

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 October 3, 2015

Data current as of October 12, 2015

Recovery has been on fleek now for a while. On what? Okay, let's use a more recognizable term, like on point. But we should all get used to the lingo of the new wave of buyers if we want to continue to set record-breaking bragging rights. With the summer now well behind us, the week-over-week market trends will begin to wane. Hopefully, the fleek remains in year-over-year comparisons and all will be well through the end of the year.

SINGLE-FAMILY DETACHED

For the week ending October 3:

- New Listings decreased 8.7% to 408
- Under Contract Sales increased 26.4% to 249
- Inventory decreased 10.7% to 4,408

For the month of September:

- Median Sales Price increased 0.5% to \$195,925
- Market Time increased 7.7% to 84
- Pct of List Price Rec'd increased 1.0% to 95.1%
- Months Supply decreased 21.7% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending October 3:

- New Listings increased 14.7% to 615
- Under Contract Sales increased 39.0% to 342
- Inventory decreased 13.1% to 5,456

For the month of September:

- Median Sales Price increased 6.5% to \$295,000
- Market Time decreased 2.8% to 70
- Pct of List Price Rec'd increased 0.5% to 95.8%
- Months Supply decreased 20.8% to 3.8

Quick Facts

- 8.7%	+ 14.7%	+ 26.4%	+ 39.0%	- 10.7%	- 13.1%
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

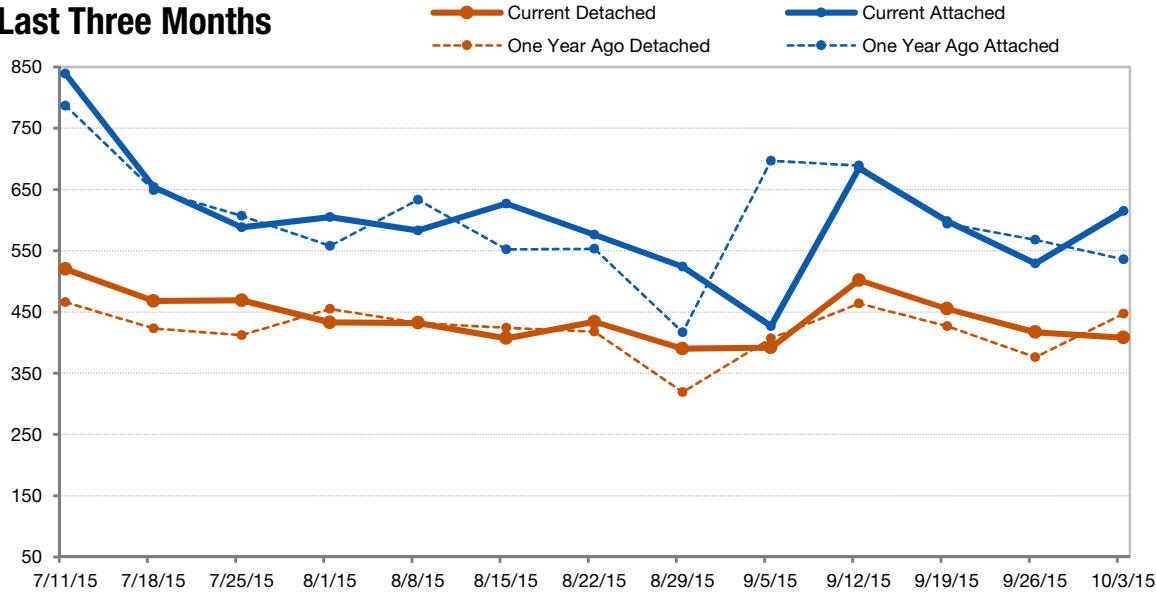
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New Listings

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

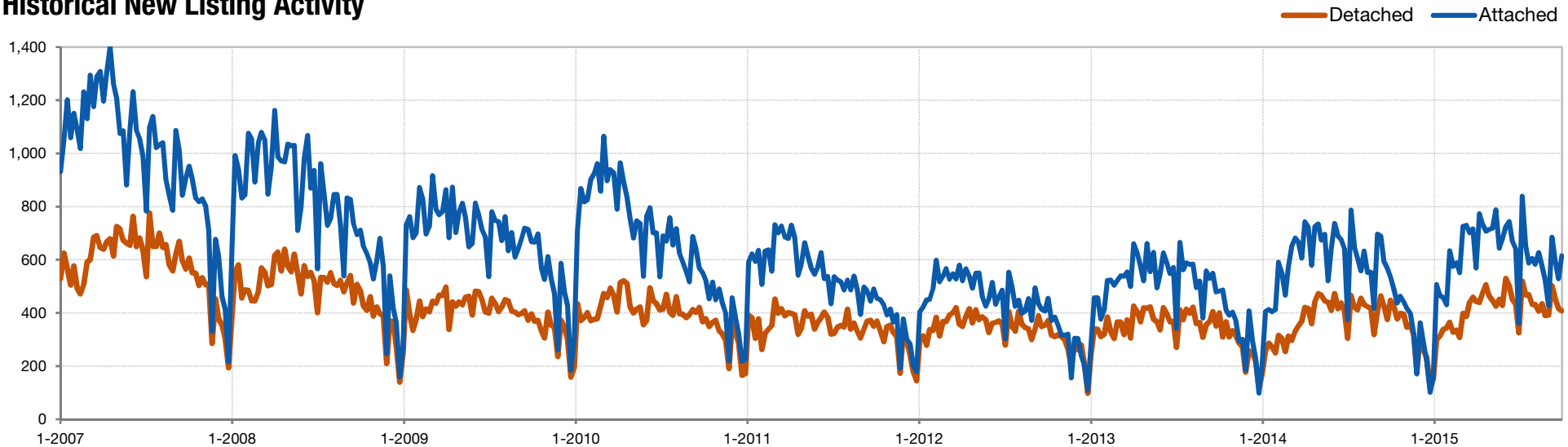


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/11/2015	520	+ 11.6%	839	+ 6.6%
7/18/2015	468	+ 10.6%	654	+ 0.8%
7/25/2015	469	+ 13.8%	588	- 3.1%
8/1/2015	433	- 4.8%	605	+ 8.4%
8/8/2015	432	0.0%	583	- 7.9%
8/15/2015	407	- 4.0%	627	+ 13.6%
8/22/2015	434	+ 3.8%	576	+ 4.2%
8/29/2015	390	+ 22.3%	524	+ 25.7%
9/5/2015	392	- 3.7%	427	- 38.7%
9/12/2015	502	+ 8.2%	685	- 0.6%
9/19/2015	455	+ 6.6%	598	+ 0.7%
9/26/2015	417	+ 10.9%	529	- 6.9%
10/3/2015	408	- 8.7%	615	+ 14.7%
3-Month Avg.	441	+ 4.7%	604	+ 0.1%

Historical New Listing Activity

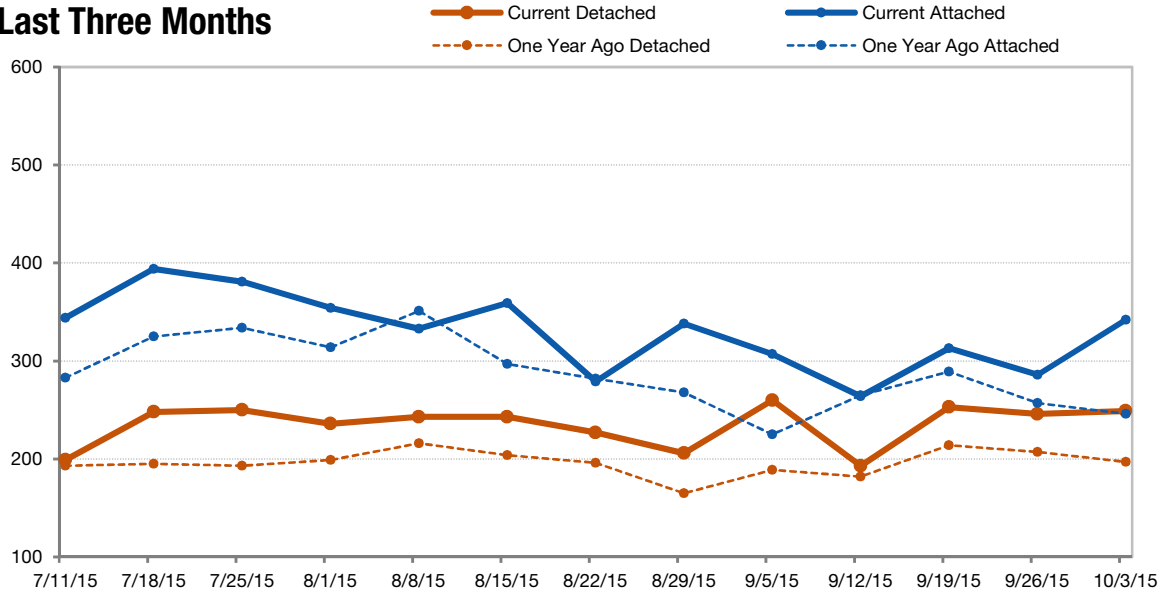


Under Contract

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

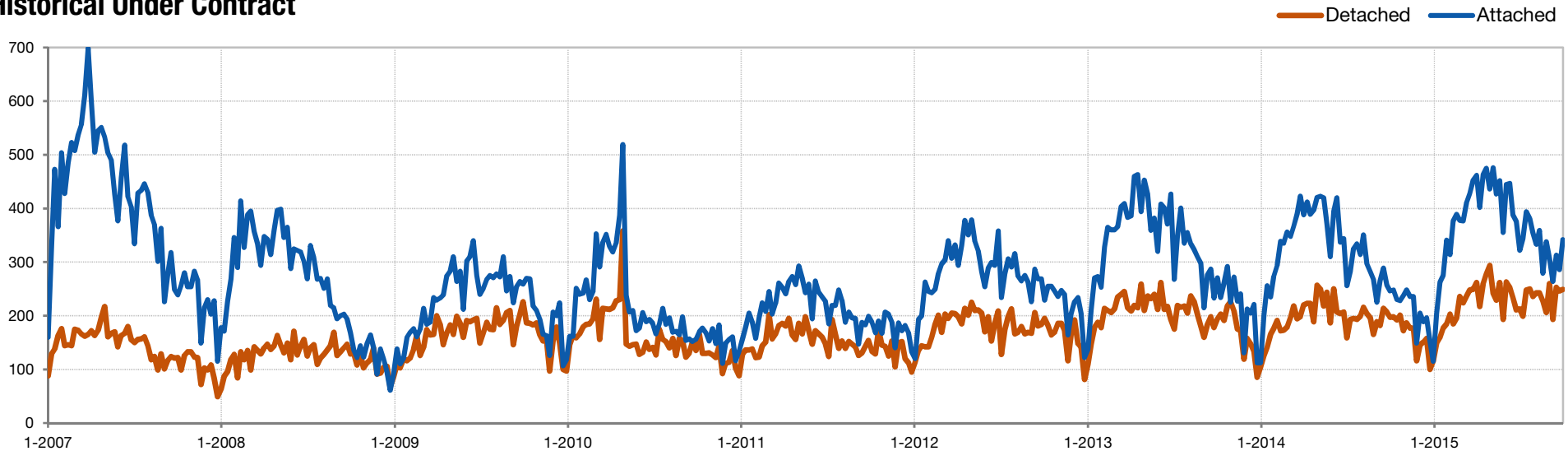


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/11/2015	199	+ 3.1%	344	+ 21.6%
7/18/2015	248	+ 27.2%	394	+ 21.2%
7/25/2015	250	+ 29.5%	381	+ 14.1%
8/1/2015	236	+ 18.6%	354	+ 12.7%
8/8/2015	243	+ 12.5%	333	- 5.1%
8/15/2015	243	+ 19.1%	359	+ 20.9%
8/22/2015	227	+ 15.8%	279	- 1.1%
8/29/2015	206	+ 24.8%	338	+ 26.1%
9/5/2015	260	+ 37.6%	307	+ 36.4%
9/12/2015	193	+ 6.0%	264	- 0.4%
9/19/2015	253	+ 18.2%	313	+ 8.3%
9/26/2015	246	+ 18.8%	286	+ 11.3%
10/3/2015	249	+ 26.4%	342	+ 39.0%
3-Month Avg.	235	+ 19.7%	330	+ 14.9%

Historical Under Contract

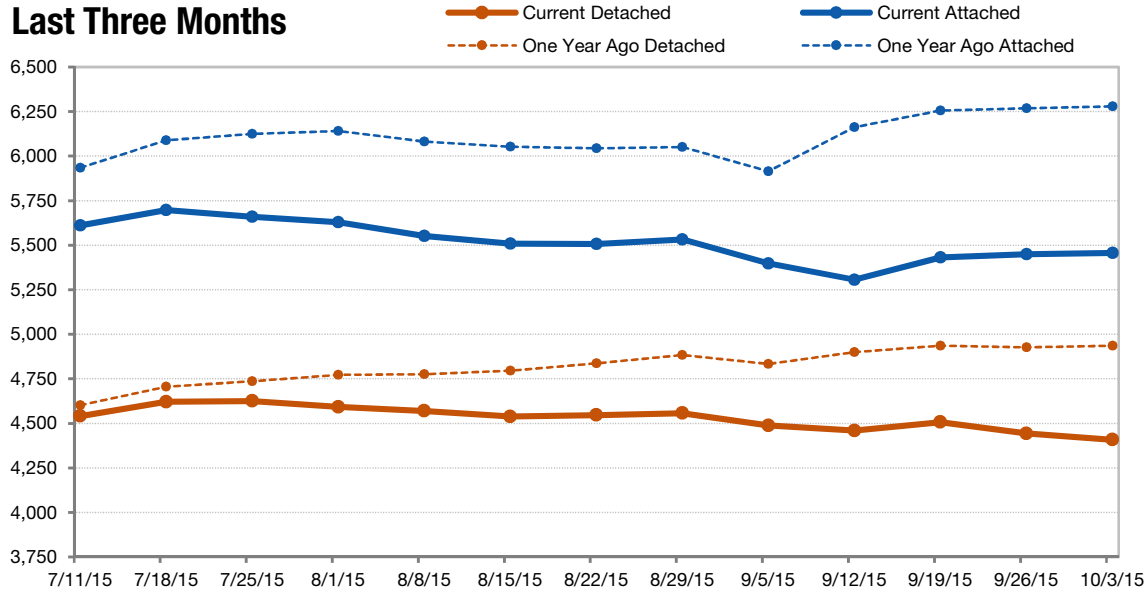


Inventory of Homes for Sale

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

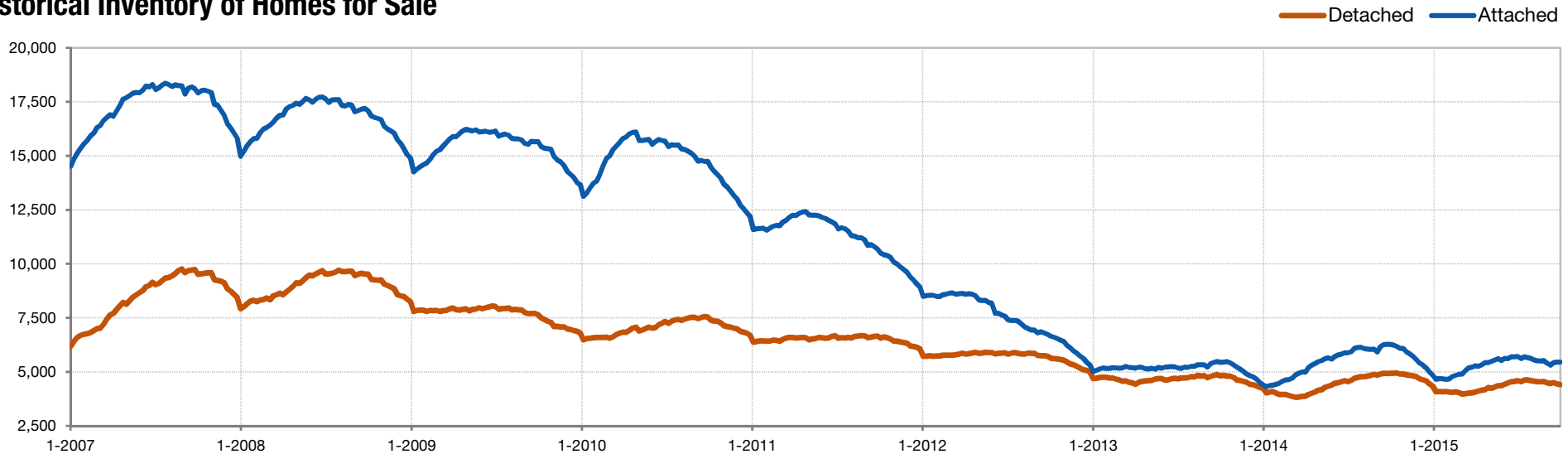


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/11/2015	4,541	- 1.3%	5,611	- 5.5%
7/18/2015	4,621	- 1.8%	5,697	- 6.4%
7/25/2015	4,625	- 2.4%	5,659	- 7.6%
8/1/2015	4,592	- 3.8%	5,629	- 8.3%
8/8/2015	4,570	- 4.3%	5,552	- 8.7%
8/15/2015	4,538	- 5.4%	5,509	- 9.0%
8/22/2015	4,546	- 6.0%	5,506	- 8.9%
8/29/2015	4,557	- 6.7%	5,531	- 8.6%
9/5/2015	4,488	- 7.2%	5,397	- 8.8%
9/12/2015	4,459	- 9.0%	5,306	- 13.9%
9/19/2015	4,507	- 8.7%	5,432	- 13.2%
9/26/2015	4,443	- 9.8%	5,450	- 13.1%
10/3/2015	4,408	- 10.7%	5,456	- 13.1%
3-Month Avg.	4,530	- 6.0%	5,518	- 9.7%

Historical Inventory of Homes for Sale

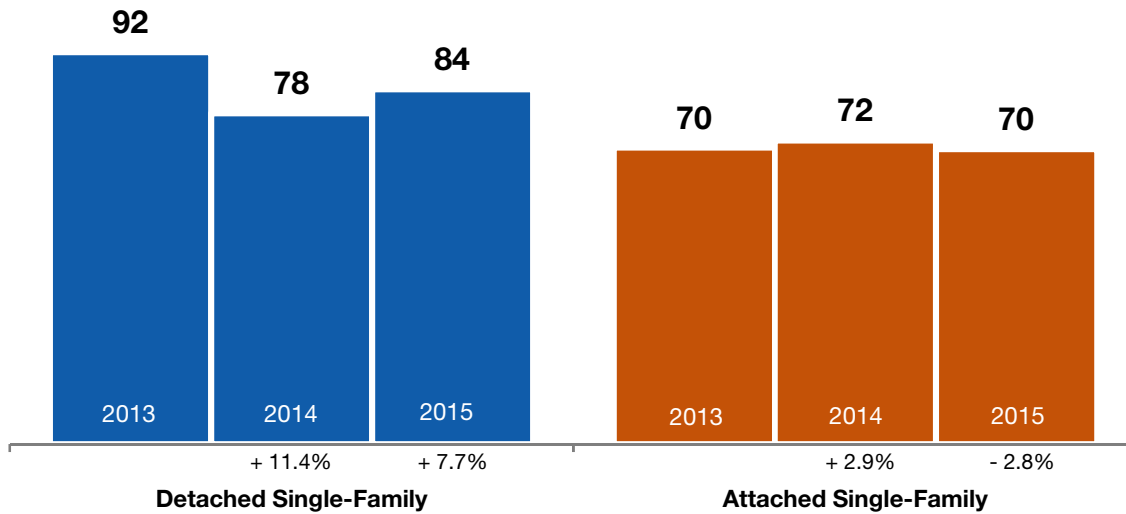


Market Time

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

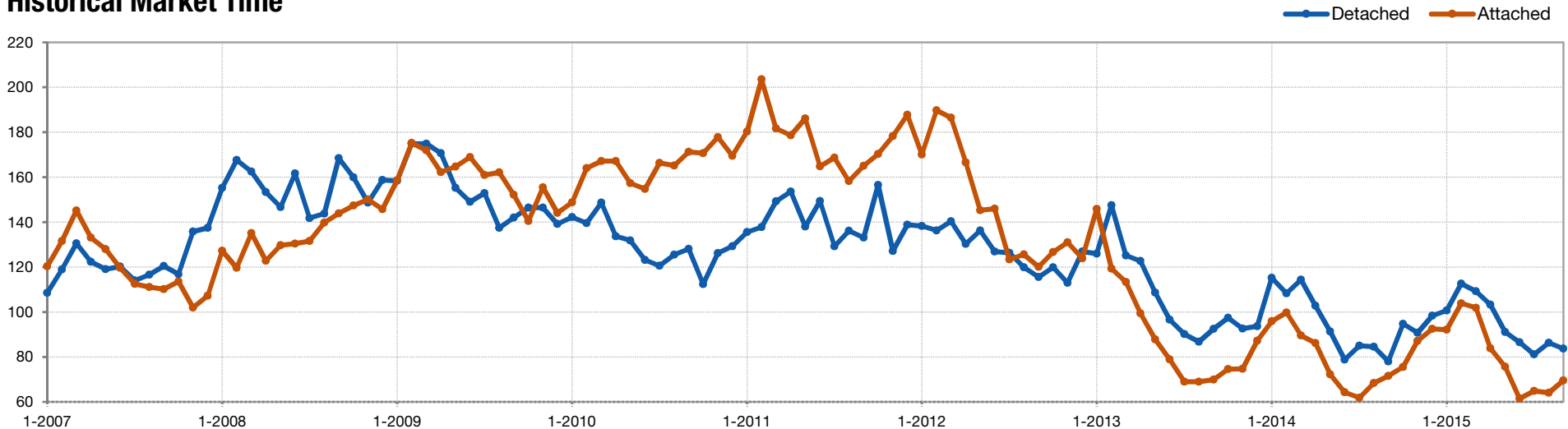


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	86	+ 1.2%	64	- 5.9%
Sep-2015	84	+ 7.7%	70	- 2.8%
Average	94	+ 0.0%	78	+ 1.9%

Historical Market Time

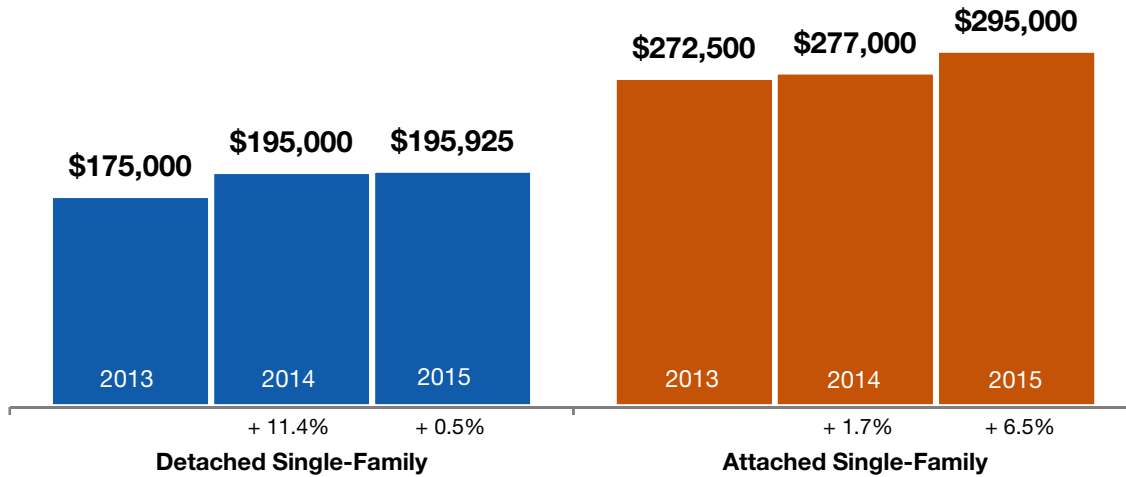


Median Sales Price

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

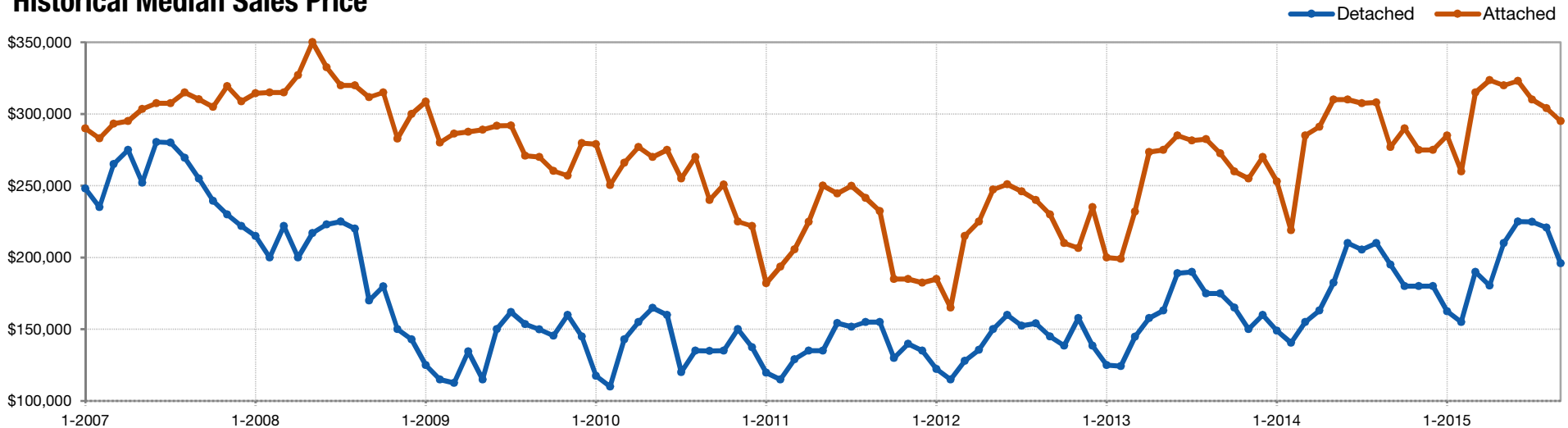


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$220,800	+ 5.1%	\$304,000	- 1.3%
Sep-2015	\$195,925	+ 0.5%	\$295,000	+ 6.5%
Median	\$194,900	+ 11.4%	\$305,000	+ 6.3%

Historical Median Sales Price

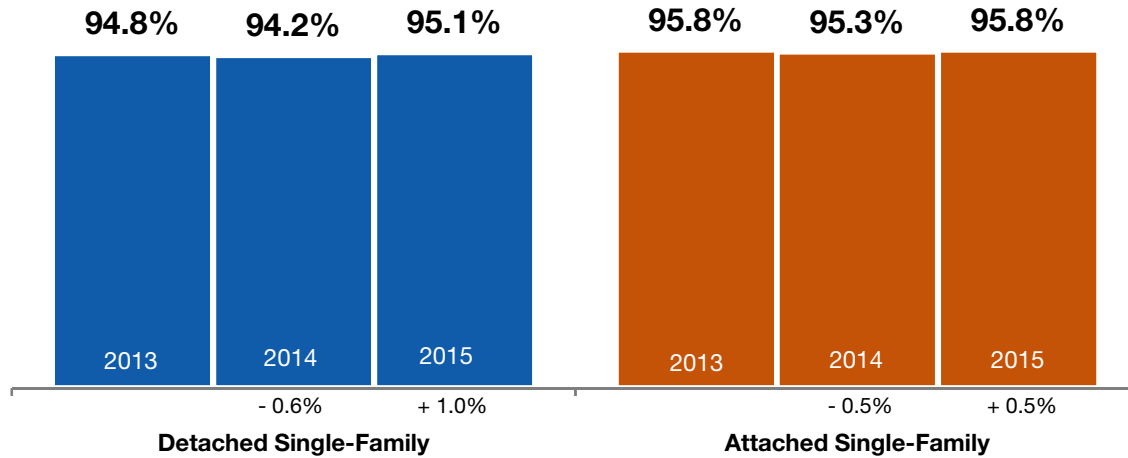


Percent of Original List Price Received

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.

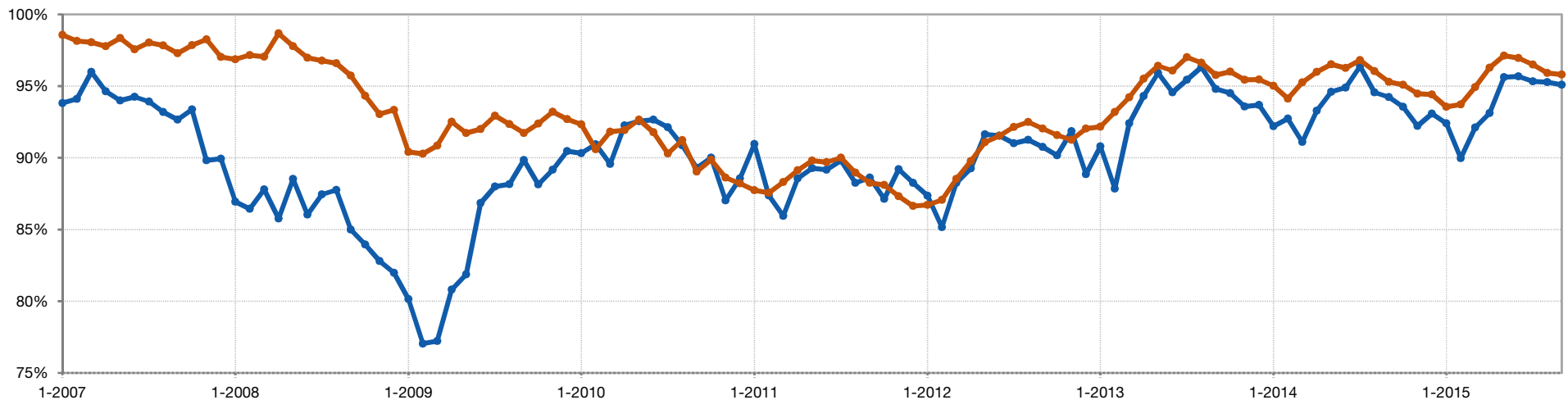


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Sep-2015	95.1%	+ 1.0%	95.8%	+ 0.5%
Average	93.9%	- 0.1%	95.7%	- 0.1%

Historical Percent of Original List Price Received

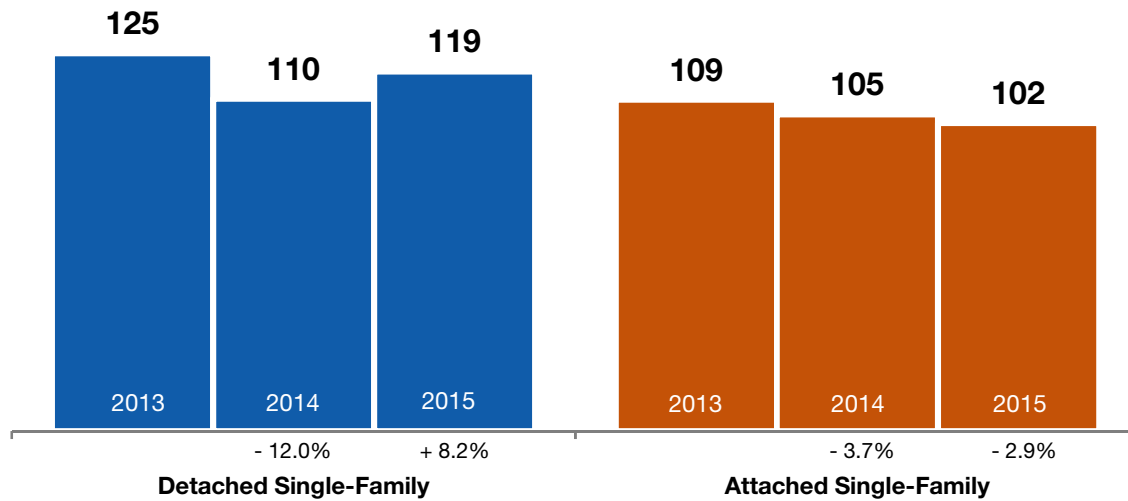


Housing Affordability Index

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.

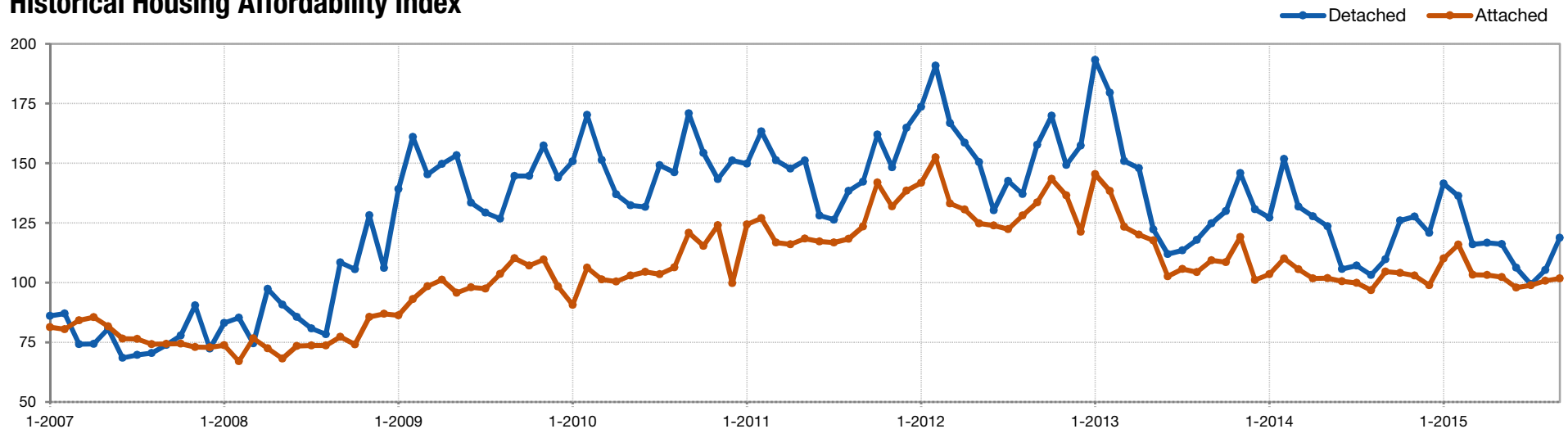


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Sep-2015	119	+ 8.2%	102	- 2.9%
Average	119	- 3.9%	103	- 1.1%

Historical Housing Affordability Index

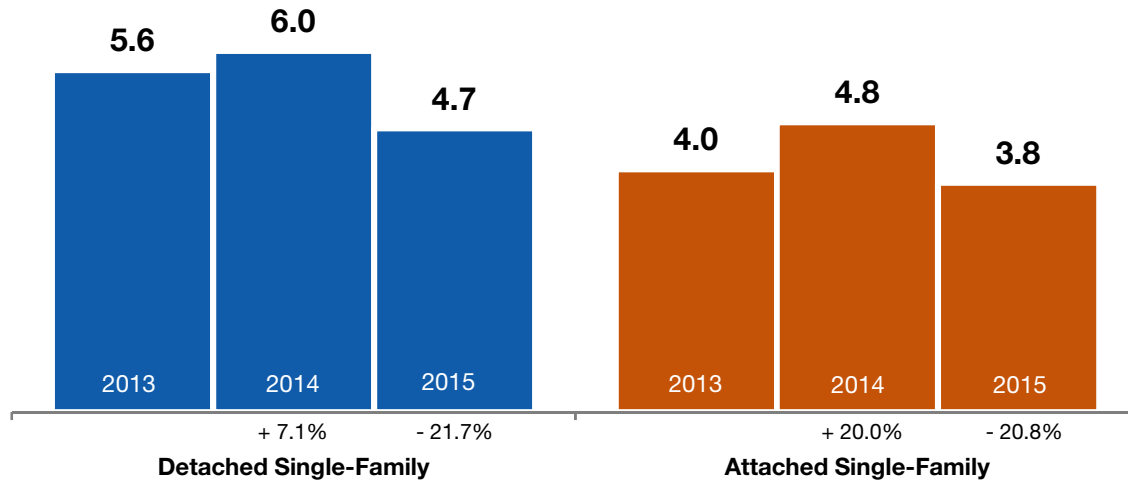


Months Supply of Inventory

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.



September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2014	6.0	+ 11.1%	4.6	+ 17.9%
Nov-2014	5.8	+ 13.7%	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	4.8	+ 4.3%	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	5.2	- 5.5%	4.1	- 6.8%
Jul-2015	5.1	- 12.1%	4.0	- 14.9%
Aug-2015	5.0	- 15.3%	3.8	- 17.4%
Sep-2015	4.7	- 21.7%	3.8	- 20.8%
Average	5.1	- 2.3%	4.0	- 0.9%

Historical Months Supply of Inventory

