

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 31, 2015

Data current as of November 9, 2015

Softer September sales continue to be a stout topic for stats analysis. Rental prices are not so soft, however, and across many markets, rising prices are turning heads. More first-time homebuyers may jump at the chance to invest in their own homes. Much of the evidence still points to recovering market health.

SINGLE-FAMILY DETACHED

For the week ending October 31:

- New Listings decreased 16.7% to 329
- Under Contract Sales increased 36.6% to 235
- Inventory decreased 10.1% to 4,409

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 0.1% to 93.4%
- Months Supply decreased 23.3% to 4.6

SINGLE-FAMILY ATTACHED

For the week ending October 31:

- New Listings decreased 6.8% to 412
- Under Contract Sales increased 21.0% to 288
- Inventory decreased 15.1% to 5,165

For the month of October:

- Median Sales Price remained flat at \$290,000
- 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

- 16.7%	- 6.8%	+ 36.6%	+ 21.0%	- 10.1%	- 15.1%
<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

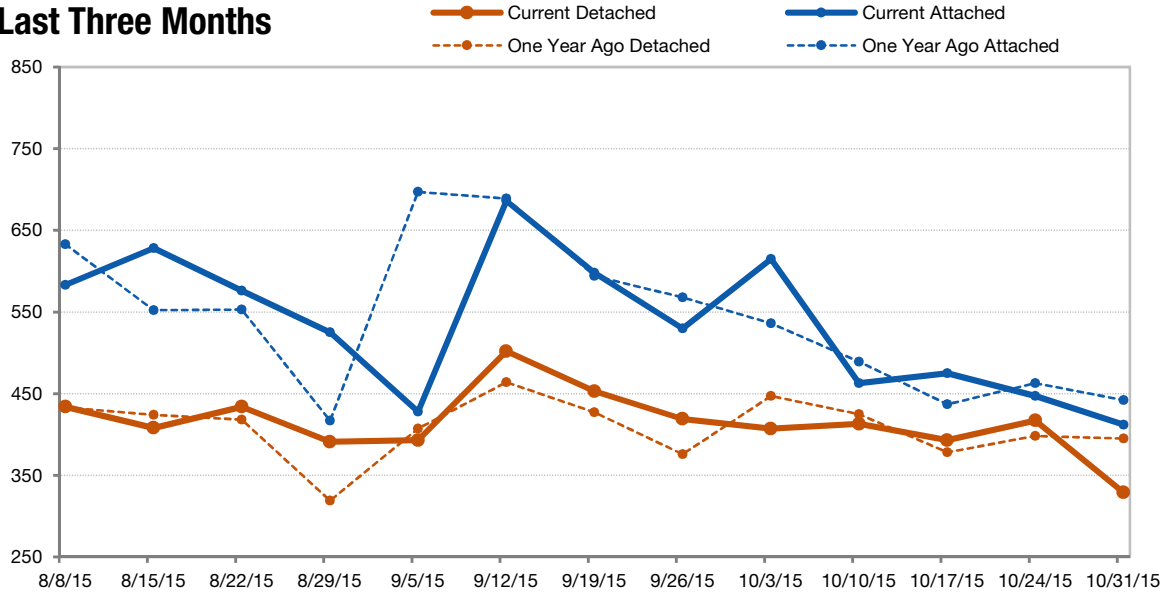
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New Listings

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

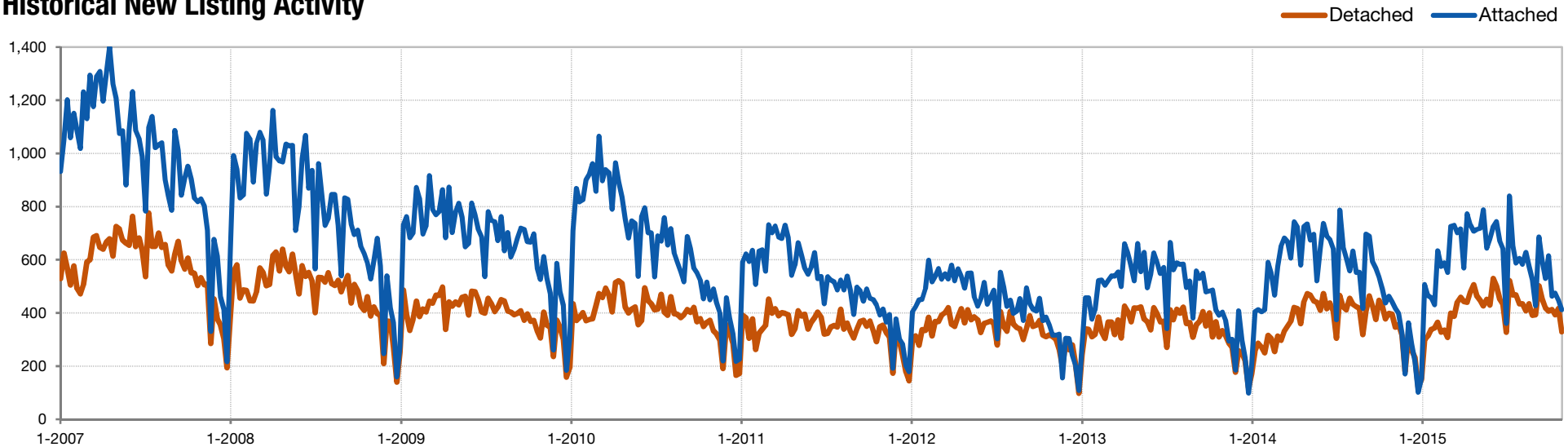


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/8/2015	434	+ 0.2%	583	- 7.9%
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	393	- 3.4%	428	- 38.6%
9/12/2015	502	+ 8.2%	686	- 0.4%
9/19/2015	453	+ 6.1%	598	+ 0.7%
9/26/2015	419	+ 11.4%	530	- 6.7%
10/3/2015	407	- 8.9%	615	+ 14.7%
10/10/2015	413	- 2.8%	463	- 5.3%
10/17/2015	393	+ 4.0%	475	+ 8.7%
10/24/2015	417	+ 4.8%	447	- 3.5%
10/31/2015	329	- 16.7%	412	- 6.8%
3-Month Avg.	415	+ 1.5%	536	- 1.5%

Historical New Listing Activity

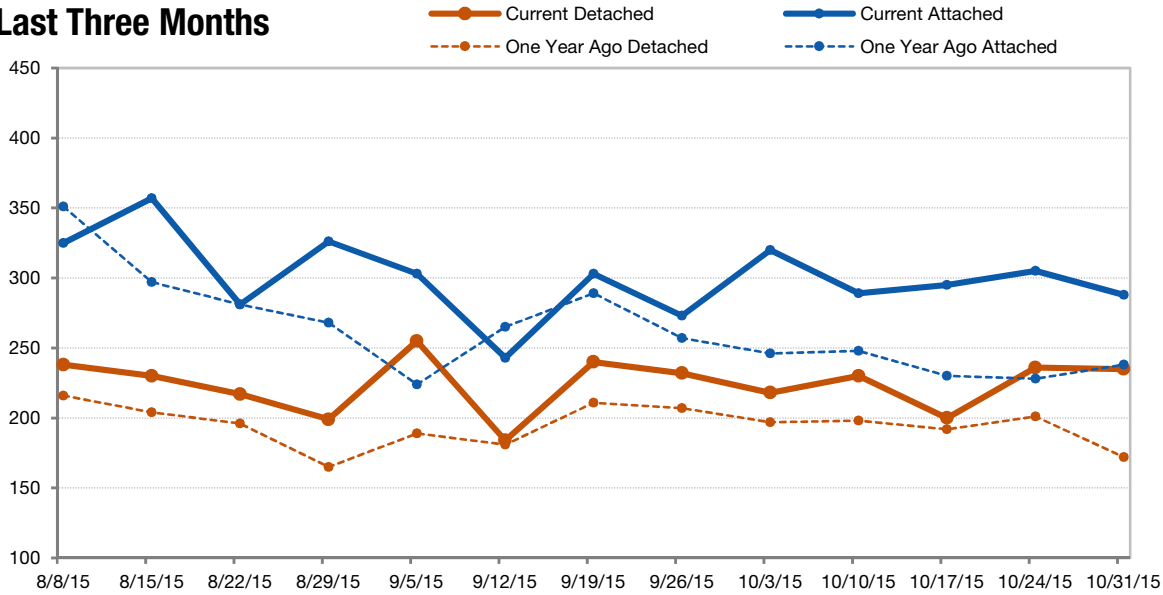


Under Contract

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

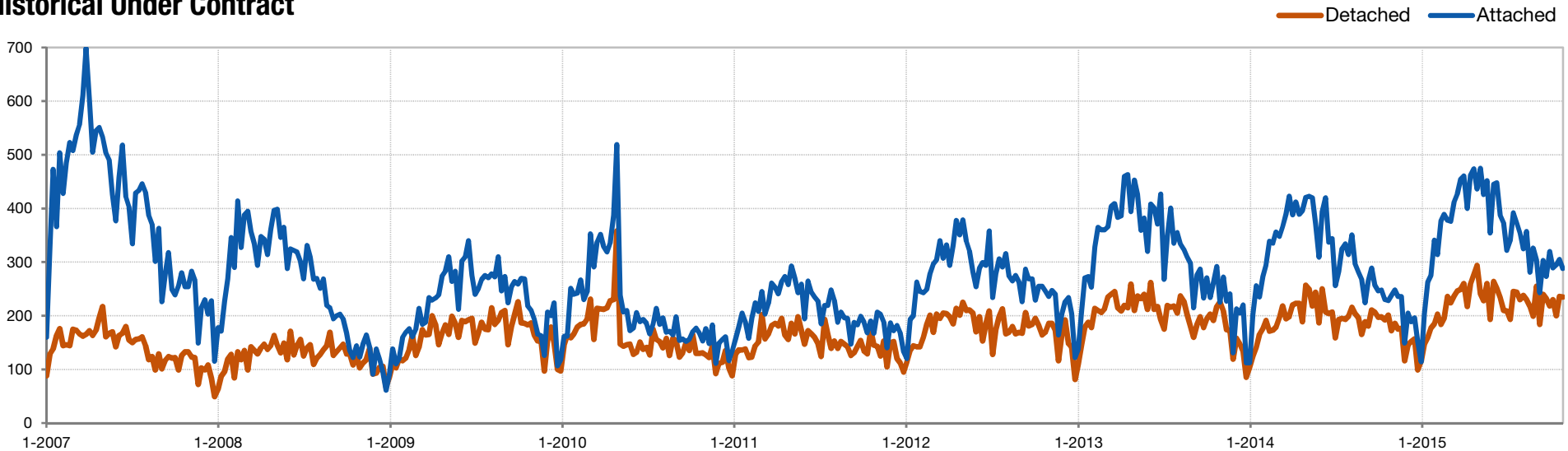


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/8/2015	238	+ 10.2%	325	- 7.4%
8/15/2015	230	+ 12.7%	357	+ 20.2%
8/22/2015	217	+ 10.7%	281	0.0%
8/29/2015	199	+ 20.6%	326	+ 21.6%
9/5/2015	255	+ 34.9%	303	+ 35.3%
9/12/2015	184	+ 1.7%	243	- 8.3%
9/19/2015	240	+ 13.7%	303	+ 4.8%
9/26/2015	232	+ 12.1%	273	+ 6.2%
10/3/2015	218	+ 10.7%	320	+ 30.1%
10/10/2015	230	+ 16.2%	289	+ 16.5%
10/17/2015	200	+ 4.2%	295	+ 28.3%
10/24/2015	236	+ 17.4%	305	+ 33.8%
10/31/2015	235	+ 36.6%	288	+ 21.0%
3-Month Avg.	224	+ 15.2%	301	+ 14.2%

Historical Under Contract

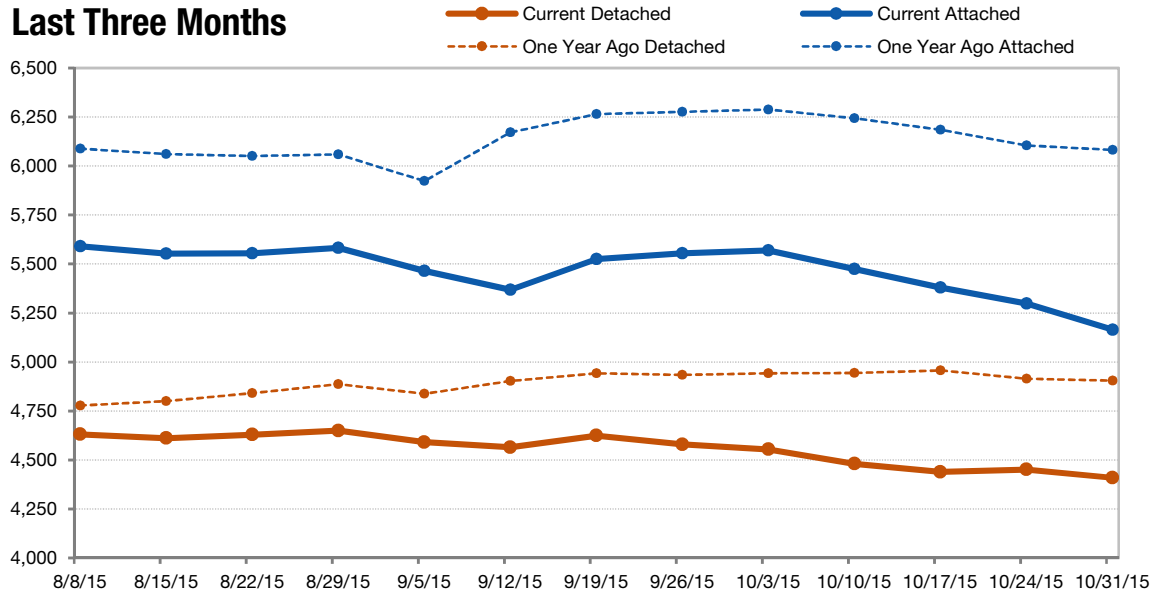


Inventory of Homes for Sale

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

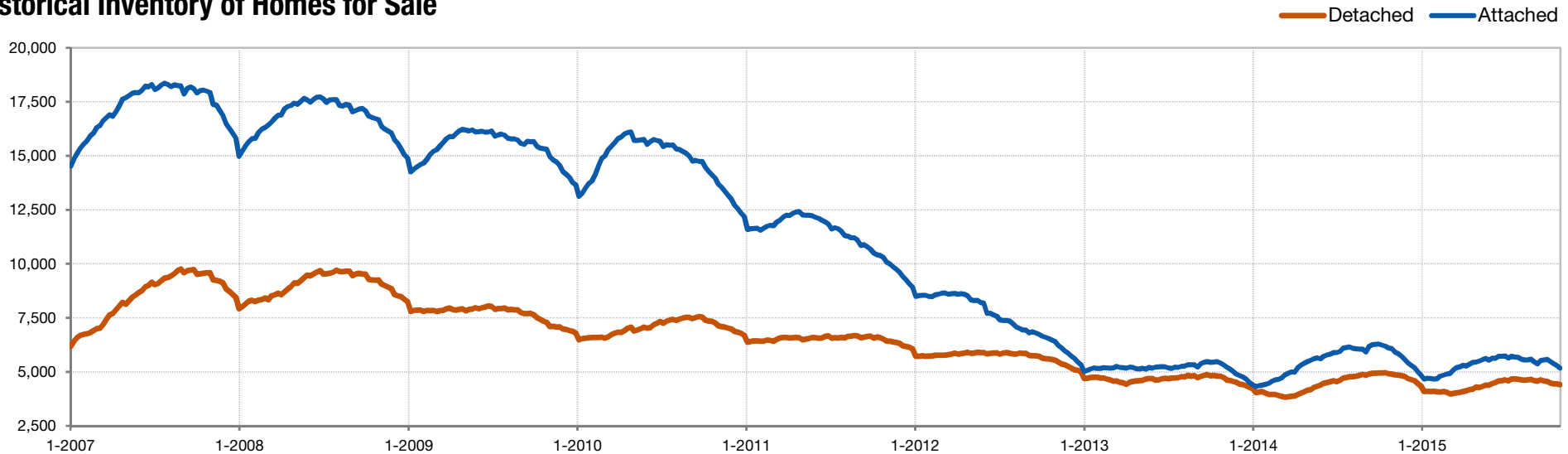


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/8/2015	4,631	- 3.1%	5,590	- 8.2%
8/15/2015	4,611	- 3.9%	5,553	- 8.4%
8/22/2015	4,629	- 4.4%	5,555	- 8.2%
8/29/2015	4,650	- 4.8%	5,583	- 7.9%
9/5/2015	4,591	- 5.1%	5,464	- 7.7%
9/12/2015	4,565	- 6.9%	5,369	- 13.0%
9/19/2015	4,624	- 6.4%	5,525	- 11.8%
9/26/2015	4,579	- 7.2%	5,554	- 11.5%
10/3/2015	4,554	- 7.9%	5,570	- 11.4%
10/10/2015	4,481	- 9.4%	5,475	- 12.3%
10/17/2015	4,439	- 10.4%	5,380	- 13.0%
10/24/2015	4,451	- 9.4%	5,298	- 13.2%
10/31/2015	4,409	- 10.1%	5,165	- 15.1%
3-Month Avg.	4,555	- 6.9%	5,468	- 10.9%

Historical Inventory of Homes for Sale

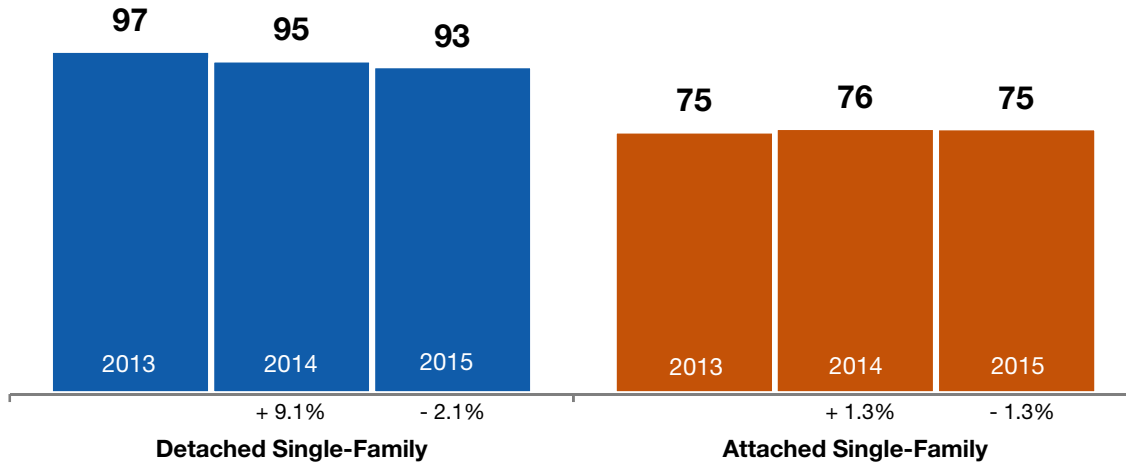


Market Time

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

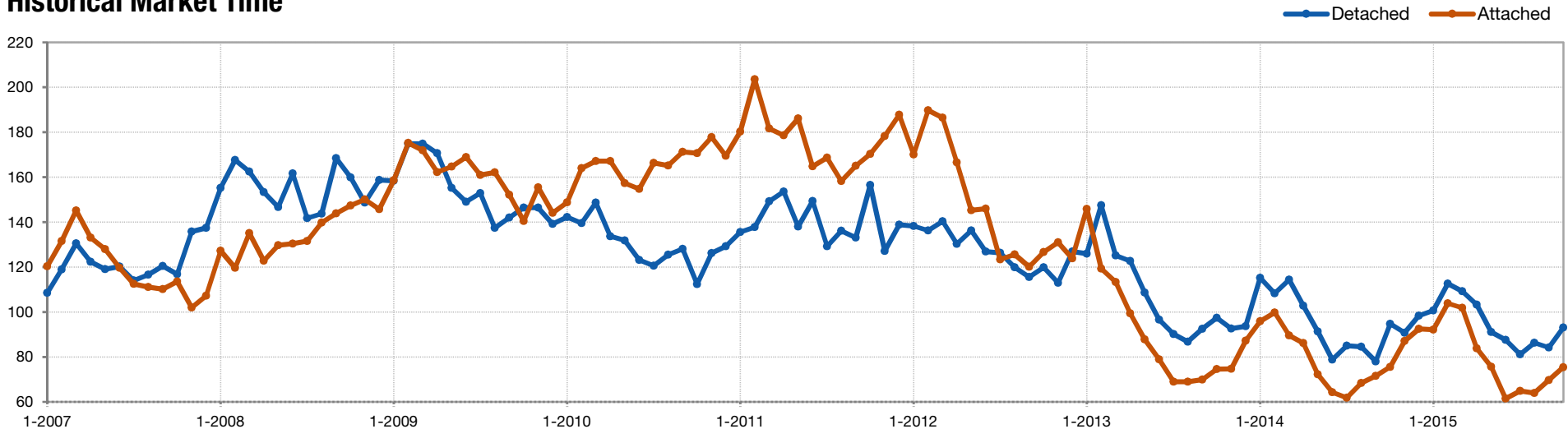


October



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	86	+ 1.2%	64	- 5.9%
Sep-2015	84	+ 7.7%	70	- 2.8%
Oct-2015	93	- 2.1%	75	- 1.3%
Average	94	+ 0.3%	78	+ 1.8%

Historical Market Time

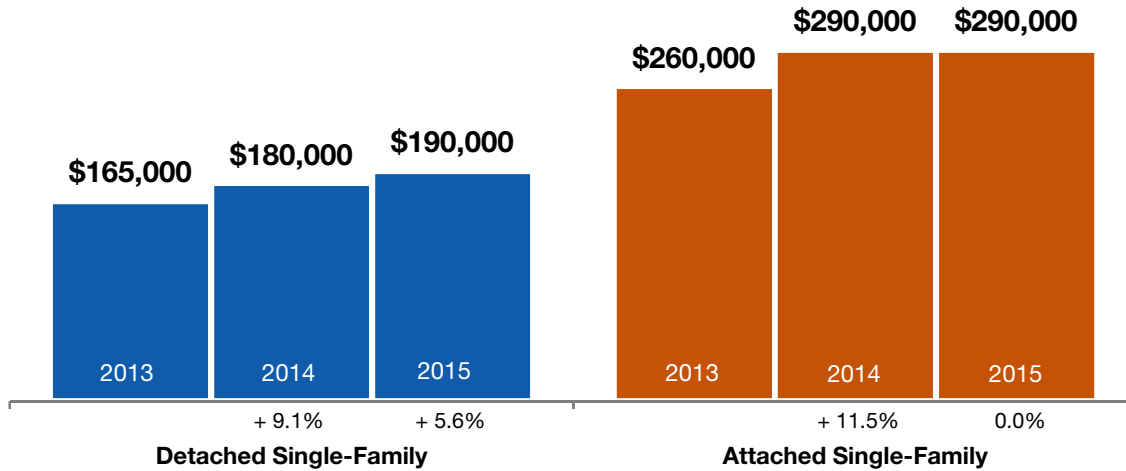


Median Sales Price

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

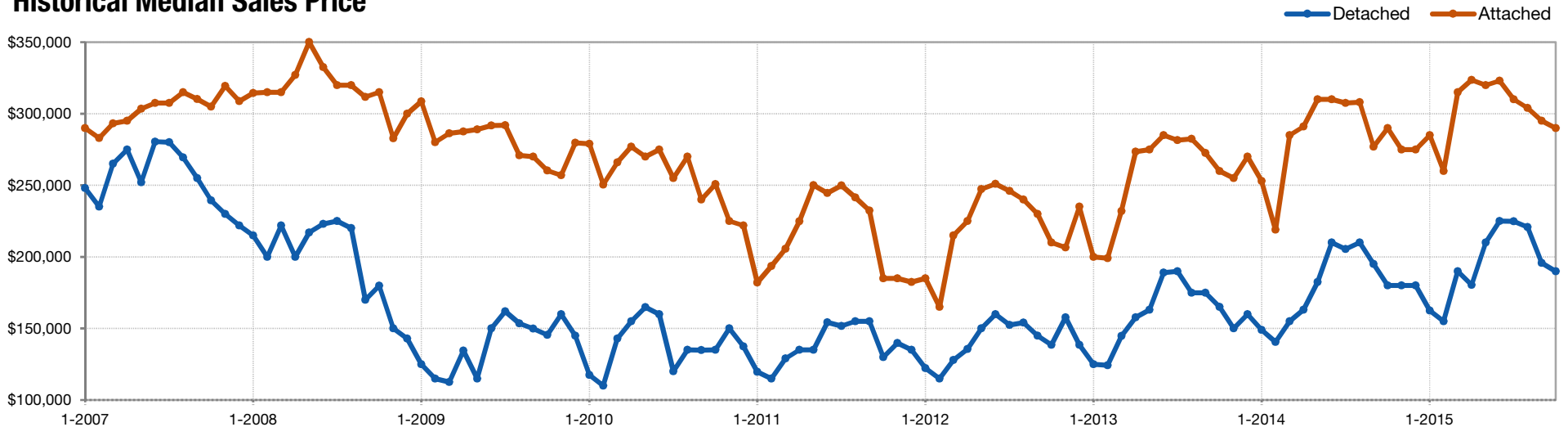


October



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	\$220,800	+ 5.1%	\$304,000	- 1.3%
Sep-2015	\$195,850	+ 0.4%	\$295,000	+ 6.5%
Oct-2015	\$190,000	+ 5.6%	\$290,000	0.0%
Median	\$195,000	+ 11.4%	\$305,000	+ 5.2%

Historical Median Sales Price

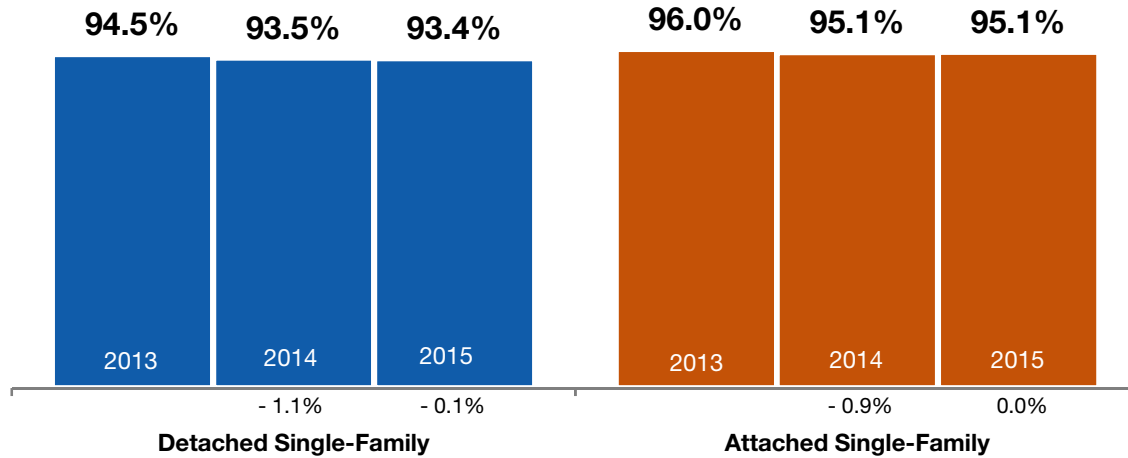


Percent of Original List Price Received

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.

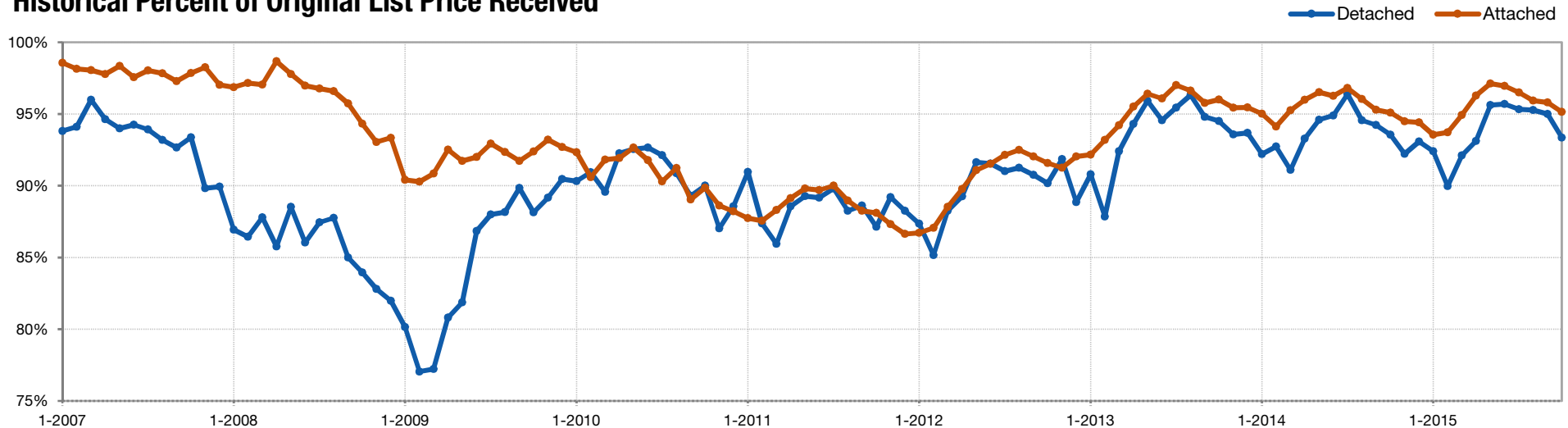


October



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	93.4%	- 0.1%	95.1%	0.0%
Average	93.9%	- 0.0%	95.7%	- 0.0%

Historical Percent of Original List Price Received

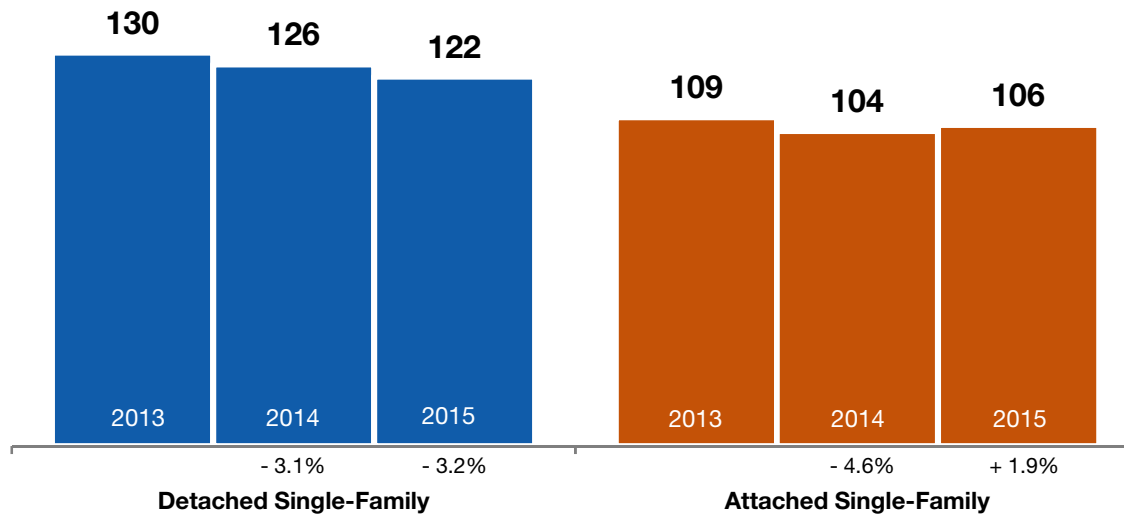


Housing Affordability Index

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.

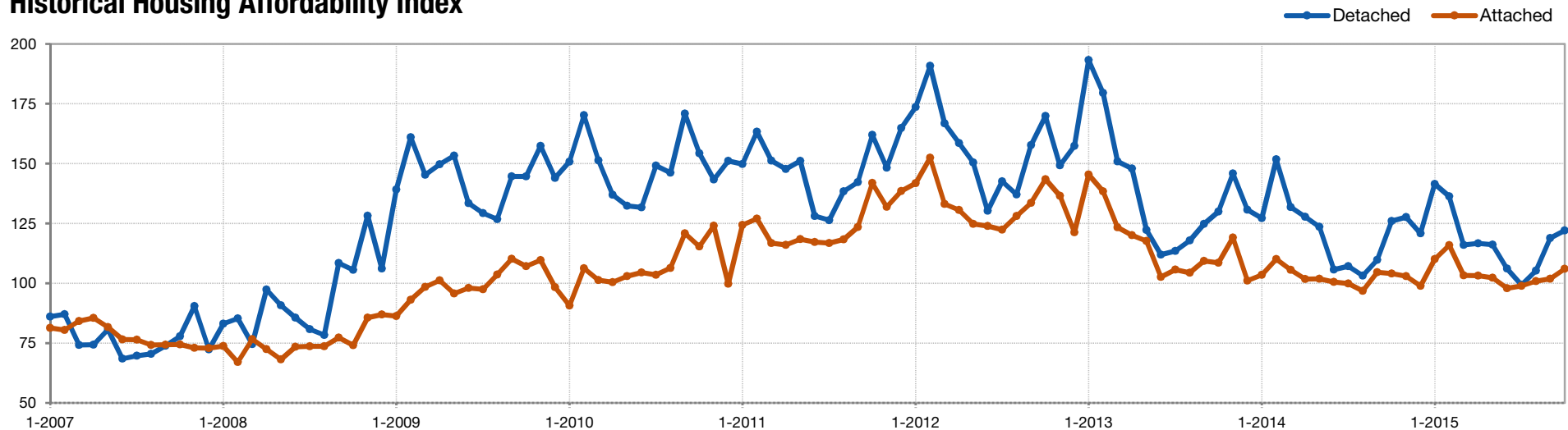


October



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

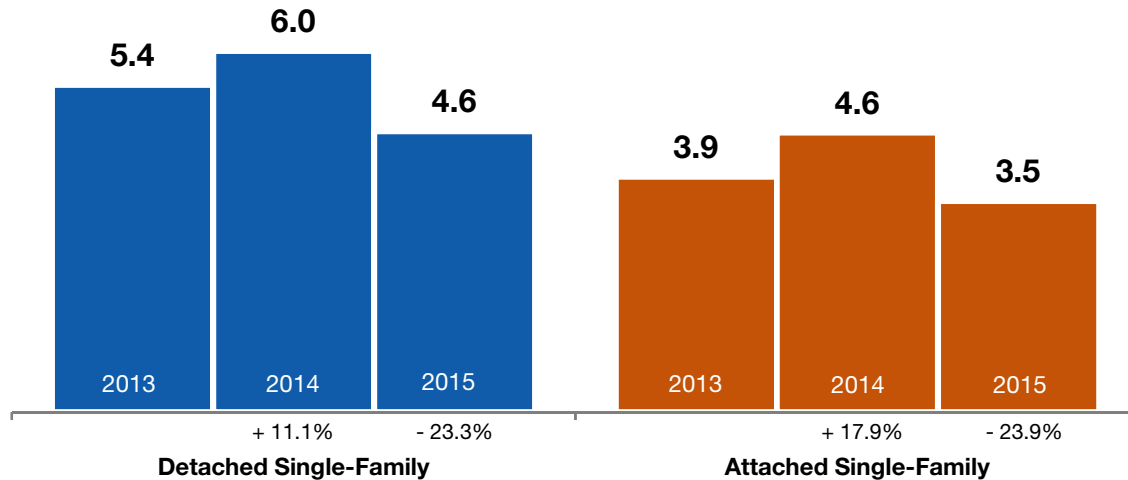


Months Supply of Inventory

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	5.2	- 5.5%	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	4.9	- 18.3%	3.9	- 18.8%
Oct-2015	4.6	- 23.3%	3.5	- 23.9%
Average	5.0	- 4.1%	3.9	- 4.1%

Historical Months Supply of Inventory

