

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 September 12, 2015

Data current as of September 21, 2015

With home prices steadily rising in year-over-year comparisons, houses are becoming less affordable for buyers – but not less desirable. Thanks in part to the improving job market, there has been more demand from both buyers and renters. Mimicking this, housing starts have climbed nicely in the past year, and recent studies indicate the percentages of housing starts will remain strong in the coming months.

SINGLE-FAMILY DETACHED

For the week ending September 12:

- New Listings increased 7.5% to 499
- Under Contract Sales increased 19.8% to 218
- Inventory decreased 11.9% to 4,310

For the month of August:

- Median Sales Price increased 5.7% to \$222,000
- Market Time increased 2.4% to 87
- Pct of List Price Rec'd increased 0.7% to 95.3%
- Months Supply decreased 18.6% to 4.8

SINGLE-FAMILY ATTACHED

For the week ending September 12:

- New Listings decreased 0.7% to 684
- Under Contract Sales increased 10.9% to 294
- Inventory decreased 15.7% to 5,193

For the month of August:

- Median Sales Price decreased 1.3% to \$304,000
- Market Time decreased 5.9% to 64
- Pct of List Price Rec'd decreased 0.1% to 95.9%
- Months Supply decreased 19.6% to 3.7

Quick Facts

+ 7.5%	- 0.7%	+ 19.8%	+ 10.9%	- 11.9%	- 15.7%
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

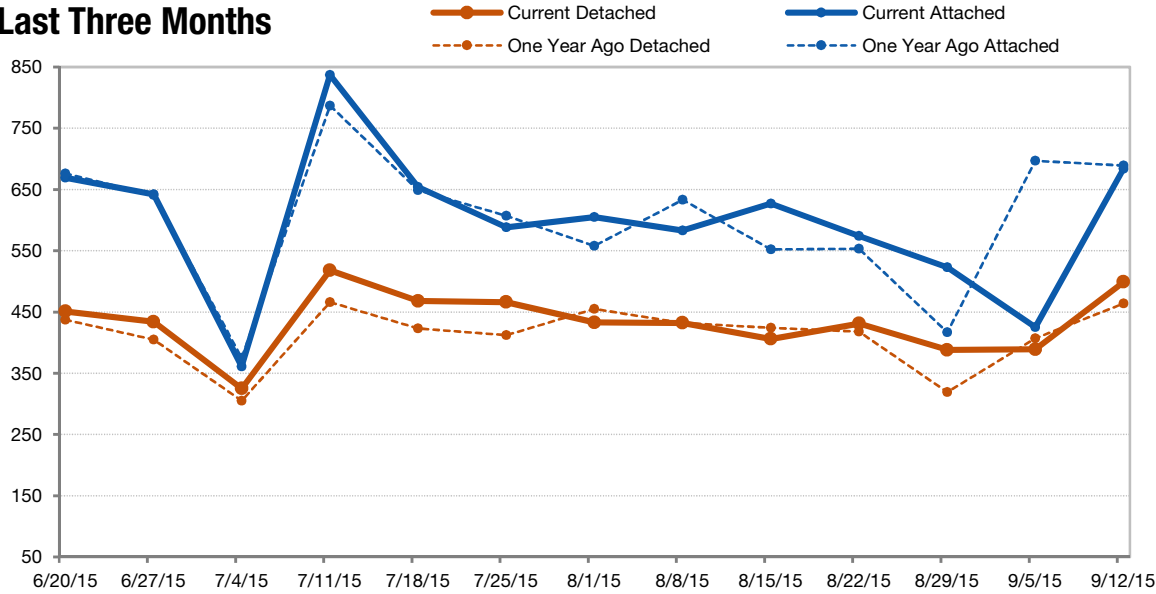
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New Listings

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

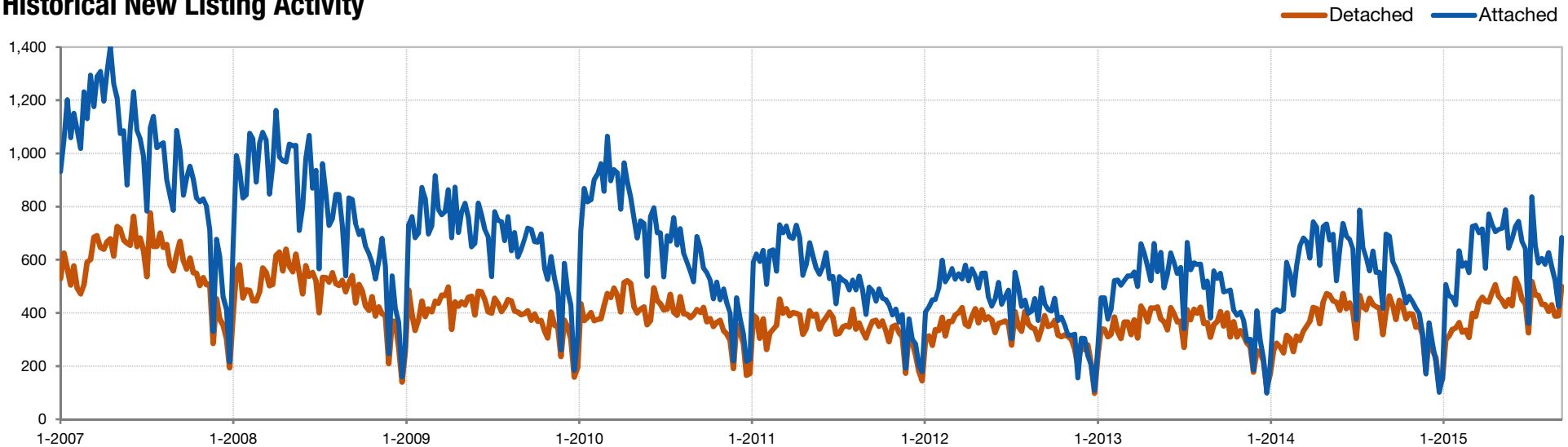


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/20/2015	451	+ 3.2%	669	- 1.0%
6/27/2015	434	+ 7.2%	642	+ 0.2%
7/4/2015	325	+ 6.6%	361	- 3.7%
7/11/2015	518	+ 11.2%	837	+ 6.4%
7/18/2015	468	+ 10.6%	654	+ 0.8%
7/25/2015	466	+ 13.1%	588	- 3.1%
8/1/2015	433	- 4.8%	605	+ 8.4%
8/8/2015	432	0.0%	583	- 7.9%
8/15/2015	406	- 4.2%	627	+ 13.6%
8/22/2015	431	+ 3.1%	574	+ 3.8%
8/29/2015	388	+ 21.6%	523	+ 25.4%
9/5/2015	389	- 4.4%	425	- 39.0%
9/12/2015	499	+ 7.5%	684	- 0.7%
3-Month Avg.	434	+ 5.1%	598	- 0.8%

Historical New Listing Activity

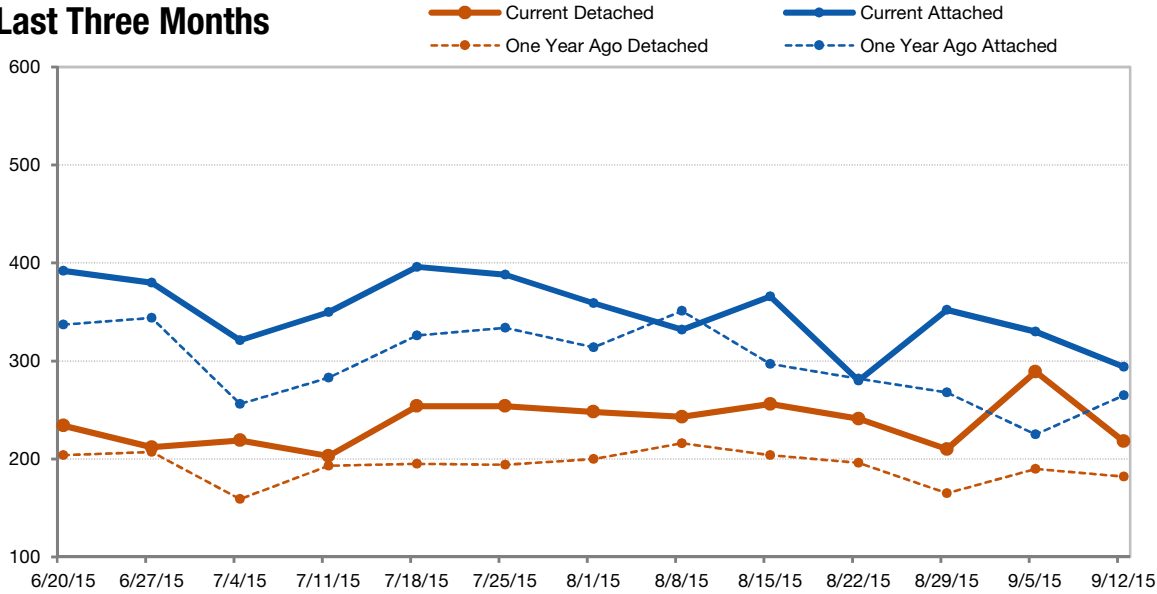


Under Contract

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

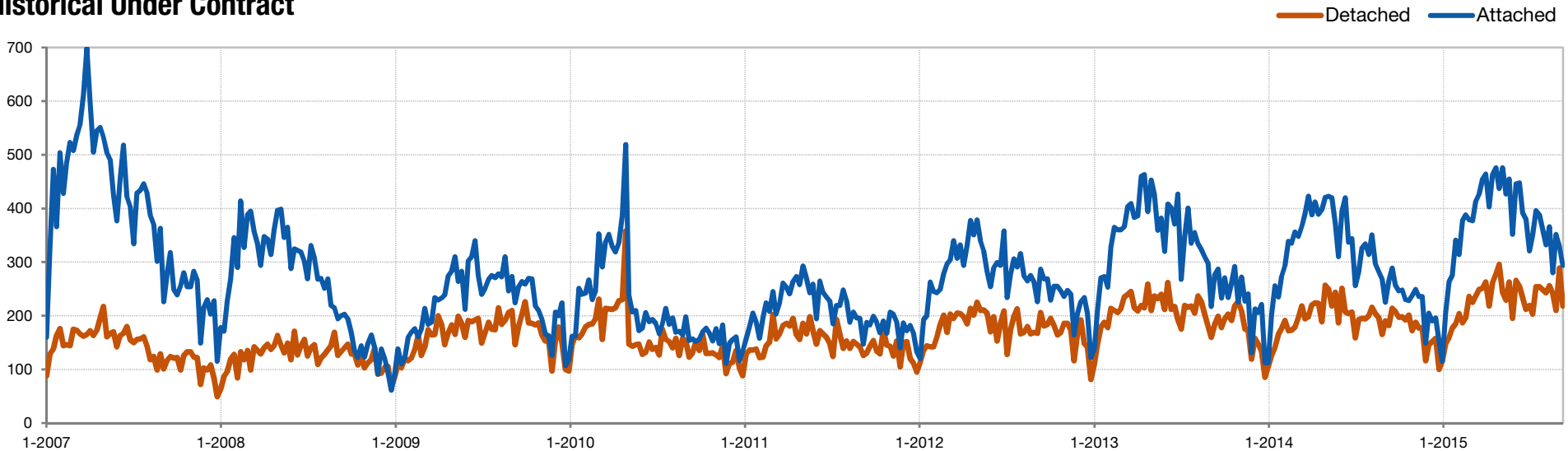


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/20/2015	234	+ 14.7%	392	+ 16.3%
6/27/2015	212	+ 2.4%	380	+ 10.5%
7/4/2015	219	+ 37.7%	321	+ 25.4%
7/11/2015	203	+ 5.2%	350	+ 23.7%
7/18/2015	254	+ 30.3%	396	+ 21.5%
7/25/2015	254	+ 30.9%	388	+ 16.2%
8/1/2015	248	+ 24.0%	359	+ 14.3%
8/8/2015	243	+ 12.5%	332	- 5.4%
8/15/2015	256	+ 25.5%	366	+ 23.2%
8/22/2015	241	+ 23.0%	280	- 0.7%
8/29/2015	210	+ 27.3%	352	+ 31.3%
9/5/2015	289	+ 52.1%	330	+ 46.7%
9/12/2015	218	+ 19.8%	294	+ 10.9%
3-Month Avg.	237	+ 23.0%	349	+ 17.0%

Historical Under Contract

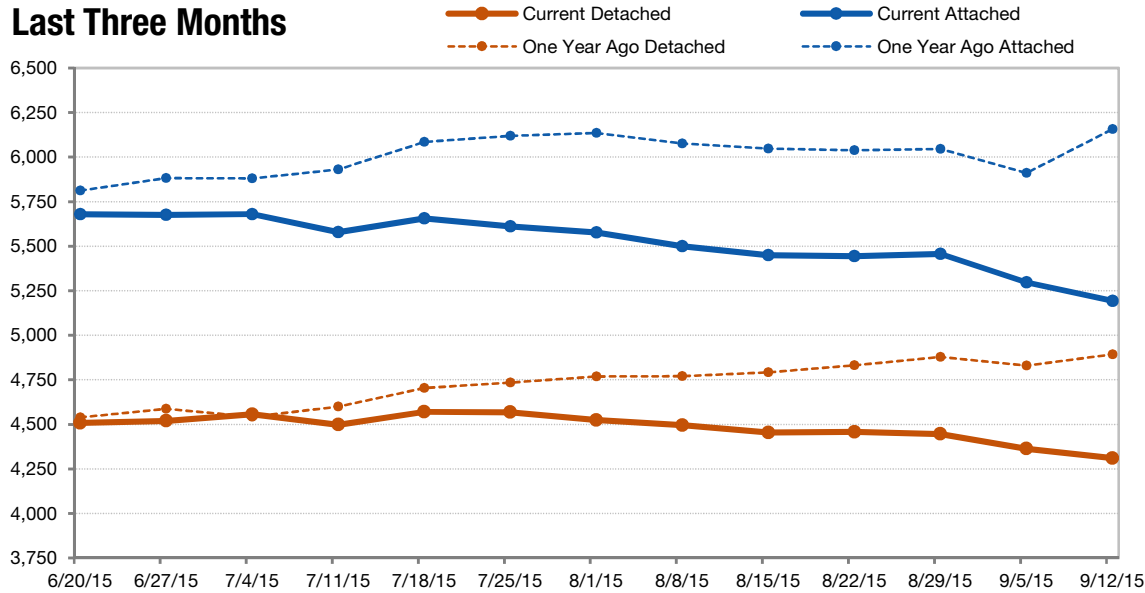


Inventory of Homes for Sale

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

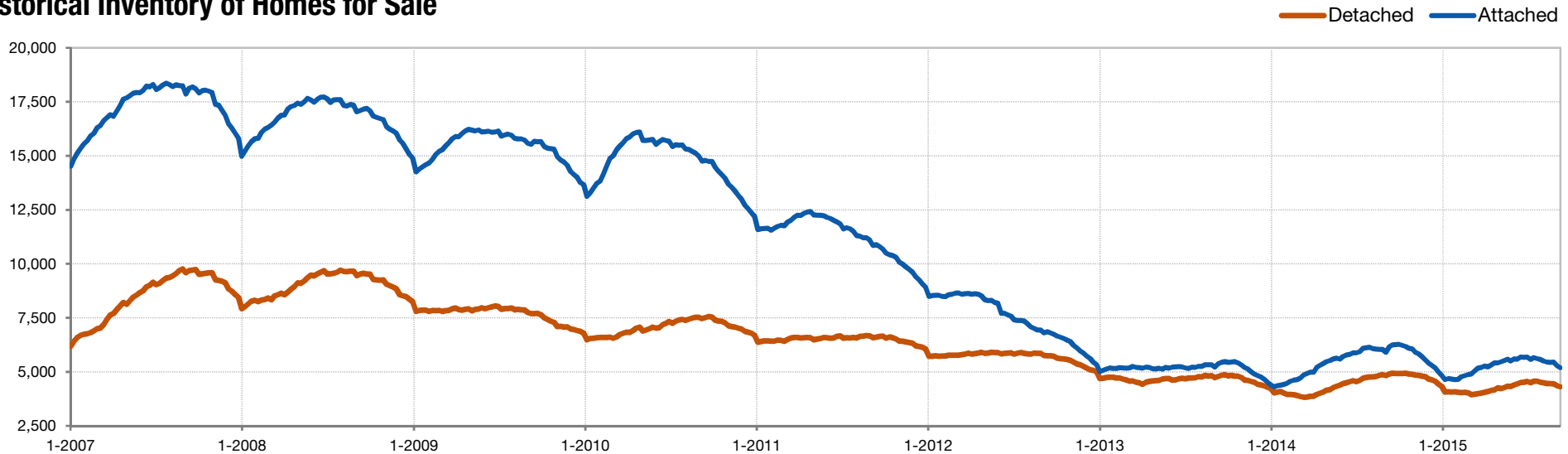


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/20/2015	4,508	- 0.7%	5,679	- 2.3%
6/27/2015	4,519	- 1.5%	5,675	- 3.5%
7/4/2015	4,556	+ 0.3%	5,680	- 3.4%
7/11/2015	4,498	- 2.2%	5,579	- 5.9%
7/18/2015	4,570	- 2.8%	5,656	- 7.1%
7/25/2015	4,568	- 3.5%	5,611	- 8.3%
8/1/2015	4,524	- 5.1%	5,577	- 9.1%
8/8/2015	4,495	- 5.8%	5,499	- 9.5%
8/15/2015	4,454	- 7.0%	5,449	- 9.9%
8/22/2015	4,457	- 7.8%	5,443	- 9.9%
8/29/2015	4,446	- 8.9%	5,457	- 9.7%
9/5/2015	4,363	- 9.7%	5,297	- 10.4%
9/12/2015	4,310	- 11.9%	5,193	- 15.7%
3-Month Avg.	4,482	- 5.2%	5,523	- 8.1%

Historical Inventory of Homes for Sale

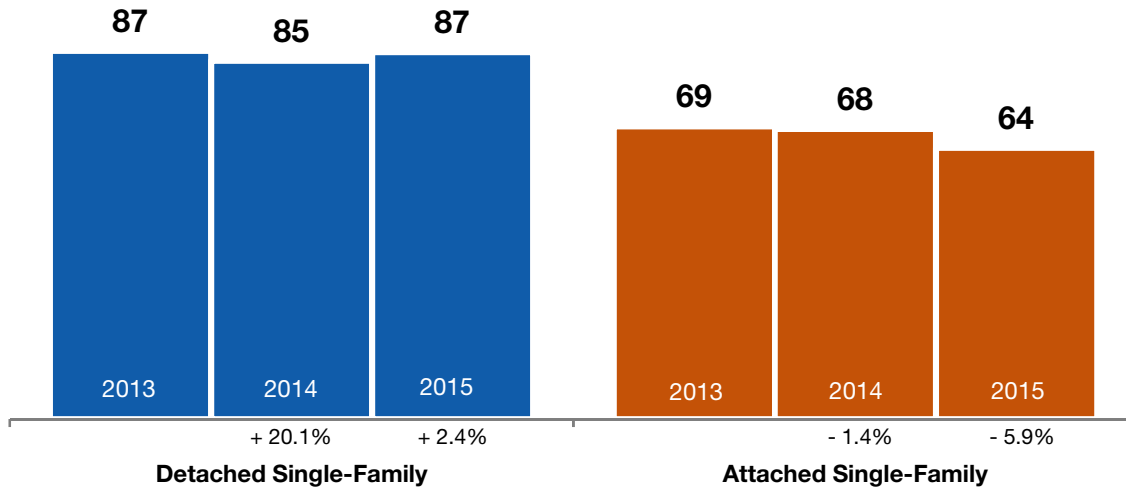


Market Time

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

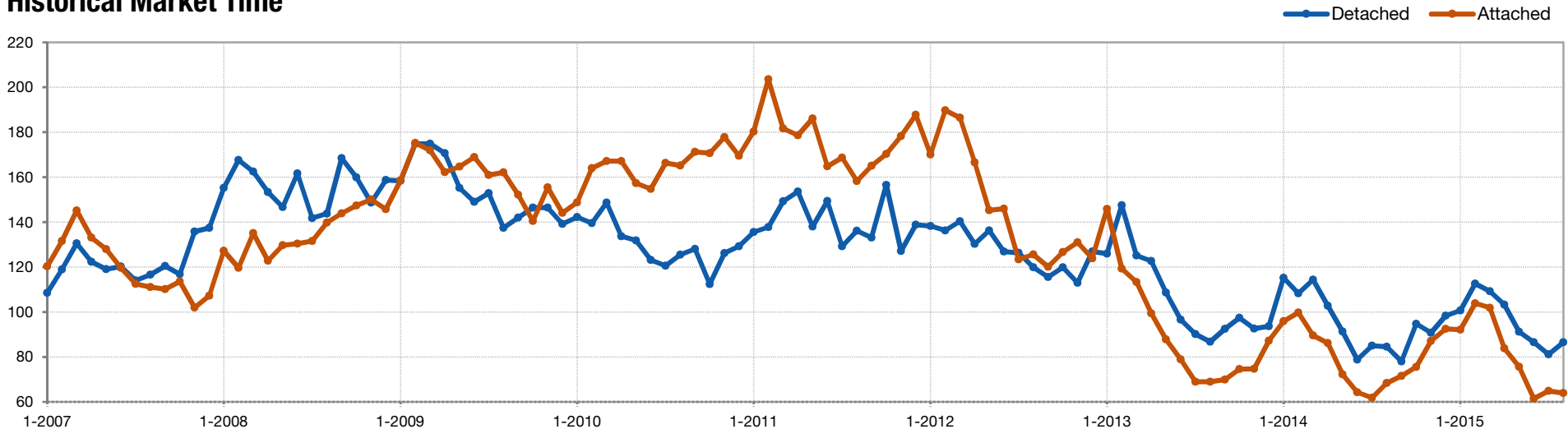


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2015	103	0.0%	84	-2.3%
May-2015	91	0.0%	76	+5.6%
Jun-2015	87	+10.1%	61	-4.7%
Jul-2015	81	-4.7%	65	+4.8%
Aug-2015	87	+2.4%	64	-5.9%
Average	93	-1.6%	78	+2.3%

Historical Market Time

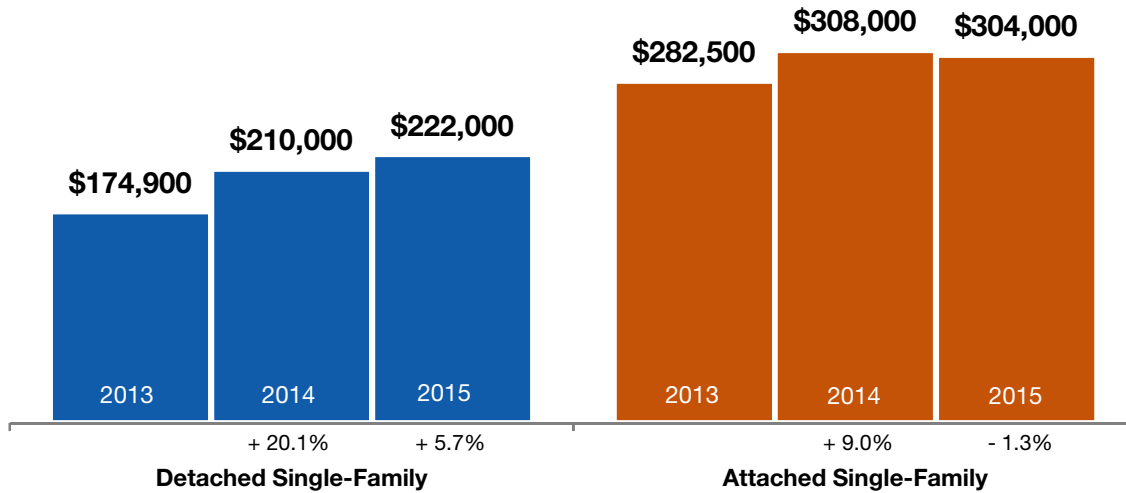


Median Sales Price

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

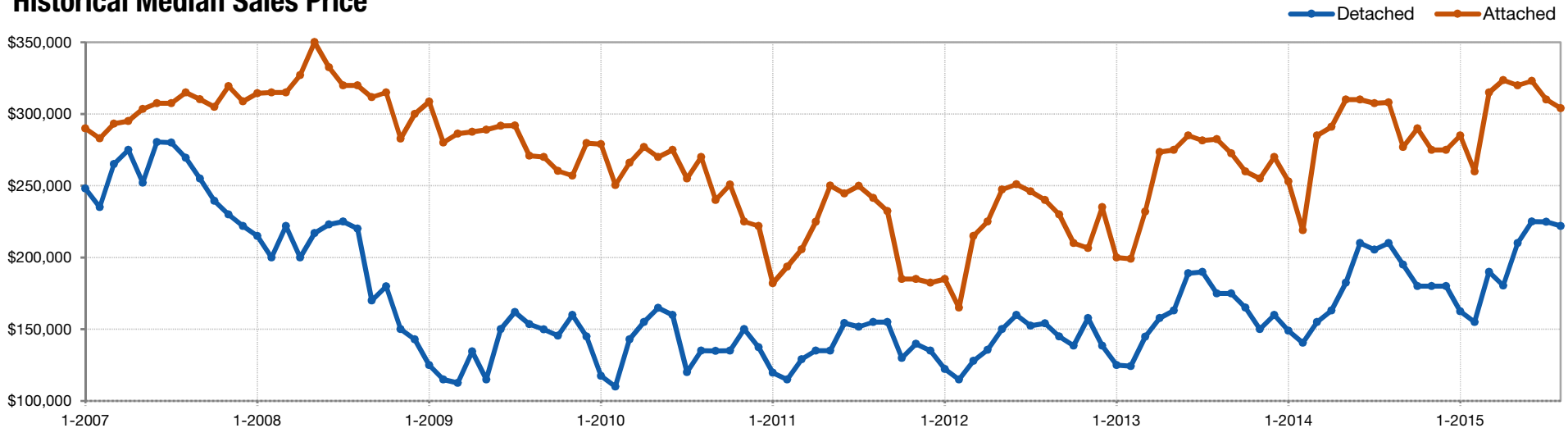


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$155,000	+ 10.3%	\$260,000	+ 18.7%
Mar-2015	\$190,000	+ 22.6%	\$315,000	+ 10.5%
Apr-2015	\$180,500	+ 10.7%	\$323,530	+ 11.2%
May-2015	\$210,000	+ 15.1%	\$320,000	+ 3.2%
Jun-2015	\$225,000	+ 7.1%	\$323,000	+ 4.2%
Jul-2015	\$224,750	+ 9.4%	\$310,000	+ 0.8%
Aug-2015	\$222,000	+ 5.7%	\$304,000	- 1.3%
Median	\$194,150	+ 12.2%	\$302,500	+ 5.8%

Historical Median Sales Price

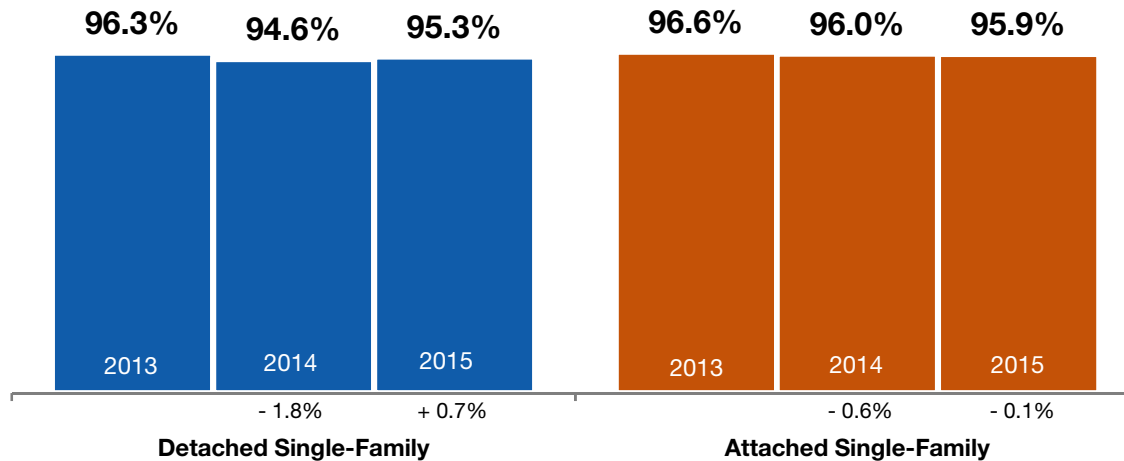


Percent of Original List Price Received

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.

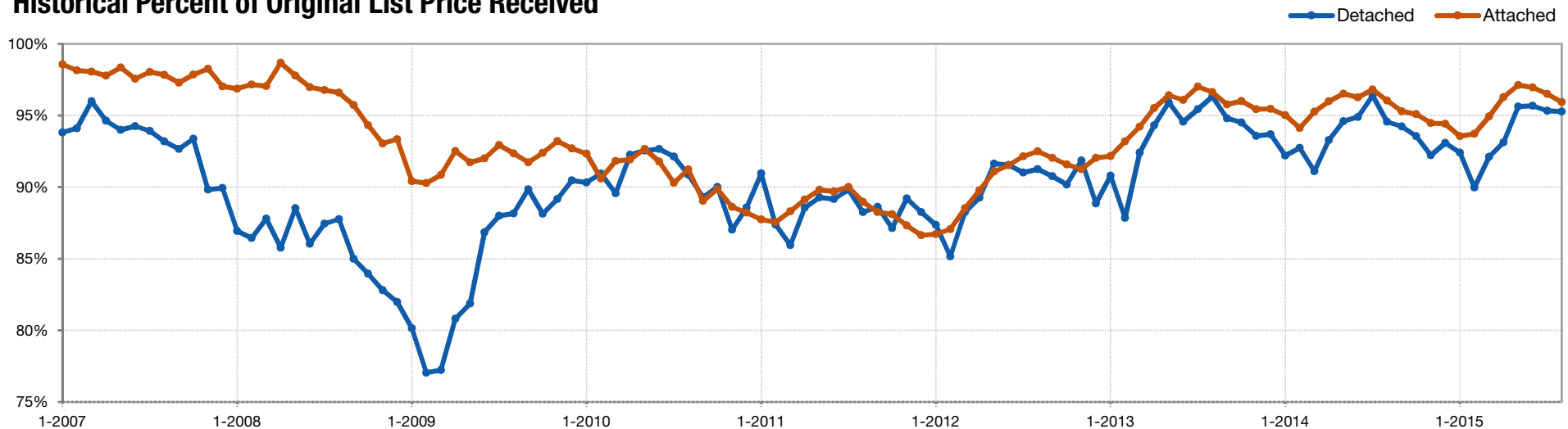


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	92.4%	+ 0.2%	93.6%	- 1.5%
Feb-2015	90.0%	- 2.9%	93.7%	- 0.4%
Mar-2015	92.1%	+ 1.1%	94.9%	- 0.4%
Apr-2015	93.1%	- 0.2%	96.3%	+ 0.3%
May-2015	95.6%	+ 1.1%	97.1%	+ 0.6%
Jun-2015	95.7%	+ 0.8%	97.0%	+ 0.7%
Jul-2015	95.3%	- 1.1%	96.5%	- 0.3%
Aug-2015	95.3%	+ 0.7%	95.9%	- 0.1%
Average	93.8%	- 0.2%	95.7%	- 0.2%

Historical Percent of Original List Price Received

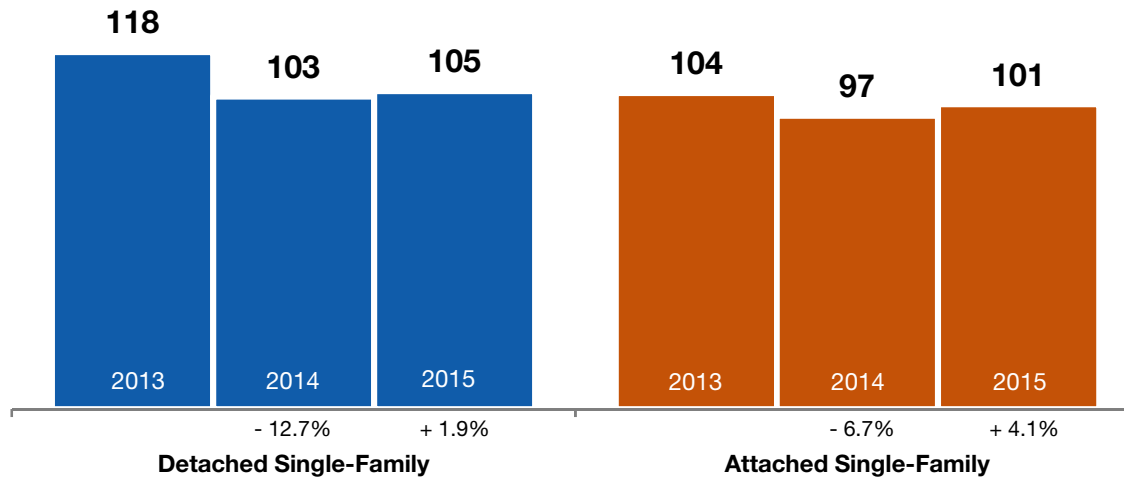


Housing Affordability Index

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.

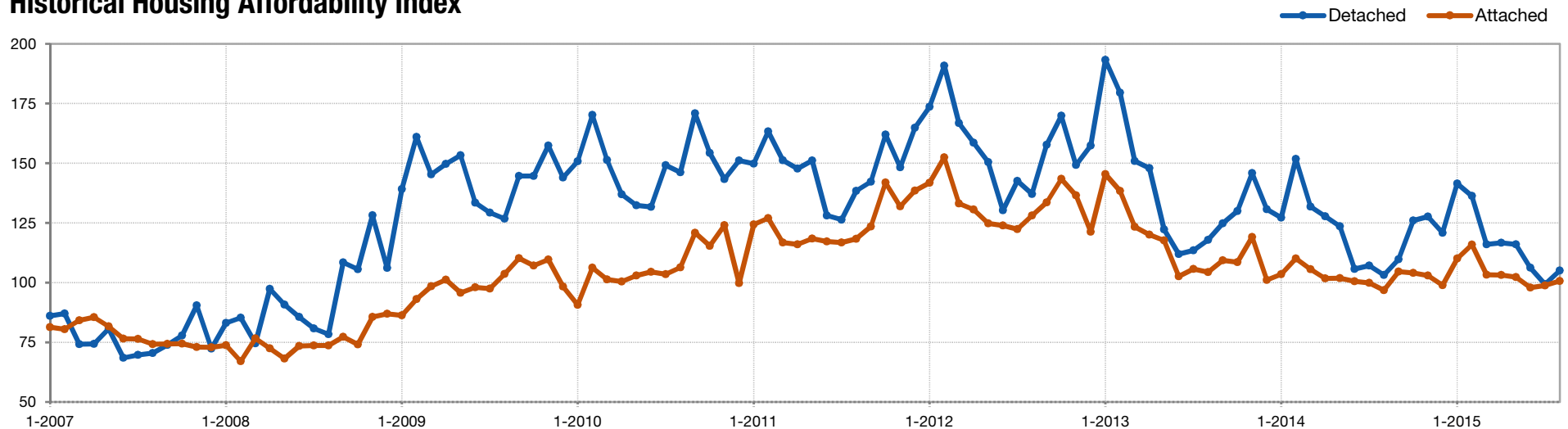


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Apr-2015	117	- 8.6%	103	+ 1.0%
May-2015	116	- 6.5%	102	0.0%
Jun-2015	106	0.0%	98	- 3.0%
Jul-2015	99	- 7.5%	99	- 1.0%
Aug-2015	105	+ 1.9%	101	+ 4.1%
Average	118	- 5.5%	104	- 1.2%

Historical Housing Affordability Index

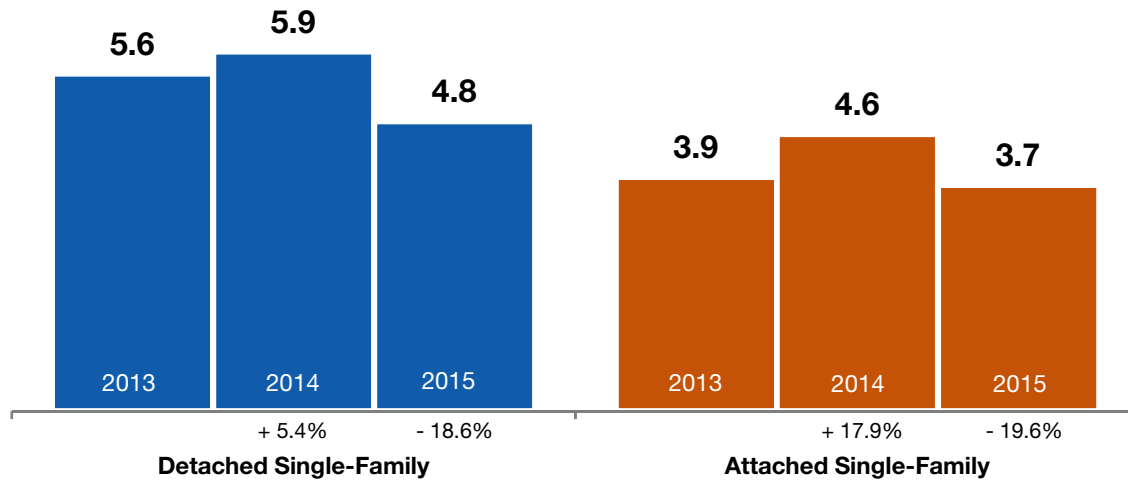


Months Supply of Inventory

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.



August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2014	5.9	+ 5.4%	4.8	+ 20.0%
Oct-2014	5.9	+ 9.3%	4.6	+ 17.9%
Nov-2014	5.7	+ 11.8%	4.2	+ 20.0%
Dec-2014	5.0	+ 6.4%	3.6	+ 16.1%
Jan-2015	4.9	+ 6.5%	3.5	+ 6.1%
Feb-2015	4.7	+ 2.2%	3.7	+ 5.7%
Mar-2015	4.7	+ 2.2%	3.9	+ 5.4%
Apr-2015	4.9	- 2.0%	4.1	0.0%
May-2015	5.0	- 5.7%	4.1	- 4.7%
Jun-2015	5.1	- 7.3%	4.1	- 6.8%
Jul-2015	5.0	- 13.8%	4.0	- 14.9%
Aug-2015	4.8	- 18.6%	3.7	- 19.6%
Average	5.2	- 0.6%	4.0	+ 2.4%

Historical Months Supply of Inventory

