

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 December 5, 2015

Data current as of December 14, 2015

Low unemployment and cheap fuel are conspiring to help people spend money this holiday season, but not necessarily more than last year at this time. Early analysis of year-end shopping habits indicates a fairly average amount of purchases being made across the board, with items like clothing and electronics doing well, while automobiles and home goods are in mild sales decline. It all adds up to a mostly fiscally sound bunch of Americans who will not be coaxed into purchasing more than they want or can pay for. We have come a long way since the Great Recession, and the housing market is benefiting from smarter spending.

SINGLE-FAMILY DETACHED

For the week ending December 5:

- New Listings remained flat at 311
- Under Contract Sales increased 21.2% to 177
- Inventory decreased 14.7% to 4,003

For the month of November:

- Median Sales Price decreased 1.3% to \$177,700
- Market Time decreased 12.1% to 80
- Pct of List Price Rec'd increased 2.3% to 94.3%
- Months Supply decreased 24.1% to 4.4

SINGLE-FAMILY ATTACHED

For the week ending December 5:

- New Listings decreased 11.6% to 321
- Under Contract Sales increased 2.9% to 211
- Inventory decreased 15.3% to 4,590

For the month of November:

- Median Sales Price increased 3.6% to \$284,950
- Market Time decreased 9.2% to 79
- Pct of List Price Rec'd increased 0.6% to 95.1%
- Months Supply decreased 23.8% to 3.2

Quick Facts

0.0%	- 11.6%	+ 21.2%	+ 2.9%	- 14.7%	- 15.3%
<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

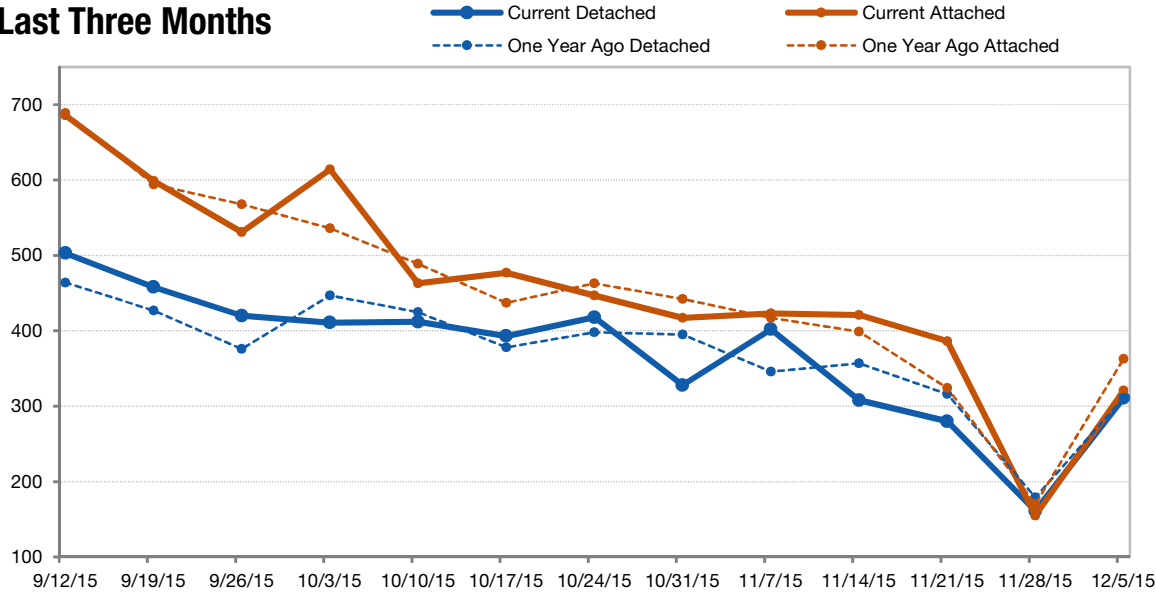
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New Listings

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

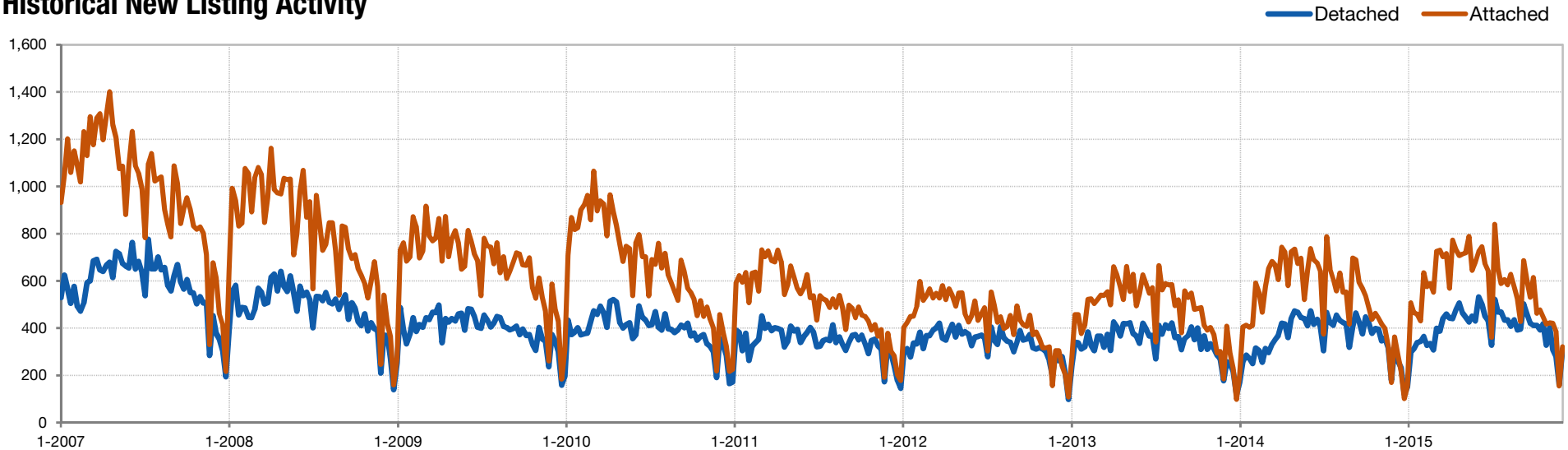


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/12/2015	503	+ 8.4%	686	- 0.4%
9/19/2015	458	+ 7.3%	599	+ 0.8%
9/26/2015	420	+ 11.7%	531	- 6.5%
10/3/2015	411	- 8.1%	614	+ 14.6%
10/10/2015	412	- 3.1%	463	- 5.3%
10/17/2015	393	+ 4.0%	477	+ 9.2%
10/24/2015	418	+ 5.0%	447	- 3.5%
10/31/2015	328	- 17.0%	417	- 5.7%
11/7/2015	402	+ 16.2%	423	+ 1.4%
11/14/2015	308	- 13.7%	421	+ 5.5%
11/21/2015	280	- 11.4%	386	+ 19.1%
11/28/2015	161	- 10.1%	155	- 8.8%
12/5/2015	311	0.0%	321	- 11.6%
3-Month Avg.	370	- 0.3%	457	+ 0.8%

Historical New Listing Activity

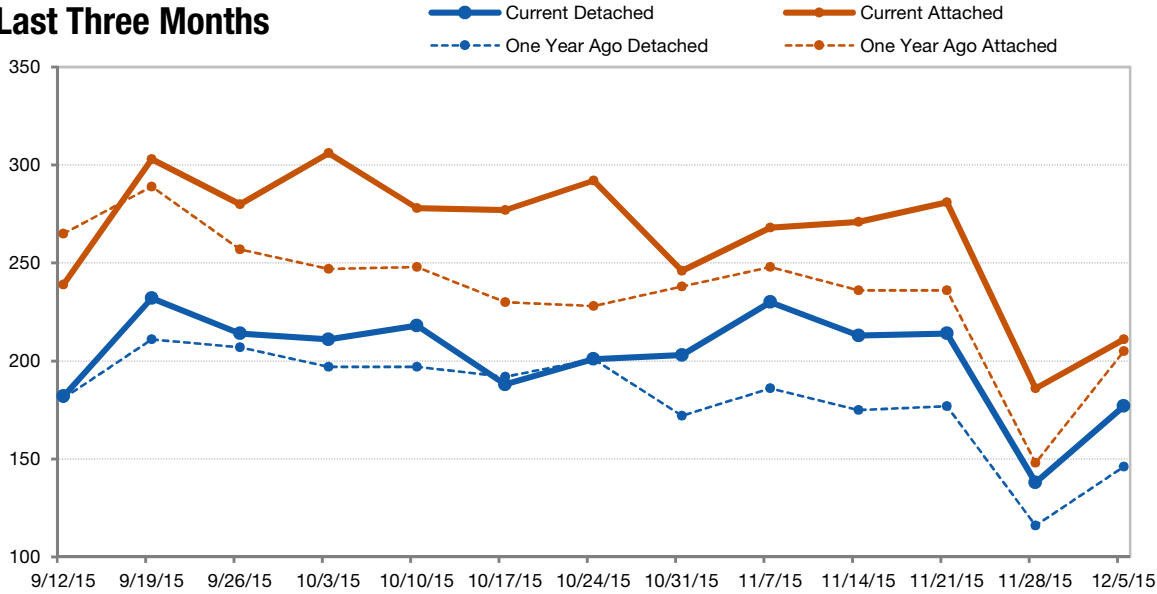


Under Contract

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

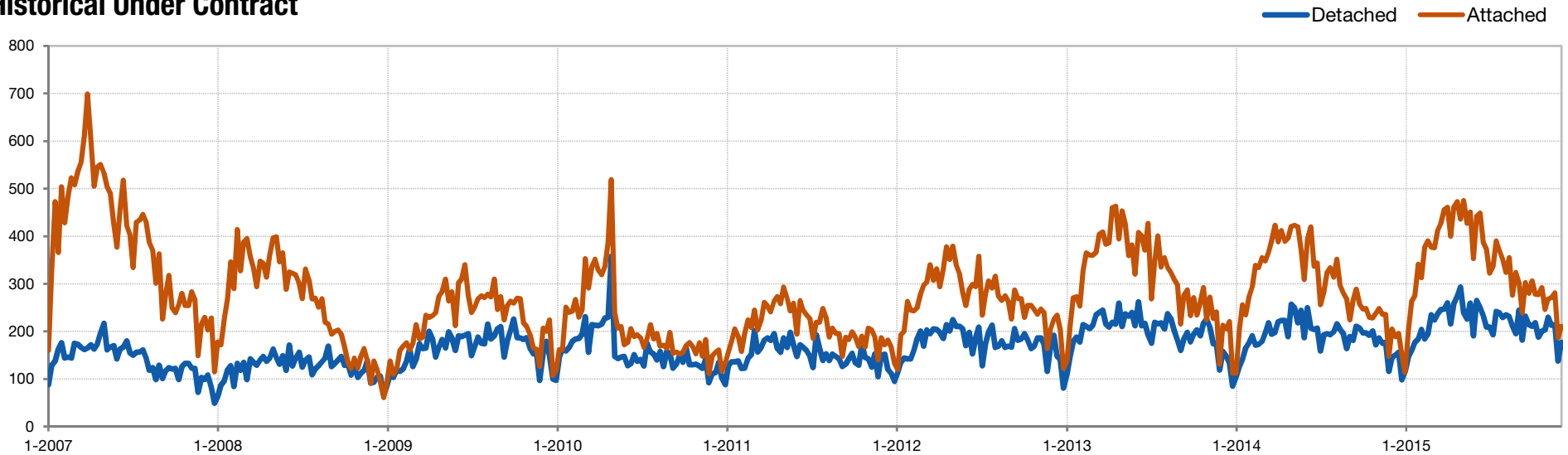


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/12/2015	182	+ 0.6%	239	- 9.8%
9/19/2015	232	+ 10.0%	303	+ 4.8%
9/26/2015	214	+ 3.4%	280	+ 8.9%
10/3/2015	211	+ 7.1%	306	+ 23.9%
10/10/2015	218	+ 10.7%	278	+ 12.1%
10/17/2015	188	- 2.1%	277	+ 20.4%
10/24/2015	201	0.0%	292	+ 28.1%
10/31/2015	203	+ 18.0%	246	+ 3.4%
11/7/2015	230	+ 23.7%	268	+ 8.1%
11/14/2015	213	+ 21.7%	271	+ 14.8%
11/21/2015	214	+ 20.9%	281	+ 19.1%
11/28/2015	138	+ 19.0%	186	+ 25.7%
12/5/2015	177	+ 21.2%	211	+ 2.9%
3-Month Avg.	202	+ 11.2%	264	+ 11.8%

Historical Under Contract

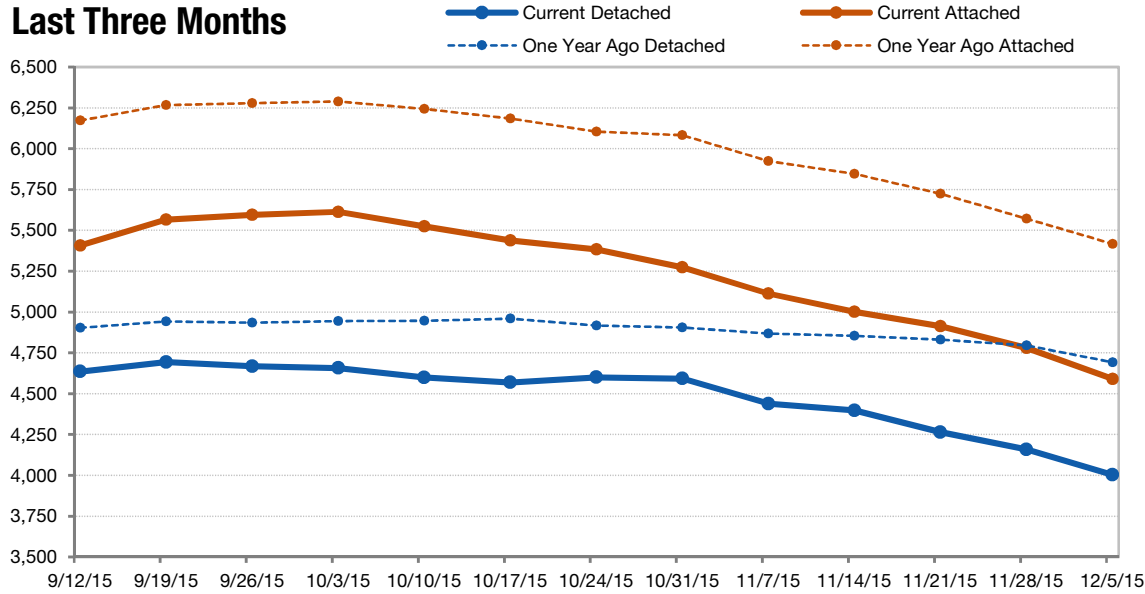


Inventory of Homes for Sale

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

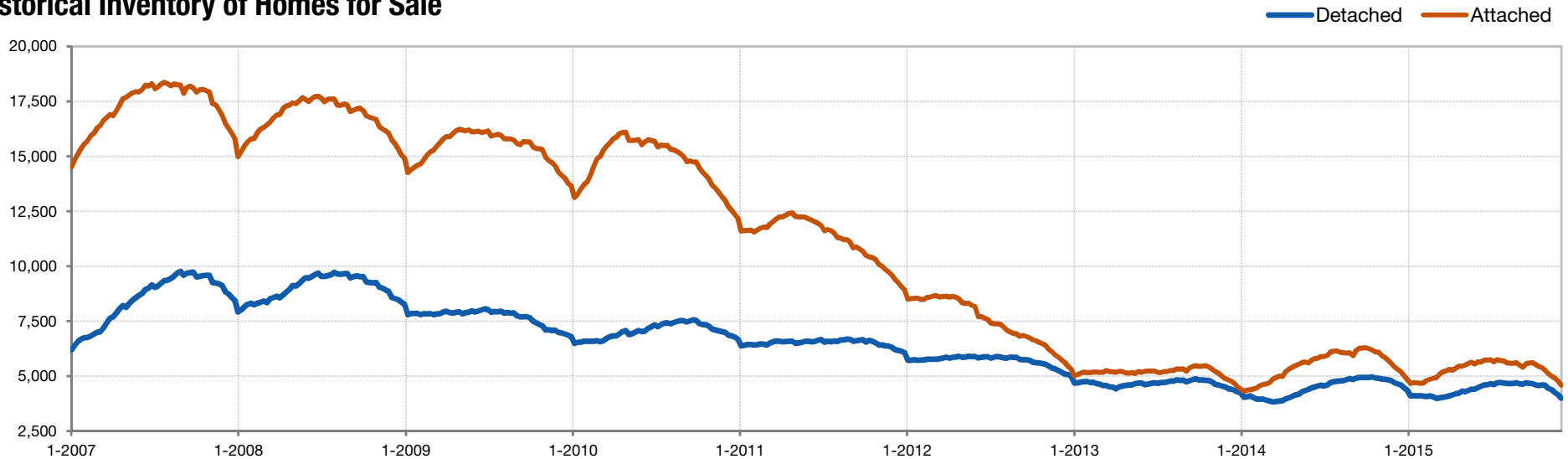


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/12/2015	4,635	- 5.5%	5,407	- 12.4%
9/19/2015	4,693	- 5.1%	5,566	- 11.2%
9/26/2015	4,667	- 5.4%	5,595	- 10.9%
10/3/2015	4,657	- 5.8%	5,613	- 10.7%
10/10/2015	4,599	- 7.0%	5,524	- 11.5%
10/17/2015	4,569	- 7.9%	5,438	- 12.1%
10/24/2015	4,600	- 6.4%	5,383	- 11.8%
10/31/2015	4,592	- 6.4%	5,273	- 13.3%
11/7/2015	4,438	- 8.8%	5,112	- 13.7%
11/14/2015	4,397	- 9.4%	5,001	- 14.5%
11/21/2015	4,264	- 11.7%	4,913	- 14.2%
11/28/2015	4,158	- 13.3%	4,780	- 14.2%
12/5/2015	4,003	- 14.7%	4,590	- 15.3%
3-Month Avg.	4,482	- 8.2%	5,246	- 12.7%

Historical Inventory of Homes for Sale

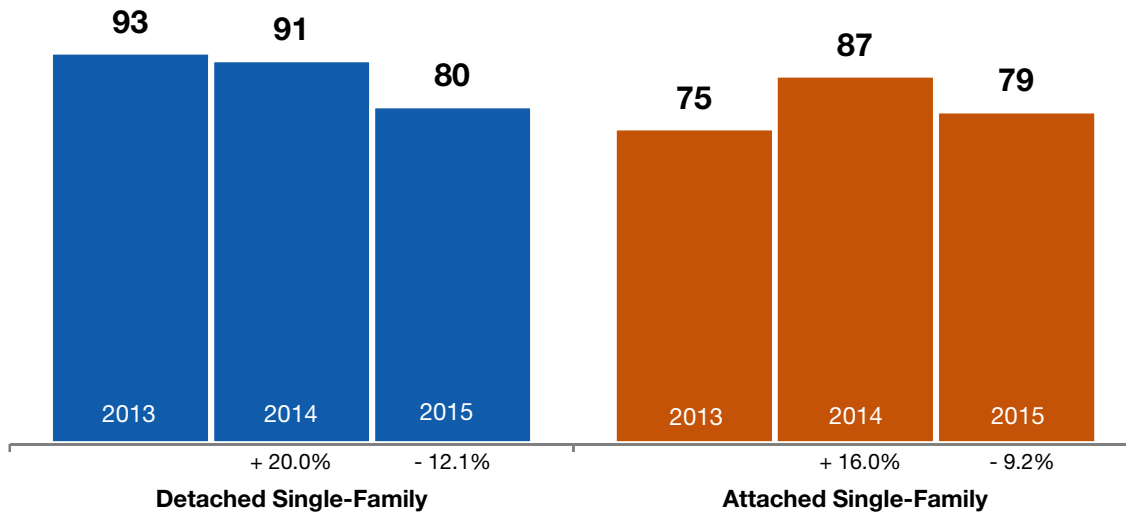


Market Time

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

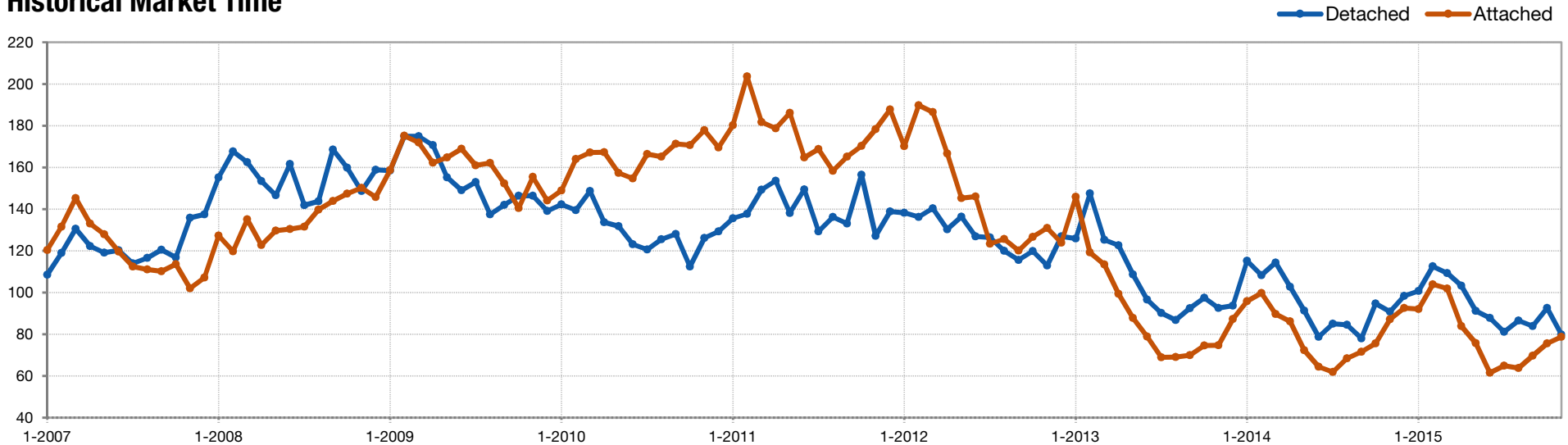


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Nov-2015	80	- 12.1%	79	- 9.2%
Average	93	- 0.4%	77	+ 0.1%

Historical Market Time

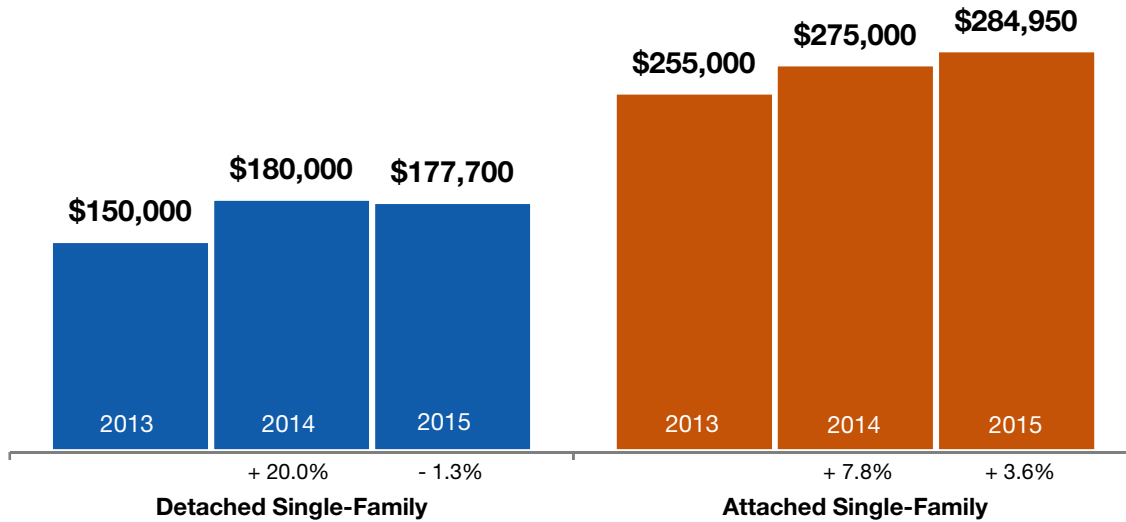


Median Sales Price

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

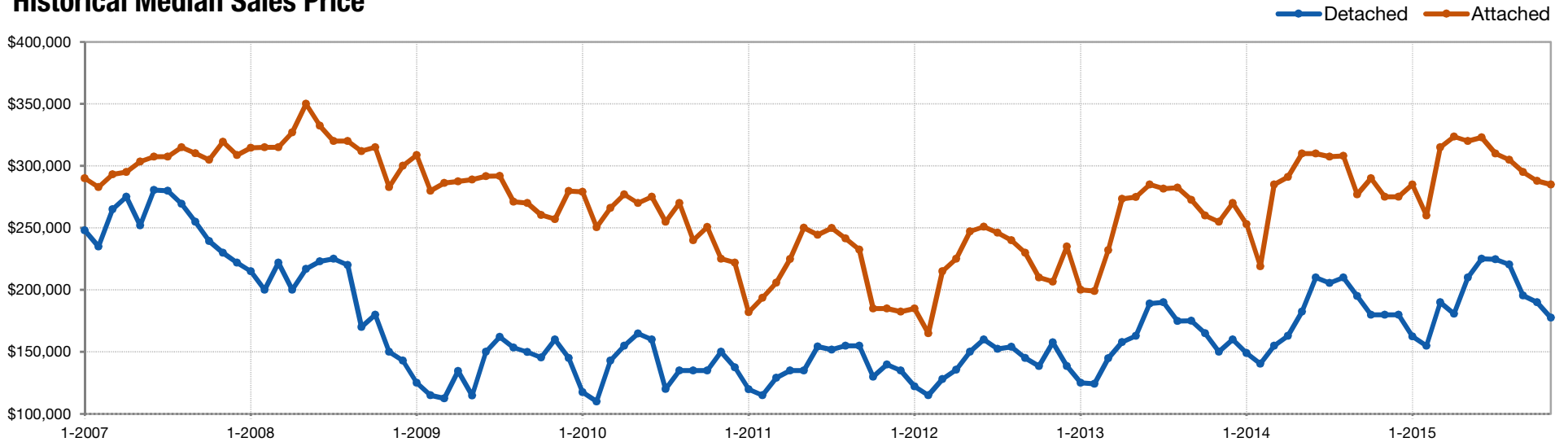


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$305,000	- 1.0%
Sep-2015	\$195,500	+ 0.3%	\$295,000	+ 6.5%
Oct-2015	\$190,000	+ 5.6%	\$288,000	- 0.7%
Nov-2015	\$177,700	- 1.3%	\$284,950	+ 3.6%
Median	\$195,000	+ 8.9%	\$305,000	+ 5.2%

Historical Median Sales Price

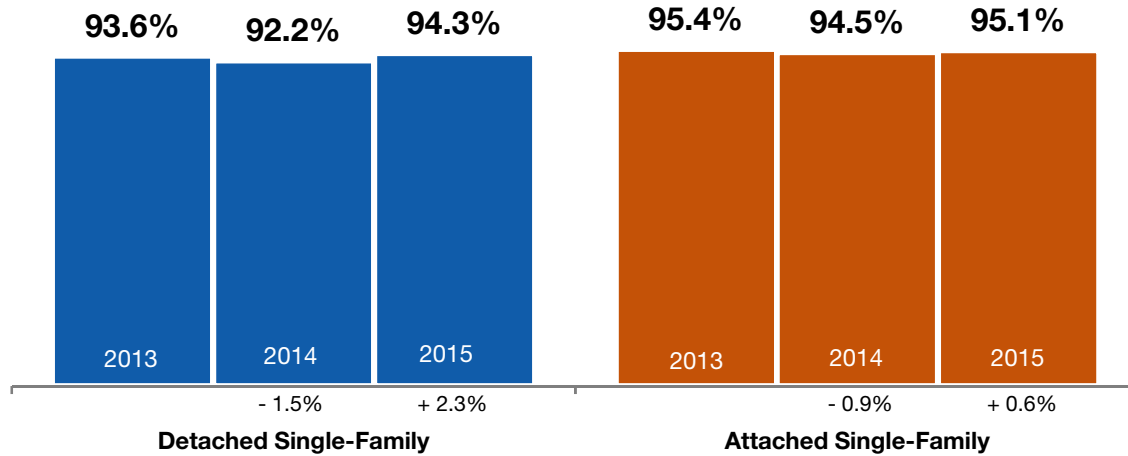


Percent of Original List Price Received

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.

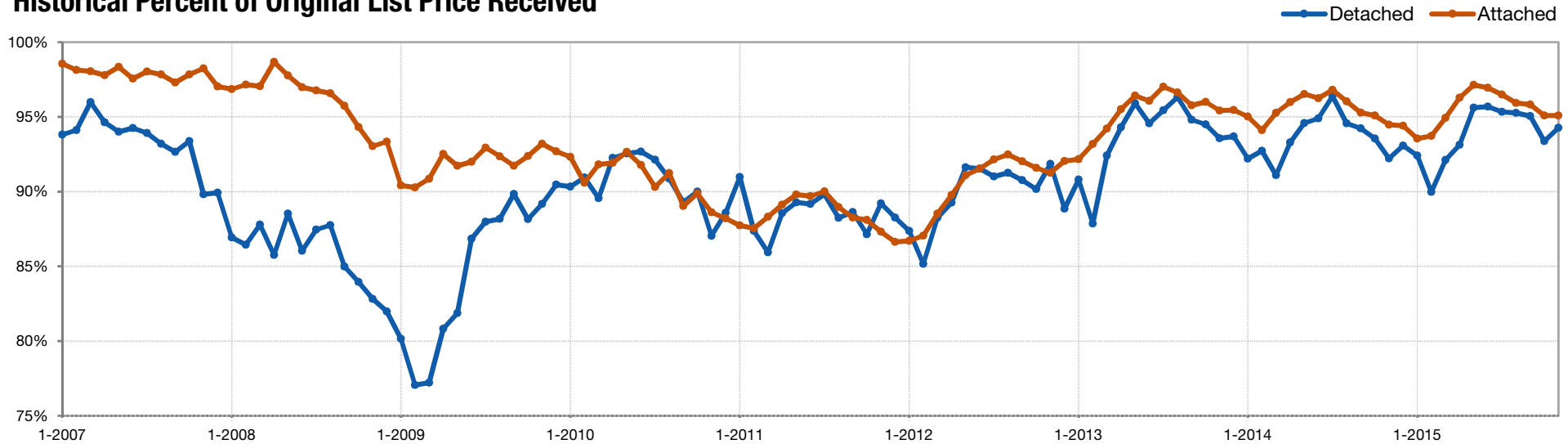


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Oct-2015	93.4%	- 0.1%	95.1%	0.0%
Nov-2015	94.3%	+ 2.3%	95.1%	+ 0.6%
Average	94.0%	+ 0.2%	95.8%	+ 0.0%

Historical Percent of Original List Price Received

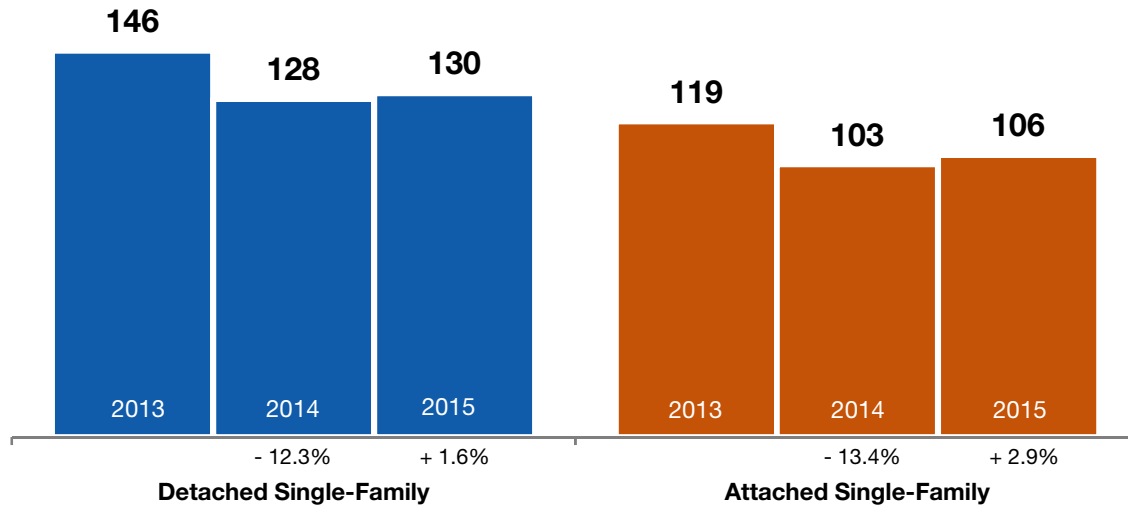


Housing Affordability Index

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.

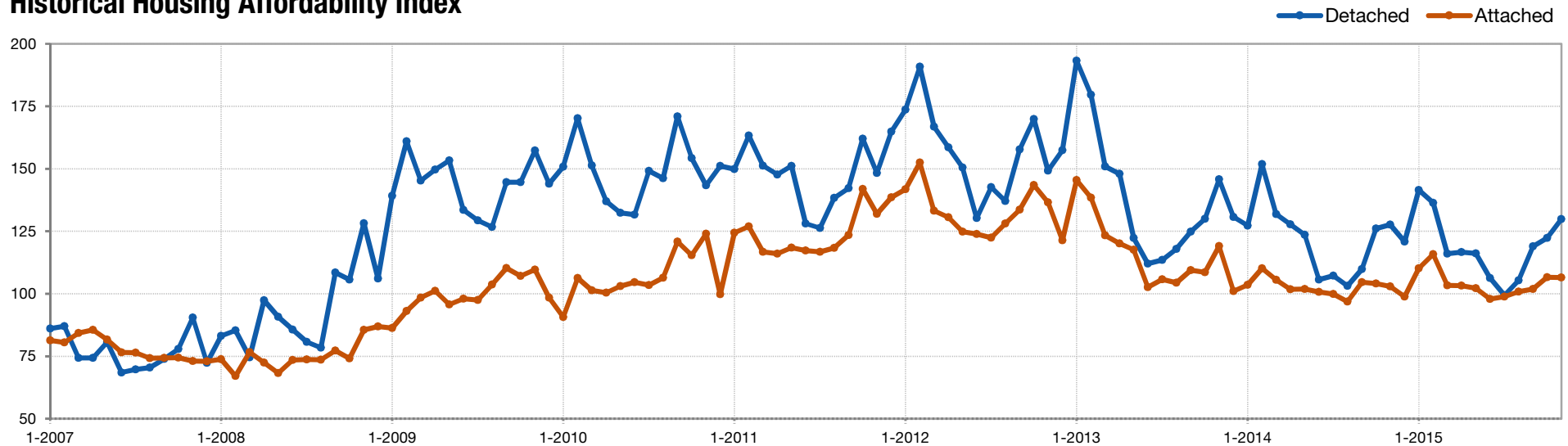


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Nov-2015	130	+ 1.6%	106	+ 2.9%
Average	119	- 2.7%	104	+ 0.9%

Historical Housing Affordability Index

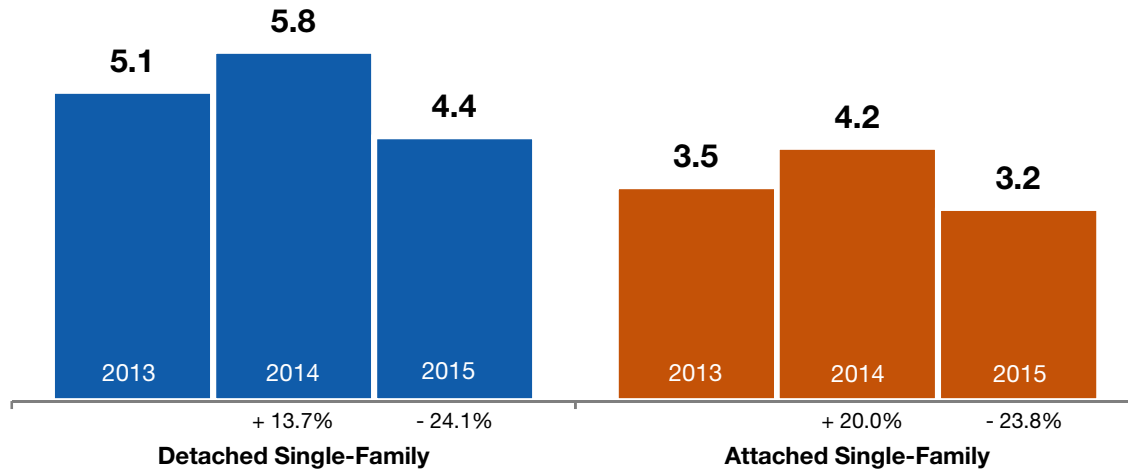


Months Supply of Inventory

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.



November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	4.0	+ 8.1%
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%	4.1	- 12.8%
Aug-2015	5.2	- 13.3%	3.9	- 15.2%
Sep-2015	5.1	- 15.0%	3.9	- 18.8%
Oct-2015	5.0	- 16.7%	3.6	- 21.7%
Nov-2015	4.4	- 24.1%	3.2	- 23.8%
Average	5.0	- 6.0%	3.8	- 6.9%

Historical Months Supply of Inventory

