

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 7, 2015

Data current as of November 16, 2015

In a continually improving economy, what we might expect to happen is happening in the housing market. Sales and prices are generally up in year-over-year comparisons, and new listings are replenishing the market at a fairly steady clip. More sellers are still encouraged to enter the fray, as lower inventory continues to remain a point of some concern.

SINGLE-FAMILY DETACHED

For the week ending November 7:

- New Listings increased 16.5% to 403
- Under Contract Sales increased 37.1% to 255
- Inventory decreased 12.4% to 4,265

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 21.7% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending November 7:

- New Listings increased 1.7% to 424
- Under Contract Sales increased 20.2% to 298
- Inventory decreased 15.5% to 5,003

For the month of October:

- Median Sales Price decreased 0.7% to \$288,000
- Market Time decreased 1.3% to 75
- Pct of List Price Rec'd remained flat at 95.1
- Months Supply decreased 23.9% to 3.5

Quick Facts

+ 16.5%	+ 1.7%	+ 37.1%	+ 20.2%	- 12.4%	- 15.5%
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
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

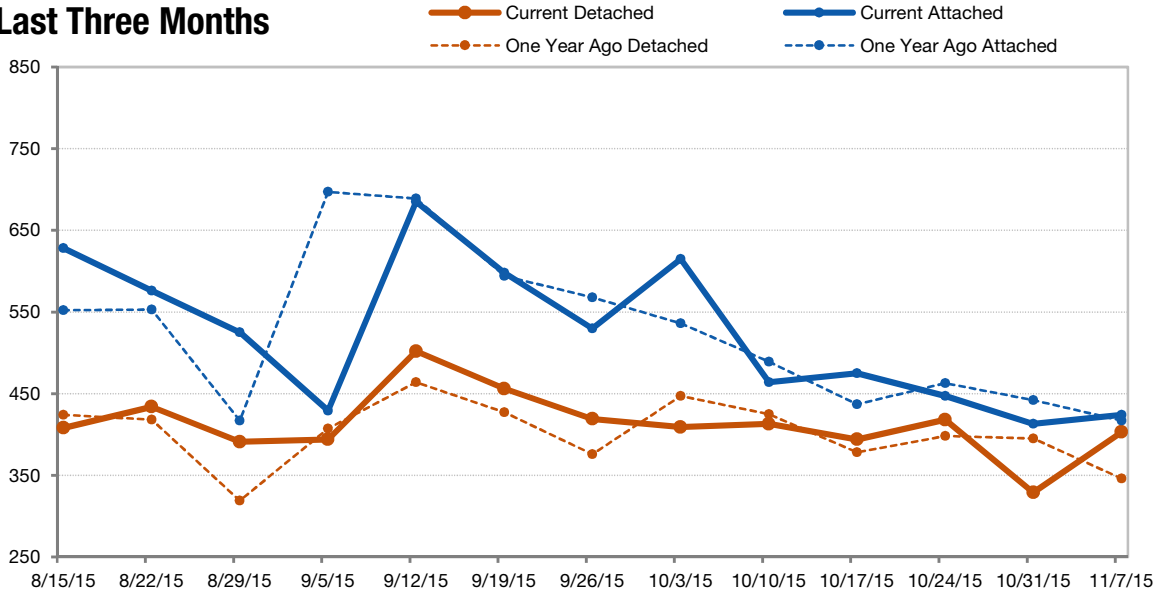
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New Listings

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

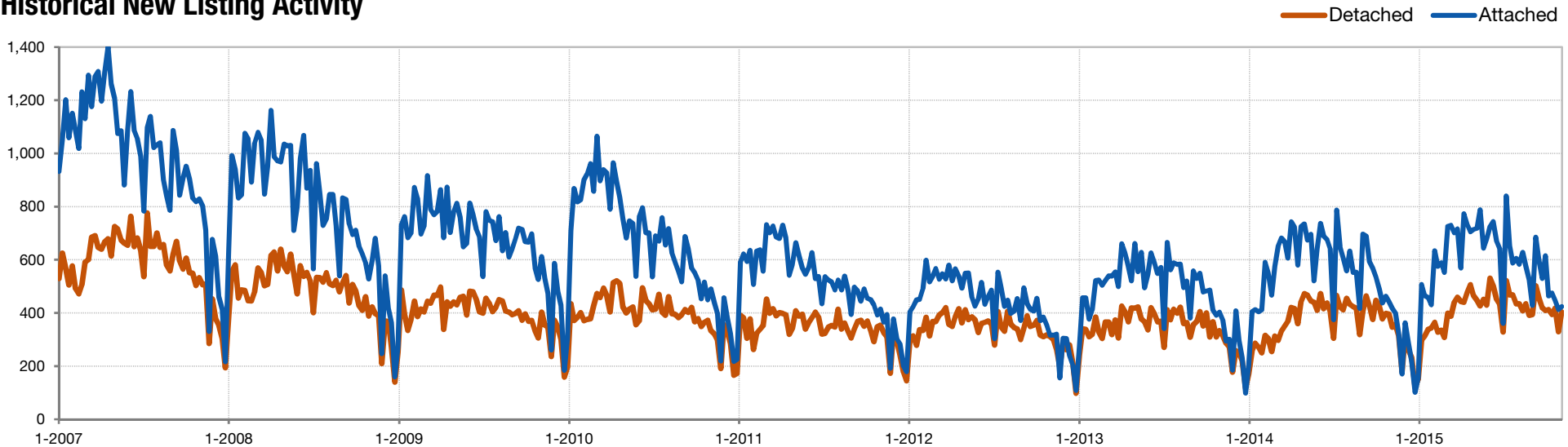


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/15/2015	408	- 3.8%	628	+ 13.8%
8/22/2015	434	+ 3.8%	576	+ 4.2%
8/29/2015	391	+ 22.6%	525	+ 25.9%
9/5/2015	394	- 3.2%	429	- 38.5%
9/12/2015	502	+ 8.2%	685	- 0.6%
9/19/2015	456	+ 6.8%	598	+ 0.7%
9/26/2015	419	+ 11.4%	530	- 6.7%
10/3/2015	409	- 8.5%	615	+ 14.7%
10/10/2015	413	- 2.8%	464	- 5.1%
10/17/2015	394	+ 4.2%	475	+ 8.7%
10/24/2015	418	+ 5.0%	447	- 3.5%
10/31/2015	329	- 16.7%	413	- 6.6%
11/7/2015	403	+ 16.5%	424	+ 1.7%
3-Month Avg.	413	+ 2.8%	524	- 0.7%

Historical New Listing Activity

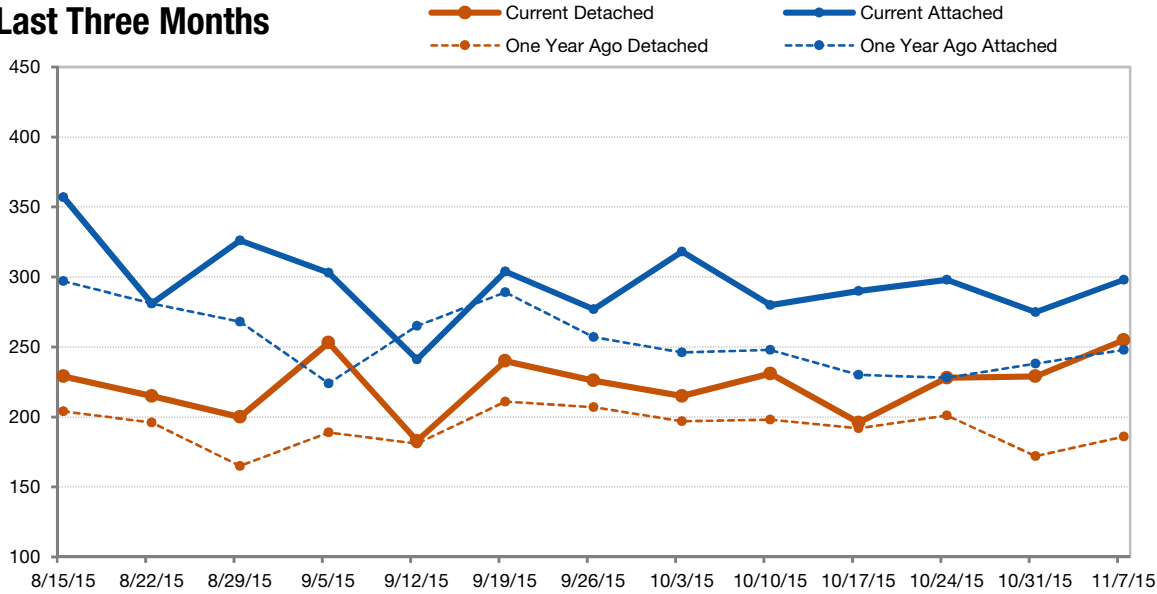


Under Contract

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

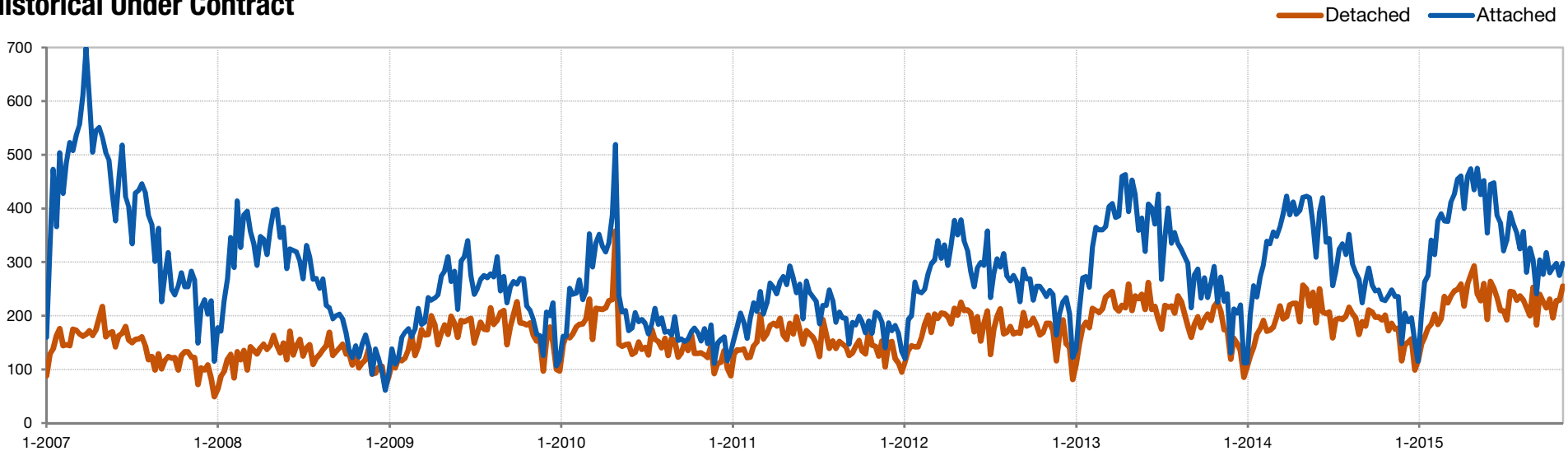


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/15/2015	229	+ 12.3%	357	+ 20.2%
8/22/2015	215	+ 9.7%	281	0.0%
8/29/2015	200	+ 21.2%	326	+ 21.6%
9/5/2015	253	+ 33.9%	303	+ 35.3%
9/12/2015	183	+ 1.1%	241	- 9.1%
9/19/2015	240	+ 13.7%	304	+ 5.2%
9/26/2015	226	+ 9.2%	277	+ 7.8%
10/3/2015	215	+ 9.1%	318	+ 29.3%
10/10/2015	231	+ 16.7%	280	+ 12.9%
10/17/2015	196	+ 2.1%	290	+ 26.1%
10/24/2015	228	+ 13.4%	298	+ 30.7%
10/31/2015	229	+ 33.1%	275	+ 15.5%
11/7/2015	255	+ 37.1%	298	+ 20.2%
3-Month Avg.	223	+ 16.0%	296	+ 15.9%

Historical Under Contract

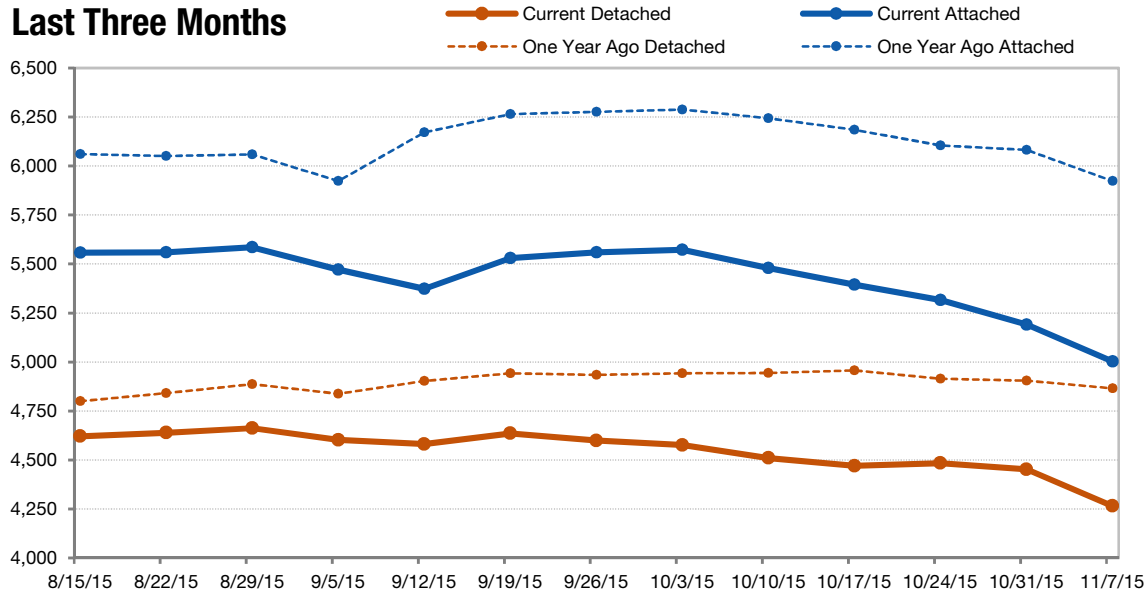


Inventory of Homes for Sale

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

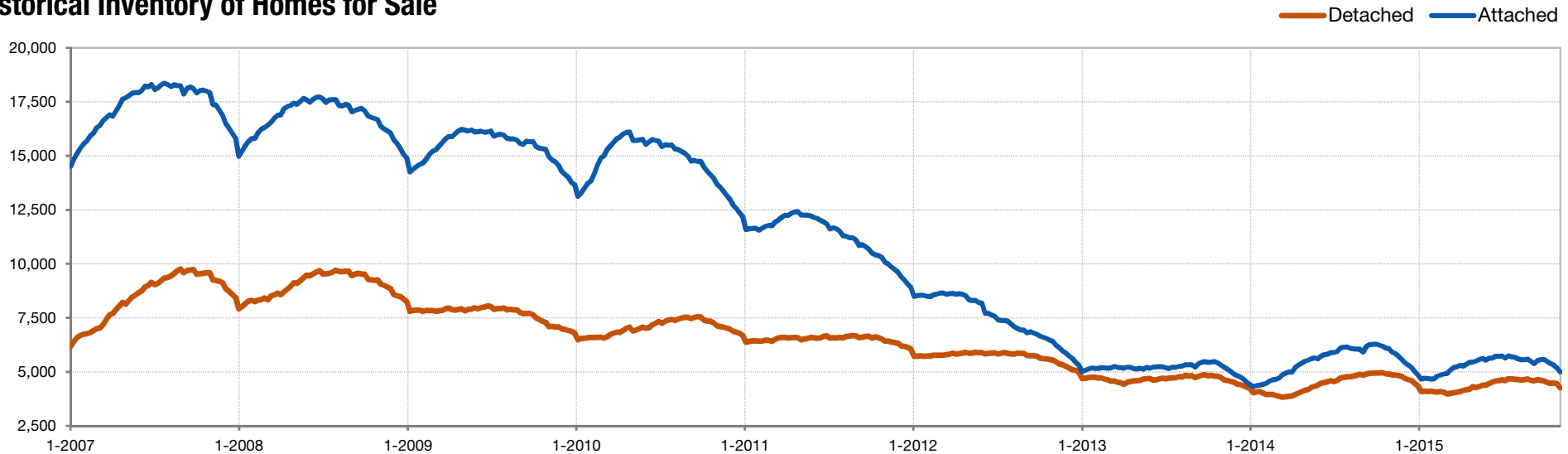


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/15/2015	4,621	- 3.7%	5,558	- 8.3%
8/22/2015	4,639	- 4.2%	5,560	- 8.1%
8/29/2015	4,662	- 4.6%	5,585	- 7.8%
9/5/2015	4,602	- 4.9%	5,471	- 7.6%
9/12/2015	4,581	- 6.6%	5,373	- 12.9%
9/19/2015	4,636	- 6.2%	5,530	- 11.7%
9/26/2015	4,599	- 6.8%	5,559	- 11.4%
10/3/2015	4,576	- 7.4%	5,572	- 11.4%
10/10/2015	4,510	- 8.8%	5,479	- 12.2%
10/17/2015	4,470	- 9.8%	5,394	- 12.8%
10/24/2015	4,484	- 8.8%	5,316	- 12.9%
10/31/2015	4,452	- 9.2%	5,191	- 14.6%
11/7/2015	4,265	- 12.4%	5,003	- 15.5%
3-Month Avg.	4,546	- 7.2%	5,430	- 11.4%

Historical Inventory of Homes for Sale

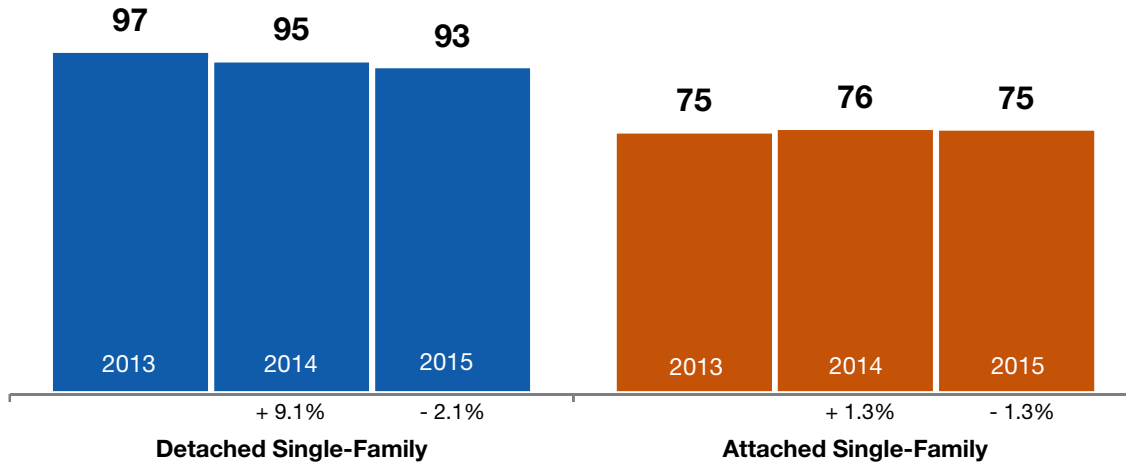


Market Time

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

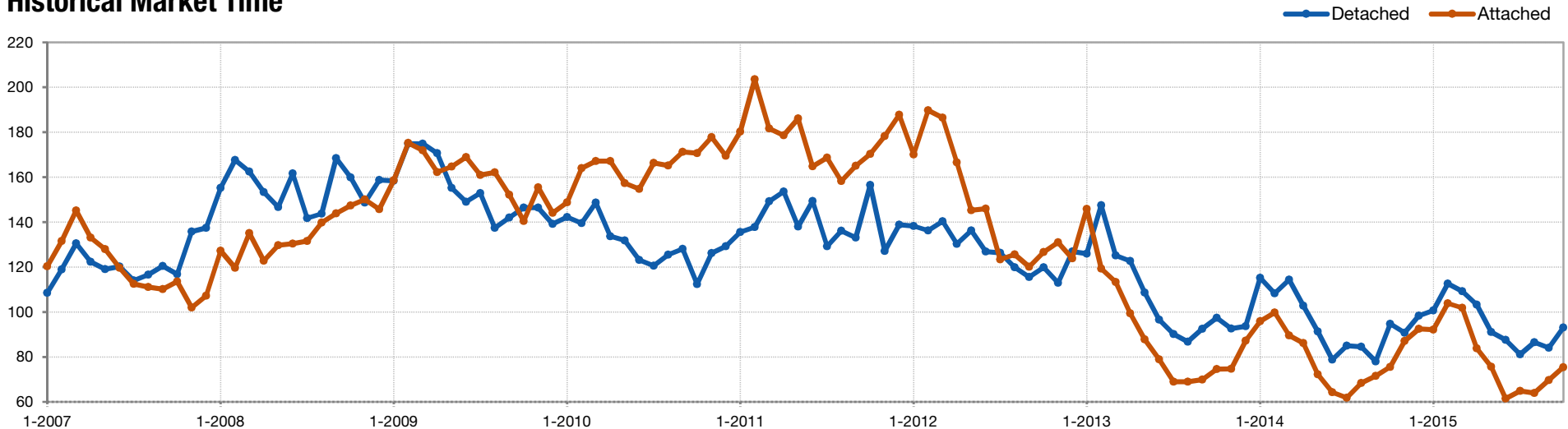


October



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%	75	- 1.3%
Average	94	+ 0.3%	78	+ 1.7%

Historical Market Time

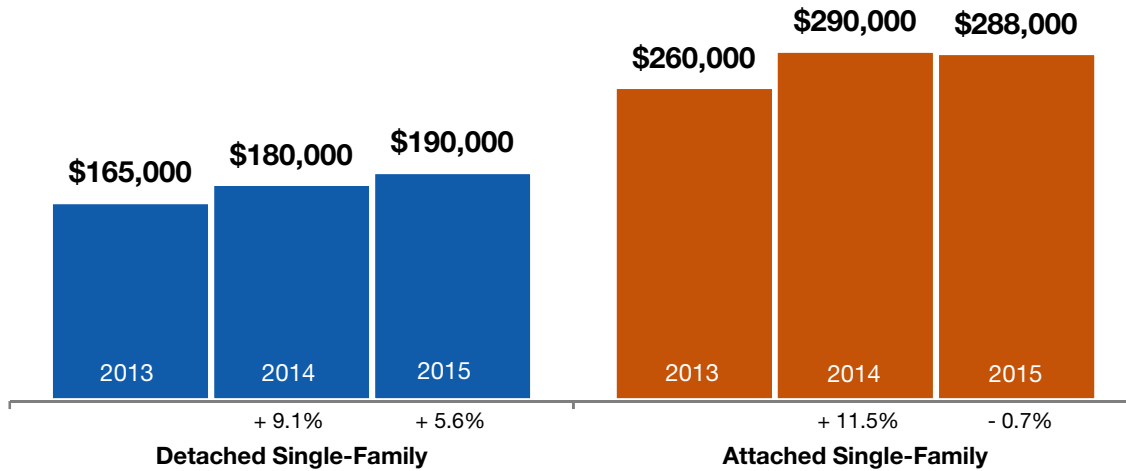


Median Sales Price

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

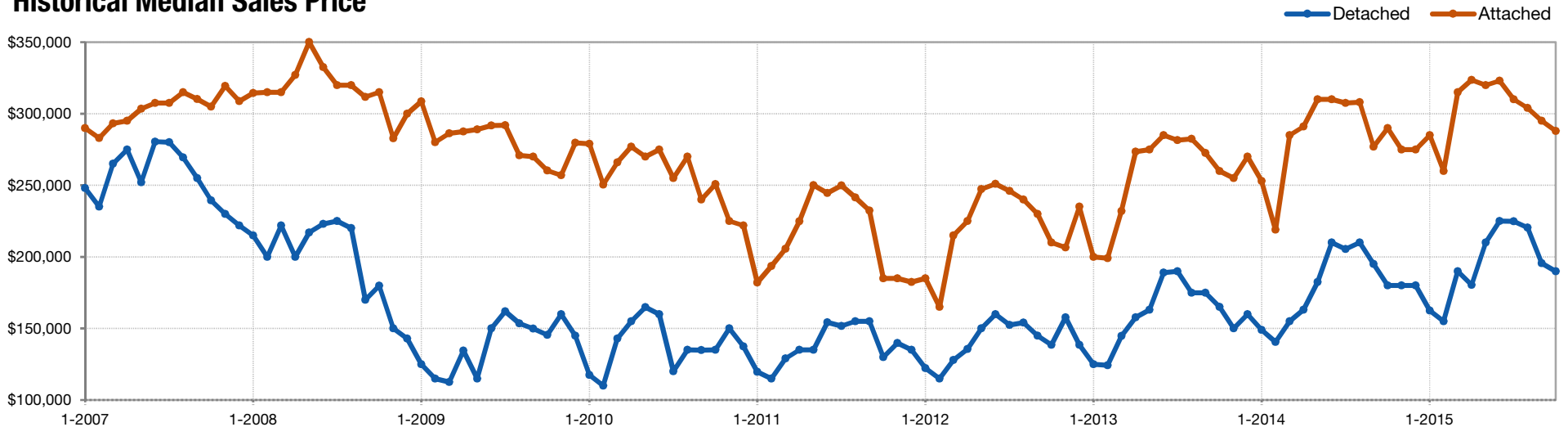


October



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	\$180,500	+ 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	\$220,400	+ 5.0%	\$304,000	- 1.3%
Sep-2015	\$195,675	+ 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

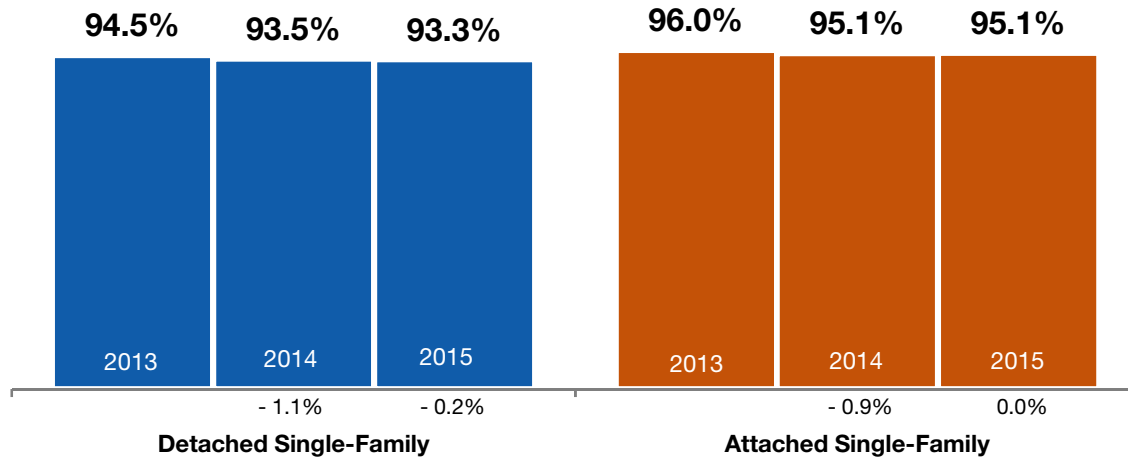


Percent of Original List Price Received

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.

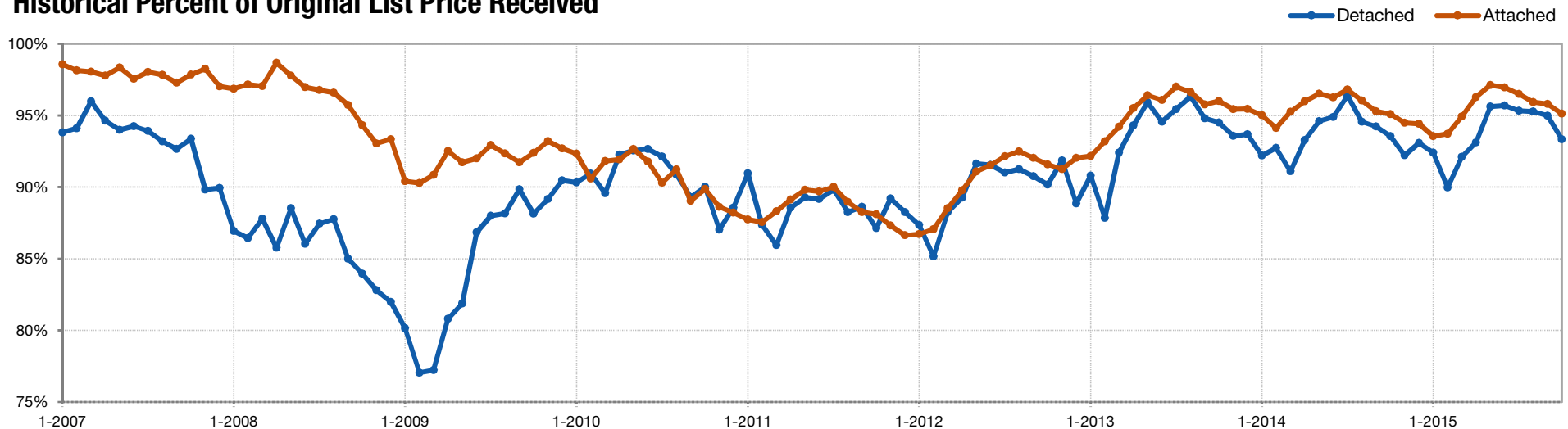


October



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

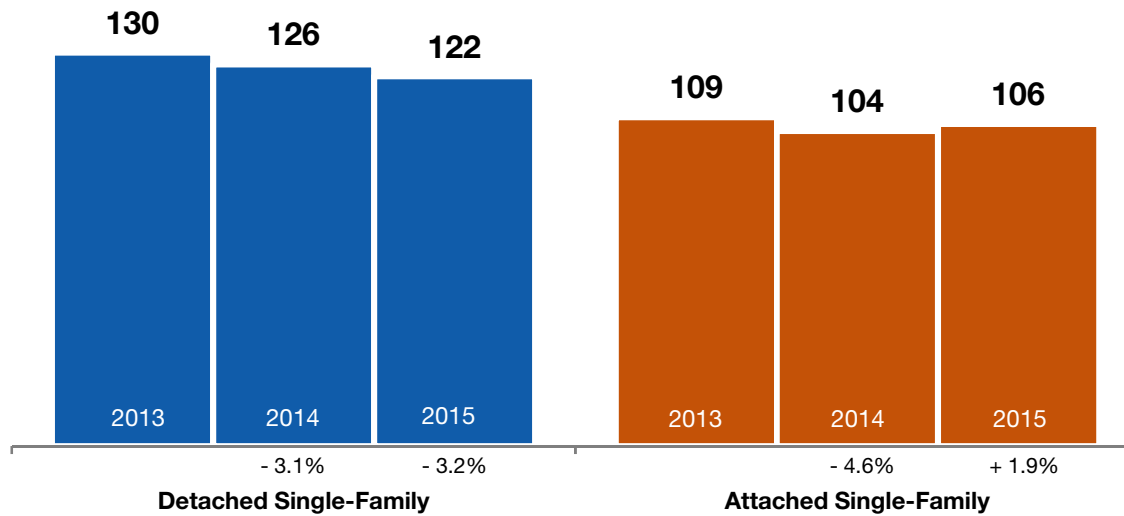


Housing Affordability Index

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.

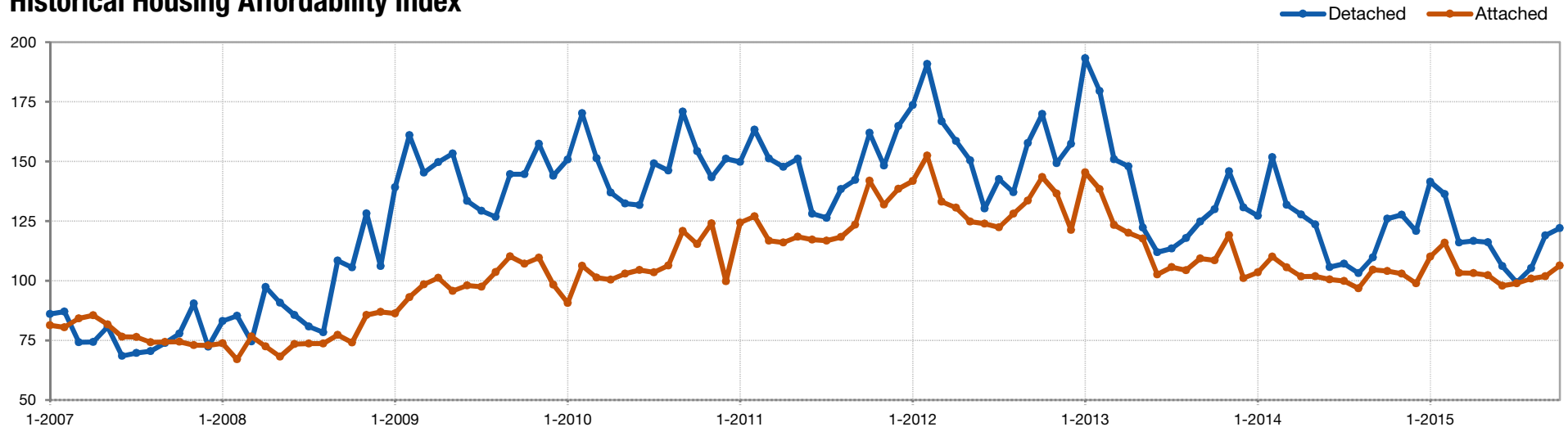


October



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%	106	+ 1.9%
Average	119	- 3.9%	104	- 0.6%

Historical Housing Affordability Index

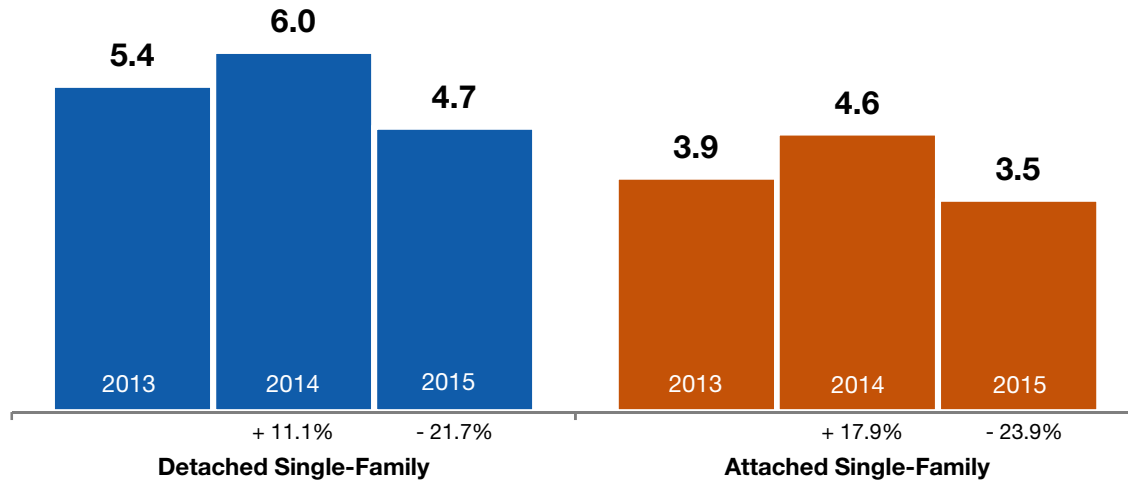


Months Supply of Inventory

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%	3.5	+ 6.1%
Feb-2015	4.8	+ 4.3%	3.7	+ 5.7%
Mar-2015	4.8	+ 4.3%	3.9	+ 5.4%
Apr-2015	5.0	0.0%	4.1	0.0%
May-2015	5.1	- 3.8%	4.2	- 2.3%
Jun-2015	5.3	- 3.6%	4.1	- 6.8%
Jul-2015	5.2	- 10.3%	4.0	- 14.9%
Aug-2015	5.1	- 15.0%	3.9	- 15.2%
Sep-2015	5.0	- 16.7%	3.9	- 18.8%
Oct-2015	4.7	- 21.7%	3.5	- 23.9%
Average	5.1	- 3.9%	3.9	- 4.0%

Historical Months Supply of Inventory

