

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 19, 2015

Data current as of September 28, 2015

All roads continue to point to normal as fall is upon us. Nary a warning bell has sounded about anything beyond the typical seasonal drop-off. From the mouths of market-analyzing pundits, we are in the midst of one of the best housing markets in the last 15 years. This, of course, makes for a great autumn, along with pumpkin-spiced lattes and cinnamon apple spiced tea, of course.

SINGLE-FAMILY DETACHED

For the week ending September 19:

- New Listings increased 5.6% to 451
- Under Contract Sales increased 28.5% to 275
- Inventory decreased 10.5% to 4,414

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 16.9% to 4.9

SINGLE-FAMILY ATTACHED

For the week ending September 19:

- New Listings increased 0.8% to 599
- Under Contract Sales increased 15.9% to 335
- Inventory decreased 14.7% to 5,334

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 17.4% to 3.8

Quick Facts

+ 5.6%	+ 0.8%	+ 28.5%	+ 15.9%	- 10.5%	- 14.7%
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

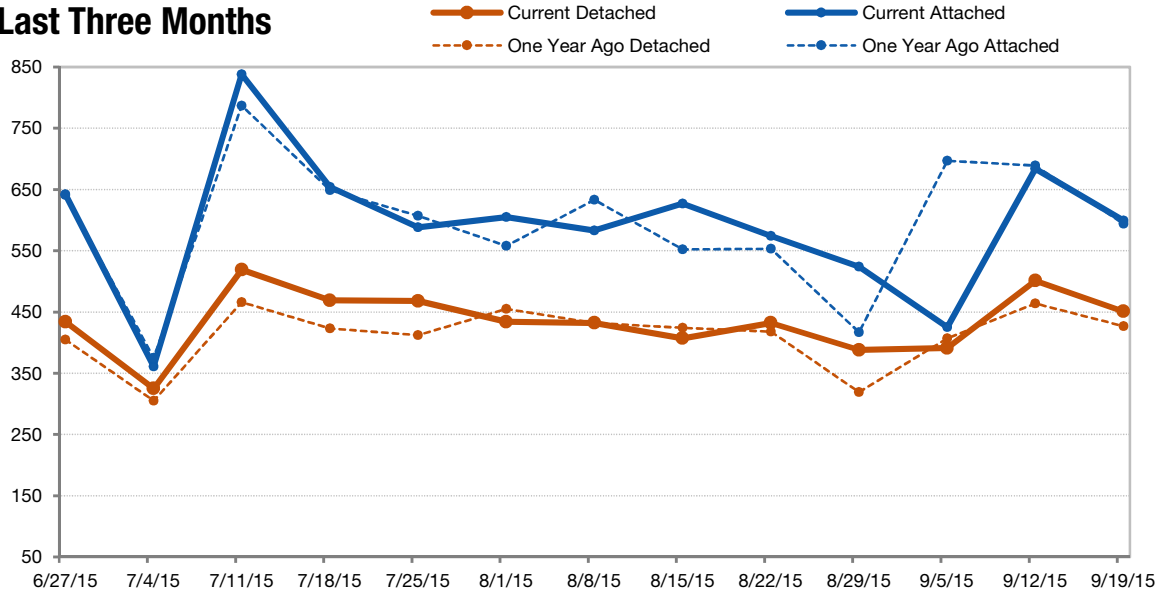
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New Listings

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

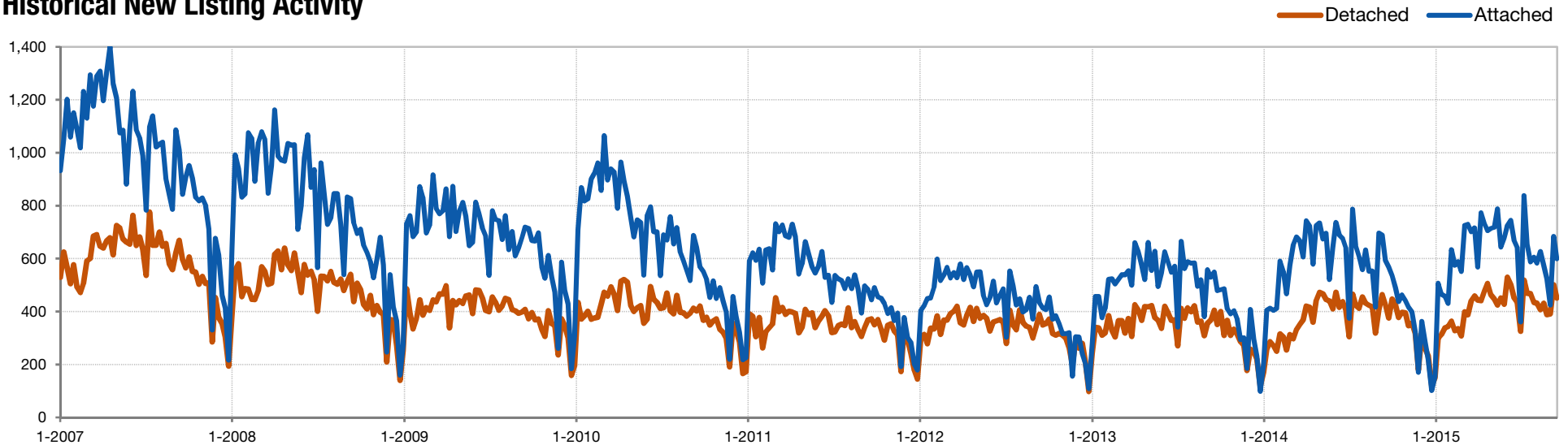


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/27/2015	434	+ 7.2%	642	+ 0.2%
7/4/2015	325	+ 6.6%	361	- 3.7%
7/11/2015	519	+ 11.4%	838	+ 6.5%
7/18/2015	469	+ 10.9%	654	+ 0.8%
7/25/2015	468	+ 13.6%	588	- 3.1%
8/1/2015	434	- 4.6%	605	+ 8.4%
8/8/2015	432	0.0%	583	- 7.9%
8/15/2015	407	- 4.0%	627	+ 13.6%
8/22/2015	432	+ 3.3%	574	+ 3.8%
8/29/2015	388	+ 21.6%	524	+ 25.7%
9/5/2015	391	- 3.9%	425	- 39.0%
9/12/2015	501	+ 8.0%	684	- 0.7%
9/19/2015	451	+ 5.6%	599	+ 0.8%
3-Month Avg.	435	+ 5.5%	593	- 0.6%

Historical New Listing Activity

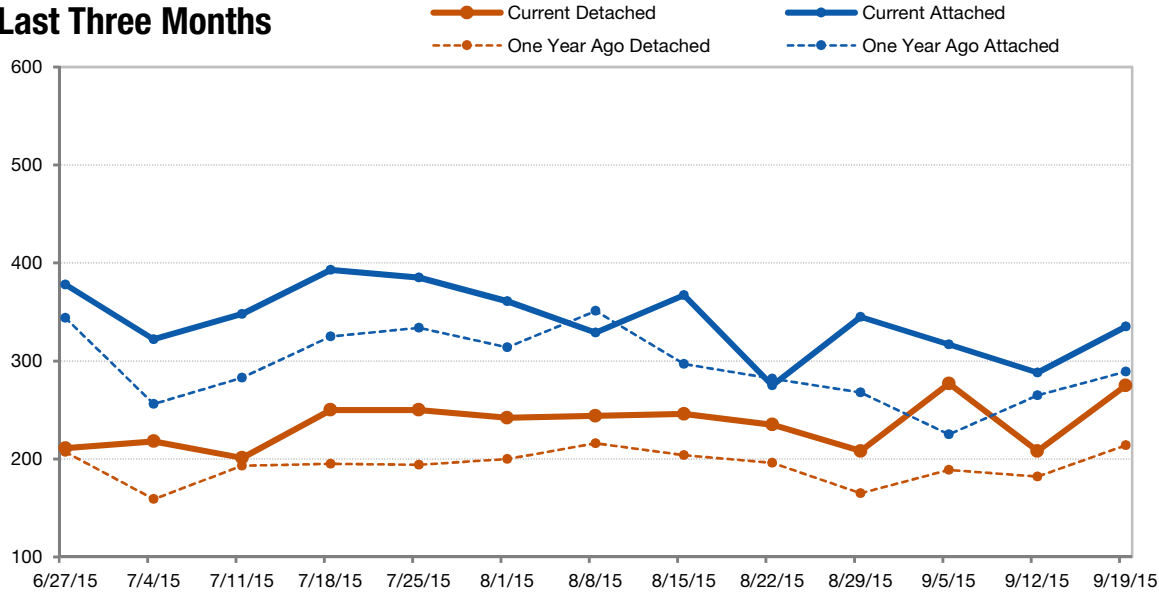


Under Contract

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

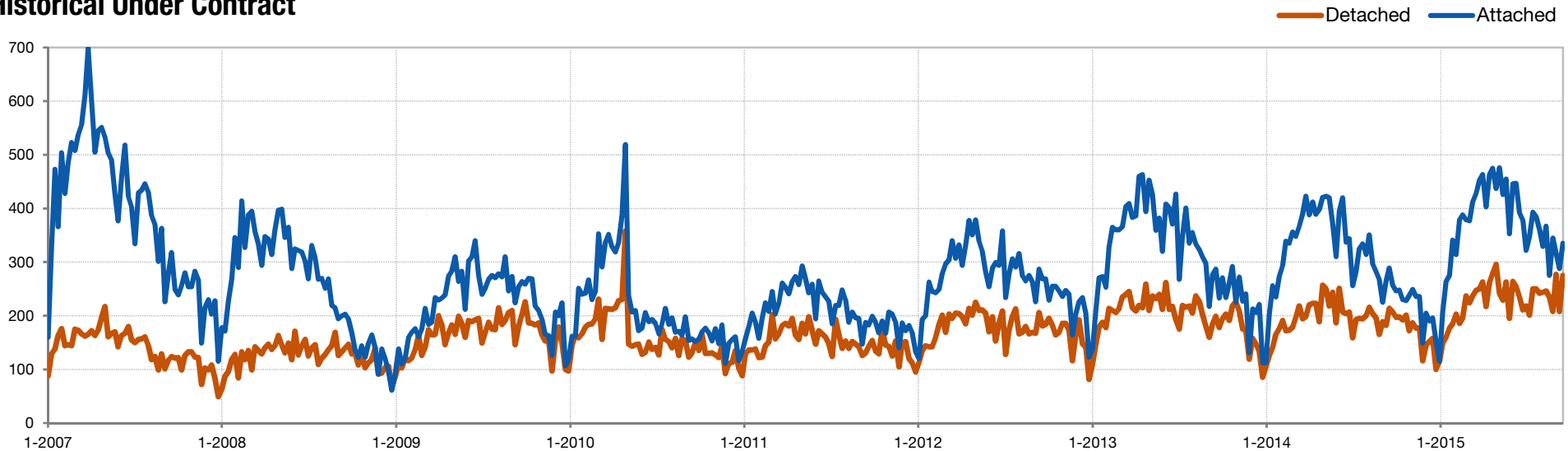


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/27/2015	211	+ 1.9%	378	+ 9.9%
7/4/2015	218	+ 37.1%	322	+ 25.8%
7/11/2015	201	+ 4.1%	348	+ 23.0%
7/18/2015	250	+ 28.2%	393	+ 20.9%
7/25/2015	250	+ 28.9%	385	+ 15.3%
8/1/2015	242	+ 21.0%	361	+ 15.0%
8/8/2015	244	+ 13.0%	329	- 6.3%
8/15/2015	246	+ 20.6%	367	+ 23.6%
8/22/2015	235	+ 19.9%	275	- 2.5%
8/29/2015	208	+ 26.1%	345	+ 28.7%
9/5/2015	277	+ 46.6%	317	+ 40.9%
9/12/2015	208	+ 14.3%	288	+ 8.7%
9/19/2015	275	+ 28.5%	335	+ 15.9%
3-Month Avg.	236	+ 21.9%	342	+ 15.9%

Historical Under Contract

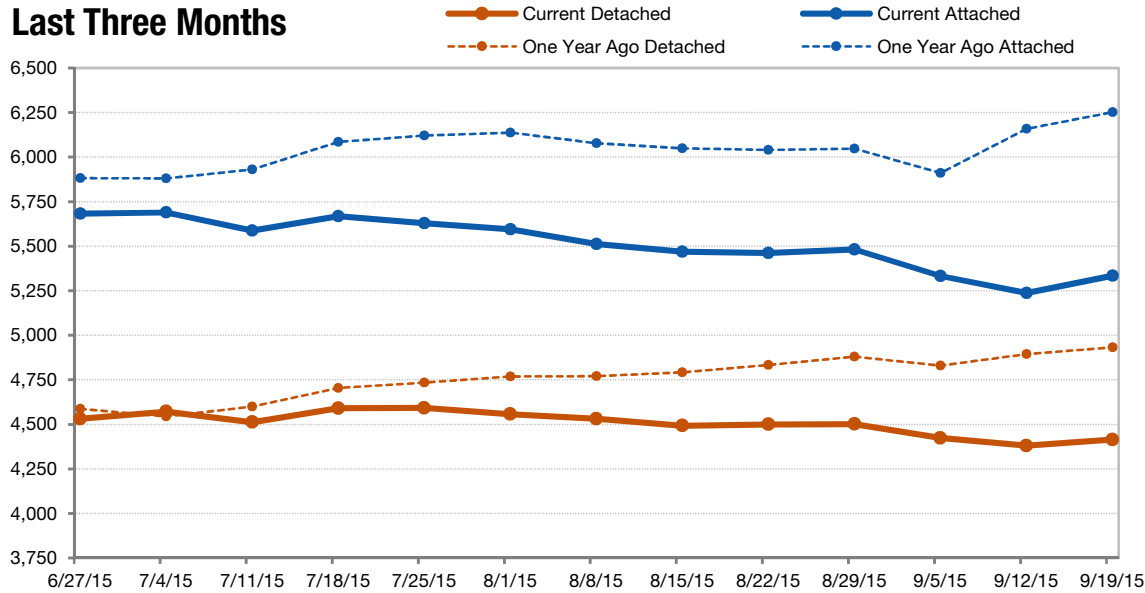


Inventory of Homes for Sale

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

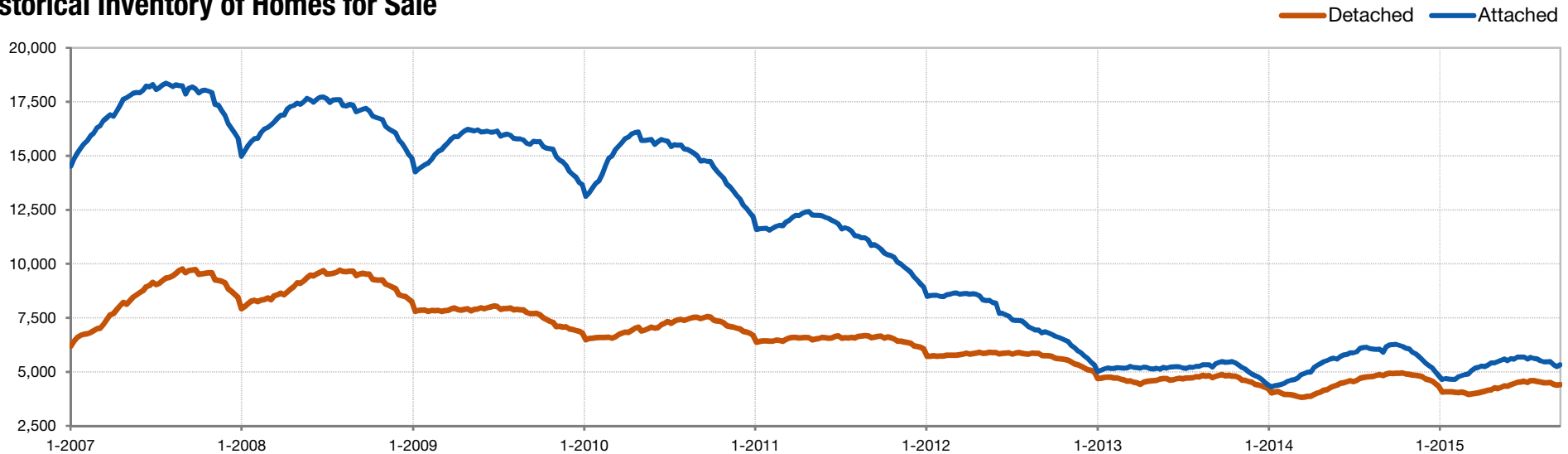


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/27/2015	4,531	- 1.2%	5,682	- 3.4%
7/4/2015	4,571	+ 0.6%	5,689	- 3.2%
7/11/2015	4,512	- 1.9%	5,587	- 5.8%
7/18/2015	4,590	- 2.4%	5,669	- 6.8%
7/25/2015	4,592	- 3.0%	5,628	- 8.1%
8/1/2015	4,557	- 4.4%	5,595	- 8.8%
8/8/2015	4,531	- 5.0%	5,512	- 9.3%
8/15/2015	4,492	- 6.3%	5,469	- 9.6%
8/22/2015	4,500	- 6.9%	5,462	- 9.6%
8/29/2015	4,501	- 7.7%	5,482	- 9.3%
9/5/2015	4,423	- 8.4%	5,332	- 9.8%
9/12/2015	4,380	- 10.5%	5,237	- 15.0%
9/19/2015	4,414	- 10.5%	5,334	- 14.7%
3-Month Avg.	4,507	- 5.3%	5,514	- 8.8%

Historical Inventory of Homes for Sale

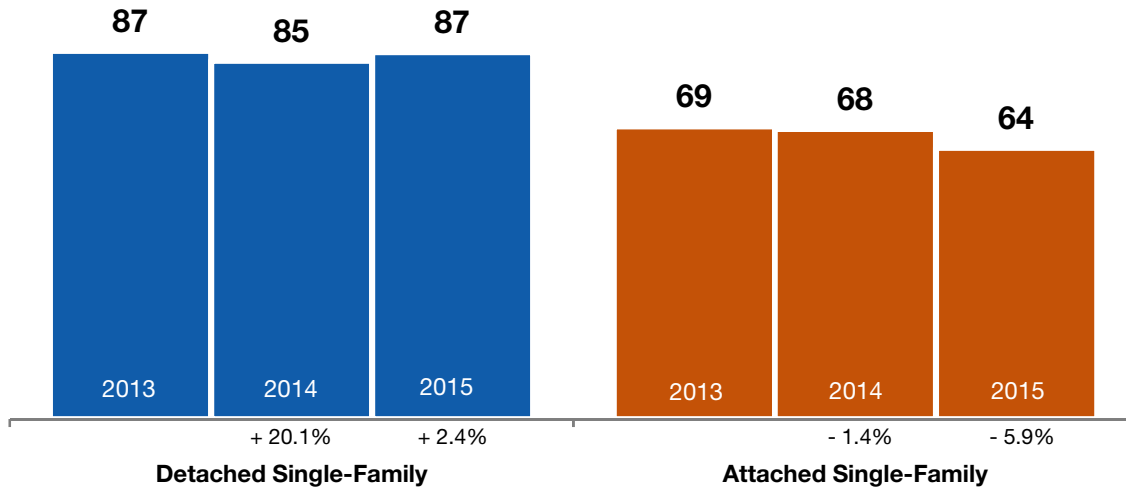


Market Time

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

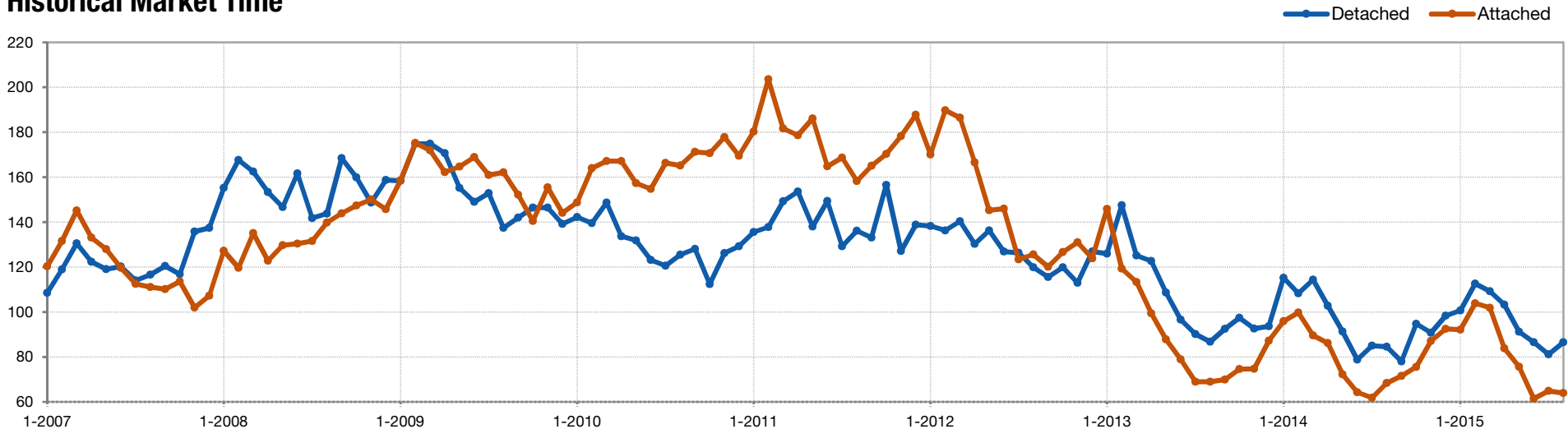


August



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

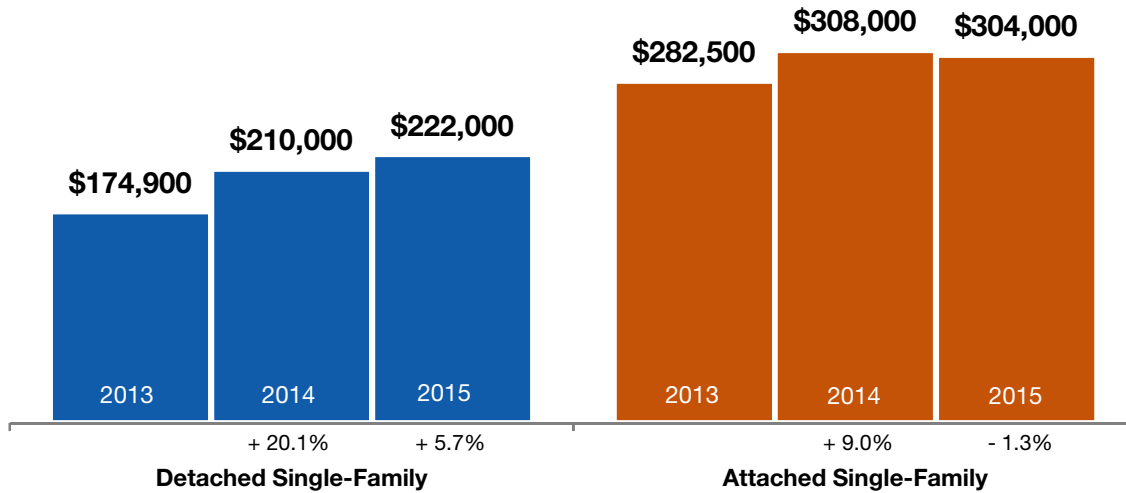


Median Sales Price

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

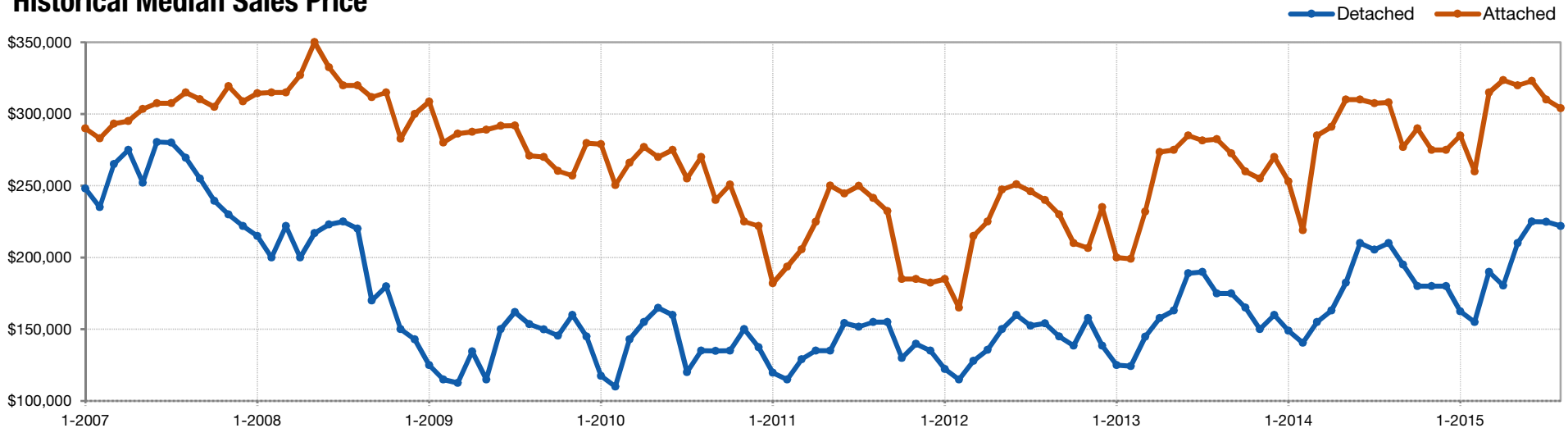


August



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

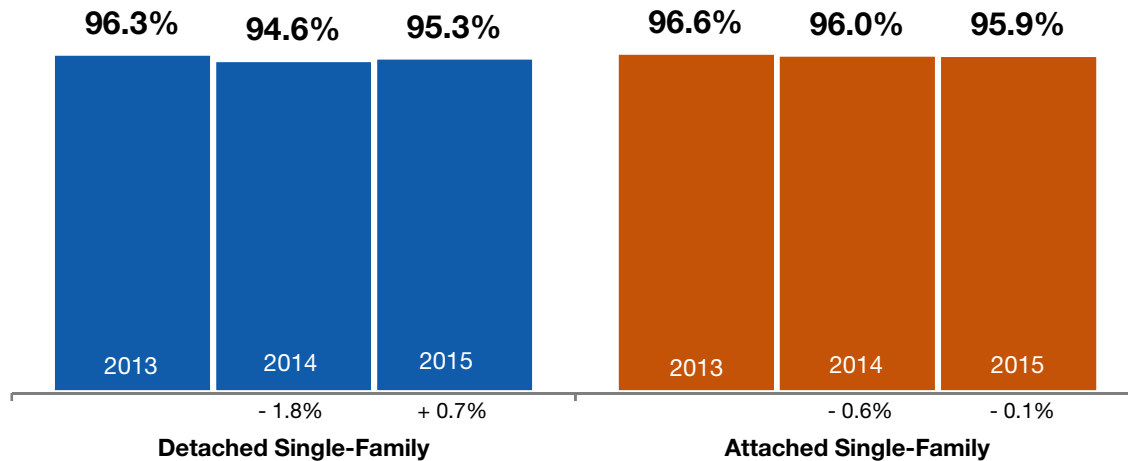


Percent of Original List Price Received

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.

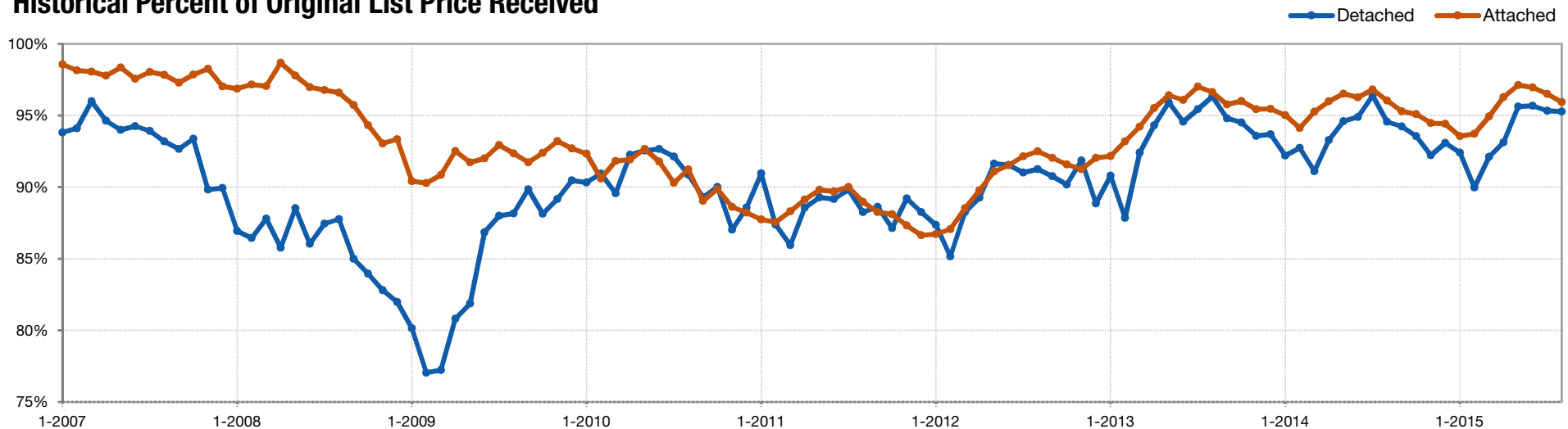


August



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%	96.9%	+ 0.6%
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

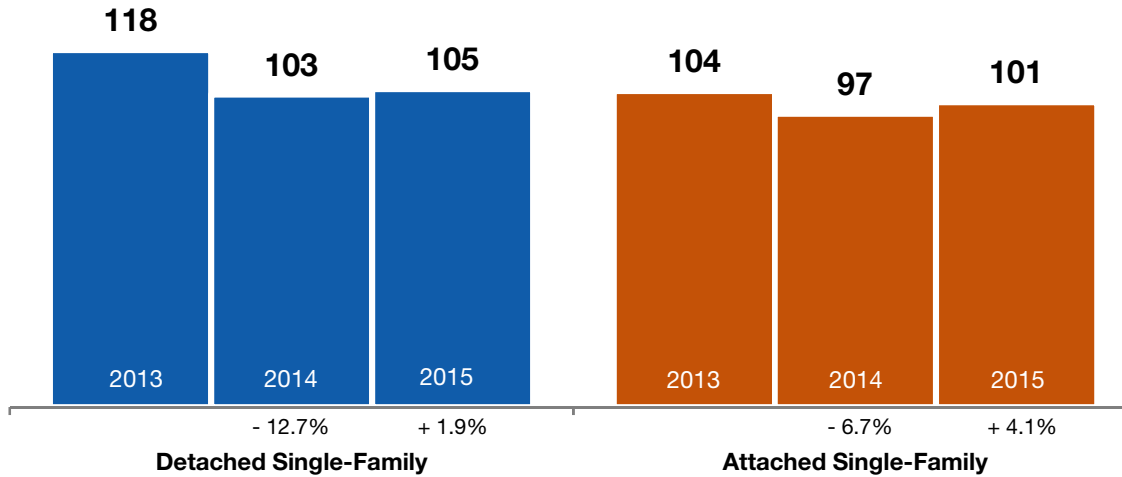


Housing Affordability Index

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.

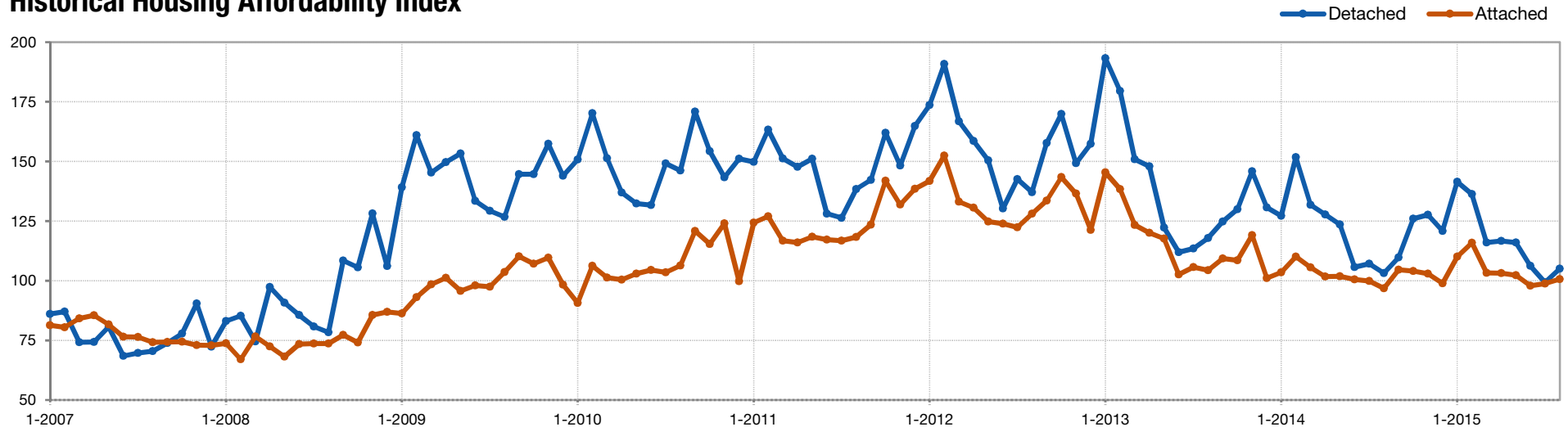


August



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

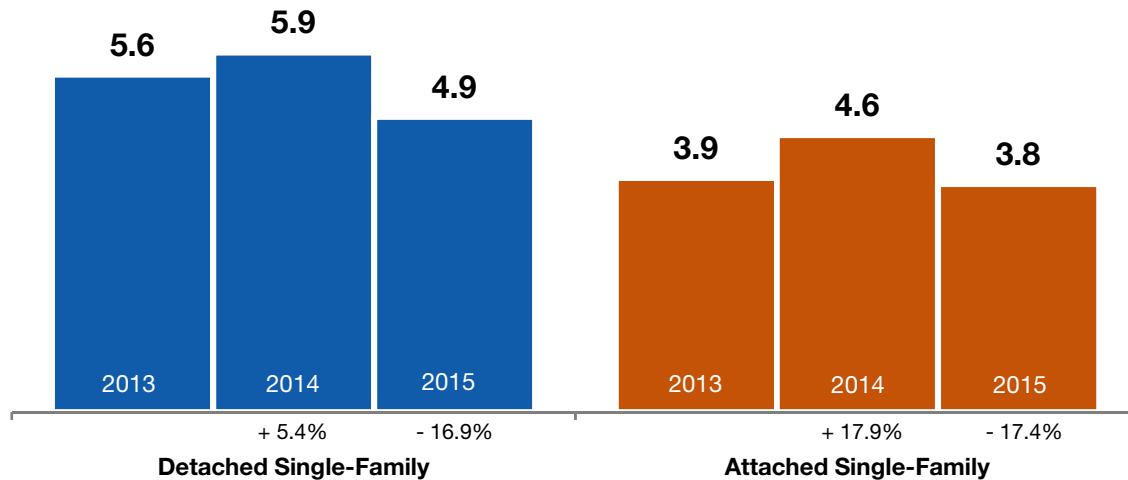


Months Supply of Inventory

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	6.0	+ 7.1%	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	4.8	+ 4.3%	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	5.1	- 3.8%	4.1	- 4.7%
Jun-2015	5.1	- 7.3%	4.1	- 6.8%
Jul-2015	5.1	- 12.1%	4.0	- 14.9%
Aug-2015	4.9	- 16.9%	3.8	- 17.4%
Average	5.2	- 0.2%	4.0	+ 2.6%

Historical Months Supply of Inventory

