

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 February 13, 2016

Data current as of February 22, 2016

Two central topics of conversation continue to be mortgage rates and the number of homes for sale. Turbulent financial markets have given way to even lower mortgage rates, bringing up the question of what will happen to rates as the year continues. Likewise, inventory has been on a general decline but supply should improve throughout the year.

SINGLE-FAMILY DETACHED

For the week ending February 13:

- New Listings increased 30.6% to 427
- Under Contract Sales increased 43.5% to 264
- Inventory decreased 14.8% to 3,483

For the month of January:

- Median Sales Price increased 13.8% to \$185,000
- Market Time increased 5.9% to 107
- Pct of List Price Rec'd increased 1.7% to 94.0%
- Months Supply decreased 22.0% to 3.9

SINGLE-FAMILY ATTACHED

For the week ending February 13:

- New Listings increased 18.3% to 680
- Under Contract Sales increased 4.0% to 393
- Inventory decreased 19.6% to 3,867

For the month of January:

- Median Sales Price decreased 7.0% to \$265,000
- Market Time increased 6.5% to 98
- Pct of List Price Rec'd increased 0.3% to 93.9%
- Months Supply decreased 25.0% to 2.7

Quick Facts

+ 30.6%	+ 18.3%	+ 43.5%	+ 4.0%	- 14.8%	- 19.6%
<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

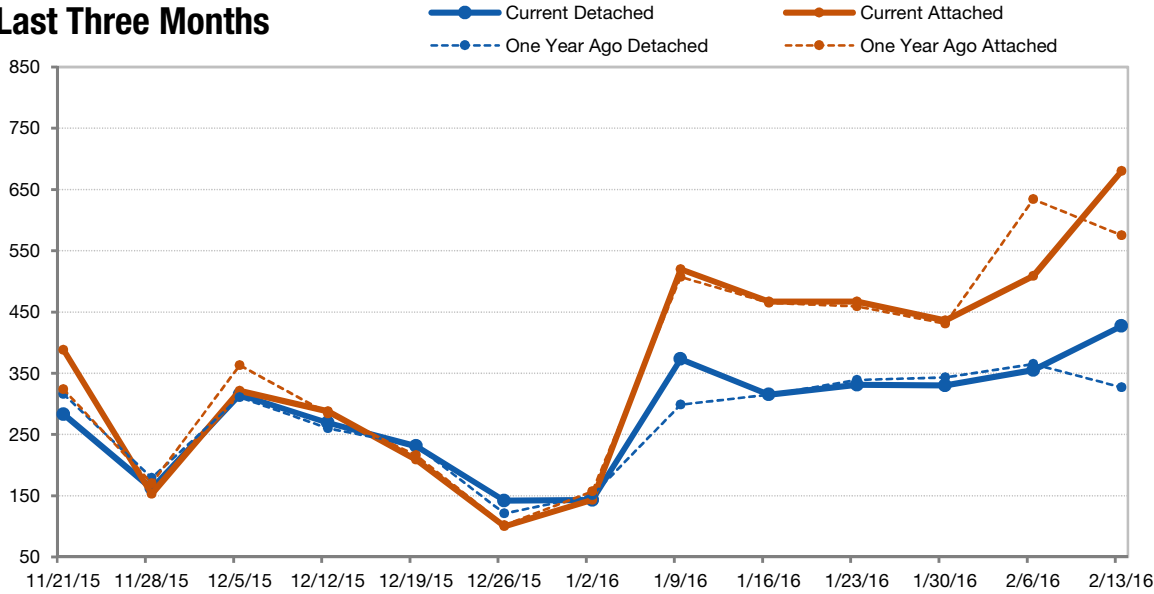
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New Listings

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

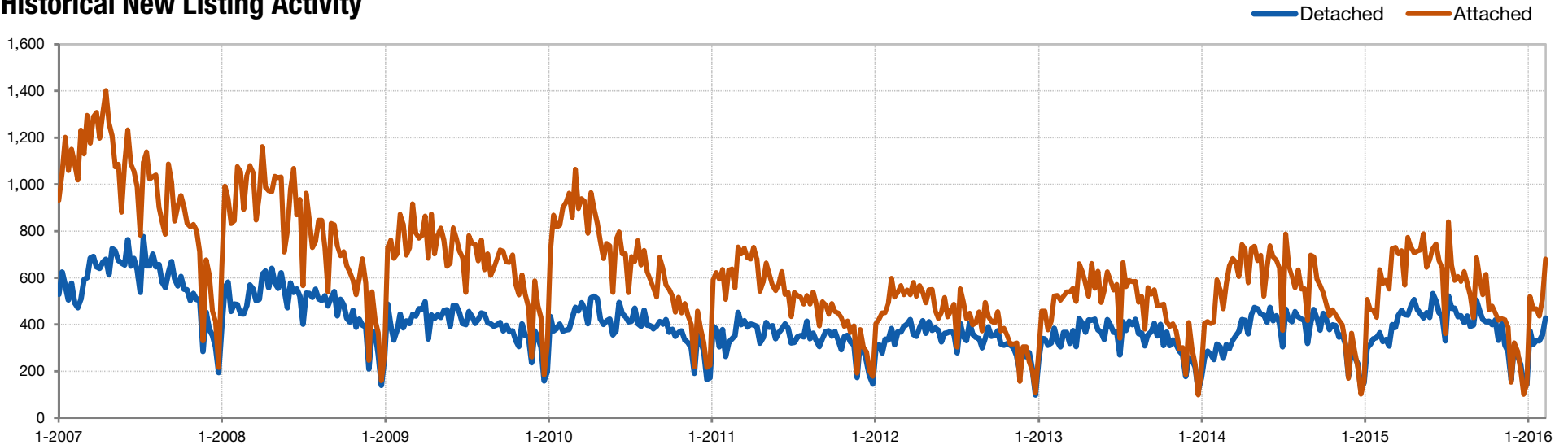


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/21/2015	283	- 10.4%	388	+ 19.8%
11/28/2015	162	- 9.5%	153	- 10.0%
12/5/2015	315	+ 1.3%	321	- 11.6%
12/12/2015	269	+ 3.5%	288	+ 1.4%
12/19/2015	231	- 0.4%	209	- 3.2%
12/26/2015	142	+ 17.4%	100	- 2.0%
1/2/2016	143	- 5.3%	143	- 8.9%
1/9/2016	373	+ 24.7%	520	+ 2.6%
1/16/2016	315	0.0%	467	+ 0.4%
1/23/2016	331	- 2.4%	467	+ 1.7%
1/30/2016	330	- 3.8%	436	+ 1.2%
2/6/2016	355	- 2.7%	509	- 19.7%
2/13/2016	427	+ 30.6%	680	+ 18.3%
3-Month Avg.	283	+ 3.3%	360	- 0.1%

Historical New Listing Activity

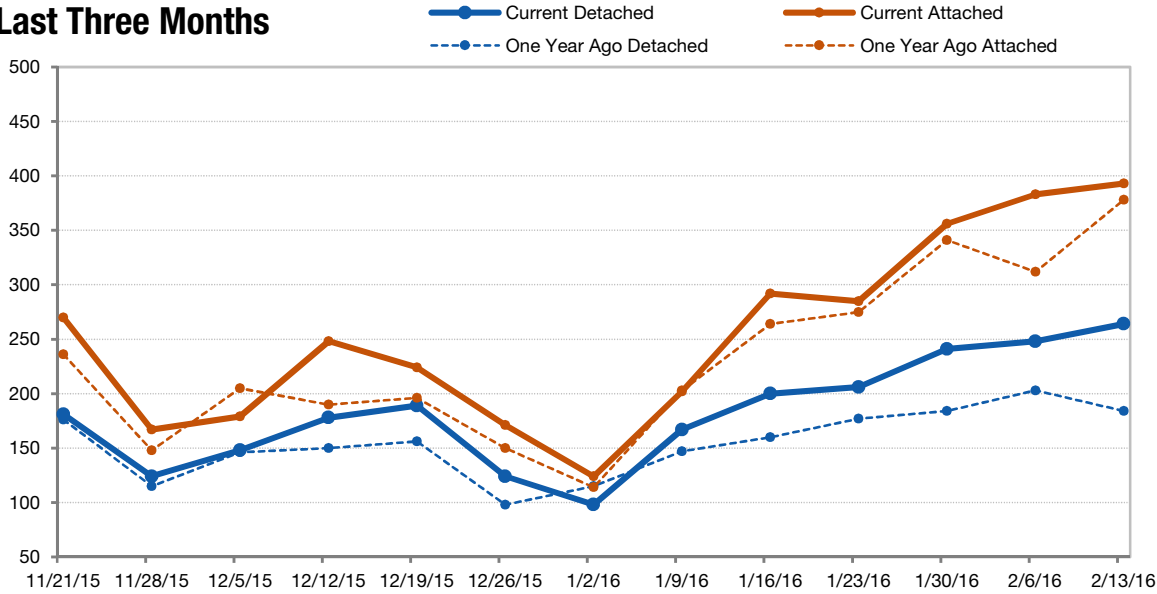


Under Contract

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

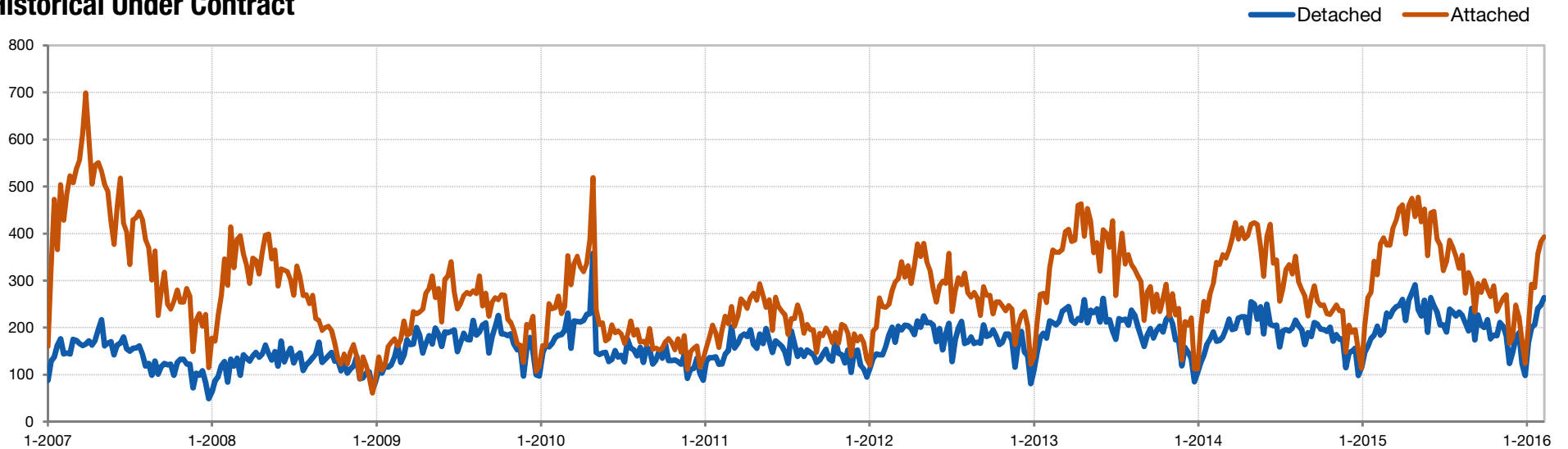


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/21/2015	181	+ 2.8%	270	+ 14.4%
11/28/2015	124	+ 7.8%	167	+ 12.8%
12/5/2015	148	+ 1.4%	179	- 12.7%
12/12/2015	178	+ 18.7%	248	+ 30.5%
12/19/2015	189	+ 21.2%	224	+ 14.3%
12/26/2015	124	+ 26.5%	171	+ 14.0%
1/2/2016	98	- 14.8%	124	+ 8.8%
1/9/2016	167	+ 13.6%	202	- 0.5%
1/16/2016	200	+ 25.0%	292	+ 10.6%
1/23/2016	206	+ 16.4%	285	+ 3.6%
1/30/2016	241	+ 31.0%	356	+ 4.4%
2/6/2016	248	+ 22.2%	383	+ 22.8%
2/13/2016	264	+ 43.5%	393	+ 4.0%
3-Month Avg.	182	+ 17.8%	253	+ 9.4%

Historical Under Contract

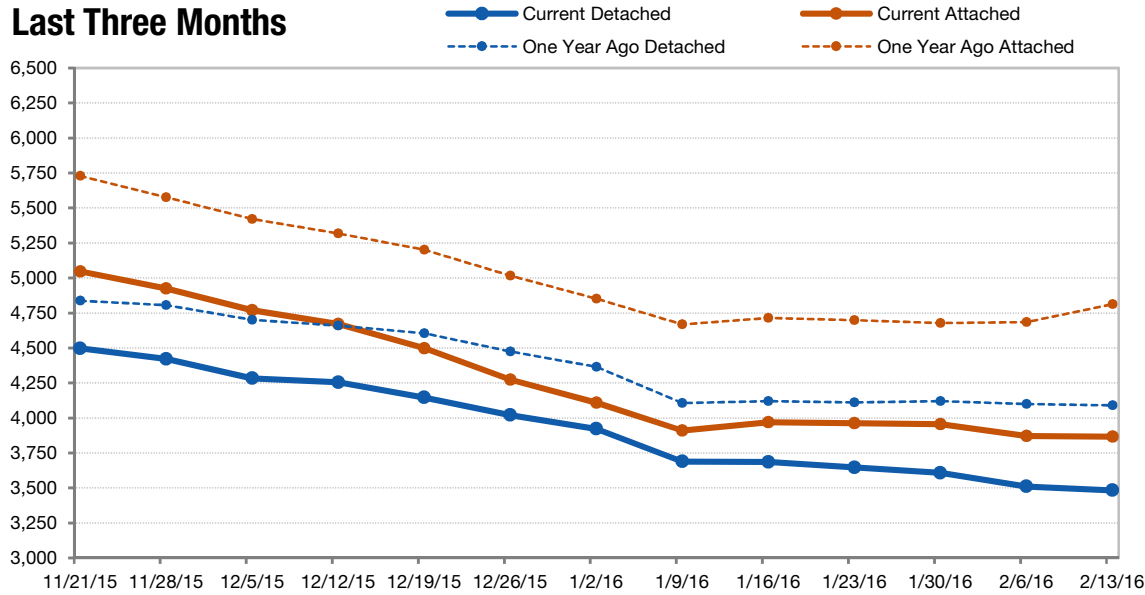


Inventory of Homes for Sale

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

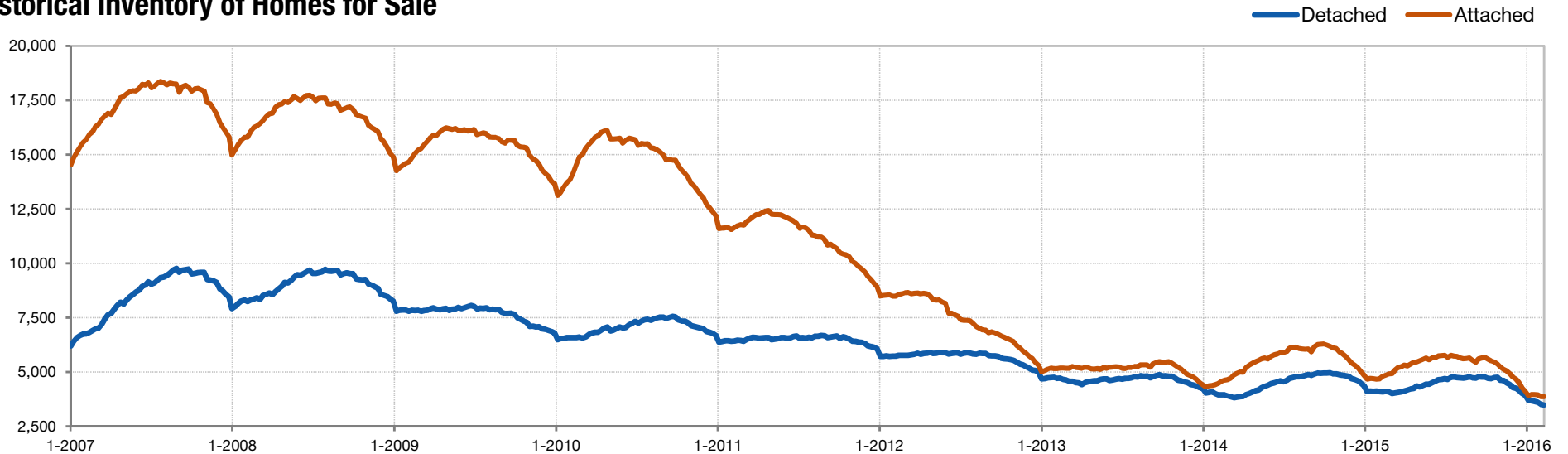


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/21/2015	4,497	- 7.0%	5,047	- 11.9%
11/28/2015	4,421	- 8.0%	4,924	- 11.7%
12/5/2015	4,283	- 8.9%	4,769	- 12.0%
12/12/2015	4,255	- 8.7%	4,672	- 12.1%
12/19/2015	4,146	- 9.9%	4,498	- 13.5%
12/26/2015	4,020	- 10.1%	4,273	- 14.8%
1/2/2016	3,922	- 10.1%	4,108	- 15.3%
1/9/2016	3,689	- 10.2%	3,910	- 16.2%
1/16/2016	3,686	- 10.5%	3,970	- 15.8%
1/23/2016	3,647	- 11.3%	3,963	- 15.7%
1/30/2016	3,608	- 12.4%	3,956	- 15.4%
2/6/2016	3,511	- 14.4%	3,871	- 17.4%
2/13/2016	3,483	- 14.8%	3,867	- 19.6%
3-Month Avg.	3,936	- 10.4%	4,294	- 14.6%

Historical Inventory of Homes for Sale

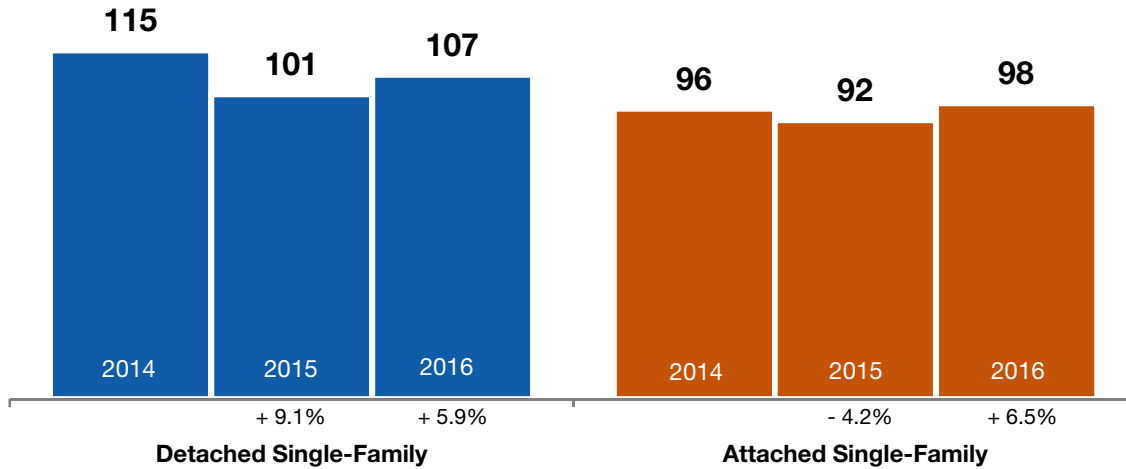


Market Time

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

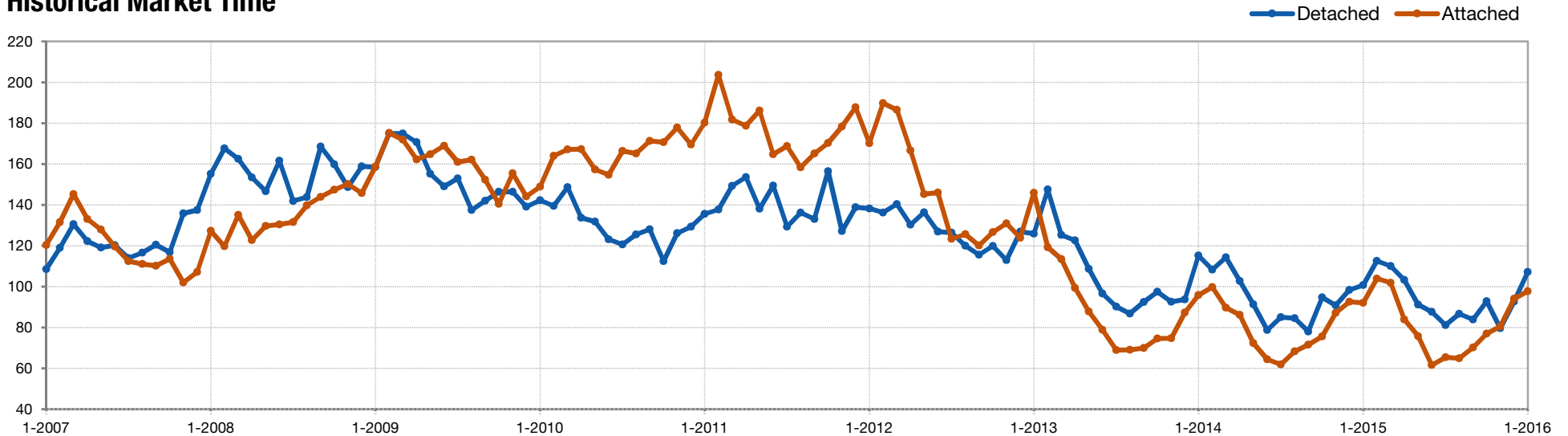


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2015	113	+ 4.6%	104	+ 4.0%
Mar-2015	110	- 3.5%	102	+ 13.3%
Apr-2015	103	0.0%	84	- 2.3%
May-2015	91	0.0%	76	+ 5.6%
Jun-2015	88	+ 11.4%	62	- 3.1%
Jul-2015	81	- 4.7%	65	+ 4.8%
Aug-2015	87	+ 2.4%	65	- 4.4%
Sep-2015	84	+ 7.7%	70	- 2.8%
Oct-2015	93	- 2.1%	77	+ 1.3%
Nov-2015	80	- 12.1%	81	- 6.9%
Dec-2015	93	- 5.1%	94	+ 1.1%
Jan-2016	107	+ 5.9%	98	+ 6.5%
Average	93	+ 0.1%	78	+ 1.1%

Historical Market Time

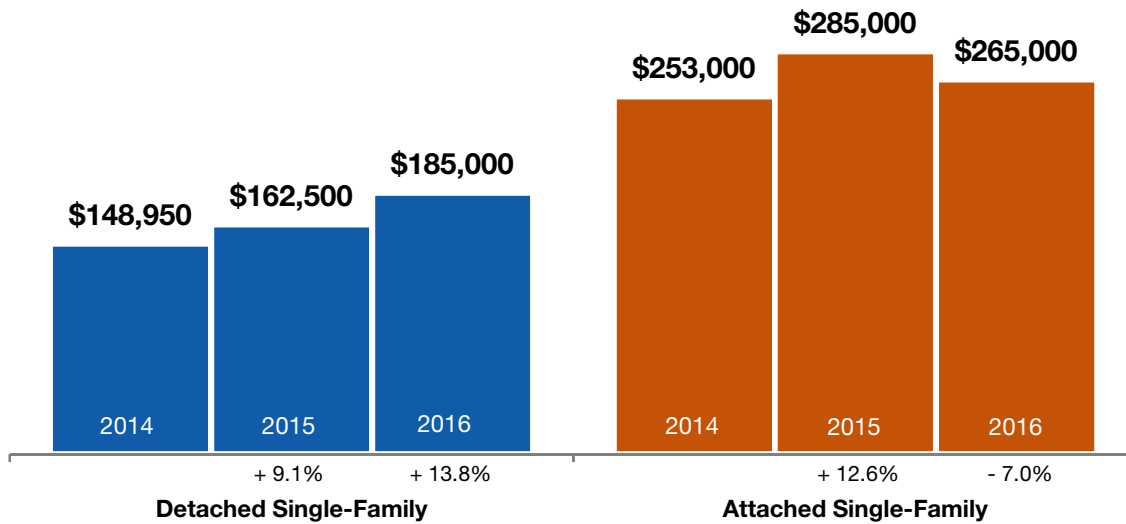


Median Sales Price

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

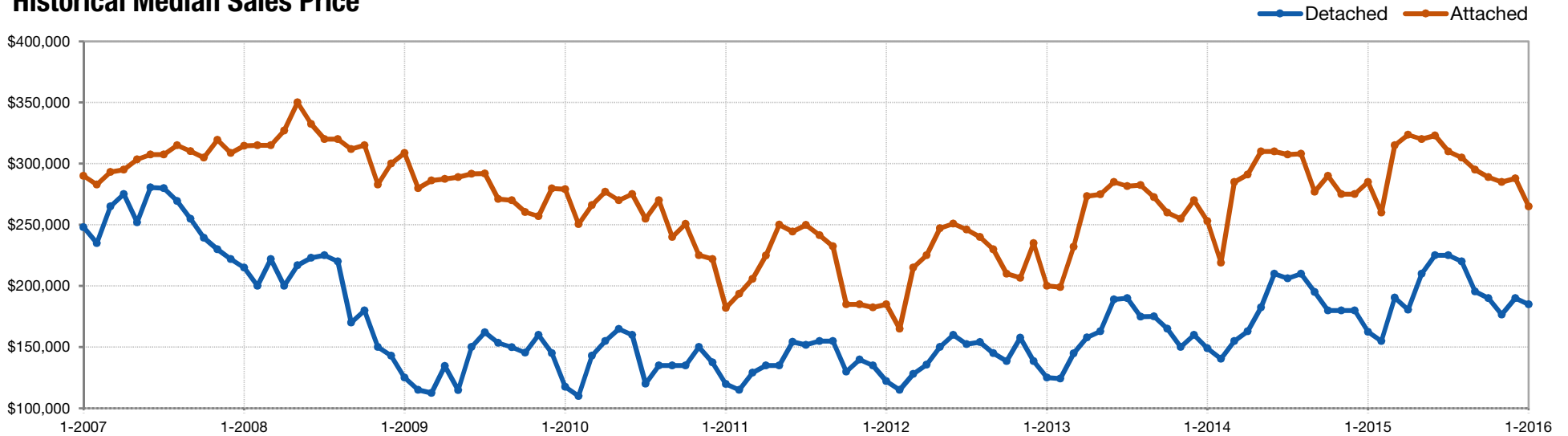


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2015	\$155,000	+ 10.3%	\$260,000	+ 18.7%
Mar-2015	\$190,500	+ 22.9%	\$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	\$225,000	+ 9.1%	\$310,000	+ 0.8%
Aug-2015	\$220,000	+ 4.8%	\$305,000	- 1.0%
Sep-2015	\$195,500	+ 0.3%	\$294,950	+ 6.5%
Oct-2015	\$190,000	+ 5.6%	\$289,000	- 0.3%
Nov-2015	\$176,500	- 1.9%	\$285,000	+ 3.6%
Dec-2015	\$190,000	+ 5.6%	\$288,000	+ 4.7%
Jan-2016	\$185,000	+ 13.8%	\$265,000	- 7.0%
Median	\$197,000	+ 9.4%	\$305,000	+ 4.5%

Historical Median Sales Price

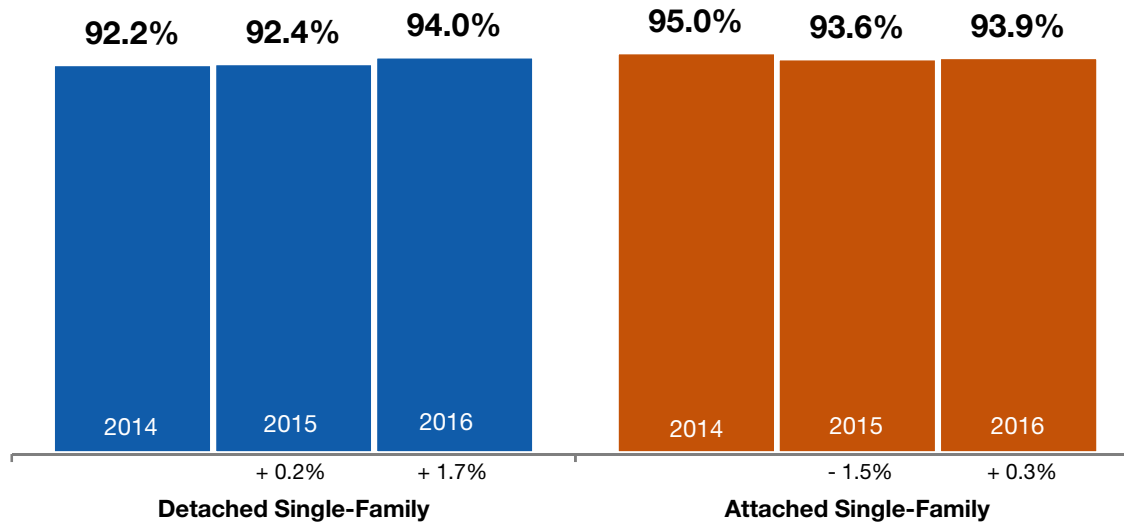


Percent of Original List Price Received

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.

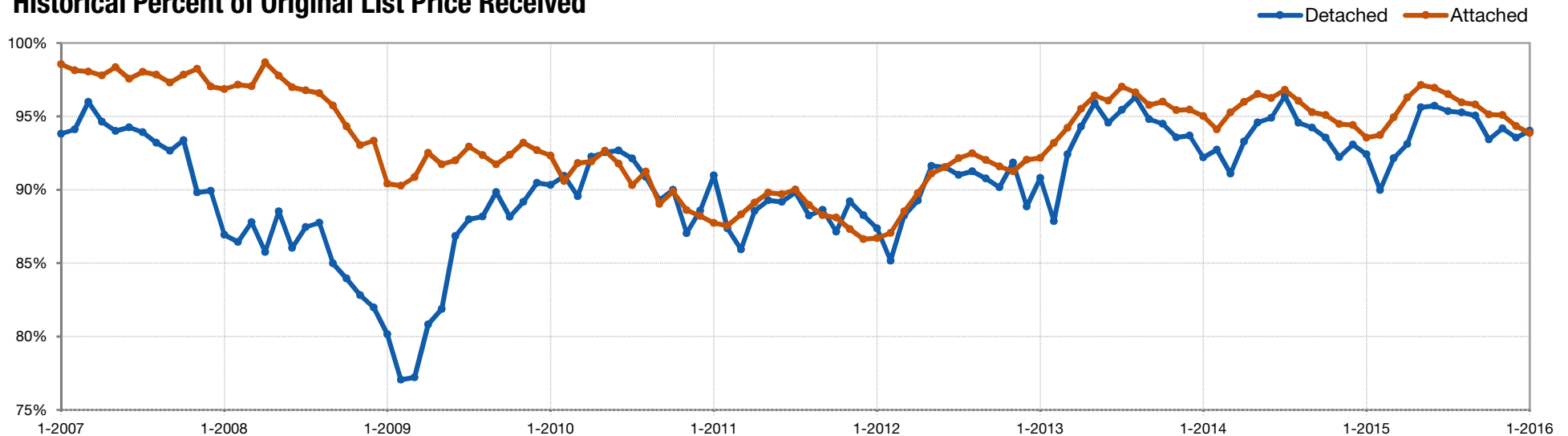


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	95.4%	- 1.0%	96.5%	- 0.3%
Aug-2015	95.3%	+ 0.7%	95.9%	- 0.2%
Sep-2015	95.1%	+ 1.0%	95.8%	+ 0.5%
Oct-2015	93.4%	- 0.1%	95.1%	0.0%
Nov-2015	94.2%	+ 2.2%	95.1%	+ 0.6%
Dec-2015	93.5%	+ 0.4%	94.3%	- 0.1%
Jan-2016	94.0%	+ 1.7%	93.9%	+ 0.3%
Average	94.2%	+ 0.4%	95.8%	+ 0.2%

Historical Percent of Original List Price Received

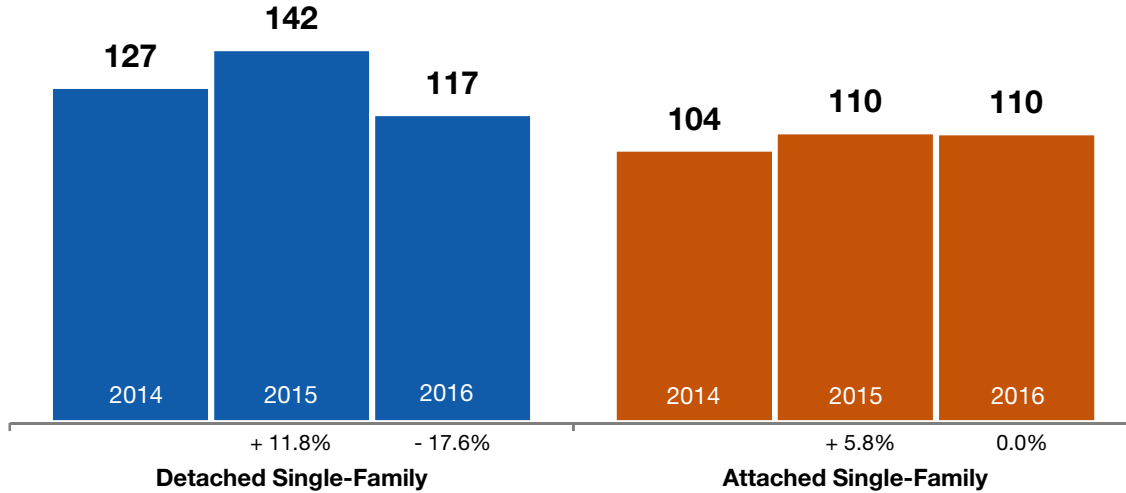


Housing Affordability Index

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.

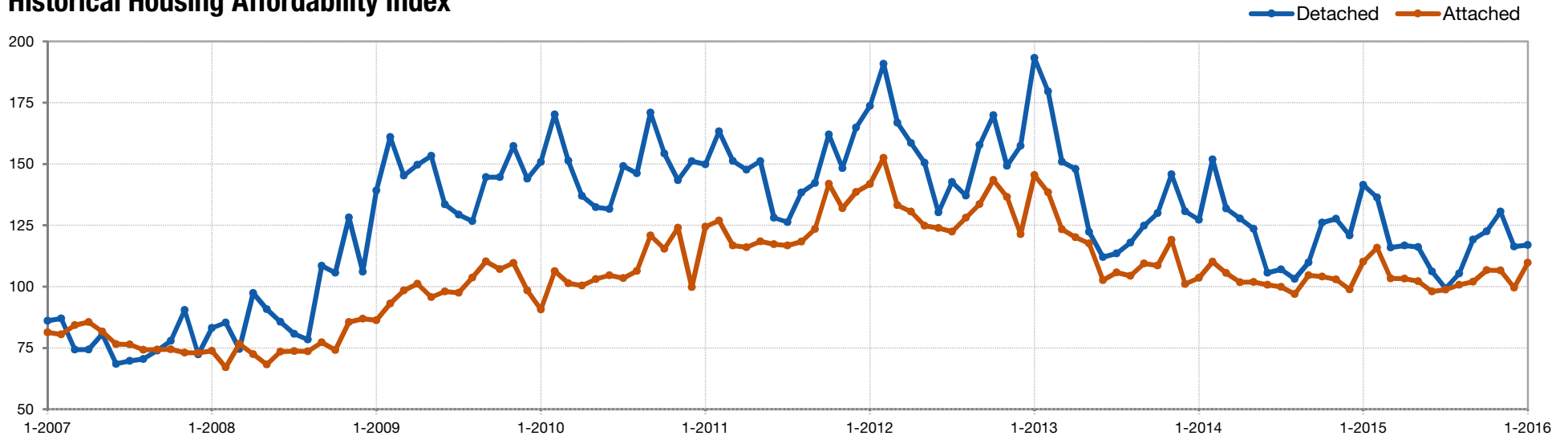


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	123	- 2.4%	107	+ 2.9%
Nov-2015	131	+ 2.3%	107	+ 3.9%
Dec-2015	116	- 4.1%	100	+ 1.0%
Jan-2016	117	- 17.6%	110	0.0%
Average	117	- 4.7%	104	+ 0.7%

Historical Housing Affordability Index

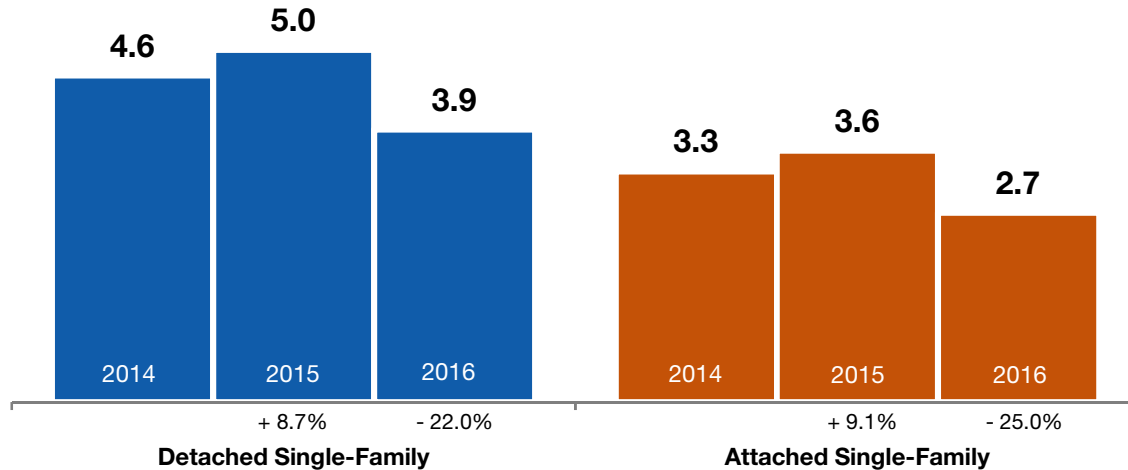


Months Supply of Inventory

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.



January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2015	4.8	+ 4.3%	3.7	+ 5.7%
Mar-2015	4.9	+ 6.5%	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	5.4	- 1.8%	4.1	- 6.8%
Jul-2015	5.4	- 6.9%	4.1	- 12.8%
Aug-2015	5.3	- 11.7%	3.9	- 15.2%
Sep-2015	5.3	- 11.7%	4.0	- 16.7%
Oct-2015	5.2	- 13.3%	3.7	- 19.6%
Nov-2015	4.8	- 17.2%	3.3	- 21.4%
Dec-2015	4.1	- 18.0%	2.7	- 25.0%
Jan-2016	3.9	- 22.0%	2.7	- 25.0%
Average	4.9	- 8.3%	3.7	- 11.1%

Historical Months Supply of Inventory

