

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 28, 2015

Data current as of April 6, 2015

While there may be bubbly prices where bridges both Golden and Brooklyn adorn the last remaining postcards of a bygone era when people purchased postcard stamps, the bulk of the U.S. is in great shape this spring. Homeownership is a positive prospect in the face of rising rents in even the most affordable rental markets, while new home sales continue to bloom along with flowers and tree buds.

SINGLE-FAMILY DETACHED

For the week ending March 28:

- New Listings increased 23.0% to 454
- Under Contract Sales increased 59.3% to 317
- Inventory decreased 6.3% to 3,609

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 6.5% to 4.3

SINGLE-FAMILY ATTACHED

For the week ending March 28:

- New Listings increased 17.8% to 714
- Under Contract Sales increased 22.2% to 517
- Inventory decreased 1.7% to 4,895

For the month of February:

- Median Sales Price increased 19.3% to \$261,250
- Market Time increased 4.0% to 104
- Pct of List Price Rec'd decreased 0.4% to 93.7%
- Months Supply remained flat at 3.5

Quick Facts

+ 23.0%	+ 17.8%	+ 59.3%	+ 22.2%	- 6.3%	- 1.7%
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

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

Metrics by Month

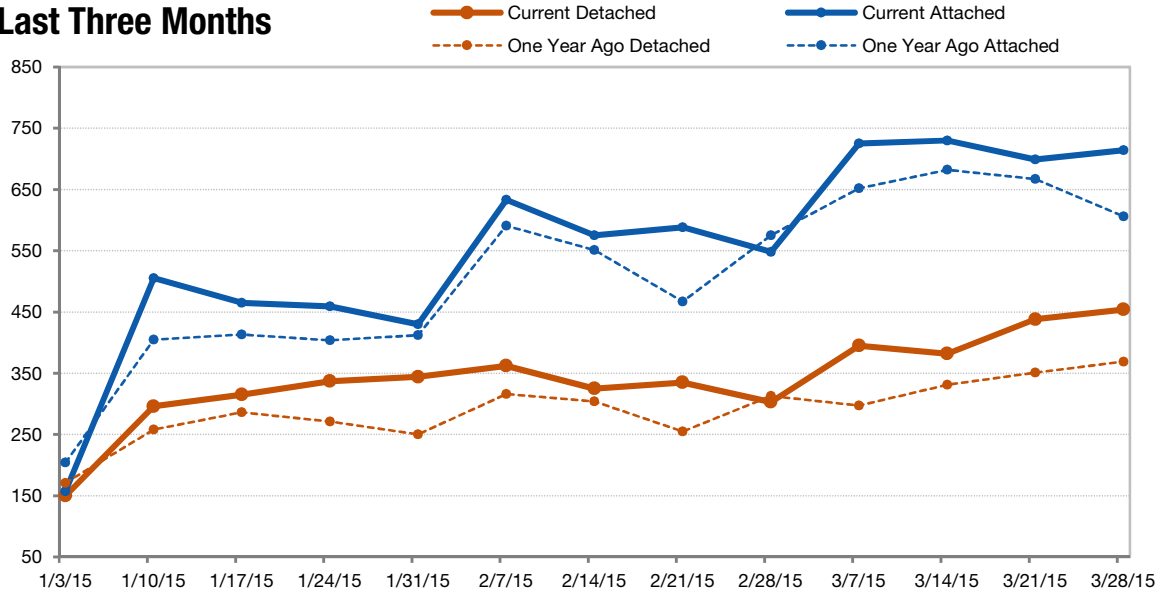
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

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
1/3/2015	150	- 12.3%	157	- 23.0%
1/10/2015	296	+ 14.7%	505	+ 24.7%
1/17/2015	315	+ 10.1%	465	+ 12.6%
1/24/2015	337	+ 24.4%	459	+ 13.6%
1/31/2015	344	+ 37.6%	430	+ 4.4%
2/7/2015	362	+ 14.6%	633	+ 7.1%
2/14/2015	325	+ 6.9%	575	+ 4.4%
2/21/2015	335	+ 31.4%	588	+ 25.9%
2/28/2015	303	- 3.2%	548	- 4.7%
3/7/2015	395	+ 33.0%	725	+ 11.2%
3/14/2015	382	+ 15.4%	730	+ 7.0%
3/21/2015	438	+ 24.8%	699	+ 4.8%
3/28/2015	454	+ 23.0%	714	+ 17.8%
3-Month Avg.	341	+ 17.6%	556	+ 9.0%

Historical New Listing Activity

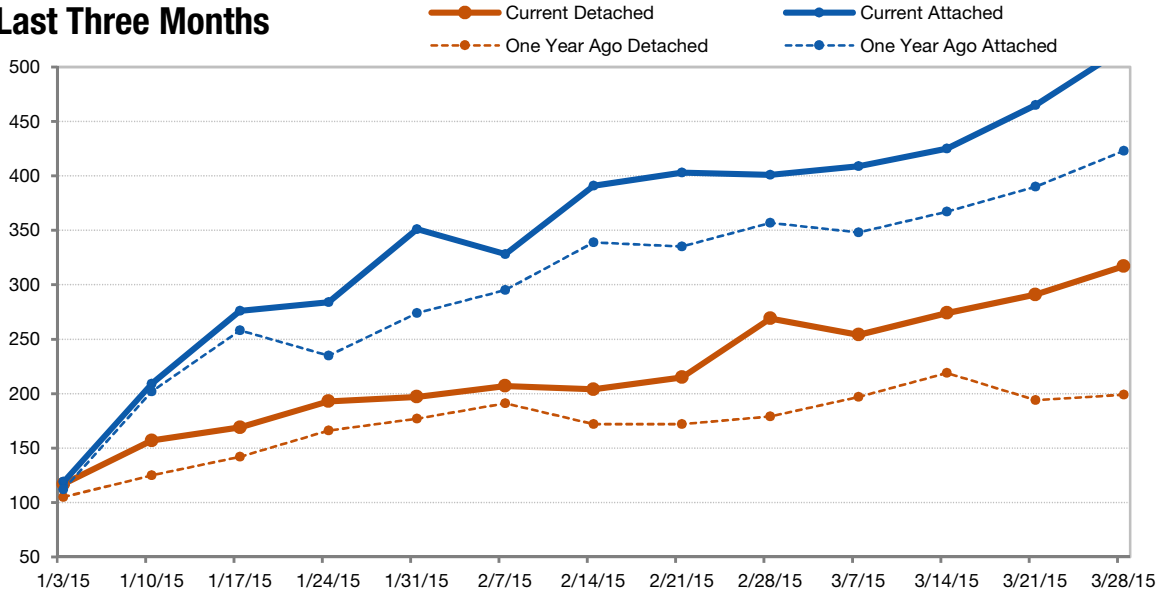


Under Contract

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

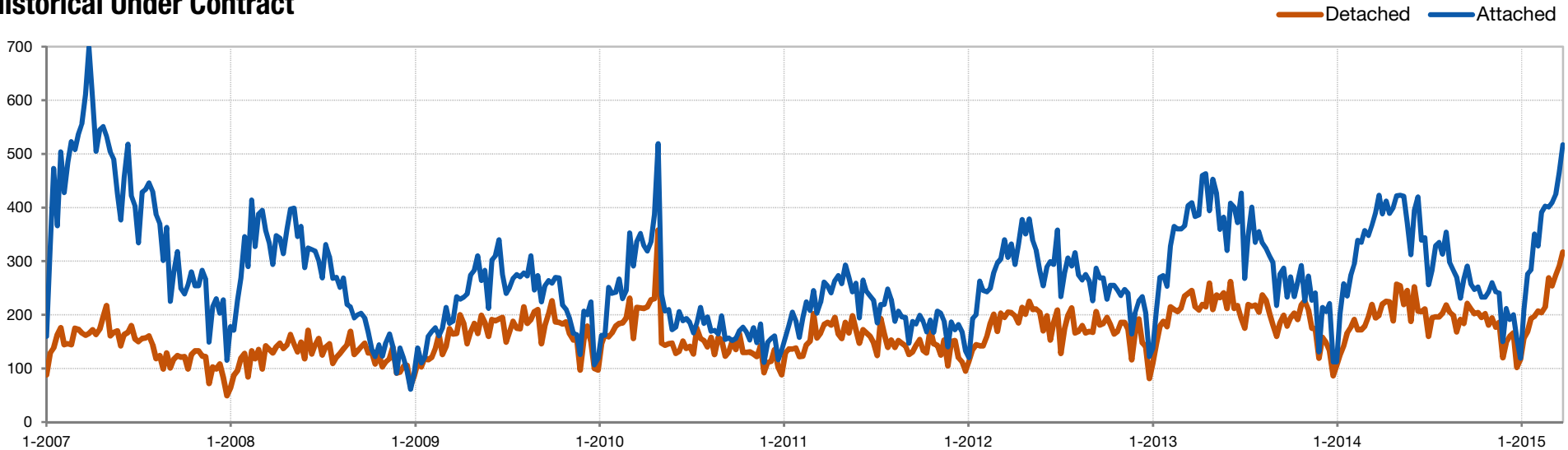


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/3/2015	117	+ 11.4%	119	+ 6.3%
1/10/2015	157	+ 25.6%	209	+ 3.5%
1/17/2015	169	+ 19.0%	276	+ 7.0%
1/24/2015	193	+ 16.3%	284	+ 20.9%
1/31/2015	197	+ 11.3%	351	+ 28.1%
2/7/2015	207	+ 8.4%	328	+ 11.2%
2/14/2015	204	+ 18.6%	391	+ 15.3%
2/21/2015	215	+ 25.0%	403	+ 20.3%
2/28/2015	269	+ 50.3%	401	+ 12.3%
3/7/2015	254	+ 28.9%	409	+ 17.5%
3/14/2015	274	+ 25.1%	425	+ 15.8%
3/21/2015	291	+ 50.0%	465	+ 19.2%
3/28/2015	317	+ 59.3%	517	+ 22.2%
3-Month Avg.	220	+ 28.0%	352	+ 16.3%

Historical Under Contract

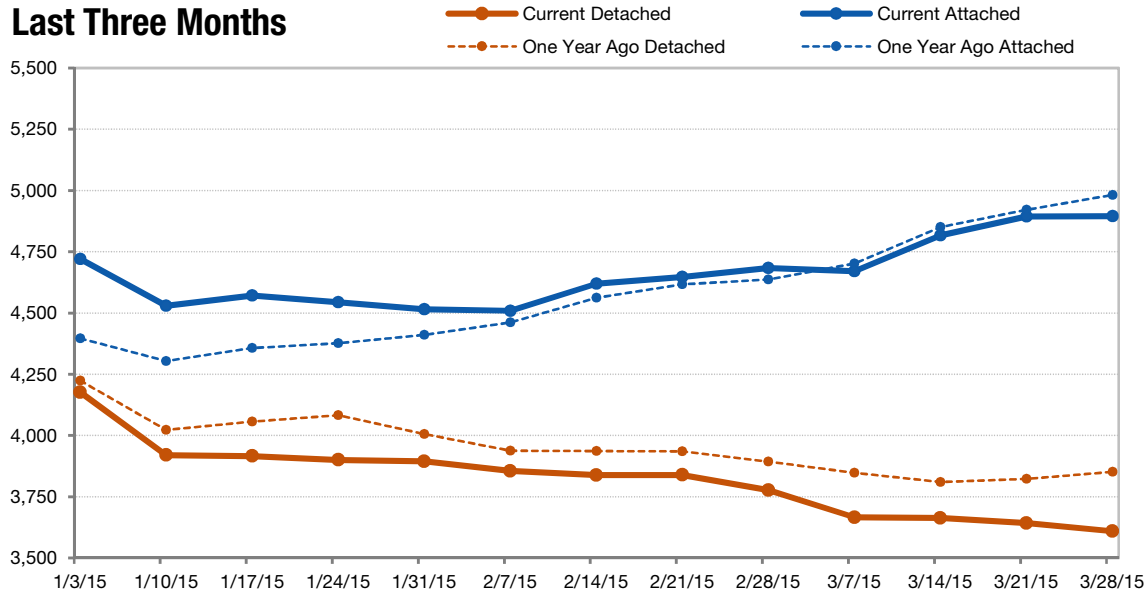


Inventory of Homes for Sale

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

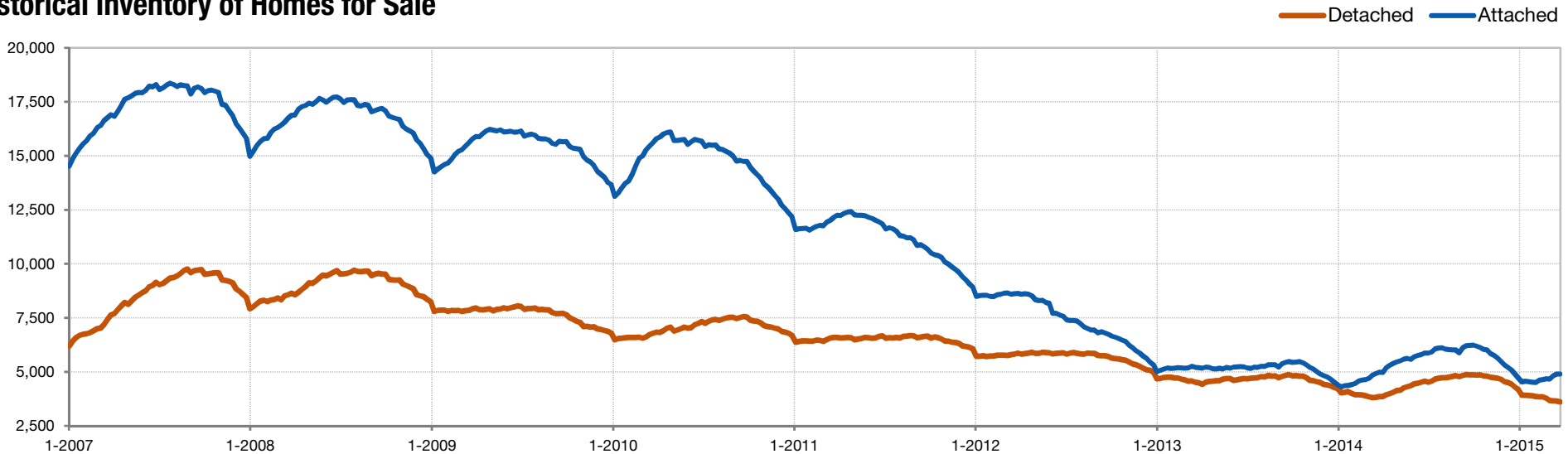


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/3/2015	4,176	- 1.1%	4,720	+ 7.4%
1/10/2015	3,920	- 2.6%	4,529	+ 5.2%
1/17/2015	3,916	- 3.5%	4,571	+ 4.9%
1/24/2015	3,900	- 4.5%	4,544	+ 3.8%
1/31/2015	3,894	- 2.8%	4,515	+ 2.4%
2/7/2015	3,855	- 2.1%	4,509	+ 1.1%
2/14/2015	3,838	- 2.5%	4,619	+ 1.2%
2/21/2015	3,839	- 2.4%	4,647	+ 0.6%
2/28/2015	3,777	- 3.0%	4,683	+ 1.0%
3/7/2015	3,666	- 4.7%	4,670	- 0.7%
3/14/2015	3,663	- 3.9%	4,817	- 0.7%
3/21/2015	3,642	- 4.7%	4,894	- 0.5%
3/28/2015	3,609	- 6.3%	4,895	- 1.7%
3-Month Avg.	3,823	- 3.4%	4,663	+ 1.7%

Historical Inventory of Homes for Sale

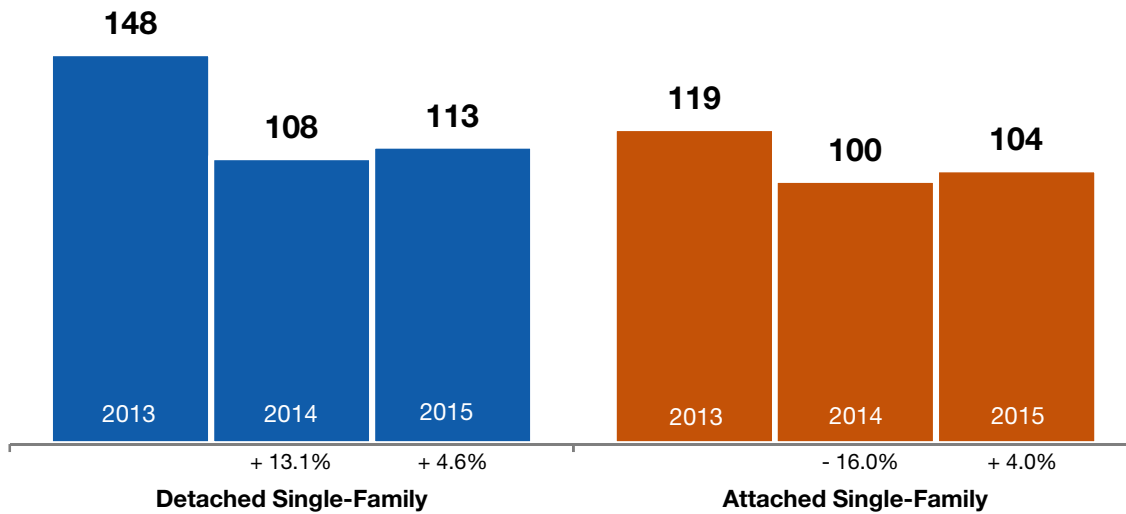


Market Time

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

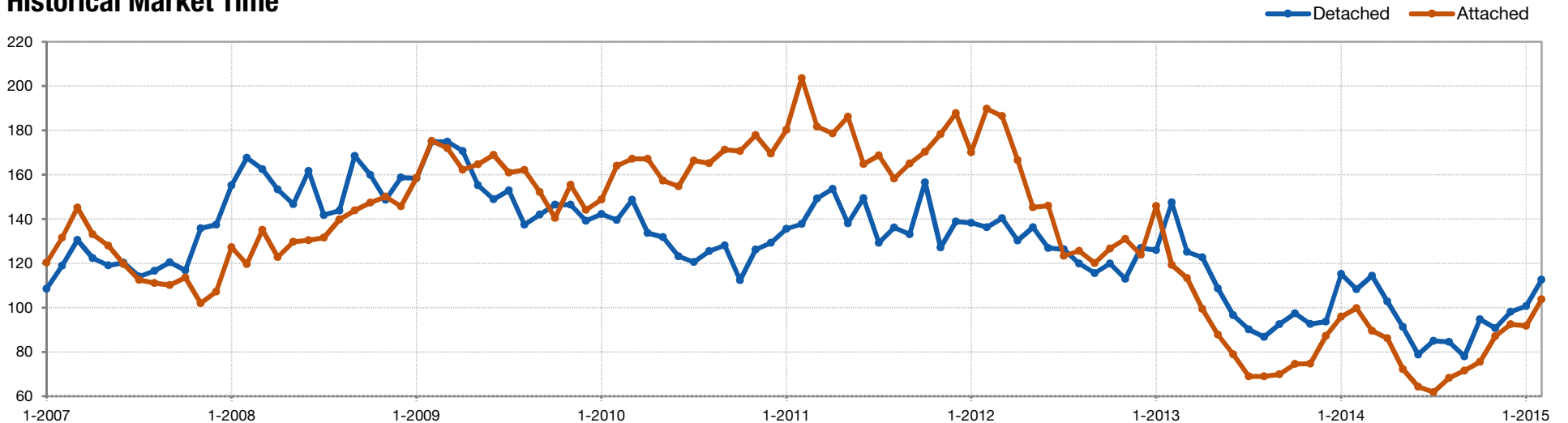


February



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

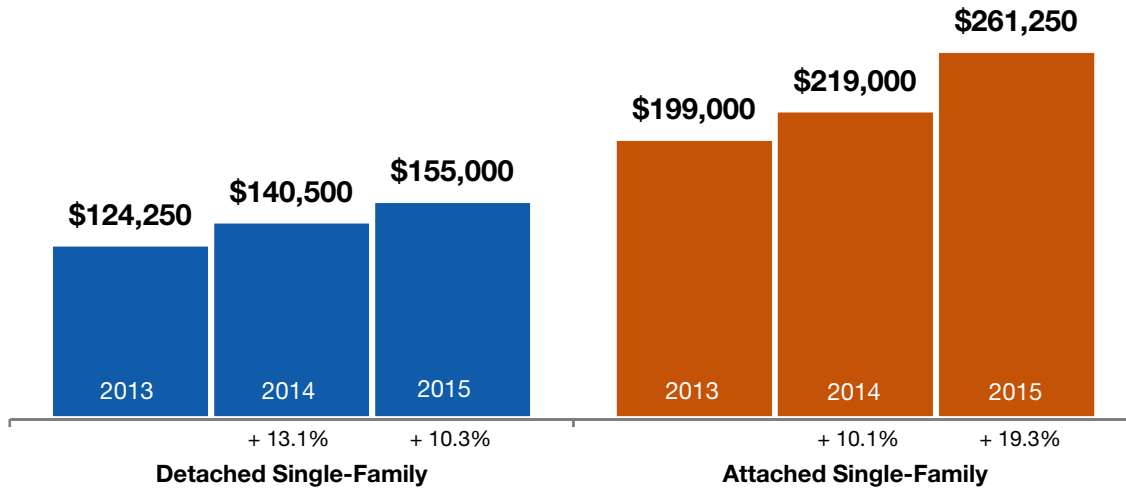


Median Sales Price

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

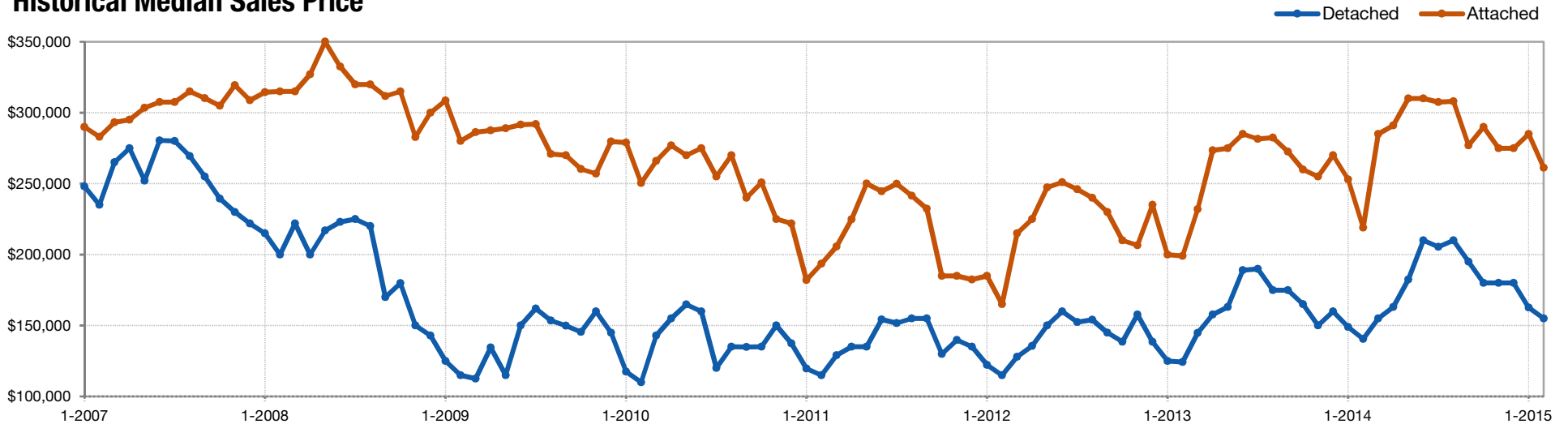


February



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	\$182,500	+ 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%
Median	\$183,000	+ 10.9%	\$295,000	+ 9.9%

Historical Median Sales Price

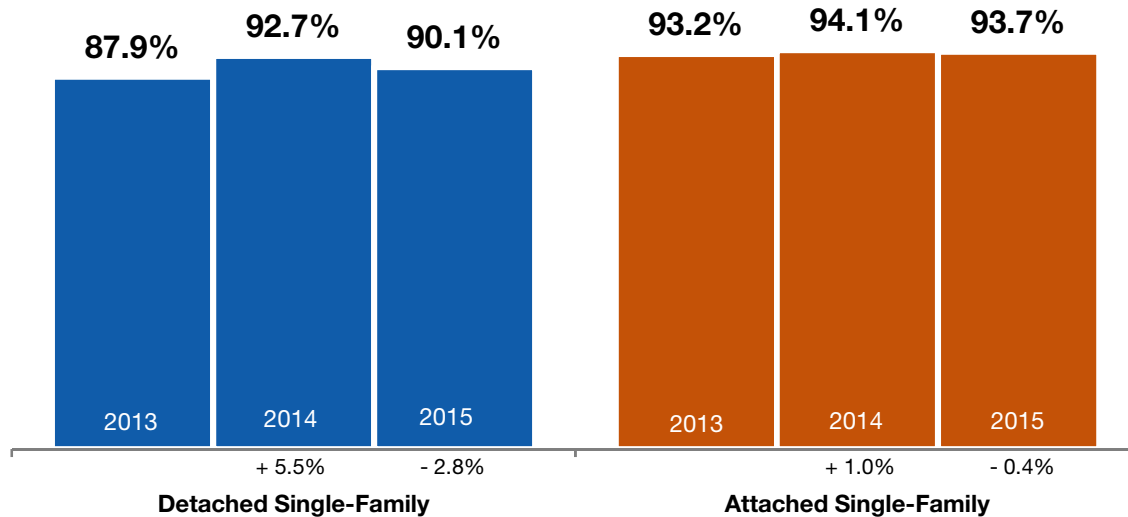


Percent of Original List Price Received



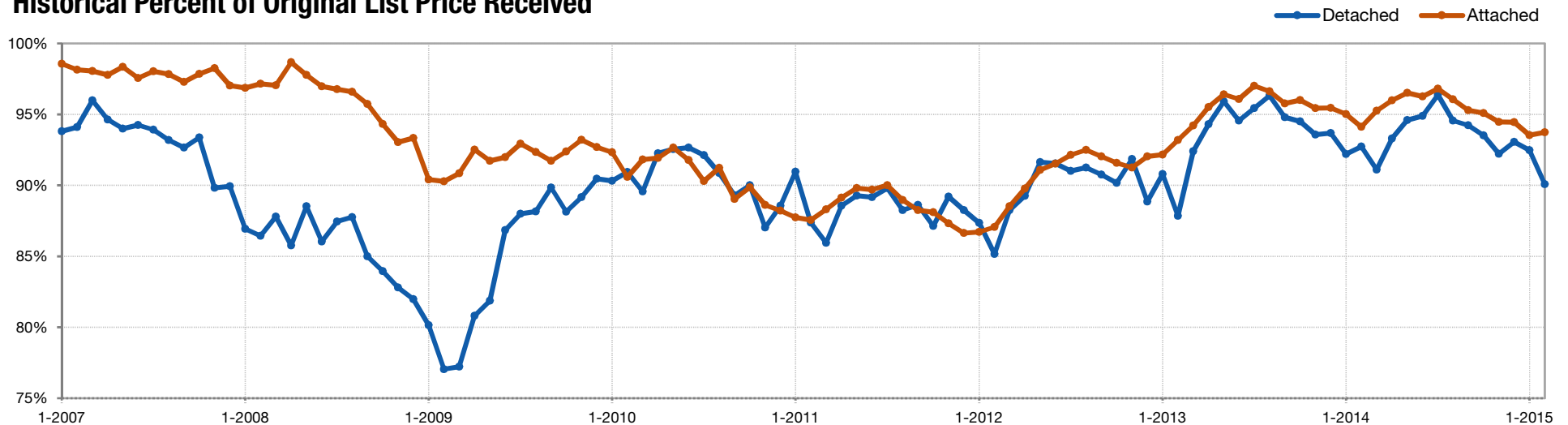
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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%	93.7%	- 0.4%
Average	93.6%	- 0.9%	95.5%	- 0.3%

Historical Percent of Original List Price Received

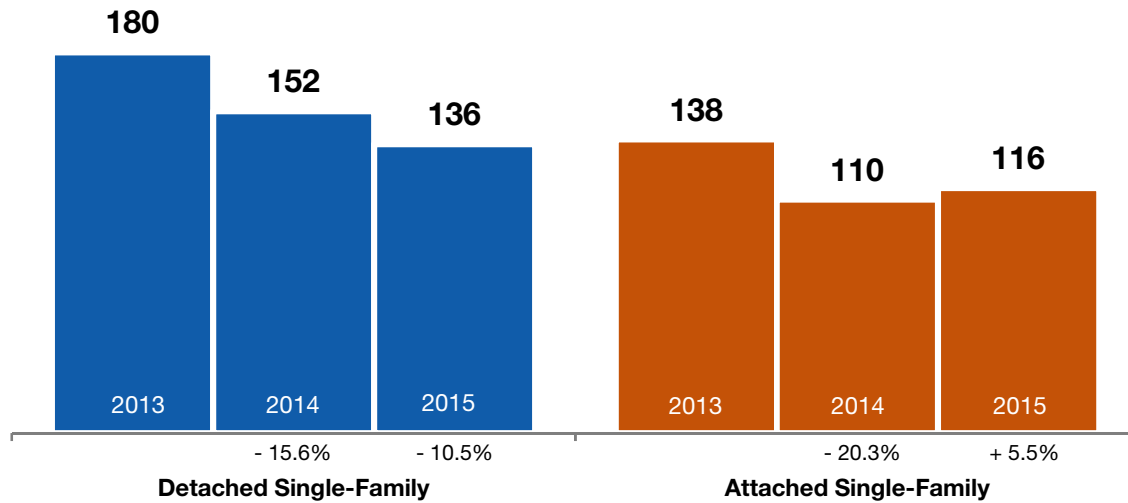


Housing Affordability Index

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.

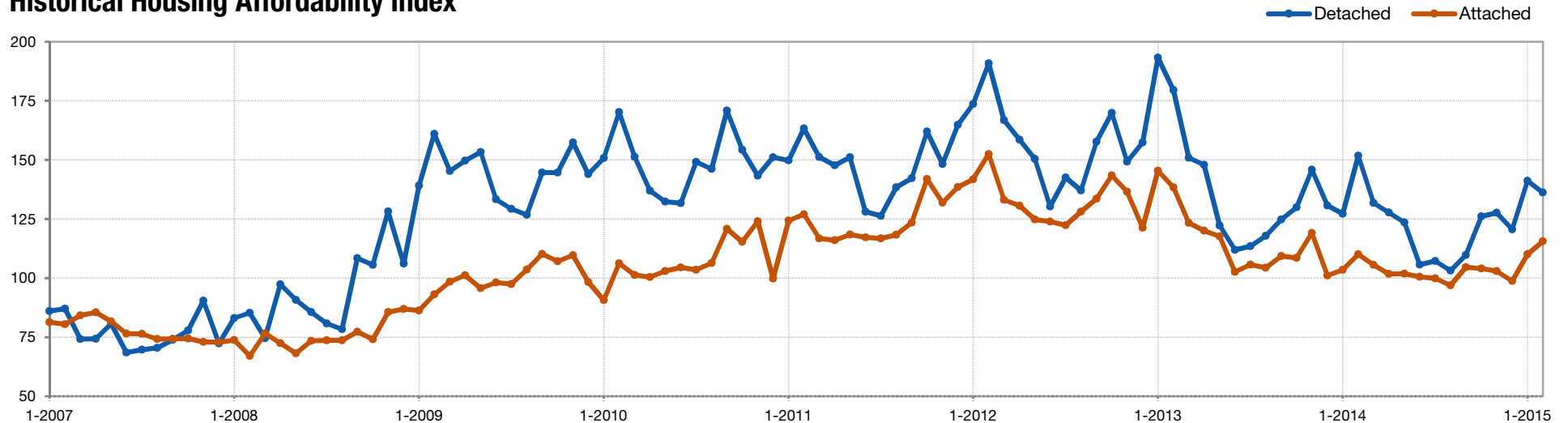


February



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	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%
Average	122	- 6.9%	104	- 5.8%

Historical Housing Affordability Index

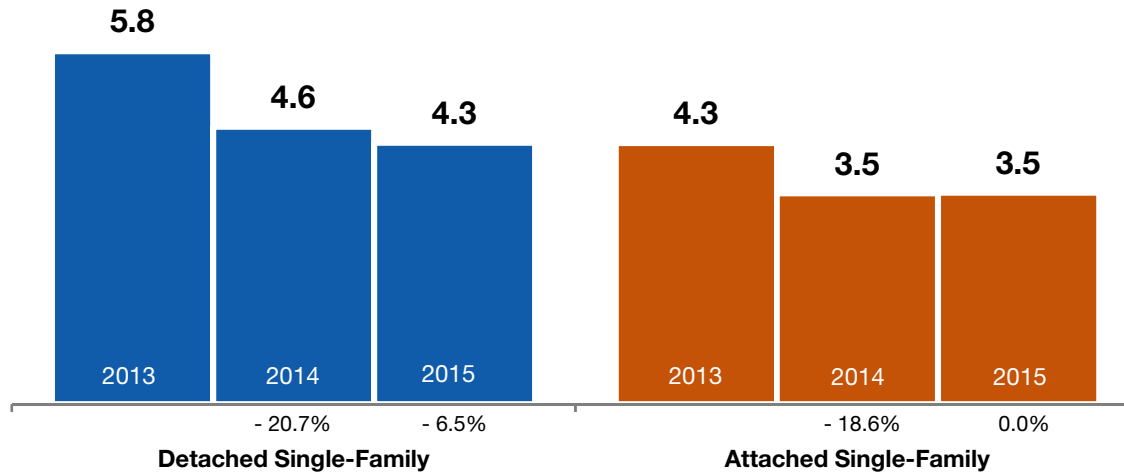


Months Supply of Inventory

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	- 17.9%	3.7	- 11.9%
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	5.8	+ 3.6%	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	5.5	+ 7.8%	4.1	+ 17.1%
Dec-2014	4.7	0.0%	3.5	+ 12.9%
Jan-2015	4.6	0.0%	3.4	+ 3.0%
Feb-2015	4.3	- 6.5%	3.5	0.0%
Average	5.2	- 1.8%	4.1	+ 9.1%

Historical Months Supply of Inventory

