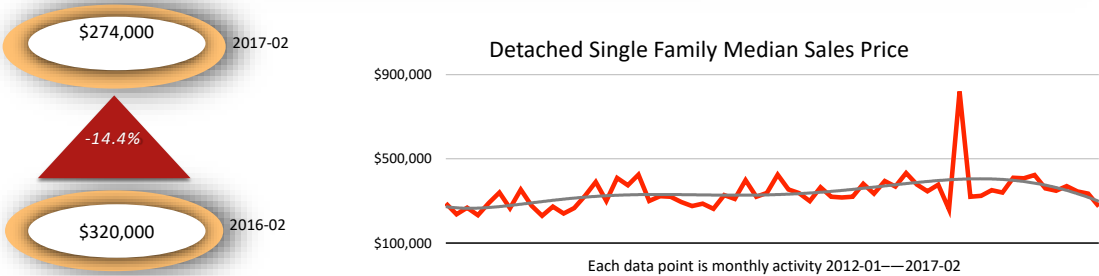
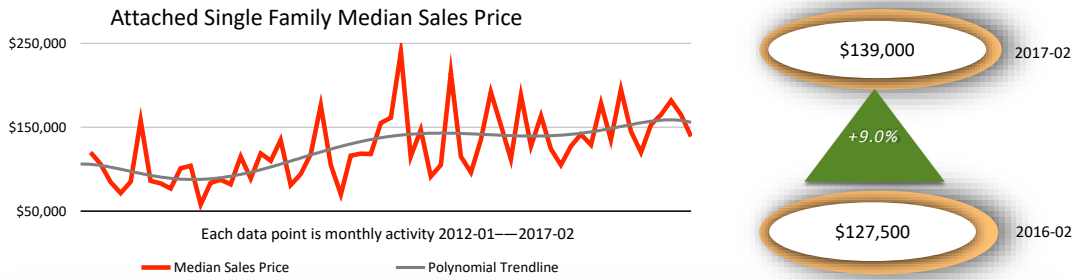


Edison Park

Monthly Update 2017-02



-27.3%	-22.2%	-17.6%
<i>Changes in New Listings All Properties</i>	<i>Changes in Closed Sale All Properties</i>	<i>Changes in Months Supply All Properties</i>



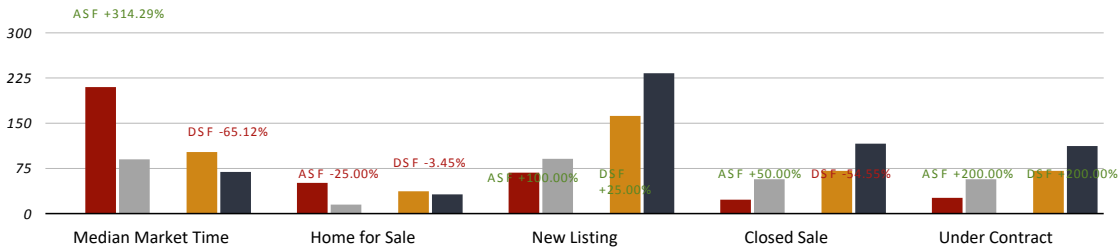
Attached Single Family (ASF)

	2016-02	2017-02	Changes
Median Market Time	210	90	-57.14%
Home for Sale	51	15	-70.59%
New Listing	68	91	33.82%
Closed Sale	23	57	147.83%
Under Contract	26	57	119.23%

Detached Single Family (DSF)

	2016-02	2017-02	Changes
Median Market Time	102	69	-32.35%
Home for Sale	37	32	-13.51%
New Listing	162	233	43.83%
Closed Sale	71	116	63.38%
Under Contract	71	112	57.75%

ASF including Townhouse & Condo



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Saturday, March 17, 2017



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