

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 21, 2015

Data current as of March 2, 2015

Rumors that Fannie Mae and Freddie Mac could one day be a thing of the past have people wondering about the future of the 30-year fixed-rate mortgage. But let's not sound the alarm just yet. A drastic change to lending's gold standard is certainly not on the immediate horizon. Meanwhile, Federal Reserve Chair Janet Yellen seems to have no immediate interest in raising interest rates for the first time since 2006. The economy remains stable for the time being, which should keep housing rolling through the short-named months.

SINGLE-FAMILY DETACHED

For the week ending February 21:

- New Listings increased 31.8% to 336
- Under Contract Sales increased 42.4% to 245
- Inventory decreased 6.5% to 3,669

For the month of January:

- Median Sales Price increased 10.0% to \$163,775
- Market Time decreased 13.0% to 100
- 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 21:

- New Listings increased 25.9% to 588
- Under Contract Sales increased 31.8% to 443
- Inventory decreased 2.7% to 4,490

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

+ 31.8%	+ 25.9%	+ 42.4%	+ 31.8%	- 6.5%	- 2.7%
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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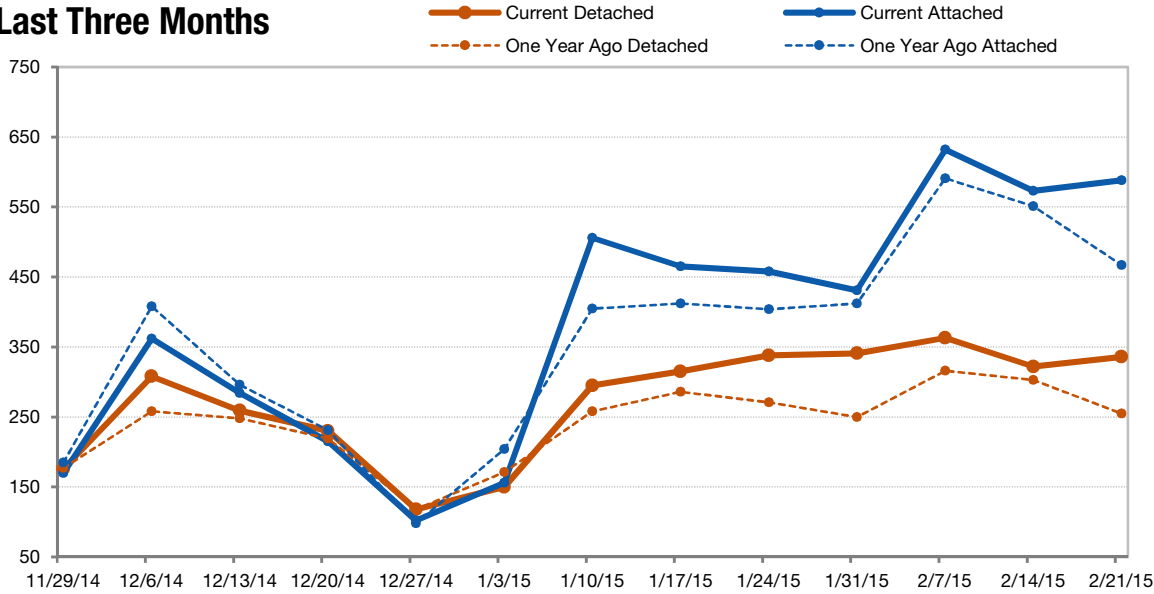
[Click on desired metric to jump to that page.](#)

New Listings

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

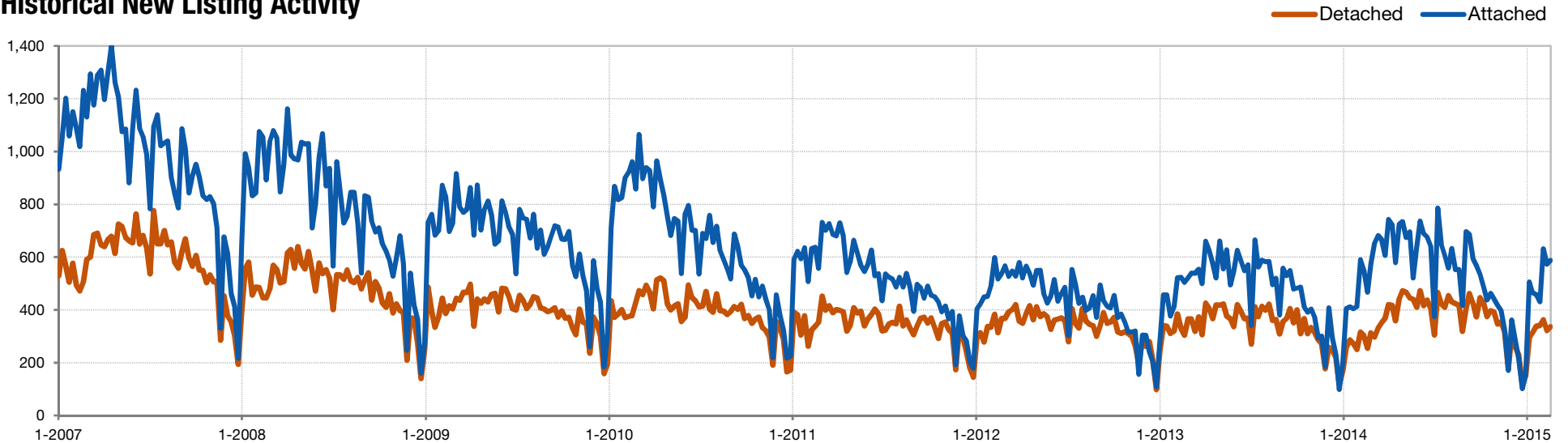


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/29/2014	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	150	- 12.3%	156	- 23.5%
1/10/2015	295	+ 14.3%	506	+ 24.9%
1/17/2015	315	+ 10.1%	465	+ 12.9%
1/24/2015	338	+ 24.7%	458	+ 13.4%
1/31/2015	341	+ 36.4%	431	+ 4.6%
2/7/2015	363	+ 14.9%	632	+ 6.9%
2/14/2015	322	+ 6.3%	573	+ 4.0%
2/21/2015	336	+ 31.8%	588	+ 25.9%
3-Month Avg.	273	+ 13.5%	380	+ 6.0%

Historical New Listing Activity

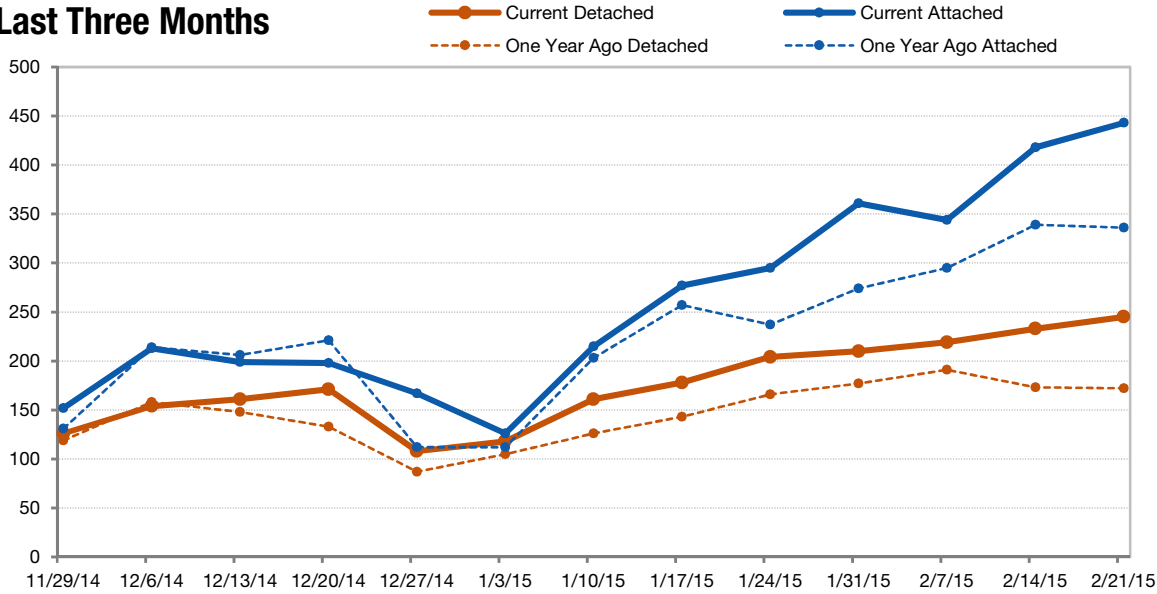


Under Contract

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

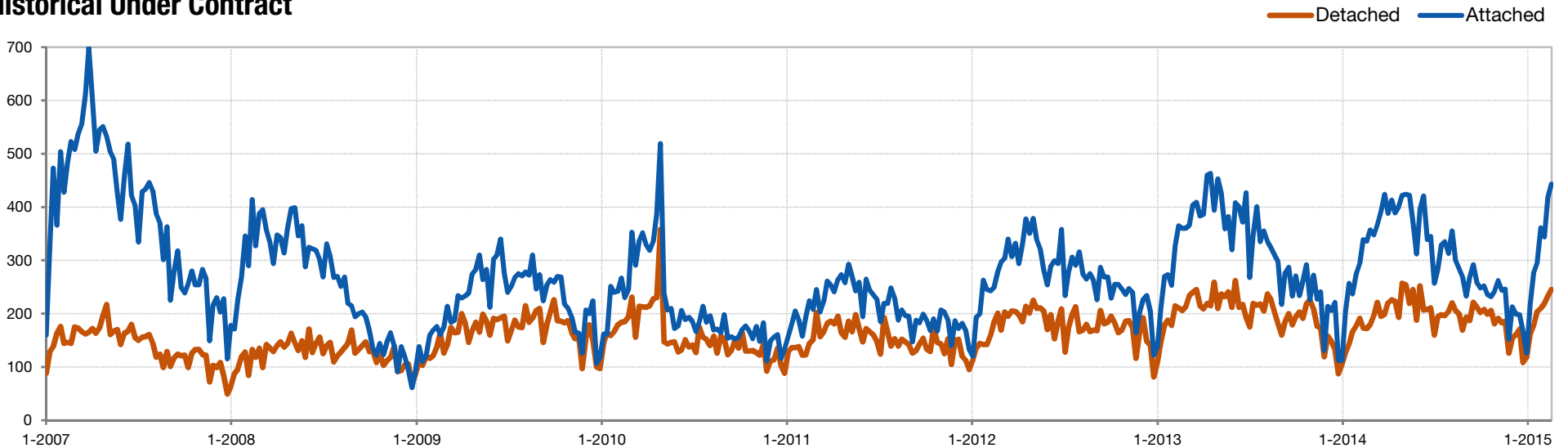


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/29/2014	126	+ 5.9%	152	+ 16.0%
12/6/2014	154	- 2.5%	213	- 0.5%
12/13/2014	161	+ 8.8%	199	- 3.4%
12/20/2014	171	+ 28.6%	198	- 10.4%
12/27/2014	108	+ 24.1%	167	+ 49.1%
1/3/2015	118	+ 12.4%	126	+ 12.5%
1/10/2015	161	+ 27.8%	215	+ 5.9%
1/17/2015	178	+ 24.5%	277	+ 7.8%
1/24/2015	204	+ 22.9%	295	+ 24.5%
1/31/2015	210	+ 18.6%	361	+ 31.8%
2/7/2015	219	+ 14.7%	344	+ 16.6%
2/14/2015	233	+ 34.7%	418	+ 23.3%
2/21/2015	245	+ 42.4%	443	+ 31.8%
3-Month Avg.	176	+ 20.5%	262	+ 16.0%

Historical Under Contract

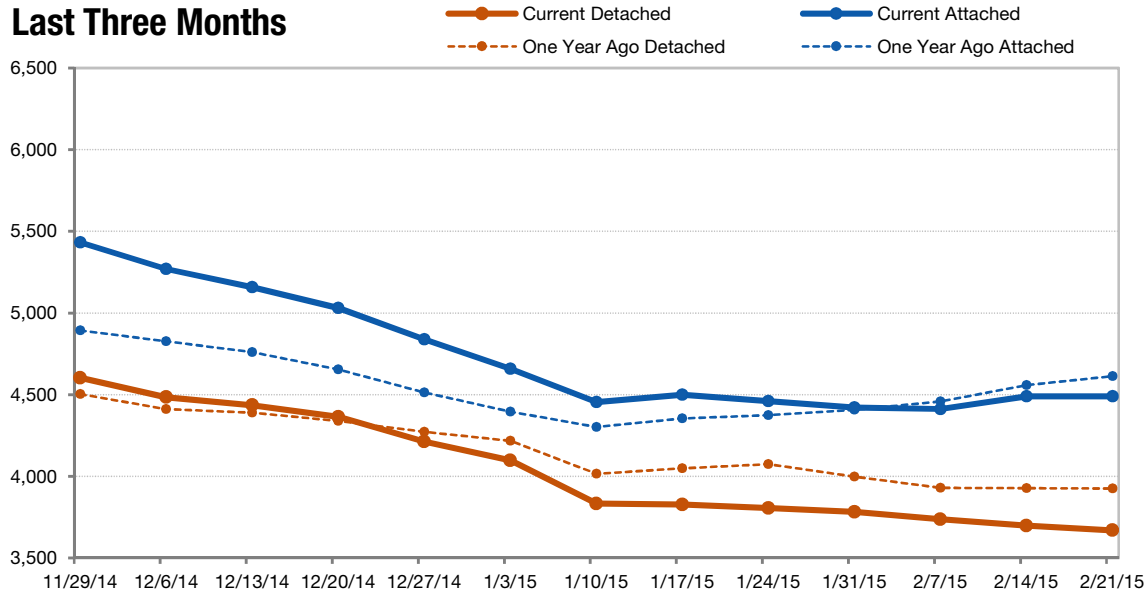


Inventory of Homes for Sale

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

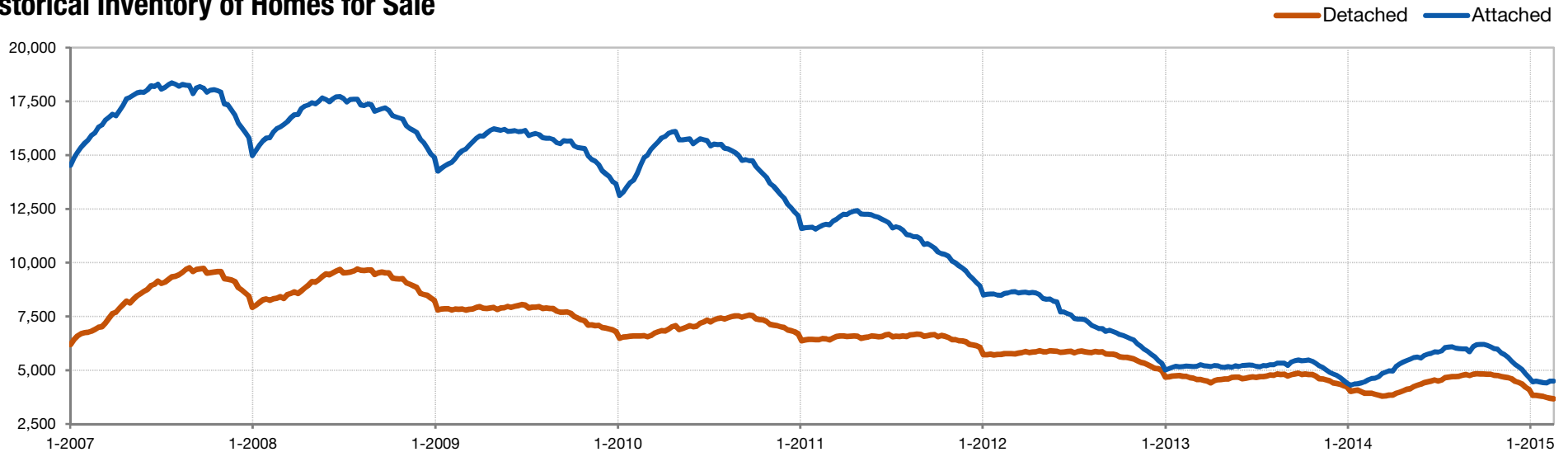


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/29/2014	4,603	+ 2.2%	5,432	+ 11.0%
12/6/2014	4,484	+ 1.6%	5,270	+ 9.2%
12/13/2014	4,435	+ 1.0%	5,157	+ 8.3%
12/20/2014	4,364	+ 0.6%	5,031	+ 8.1%
12/27/2014	4,212	- 1.4%	4,839	+ 7.2%
1/3/2015	4,097	- 2.9%	4,658	+ 6.0%
1/10/2015	3,833	- 4.6%	4,455	+ 3.6%
1/17/2015	3,827	- 5.5%	4,500	+ 3.3%
1/24/2015	3,805	- 6.6%	4,461	+ 2.0%
1/31/2015	3,782	- 5.4%	4,422	+ 0.3%
2/7/2015	3,737	- 4.9%	4,412	- 1.0%
2/14/2015	3,698	- 5.9%	4,490	- 1.5%
2/21/2015	3,669	- 6.5%	4,490	- 2.7%
3-Month Avg.	4,042	- 2.8%	4,740	+ 4.2%

Historical Inventory of Homes for Sale

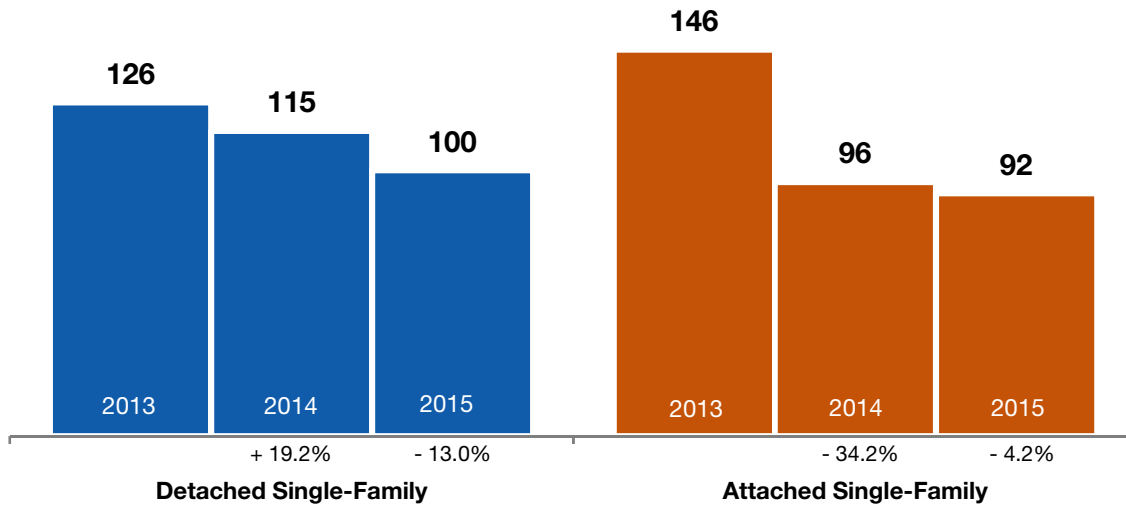


Market Time

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

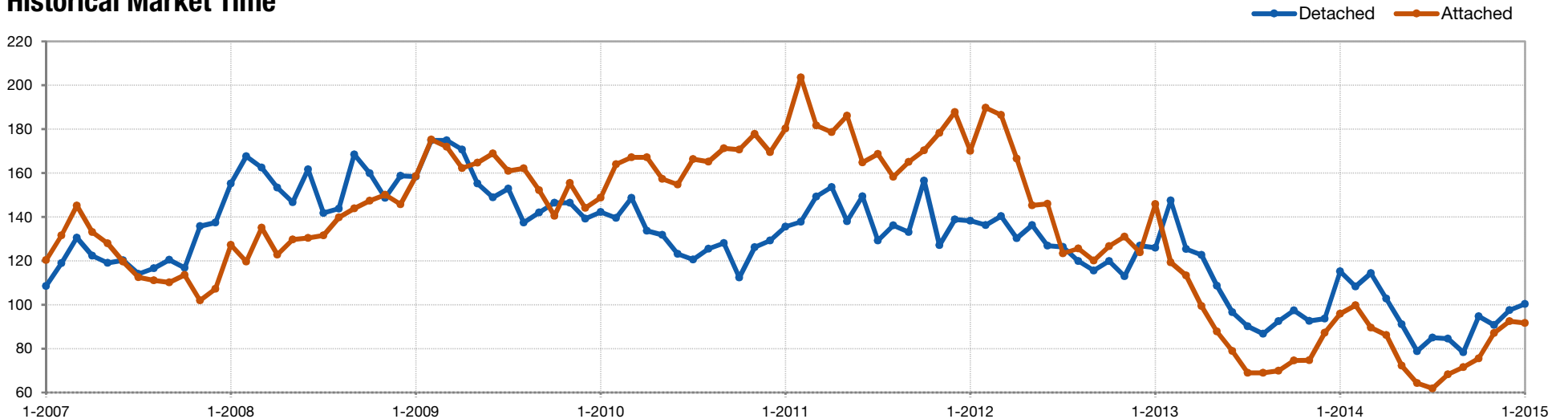


January



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	100	-13.0%	92	-4.2%
Average	93	-10.6%	77	-8.0%

Historical Market Time

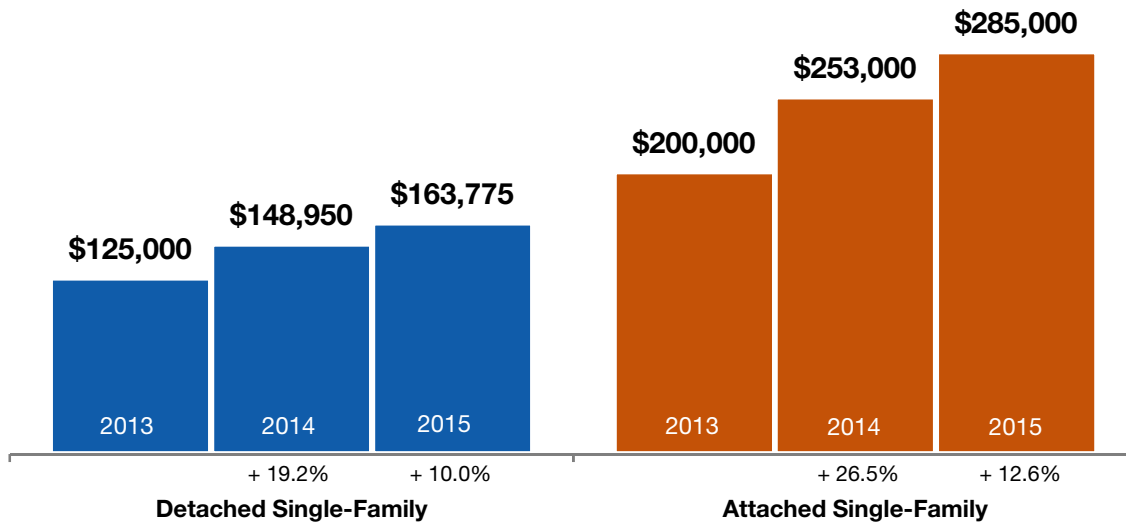


Median Sales Price

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

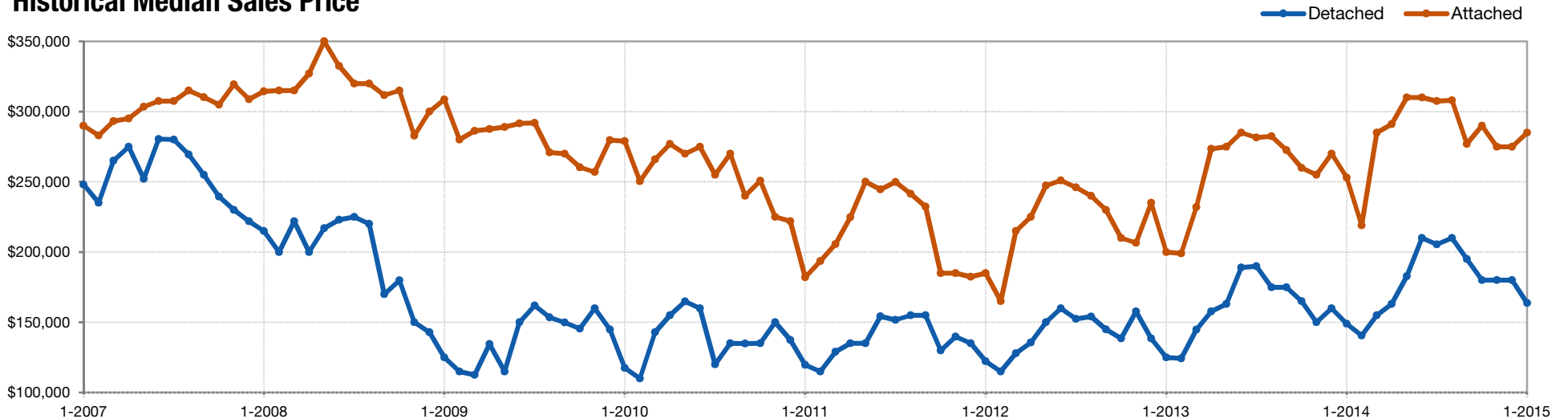


January



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%	\$291,000	+ 6.4%
May-2014	\$182,750	+ 12.1%	\$310,000	+ 12.8%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,500	+ 8.2%	\$307,500	+ 9.2%
Aug-2014	\$210,000	+ 20.1%	\$308,000	+ 9.0%
Sep-2014	\$194,999	+ 11.4%	\$277,000	+ 1.7%
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	\$163,775	+ 10.0%	\$285,000	+ 12.6%
Median	\$180,000	+ 9.8%	\$292,000	+ 9.4%

Historical Median Sales Price

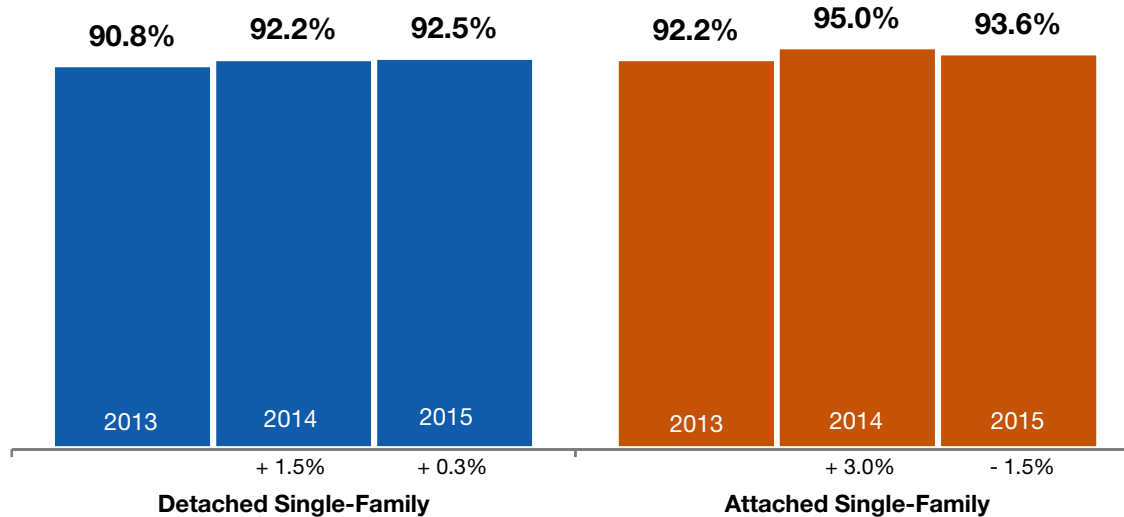


Percent of Original List Price Received

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.

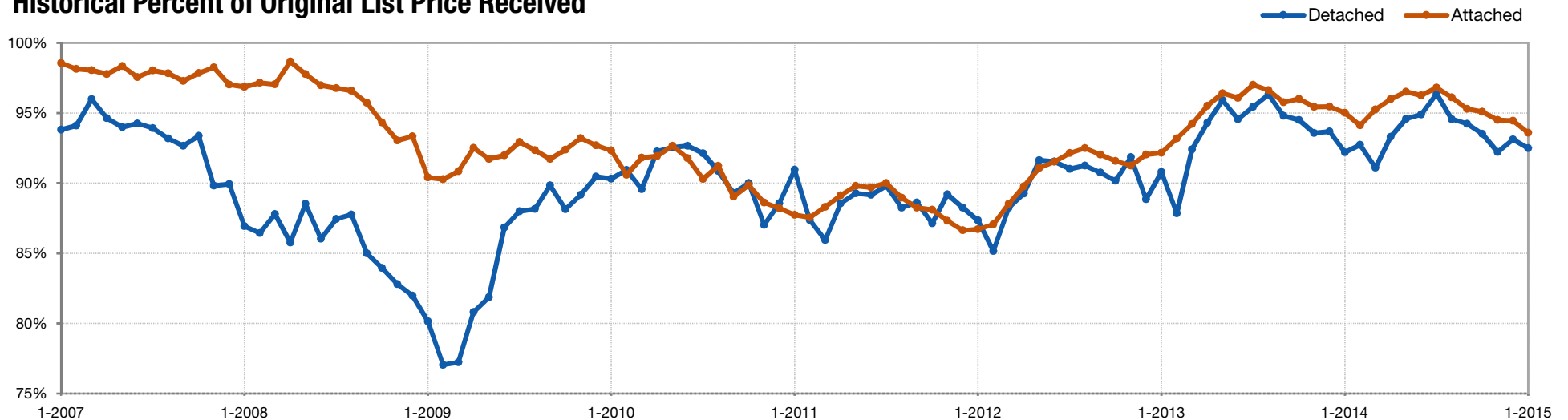


January



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%	94.4%	- 1.2%
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

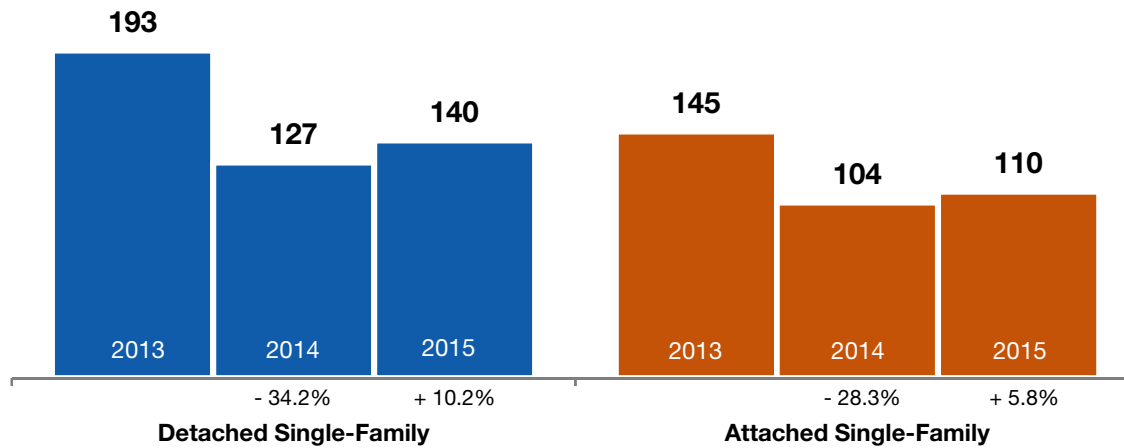


Housing Affordability Index

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.

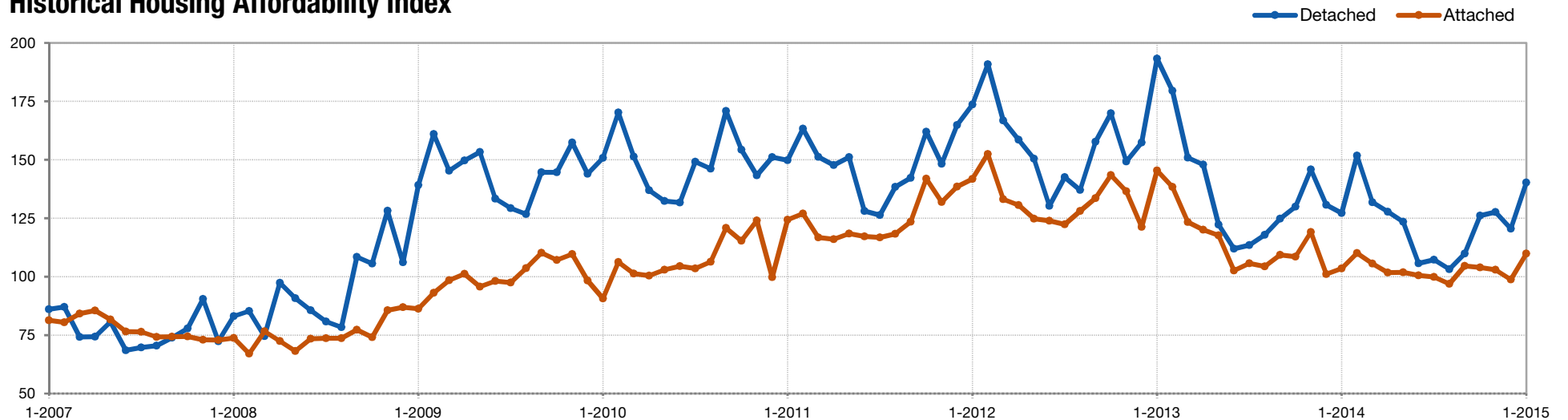


January



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

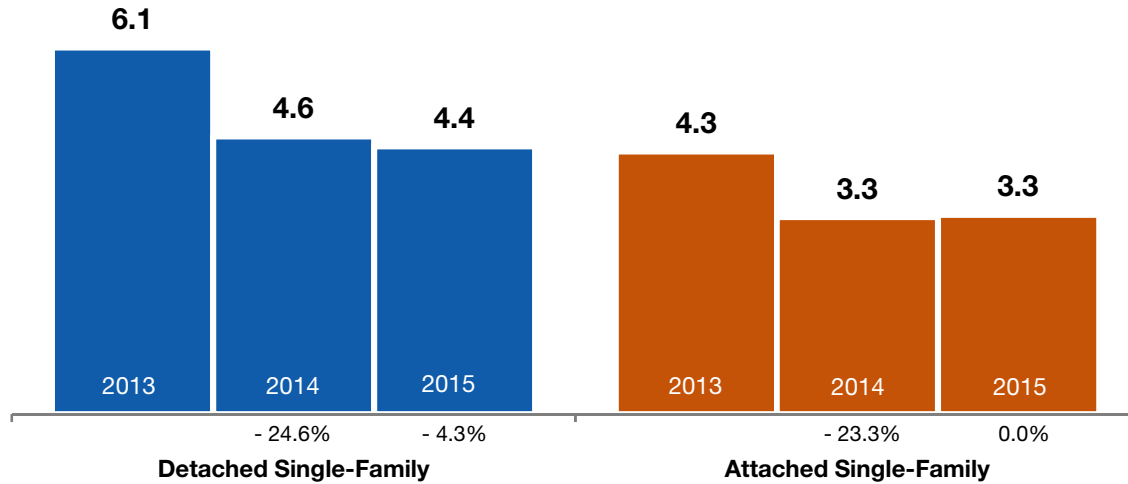


Months Supply of Inventory

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%	4.1	+17.1%
Dec-2014	4.6	-2.1%	3.4	+9.7%
Jan-2015	4.4	-4.3%	3.3	0.0%
Average	5.2	-4.4%	4.1	+6.3%

Historical Months Supply of Inventory

