

Weekly Market Activity Report

A RESEARCH TOOL REFLECTING RESIDENTIAL REAL ESTATE ACTIVITY WITHIN THE 77 OFFICIALLY DEFINED CHICAGO COMMUNITY AREAS PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



For Week Ending February 14, 2015

Data current as of February 23, 2015

As we hit February, mortgage rates continue to remain low, bringing about a high dosage of optimism to the market. While some reports attempt to dissect drops in builder confidence with a negative-bent attitude, low rates seem prepped to steer potential buyers toward getting their own set of house keys, curbing the pessimism of market naysayers.

SINGLE-FAMILY DETACHED

For the week ending February 14:

- New Listings increased 6.3% to 322
- Under Contract Sales increased 38.2% to 239
- Inventory decreased 7.1% to 3,649

For the month of January:

- Median Sales Price increased 9.6% to \$163,275
- Market Time decreased 12.2% to 101
- Pct of List Price Rec'd increased 0.3% to 92.5%
- Months Supply decreased 4.3% to 4.4

SINGLE-FAMILY ATTACHED

For the week ending February 14:

- New Listings increased 4.0% to 573
- Under Contract Sales increased 31.0% to 444
- Inventory decreased 2.6% to 4,441

For the month of January:

- Median Sales Price increased 12.6% to \$285,000
- Market Time decreased 4.2% to 92
- Pct of List Price Rec'd decreased 1.5% to 93.6%
- Months Supply remained flat at 3.3

Quick Facts

+ 6.3%	+ 4.0%	+ 38.2%	+ 31.0%	- 7.1%	- 2.6%
Detached	Attached	Detached	Attached	Detached	Attached
Year-Over-Year Change New Listings		Year-Over-Year Change Under Contract		Year-Over-Year Change Homes for Sale	

Metrics by Week

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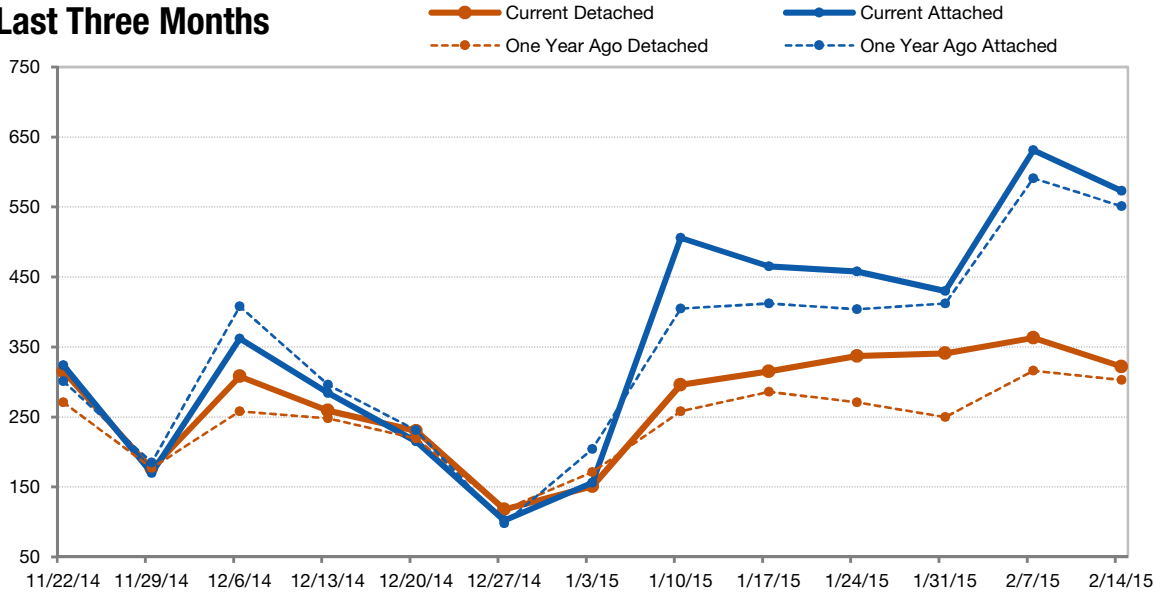
[Click on desired metric to jump to that page.](#)

New Listings

A count of the properties that have been newly listed on the market in a given month.

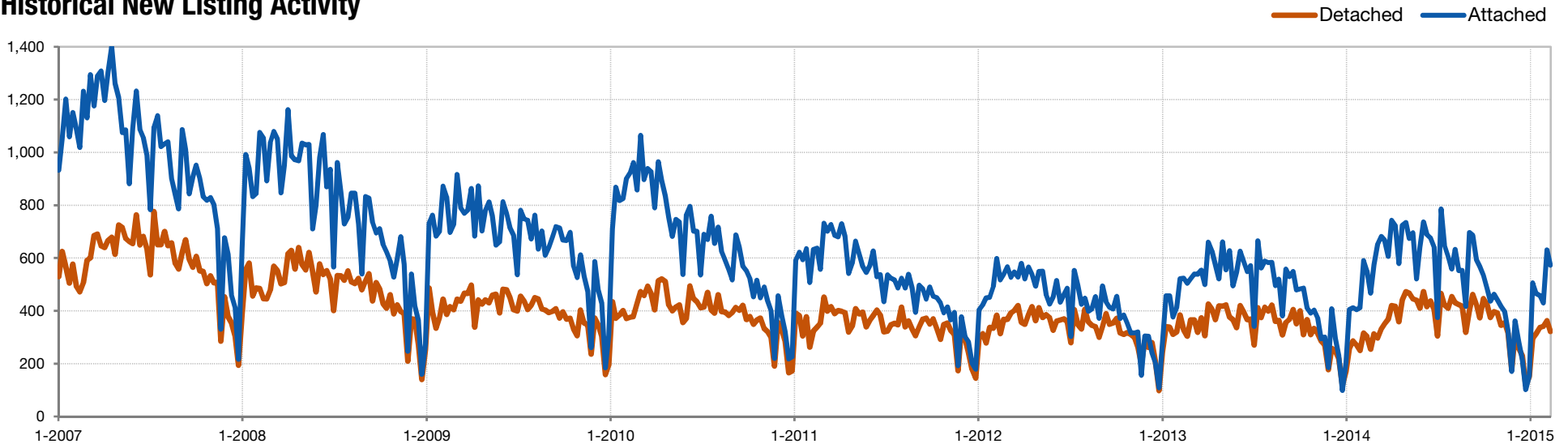


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/22/2014	315	+ 16.2%	324	+ 7.6%
11/29/2014	176	- 0.6%	170	- 8.1%
12/6/2014	308	+ 19.4%	362	- 11.3%
12/13/2014	259	+ 4.4%	284	- 4.1%
12/20/2014	230	+ 5.0%	215	- 6.9%
12/27/2014	118	0.0%	102	+ 4.1%
1/3/2015	151	- 11.7%	156	- 23.5%
1/10/2015	296	+ 14.7%	506	+ 24.9%
1/17/2015	315	+ 10.1%	465	+ 12.9%
1/24/2015	337	+ 24.4%	458	+ 13.4%
1/31/2015	341	+ 36.4%	430	+ 4.4%
2/7/2015	363	+ 14.9%	631	+ 6.8%
2/14/2015	322	+ 6.3%	573	+ 4.0%
3-Month Avg.	272	+ 12.2%	360	+ 4.0%

Historical New Listing Activity

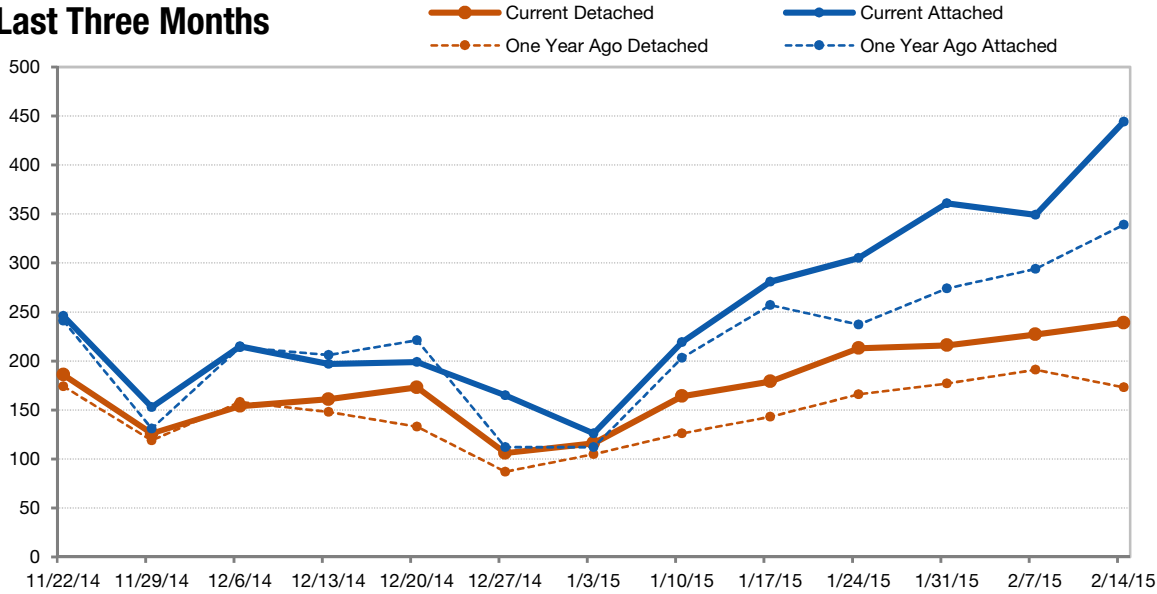


Under Contract

A count of the properties in either a contingent or pending status in a given month.

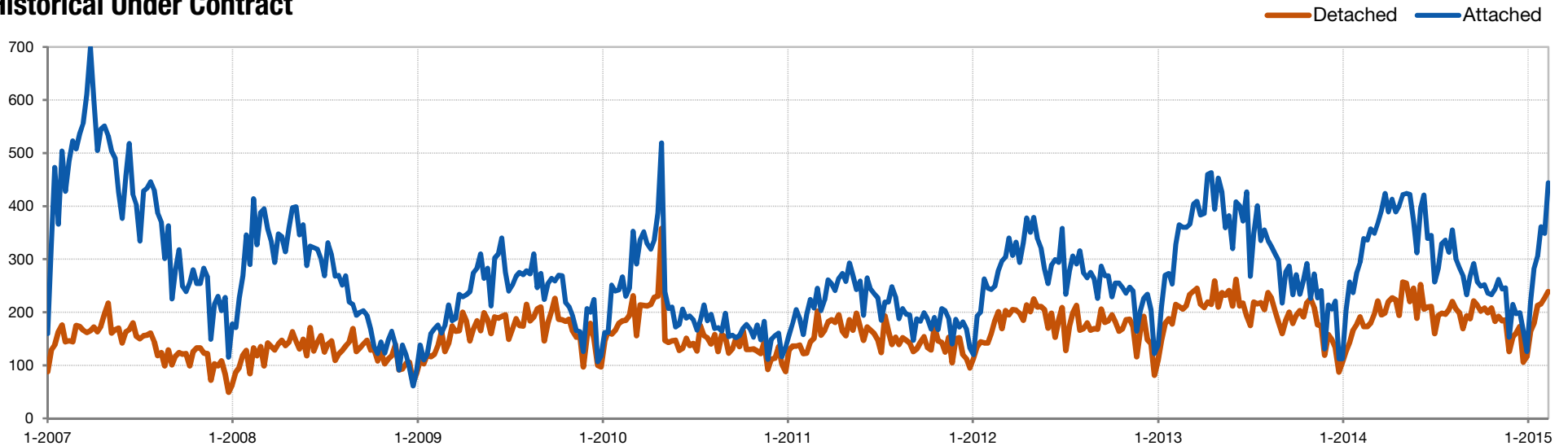


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/22/2014	186	+ 6.9%	246	+ 2.1%
11/29/2014	126	+ 5.9%	153	+ 16.8%
12/6/2014	154	- 2.5%	215	+ 0.5%
12/13/2014	161	+ 8.8%	197	- 4.4%
12/20/2014	173	+ 30.1%	199	- 10.0%
12/27/2014	106	+ 21.8%	165	+ 47.3%
1/3/2015	116	+ 10.5%	126	+ 12.5%
1/10/2015	164	+ 30.2%	219	+ 7.9%
1/17/2015	179	+ 25.2%	281	+ 9.3%
1/24/2015	213	+ 28.3%	305	+ 28.7%
1/31/2015	216	+ 22.0%	361	+ 31.8%
2/7/2015	227	+ 18.8%	349	+ 18.7%
2/14/2015	239	+ 38.2%	444	+ 31.0%
3-Month Avg.	174	+ 18.9%	251	+ 14.7%

Historical Under Contract

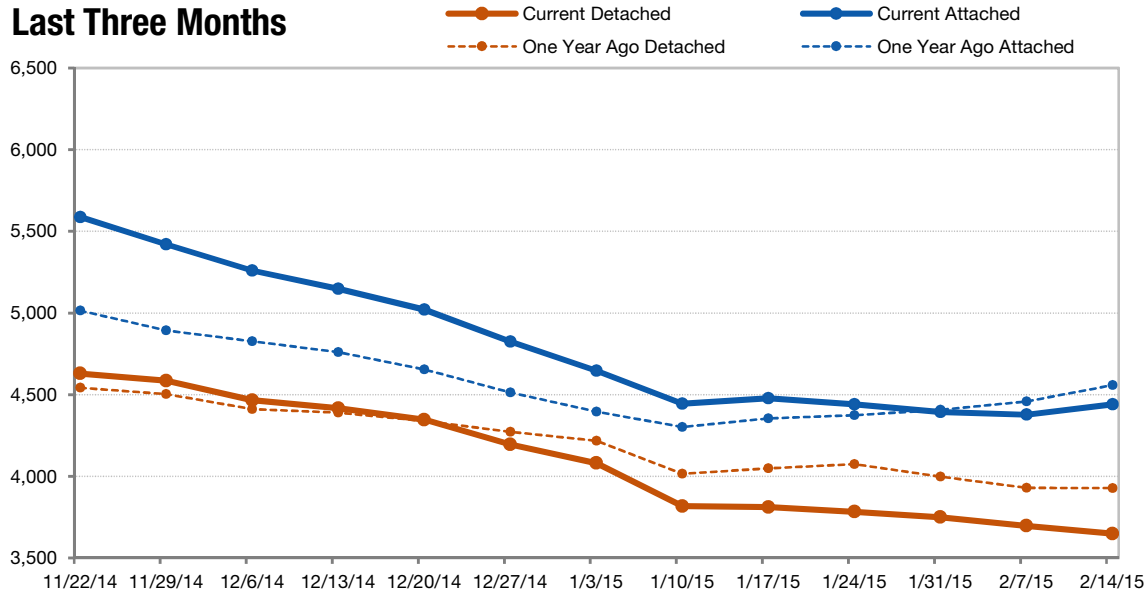


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

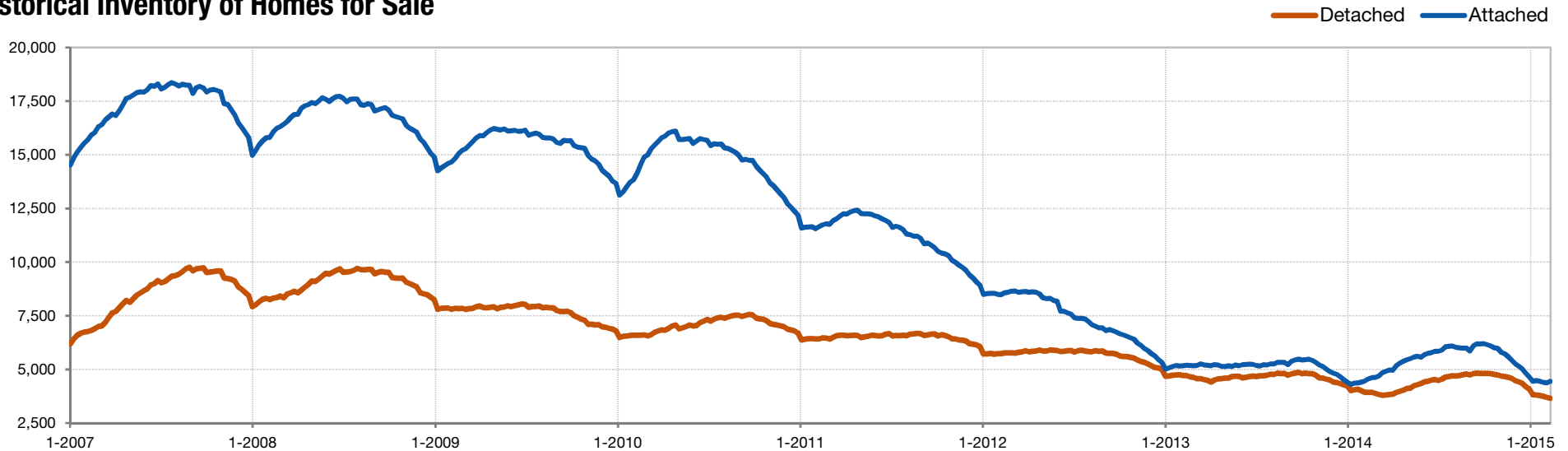


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/22/2014	4,629	+ 1.9%	5,587	+ 11.4%
11/29/2014	4,585	+ 1.8%	5,421	+ 10.8%
12/6/2014	4,466	+ 1.2%	5,259	+ 9.0%
12/13/2014	4,417	+ 0.6%	5,148	+ 8.1%
12/20/2014	4,346	+ 0.2%	5,020	+ 7.8%
12/27/2014	4,194	- 1.8%	4,824	+ 6.9%
1/3/2015	4,081	- 3.2%	4,647	+ 5.7%
1/10/2015	3,817	- 5.0%	4,444	+ 3.3%
1/17/2015	3,811	- 5.9%	4,478	+ 2.8%
1/24/2015	3,783	- 7.2%	4,441	+ 1.5%
1/31/2015	3,750	- 6.2%	4,394	- 0.3%
2/7/2015	3,697	- 5.9%	4,377	- 1.8%
2/14/2015	3,649	- 7.1%	4,441	- 2.6%
3-Month Avg.	4,094	- 2.6%	4,806	+ 5.0%

Historical Inventory of Homes for Sale

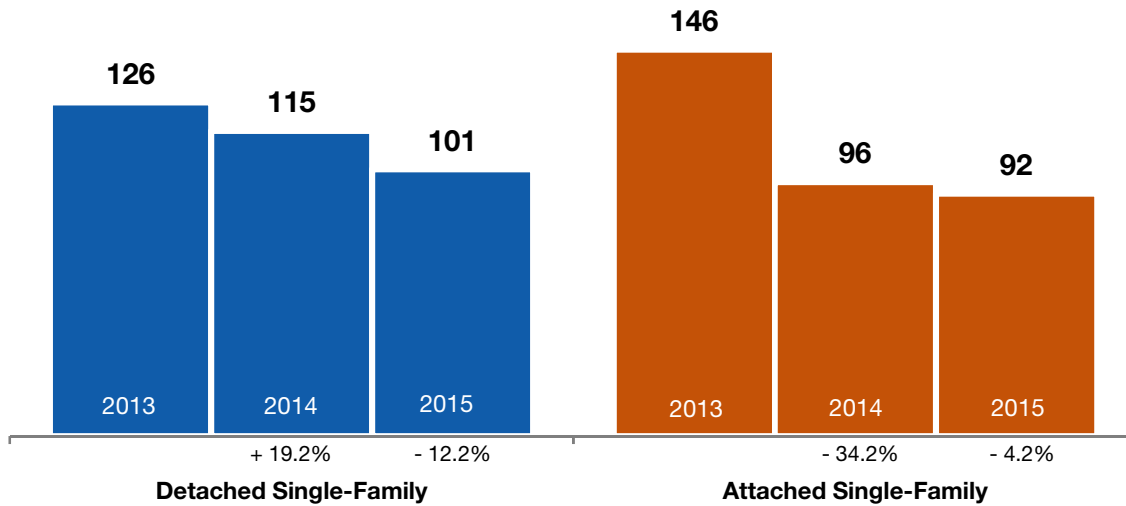


Market Time

Average number of days between when a property is listed and when an offer is accepted in a given month.

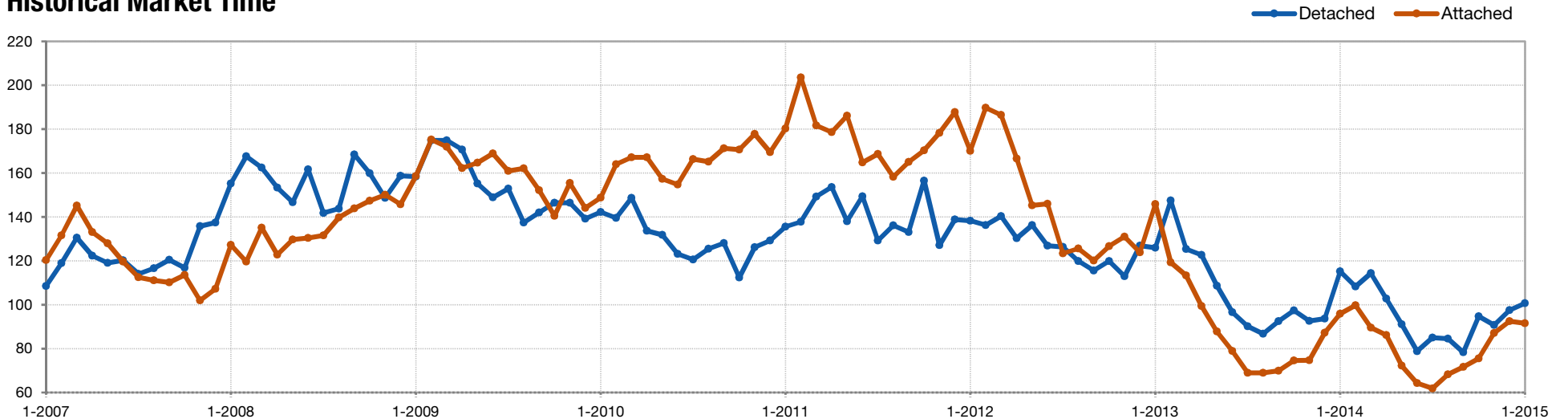


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2014	108	-27.0%	100	-16.0%
Mar-2014	114	-8.8%	90	-20.4%
Apr-2014	103	-16.3%	86	-13.1%
May-2014	91	-16.5%	72	-18.2%
Jun-2014	79	-18.6%	64	-19.0%
Jul-2014	85	-5.6%	62	-10.1%
Aug-2014	85	-2.3%	68	-1.4%
Sep-2014	78	-15.2%	72	+2.9%
Oct-2014	95	-2.1%	76	+1.3%
Nov-2014	91	-2.2%	87	+16.0%
Dec-2014	98	+4.3%	93	+6.9%
Jan-2015	101	-12.2%	92	-4.2%
Average	93	-10.6%	77	-8.0%

Historical Market Time

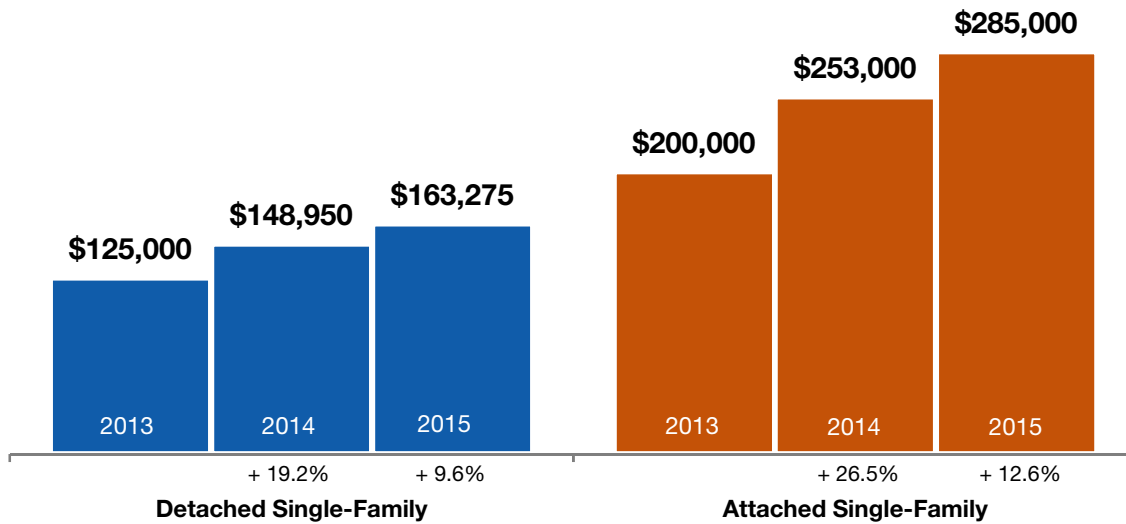


Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

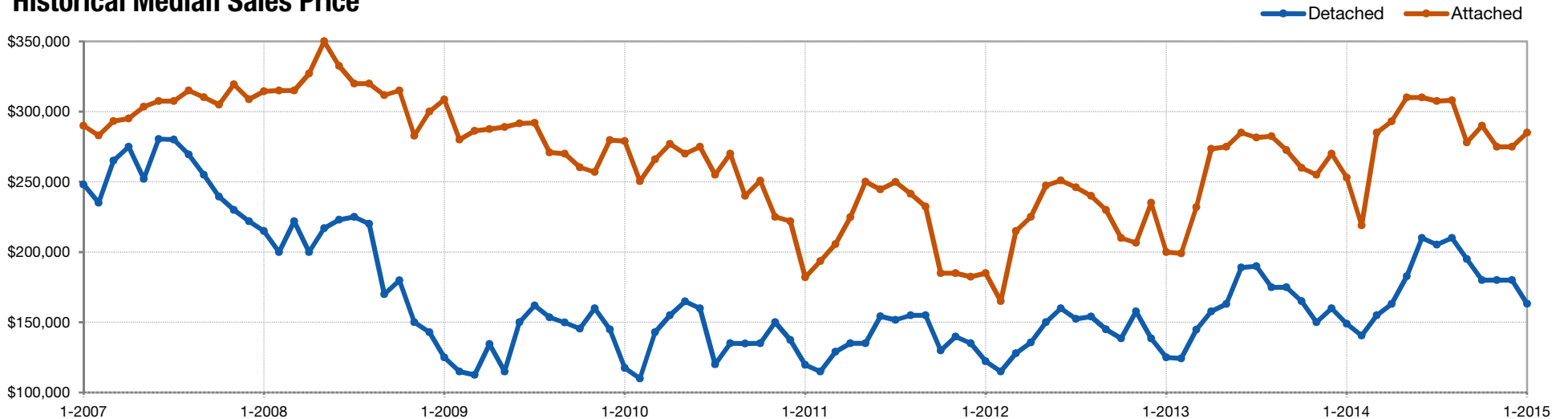


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2014	\$140,500	+ 13.1%	\$219,000	+ 10.1%
Mar-2014	\$155,000	+ 7.1%	\$285,000	+ 22.8%
Apr-2014	\$163,000	+ 3.3%	\$293,000	+ 7.1%
May-2014	\$182,750	+ 12.1%	\$310,000	+ 12.8%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,250	+ 8.0%	\$307,500	+ 9.2%
Aug-2014	\$210,000	+ 20.1%	\$308,000	+ 9.0%
Sep-2014	\$194,999	+ 11.4%	\$278,000	+ 2.0%
Oct-2014	\$180,000	+ 9.1%	\$290,000	+ 11.5%
Nov-2014	\$180,000	+ 20.0%	\$275,000	+ 7.8%
Dec-2014	\$180,000	+ 12.5%	\$275,000	+ 1.9%
Jan-2015	\$163,275	+ 9.6%	\$285,000	+ 12.6%
Median	\$180,000	+ 9.8%	\$292,000	+ 9.4%

Historical Median Sales Price

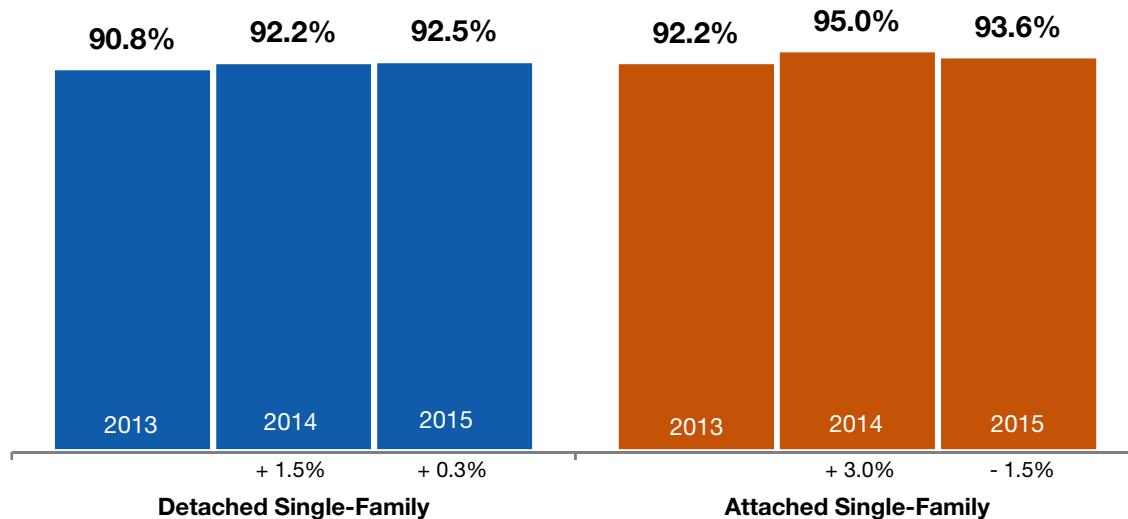


Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

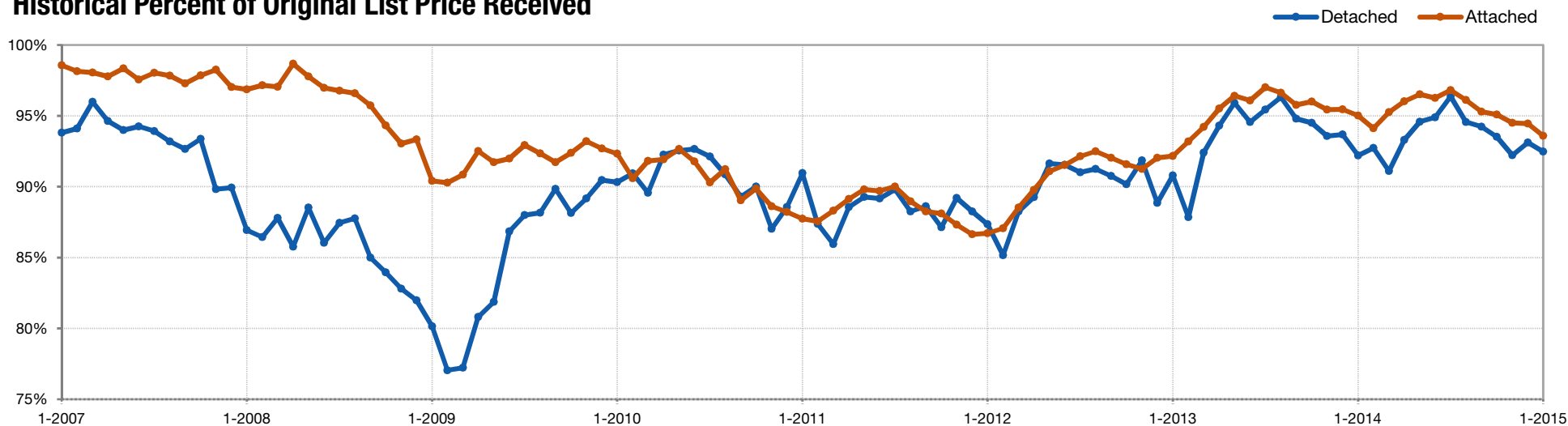


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2014	92.7%	+ 5.5%	94.1%	+ 1.0%
Mar-2014	91.1%	- 1.4%	95.3%	+ 1.2%
Apr-2014	93.3%	- 1.1%	96.0%	+ 0.5%
May-2014	94.6%	- 1.4%	96.5%	+ 0.1%
Jun-2014	94.9%	+ 0.3%	96.3%	+ 0.2%
Jul-2014	96.4%	+ 1.0%	96.8%	- 0.2%
Aug-2014	94.6%	- 1.8%	96.1%	- 0.5%
Sep-2014	94.2%	- 0.6%	95.3%	- 0.5%
Oct-2014	93.5%	- 1.1%	95.1%	- 0.9%
Nov-2014	92.2%	- 1.5%	94.5%	- 0.9%
Dec-2014	93.1%	- 0.6%	94.5%	- 1.0%
Jan-2015	92.5%	+ 0.3%	93.6%	- 1.5%
Average	93.8%	- 0.4%	95.6%	- 0.2%

Historical Percent of Original List Price Received

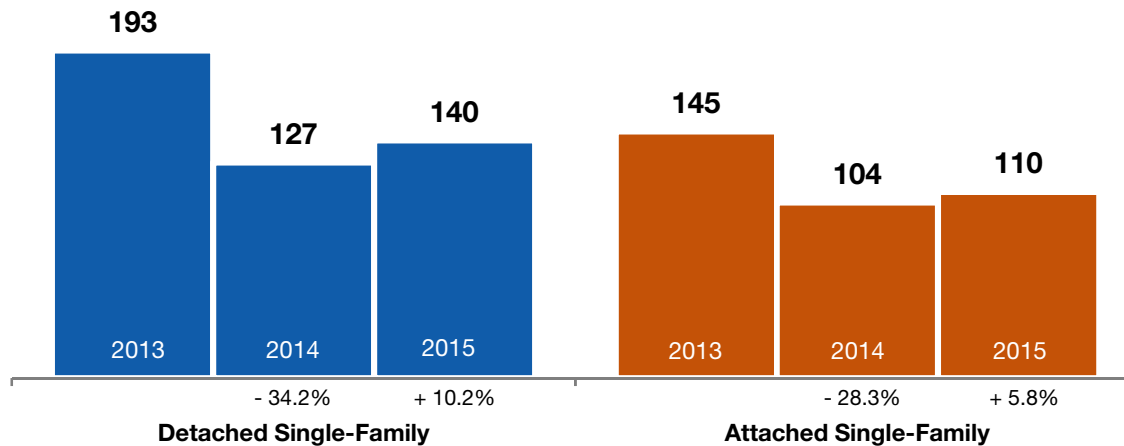


Housing Affordability Index

This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

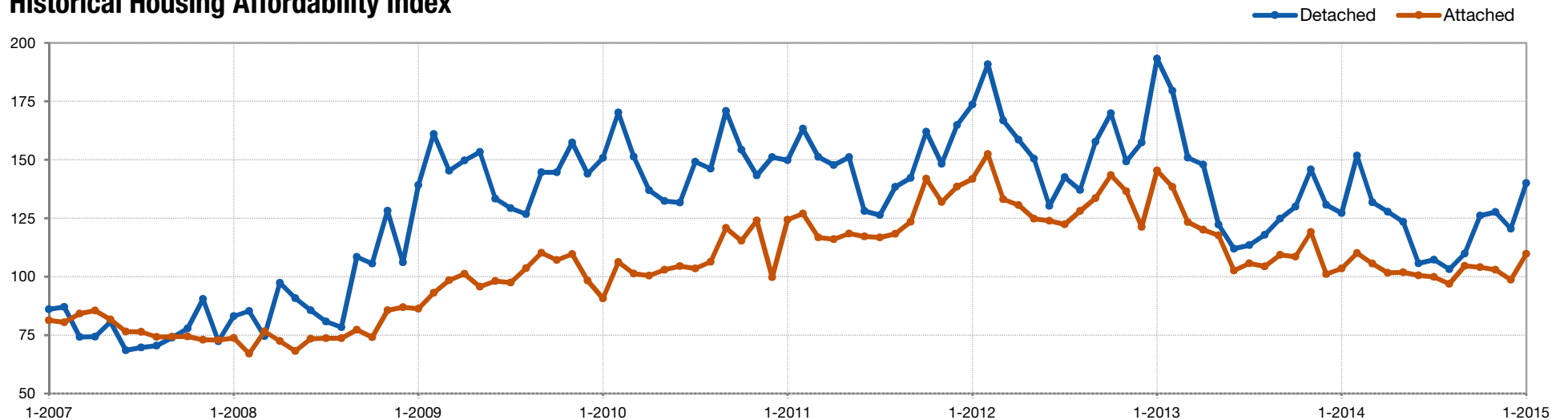


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2014	152	- 15.6%	110	- 20.3%
Mar-2014	132	- 12.6%	106	- 13.8%
Apr-2014	128	- 13.5%	102	- 15.0%
May-2014	123	+ 0.8%	102	- 13.6%
Jun-2014	106	- 5.4%	101	- 1.9%
Jul-2014	107	- 5.3%	100	- 5.7%
Aug-2014	103	- 12.7%	97	- 6.7%
Sep-2014	110	- 12.0%	105	- 3.7%
Oct-2014	126	- 3.1%	104	- 4.6%
Nov-2014	128	- 12.3%	103	- 13.4%
Dec-2014	121	- 7.6%	99	- 2.0%
Jan-2015	140	+ 10.2%	110	+ 5.8%
Average	123	- 7.4%	103	- 7.9%

Historical Housing Affordability Index

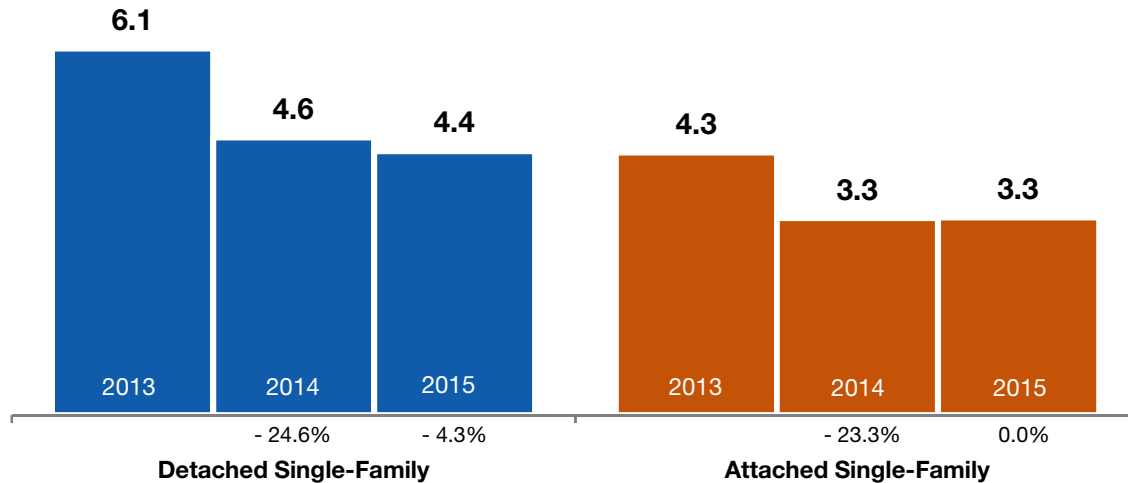


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.



January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2014	4.6	-20.7%	3.5	-18.6%
Mar-2014	4.6	-16.4%	3.7	-11.9%
Apr-2014	4.9	-12.5%	4.1	+2.5%
May-2014	5.3	-7.0%	4.2	+2.4%
Jun-2014	5.4	-5.3%	4.4	+12.8%
Jul-2014	5.7	0.0%	4.6	+17.9%
Aug-2014	5.8	+3.6%	4.5	+15.4%
Sep-2014	5.8	+3.6%	4.7	+17.5%
Oct-2014	5.7	+5.6%	4.5	+15.4%
Nov-2014	5.4	+5.9%	4.0	+14.3%
Dec-2014	4.6	-2.1%	3.4	+9.7%
Jan-2015	4.4	-4.3%	3.3	0.0%
Average	5.2	-4.7%	4.1	+6.1%

Historical Months Supply of Inventory

