

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 March 7, 2015

Data current as of March 16, 2015

Many residential real estate markets across the country and locally are in a fairly stable state of balance, causing most stories about housing to be conservative in nature with not much change to report. As the weather continues to warm up across the country, more sales are expected.

SINGLE-FAMILY DETACHED

For the week ending March 7:

- New Listings increased 33.3% to 396
- Under Contract Sales increased 41.6% to 279
- Inventory decreased 7.9% to 3,539

For the month of February:

- Median Sales Price increased 10.3% to \$155,000
- Market Time increased 4.6% to 113
- Pct of List Price Rec'd decreased 2.8% to 90.1%
- Months Supply decreased 10.9% to 4.1

SINGLE-FAMILY ATTACHED

For the week ending March 7:

- New Listings increased 11.2% to 725
- Under Contract Sales increased 27.6% to 444
- Inventory decreased 3.3% to 4,545

For the month of February:

- Median Sales Price increased 20.4% to \$263,750
- Market Time increased 4.0% to 104
- Pct of List Price Rec'd decreased 0.3% to 93.8%
- Months Supply decreased 2.9% to 3.4

Quick Facts

+ 33.3%	+ 11.2%	+ 41.6%	+ 27.6%	- 7.9%	- 3.3%
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
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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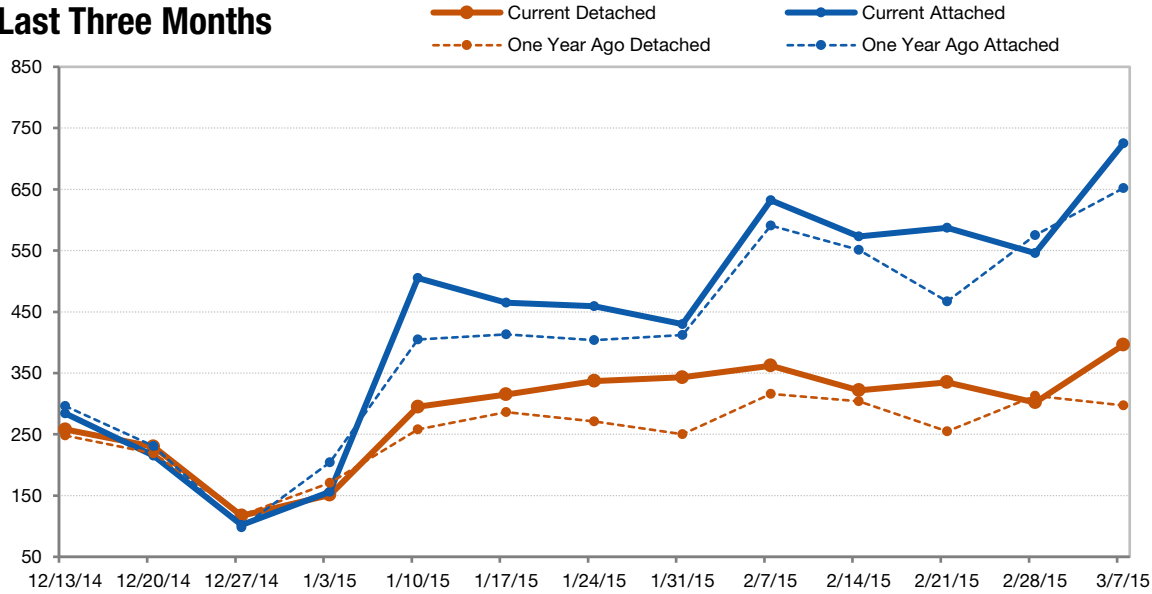
[Click on desired metric to jump to that page.](#)

New Listings

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

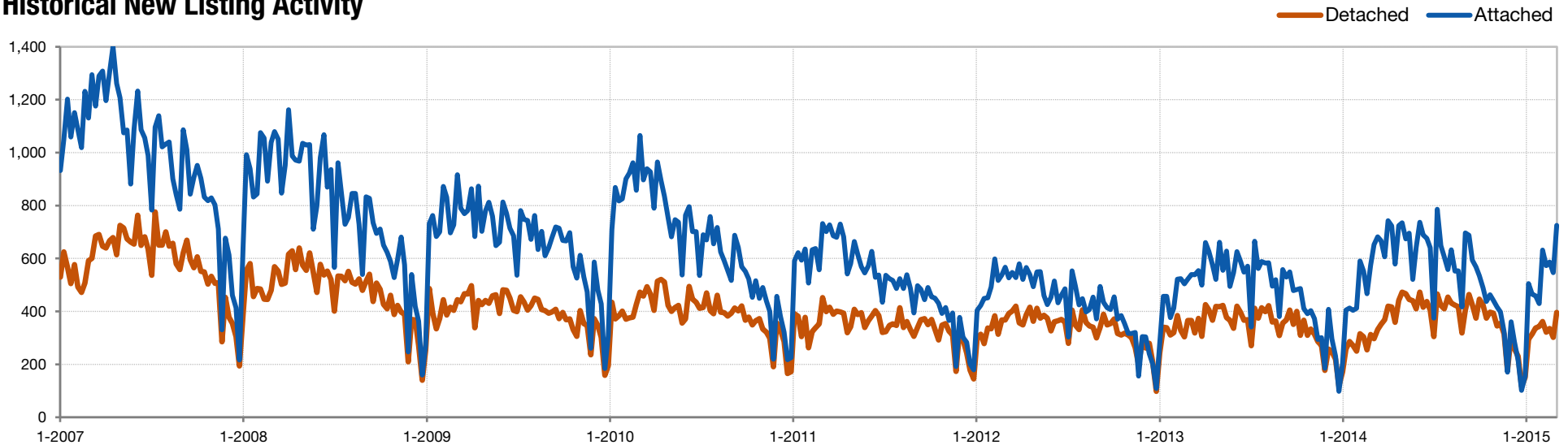


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/13/2014	258	+ 4.0%	284	- 4.1%
12/20/2014	230	+ 5.0%	215	- 6.9%
12/27/2014	117	- 0.8%	102	+ 4.1%
1/3/2015	151	- 11.7%	156	- 23.5%
1/10/2015	295	+ 14.3%	505	+ 24.7%
1/17/2015	315	+ 10.1%	465	+ 12.6%
1/24/2015	337	+ 24.4%	459	+ 13.6%
1/31/2015	343	+ 37.2%	430	+ 4.4%
2/7/2015	362	+ 14.6%	632	+ 6.9%
2/14/2015	322	+ 5.9%	573	+ 4.0%
2/21/2015	335	+ 31.4%	587	+ 25.7%
2/28/2015	302	- 3.5%	546	- 5.0%
3/7/2015	396	+ 33.3%	725	+ 11.2%
3-Month Avg.	289	+ 13.8%	437	+ 7.2%

Historical New Listing Activity

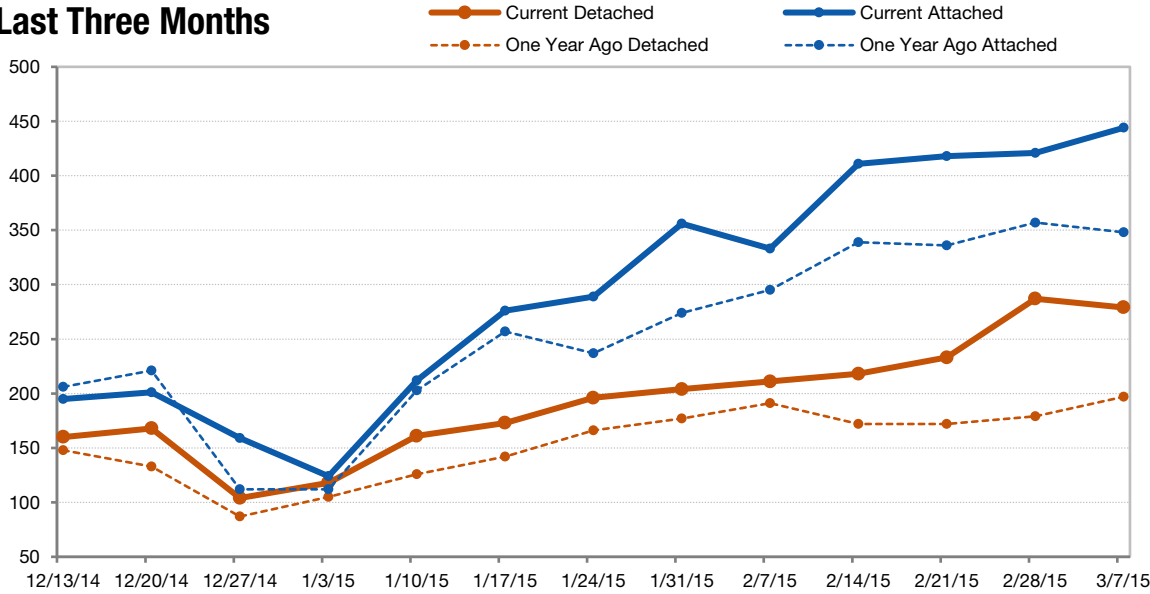


Under Contract

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

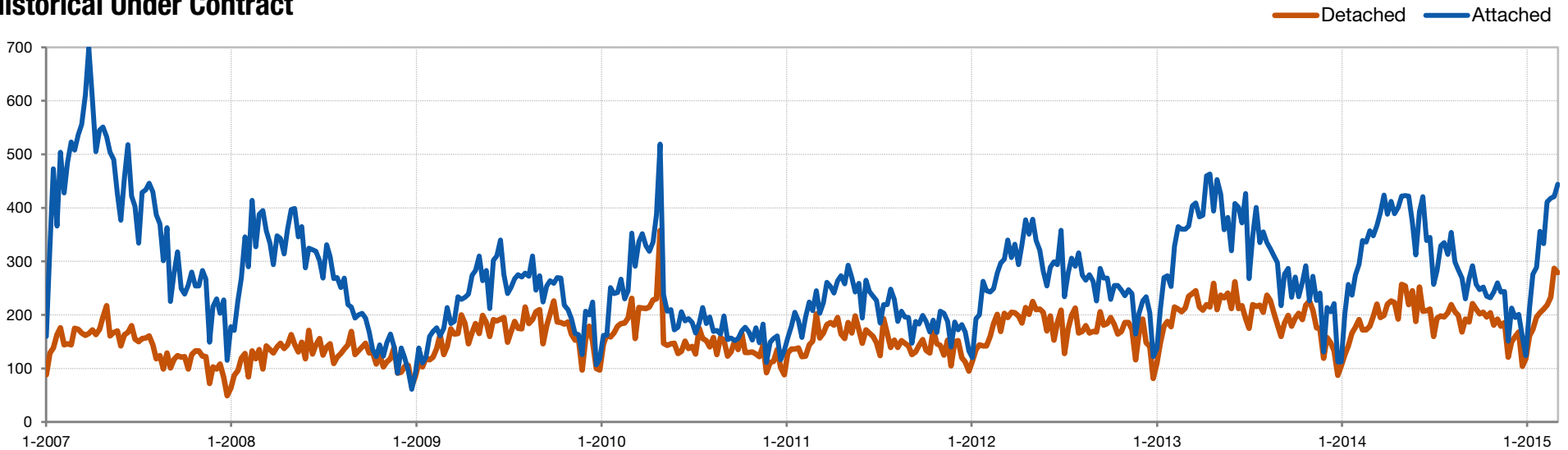


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/13/2014	160	+ 8.1%	195	- 5.3%
12/20/2014	168	+ 26.3%	201	- 9.0%
12/27/2014	104	+ 19.5%	159	+ 42.0%
1/3/2015	118	+ 12.4%	124	+ 10.7%
1/10/2015	161	+ 27.8%	212	+ 4.4%
1/17/2015	173	+ 21.8%	276	+ 7.4%
1/24/2015	196	+ 18.1%	289	+ 21.9%
1/31/2015	204	+ 15.3%	356	+ 29.9%
2/7/2015	211	+ 10.5%	333	+ 12.9%
2/14/2015	218	+ 26.7%	411	+ 21.2%
2/21/2015	233	+ 35.5%	418	+ 24.4%
2/28/2015	287	+ 60.3%	421	+ 17.9%
3/7/2015	279	+ 41.6%	444	+ 27.6%
3-Month Avg.	193	+ 25.9%	295	+ 16.4%

Historical Under Contract

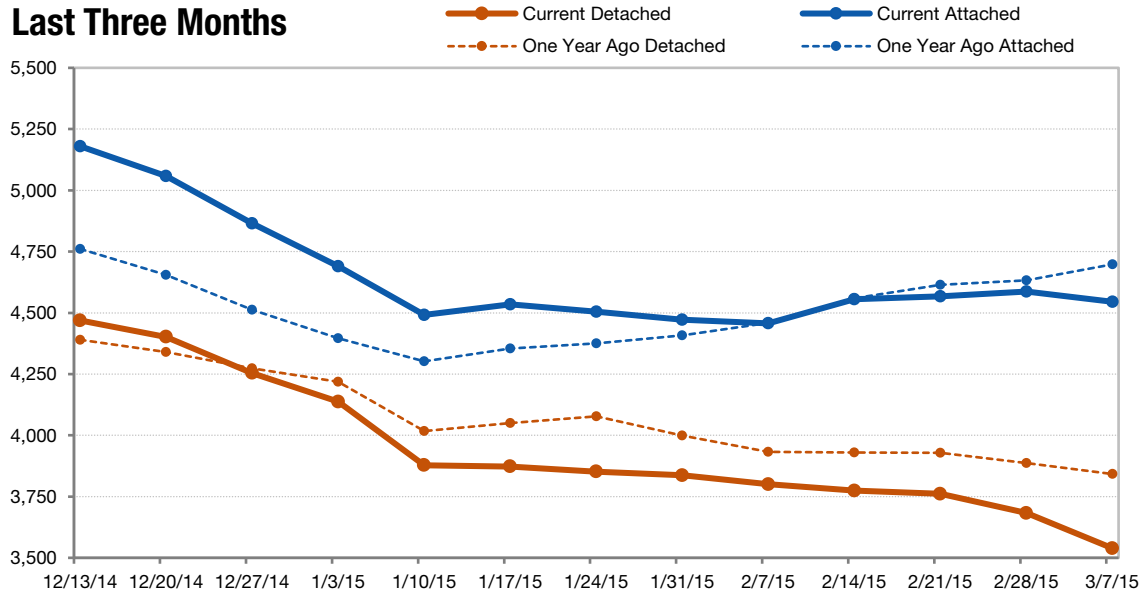


Inventory of Homes for Sale

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

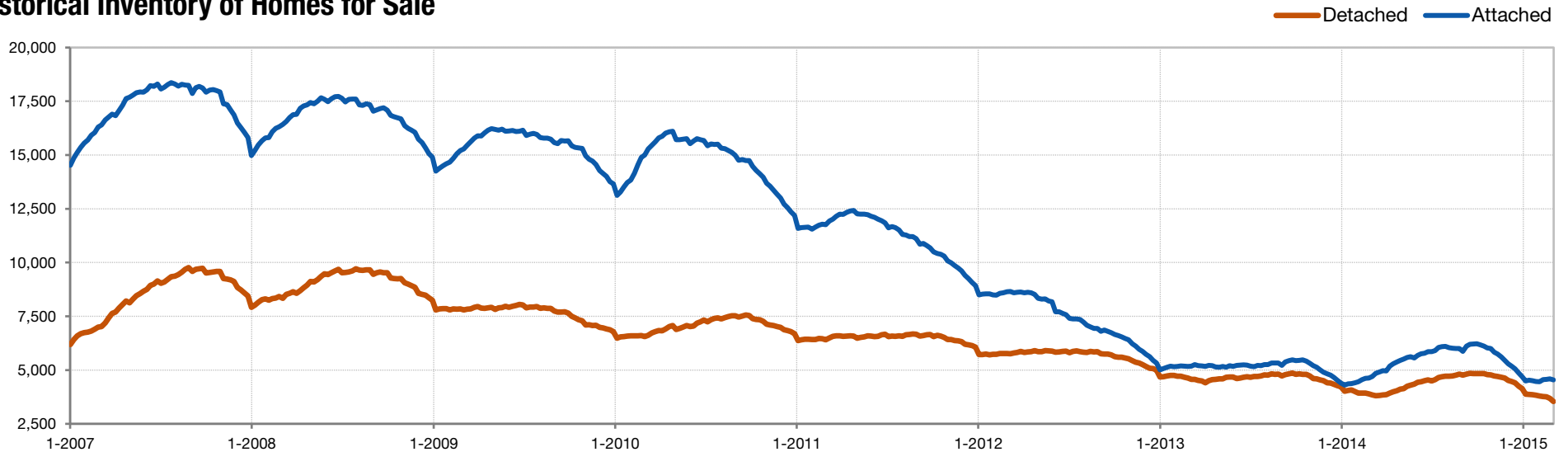


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/13/2014	4,469	+ 1.8%	5,180	+ 8.8%
12/20/2014	4,402	+ 1.4%	5,058	+ 8.7%
12/27/2014	4,254	- 0.4%	4,865	+ 7.8%
1/3/2015	4,137	- 1.9%	4,690	+ 6.7%
1/10/2015	3,878	- 3.5%	4,492	+ 4.4%
1/17/2015	3,873	- 4.4%	4,534	+ 4.1%
1/24/2015	3,852	- 5.5%	4,504	+ 2.9%
1/31/2015	3,837	- 4.1%	4,472	+ 1.5%
2/7/2015	3,800	- 3.4%	4,457	- 0.0%
2/14/2015	3,774	- 4.0%	4,555	- 0.1%
2/21/2015	3,761	- 4.3%	4,567	- 1.0%
2/28/2015	3,683	- 5.2%	4,587	- 1.0%
3/7/2015	3,539	- 7.9%	4,545	- 3.3%
3-Month Avg.	3,943	- 3.1%	4,654	+ 3.0%

Historical Inventory of Homes for Sale

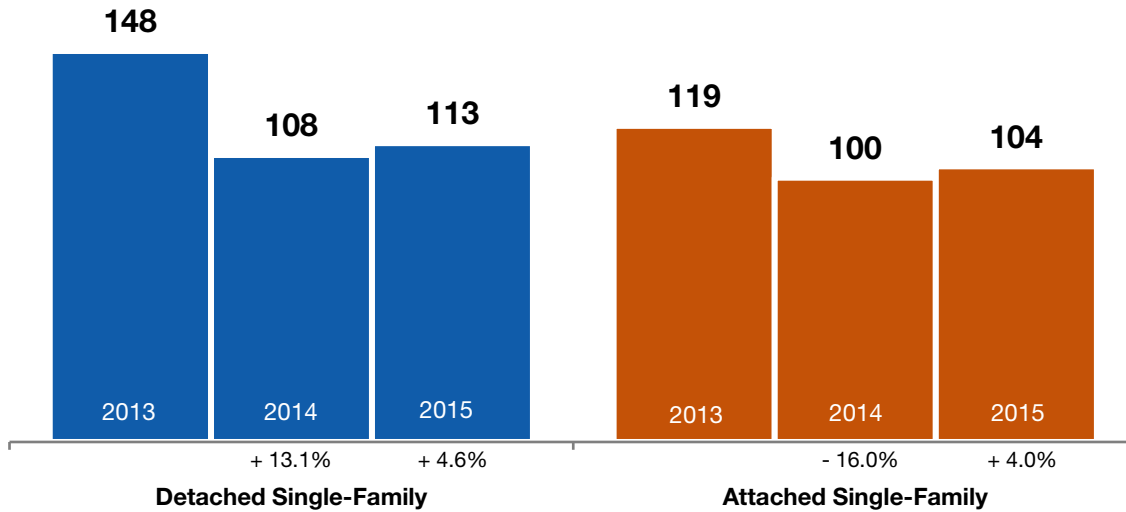


Market Time

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

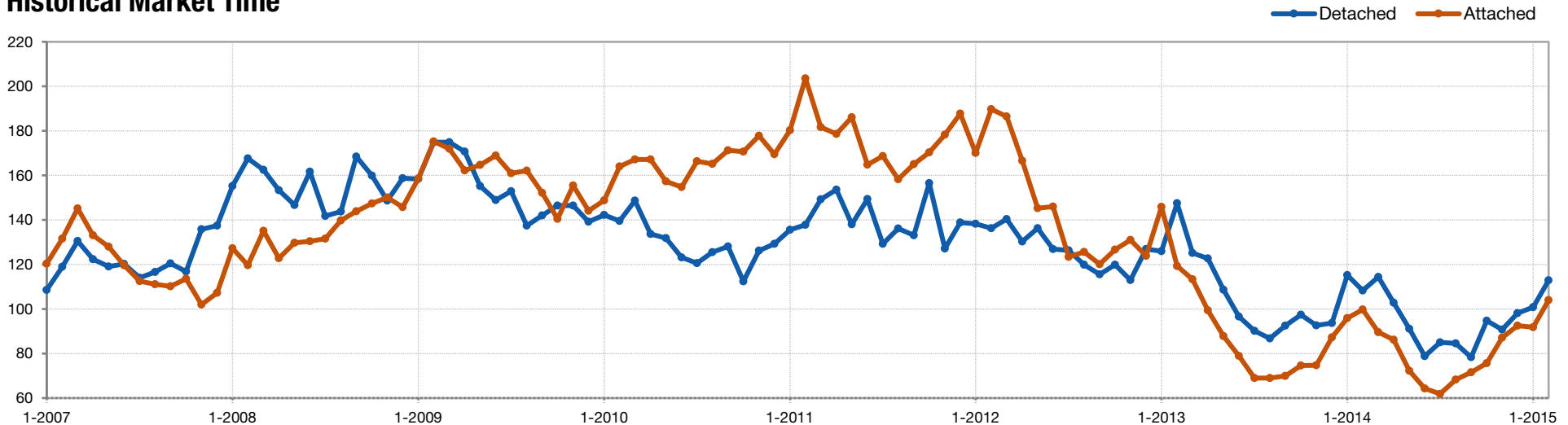


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Feb-2015	113	+ 4.6%	104	+ 4.0%
Average	93	- 8.2%	78	- 6.6%

Historical Market Time

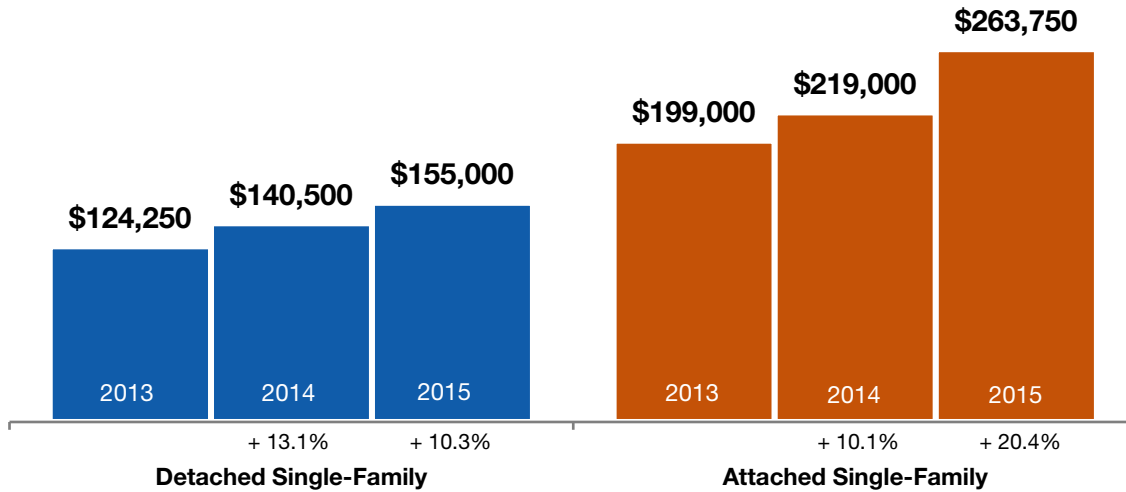


Median Sales Price

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

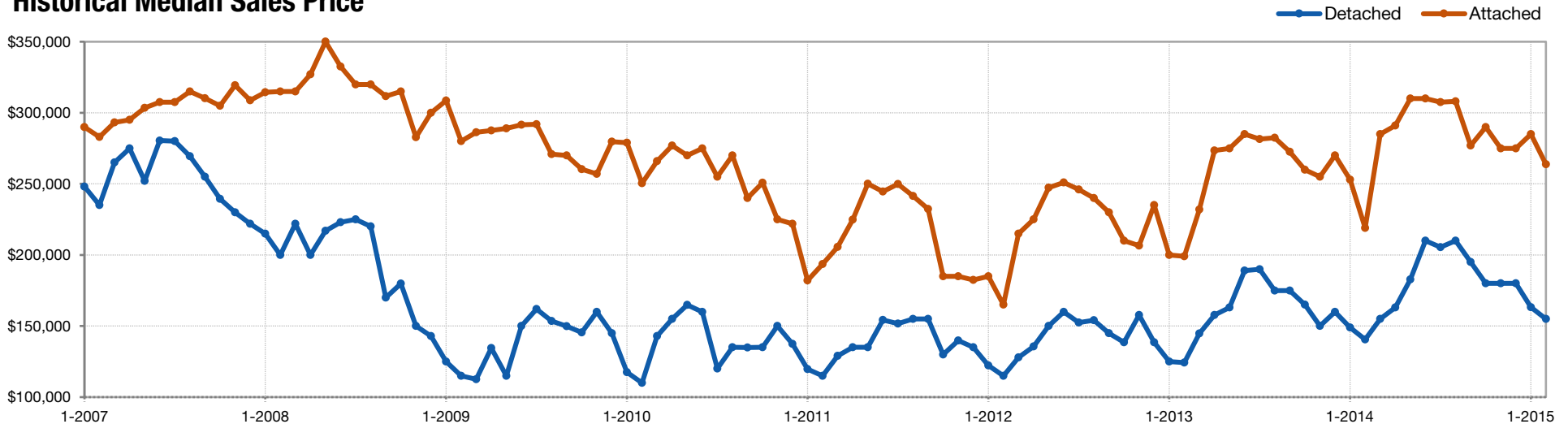


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$163,275	+ 9.6%	\$285,000	+ 12.6%
Feb-2015	\$155,000	+ 10.3%	\$263,750	+ 20.4%
Median	\$183,000	+ 10.9%	\$295,000	+ 9.9%

Historical Median Sales Price

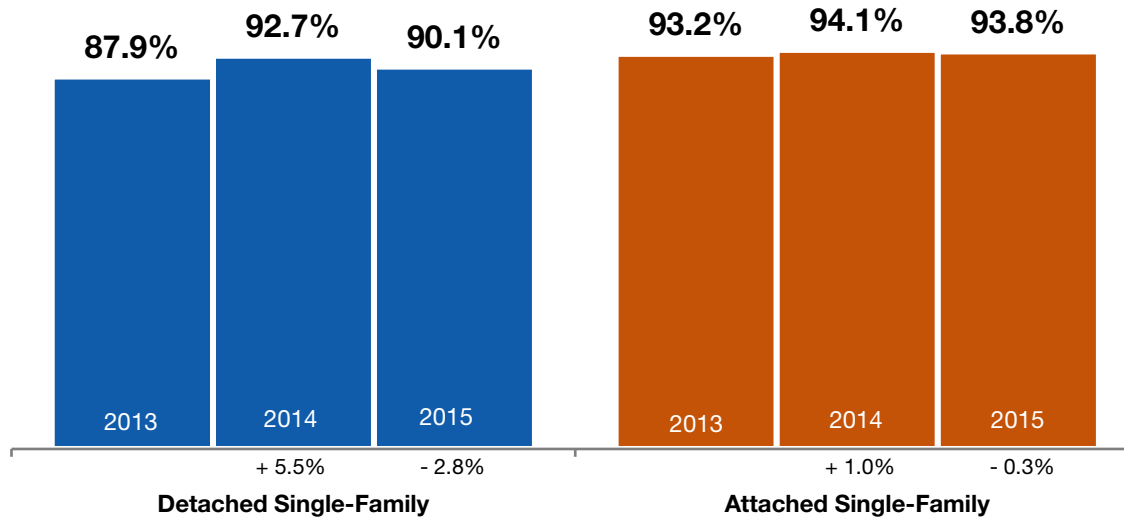


Percent of Original List Price Received

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.

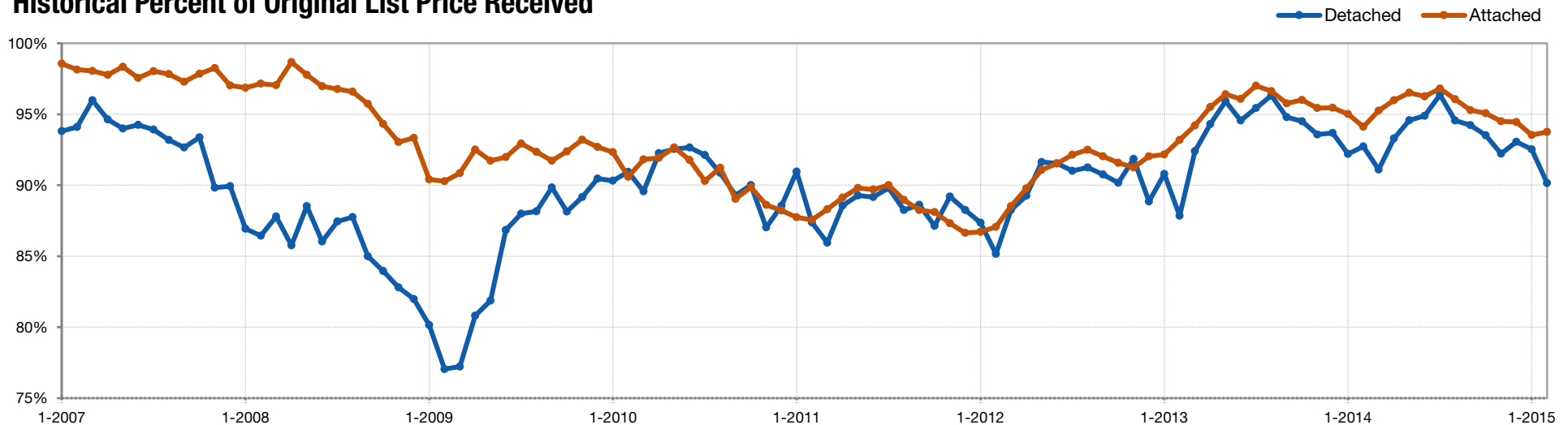


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	93.5%	- 1.6%
Feb-2015	90.1%	- 2.8%	93.8%	- 0.3%
Average	93.6%	- 0.8%	95.5%	- 0.3%

Historical Percent of Original List Price Received

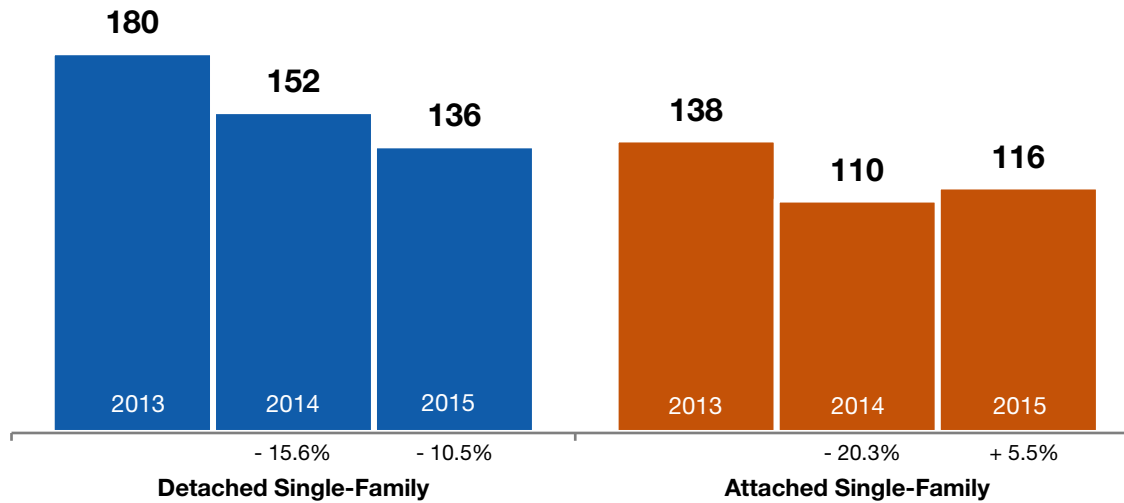


Housing Affordability Index

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.

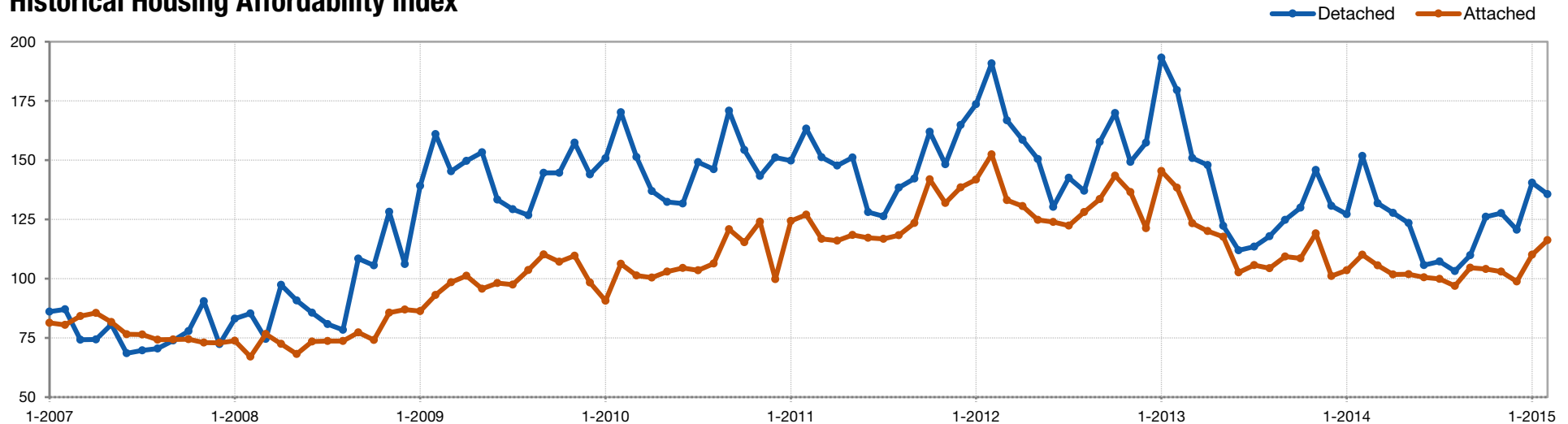


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Feb-2015	136	- 10.5%	116	+ 5.5%
Average	122	- 7.0%	104	- 5.8%

Historical Housing Affordability Index

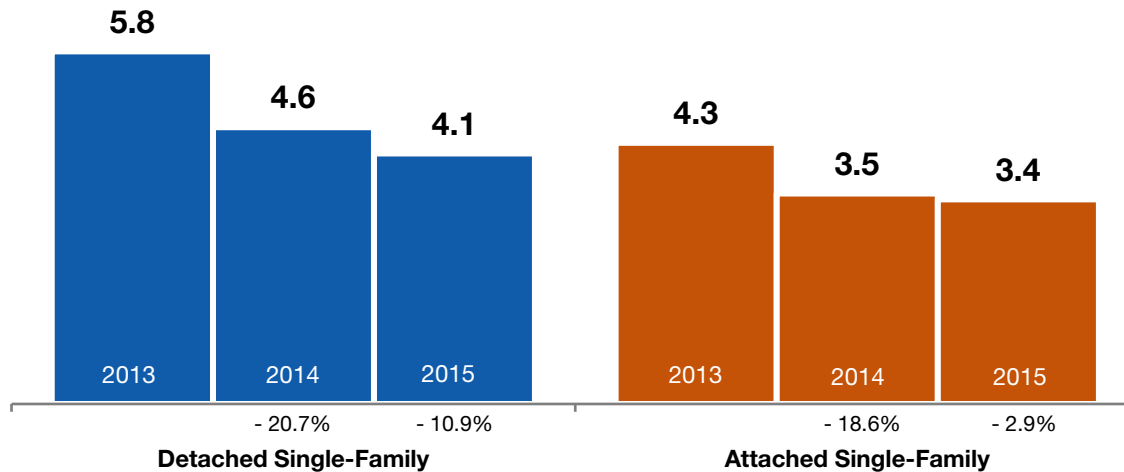


Months Supply of Inventory

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.



February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2014	4.6	- 16.4%	3.7	- 11.9%
Apr-2014	5.0	- 10.7%	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	5.5	+ 7.8%	4.1	+ 17.1%
Dec-2014	4.7	0.0%	3.4	+ 9.7%
Jan-2015	4.5	- 2.2%	3.3	0.0%
Feb-2015	4.1	- 10.9%	3.4	- 2.9%
Average	5.2	- 2.7%	4.1	+ 8.4%

Historical Months Supply of Inventory

