

# 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 6, 2016

Data current as of February 15, 2016

The typical winter humdrum has hit the U.S. real estate market, with the same trends from late January continuing into February. Fewer home choices means less competition for sellers, and buyers are still in the housing game with federal rate hikes not anticipated to deter home buying in 2016, as mortgage rates are expected to stay low.

### SINGLE-FAMILY DETACHED

For the week ending February 6:

- New Listings decreased 2.7% to 355
- Under Contract Sales increased 26.1% to 256
- Inventory decreased 15.6% to 3,462

For the month of January:

- Median Sales Price increased 13.8% to \$185,000
- Market Time increased 5.0% to 106
- Pct of List Price Rec'd increased 1.8% to 94.1%
- Months Supply decreased 24.0% to 3.8

### SINGLE-FAMILY ATTACHED

For the week ending February 6:

- New Listings decreased 19.7% to 509
- Under Contract Sales increased 27.6% to 398
- Inventory decreased 18.3% to 3,829

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 0.2% to 93.8%
- Months Supply decreased 25.0% to 2.7

## Quick Facts

- 2.7%	- 19.7%	+ 26.1%	+ 27.6%	- 15.6%	- 18.3%
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

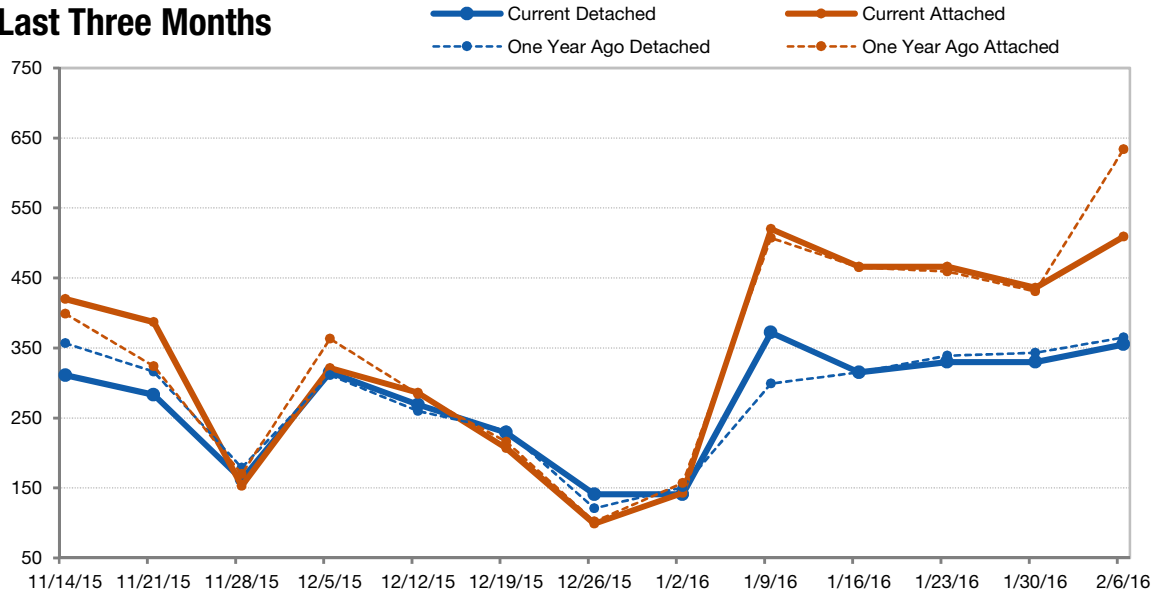
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

# New Listings

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

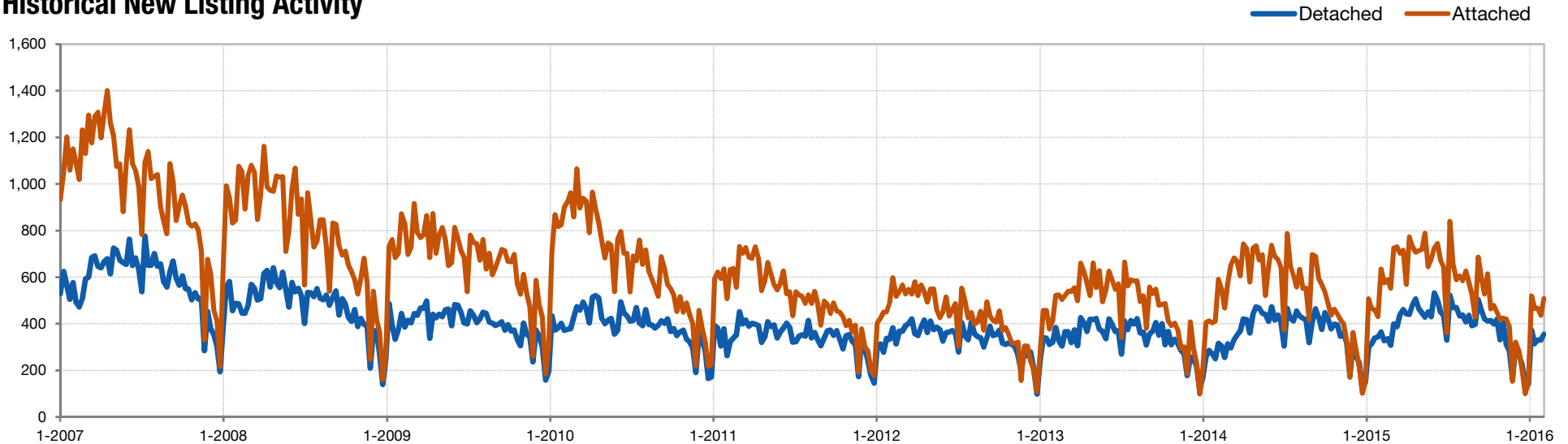


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/14/2015	311	- 12.9%	420	+ 5.3%
11/21/2015	283	- 10.4%	387	+ 19.4%
11/28/2015	162	- 9.5%	153	- 10.0%
12/5/2015	315	+ 1.3%	321	- 11.6%
12/12/2015	269	+ 3.5%	286	+ 0.7%
12/19/2015	229	- 1.3%	207	- 4.2%
12/26/2015	141	+ 16.5%	99	- 2.9%
1/2/2016	141	- 6.6%	143	- 8.9%
1/9/2016	372	+ 24.4%	520	+ 2.6%
1/16/2016	315	0.0%	466	+ 0.2%
1/23/2016	330	- 2.7%	466	+ 1.5%
1/30/2016	330	- 3.8%	436	+ 1.2%
2/6/2016	355	- 2.7%	509	- 19.7%
<b>3-Month Avg.</b>	<b>273</b>	<b>- 1.0%</b>	<b>339</b>	<b>- 2.2%</b>

## Historical New Listing Activity

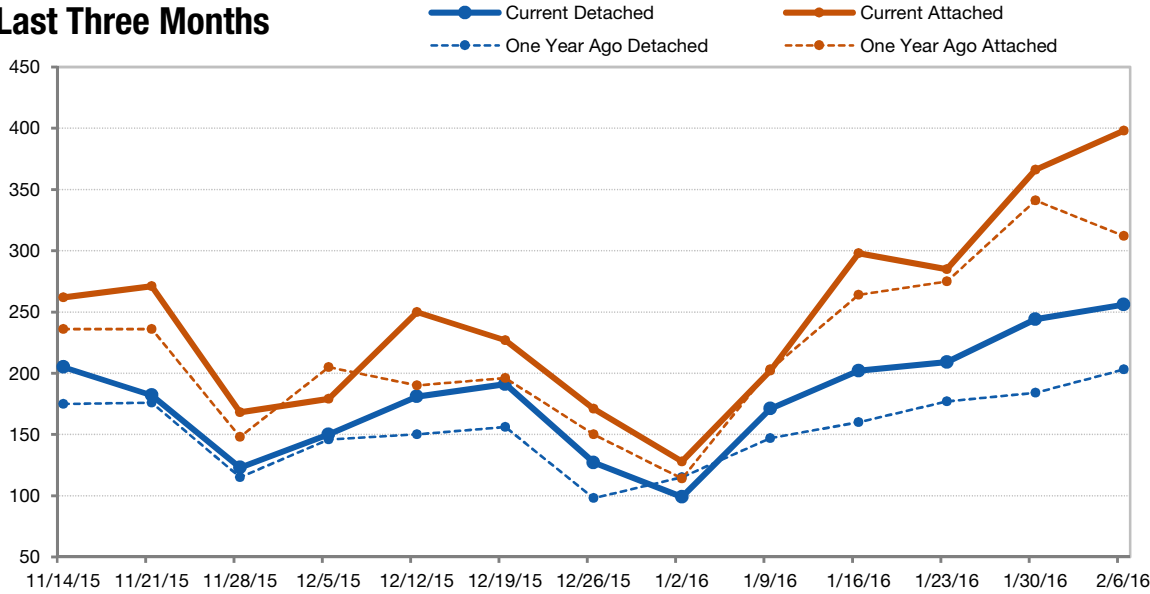


# Under Contract

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

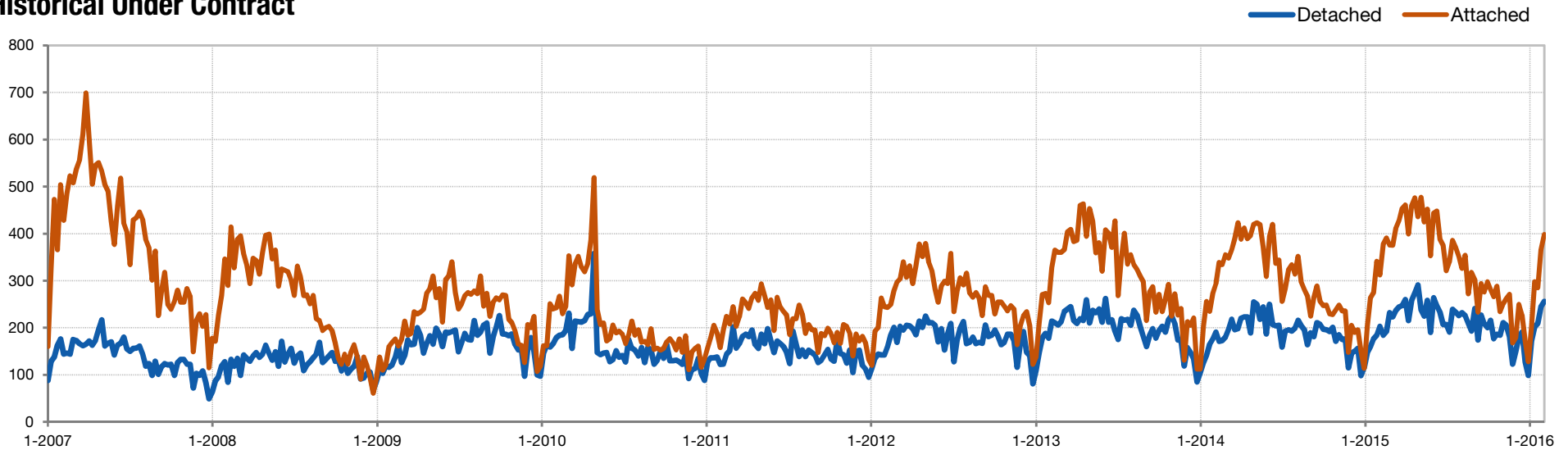


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/14/2015	205	+ 17.1%	262	+ 11.0%
11/21/2015	182	+ 3.4%	271	+ 14.8%
11/28/2015	123	+ 7.0%	168	+ 13.5%
12/5/2015	150	+ 2.7%	179	- 12.7%
12/12/2015	181	+ 20.7%	250	+ 31.6%
12/19/2015	191	+ 22.4%	227	+ 15.8%
12/26/2015	127	+ 29.6%	171	+ 14.0%
1/2/2016	99	- 13.9%	128	+ 12.3%
1/9/2016	171	+ 16.3%	202	- 0.5%
1/16/2016	202	+ 26.3%	298	+ 12.9%
1/23/2016	209	+ 18.1%	285	+ 3.6%
1/30/2016	244	+ 32.6%	366	+ 7.3%
2/6/2016	256	+ 26.1%	398	+ 27.6%
<b>3-Month Avg.</b>	<b>180</b>	<b>+ 16.9%</b>	<b>247</b>	<b>+ 11.7%</b>

## Historical Under Contract

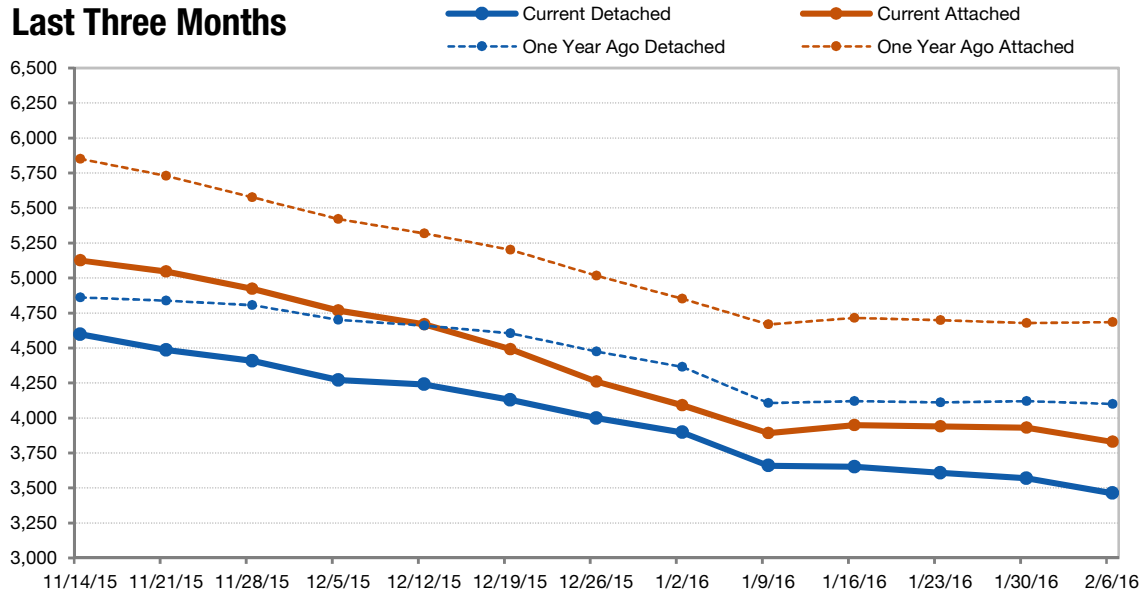


# Inventory of Homes for Sale

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

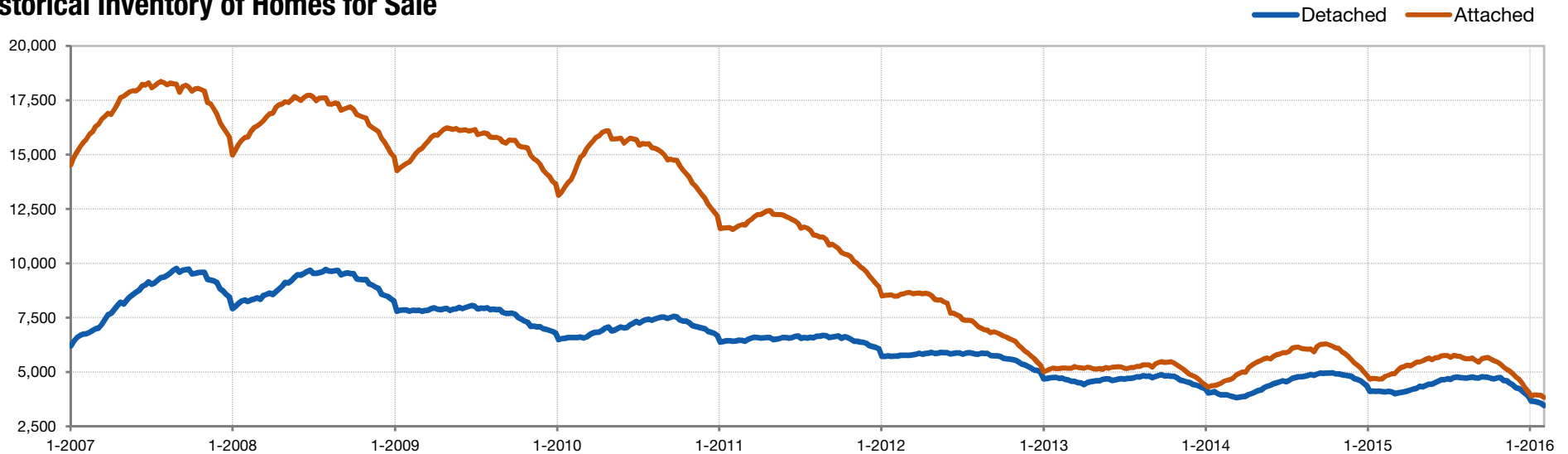


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/14/2015	4,598	- 5.4%	5,125	- 12.4%
11/21/2015	4,485	- 7.3%	5,047	- 11.9%
11/28/2015	4,408	- 8.3%	4,923	- 11.7%
12/5/2015	4,271	- 9.1%	4,768	- 12.1%
12/12/2015	4,240	- 9.0%	4,669	- 12.2%
12/19/2015	4,129	- 10.3%	4,490	- 13.7%
12/26/2015	3,999	- 10.6%	4,260	- 15.1%
1/2/2016	3,897	- 10.7%	4,091	- 15.7%
1/9/2016	3,659	- 10.9%	3,891	- 16.6%
1/16/2016	3,651	- 11.4%	3,950	- 16.2%
1/23/2016	3,608	- 12.3%	3,939	- 16.2%
1/30/2016	3,569	- 13.4%	3,930	- 16.0%
2/6/2016	3,462	- 15.6%	3,829	- 18.3%
<b>3-Month Avg.</b>	<b>3,998</b>	<b>- 10.2%</b>	<b>4,378</b>	<b>- 14.3%</b>

## Historical Inventory of Homes for Sale

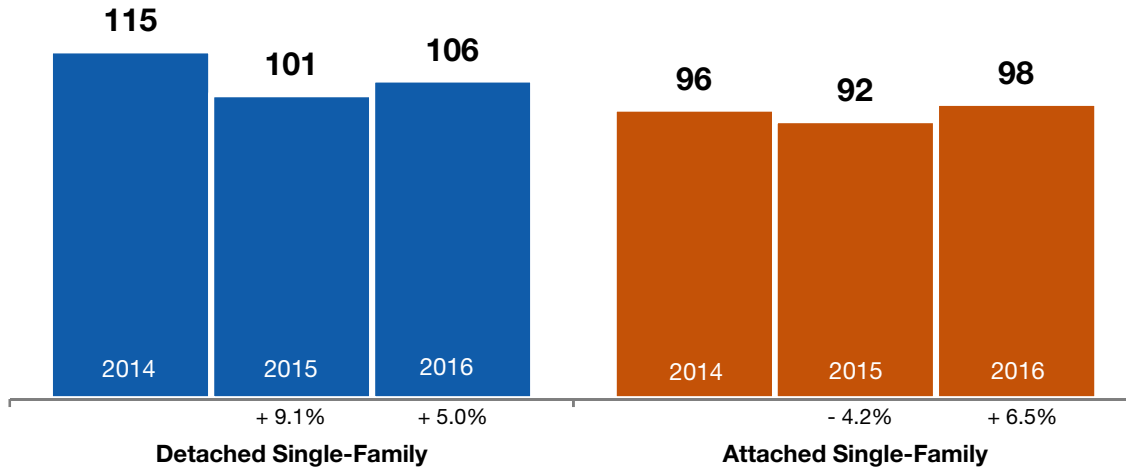


# Market Time

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

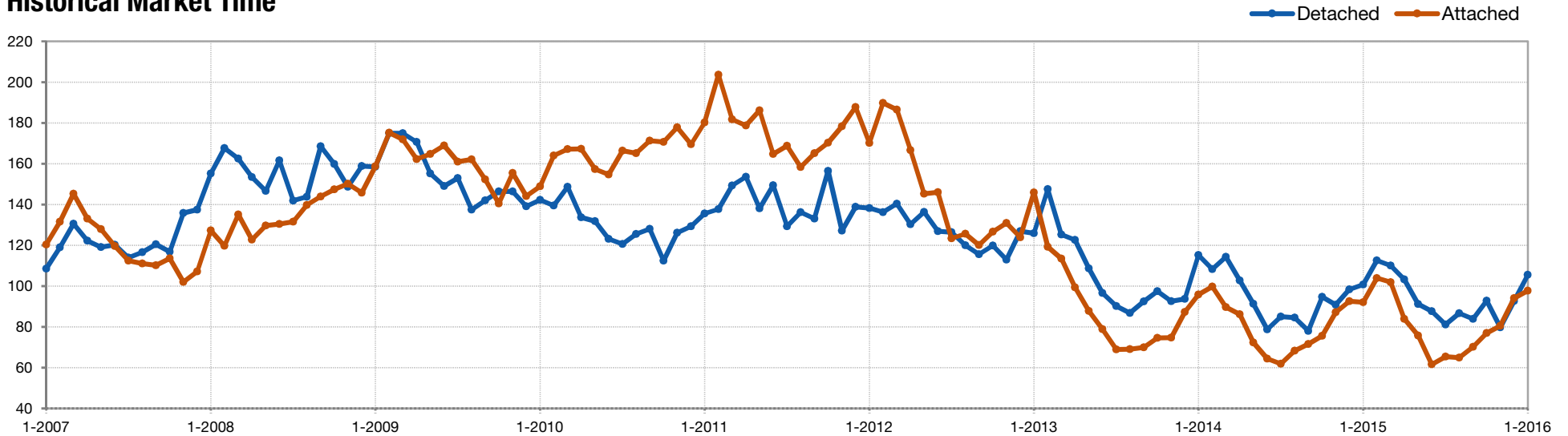


## January



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	106	+ 5.0%	98	+ 6.5%
<b>Average</b>	<b>93</b>	<b>+ 0.0%</b>	<b>78</b>	<b>+ 1.1%</b>

## Historical Market Time

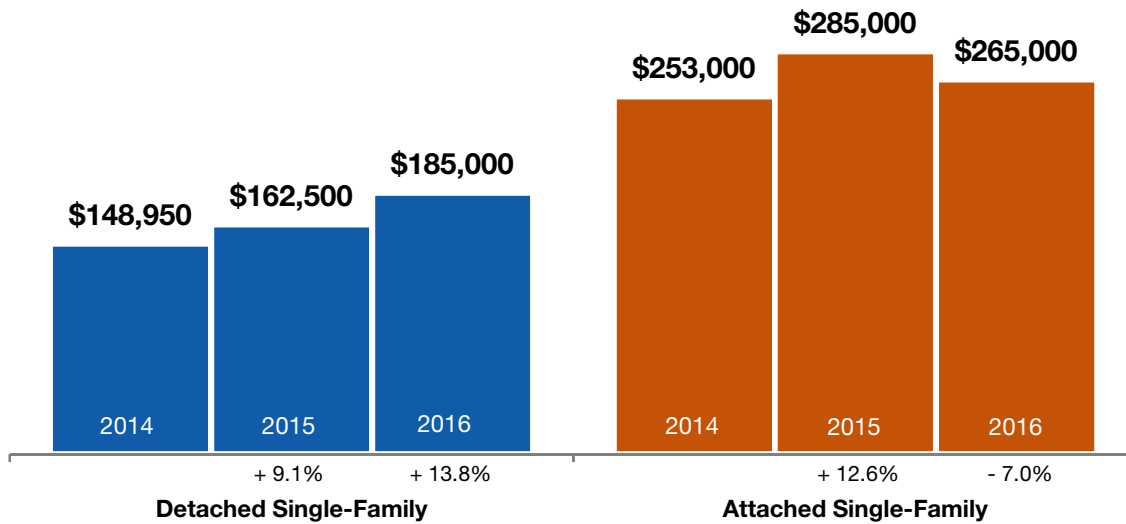


# Median Sales Price

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

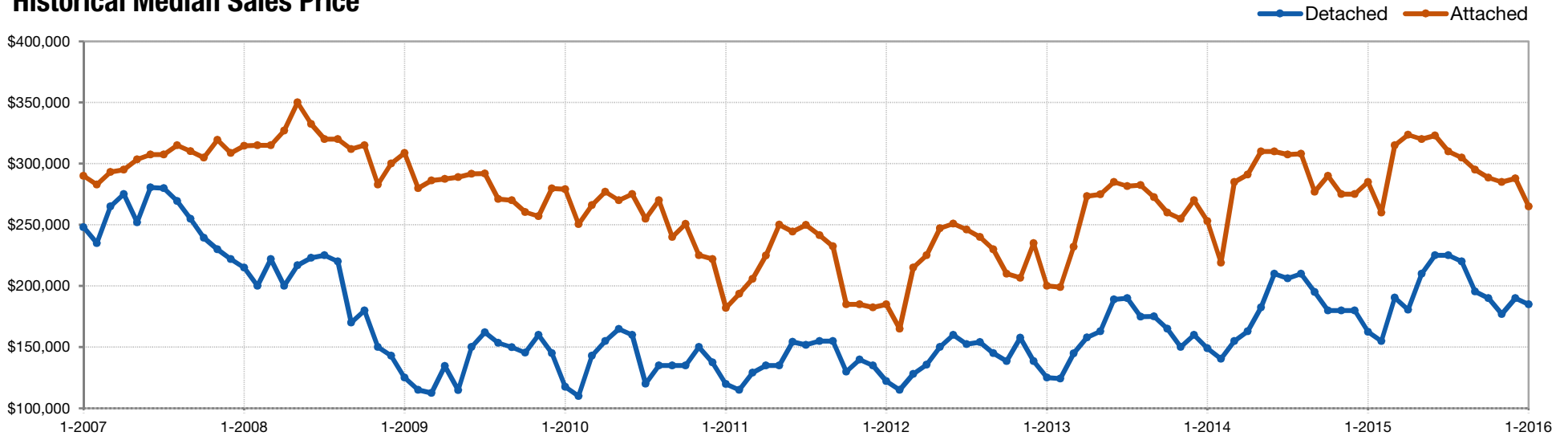


## January



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%	\$288,500	- 0.5%
Nov-2015	\$177,000	- 1.7%	\$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	\$197,500	+ 9.7%	\$305,000	+ 4.5%

## Historical Median Sales Price

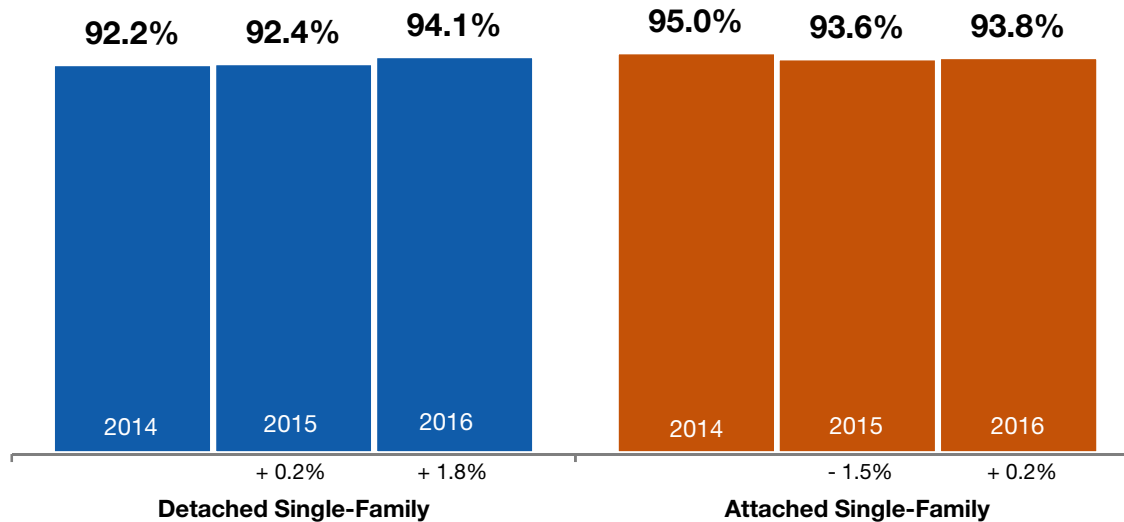


# Percent of Original List Price Received

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.

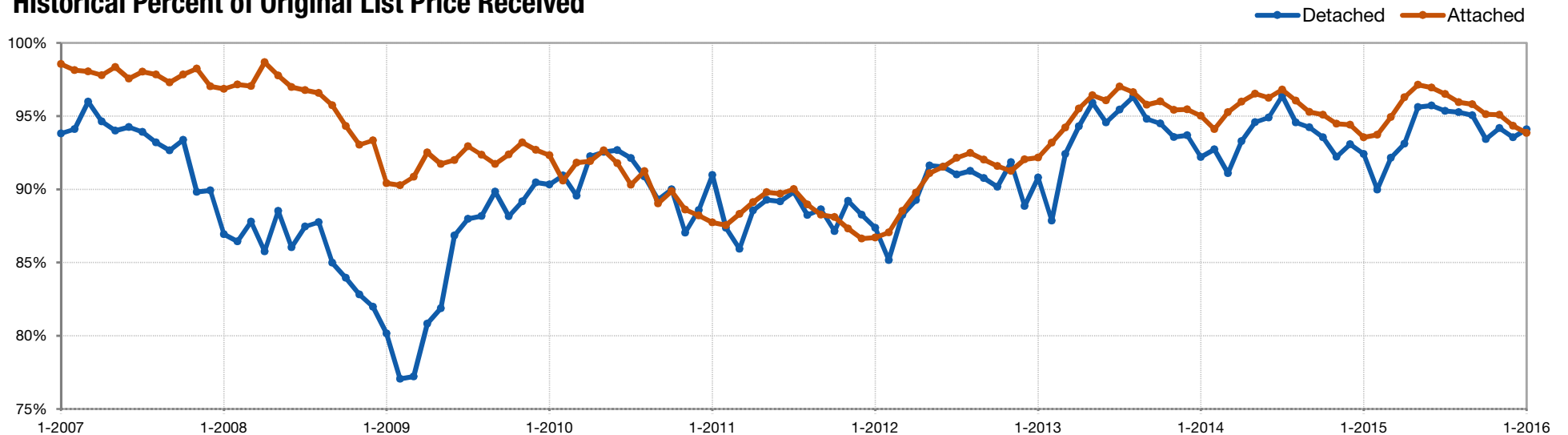


## January



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	94.1%	+ 1.8%	93.8%	+ 0.2%
<b>Average</b>	<b>94.2%</b>	<b>+ 0.4%</b>	<b>95.8%</b>	<b>+ 0.2%</b>

## Historical Percent of Original List Price Received

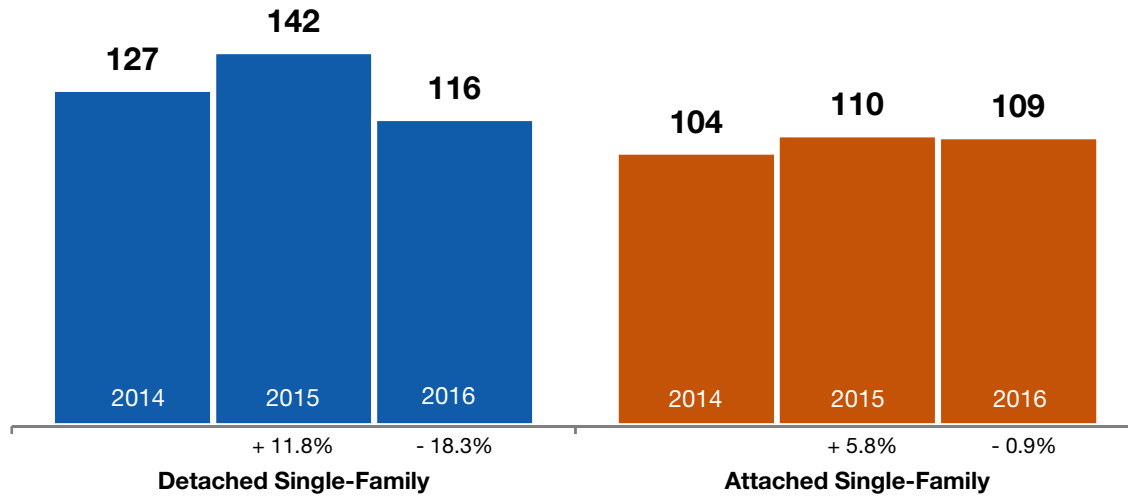


# Housing Affordability Index

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.

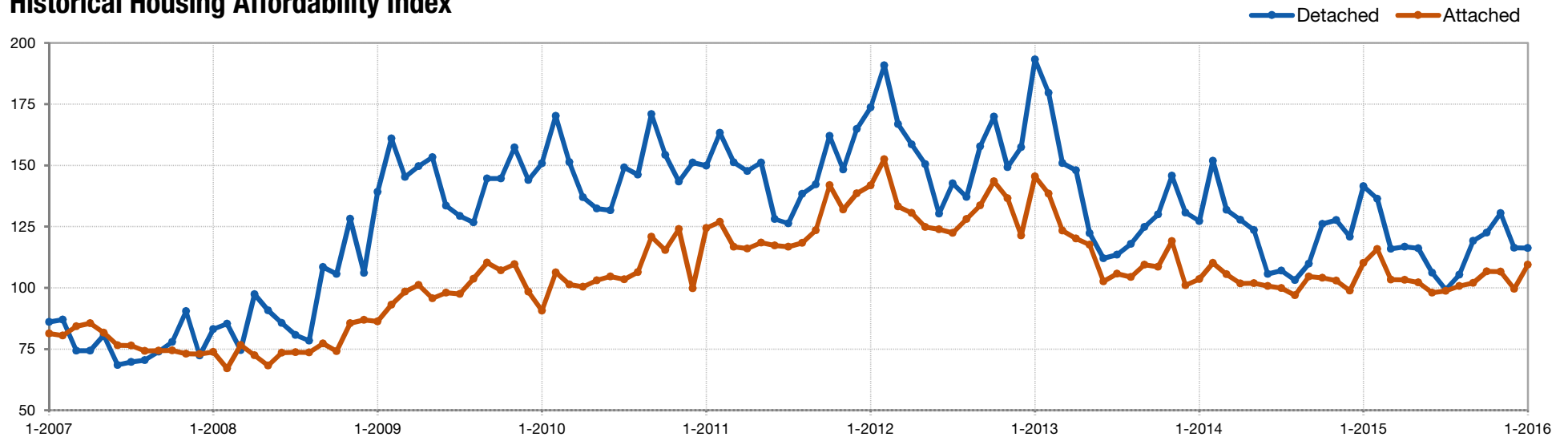


## January



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	130	+ 1.6%	107	+ 3.9%
Dec-2015	116	- 4.1%	100	+ 1.0%
Jan-2016	116	- 18.3%	109	- 0.9%
<b>Average</b>	<b>117</b>	<b>- 4.9%</b>	<b>104</b>	<b>+ 0.6%</b>

## Historical Housing Affordability Index



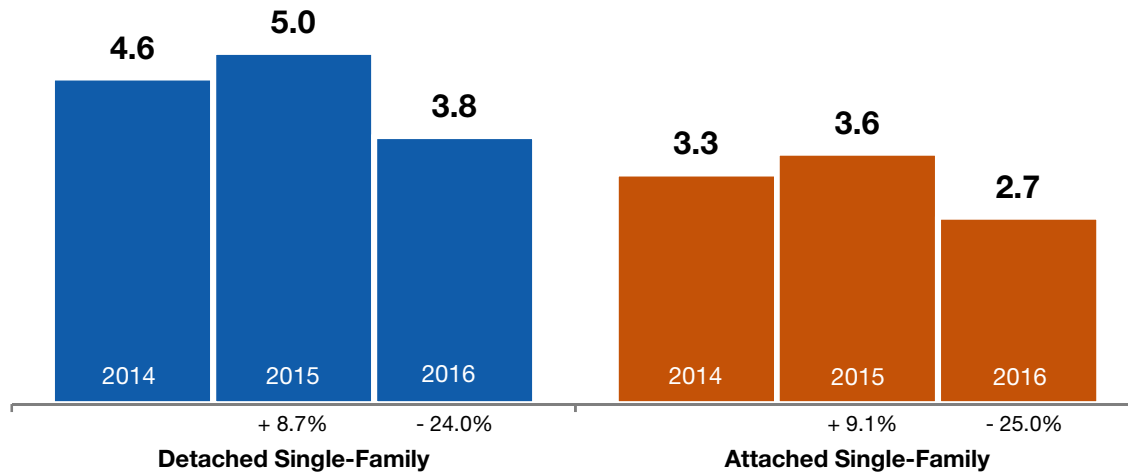


# Months Supply of Inventory

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	4.8	+ 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	5.4	- 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	5.2	- 13.3%	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	3.8	- 24.0%	2.7	- 25.0%
<b>Average</b>	<b>4.9</b>	<b>- 8.5%</b>	<b>3.7</b>	<b>- 11.2%</b>

## Historical Months Supply of Inventory

