

# 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 25, 2015

Data current as of May 4, 2015

New listings are on the ups, and buyers seem poised to move on the most desirable new properties in a hurry. Tales of one-day and even same-day purchase offers are being shared over coffee, lunch and happy hour, generally bringing the total days on market average down as the joy index rises.

### SINGLE-FAMILY DETACHED

For the week ending April 25:

- New Listings increased 14.1% to 503
- Under Contract Sales increased 76.7% to 334
- Inventory decreased 7.5% to 3,748

For the month of March:

- Median Sales Price increased 22.6% to \$190,000
- Market Time decreased 4.4% to 109
- Pct of List Price Rec'd increased 1.1% to 92.1%
- Months Supply decreased 6.5% to 4.3

### SINGLE-FAMILY ATTACHED

For the week ending April 25:

- New Listings decreased 2.6% to 705
- Under Contract Sales increased 34.3% to 537
- Inventory decreased 5.4% to 5,098

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 remained flat at 3.7

## Quick Facts

<b>+ 14.1%</b>	<b>- 2.6%</b>	<b>+ 76.7%</b>	<b>+ 34.3%</b>	<b>- 7.5%</b>	<b>- 5.4%</b>
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
Year-Over-Year Change <b>New Listings</b>		Year-Over-Year Change <b>Under Contract</b>		Year-Over-Year Change <b>Homes for Sale</b>	

### Metrics by Week

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

### Metrics by Month

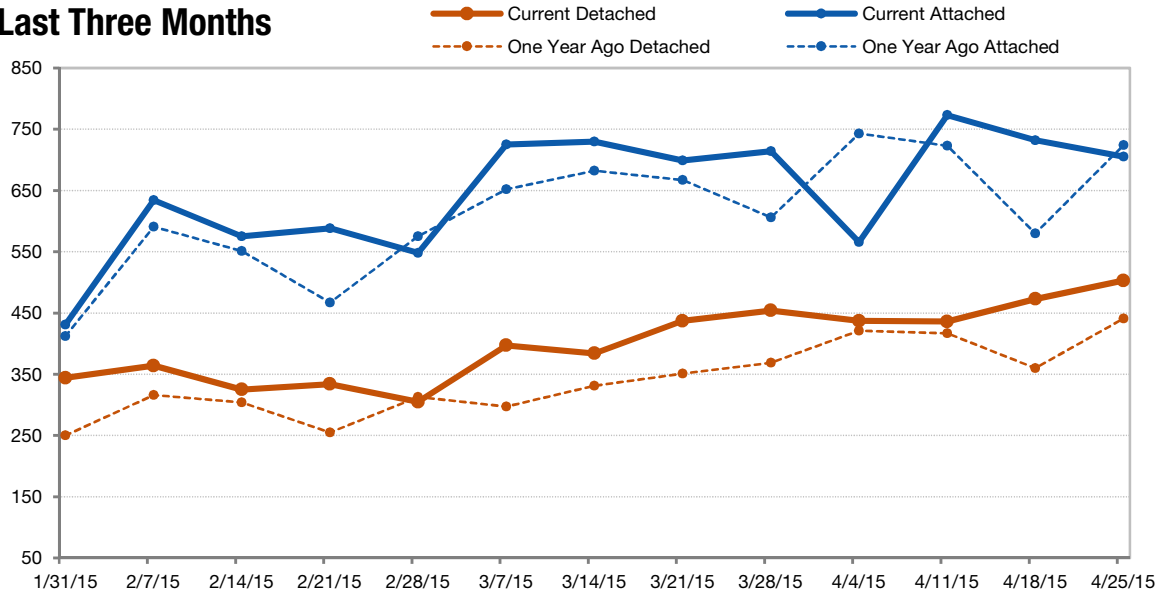
Market Time	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Inventory	<b>9</b>

# 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
1/31/2015	344	+ 37.6%	431	+ 4.6%
2/7/2015	364	+ 15.2%	634	+ 7.3%
2/14/2015	325	+ 6.9%	575	+ 4.4%
2/21/2015	334	+ 31.0%	588	+ 25.9%
2/28/2015	305	- 2.6%	548	- 4.7%
3/7/2015	397	+ 33.7%	725	+ 11.2%
3/14/2015	384	+ 16.0%	730	+ 7.0%
3/21/2015	437	+ 24.5%	699	+ 4.8%
3/28/2015	454	+ 23.0%	714	+ 17.8%
4/4/2015	437	+ 3.8%	566	- 23.8%
4/11/2015	436	+ 4.6%	773	+ 6.9%
4/18/2015	473	+ 31.4%	732	+ 26.2%
4/25/2015	503	+ 14.1%	705	- 2.6%
<b>3-Month Avg.</b>	<b>399</b>	<b>+ 17.4%</b>	<b>648</b>	<b>+ 5.6%</b>

## Historical New Listing Activity

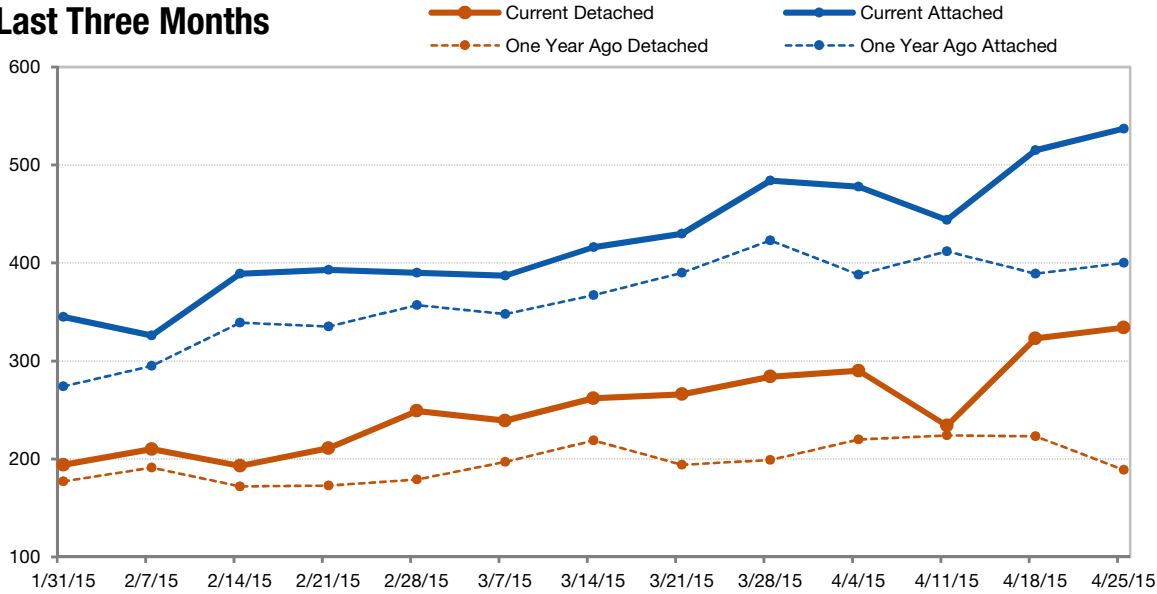


# Under Contract

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

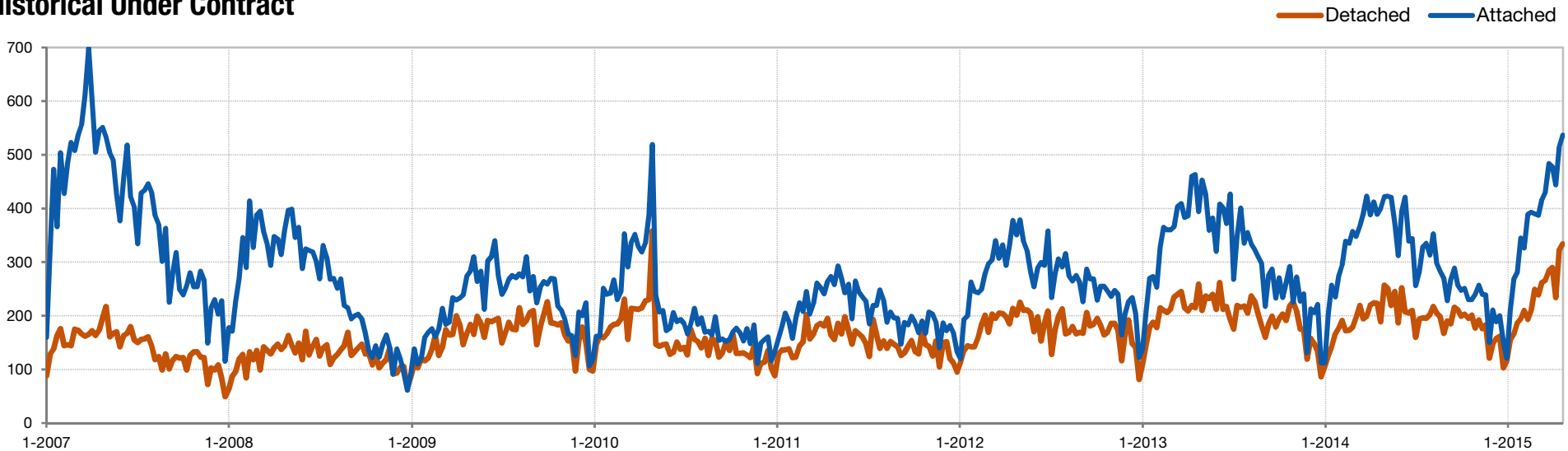


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/31/2015	194	+ 9.6%	345	+ 25.9%
2/7/2015	210	+ 9.9%	326	+ 10.5%
2/14/2015	193	+ 12.2%	389	+ 14.7%
2/21/2015	211	+ 22.0%	393	+ 17.3%
2/28/2015	249	+ 39.1%	390	+ 9.2%
3/7/2015	239	+ 21.3%	387	+ 11.2%
3/14/2015	262	+ 19.6%	416	+ 13.4%
3/21/2015	266	+ 37.1%	430	+ 10.3%
3/28/2015	284	+ 42.7%	484	+ 14.4%
4/4/2015	290	+ 31.8%	478	+ 23.2%
4/11/2015	234	+ 4.5%	444	+ 7.8%
4/18/2015	323	+ 44.8%	515	+ 32.4%
4/25/2015	334	+ 76.7%	537	+ 34.3%
<b>3-Month Avg.</b>	<b>253</b>	<b>+ 28.6%</b>	<b>426</b>	<b>+ 17.3%</b>

## Historical Under Contract

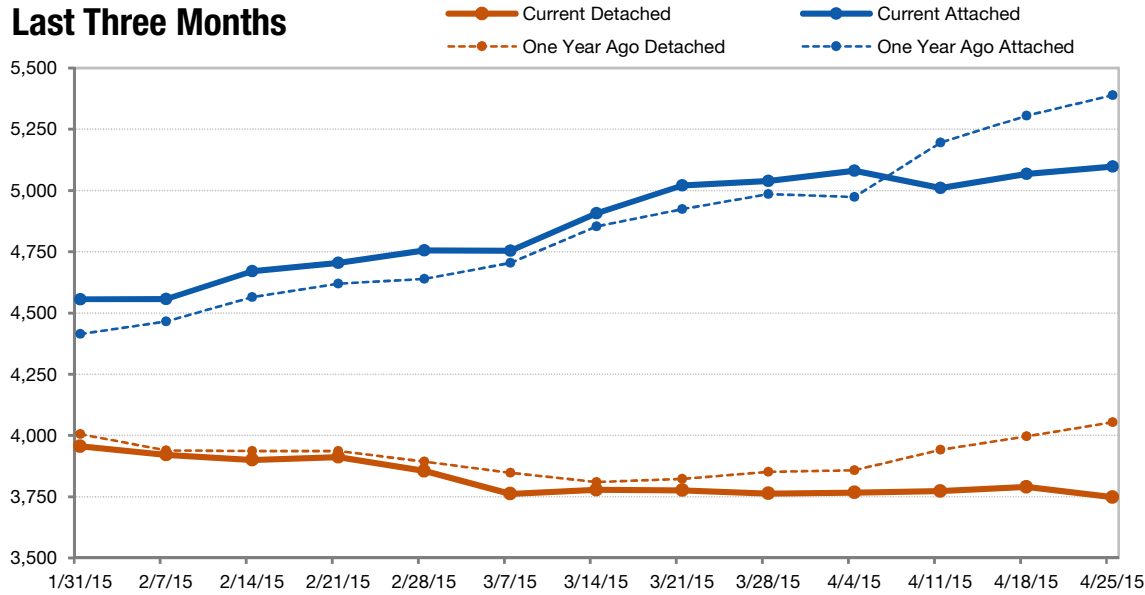


# Inventory of Homes for Sale

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

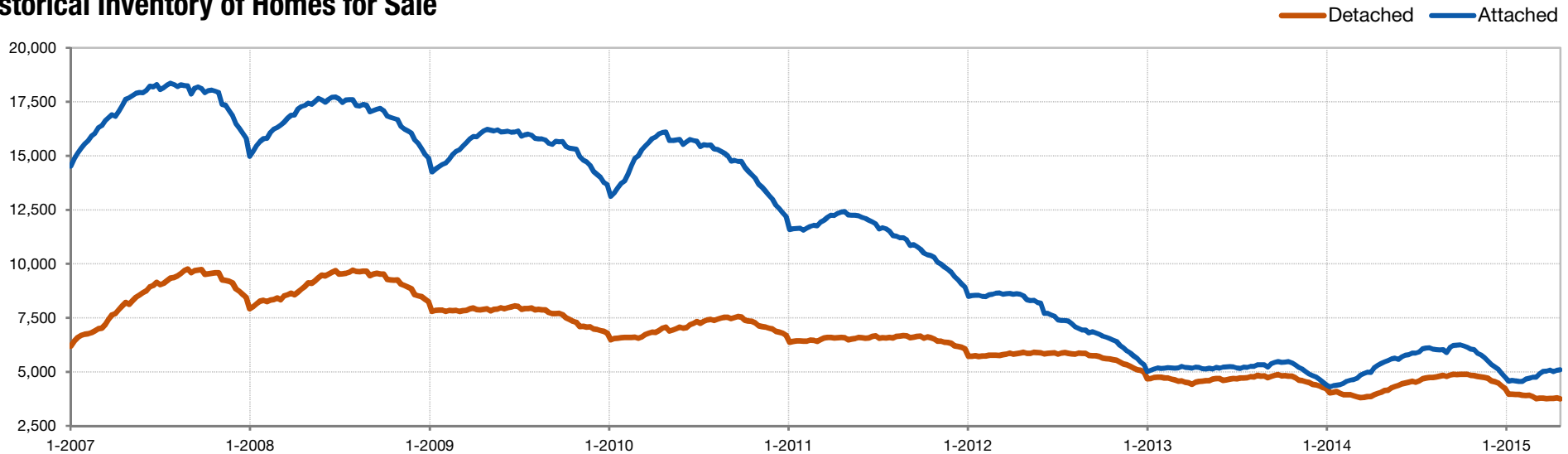


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/31/2015	3,956	- 1.2%	4,556	+ 3.2%
2/7/2015	3,921	- 0.5%	4,557	+ 2.1%
2/14/2015	3,900	- 0.9%	4,670	+ 2.3%
2/21/2015	3,912	- 0.6%	4,704	+ 1.8%
2/28/2015	3,855	- 1.0%	4,755	+ 2.5%
3/7/2015	3,762	- 2.2%	4,754	+ 1.0%
3/14/2015	3,778	- 0.8%	4,907	+ 1.1%
3/21/2015	3,776	- 1.2%	5,020	+ 1.9%
3/28/2015	3,763	- 2.3%	5,039	+ 1.1%
4/4/2015	3,767	- 2.4%	5,080	+ 2.1%
4/11/2015	3,773	- 4.3%	5,010	- 3.6%
4/18/2015	3,790	- 5.2%	5,067	- 4.5%
4/25/2015	3,748	- 7.5%	5,098	- 5.4%
<b>3-Month Avg.</b>	<b>3,823</b>	<b>- 2.3%</b>	<b>4,863</b>	<b>+ 0.3%</b>

## Historical Inventory of Homes for Sale

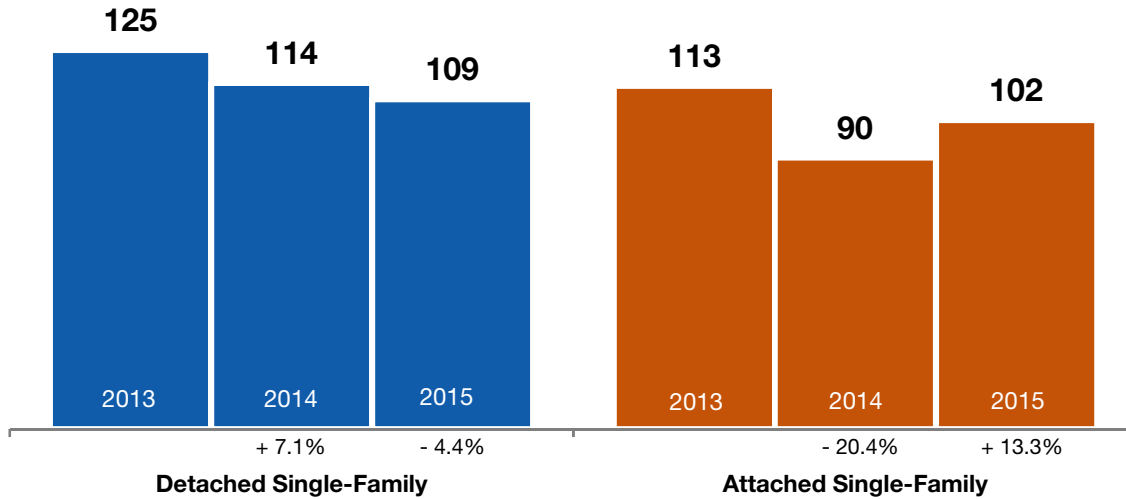


# Market Time

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

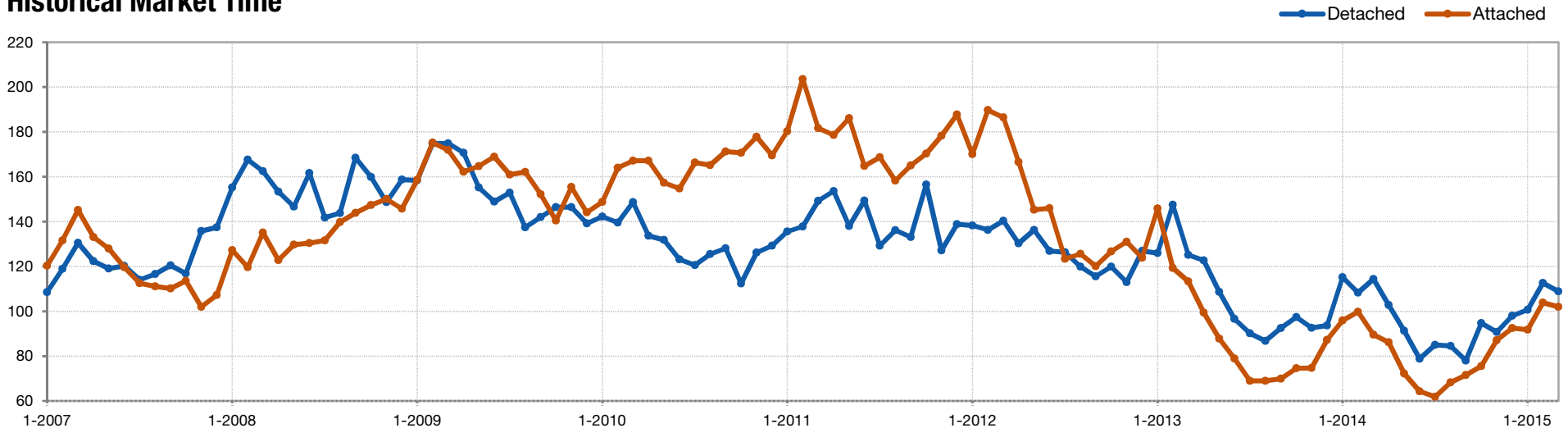


## March



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%
<b>Average</b>	<b>93</b>	<b>- 7.6%</b>	<b>79</b>	<b>- 3.1%</b>

## Historical Market Time

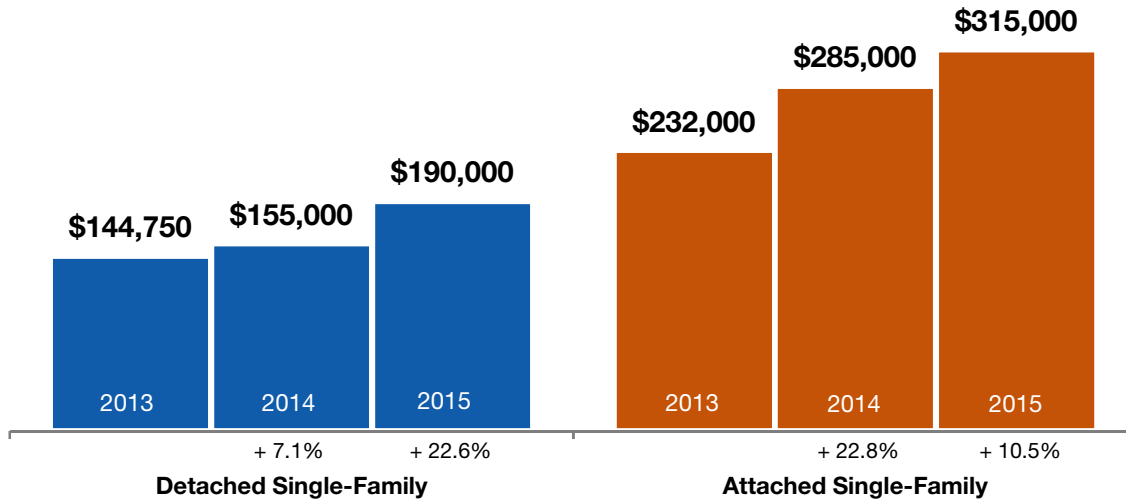


# Median Sales Price

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

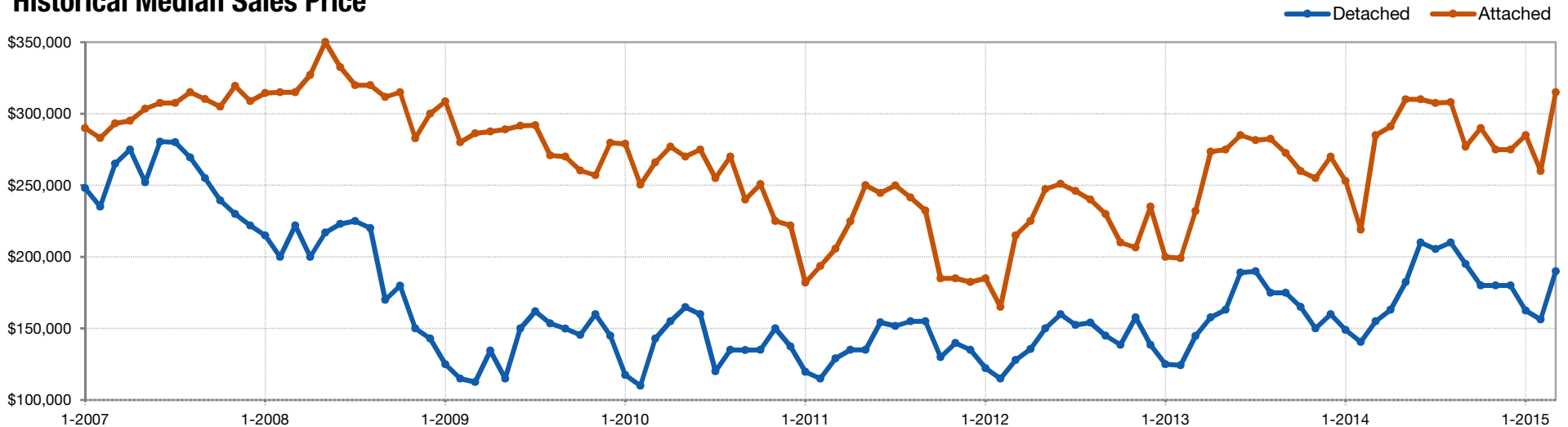


## March



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	\$162,500	+ 9.1%	\$285,000	+ 12.6%
Feb-2015	\$156,250	+ 11.2%	\$260,000	+ 18.7%
Mar-2015	\$190,000	+ 22.6%	\$315,000	+ 10.5%
Median	\$185,000	+ 12.1%	\$295,000	+ 8.5%

## Historical Median Sales Price

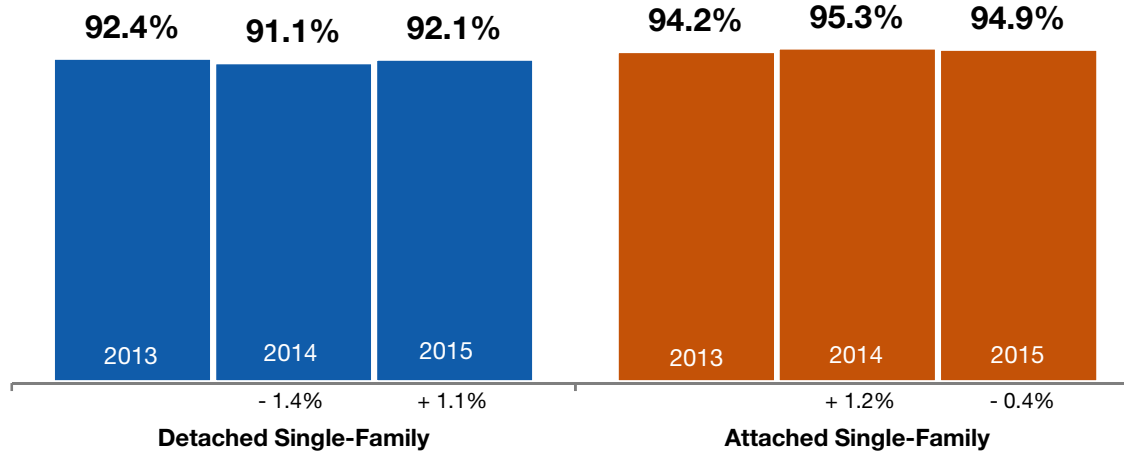


# Percent of Original List Price Received

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.

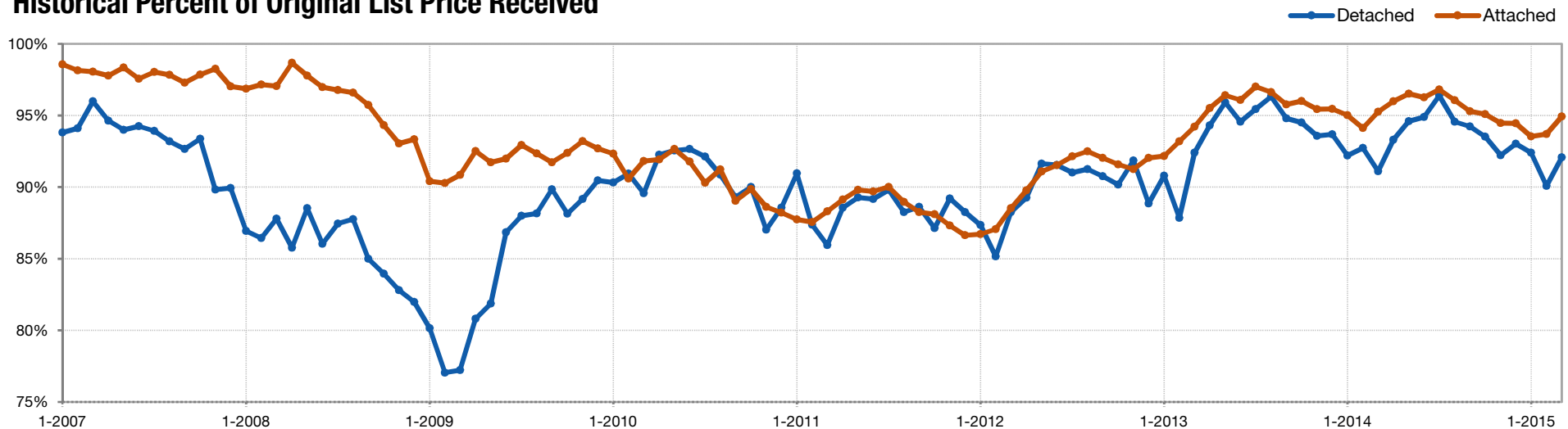


## March



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%
<b>Average</b>	<b>93.6%</b>	<b>- 0.7%</b>	<b>95.5%</b>	<b>- 0.4%</b>

## Historical Percent of Original List Price Received

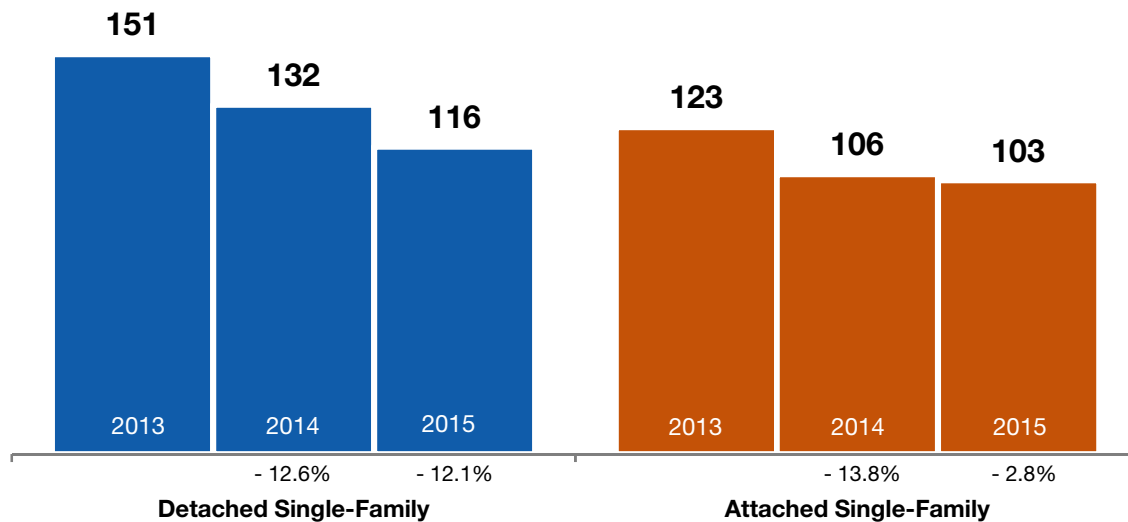


# Housing Affordability Index

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.

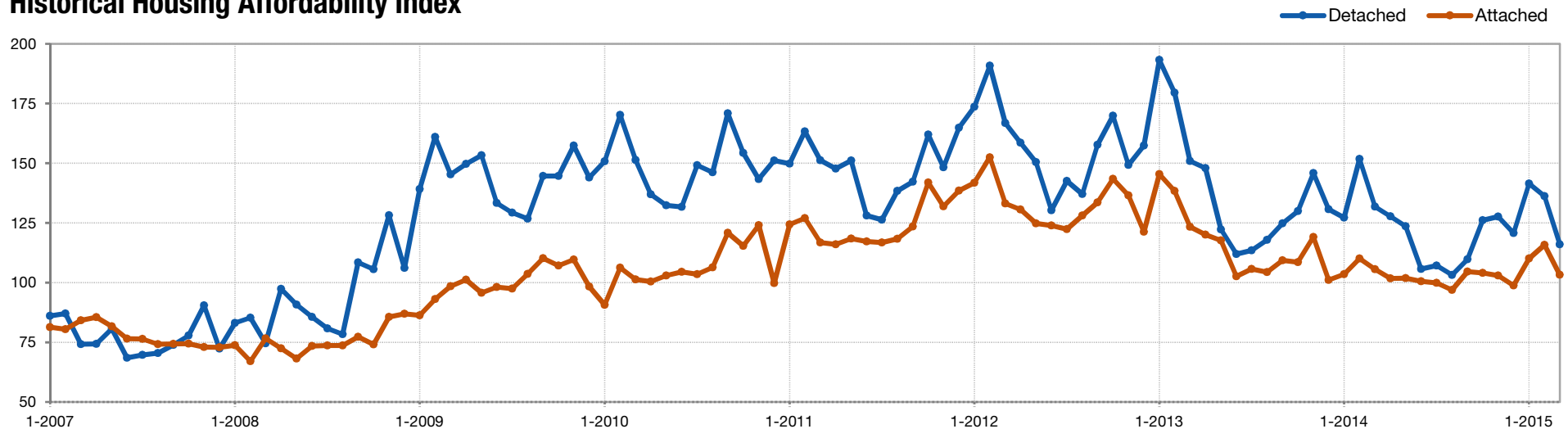


## March



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	142	+ 11.8%	110	+ 5.8%
Feb-2015	136	- 10.5%	116	+ 5.5%
Mar-2015	116	- 12.1%	103	- 2.8%
<b>Average</b>	<b>120</b>	<b>- 6.8%</b>	<b>103</b>	<b>- 4.8%</b>

## Historical Housing Affordability Index



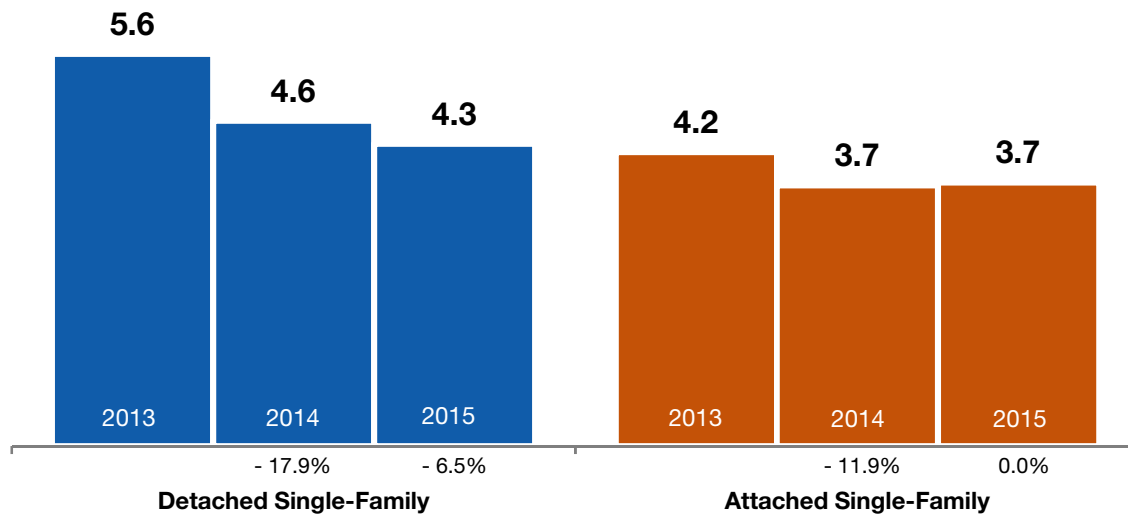


# Months Supply of Inventory

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	5.9	+ 5.4%	4.8	+ 20.0%
Oct-2014	5.8	+ 7.4%	4.6	+ 17.9%
Nov-2014	5.6	+ 9.8%	4.1	+ 17.1%
Dec-2014	4.8	+ 2.1%	3.5	+ 12.9%
Jan-2015	4.7	+ 2.2%	3.4	+ 3.0%
Feb-2015	4.5	- 2.2%	3.6	+ 2.9%
Mar-2015	4.3	- 6.5%	3.7	0.0%
Average	5.2	+ 0.0%	4.1	+ 10.8%

## Historical Months Supply of Inventory

