

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 November 21, 2015

Data current as of November 30, 2015

We're still looking at better-than-expected new listing and sales activity in most markets across the country, while overall inventory and months' supply of inventory remains down. While the addition of new listings and an increase in sales activity will not always be up in year-over-year comparisons on a weekly basis, the trend has remained rather optimistic into the year-end months that typically see a slowness in residential real estate activity. Anecdotally, this feels like a response to the inevitable rate hike that is coming before 2015 is complete.

SINGLE-FAMILY DETACHED

For the week ending November 21:

- New Listings decreased 13.0% to 275
- Under Contract Sales increased 32.2% to 234
- Inventory decreased 13.5% to 4,175

For the month of October:

- Median Sales Price increased 5.6% to \$190,000
- Market Time decreased 2.1% to 93
- Pct of List Price Rec'd decreased 0.2% to 93.3%
- Months Supply decreased 20.0% to 4.8

SINGLE-FAMILY ATTACHED

For the week ending November 21:

- New Listings increased 18.5% to 384
- Under Contract Sales increased 25.0% to 295
- Inventory decreased 15.5% to 4,837

For the month of October:

- Median Sales Price decreased 0.7% to \$288,000
- Market Time remained flat at 76
- Pct of List Price Rec'd remained flat at 95.1
- Months Supply decreased 21.7% to 3.6

Quick Facts

- 13.0%	+ 18.5%	+ 32.2%	+ 25.0%	- 13.5%	- 15.5%
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

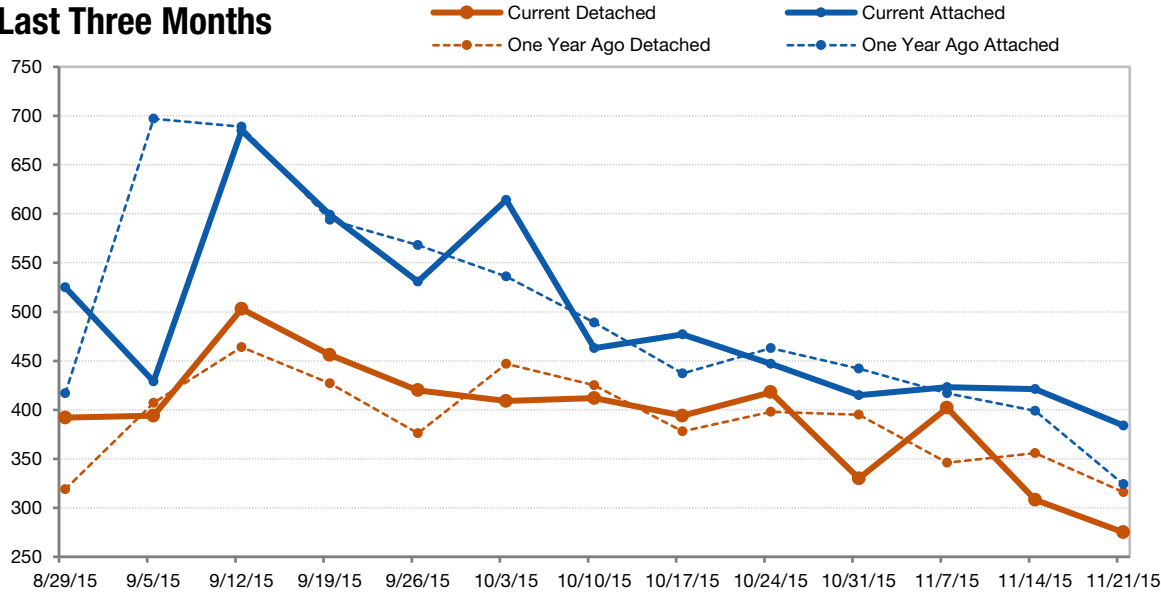
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

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

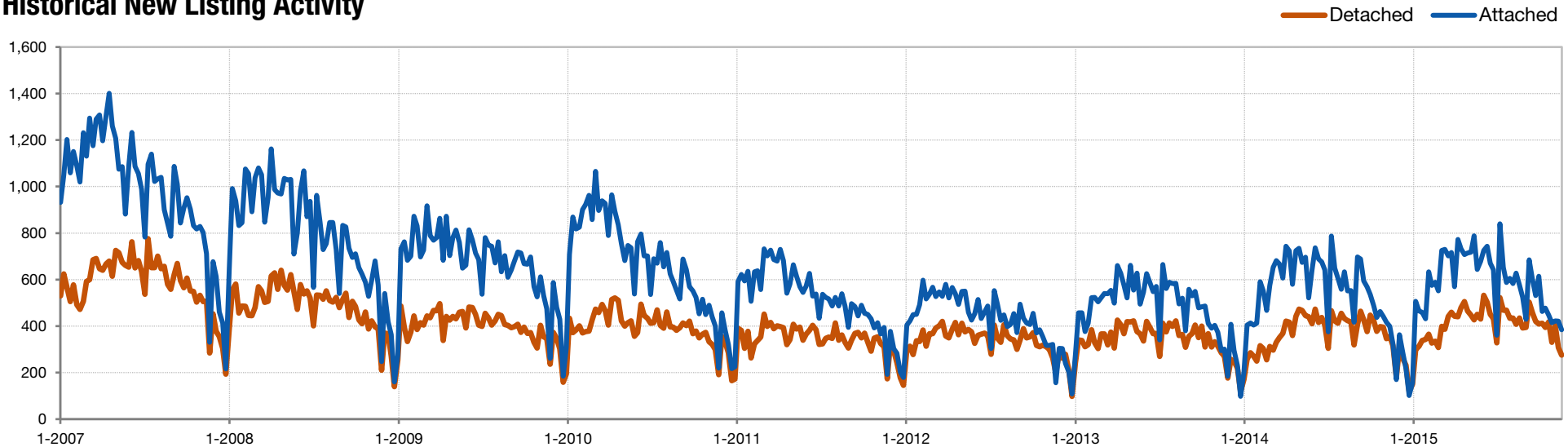


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/29/2015	392	+ 22.9%	525	+ 25.9%
9/5/2015	394	- 3.2%	429	- 38.5%
9/12/2015	503	+ 8.4%	685	- 0.6%
9/19/2015	456	+ 6.8%	599	+ 0.8%
9/26/2015	420	+ 11.7%	531	- 6.5%
10/3/2015	409	- 8.5%	614	+ 14.6%
10/10/2015	412	- 3.1%	463	- 5.3%
10/17/2015	394	+ 4.2%	477	+ 9.2%
10/24/2015	418	+ 5.0%	447	- 3.5%
10/31/2015	330	- 16.5%	415	- 6.1%
11/7/2015	402	+ 16.2%	423	+ 1.4%
11/14/2015	308	- 13.5%	421	+ 5.5%
11/21/2015	275	- 13.0%	384	+ 18.5%
3-Month Avg.	393	+ 1.2%	493	- 0.9%

Historical New Listing Activity

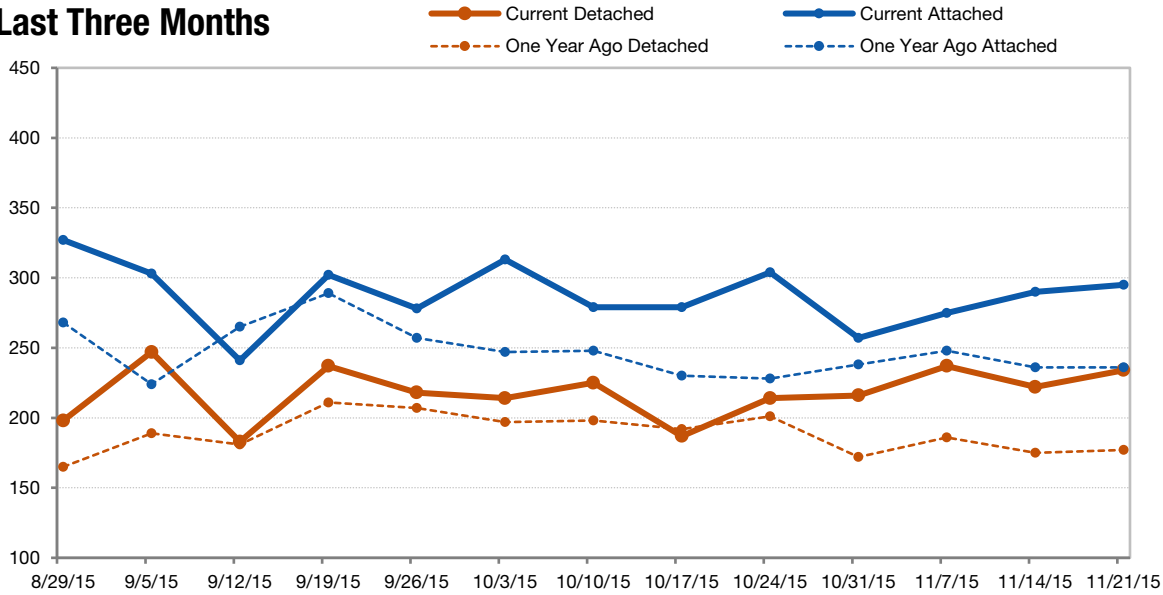


Under Contract

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

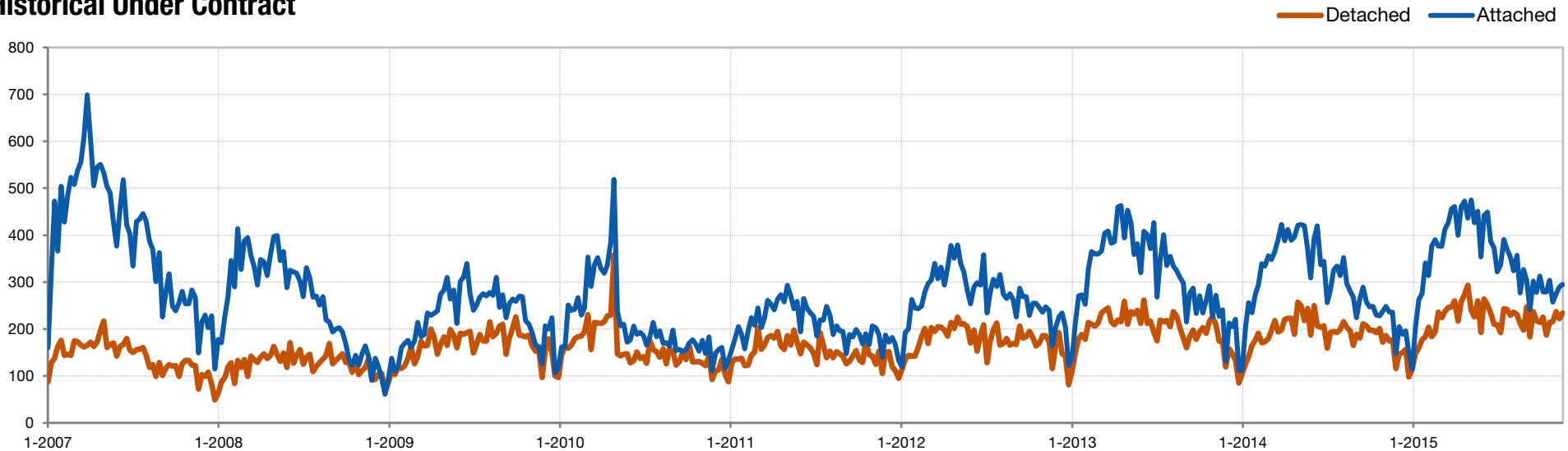


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/29/2015	198	+ 20.0%	327	+ 22.0%
9/5/2015	247	+ 30.7%	303	+ 35.3%
9/12/2015	183	+ 1.1%	241	- 9.1%
9/19/2015	237	+ 12.3%	302	+ 4.5%
9/26/2015	218	+ 5.3%	278	+ 8.2%
10/3/2015	214	+ 8.6%	313	+ 26.7%
10/10/2015	225	+ 13.6%	279	+ 12.5%
10/17/2015	187	- 2.6%	279	+ 21.3%
10/24/2015	214	+ 6.5%	304	+ 33.3%
10/31/2015	216	+ 25.6%	257	+ 8.0%
11/7/2015	237	+ 27.4%	275	+ 10.9%
11/14/2015	222	+ 26.9%	290	+ 22.9%
11/21/2015	234	+ 32.2%	295	+ 25.0%
3-Month Avg.	218	+ 15.5%	288	+ 16.5%

Historical Under Contract

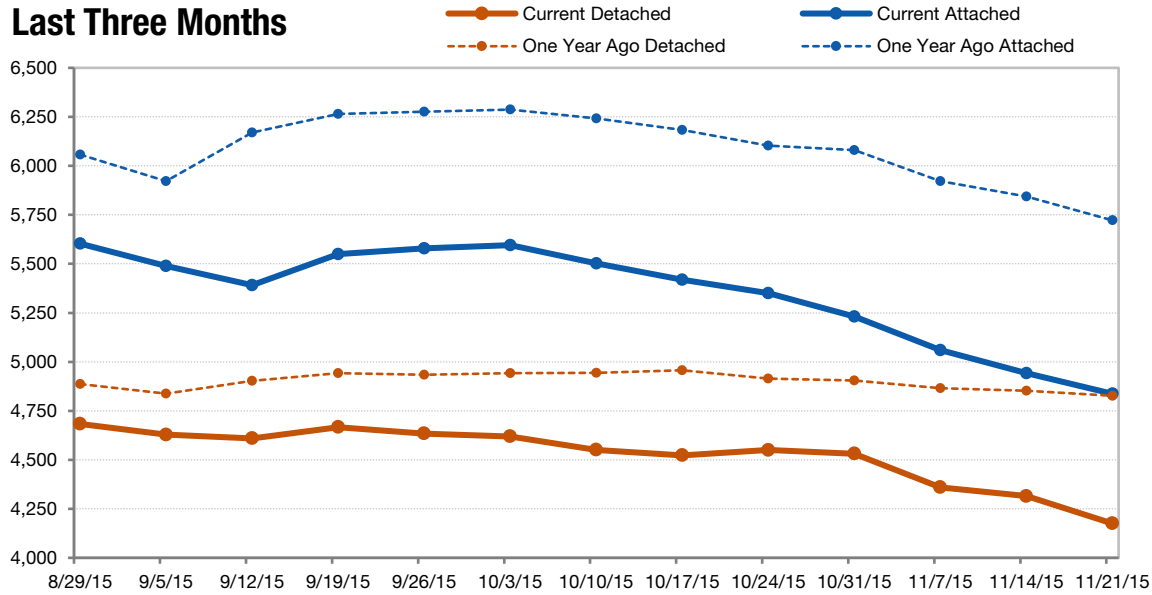


Inventory of Homes for Sale

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

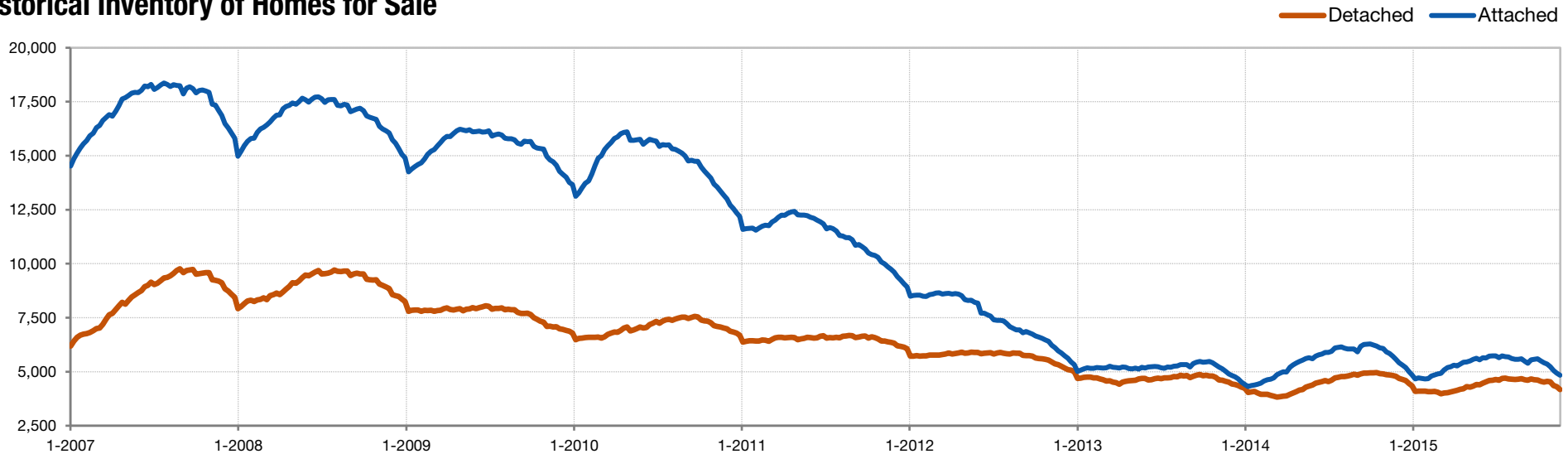


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/29/2015	4,683	- 4.2%	5,603	- 7.5%
9/5/2015	4,628	- 4.3%	5,489	- 7.3%
9/12/2015	4,610	- 6.0%	5,391	- 12.6%
9/19/2015	4,667	- 5.6%	5,549	- 11.4%
9/26/2015	4,634	- 6.1%	5,579	- 11.1%
10/3/2015	4,619	- 6.6%	5,595	- 11.0%
10/10/2015	4,551	- 7.9%	5,503	- 11.8%
10/17/2015	4,523	- 8.8%	5,419	- 12.4%
10/24/2015	4,550	- 7.4%	5,350	- 12.3%
10/31/2015	4,531	- 7.6%	5,231	- 14.0%
11/7/2015	4,360	- 10.4%	5,060	- 14.6%
11/14/2015	4,315	- 11.1%	4,942	- 15.4%
11/21/2015	4,175	- 13.5%	4,837	- 15.5%
3-Month Avg.	4,527	- 7.6%	5,350	- 12.0%

Historical Inventory of Homes for Sale

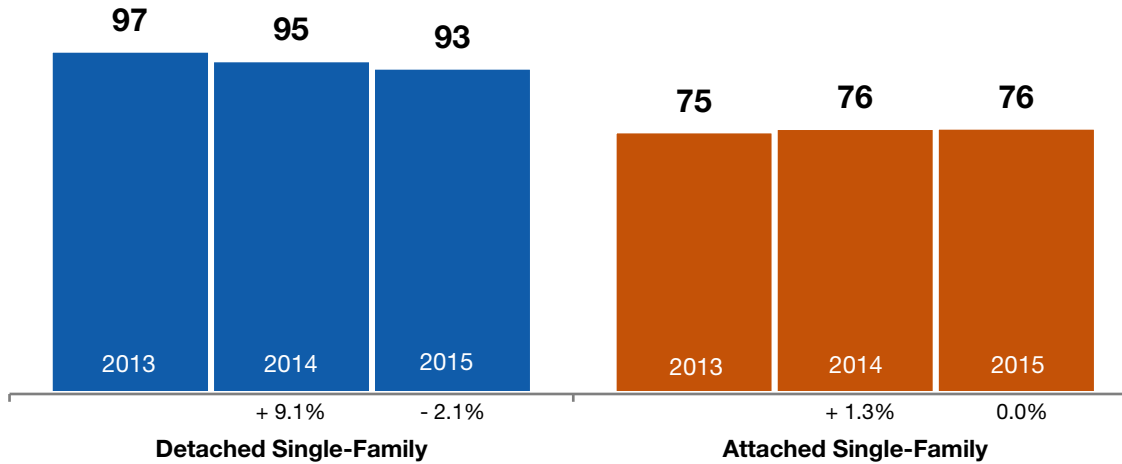


Market Time

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

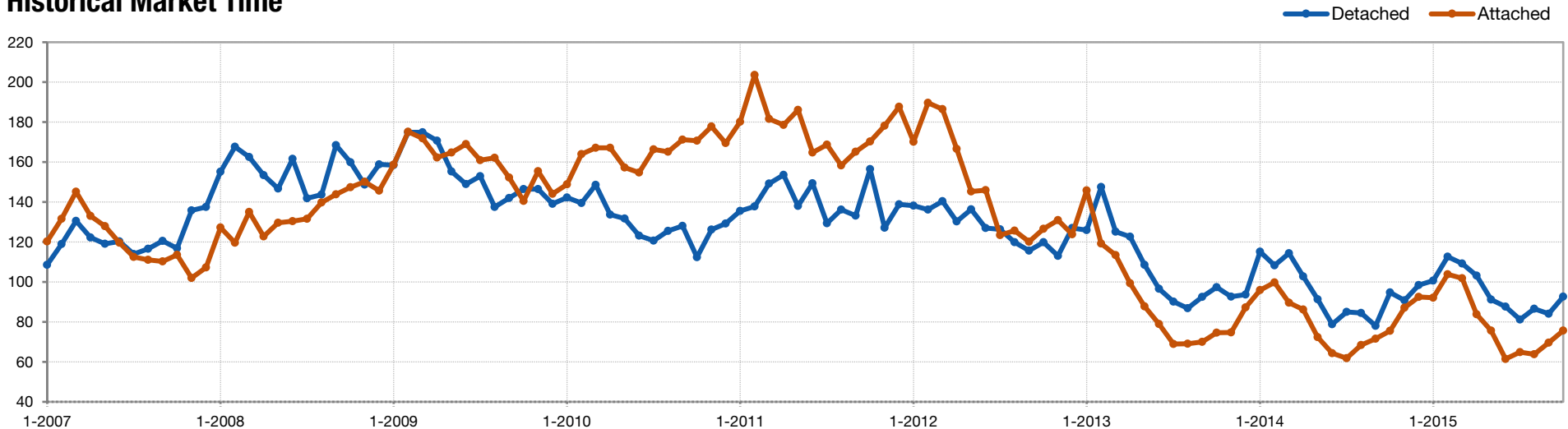


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	88	+ 11.4%	61	- 4.7%
Jul-2015	81	- 4.7%	65	+ 4.8%
Aug-2015	87	+ 2.4%	64	- 5.9%
Sep-2015	84	+ 7.7%	70	- 2.8%
Oct-2015	93	- 2.1%	76	0.0%
Average	94	+ 0.3%	78	+ 1.7%

Historical Market Time

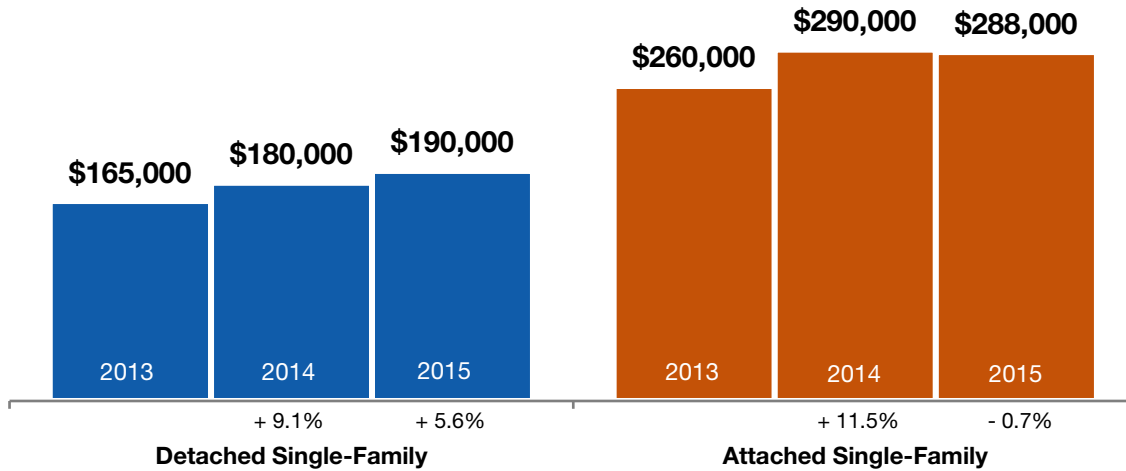


Median Sales Price

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

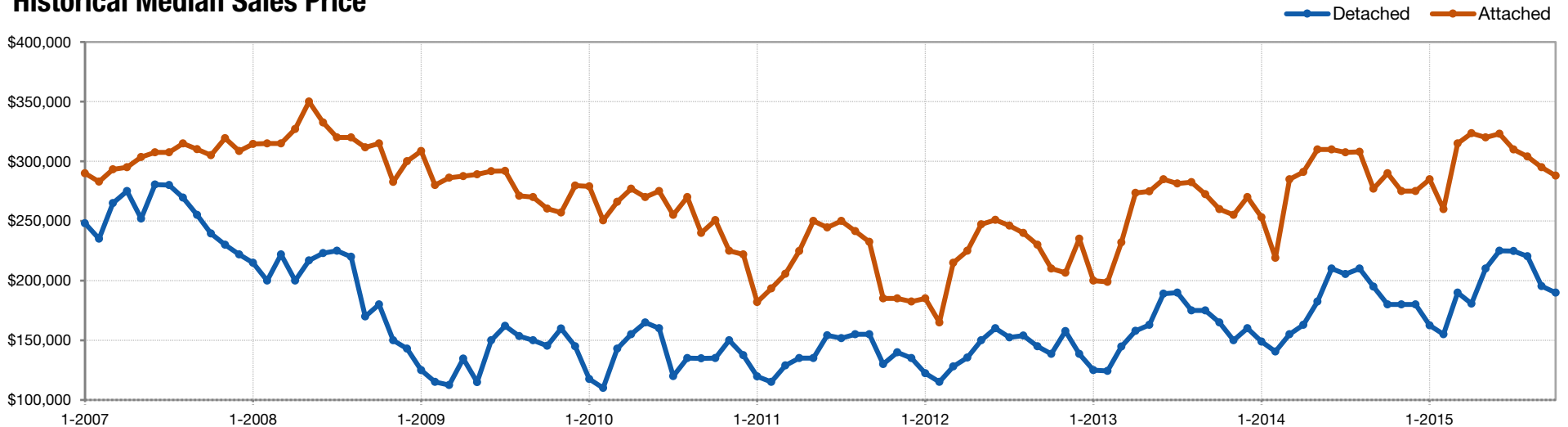


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$180,750	+ 10.9%	\$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	\$220,400	+ 5.0%	\$304,000	- 1.3%
Sep-2015	\$195,500	+ 0.3%	\$295,000	+ 6.5%
Oct-2015	\$190,000	+ 5.6%	\$288,000	- 0.7%
Median	\$195,000	+ 11.4%	\$304,900	+ 5.1%

Historical Median Sales Price

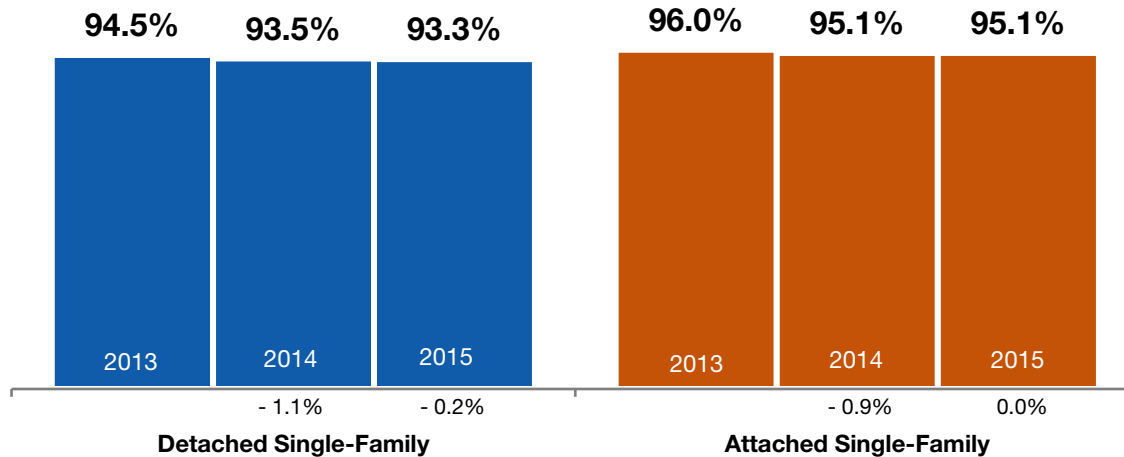


Percent of Original List Price Received

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.

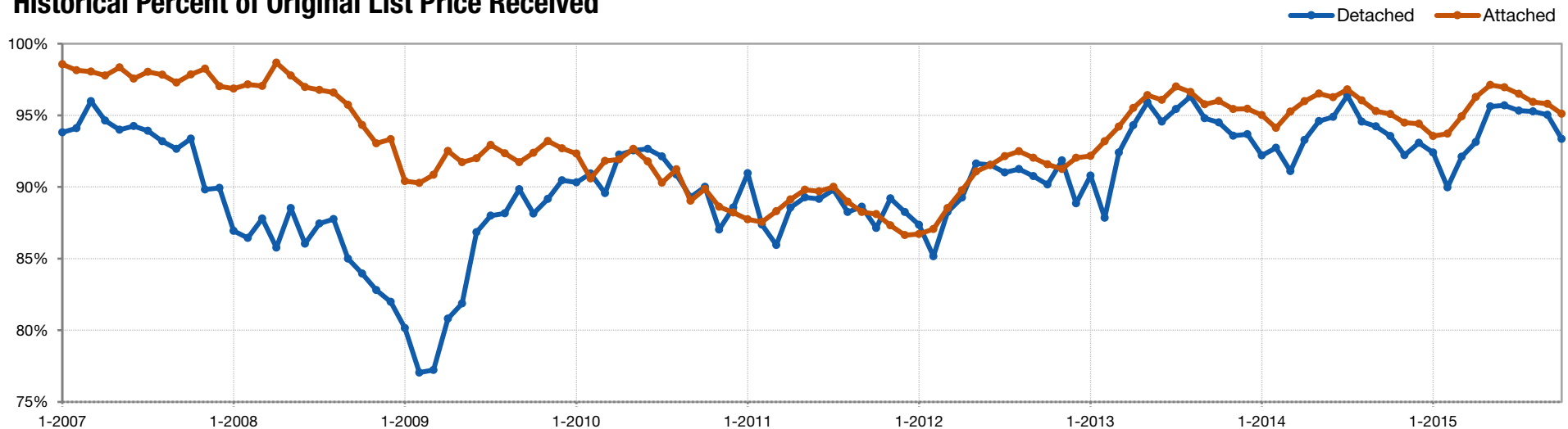


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	95.0%	+ 0.8%	95.8%	+ 0.5%
Oct-2015	93.3%	- 0.2%	95.1%	0.0%
Average	93.9%	- 0.0%	95.7%	- 0.0%

Historical Percent of Original List Price Received

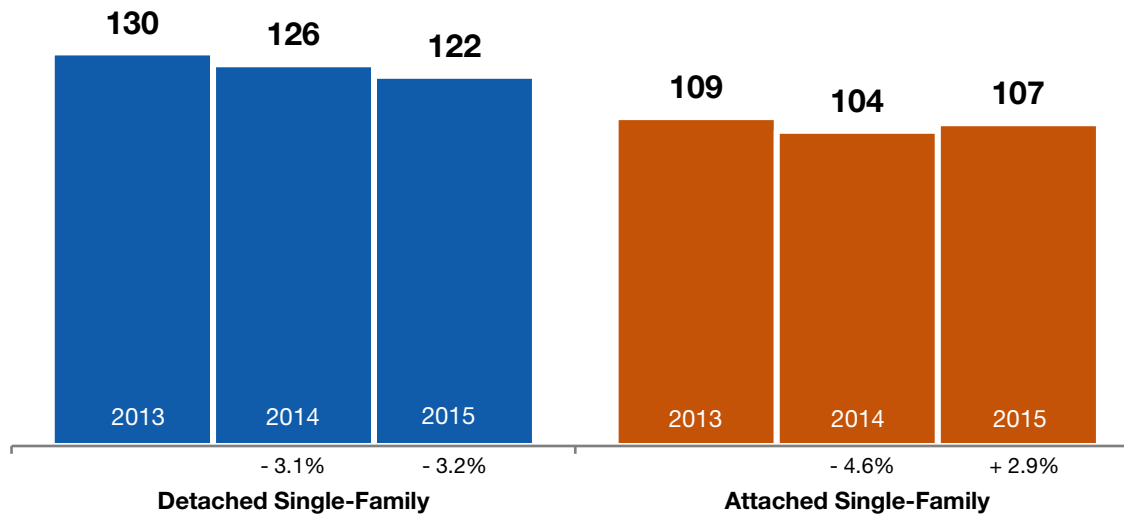


Housing Affordability Index

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.

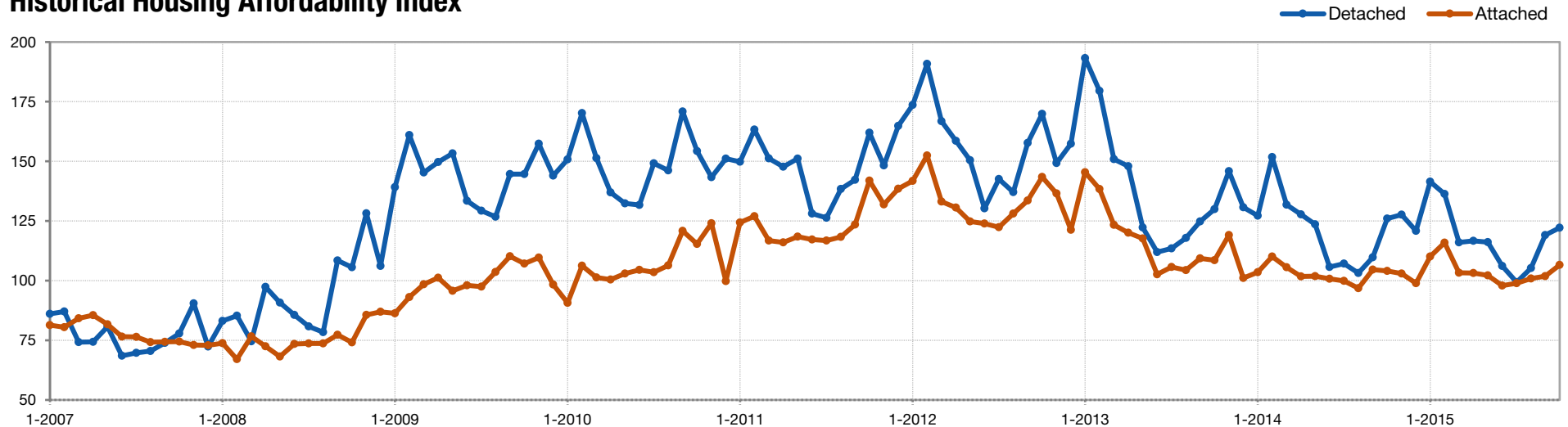


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Oct-2015	122	- 3.2%	107	+ 2.9%
Average	119	- 3.9%	104	- 0.5%

Historical Housing Affordability Index

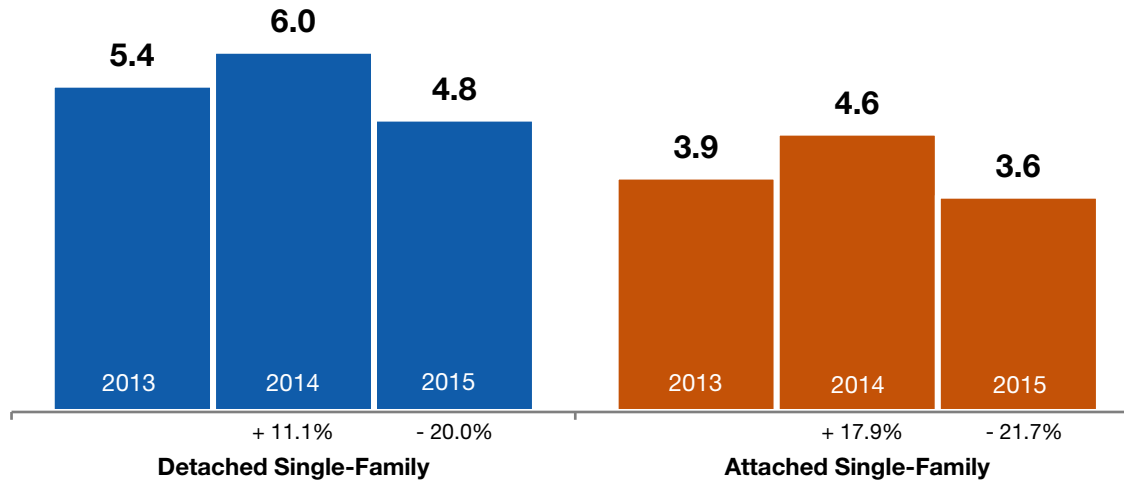


Months Supply of Inventory

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.



October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2014	5.8	+ 13.7%	4.2	+ 20.0%
Dec-2014	5.0	+ 6.4%	3.6	+ 16.1%
Jan-2015	5.0	+ 8.7%	3.6	+ 9.1%
Feb-2015	4.8	+ 4.3%	3.7	+ 5.7%
Mar-2015	4.8	+ 4.3%	3.9	+ 5.4%
Apr-2015	5.0	0.0%	4.1	0.0%
May-2015	5.2	- 1.9%	4.2	- 2.3%
Jun-2015	5.3	- 3.6%	4.1	- 6.8%
Jul-2015	5.3	- 8.6%	4.0	- 14.9%
Aug-2015	5.2	- 13.3%	3.9	- 15.2%
Sep-2015	5.0	- 16.7%	3.9	- 18.8%
Oct-2015	4.8	- 20.0%	3.6	- 21.7%
Average	5.1	- 3.3%	3.9	- 3.8%

Historical Months Supply of Inventory

