

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 April 4, 2015

Data current as of April 13, 2015

Rent or buy? It is the question on the minds of many as we cast full sail into the selling season. Whilst stories are written about which cities and neighborhoods are better to rent or buy in, we can hang in the peace of a fairly stable market where there are good options available for rent and sale. Spring is sprung, yet there is no raining on the hit parade of homeownership.

SINGLE-FAMILY DETACHED

For the week ending April 4:

- New Listings increased 3.3% to 435
- Under Contract Sales increased 45.0% to 319
- Inventory decreased 6.2% to 3,618

For the month of March:

- Median Sales Price increased 23.4% to \$191,250
- Market Time decreased 4.4% to 109
- Pct of List Price Rec'd increased 1.1% to 92.1%
- Months Supply decreased 13.0% to 4.0

SINGLE-FAMILY ATTACHED

For the week ending April 4:

- New Listings decreased 24.0% to 565
- Under Contract Sales increased 32.5% to 514
- Inventory decreased 0.4% to 4,952

For the month of March:

- Median Sales Price increased 10.5% to \$315,000
- Market Time increased 13.3% to 102
- Pct of List Price Rec'd decreased 0.4% to 94.9%
- Months Supply decreased 2.7% to 3.6

Quick Facts

+ 3.3%	- 24.0%	+ 45.0%	+ 32.5%	- 6.2%	- 0.4%
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

New Listings	2
Under Contract (contingent or pending)	3
Inventory of Homes for Sale	4

Metrics by Month

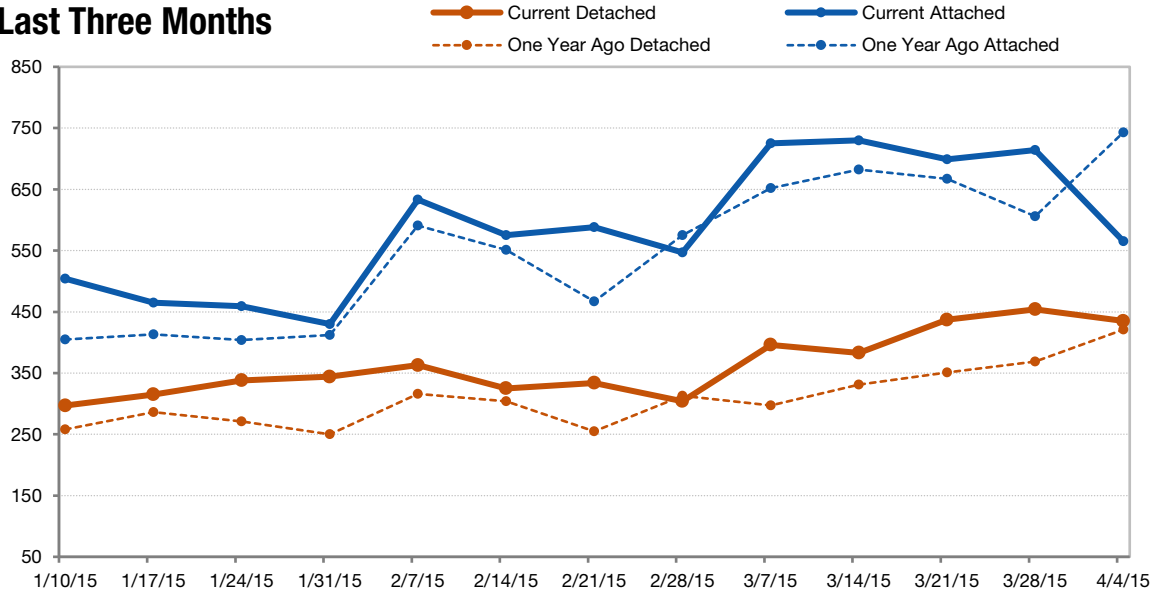
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New Listings

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
15/01/10	297	+ 15.1%	504	+ 24.4%
15/01/17	315	+ 10.1%	465	+ 12.6%
15/01/24	338	+ 24.7%	459	+ 13.6%
15/01/31	344	+ 37.6%	430	+ 4.4%
15/02/07	363	+ 14.9%	633	+ 7.1%
15/02/14	325	+ 6.9%	575	+ 4.4%
15/02/21	334	+ 31.0%	588	+ 25.9%
15/02/28	304	- 2.9%	547	- 4.9%
15/03/07	396	+ 33.3%	725	+ 11.2%
15/03/14	383	+ 15.7%	730	+ 7.0%
15/03/21	437	+ 24.5%	699	+ 4.8%
15/03/28	454	+ 23.0%	714	+ 17.8%
15/04/04	435	+ 3.3%	565	- 24.0%
3-Month Avg.	363	+ 17.5%	587	+ 6.5%

Historical New Listing Activity

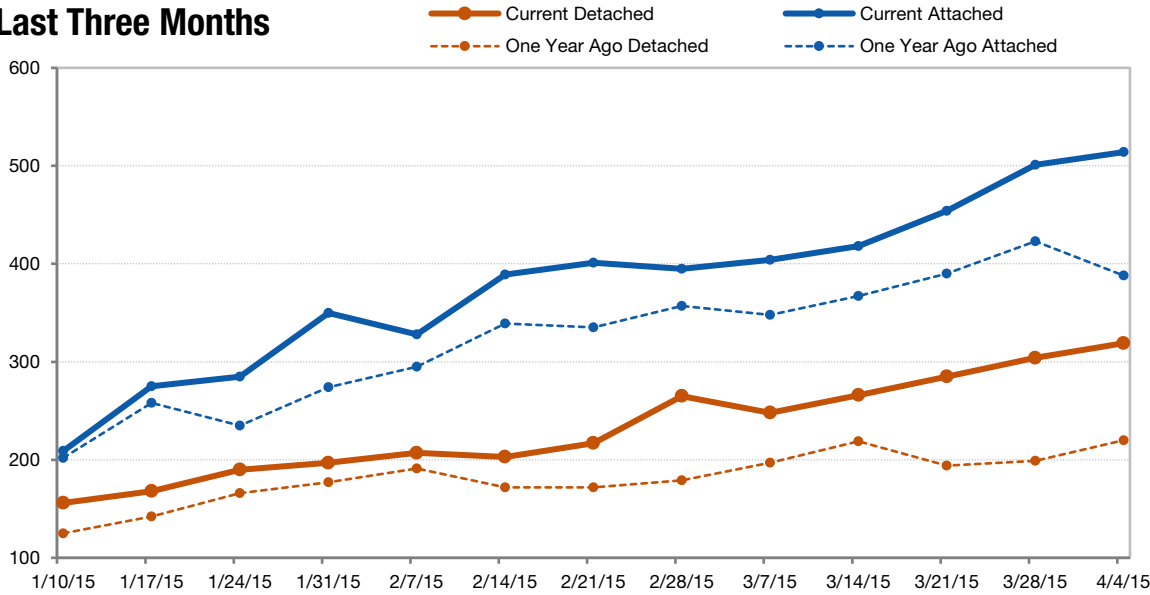


Under Contract

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

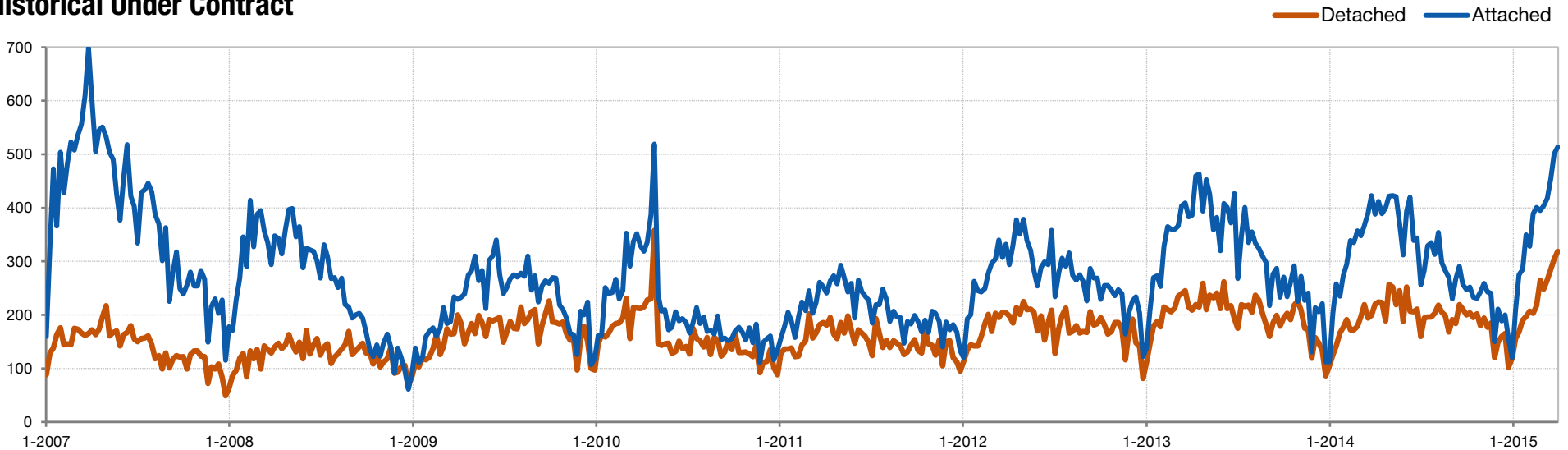


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
15/01/10	156	+ 24.8%	209	+ 3.5%
15/01/17	168	+ 18.3%	275	+ 6.6%
15/01/24	190	+ 14.5%	285	+ 21.3%
15/01/31	197	+ 11.3%	350	+ 27.7%
15/02/07	207	+ 8.4%	328	+ 11.2%
15/02/14	203	+ 18.0%	389	+ 14.7%
15/02/21	217	+ 26.2%	401	+ 19.7%
15/02/28	265	+ 48.0%	395	+ 10.6%
15/03/07	248	+ 25.9%	404	+ 16.1%
15/03/14	266	+ 21.5%	418	+ 13.9%
15/03/21	285	+ 46.9%	454	+ 16.4%
15/03/28	304	+ 52.8%	501	+ 18.4%
15/04/04	319	+ 45.0%	514	+ 32.5%
3-Month Avg.	233	+ 28.6%	379	+ 16.9%

Historical Under Contract

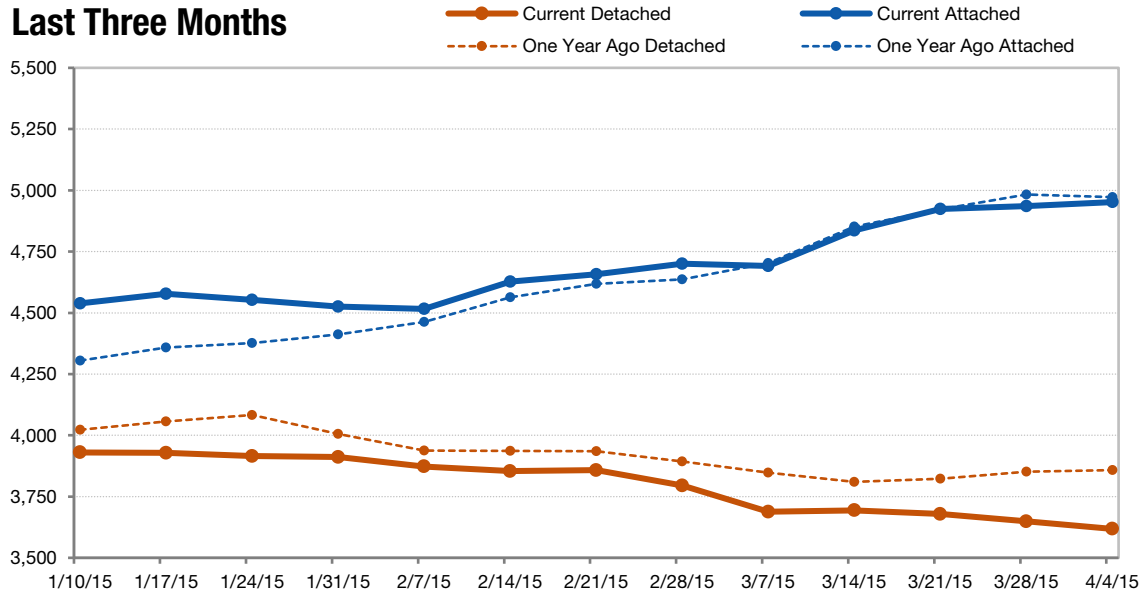


Inventory of Homes for Sale

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

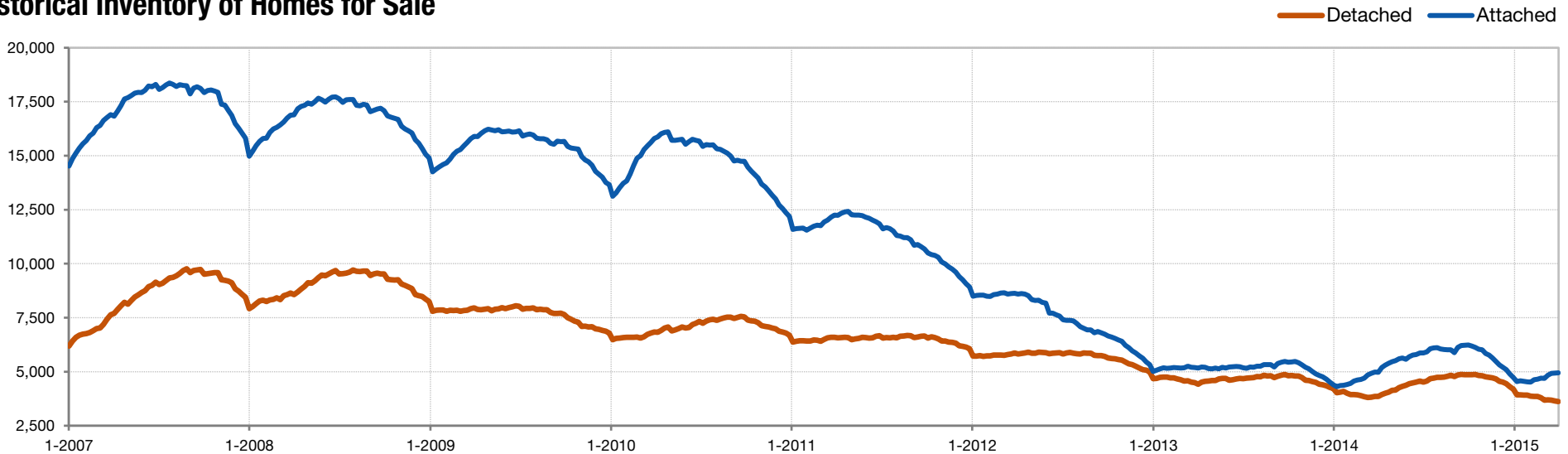


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
15/01/10	3,930	- 2.3%	4,539	+ 5.4%
15/01/17	3,928	- 3.2%	4,578	+ 5.0%
15/01/24	3,915	- 4.1%	4,553	+ 4.0%
15/01/31	3,911	- 2.3%	4,525	+ 2.6%
15/02/07	3,873	- 1.7%	4,516	+ 1.2%
15/02/14	3,854	- 2.1%	4,627	+ 1.4%
15/02/21	3,858	- 2.0%	4,657	+ 0.8%
15/02/28	3,795	- 2.5%	4,700	+ 1.4%
15/03/07	3,688	- 4.2%	4,692	- 0.2%
15/03/14	3,694	- 3.0%	4,837	- 0.3%
15/03/21	3,679	- 3.8%	4,924	+ 0.0%
15/03/28	3,649	- 5.3%	4,936	- 0.9%
15/04/04	3,618	- 6.2%	4,952	- 0.4%
3-Month Avg.	3,799	- 3.3%	4,695	+ 1.4%

Historical Inventory of Homes for Sale

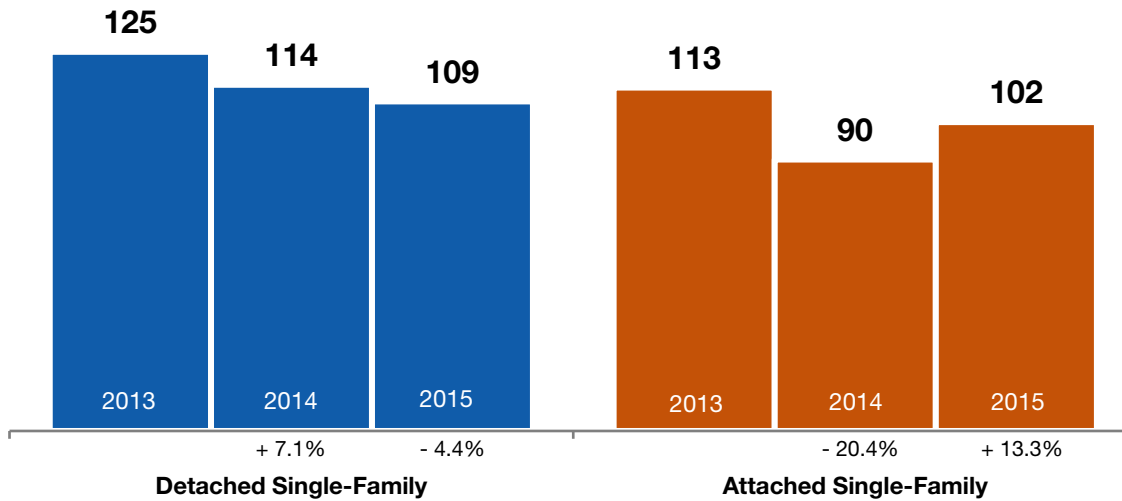


Market Time

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

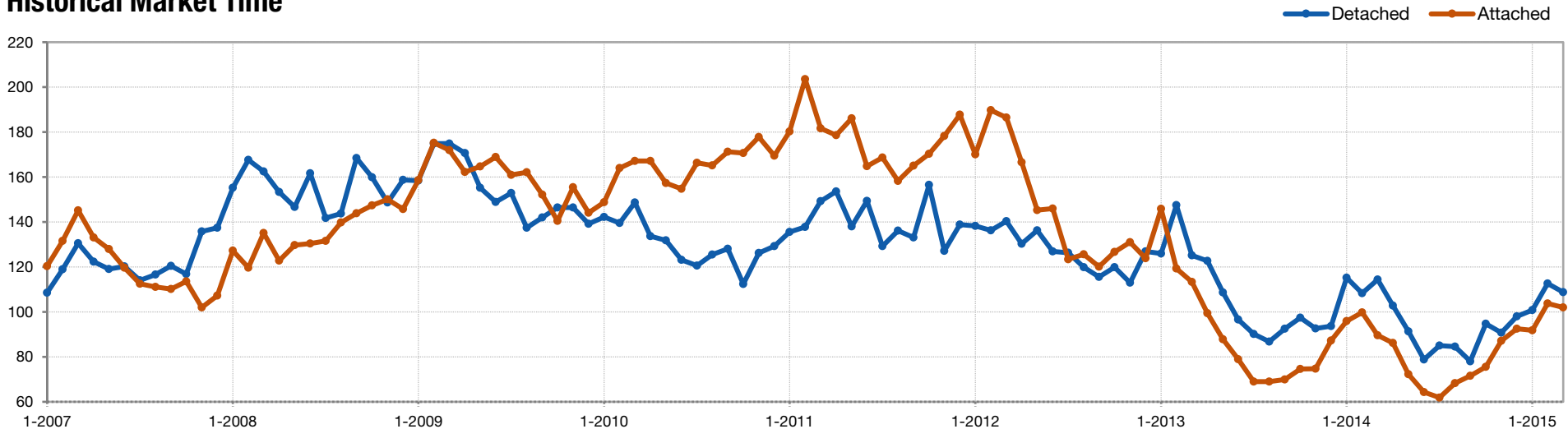


March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Mar-2015	109	- 4.4%	102	+ 13.3%
Average	93	- 7.7%	79	- 3.1%

Historical Market Time

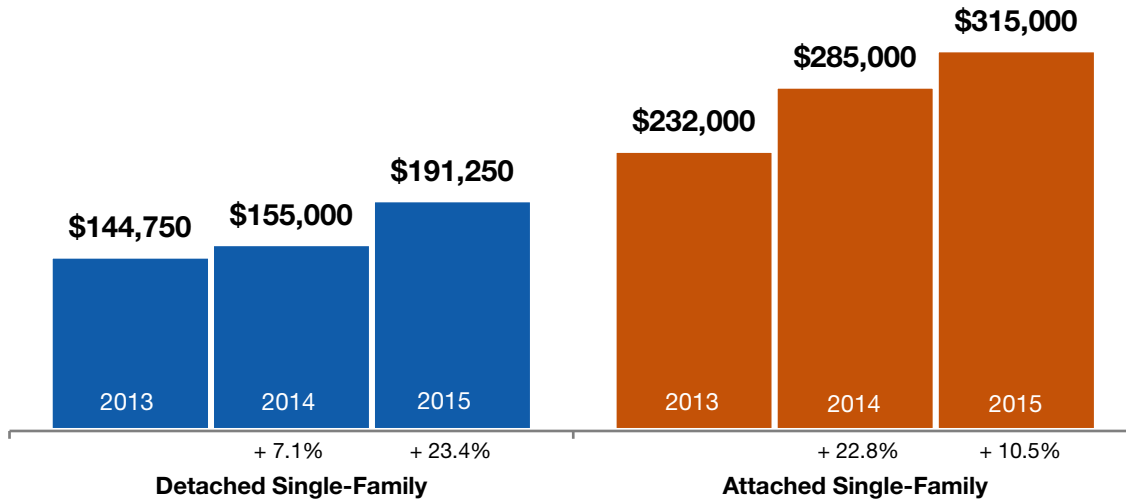


Median Sales Price

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

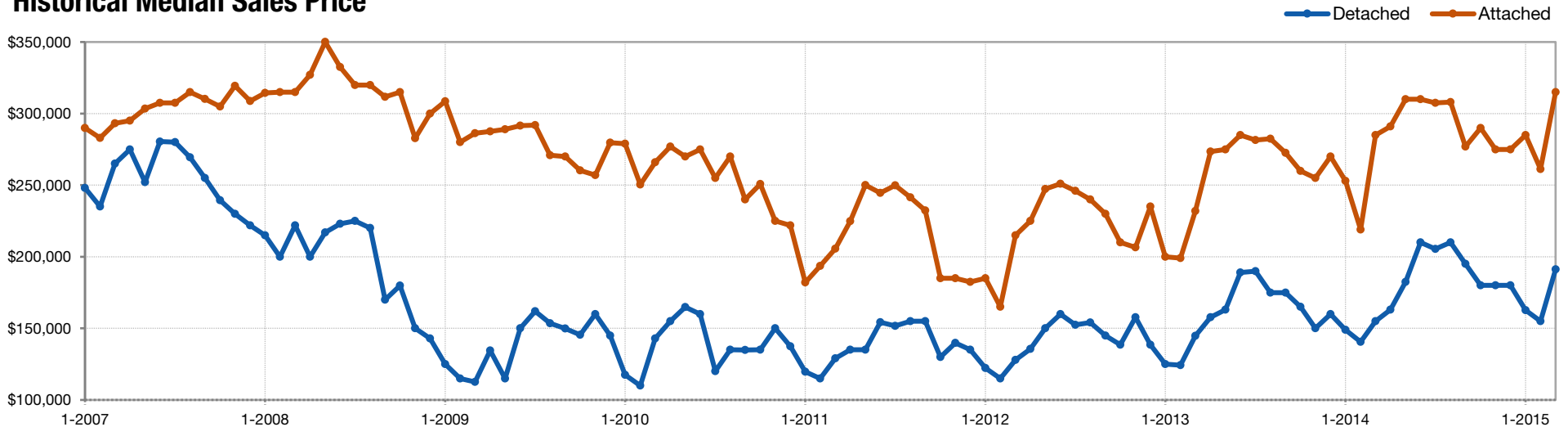


March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2014	\$163,000	+ 3.3%	\$291,000	+ 6.4%
May-2014	\$182,500	+ 12.0%	\$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	\$195,000	+ 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	\$162,750	+ 9.3%	\$285,000	+ 12.6%
Feb-2015	\$155,000	+ 10.3%	\$261,250	+ 19.3%
Mar-2015	\$191,250	+ 23.4%	\$315,000	+ 10.5%
Median	\$185,000	+ 12.1%	\$295,000	+ 8.5%

Historical Median Sales Price

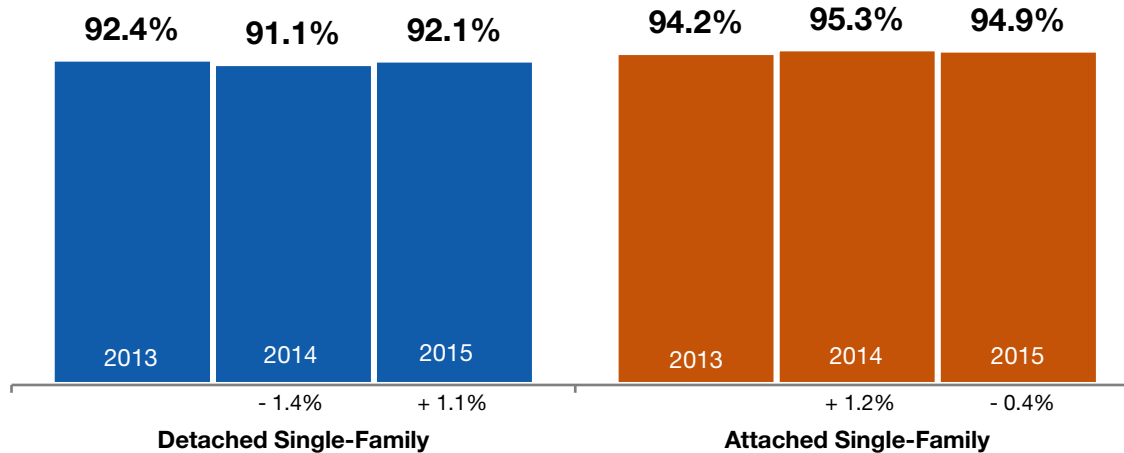


Percent of Original List Price Received

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.

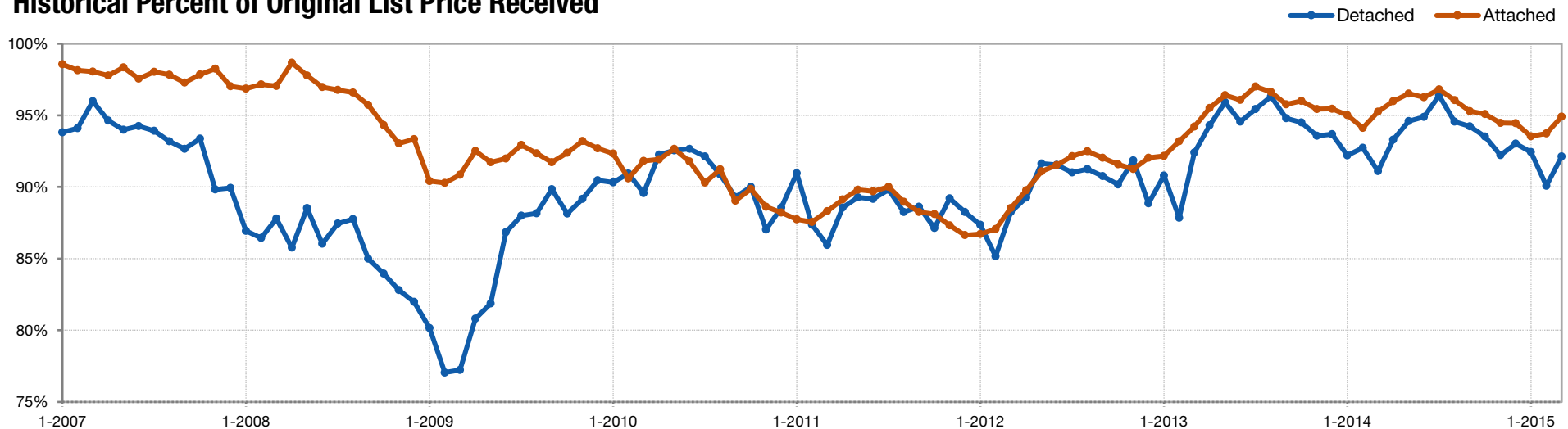


March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	93.0%	- 0.7%	94.4%	- 1.2%
Jan-2015	92.4%	+ 0.2%	93.5%	- 1.6%
Feb-2015	90.1%	- 2.8%	93.7%	- 0.4%
Mar-2015	92.1%	+ 1.1%	94.9%	- 0.4%
Average	93.6%	- 0.7%	95.5%	- 0.4%

Historical Percent of Original List Price Received

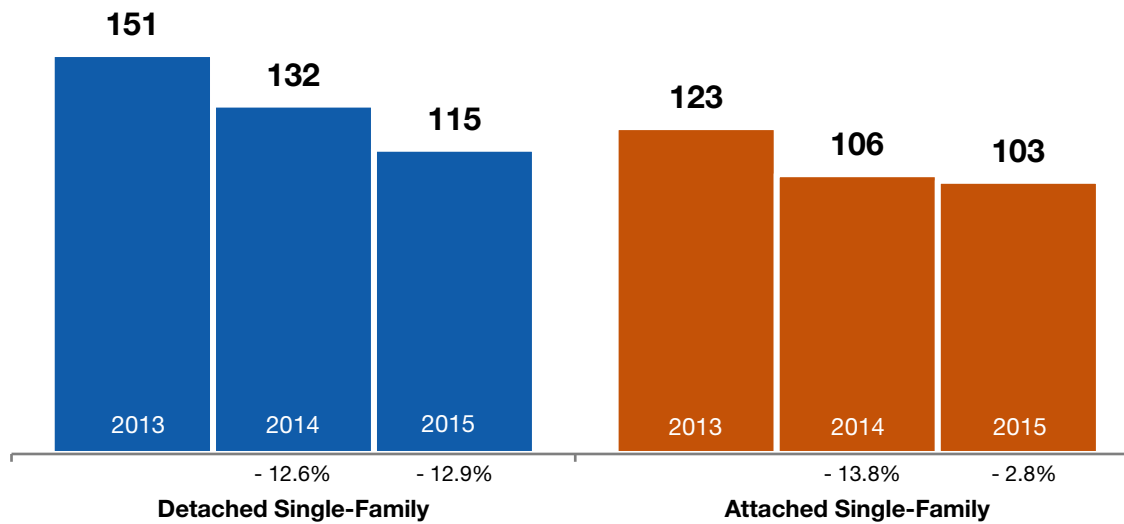


Housing Affordability Index



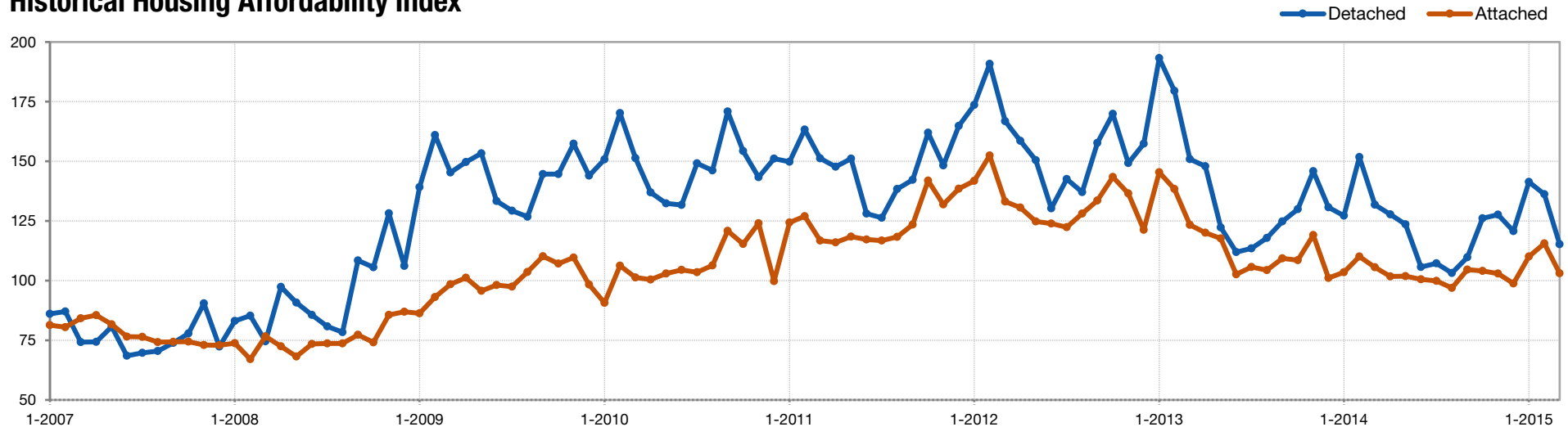
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2014	128	- 13.5%	102	- 15.0%
May-2014	124	+ 1.6%	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	141	+ 11.0%	110	+ 5.8%
Feb-2015	136	- 10.5%	116	+ 5.5%
Mar-2015	115	- 12.9%	103	- 2.8%
Average	120	- 6.9%	103	- 4.8%

Historical Housing Affordability Index

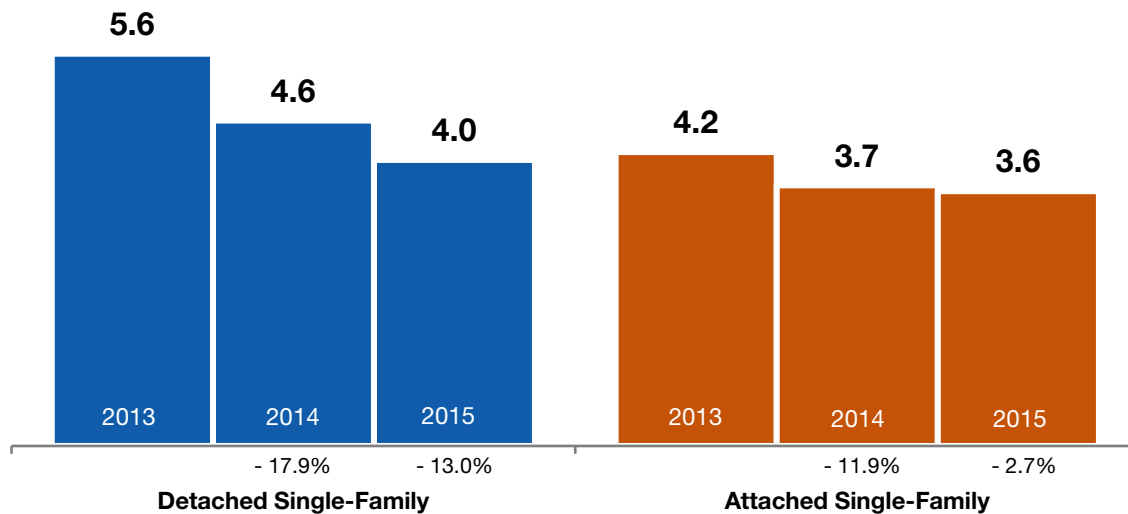


Months Supply of Inventory

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.



March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2014	5.0	- 10.7%	4.1	+ 2.5%
May-2014	5.3	- 7.0%	4.3	+ 4.9%
Jun-2014	5.4	- 5.3%	4.4	+ 12.8%
Jul-2014	5.7	0.0%	4.6	+ 17.9%
Aug-2014	5.9	+ 5.4%	4.5	+ 15.4%
Sep-2014	5.8	+ 3.6%	4.7	+ 17.5%
Oct-2014	5.8	+ 7.4%	4.5	+ 15.4%
Nov-2014	5.6	+ 9.8%	4.1	+ 17.1%
Dec-2014	4.8	+ 2.1%	3.5	+ 12.9%
Jan-2015	4.6	0.0%	3.4	+ 3.0%
Feb-2015	4.3	- 6.5%	3.5	0.0%
Mar-2015	4.0	- 13.0%	3.6	- 2.7%
Average	5.2	- 1.0%	4.1	+ 10.2%

Historical Months Supply of Inventory

