

# 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 26, 2015

Data current as of October 5, 2015

The national economy continues to show reason for optimism, and the residential real estate market has taken the cue to react positively. As mortgage rates hover along the lowest marks seen in decades and affordability remains relatively high, more people would seemingly have an opportunity to buy a home. Sales figures have been showing that buyers are still active, but inventory figures are starting to show that sellers are, as a unit, lagging and possibly waiting until next spring to get into the action.

### SINGLE-FAMILY DETACHED

For the week ending September 26:

- New Listings increased 10.4% to 415
- Under Contract Sales increased 25.6% to 260
- Inventory decreased 10.8% to 4,393

For the month of August:

- Median Sales Price increased 5.4% to \$221,400
- Market Time increased 1.2% to 86
- 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 26:

- New Listings decreased 6.9% to 529
- Under Contract Sales increased 16.3% to 299
- Inventory decreased 13.7% to 5,405

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

<b>+ 10.4%</b>	<b>- 6.9%</b>	<b>+ 25.6%</b>	<b>+ 16.3%</b>	<b>- 10.8%</b>	<b>- 13.7%</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

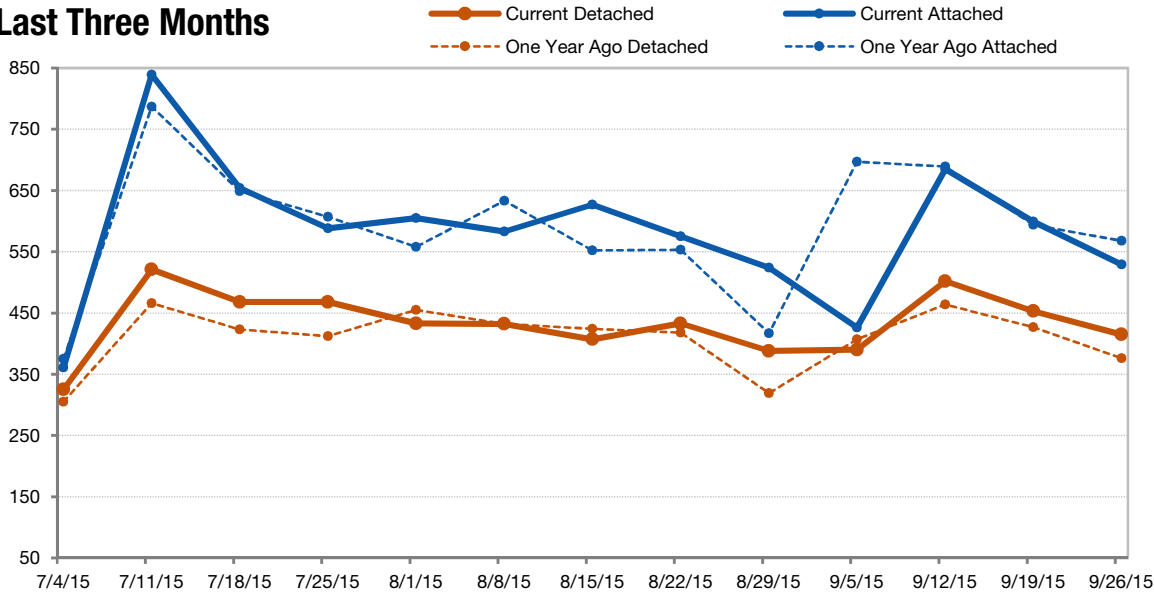
Market Time	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Inventory	<b>9</b>

# New Listings

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

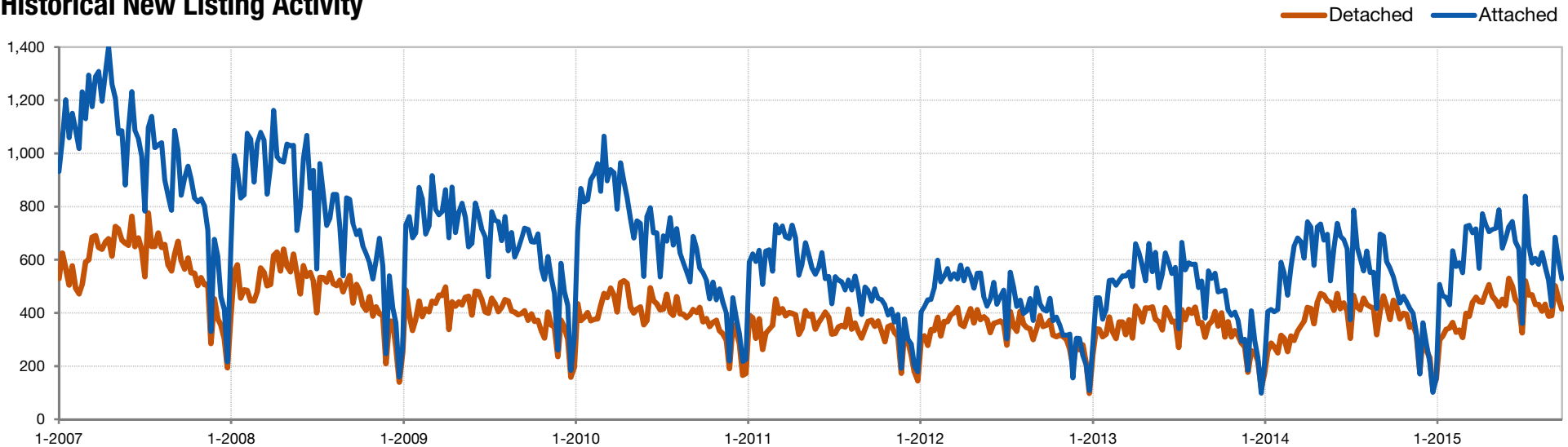


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/4/2015	325	+ 6.6%	361	- 3.7%
7/11/2015	521	+ 11.8%	839	+ 6.6%
7/18/2015	468	+ 10.6%	654	+ 0.8%
7/25/2015	468	+ 13.6%	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	433	+ 3.6%	575	+ 4.0%
8/29/2015	388	+ 21.6%	524	+ 25.7%
9/5/2015	390	- 4.2%	426	- 38.9%
9/12/2015	502	+ 8.2%	685	- 0.6%
9/19/2015	453	+ 6.1%	599	+ 0.8%
9/26/2015	415	+ 10.4%	529	- 6.9%
<b>3-Month Avg.</b>	<b>433</b>	<b>+ 5.8%</b>	<b>584</b>	<b>- 1.1%</b>

## Historical New Listing Activity

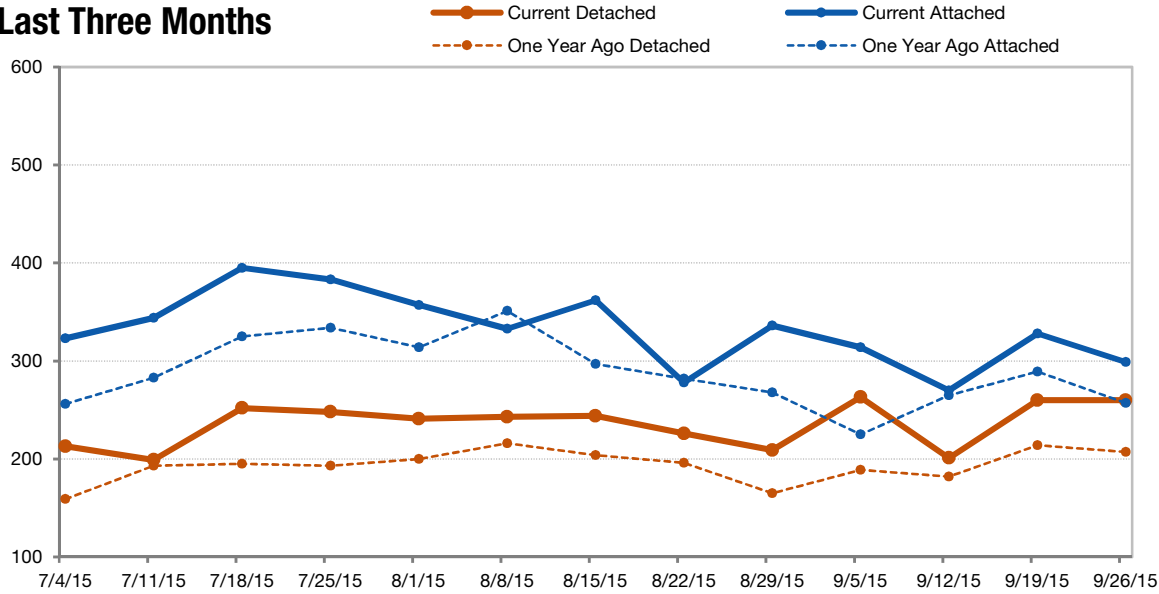


# Under Contract

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

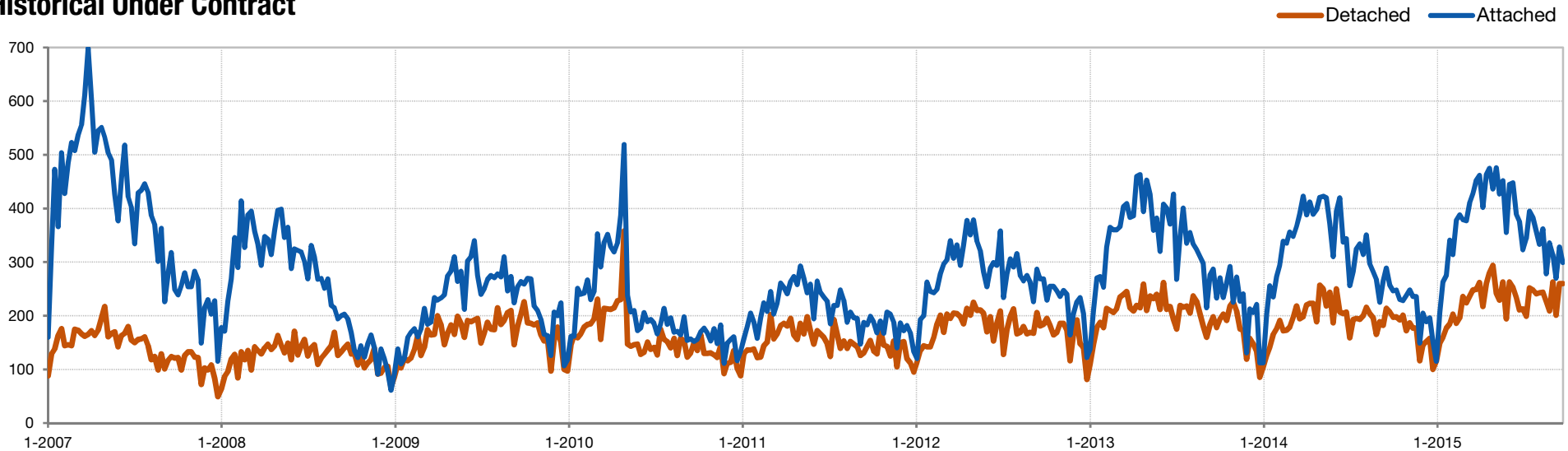


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/4/2015	213	+ 34.0%	323	+ 26.2%
7/11/2015	199	+ 3.1%	344	+ 21.6%
7/18/2015	252	+ 29.2%	395	+ 21.5%
7/25/2015	248	+ 28.5%	383	+ 14.7%
8/1/2015	241	+ 20.5%	357	+ 13.7%
8/8/2015	243	+ 12.5%	333	- 5.1%
8/15/2015	244	+ 19.6%	362	+ 21.9%
8/22/2015	226	+ 15.3%	278	- 1.4%
8/29/2015	209	+ 26.7%	336	+ 25.4%
9/5/2015	263	+ 39.2%	314	+ 39.6%
9/12/2015	201	+ 10.4%	270	+ 1.9%
9/19/2015	260	+ 21.5%	328	+ 13.5%
9/26/2015	260	+ 25.6%	299	+ 16.3%
<b>3-Month Avg.</b>	<b>235</b>	<b>+ 21.7%</b>	<b>332</b>	<b>+ 15.4%</b>

## Historical Under Contract

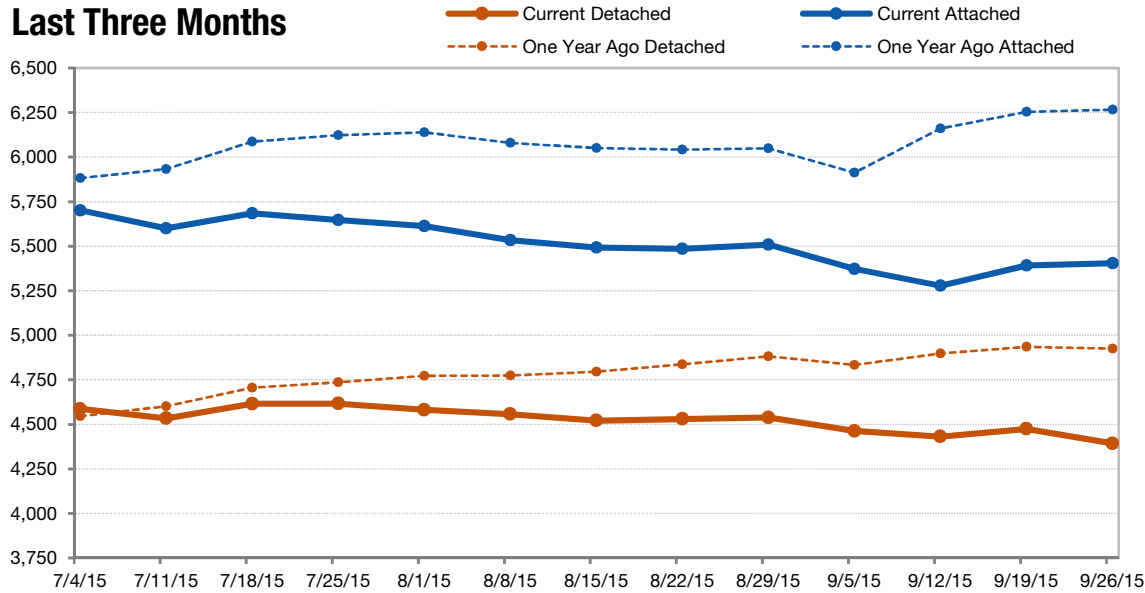


# Inventory of Homes for Sale

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

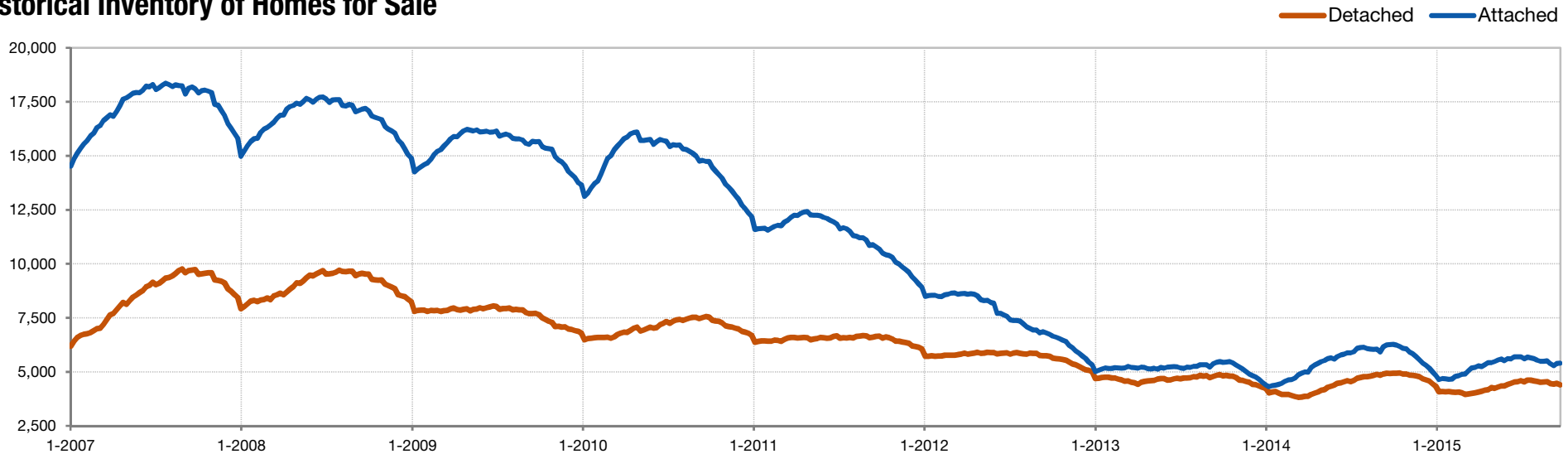


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/4/2015	4,587	+ 0.9%	5,701	- 3.1%
7/11/2015	4,534	- 1.5%	5,600	- 5.6%
7/18/2015	4,615	- 1.9%	5,685	- 6.6%
7/25/2015	4,616	- 2.6%	5,647	- 7.8%
8/1/2015	4,581	- 4.0%	5,613	- 8.6%
8/8/2015	4,557	- 4.5%	5,534	- 9.0%
8/15/2015	4,521	- 5.7%	5,492	- 9.2%
8/22/2015	4,530	- 6.3%	5,485	- 9.2%
8/29/2015	4,538	- 7.0%	5,508	- 8.9%
9/5/2015	4,463	- 7.7%	5,372	- 9.1%
9/12/2015	4,431	- 9.5%	5,278	- 14.3%
9/19/2015	4,474	- 9.3%	5,391	- 13.8%
9/26/2015	4,393	- 10.8%	5,405	- 13.7%
<b>3-Month Avg.</b>	<b>4,526</b>	<b>- 5.5%</b>	<b>5,516</b>	<b>- 9.2%</b>

## Historical Inventory of Homes for Sale

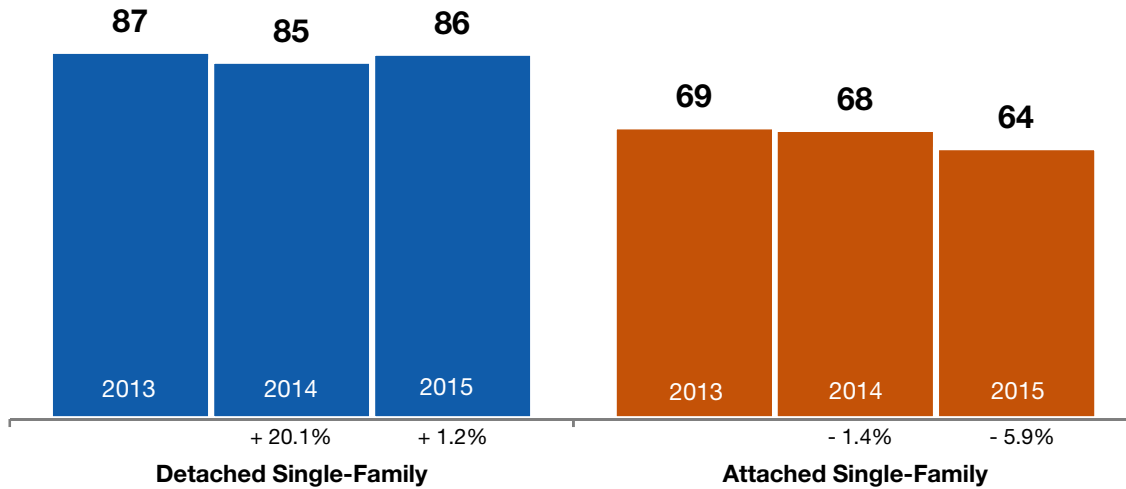


# Market Time

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

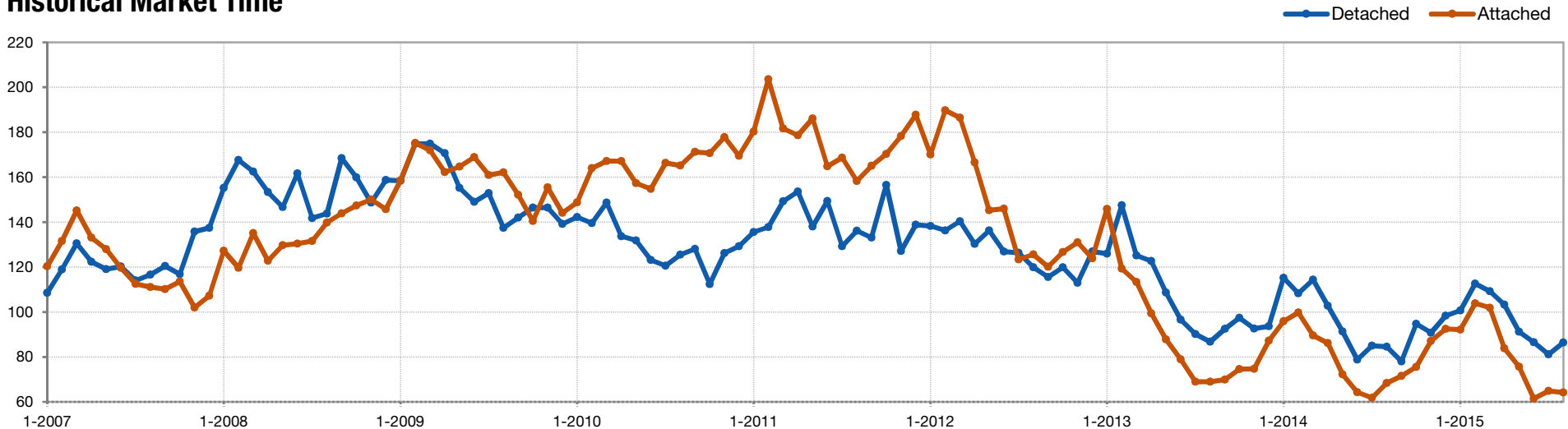


## August



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	86	+1.2%	64	-5.9%
<b>Average</b>	<b>93</b>	<b>-1.6%</b>	<b>78</b>	<b>+2.3%</b>

## Historical Market Time

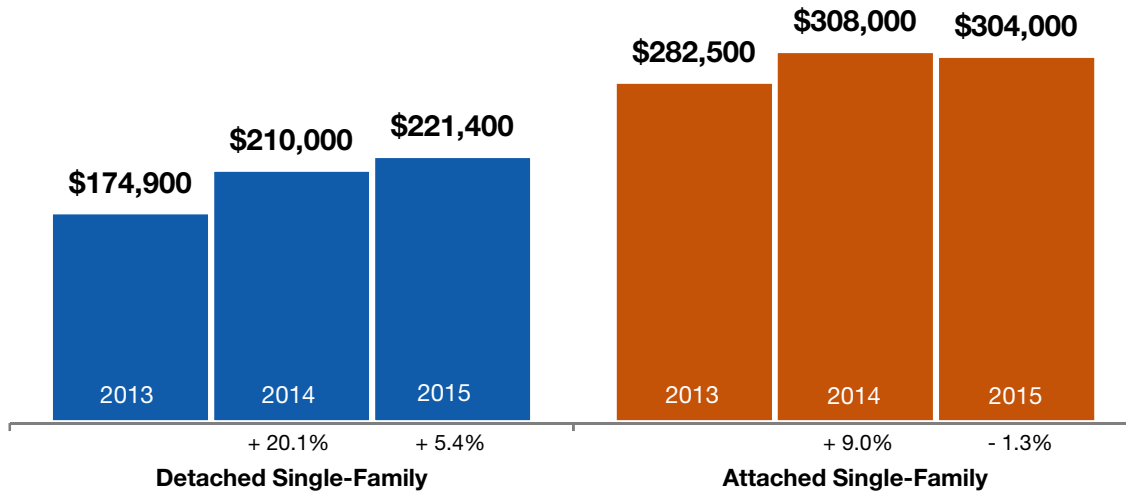


# Median Sales Price

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

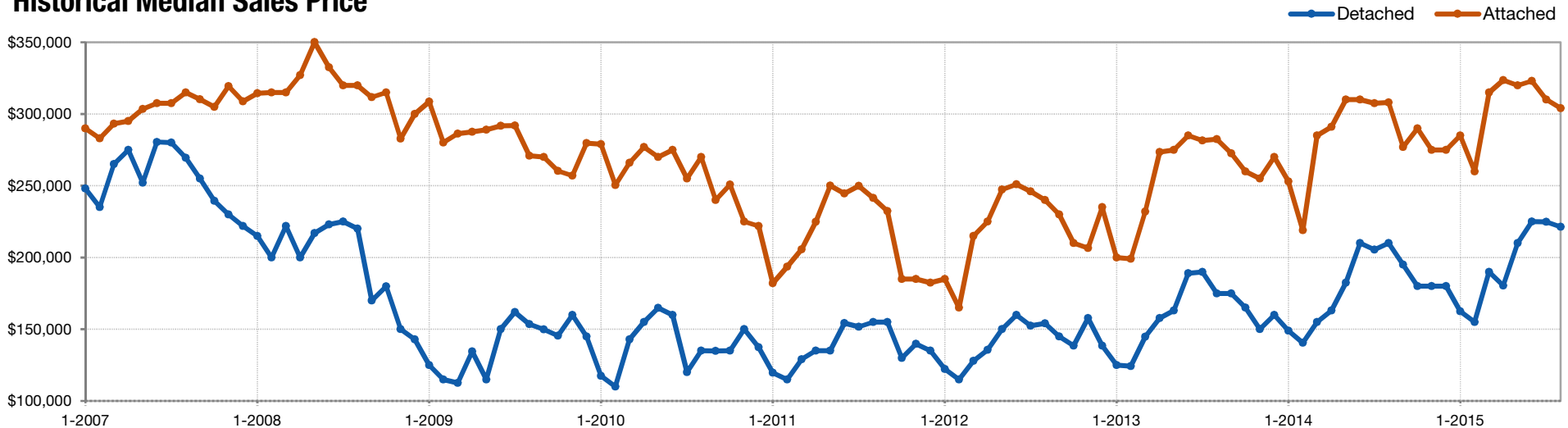


## August



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	\$221,400	+ 5.4%	\$304,000	- 1.3%
Median	\$194,000	+ 12.1%	\$302,500	+ 5.8%

## Historical Median Sales Price

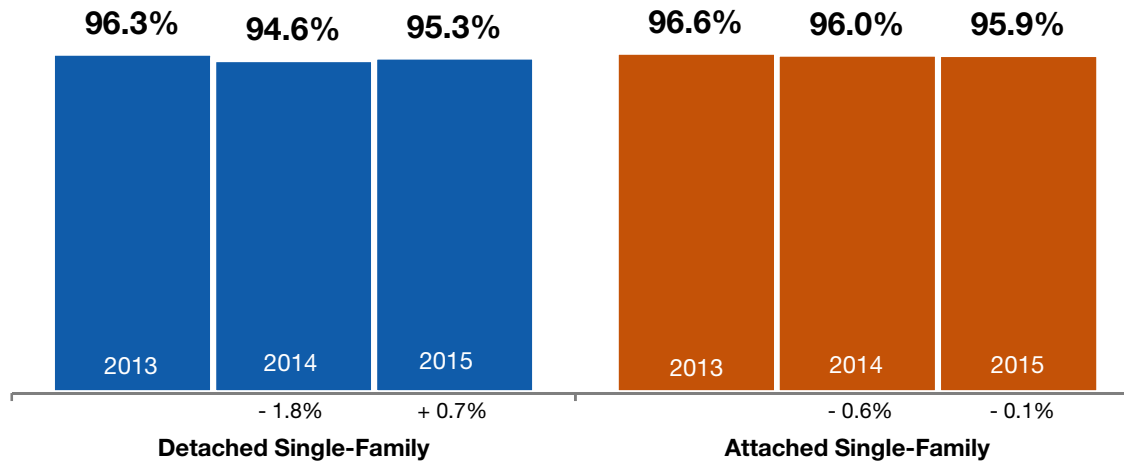


# Percent of Original List Price Received

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.

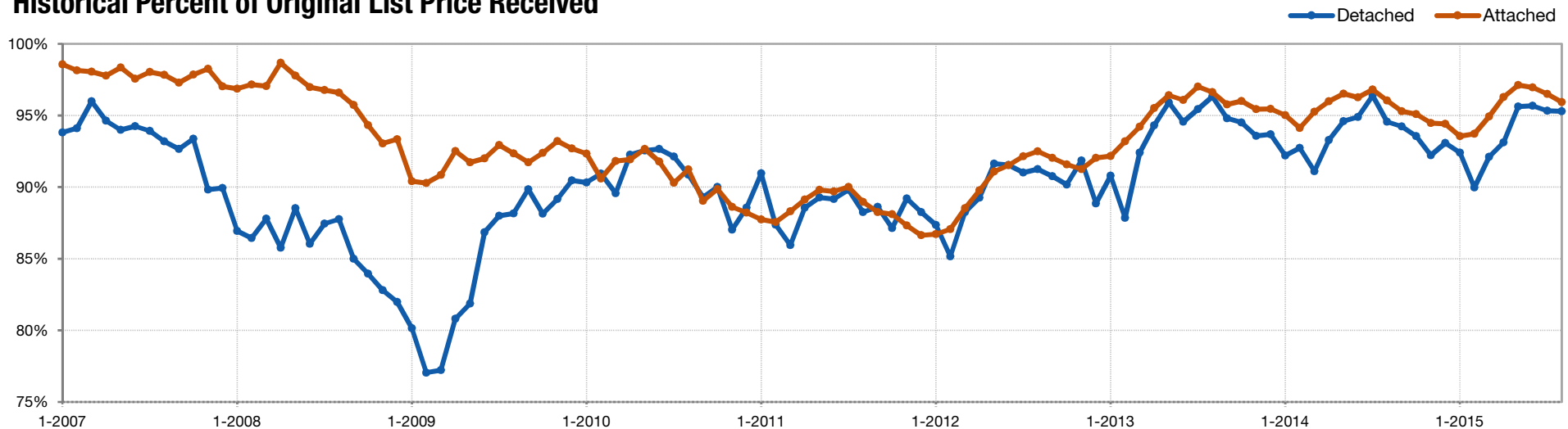


## August



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%
<b>Average</b>	<b>93.8%</b>	<b>- 0.2%</b>	<b>95.7%</b>	<b>- 0.2%</b>

## Historical Percent of Original List Price Received

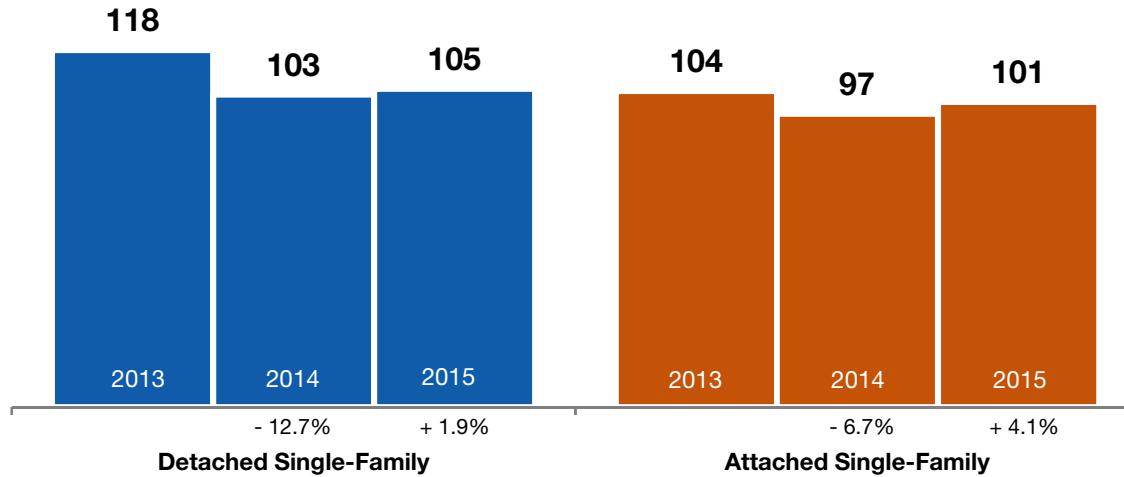


# Housing Affordability Index

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.

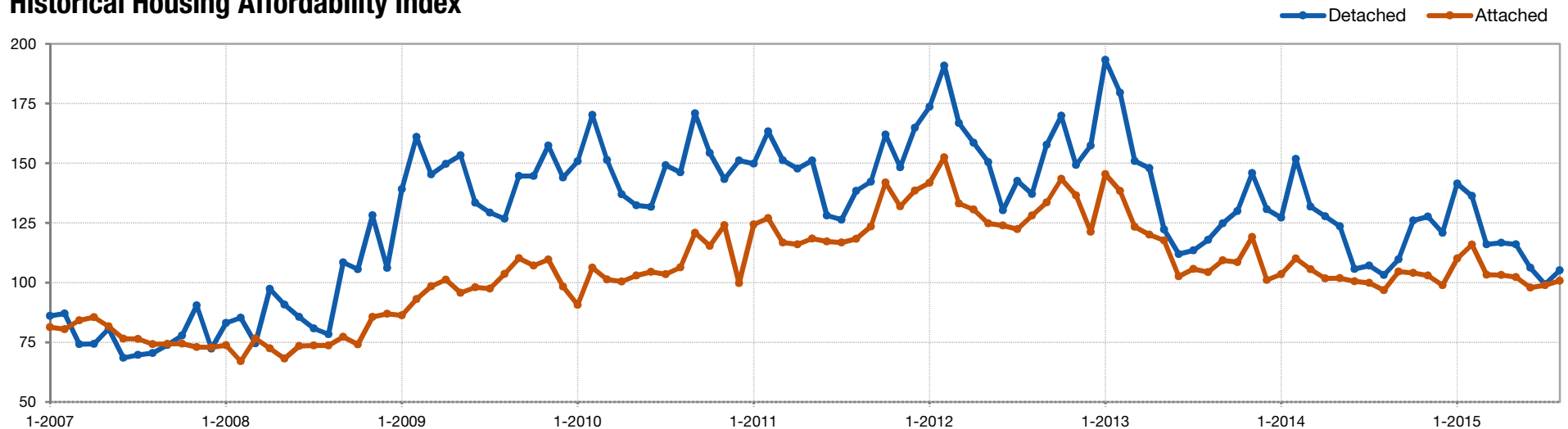


## August



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



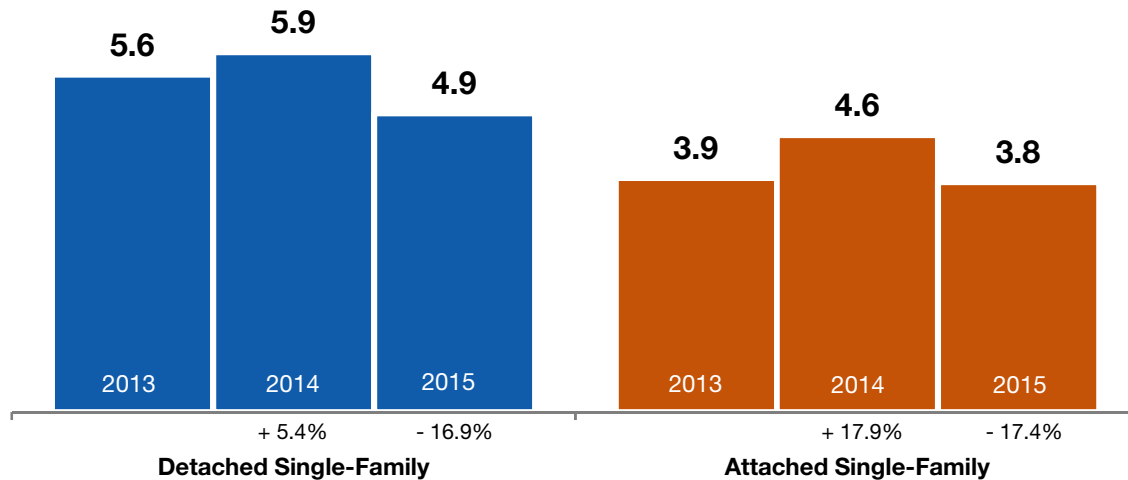


# Months Supply of Inventory

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	5.8	+ 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	4.9	- 16.9%	3.8	- 17.4%
<b>Average</b>	<b>5.2</b>	<b>+ 0.1%</b>	<b>4.0</b>	<b>+ 2.8%</b>

## Historical Months Supply of Inventory

