

# Annual Report for the MRED Service Area Housing Market

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FOR RESIDENTIAL REAL ESTATE ACTIVITY FROM MIDWEST REAL ESTATE DATA, LLC



# 2016

**With** a new U.S. president from a different political party taking office in 2017, few are expecting federal policies to remain as they have under prior leadership. The incoming president has a deep history in real estate development and has shown a strong interest in funding massive infrastructure projects, two points that provide intrigue for the immediate future of residential real estate.

After several years of housing market improvement, 2016, as predicted, was not a pronounced triumph but more of a measured success. Markets took a steady and mostly profitable walk from month to month. Even as supply was short and shrinking, sales and prices were often increasing.

Interest rates were expected to rise throughout 2016, but they did not. Just as happened in 2015, the Federal Reserve waited until December 2016 to make a short-term rate increase. Incremental rate hikes are again expected in 2017. An economy that shows unemployment at a nine-year low coupled with higher wages inspires confidence.

Mortgage rates are not expected to grow by more than .75 percent throughout 2017, which should keep them below 5.0 percent. If they rise above that mark, we could see rate lock, and that could cause homeowners to stay put at locked-in rates instead of trading up for higher-rate properties. Such a situation would put a damper on an already strained inventory environment.

**Sales:** Under contract sales increased 4.5 percent to 126,454 to close out the year. Closed sales increased 4.4 percent to 124,821 in 2016.

**Listings:** Inventory was lower in year-over-year comparisons. There were 33,282 active listings at the end of 2016. New listings increased by 0.6 percent to finish the year at 205,960. Low home supply is expected to continue throughout 2017.

**Distressed Properties:** The days of a dominating foreclosure market appear to be well behind us. In 2016, the percentage of closed sales that were either foreclosure or short sale dropped by 24.6 percent to land at 15.7 percent of the market.

**Showings:** Homes for sale received 11.0 median showings before pending sale, marking a 10.0 percent increase compared to 2015. Demand remained high throughout the year in the face of low supply.

**Prices:** Home prices rose compared to last year. The overall median sales price was up 7.3 percent to \$214,500 for the year. When inventory is low and demand is high, prices will rise. Prices should increase in most areas in 2017 but at a slower growth rate. Detached Single-Family homes were up 7.1 percent compared to last year, and Attached Single-Family homes were up 4.0 percent. We will likely need years of improved wage growth to account for recent price gains.

**List Price Received:** Sellers received 94.4 percent of their original list price received at sale, a year-over-year increase of 1.3 percent. Sales prices should increase again in 2017, leading to further increases in list price received.

Millennials continue to command attention as the next wave of home buyers, yet the rate at which this massive population is entering the market has been less than stellar. This may be due to a cultural change away from settling into marriage and parenthood until later in life, high student loan debt, or even reservations about a home being a wise investment in the wake of what the last recession did to their elders. That said, some have suggested that this group is simply willing to wait longer to buy, thus skipping the entry-level purchase altogether to land in their preferred home.

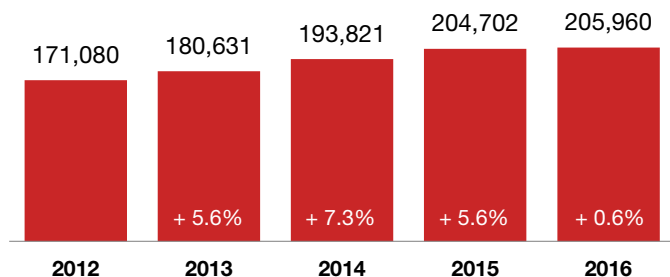
At the other end of the age and price spectrum, baby boomers are expected to make up nearly one-third of all buyers in 2017. By and large, this group is not looking to invest in oversized homes, yet we could see improvement in higher price ranges as a hedge against inflation and risk. Shifting wealth away from the stock market into valuable homes may be seen as a safer bet during a transition of power and a period of pronounced change.

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# Quick Facts

## New Listings



### Top 5 Areas: Change in New Listings from 2015

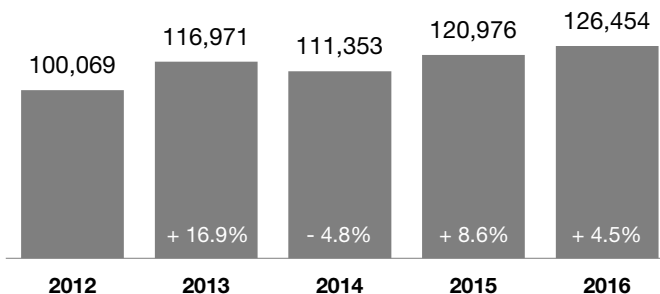
Gilman	+ 75.0%
Chicago - Mount Greenwood	+ 30.2%
Chicago - Humboldt Park	+ 26.0%
Chicago - McKinley Park	+ 25.8%
Chicago - Lower West Side	+ 24.0%

### Bottom 5 Areas: Change in New Listings from 2015

Ford County	- 36.0%
Carroll County	- 36.8%
Paxton	- 42.1%
Chicago - Oakland	- 43.2%
Chicago - Riverdale	- 46.7%

## Under Contract

Includes Contingent and Pending.



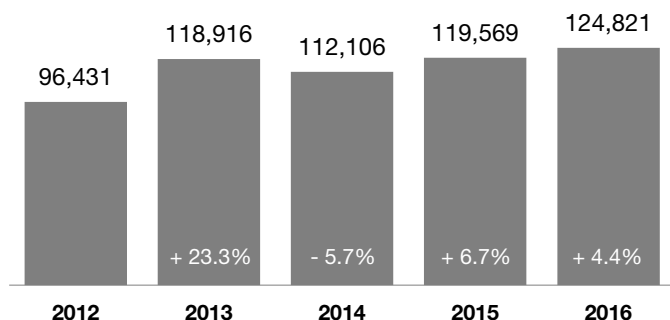
### Top 5 Areas: Change in Under Contract from 2015

Peru	+ 58.4%
Clifton	+ 43.8%
Chicago - Lower West Side	+ 42.9%
Chicago - West Garfield Park	+ 42.9%
Utica	+ 40.7%

### Bottom 5 Areas: Change in Under Contract from 2015

Ford County	- 30.5%
Markham	- 30.9%
Putnam County	- 31.4%
Gilman	- 37.5%
Chicago - Oakland	- 38.3%

## Closed Sales



### Top 5 Areas: Change in Closed Sales from 2015

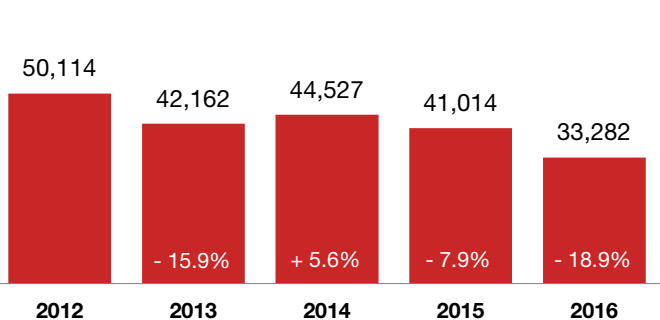
Peru	+ 45.7%
Kenilworth	+ 37.8%
Chicago - Lower West Side	+ 33.9%
Marshall County	+ 33.3%
Chicago - West Garfield Park	+ 30.4%

### Bottom 5 Areas: Change in Closed Sales from 2015

Chicago - Riverdale	- 28.6%
Watseka	- 31.3%
Gilman	- 37.5%
Chicago - Pullman	- 38.3%
Chicago - Oakland	- 39.7%

## Inventory of Homes for Sale

At the end of each year.



### Top 5 Areas: Change in Homes for Sale from 2015

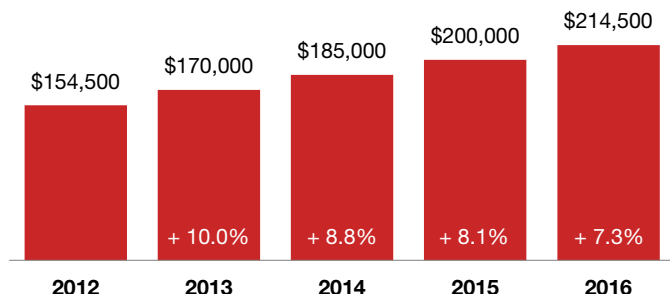
Gilman	87.5%
Chicago - North Park	42.9%
Seneca	38.5%
Chicago - Douglas	31.3%
Chicago - Brighton Park	25.0%

### Bottom 5 Areas: Change in Homes for Sale from 2015

Chicago - North Lawndale	-54.3%
Chicago - South Lawndale	-55.2%
Crestwood	-55.7%
Rosemont	-100.0%
Chicago - Riverdale	-100.0%

# Quick Facts

## Median Sales Price



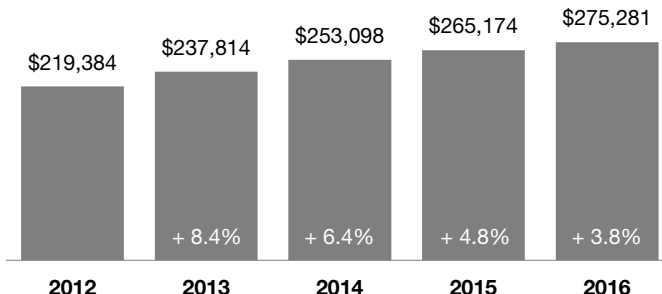
### Top 5 Areas: Change in Median Sales Price from 2015

Chicago - Fuller Park	+175.3%
Rosemont	+75.0%
Chicago - East Garfield Park	+71.1%
Chicago - West Garfield Park	+51.0%
Chicago - Grand Boulevard	+49.6%

### Bottom 5 Areas: Change in Median Sales Price from 2015

Marshall County	-14.9%
Kenilworth	-17.2%
Northfield	-17.3%
Utica	-36.8%
Gilman	-44.8%

## Average Sales Price



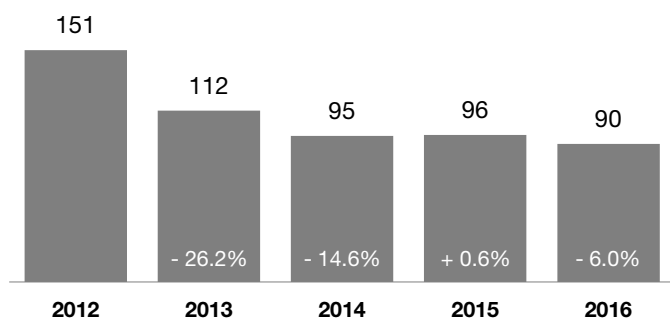
### Top 5 Areas: Change in Avg. Sales Price from 2015

Rosemont	+189.2%
Chicago - Fuller Park	+123.7%
Chicago - Washington Park	+45.0%
Chicago - Grand Boulevard	+44.8%
Chicago - Lower West Side	+38.7%

### Bottom 5 Areas: Change in Avg. Sales Price from 2015

Utica	-11.1%
Sauk Village	-18.2%
Kenilworth	-20.6%
Marshall County	-20.9%
Gilman	-29.8%

## Average Market Time



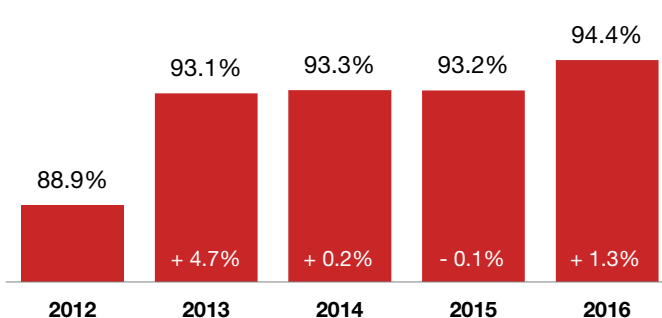
### Top 5 Areas: Change in Market Time from 2015

Utica	+136.5%
Marshall County	+78.7%
Chicago - North Lawndale	+78.1%
Seneca	+53.7%
Chicago - Armour Square	+51.4%

### Bottom 5 Areas: Change in Market Time from 2015

Chicago - Brighton Park	-44.1%
Chicago - Woodlawn	-50.0%
Chicago - Lower West Side	-54.8%
Chicago - Riverdale	-56.8%
Rosemont	-81.1%

## Percent of Original List Price Received



### Top 5 Areas: Change in Pct. of Orig. Price Received from 2015

Chicago - Washington Park	+22.6%
Chicago - North Lawndale	+11.6%
Braidwood	+11.2%
Paxton	+10.0%
Watseka	+8.0%

### Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2015

Chicago - Avalon Park	-5.4%
Momence	-7.9%
Clifton	-8.7%
Chicago - Riverdale	-9.3%
Gilman	-39.2%

# Property Type Review

**98**

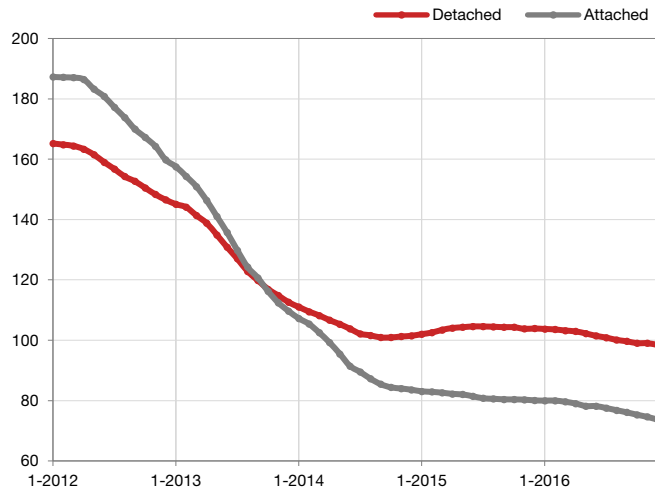
Average Market Time  
Detached Single-Family

**74**

Average Market Time  
Attached Single-Family

## Average Market Time

This chart uses a rolling 12-month average for each data point.



### Top Areas: Detached Single-Family Inventory ending in 2016

Entire MRED Service Area	25,159
Chicagoland PMSA	21,969
Cook County	10,378
Chicago	3,561
Lake County	3,021
DuPage County	2,507
Will County	2,092
Kane County	1,633
McHenry County	1,387
Naperville	551
LaSalle County	507

### Top Areas: Attached Single-Family Inventory ending in 2016

Entire MRED Service Area	8,123
Chicagoland PMSA	7,922
Cook County	5,635
Chicago	3,472
Chicago - Near North Side	795
DuPage County	761
Lake County	546
Will County	347
Chicago - Lake View	324
Kane County	304
Chicago - Lincoln Park	241

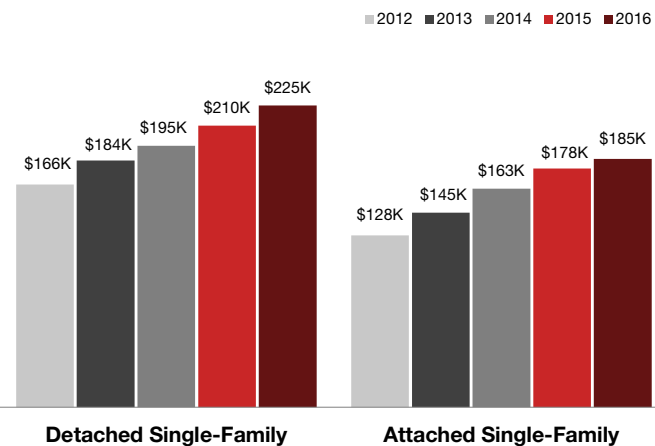
**+ 7.1%**

One-Year Change in Price  
Detached Single-Family

**+ 4.0%**

One-Year Change in Price  
Attached Single-Family

## Median Sales Price



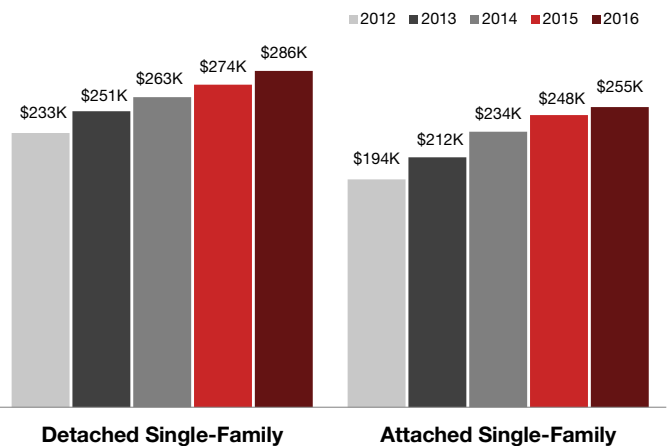
**+ 4.3%**

One-Year Change in Price  
Detached Single-Family

**+ 2.8%**

One-Year Change in Price  
Attached Single-Family

## Average Sales Price



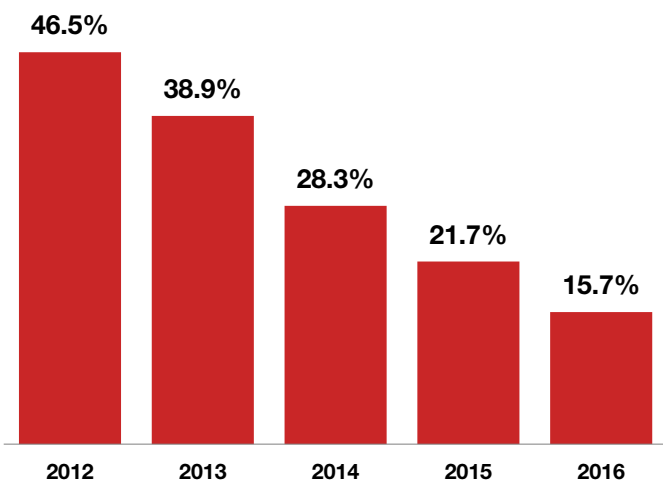
# Distressed Homes Review

**19,548**      **- 24.6%**

Number of Closed Sales in 2016 that were Lender-Mediated

One-Year Change in Sales of Lender-Mediated

## Percent of Sales That Were Lender-Mediated



## Top Areas: Short Sale Market Share in 2016

Chicago - South Deering	18.2%
Chicago - North Lawndale	17.4%
Utica	14.3%
Chicago - East Garfield Park	12.7%
Rosemont	12.5%
Matteson	11.7%
Chicago - Archer Heights	10.9%
Round Lake	10.9%
Markham	10.1%
Chicago - West Lawn	9.8%
Chicago - South Shore	9.3%
Chicago - Washington Park	9.3%

## Top Areas: REO Market Share in 2016

Chicago - Riverdale	60.0%
Harvey	51.6%
Chicago - Englewood	50.9%
Chicago - West Englewood	49.6%
Markham	45.0%
Chicago - South Deering	43.2%
Sauk Village	42.6%
Dolton	42.6%
Chicago - West Pullman	42.4%
Chicago - West Pullman	41.2%
Richton Park	38.3%

**+ 38.8%**

Four-Year Change in Price All Properties

**+ 2.4%**

Four-Year Change in Price Traditional Properties

**+ 15.5%**

Four-Year Change in Price Short Sales

**+ 40.0%**

Four-Year Change in Price REO

## Median Sales Price

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



# Distressed Homes Review (cont.)

**-26.8%**

Change in REO Closed Sales from 2015

**- 16.8%**

Change in Short Sale Closed Sales from 2015

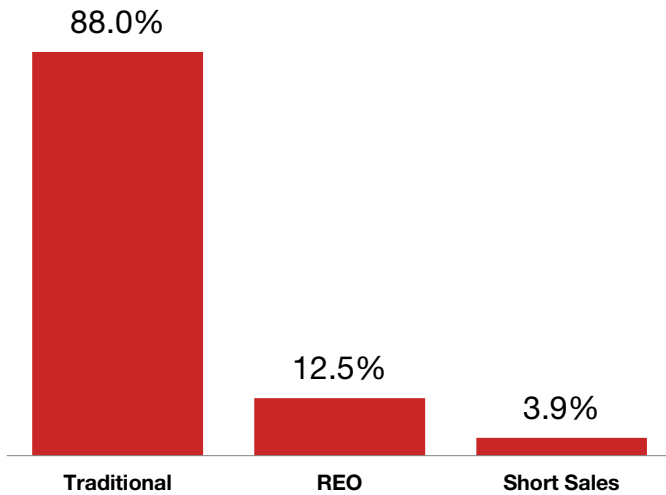
**+2.7%**

Change in REO Percent Received from 2015

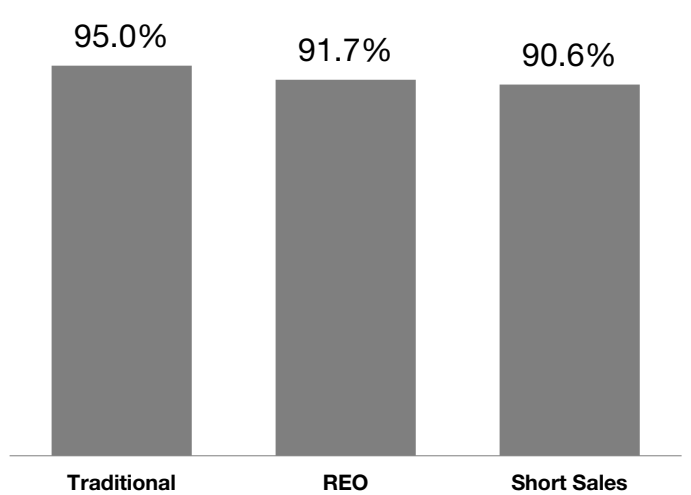
**- 0.0%**

Change in Short Sales Percent Received from 2015

## % of Closed Sales by Sale Type



## % of Orig. List Price Rec'd by Sale Type



**- 40.4%**

Four-Year Change in Market Time for All Properties

**- 46.2%**

Four-Year Change in Market Time for Traditional

**- 16.5%**

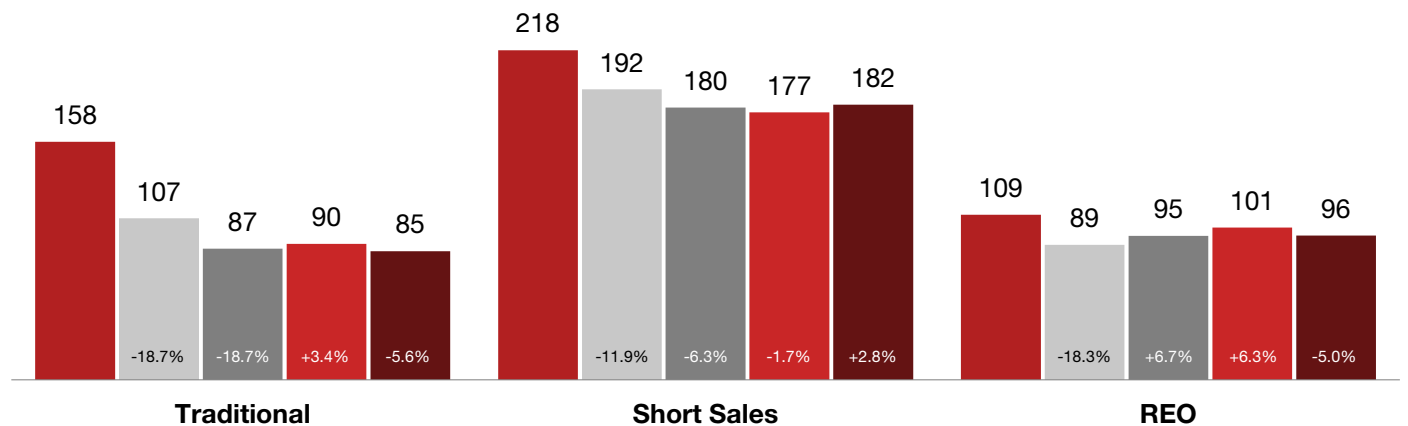
Four-Year Change in Market Time for REO

**- 11.9%**

Four-Year Change in Market Time for Short Sales

## Average Market Time

■ 2012 ■ 2013 ■ 2014 ■ 2015 ■ 2016



# Multi-Unit Review (2-4 Unit Properties)

**May '12**

Peak of Multi-Unit Property Inventory

**2,574**

Drop in Multi-Unit Property Inventory from Peak

## Historical Multi-Unit Property Inventory



## Top Areas: Multi-Unit Market Share in 2016

Chicago - West Garfield Park	74.8%
Chicago - North Lawndale	72.9%
Chicago - New City	64.5%
Chicago - Englewood	63.8%
Chicago - South Lawndale	63.4%
Chicago - Brighton Park	56.9%
Chicago - Humboldt Park	50.1%
Chicago - Greater Grand Crossing	49.2%
Chicago - East Garfield Park	48.9%
Chicago - Lower West Side	47.2%
Chicago - South Chicago	46.1%
Chicago - Woodlawn	45.7%
Chicago - Fuller Park	43.8%
Chicago - Hermosa	43.4%
Chicago - Austin	41.0%
Cicero	38.4%
Chicago - McKinley Park	33.3%
Chicago - Avondale	33.1%
Chicago - West Englewood	31.1%
Chicago - Washington Park	29.5%
Chicago - Riverdale	28.6%
Chicago - Archer Heights	28.1%
Chicago - South Shore	26.8%
Chicago - Bridgeport	25.9%
Chicago - Auburn Gresham	25.8%
Chicago - Chicago-Lawn	23.9%

**4.6**

Year-End Months Supply for Multi-Unit Properties

**-22.6%**

Change in Months Supply from 2015

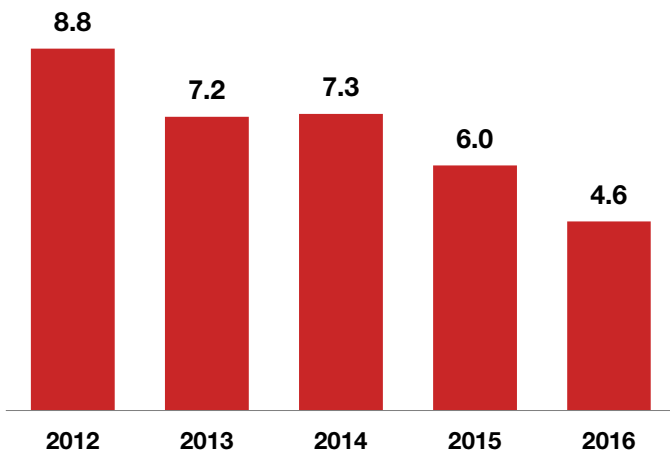
**94.2%**

Pct. of Orig. Price Received Multi-Unit Properties

**+2.0%**

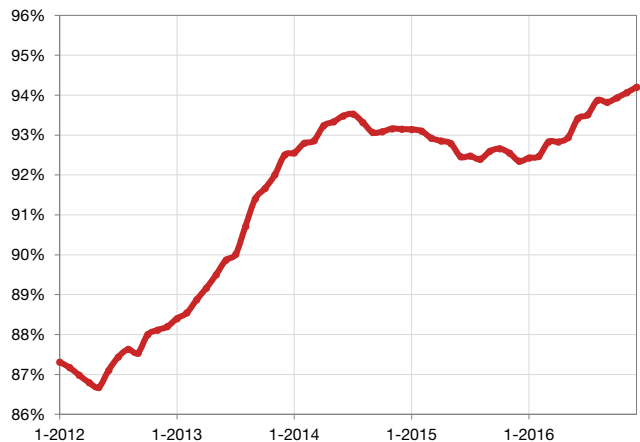
Change in Pct. of Orig. Price Received from 2014

## Months Supply of Inventory



## Percent of Original List Price Received

This chart uses a rolling 12-month average for each data point.





# Showings Review

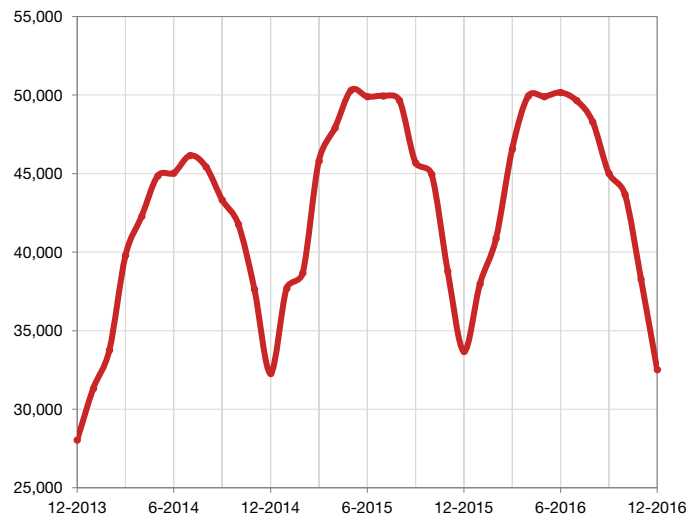
## 11.0

Median Number of Showings Before Pending

## + 10.0%

One-Year Change in Median Showings Before Pending

### Monthly Number of Showings



### Top 10 Areas: Number of Showings

Chicagoland PMSA	2,533,674
Cook County	1,408,548
Chicago	515,000
DuPage County	330,501
Lake County	277,082
Will County	192,746
Kane County	149,470
McHenry County	116,258
Naperville	63,501
Aurora	49,920

### Top 10 Areas: Median Number of Showings per Listing

Franklin Park	20
Buffalo Grove	18
Flossmoor	18
Matteson	18
Hoffman Estates	17
CHI - Fuller Park	17
Country Club Hills	17
South Holland	17
Northbrook	17
Vernon Hills	17

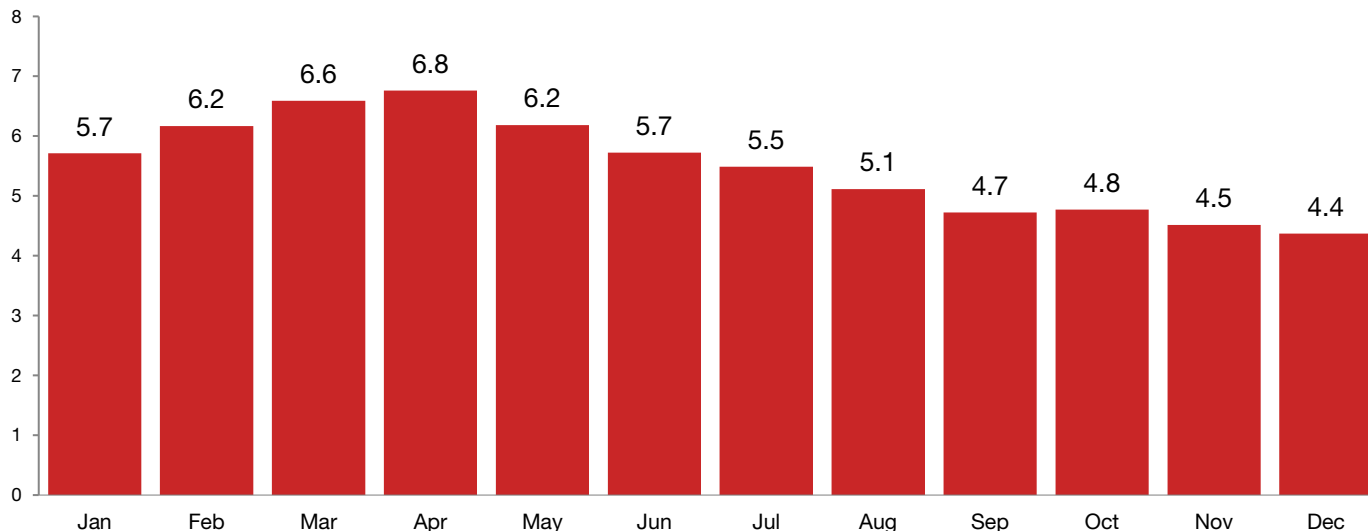
## 2,964,831

Total Showings in 2016

## April '16

Peak Showing Activity Month

### 2016 Monthly Showings per Listing



Showing-related statistics are reported based on the anonymized aggregated usage data of ShowingTime products and does not report on other sources of showing traffic.

# Area Overviews

	Total Closed Sales	Change from 2015	Percent Detached	Percent Attached	Percent Distressed	Market Time	Months Supply of Inventory	Median Showings per Listing
<b>Entire MRED Service Area</b>	<b>124,821</b>	<b>+ 4.4%</b>	<b>66.0%</b>	<b>34.0%</b>	<b>15.7%</b>	<b>90</b>	<b>94.4%</b>	<b>11</b>
<b>Chicagoland PMSA</b>	<b>116,630</b>	<b>+ 4.4%</b>	<b>64.0%</b>	<b>36.0%</b>	<b>15.4%</b>	<b>88</b>	<b>94.7%</b>	<b>11</b>
<b>Boone County</b>	<b>516</b>	<b>+ 2.8%</b>	<b>95.5%</b>	<b>4.5%</b>	<b>20.3%</b>	<b>82</b>	<b>93.5%</b>	<b>5</b>
<b>Bureau County</b>	<b>312</b>	<b>+ 5.8%</b>	<b>97.4%</b>	<b>2.6%</b>	<b>13.1%</b>	<b>158</b>	<b>86.4%</b>	<b>2</b>
<b>Carroll County</b>	<b>47</b>	<b>- 13.0%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>8.5%</b>	<b>190</b>	<b>87.5%</b>	<b>2</b>
<b>Cook County</b>	<b>63,196</b>	<b>+ 3.4%</b>	<b>54.7%</b>	<b>45.3%</b>	<b>15.9%</b>	<b>85</b>	<b>94.8%</b>	<b>11</b>
<b>DeKalb County</b>	<b>1,230</b>	<b>+ 3.9%</b>	<b>82.5%</b>	<b>17.5%</b>	<b>15.0%</b>	<b>89</b>	<b>93.0%</b>	<b>8</b>
<b>DuPage County</b>	<b>14,369</b>	<b>+ 6.0%</b>	<b>65.4%</b>	<b>34.6%</b>	<b>10.8%</b>	<b>89</b>	<b>94.6%</b>	<b>12</b>
<b>Ford County</b>	<b>78</b>	<b>- 22.8%</b>	<b>100.0%</b>	<b>0.0%</b>	<b>11.5%</b>	<b>165</b>	<b>89.6%</b>	<b>1</b>
<b>Grundy County</b>	<b>687</b>	<b>+ 8.0%</b>	<b>77.1%</b>	<b>22.9%</b>	<b>11.5%</b>	<b>103</b>	<b>93.9%</b>	<b>8</b>
<b>Iroquois County</b>	<b>207</b>	<b>- 14.5%</b>	<b>95.2%</b>	<b>4.8%</b>	<b>14.0%</b>	<b>217</b>	<b>89.4%</b>	<b>2</b>
<b>Kane County</b>	<b>7,638</b>	<b>+ 6.1%</b>	<b>77.1%</b>	<b>22.9%</b>	<b>14.8%</b>	<b>92</b>	<b>95.4%</b>	<b>12</b>
<b>Kankakee County</b>	<b>1,204</b>	<b>+ 11.4%</b>	<b>96.1%</b>	<b>3.9%</b>	<b>19.4%</b>	<b>116</b>	<b>90.1%</b>	<b>6</b>
<b>Kendall County</b>	<b>2,549</b>	<b>+ 11.0%</b>	<b>74.9%</b>	<b>25.1%</b>	<b>16.5%</b>	<b>75</b>	<b>95.9%</b>	<b>9</b>
<b>Lake County</b>	<b>10,785</b>	<b>+ 6.6%</b>	<b>77.2%</b>	<b>22.8%</b>	<b>16.4%</b>	<b>100</b>	<b>93.9%</b>	<b>13</b>
<b>LaSalle County</b>	<b>1,180</b>	<b>+ 9.6%</b>	<b>94.7%</b>	<b>5.3%</b>	<b>15.6%</b>	<b>152</b>	<b>87.3%</b>	<b>6</b>
<b>Marshall County</b>	<b>68</b>	<b>+ 33.3%</b>	<b>86.8%</b>	<b>13.2%</b>	<b>5.9%</b>	<b>402</b>	<b>78.2%</b>	<b>1</b>
<b>McHenry County</b>	<b>5,548</b>	<b>+ 11.7%</b>	<b>82.9%</b>	<b>17.1%</b>	<b>18.9%</b>	<b>97</b>	<b>94.1%</b>	<b>12</b>
<b>Putnam County</b>	<b>49</b>	<b>- 25.8%</b>	<b>98.0%</b>	<b>2.0%</b>	<b>8.2%</b>	<b>262</b>	<b>84.0%</b>	<b>2</b>
<b>Whiteside County</b>	<b>478</b>	<b>- 5.3%</b>	<b>97.9%</b>	<b>2.1%</b>	<b>12.6%</b>	<b>111</b>	<b>90.2%</b>	<b>7</b>
<b>Will County</b>	<b>10,628</b>	<b>+ 0.5%</b>	<b>78.9%</b>	<b>21.1%</b>	<b>16.7%</b>	<b>86</b>	<b>95.0%</b>	<b>11</b>
Addison	393	- 3.4%	74.8%	25.2%	22.9%	94	94.8%	15
Algonquin	575	+ 15.0%	76.5%	23.5%	16.3%	95	94.5%	14
Alsip	271	+ 8.4%	67.5%	32.5%	28.4%	87	92.6%	11
Antioch	399	+ 1.0%	93.0%	7.0%	19.5%	125	92.2%	12
Arlington Heights	1,291	+ 2.5%	62.5%	37.5%	7.7%	79	94.6%	15
Aurora	2,618	+ 7.4%	66.5%	33.5%	18.6%	73	95.8%	12
Bannockburn	0	--	0.0%	0.0%	0.0%	0	0.0%	0
Barrington	757	+ 3.1%	77.7%	22.3%	11.6%	162	92.2%	14
Bartlett	754	+ 17.1%	69.9%	30.1%	12.6%	83	95.4%	14
Batavia	441	+ 8.1%	83.4%	16.6%	10.9%	83	95.7%	12
Bellwood	257	- 4.8%	92.6%	7.4%	38.5%	80	94.5%	16
Belvidere	280	+ 4.1%	95.4%	4.6%	18.6%	69	94.4%	4
Bensenville	202	+ 1.5%	85.1%	14.9%	24.3%	94	93.7%	12
Berwyn	580	+ 9.4%	94.7%	5.3%	27.4%	85	94.8%	11
Bloomington	378	- 3.6%	40.2%	59.8%	10.1%	87	95.0%	12
Blue Island	163	- 1.8%	91.4%	8.6%	40.5%	112	94.1%	11
Bolingbrook	1,168	- 3.2%	80.6%	19.4%	22.2%	82	96.3%	14
Bourbonnais	347	+ 20.9%	94.5%	5.5%	11.5%	97	93.9%	7
Bradley	133	- 2.9%	100.0%	0.0%	16.5%	73	92.5%	8
Braidwood	94	+ 5.6%	89.4%	10.6%	20.2%	98	100.0%	7
Brookfield	310	- 4.6%	88.7%	11.3%	9.7%	69	94.9%	12
Buffalo Grove	836	+ 5.6%	51.3%	48.7%	10.8%	65	94.9%	18
Burbank	320	+ 8.8%	96.9%	3.1%	22.8%	101	93.7%	12
Burr Ridge	218	+ 11.8%	66.1%	33.9%	7.3%	173	91.1%	8
Calumet City	368	- 11.5%	90.5%	9.5%	42.4%	123	89.1%	13
Carol Stream	547	+ 5.8%	57.8%	42.2%	16.1%	70	96.0%	15
Carpentersville	456	+ 1.1%	71.7%	28.3%	19.5%	67	96.3%	11
Cary	443	+ 14.2%	79.2%	20.8%	15.3%	98	94.3%	13
Channahon	182	+ 4.0%	84.1%	15.9%	13.2%	64	95.0%	8
Chicago	28,039	+ 2.0%	38.5%	61.5%	13.2%	78	96.0%	8
Chicago Heights	268	- 9.2%	99.6%	0.4%	35.1%	115	89.5%	11
Cicero	357	- 8.9%	96.4%	3.6%	35.0%	82	97.2%	11
Clifton	22	+ 29.4%	100.0%	0.0%	4.5%	109	88.9%	3

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# Area Overviews (cont.)

	Total Closed Sales	Change from 2015	Percent Detached	Percent Attached	Percent Distressed	Market Time	Months Supply of Inventory	Median Showings per Listing
Country Club Hills	248	- 16.5%	91.1%	8.9%	37.9%	109	91.2%	17
Crestwood	239	+ 11.2%	35.1%	64.9%	18.0%	82	96.2%	7
Crete	275	- 3.2%	93.5%	6.5%	28.7%	154	90.5%	13
Crystal Lake	985	+ 17.0%	81.7%	18.3%	19.1%	91	94.5%	14
Darien	425	+ 19.7%	61.2%	38.8%	8.2%	80	94.5%	11
Deerfield	349	+ 12.6%	66.2%	33.8%	7.2%	97	93.7%	15
DeKalb	403	+ 12.3%	84.4%	15.6%	17.4%	113	91.0%	10
Des Plaines	1,176	+ 4.0%	47.1%	52.9%	14.2%	72	94.4%	13
Dolton	296	+ 8.4%	95.9%	4.1%	51.0%	109	91.1%	13
Downers Grove	934	+ 4.1%	68.4%	31.6%	7.3%	103	94.0%	13
Elgin	1,609	- 0.2%	73.9%	26.1%	19.5%	85	95.8%	12
Elk Grove Village	536	+ 7.2%	57.5%	42.5%	12.9%	72	94.7%	14
Elmhurst	681	- 5.0%	85.9%	14.1%	7.3%	100	94.6%	10
Elmwood Park	317	- 9.2%	68.8%	31.2%	18.6%	90	94.8%	13
Evanston	1,141	+ 0.2%	42.9%	57.1%	7.7%	79	94.7%	12
Evergreen Park	305	+ 4.1%	99.3%	0.7%	19.3%	96	93.8%	11
Flossmoor	215	+ 24.3%	82.8%	17.2%	20.9%	161	90.7%	18
Frankfort	532	+ 19.3%	82.1%	17.9%	11.8%	97	94.8%	11
Franklin Park	250	+ 18.5%	95.6%	4.4%	28.8%	75	95.6%	20
Geneva	607	+ 12.4%	79.6%	20.4%	5.8%	94	95.5%	13
Gilman	10	- 37.5%	100.0%	0.0%	30.0%	178	81.2%	2
Glen Ellyn	743	+ 14.5%	79.7%	20.3%	7.0%	103	94.4%	13
Glencoe	143	+ 10.0%	89.5%	10.5%	4.9%	155	91.6%	10
Glendale Heights	454	0.0%	46.9%	53.1%	21.8%	71	94.7%	15
Glenview	856	+ 3.5%	65.4%	34.6%	6.4%	87	94.0%	15
Grayslake	755	+ 12.5%	73.9%	26.1%	13.4%	92	93.5%	15
Gurnee	616	+ 3.2%	69.8%	30.2%	12.2%	81	94.6%	15
Hanover Park	530	- 1.1%	57.0%	43.0%	25.3%	70	95.5%	15
Harvey	122	+ 8.9%	100.0%	0.0%	59.0%	106	90.2%	10
Hazel Crest	191	- 1.0%	88.0%	12.0%	41.4%	102	89.7%	15
Hickory Hills	173	+ 12.3%	72.8%	27.2%	20.2%	95	94.3%	12
Highland Park	497	- 3.1%	81.1%	18.9%	8.2%	117	91.3%	12
Hinsdale	369	+ 7.0%	80.2%	19.8%	4.9%	153	92.1%	5
Hoffman Estates	777	+ 2.1%	65.5%	34.5%	13.3%	72	95.7%	17
Homer Glen	294	- 7.5%	91.2%	8.8%	11.9%	127	94.0%	14
Homewood	361	+ 3.1%	83.4%	16.6%	25.8%	101	91.5%	15
Huntley	735	- 0.5%	79.7%	20.3%	9.5%	81	97.7%	12
Joliet	1,674	+ 0.7%	81.4%	18.6%	22.1%	73	95.1%	9
Kankakee	370	+ 9.1%	97.8%	2.2%	30.0%	131	87.0%	5
Kenilworth	51	+ 37.8%	100.0%	0.0%	2.0%	278	87.5%	12
LaGrange	266	+ 6.8%	75.2%	24.8%	6.4%	112	94.0%	10
Lake Bluff	183	- 5.2%	74.9%	25.1%	7.1%	116	91.5%	14
Lake Forest	328	+ 5.8%	84.5%	15.5%	7.6%	168	89.4%	14
Lake in the Hills	545	+ 12.6%	73.6%	26.4%	22.4%	76	95.4%	15
Lake Villa	332	+ 4.4%	94.9%	5.1%	19.6%	113	93.1%	13
Lake Zurich	366	+ 1.7%	83.1%	16.9%	8.5%	77	95.3%	16
Lansing	501	+ 2.7%	85.2%	14.8%	22.8%	117	89.9%	12
LaSalle	107	+ 9.2%	98.1%	1.9%	10.3%	116	83.9%	5
Lemont	321	+ 5.9%	81.6%	18.4%	10.6%	132	95.0%	11
Libertyville	468	+ 15.6%	79.3%	20.7%	4.7%	104	94.4%	14
Lincolnshire	125	- 9.4%	79.2%	20.8%	10.4%	115	92.5%	16
Lincolnwood	142	- 15.5%	70.4%	29.6%	16.2%	119	93.2%	10
Lindenhurst	611	+ 6.3%	87.4%	12.6%	18.5%	103	93.8%	13
Lisle	438	- 4.2%	53.7%	46.3%	11.2%	79	94.5%	11

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# Area Overviews (cont.)

	Total Closed Sales	Change from 2015	Percent Detached	Percent Attached	Percent Distressed	Market Time	Months Supply of Inventory	Median Showings per Listing
Lockport	594	+ 2.2%	68.5%	31.5%	11.6%	81	95.2%	9
Lombard	857	+ 6.1%	66.9%	33.1%	12.0%	69	94.3%	15
Long Grove	720	- 0.7%	90.4%	9.6%	9.4%	120	94.5%	15
Manteno	121	+ 7.1%	85.1%	14.9%	18.2%	117	92.4%	6
Markham	109	- 28.3%	100.0%	0.0%	55.0%	145	90.8%	10
Marseilles	96	- 11.1%	97.9%	2.1%	14.6%	132	87.5%	6
Matteson	299	+ 20.6%	84.3%	15.7%	43.8%	116	91.4%	18
Maywood	232	+ 1.3%	96.6%	3.4%	40.1%	97	93.2%	16
McHenry	798	+ 6.7%	85.1%	14.9%	18.3%	98	93.5%	11
Melrose Park	124	+ 11.7%	77.4%	22.6%	32.3%	73	94.0%	10
Mendota	70	- 13.6%	100.0%	0.0%	15.7%	119	86.9%	3
Minooka	233	+ 8.9%	67.8%	32.2%	11.6%	64	96.4%	8
Mokena	339	- 8.4%	69.6%	30.4%	10.6%	96	94.6%	12
Momence	75	+ 27.1%	98.7%	1.3%	16.0%	184	81.6%	5
Montgomery	554	+ 10.1%	79.4%	20.6%	19.9%	69	96.4%	9
Morris	267	+ 12.7%	80.1%	19.9%	11.6%	121	92.9%	8
Morton Grove	366	- 10.9%	73.0%	27.0%	10.1%	64	94.8%	13
Mount Prospect	749	+ 0.8%	66.9%	33.1%	10.1%	73	94.8%	16
Mundelein	547	+ 5.0%	76.6%	23.4%	17.2%	78	95.3%	13
Naperville	2,786	+ 9.1%	69.1%	30.9%	4.9%	92	95.0%	12
New Lenox	526	+ 5.8%	85.2%	14.8%	8.7%	91	95.1%	12
Niles	382	- 13.4%	61.0%	39.0%	11.0%	66	95.2%	13
Norridge	221	+ 28.5%	82.4%	17.6%	9.5%	71	95.6%	12
North Aurora	326	+ 4.5%	73.9%	26.1%	13.5%	95	95.0%	10
Northbrook	722	+ 2.0%	62.3%	37.7%	7.8%	92	93.4%	17
Northfield	108	- 6.9%	60.2%	39.8%	4.6%	104	92.2%	12
Oak Brook	153	- 2.5%	53.6%	46.4%	8.5%	154	90.1%	10
Oak Forest	408	+ 10.3%	77.5%	22.5%	23.0%	83	93.6%	12
Oak Lawn	937	+ 9.7%	65.5%	34.5%	15.4%	97	93.4%	12
Oak Park	940	+ 17.9%	57.9%	42.1%	9.7%	84	94.5%	15
Orland Park	1,132	+ 15.5%	48.7%	51.3%	10.0%	87	94.7%	12
Oswego	823	+ 17.4%	73.8%	26.2%	12.5%	75	96.0%	9
Ottawa	318	+ 24.7%	90.9%	9.1%	15.4%	172	88.2%	8
Palatine	1,299	+ 9.1%	45.1%	54.9%	13.2%	83	94.6%	15
Palos Heights	221	- 3.5%	59.3%	40.7%	6.3%	102	93.8%	15
Palos Hills	271	+ 5.0%	39.1%	60.9%	18.5%	86	94.3%	10
Palos Park	119	+ 5.3%	58.8%	41.2%	12.6%	126	91.7%	9
Park Forest	279	- 5.4%	93.9%	6.1%	39.8%	129	87.4%	12
Park Ridge	674	+ 18.9%	70.3%	29.7%	7.7%	108	94.5%	10
Paxton	48	- 20.0%	100.0%	0.0%	16.7%	173	91.5%	1
Peru	118	+ 45.7%	99.2%	0.8%	7.6%	102	89.8%	5
Plainfield	1,835	+ 7.7%	79.1%	20.9%	14.8%	74	96.1%	12
Plano	221	- 5.2%	67.4%	32.6%	24.9%	61	95.2%	7
Prospect Heights	249	- 4.6%	40.6%	59.4%	16.9%	96	93.9%	11
Richton Park	175	+ 1.7%	88.0%	12.0%	44.6%	107	90.3%	14
Rolling Meadows	337	- 2.6%	60.2%	39.8%	14.2%	65	95.9%	13
Romeoville	665	- 6.7%	70.8%	29.2%	23.8%	63	96.7%	13
Roselle	386	+ 7.8%	58.8%	41.2%	10.9%	71	94.7%	14
Rosemont	8	- 11.1%	37.5%	62.5%	25.0%	25	99.2%	7
Round Lake	375	- 1.8%	62.4%	37.6%	26.9%	87	95.8%	11
Round Lake Beach	412	+ 17.4%	78.4%	21.6%	32.8%	70	95.4%	13
Sandwich	110	- 12.0%	88.2%	11.8%	18.2%	91	91.8%	5
Sauk Village	122	- 3.9%	90.2%	9.8%	50.8%	105	84.3%	9
Schaumburg	1,246	+ 3.8%	37.8%	62.2%	13.2%	64	95.5%	16

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# Area Overviews (cont.)

	Total Closed Sales	Change from 2015	Percent Detached	Percent Attached	Percent Distressed	Market Time	Months Supply of Inventory	Median Showings per Listing
Seneca	27	+ 3.8%	100.0%	0.0%	11.1%	189	88.8%	9
Shorewood	317	- 7.3%	80.4%	19.6%	10.1%	70	95.4%	9
Skokie	790	+ 2.3%	66.6%	33.4%	13.4%	86	94.9%	15
South Elgin	406	+ 4.4%	65.3%	34.7%	16.7%	85	95.8%	12
South Holland	369	+ 3.4%	98.9%	1.1%	36.9%	105	92.3%	17
St. Charles	992	+ 1.0%	79.5%	20.5%	9.7%	114	94.5%	13
Streamwood	734	+ 1.5%	62.7%	37.3%	24.9%	70	95.6%	15
Streator	160	+ 30.1%	98.8%	1.3%	18.8%	197	81.1%	6
Sugar Grove	224	- 5.5%	67.4%	32.6%	7.6%	93	95.1%	7
Sycamore	365	+ 13.4%	69.9%	30.1%	9.6%	65	96.0%	8
Tinley Park	1,021	+ 12.3%	47.0%	53.0%	12.3%	87	93.9%	11
Utica	35	+ 29.6%	31.4%	68.6%	34.3%	175	86.2%	6
Vernon Hills	493	+ 4.4%	45.4%	54.6%	9.1%	69	95.0%	17
Villa Park	384	+ 10.0%	80.2%	19.8%	19.0%	79	93.7%	15
Watseka	44	- 31.3%	84.1%	15.9%	20.5%	299	84.9%	2
Wauconda	278	+ 14.4%	76.6%	23.4%	19.1%	100	94.0%	11
Waukegan	672	+ 7.7%	89.3%	10.7%	30.7%	67	96.2%	14
West Chicago	403	+ 11.3%	89.1%	10.9%	22.8%	110	95.0%	11
Westchester	360	+ 4.7%	88.1%	11.9%	14.4%	81	94.9%	10
Western Springs	219	+ 14.1%	88.6%	11.4%	1.4%	109	94.2%	5
Westmont	315	+ 7.5%	62.5%	37.5%	9.2%	77	94.0%	12
Wheaton	994	+ 13.5%	72.4%	27.6%	5.9%	94	94.7%	14
Wheeling	504	+ 0.4%	32.3%	67.7%	19.4%	68	94.7%	14
Willowbrook	284	+ 9.2%	35.9%	64.1%	8.1%	92	93.5%	10
Wilmette	486	+ 8.5%	79.2%	20.8%	3.7%	93	93.4%	11
Winnetka	269	+ 13.0%	90.0%	10.0%	3.0%	160	91.8%	9
Wonder Lake	238	+ 30.1%	98.7%	1.3%	33.2%	102	91.7%	10
Woodridge	402	- 17.1%	68.9%	31.1%	10.9%	78	96.1%	12
Woodstock	501	+ 7.5%	80.6%	19.4%	20.4%	101	93.2%	9
Yorkville	540	+ 12.5%	77.0%	23.0%	17.4%	90	94.9%	8
Zion	340	+ 9.7%	95.6%	4.4%	30.6%	103	94.8%	12
Chicago - Albany Park	379	+ 14.8%	42.7%	57.3%	11.9%	78	94.7%	10
Chicago - Archer Heights	64	- 4.5%	90.6%	9.4%	26.6%	72	93.4%	13
Chicago - Armour Square	44	+ 7.3%	15.9%	84.1%	18.2%	162	96.5%	6
Chicago - Ashburn	487	+ 1.5%	99.0%	1.0%	27.7%	77	97.3%	11
Chicago - Auburn Gresham	297	+ 4.6%	99.0%	1.0%	35.0%	109	93.3%	10
Chicago - Austin	362	+ 4.3%	89.0%	11.0%	39.8%	79	95.6%	10
Chicago - Avalon Park	114	+ 15.2%	97.4%	2.6%	37.7%	101	94.2%	11
Chicago - Avondale	289	+ 1.8%	45.0%	55.0%	8.7%	59	96.9%	8
Chicago - Belmont Cragin	398	+ 1.5%	92.0%	8.0%	23.9%	77	95.4%	12
Chicago - Beverly	227	+ 9.1%	91.2%	8.8%	14.5%	119	94.1%	11
Chicago - Bridgeport	166	+ 21.2%	65.1%	34.9%	11.4%	75	96.0%	5
Chicago - Brighton Park	88	+ 7.3%	76.1%	23.9%	20.5%	71	97.3%	7
Chicago - Burnside	33	+ 3.1%	100.0%	0.0%	51.5%	86	87.5%	6
Chicago - Calumet Heights	129	- 5.1%	100.0%	0.0%	27.9%	100	92.6%	10
Chicago - Chatham	193	+ 10.3%	88.6%	11.4%	40.9%	83	96.0%	11
Chicago - Chicago Lawn	293	- 6.4%	99.7%	0.3%	39.2%	86	98.5%	11
Chicago - Clearing	274	+ 5.0%	71.9%	28.1%	20.4%	84	95.3%	8
Chicago - Douglas	88	- 19.3%	17.0%	83.0%	31.8%	107	92.7%	9
Chicago - Dunning	554	+ 6.9%	81.9%	18.1%	14.4%	86	95.4%	10
Chicago - East Garfield Park	71	+ 6.0%	39.4%	60.6%	39.4%	91	92.6%	9
Chicago - East Side	123	+ 10.8%	98.4%	1.6%	24.4%	122	88.3%	6
Chicago - Edgewater	843	+ 1.6%	10.4%	89.6%	8.3%	84	94.6%	7
Chicago - Edison Park	172	- 1.1%	66.3%	33.7%	7.6%	78	94.0%	8

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# Area Overviews (cont.)

	Total Closed Sales	Change from 2015	Percent Detached	Percent Attached	Percent Distressed	Market Time	Months Supply of Inventory	Median Showings per Listing
Chicago - Englewood	55	+ 7.8%	98.2%	1.8%	58.2%	88	82.9%	9
Chicago - Forest Glen	254	- 5.2%	91.7%	8.3%	4.7%	92	94.0%	10
Chicago - Fuller Park	9	- 25.0%	77.8%	22.2%	22.2%	140	84.3%	17
Chicago - Gage Park	120	- 23.1%	96.7%	3.3%	36.7%	62	100.4%	9
Chicago - Garfield Ridge	428	+ 9.5%	96.5%	3.5%	17.5%	78	95.6%	8
Chicago - Grand Boulevard	224	+ 12.6%	34.4%	65.6%	30.8%	125	94.0%	12
Chicago - Greater Grand Crossing	125	- 9.4%	94.4%	5.6%	40.8%	110	87.6%	8
Chicago - Hegewisch	90	+ 26.8%	97.8%	2.2%	20.0%	106	90.0%	8
Chicago - Hermosa	82	- 12.8%	96.3%	3.7%	26.8%	99	97.2%	11
Chicago - Humboldt Park	178	+ 5.3%	89.3%	10.7%	28.1%	85	95.5%	8
Chicago - Hyde Park	309	+ 2.3%	8.4%	91.6%	7.8%	122	94.4%	5
Chicago - Irving Park	615	+ 25.0%	48.6%	51.4%	12.2%	79	95.1%	9
Chicago - Jefferson Park	287	0.0%	79.4%	20.6%	11.1%	68	95.5%	11
Chicago - Kenwood	206	+ 20.5%	16.5%	83.5%	16.0%	105	91.8%	6
Chicago - Lake View	2,154	- 2.2%	7.1%	92.9%	3.3%	69	96.7%	6
Chicago - Lincoln Park	1,450	- 2.9%	13.2%	86.8%	2.3%	71	96.9%	6
Chicago - Lincoln Square	481	+ 0.8%	22.2%	77.8%	5.8%	72	96.1%	7
Chicago - Logan Square	904	+ 3.7%	28.5%	71.5%	5.2%	52	98.0%	6
Chicago - Loop	852	+ 4.5%	0.0%	100.0%	2.9%	89	97.4%	9
Chicago - Lower West Side	75	+ 33.9%	24.0%	76.0%	2.7%	56	100.1%	9
Chicago - McKinley Park	70	+ 18.6%	82.9%	17.1%	17.1%	55	98.1%	8
Chicago - Montclare	105	- 23.4%	80.0%	20.0%	23.8%	100	96.8%	12
Chicago - Morgan Park	221	- 6.4%	90.5%	9.5%	35.7%	97	95.5%	10
Chicago - Mount Greenwood	229	+ 21.8%	94.8%	5.2%	13.1%	72	94.1%	10
Chicago - Near North Side	2,749	- 1.2%	1.1%	98.9%	2.9%	89	96.6%	6
Chicago - Near South Side	923	+ 3.1%	0.2%	99.8%	4.7%	65	100.0%	8
Chicago - Near West Side	1,148	- 5.6%	4.0%	96.0%	5.4%	46	99.1%	7
Chicago - New City	78	- 11.4%	91.0%	9.0%	38.5%	76	94.9%	9
Chicago - North Center	672	+ 1.8%	33.9%	66.1%	3.1%	70	97.1%	5
Chicago - North Lawndale	46	- 6.1%	82.6%	17.4%	47.8%	114	105.1%	10
Chicago - North Park	125	- 18.8%	64.0%	36.0%	14.4%	76	95.9%	7
Chicago - Norwood Park	499	+ 0.8%	85.0%	15.0%	9.6%	72	95.5%	9
Chicago - Oakland	47	- 39.7%	31.9%	68.1%	19.1%	104	94.9%	11
Chicago - O'Hare	163	+ 28.3%	19.0%	81.0%	10.4%	88	93.9%	8
Chicago - Portage Park	580	+ 19.6%	83.1%	16.9%	16.7%	71	96.8%	10
Chicago - Pullman	37	- 38.3%	86.5%	13.5%	40.5%	104	94.5%	8
Chicago - Riverdale	5	- 28.6%	80.0%	20.0%	60.0%	54	71.0%	6
Chicago - Rogers Park	499	+ 14.4%	10.6%	89.4%	15.8%	92	94.7%	9
Chicago - Roseland	301	+ 18.0%	97.3%	2.7%	41.9%	109	88.6%	9
Chicago - South Chicago	104	- 20.6%	96.2%	3.8%	36.5%	139	90.1%	8
Chicago - South Deering	88	- 7.4%	75.0%	25.0%	61.4%	67	91.4%	6
Chicago - South Lawndale	63	+ 3.3%	95.2%	4.8%	36.5%	58	93.4%	10
Chicago - South Shore	257	+ 5.3%	49.0%	51.0%	44.0%	123	89.4%	9
Chicago - Uptown	970	+ 17.6%	3.2%	96.8%	6.2%	67	95.8%	7
Chicago - Washington Heights	266	- 1.8%	99.6%	0.4%	36.5%	93	95.4%	11
Chicago - Washington Park	43	- 15.7%	14.0%	86.0%	44.2%	95	111.2%	10
Chicago - West Elsdon	142	+ 8.4%	89.4%	10.6%	27.5%	59	97.5%	11
Chicago - West Englewood	135	+ 0.7%	100.0%	0.0%	54.8%	76	89.7%	8
Chicago - West Garfield Park	30	+ 30.4%	66.7%	33.3%	43.3%	118	87.9%	8
Chicago - West Lawn	287	- 3.7%	92.0%	8.0%	30.0%	73	95.9%	12
Chicago - West Pullman	199	- 2.5%	96.5%	3.5%	48.2%	143	89.3%	8
Chicago - West Ridge	539	- 0.9%	26.3%	73.7%	16.3%	88	92.8%	8
Chicago - West Town	1,737	- 2.4%	13.2%	86.8%	4.1%	48	98.1%	7
Chicago - Woodlawn	95	- 6.9%	26.3%	73.7%	38.9%	75	92.8%	9

Showing-related statistics are reported based on the anonymized aggregated usage data of ShowingTime products and does not report on other sources of showing traffic.

# Area Historical Median Prices

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
<b>Entire MRED Service Area</b>	<b>\$154,500</b>	<b>\$170,000</b>	<b>\$185,000</b>	<b>\$200,000</b>	<b>\$214,500</b>	<b>+ 7.3%</b>	<b>+ 38.8%</b>
<b>Chicagoland PMSA</b>	<b>\$160,000</b>	<b>\$177,500</b>	<b>\$193,500</b>	<b>\$210,000</b>	<b>\$222,500</b>	<b>+ 6.0%</b>	<b>+ 39.1%</b>
<b>Boone County</b>	<b>\$97,000</b>	<b>\$102,950</b>	<b>\$110,000</b>	<b>\$118,250</b>	<b>\$137,450</b>	<b>+ 16.2%</b>	<b>+ 41.7%</b>
<b>Bureau County</b>	<b>\$81,000</b>	<b>\$88,500</b>	<b>\$78,750</b>	<b>\$88,000</b>	<b>\$92,500</b>	<b>+ 5.1%</b>	<b>+ 14.2%</b>
<b>Carroll County</b>	<b>\$98,000</b>	<b>\$93,000</b>	<b>\$130,000</b>	<b>\$140,000</b>	<b>\$165,000</b>	<b>+ 17.9%</b>	<b>+ 68.4%</b>
<b>Cook County</b>	<b>\$155,500</b>	<b>\$176,000</b>	<b>\$197,000</b>	<b>\$215,000</b>	<b>\$229,000</b>	<b>+ 6.5%</b>	<b>+ 47.3%</b>
<b>DeKalb County</b>	<b>\$117,550</b>	<b>\$123,000</b>	<b>\$136,000</b>	<b>\$142,500</b>	<b>\$151,575</b>	<b>+ 6.4%</b>	<b>+ 28.9%</b>
<b>DuPage County</b>	<b>\$201,000</b>	<b>\$218,000</b>	<b>\$235,000</b>	<b>\$245,000</b>	<b>\$256,000</b>	<b>+ 4.5%</b>	<b>+ 27.4%</b>
<b>Ford County</b>	<b>\$74,000</b>	<b>\$63,500</b>	<b>\$78,000</b>	<b>\$71,000</b>	<b>\$79,900</b>	<b>+ 12.5%</b>	<b>+ 8.0%</b>
<b>Grundy County</b>	<b>\$141,000</b>	<b>\$148,000</b>	<b>\$155,000</b>	<b>\$162,700</b>	<b>\$164,000</b>	<b>+ 0.8%</b>	<b>+ 16.3%</b>
<b>Iroquois County</b>	<b>\$56,050</b>	<b>\$64,000</b>	<b>\$78,000</b>	<b>\$74,500</b>	<b>\$83,500</b>	<b>+ 12.1%</b>	<b>+ 49.0%</b>
<b>Kane County</b>	<b>\$143,000</b>	<b>\$164,000</b>	<b>\$179,000</b>	<b>\$198,000</b>	<b>\$213,635</b>	<b>+ 7.9%</b>	<b>+ 49.4%</b>
<b>Kankakee County</b>	<b>\$115,000</b>	<b>\$114,450</b>	<b>\$118,000</b>	<b>\$120,000</b>	<b>\$124,777</b>	<b>+ 4.0%</b>	<b>+ 8.5%</b>
<b>Kendall County</b>	<b>\$155,000</b>	<b>\$166,000</b>	<b>\$180,000</b>	<b>\$195,000</b>	<b>\$211,000</b>	<b>+ 8.2%</b>	<b>+ 36.1%</b>
<b>Lake County</b>	<b>\$170,000</b>	<b>\$189,000</b>	<b>\$203,000</b>	<b>\$216,900</b>	<b>\$220,000</b>	<b>+ 1.4%</b>	<b>+ 29.4%</b>
<b>LaSalle County</b>	<b>\$85,000</b>	<b>\$85,000</b>	<b>\$88,000</b>	<b>\$95,000</b>	<b>\$107,500</b>	<b>+ 13.2%</b>	<b>+ 26.5%</b>
<b>Marshall County</b>	<b>\$117,500</b>	<b>\$85,000</b>	<b>\$85,000</b>	<b>\$98,000</b>	<b>\$83,400</b>	<b>- 14.9%</b>	<b>- 29.0%</b>
<b>McHenry County</b>	<b>\$140,100</b>	<b>\$152,500</b>	<b>\$165,000</b>	<b>\$176,000</b>	<b>\$190,000</b>	<b>+ 8.0%</b>	<b>+ 35.6%</b>
<b>Putnam County</b>	<b>\$136,000</b>	<b>\$90,000</b>	<b>\$123,000</b>	<b>\$87,500</b>	<b>\$106,000</b>	<b>+ 21.1%</b>	<b>- 22.1%</b>
<b>Whiteside County</b>	<b>\$76,250</b>	<b>\$74,000</b>	<b>\$76,100</b>	<b>\$79,000</b>	<b>\$80,750</b>	<b>+ 2.2%</b>	<b>+ 5.9%</b>
<b>Will County</b>	<b>\$157,000</b>	<b>\$171,000</b>	<b>\$173,500</b>	<b>\$183,000</b>	<b>\$199,500</b>	<b>+ 9.0%</b>	<b>+ 27.1%</b>
Addison	\$157,900	\$165,000	\$180,000	\$198,900	\$218,000	+ 9.6%	+ 38.1%
Algonquin	\$180,000	\$182,000	\$205,000	\$207,000	\$227,000	+ 9.7%	+ 26.1%
Alsip	\$89,950	\$107,000	\$114,900	\$122,200	\$128,000	+ 4.7%	+ 42.3%
Antioch	\$152,500	\$158,000	\$170,000	\$180,000	\$195,000	+ 8.3%	+ 27.9%
Arlington Heights	\$220,500	\$254,000	\$274,900	\$295,000	\$310,000	+ 5.1%	+ 40.6%
Aurora	\$104,450	\$122,250	\$137,000	\$159,950	\$171,000	+ 6.9%	+ 63.7%
Bannockburn	\$0	\$0	\$0	\$0	\$0	--	--
Barrington	\$410,000	\$429,000	\$442,500	\$450,000	\$430,000	- 4.4%	+ 4.9%
Bartlett	\$192,750	\$215,000	\$229,000	\$237,750	\$250,000	+ 5.2%	+ 29.7%
Batavia	\$225,000	\$248,000	\$245,390	\$255,000	\$277,000	+ 8.6%	+ 23.1%
Bellwood	\$47,000	\$60,000	\$80,350	\$110,000	\$119,700	+ 8.8%	+ 154.7%
Belvidere	\$92,500	\$104,000	\$106,750	\$110,000	\$134,500	+ 22.3%	+ 45.4%
Bensenville	\$117,500	\$144,600	\$170,000	\$178,000	\$189,450	+ 6.4%	+ 61.2%
Berwyn	\$96,000	\$120,000	\$150,120	\$167,500	\$185,000	+ 10.4%	+ 92.7%
Bloomington	\$214,900	\$196,500	\$230,000	\$230,000	\$245,375	+ 6.7%	+ 14.2%
Blue Island	\$46,000	\$49,250	\$62,600	\$62,000	\$89,000	+ 43.5%	+ 93.5%
Bolingbrook	\$148,000	\$160,000	\$167,000	\$180,000	\$199,900	+ 11.1%	+ 35.1%
Bourbonnais	\$159,000	\$163,000	\$160,000	\$174,900	\$172,500	- 1.4%	+ 8.5%
Bradley	\$90,000	\$90,099	\$98,450	\$95,000	\$100,000	+ 5.3%	+ 11.1%
Braidwood	\$99,000	\$118,000	\$135,000	\$134,000	\$140,500	+ 4.9%	+ 41.9%
Brookfield	\$160,500	\$178,188	\$200,000	\$219,000	\$229,000	+ 4.6%	+ 42.7%
Buffalo Grove	\$196,000	\$218,000	\$249,450	\$268,000	\$281,000	+ 4.9%	+ 43.4%
Burbank	\$122,500	\$130,000	\$142,000	\$158,250	\$172,950	+ 9.3%	+ 41.2%
Burr Ridge	\$470,000	\$500,000	\$525,000	\$575,000	\$533,500	- 7.2%	+ 13.5%
Calumet City	\$30,100	\$40,000	\$40,000	\$41,595	\$52,050	+ 25.1%	+ 72.9%
Carol Stream	\$164,950	\$170,000	\$190,500	\$199,900	\$210,000	+ 5.1%	+ 27.3%
Carpentersville	\$75,000	\$93,900	\$120,000	\$130,000	\$146,250	+ 12.5%	+ 95.0%
Cary	\$162,323	\$180,000	\$176,500	\$196,250	\$215,000	+ 9.6%	+ 32.5%
Channahon	\$167,550	\$185,000	\$191,500	\$197,000	\$200,500	+ 1.8%	+ 19.7%
Chicago	\$185,000	\$220,000	\$245,000	\$261,000	\$272,000	+ 4.2%	+ 47.0%
Chicago Heights	\$45,000	\$48,500	\$54,250	\$55,000	\$64,950	+ 18.1%	+ 44.3%
Cicero	\$59,150	\$70,000	\$95,000	\$113,500	\$135,500	+ 19.4%	+ 129.1%
Clifton	\$70,000	\$66,500	\$128,250	\$123,000	\$112,750	- 8.3%	+ 61.1%

# Area Historical Median Prices (cont.)

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Country Club Hills	\$60,389	\$72,725	\$62,000	\$71,000	\$103,500	+ 45.8%	+ 71.4%
Crestwood	\$77,150	\$74,500	\$78,000	\$82,500	\$90,000	+ 9.1%	+ 16.7%
Crete	\$125,000	\$130,000	\$129,900	\$125,000	\$152,000	+ 21.6%	+ 21.6%
Crystal Lake	\$144,750	\$155,000	\$170,000	\$187,000	\$197,650	+ 5.7%	+ 36.5%
Darien	\$224,000	\$235,000	\$258,000	\$265,000	\$280,000	+ 5.7%	+ 25.0%
Deerfield	\$315,000	\$356,000	\$388,500	\$392,500	\$399,000	+ 1.7%	+ 26.7%
DeKalb	\$107,889	\$110,000	\$123,250	\$128,000	\$133,000	+ 3.9%	+ 23.3%
Des Plaines	\$125,000	\$153,000	\$165,000	\$185,000	\$200,000	+ 8.1%	+ 60.0%
Dolton	\$27,500	\$35,750	\$30,604	\$32,500	\$38,982	+ 19.9%	+ 41.8%
Downers Grove	\$260,000	\$270,000	\$290,000	\$295,000	\$292,250	- 0.9%	+ 12.4%
Elgin	\$108,000	\$124,950	\$140,000	\$164,900	\$175,000	+ 6.1%	+ 62.0%
Elk Grove Village	\$155,000	\$180,500	\$209,000	\$218,750	\$220,000	+ 0.6%	+ 41.9%
Elmhurst	\$302,000	\$335,000	\$370,000	\$375,000	\$400,000	+ 6.7%	+ 32.5%
Elmwood Park	\$126,000	\$154,000	\$170,100	\$192,000	\$214,000	+ 11.5%	+ 69.8%
Evanston	\$275,000	\$297,000	\$315,000	\$315,000	\$316,000	+ 0.3%	+ 14.9%
Evergreen Park	\$127,000	\$126,725	\$141,950	\$153,900	\$170,000	+ 10.5%	+ 33.9%
Flossmoor	\$167,500	\$184,450	\$173,500	\$185,000	\$173,000	- 6.5%	+ 3.3%
Frankfort	\$264,000	\$289,450	\$285,000	\$307,000	\$305,000	- 0.7%	+ 15.5%
Franklin Park	\$114,500	\$126,150	\$139,500	\$155,000	\$175,000	+ 12.9%	+ 52.8%
Geneva	\$285,000	\$293,000	\$306,500	\$311,250	\$325,000	+ 4.4%	+ 14.0%
Gilman	\$61,000	\$62,500	\$38,000	\$82,500	\$45,500	- 44.8%	- 25.4%
Glen Ellyn	\$298,000	\$320,000	\$330,000	\$365,000	\$366,000	+ 0.3%	+ 22.8%
Glencoe	\$810,000	\$899,750	\$895,000	\$894,000	\$870,000	- 2.7%	+ 7.4%
Glendale Heights	\$108,250	\$115,750	\$148,000	\$152,700	\$164,000	+ 7.4%	+ 51.5%
Glenview	\$340,923	\$397,500	\$414,500	\$440,000	\$440,000	0.0%	+ 29.1%
Grayslake	\$134,775	\$153,000	\$165,000	\$176,000	\$175,000	- 0.6%	+ 29.8%
Gurnee	\$174,500	\$184,251	\$195,000	\$214,000	\$216,250	+ 1.1%	+ 23.9%
Hanover Park	\$98,725	\$122,500	\$144,000	\$147,450	\$170,000	+ 15.3%	+ 72.2%
Harvey	\$14,000	\$15,000	\$15,000	\$16,152	\$15,987	- 1.0%	+ 14.2%
Hazel Crest	\$39,950	\$50,000	\$59,100	\$67,000	\$80,000	+ 19.4%	+ 100.3%
Hickory Hills	\$150,000	\$174,000	\$160,000	\$180,000	\$190,000	+ 5.6%	+ 26.7%
Highland Park	\$420,000	\$440,000	\$497,500	\$495,000	\$495,000	0.0%	+ 17.9%
Hinsdale	\$750,000	\$848,750	\$720,000	\$765,000	\$850,000	+ 11.1%	+ 13.3%
Hoffman Estates	\$163,000	\$192,500	\$208,500	\$225,000	\$239,000	+ 6.2%	+ 46.6%
Homer Glen	\$267,000	\$279,900	\$278,250	\$284,750	\$315,000	+ 10.6%	+ 18.0%
Homewood	\$95,000	\$108,950	\$117,000	\$114,950	\$129,900	+ 13.0%	+ 36.7%
Huntley	\$180,000	\$189,500	\$211,520	\$210,000	\$236,000	+ 12.4%	+ 31.1%
Joliet	\$100,000	\$109,000	\$110,775	\$124,900	\$142,000	+ 13.7%	+ 42.0%
Kankakee	\$65,000	\$70,000	\$58,250	\$64,000	\$77,450	+ 21.0%	+ 19.2%
Kenilworth	\$881,000	\$920,000	\$1,210,000	\$1,450,000	\$1,200,000	- 17.2%	+ 36.2%
LaGrange	\$337,000	\$355,500	\$426,000	\$415,000	\$399,000	- 3.9%	+ 18.4%
Lake Bluff	\$369,200	\$401,250	\$460,000	\$420,000	\$460,000	+ 9.5%	+ 24.6%
Lake Forest	\$650,000	\$671,500	\$740,000	\$745,000	\$730,000	- 2.0%	+ 12.3%
Lake in the Hills	\$141,500	\$163,000	\$169,500	\$190,000	\$197,900	+ 4.2%	+ 39.9%
Lake Villa	\$149,950	\$178,000	\$180,500	\$186,500	\$200,000	+ 7.2%	+ 33.4%
Lake Zurich	\$240,000	\$265,000	\$282,250	\$299,950	\$308,000	+ 2.7%	+ 28.3%
Lansing	\$67,000	\$71,500	\$82,000	\$86,600	\$93,500	+ 8.0%	+ 39.6%
LaSalle	\$58,000	\$64,500	\$60,000	\$63,000	\$58,000	- 7.9%	0.0%
Lemont	\$295,000	\$307,250	\$320,000	\$315,000	\$364,916	+ 15.8%	+ 23.7%
Libertyville	\$370,000	\$376,500	\$398,500	\$387,500	\$382,750	- 1.2%	+ 3.4%
Lincolnshire	\$439,750	\$445,000	\$468,600	\$509,250	\$478,000	- 6.1%	+ 8.7%
Lincolnwood	\$265,000	\$295,000	\$310,000	\$358,500	\$352,500	- 1.7%	+ 33.0%
Lindenhurst	\$160,000	\$175,000	\$175,000	\$180,000	\$194,500	+ 8.1%	+ 21.6%
Lisle	\$150,000	\$240,000	\$262,750	\$279,900	\$261,000	- 6.8%	+ 74.0%



# Area Historical Median Prices (cont.)

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Lockport	\$147,900	\$165,000	\$162,750	\$172,500	\$180,000	+ 4.3%	+ 21.7%
Lombard	\$167,150	\$188,500	\$201,750	\$215,250	\$225,843	+ 4.9%	+ 35.1%
Long Grove	\$375,000	\$385,000	\$390,000	\$415,000	\$410,000	- 1.2%	+ 9.3%
Manteno	\$170,000	\$163,000	\$176,500	\$163,500	\$170,900	+ 4.5%	+ 0.5%
Markham	\$24,900	\$27,875	\$30,000	\$31,100	\$42,000	+ 35.0%	+ 68.7%
Marseilles	\$93,500	\$85,000	\$86,500	\$83,750	\$112,125	+ 33.9%	+ 19.9%
Matteson	\$113,300	\$105,000	\$114,000	\$119,900	\$120,000	+ 0.1%	+ 5.9%
Maywood	\$33,550	\$42,000	\$50,000	\$75,000	\$84,000	+ 12.0%	+ 150.4%
McHenry	\$112,000	\$119,950	\$129,900	\$138,800	\$155,000	+ 11.7%	+ 38.4%
Melrose Park	\$89,900	\$107,600	\$120,000	\$150,000	\$175,500	+ 17.0%	+ 95.2%
Mendota	\$70,050	\$92,000	\$85,600	\$90,000	\$94,500	+ 5.0%	+ 34.9%
Minooka	\$137,700	\$148,000	\$160,000	\$175,000	\$194,900	+ 11.4%	+ 41.5%
Mokena	\$228,500	\$232,500	\$240,000	\$252,250	\$257,001	+ 1.9%	+ 12.5%
Momence	\$95,000	\$78,500	\$77,000	\$110,000	\$102,000	- 7.3%	+ 7.4%
Montgomery	\$125,200	\$135,000	\$145,000	\$161,750	\$177,950	+ 10.0%	+ 42.1%
Morris	\$160,000	\$162,000	\$159,995	\$180,000	\$161,000	- 10.6%	+ 0.6%
Morton Grove	\$205,000	\$240,000	\$249,000	\$260,000	\$282,750	+ 8.7%	+ 37.9%
Mount Prospect	\$206,000	\$227,250	\$250,000	\$271,000	\$285,000	+ 5.2%	+ 38.3%
Mundelein	\$149,000	\$160,000	\$179,000	\$193,000	\$200,000	+ 3.6%	+ 34.2%
Naperville	\$325,000	\$340,000	\$345,000	\$349,995	\$356,945	+ 2.0%	+ 9.8%
New Lenox	\$220,500	\$220,500	\$242,000	\$250,000	\$260,250	+ 4.1%	+ 18.0%
Niles	\$178,000	\$207,000	\$225,000	\$240,000	\$252,000	+ 5.0%	+ 41.6%
Norridge	\$189,500	\$219,500	\$243,250	\$250,000	\$260,000	+ 4.0%	+ 37.2%
North Aurora	\$175,000	\$204,000	\$200,000	\$214,450	\$215,000	+ 0.3%	+ 22.9%
Northbrook	\$333,500	\$390,000	\$429,500	\$445,000	\$435,500	- 2.1%	+ 30.6%
Northfield	\$445,000	\$485,000	\$489,000	\$566,250	\$468,250	- 17.3%	+ 5.2%
Oak Brook	\$510,000	\$515,000	\$471,250	\$590,000	\$555,000	- 5.9%	+ 8.8%
Oak Forest	\$136,500	\$135,000	\$152,000	\$157,250	\$158,000	+ 0.5%	+ 15.8%
Oak Lawn	\$115,000	\$125,000	\$125,000	\$134,450	\$157,500	+ 17.1%	+ 37.0%
Oak Park	\$274,000	\$298,000	\$318,000	\$312,500	\$340,600	+ 9.0%	+ 24.3%
Orland Park	\$194,250	\$211,000	\$215,000	\$234,325	\$240,000	+ 2.4%	+ 23.6%
Oswego	\$174,000	\$190,000	\$207,000	\$218,000	\$227,500	+ 4.4%	+ 30.7%
Ottawa	\$102,500	\$95,500	\$99,000	\$115,000	\$117,000	+ 1.7%	+ 14.1%
Palatine	\$155,000	\$188,000	\$210,299	\$230,000	\$237,500	+ 3.3%	+ 53.2%
Palos Heights	\$205,000	\$216,450	\$223,000	\$235,000	\$243,000	+ 3.4%	+ 18.5%
Palos Hills	\$115,000	\$105,000	\$123,000	\$139,800	\$150,000	+ 7.3%	+ 30.4%
Palos Park	\$270,000	\$335,700	\$265,000	\$303,500	\$286,000	- 5.8%	+ 5.9%
Park Forest	\$29,000	\$30,000	\$31,500	\$30,500	\$37,500	+ 23.0%	+ 29.3%
Park Ridge	\$315,750	\$330,000	\$359,000	\$398,000	\$390,000	- 2.0%	+ 23.5%
Paxton	\$68,000	\$52,000	\$78,000	\$76,000	\$79,950	+ 5.2%	+ 17.6%
Peru	\$87,000	\$80,000	\$94,750	\$94,000	\$105,750	+ 12.5%	+ 21.6%
Plainfield	\$170,000	\$185,900	\$200,000	\$207,750	\$221,750	+ 6.7%	+ 30.4%
Plano	\$78,250	\$89,900	\$112,500	\$129,900	\$135,000	+ 3.9%	+ 72.5%
Prospect Heights	\$78,000	\$169,500	\$185,000	\$210,000	\$230,000	+ 9.5%	+ 194.9%
Richton Park	\$55,000	\$83,250	\$72,600	\$70,500	\$99,000	+ 40.4%	+ 80.0%
Rolling Meadows	\$145,000	\$160,200	\$164,000	\$190,000	\$199,000	+ 4.7%	+ 37.2%
Romeoville	\$112,800	\$130,750	\$140,000	\$140,000	\$159,900	+ 14.2%	+ 41.8%
Roselle	\$165,000	\$177,300	\$181,000	\$211,250	\$228,450	+ 8.1%	+ 38.5%
Rosemont	\$75,500	\$98,505	\$98,450	\$70,000	\$122,500	+ 75.0%	+ 62.3%
Round Lake	\$118,250	\$122,300	\$146,675	\$166,770	\$161,600	- 3.1%	+ 36.7%
Round Lake Beach	\$64,200	\$60,175	\$79,950	\$98,000	\$121,700	+ 24.2%	+ 89.6%
Sandwich	\$120,500	\$123,000	\$131,867	\$145,000	\$168,750	+ 16.4%	+ 40.0%
Sauk Village	\$20,500	\$21,700	\$22,506	\$25,000	\$24,984	- 0.1%	+ 21.9%
Schaumburg	\$132,500	\$140,000	\$158,250	\$174,400	\$185,700	+ 6.5%	+ 40.2%

# Area Historical Median Prices (cont.)

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Seneca	\$107,000	\$123,500	\$111,000	\$112,000	\$127,000	+ 13.4%	+ 18.7%
Shorewood	\$200,450	\$202,000	\$202,400	\$220,000	\$230,000	+ 4.5%	+ 14.7%
Skokie	\$185,000	\$208,000	\$240,000	\$249,893	\$282,800	+ 13.2%	+ 52.9%
South Elgin	\$153,000	\$159,900	\$175,000	\$200,000	\$191,000	- 4.5%	+ 24.8%
South Holland	\$89,900	\$90,250	\$100,000	\$109,000	\$102,000	- 6.4%	+ 13.5%
St. Charles	\$270,000	\$275,000	\$280,000	\$283,250	\$289,450	+ 2.2%	+ 7.2%
Streamwood	\$111,000	\$133,000	\$145,000	\$158,000	\$170,000	+ 7.6%	+ 53.2%
Streator	\$53,450	\$55,000	\$52,450	\$57,000	\$59,500	+ 4.4%	+ 11.3%
Sugar Grove	\$210,000	\$221,500	\$243,045	\$244,000	\$262,500	+ 7.6%	+ 25.0%
Sycamore	\$140,000	\$140,000	\$162,250	\$169,950	\$170,000	+ 0.0%	+ 21.4%
Tinley Park	\$160,000	\$165,000	\$175,000	\$175,000	\$182,500	+ 4.3%	+ 14.1%
Utica	\$47,400	\$83,900	\$72,000	\$95,000	\$60,000	- 36.8%	+ 26.6%
Vernon Hills	\$230,750	\$270,520	\$265,000	\$305,000	\$310,000	+ 1.6%	+ 34.3%
Villa Park	\$132,500	\$152,450	\$175,000	\$190,000	\$197,000	+ 3.7%	+ 48.7%
Watseka	\$67,000	\$59,900	\$77,000	\$64,750	\$65,000	+ 0.4%	- 3.0%
Wauconda	\$154,750	\$156,000	\$168,500	\$199,000	\$190,250	- 4.4%	+ 22.9%
Waukegan	\$50,000	\$52,745	\$70,000	\$79,000	\$105,000	+ 32.9%	+ 110.0%
West Chicago	\$136,500	\$160,000	\$186,750	\$185,500	\$228,000	+ 22.9%	+ 67.0%
Westchester	\$157,500	\$171,750	\$187,750	\$201,700	\$222,000	+ 10.1%	+ 41.0%
Western Springs	\$425,000	\$455,000	\$510,000	\$583,750	\$546,000	- 6.5%	+ 28.5%
Westmont	\$167,000	\$215,000	\$225,000	\$233,000	\$228,500	- 1.9%	+ 36.8%
Wheaton	\$272,636	\$276,000	\$275,000	\$290,000	\$302,250	+ 4.2%	+ 10.9%
Wheeling	\$105,000	\$131,000	\$147,500	\$160,000	\$173,500	+ 8.4%	+ 65.2%
Willowbrook	\$115,000	\$140,000	\$157,250	\$154,750	\$196,500	+ 27.0%	+ 70.9%
Wilmette	\$525,000	\$546,250	\$617,500	\$634,250	\$660,000	+ 4.1%	+ 25.7%
Winnetka	\$957,000	\$955,000	\$1,149,500	\$1,072,000	\$1,075,000	+ 0.3%	+ 12.3%
Wonder Lake	\$68,500	\$70,500	\$105,000	\$107,000	\$130,500	+ 22.0%	+ 90.5%
Woodridge	\$175,000	\$182,825	\$205,000	\$222,000	\$250,000	+ 12.6%	+ 42.9%
Woodstock	\$121,500	\$121,000	\$155,125	\$170,125	\$175,000	+ 2.9%	+ 44.0%
Yorkville	\$155,000	\$185,000	\$190,702	\$205,000	\$223,000	+ 8.8%	+ 43.9%
Zion	\$52,000	\$65,000	\$79,000	\$85,000	\$96,500	+ 13.5%	+ 85.6%
Chicago - Albany Park	\$126,500	\$170,000	\$183,000	\$235,450	\$240,000	+ 1.9%	+ 89.7%
Chicago - Archer Heights	\$120,000	\$135,558	\$144,500	\$165,000	\$167,060	+ 1.2%	+ 39.2%
Chicago - Armour Square	\$252,000	\$256,500	\$280,000	\$240,000	\$250,500	+ 4.4%	- 0.6%
Chicago - Ashburn	\$105,000	\$112,000	\$123,900	\$142,000	\$162,900	+ 14.7%	+ 55.1%
Chicago - Auburn Gresham	\$42,225	\$41,949	\$44,400	\$54,500	\$73,000	+ 33.9%	+ 72.9%
Chicago - Austin	\$61,000	\$69,000	\$86,500	\$105,000	\$125,500	+ 19.5%	+ 105.7%
Chicago - Avalon Park	\$40,600	\$50,551	\$61,300	\$75,000	\$83,500	+ 11.3%	+ 105.7%
Chicago - Avondale	\$155,000	\$230,000	\$314,950	\$313,700	\$342,500	+ 9.2%	+ 121.0%
Chicago - Belmont Cragin	\$122,700	\$137,550	\$170,000	\$185,000	\$225,000	+ 21.6%	+ 83.4%
Chicago - Beverly	\$232,250	\$218,500	\$280,000	\$275,500	\$260,000	- 5.6%	+ 11.9%
Chicago - Bridgeport	\$223,500	\$240,000	\$264,000	\$330,000	\$333,500	+ 1.1%	+ 49.2%
Chicago - Brighton Park	\$66,000	\$77,350	\$115,000	\$132,750	\$177,450	+ 33.7%	+ 168.9%
Chicago - Burnside	\$27,000	\$24,826	\$24,000	\$33,500	\$44,500	+ 32.8%	+ 64.8%
Chicago - Calumet Heights	\$65,000	\$66,000	\$84,000	\$91,162	\$115,000	+ 26.1%	+ 76.9%
Chicago - Chatham	\$50,000	\$57,000	\$70,000	\$68,750	\$92,600	+ 34.7%	+ 85.2%
Chicago - Chicago Lawn	\$50,500	\$57,100	\$69,250	\$80,000	\$100,000	+ 25.0%	+ 98.0%
Chicago - Clearing	\$125,000	\$140,000	\$155,450	\$163,000	\$190,750	+ 17.0%	+ 52.6%
Chicago - Douglas	\$65,300	\$95,000	\$123,050	\$138,000	\$122,250	- 11.4%	+ 87.2%
Chicago - Dunning	\$154,000	\$171,000	\$208,500	\$220,000	\$235,500	+ 7.0%	+ 52.9%
Chicago - East Garfield Park	\$35,100	\$47,000	\$56,900	\$70,000	\$119,800	+ 71.1%	+ 241.3%
Chicago - East Side	\$52,400	\$64,000	\$75,000	\$78,000	\$83,000	+ 6.4%	+ 58.4%
Chicago - Edgewater	\$140,000	\$160,000	\$188,750	\$207,250	\$219,900	+ 6.1%	+ 57.1%
Chicago - Edison Park	\$236,500	\$264,000	\$297,250	\$310,000	\$310,000	0.0%	+ 31.1%

# Area Historical Median Prices (cont.)

	2012	2013	2014	2015	2016	Change From 2015	Change From 2012
Chicago - Englewood	\$10,000	\$9,500	\$13,697	\$14,000	\$15,000	+ 7.1%	+ 50.0%
Chicago - Forest Glen	\$362,500	\$387,000	\$395,750	\$415,070	\$425,550	+ 2.5%	+ 17.4%
Chicago - Fuller Park	\$30,000	\$22,000	\$28,000	\$27,500	\$75,700	+ 175.3%	+ 152.3%
Chicago - Gage Park	\$60,000	\$74,400	\$90,000	\$105,000	\$124,100	+ 18.2%	+ 106.8%
Chicago - Garfield Ridge	\$135,000	\$155,000	\$172,500	\$190,000	\$200,000	+ 5.3%	+ 48.1%
Chicago - Grand Boulevard	\$57,500	\$74,050	\$103,000	\$105,000	\$157,049	+ 49.6%	+ 173.1%
Chicago - Greater Grand Crossing	\$25,000	\$38,750	\$37,000	\$45,500	\$53,594	+ 17.8%	+ 114.4%
Chicago - Hegewisch	\$82,550	\$74,500	\$82,500	\$100,000	\$117,500	+ 17.5%	+ 42.3%
Chicago - Hermosa	\$93,000	\$123,750	\$143,000	\$166,900	\$213,000	+ 27.6%	+ 129.0%
Chicago - Humboldt Park	\$50,000	\$64,000	\$83,000	\$147,000	\$136,250	- 7.3%	+ 172.5%
Chicago - Hyde Park	\$176,055	\$200,000	\$165,000	\$180,000	\$188,180	+ 4.5%	+ 6.9%
Chicago - Irving Park	\$170,000	\$225,500	\$255,000	\$283,750	\$279,000	- 1.7%	+ 64.1%
Chicago - Jefferson Park	\$180,000	\$202,000	\$235,000	\$249,000	\$274,000	+ 10.0%	+ 52.2%
Chicago - Kenwood	\$105,000	\$143,950	\$151,125	\$200,000	\$188,250	- 5.9%	+ 79.3%
Chicago - Lake View	\$335,000	\$350,000	\$373,375	\$360,000	\$375,000	+ 4.2%	+ 11.9%
Chicago - Lincoln Park	\$435,000	\$480,000	\$490,000	\$497,700	\$510,000	+ 2.5%	+ 17.2%
Chicago - Lincoln Square	\$256,450	\$285,000	\$307,750	\$323,000	\$320,000	- 0.9%	+ 24.8%
Chicago - Logan Square	\$295,000	\$360,000	\$365,000	\$380,000	\$408,500	+ 7.5%	+ 38.5%
Chicago - Loop	\$307,750	\$332,000	\$343,000	\$346,500	\$349,000	+ 0.7%	+ 13.4%
Chicago - Lower West Side	\$150,000	\$175,000	\$216,500	\$204,500	\$295,000	+ 44.3%	+ 96.7%
Chicago - McKinley Park	\$145,000	\$165,000	\$192,100	\$182,000	\$229,000	+ 25.8%	+ 57.9%
Chicago - Montclare	\$139,000	\$149,500	\$180,000	\$200,000	\$205,000	+ 2.5%	+ 47.5%
Chicago - Morgan Park	\$95,000	\$73,150	\$98,501	\$136,250	\$140,000	+ 2.8%	+ 47.4%
Chicago - Mount Greenwood	\$169,419	\$167,000	\$191,500	\$193,450	\$210,000	+ 8.6%	+ 24.0%
Chicago - Near North Side	\$350,000	\$382,500	\$390,000	\$402,781	\$410,000	+ 1.8%	+ 17.1%
Chicago - Near South Side	\$269,000	\$355,000	\$380,500	\$360,000	\$361,200	+ 0.3%	+ 34.3%
Chicago - Near West Side	\$247,500	\$285,900	\$315,000	\$330,500	\$340,000	+ 2.9%	+ 37.4%
Chicago - New City	\$27,500	\$39,000	\$57,000	\$65,000	\$78,900	+ 21.4%	+ 186.9%
Chicago - North Center	\$407,750	\$435,000	\$459,500	\$454,500	\$480,000	+ 5.6%	+ 17.7%
Chicago - North Lawndale	\$21,000	\$30,200	\$43,000	\$45,450	\$55,500	+ 22.1%	+ 164.3%
Chicago - North Park	\$199,000	\$210,000	\$245,000	\$260,750	\$310,000	+ 18.9%	+ 55.8%
Chicago - Norwood Park	\$215,000	\$240,000	\$266,000	\$273,000	\$297,000	+ 8.8%	+ 38.1%
Chicago - Oakland	\$182,000	\$122,000	\$188,500	\$274,900	\$255,000	- 7.2%	+ 40.1%
Chicago - O'Hare	\$66,000	\$75,000	\$111,250	\$108,500	\$120,000	+ 10.6%	+ 81.8%
Chicago - Portage Park	\$162,250	\$196,000	\$225,000	\$245,000	\$262,250	+ 7.0%	+ 61.6%
Chicago - Pullman	\$40,000	\$49,300	\$47,250	\$45,450	\$49,000	+ 7.8%	+ 22.5%
Chicago - Riverdale	\$8,990	\$10,650	\$11,275	\$9,500	\$11,000	+ 15.8%	+ 22.4%
Chicago - Rogers Park	\$67,000	\$98,000	\$124,500	\$164,700	\$171,000	+ 3.8%	+ 155.2%
Chicago - Roseland	\$28,500	\$31,500	\$36,250	\$41,000	\$40,000	- 2.4%	+ 40.4%
Chicago - South Chicago	\$25,000	\$29,900	\$27,500	\$42,990	\$64,187	+ 49.3%	+ 156.7%
Chicago - South Deering	\$24,400	\$25,000	\$22,900	\$25,379	\$29,280	+ 15.4%	+ 20.0%
Chicago - South Lawndale	\$40,000	\$45,250	\$48,500	\$67,000	\$85,000	+ 26.9%	+ 112.5%
Chicago - South Shore	\$32,000	\$30,000	\$36,300	\$42,000	\$59,900	+ 42.6%	+ 87.2%
Chicago - Uptown	\$194,000	\$218,950	\$233,000	\$240,000	\$255,000	+ 6.3%	+ 31.4%
Chicago - Washington Heights	\$41,350	\$50,000	\$55,250	\$72,500	\$82,000	+ 13.1%	+ 98.3%
Chicago - Washington Park	\$29,000	\$35,000	\$39,000	\$45,000	\$60,000	+ 33.3%	+ 106.9%
Chicago - West Elsdon	\$113,500	\$122,735	\$144,500	\$150,000	\$165,000	+ 10.0%	+ 45.4%
Chicago - West Englewood	\$12,500	\$12,376	\$14,950	\$17,137	\$21,000	+ 22.5%	+ 68.0%
Chicago - West Garfield Park	\$30,350	\$19,000	\$30,950	\$25,000	\$37,750	+ 51.0%	+ 24.4%
Chicago - West Lawn	\$107,000	\$120,000	\$129,000	\$149,700	\$160,000	+ 6.9%	+ 49.5%
Chicago - West Pullman	\$25,000	\$25,000	\$29,950	\$32,750	\$40,000	+ 22.1%	+ 60.0%
Chicago - West Ridge	\$66,000	\$88,100	\$119,900	\$136,438	\$142,000	+ 4.1%	+ 115.2%
Chicago - West Town	\$345,000	\$385,600	\$404,505	\$430,000	\$449,000	+ 4.4%	+ 30.1%
Chicago - Woodlawn	\$37,500	\$46,000	\$58,500	\$70,000	\$83,100	+ 18.7%	+ 121.6%