

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 April 30, 2016

Data current as of May 9, 2016

The home-purchasing season may get a bit competitive this year thanks to low mortgage rates and pent up demand. With pending sales on the rise in many markets combined with a relatively low number of homes for sale, buyers need to act quickly once they find their ideal home.

SINGLE-FAMILY DETACHED

For the week ending April 30:

- New Listings decreased 1.1% to 460
- Under Contract Sales increased 12.5% to 324
- Inventory decreased 16.8% to 3,637

For the month of April:

- Median Sales Price increased 24.6% to \$224,950
- Market Time decreased 1.9% to 101
- Pct of List Price Rec'd increased 2.7% to 95.6%
- Months Supply decreased 25.5% to 3.8

SINGLE-FAMILY ATTACHED

For the week ending April 30:

- New Listings decreased 0.1% to 713
- Under Contract Sales increased 29.2% to 562
- Inventory decreased 20.1% to 4,385

For the month of April:

- Median Sales Price decreased 0.5% to \$322,000
- Market Time decreased 7.1% to 78
- Pct of List Price Rec'd increased 0.9% to 97.2%
- Months Supply decreased 29.3% to 2.9

Quick Facts

- 1.1%	- 0.1%	+ 12.5%	+ 29.2%	- 16.8%	- 20.1%
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

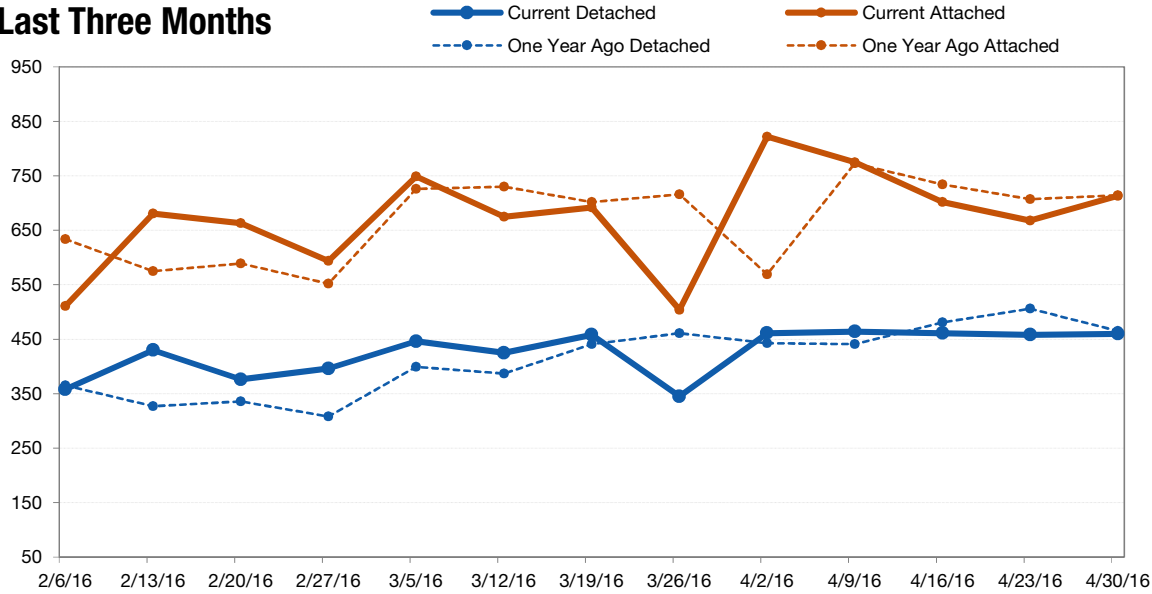
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New Listings

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

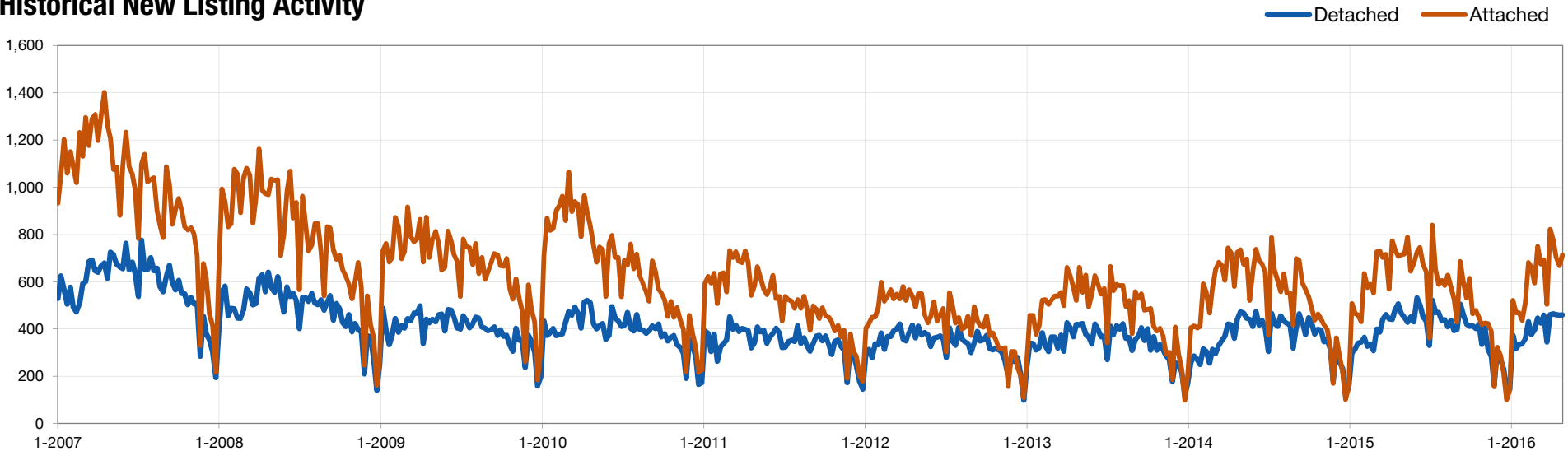


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/6/2016	358	- 1.9%	511	- 19.4%
2/13/2016	430	+ 31.5%	681	+ 18.4%
2/20/2016	376	+ 11.9%	663	+ 12.6%
2/27/2016	396	+ 28.6%	594	+ 7.6%
3/5/2016	446	+ 11.8%	749	+ 3.2%
3/12/2016	425	+ 9.8%	675	- 7.5%
3/19/2016	458	+ 3.9%	692	- 1.4%
3/26/2016	345	- 25.2%	504	- 29.6%
4/2/2016	461	+ 4.1%	822	+ 44.5%
4/9/2016	464	+ 5.2%	775	+ 0.3%
4/16/2016	461	- 4.2%	702	- 4.4%
4/23/2016	458	- 9.5%	668	- 5.5%
4/30/2016	460	- 1.1%	713	- 0.1%
3-Month Avg.	426	+ 3.3%	673	+ 0.3%

Historical New Listing Activity

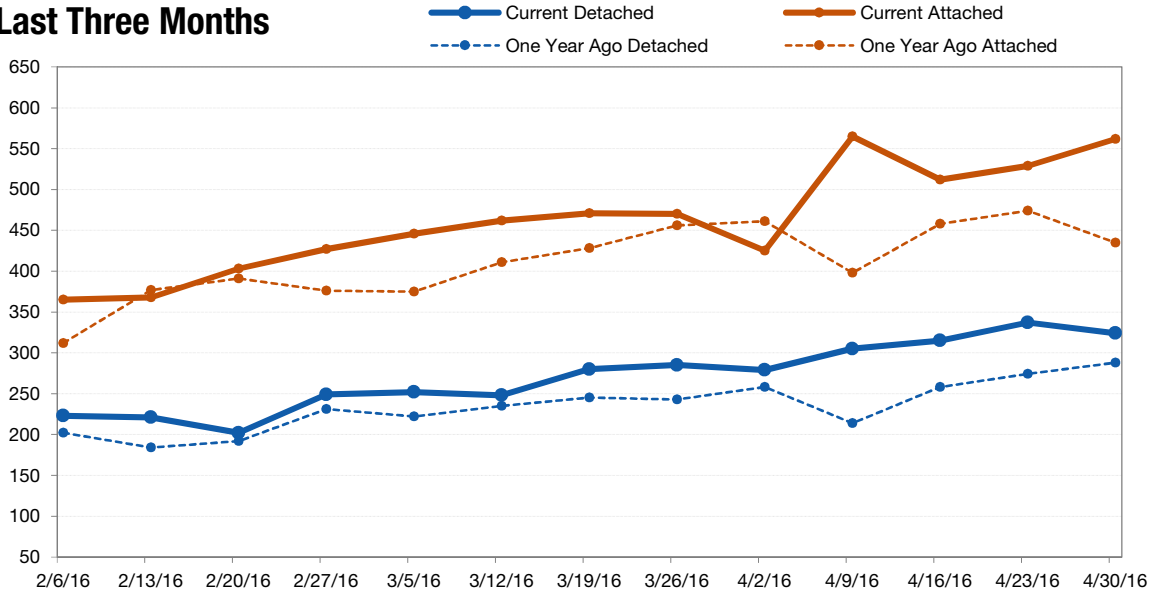


Under Contract

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

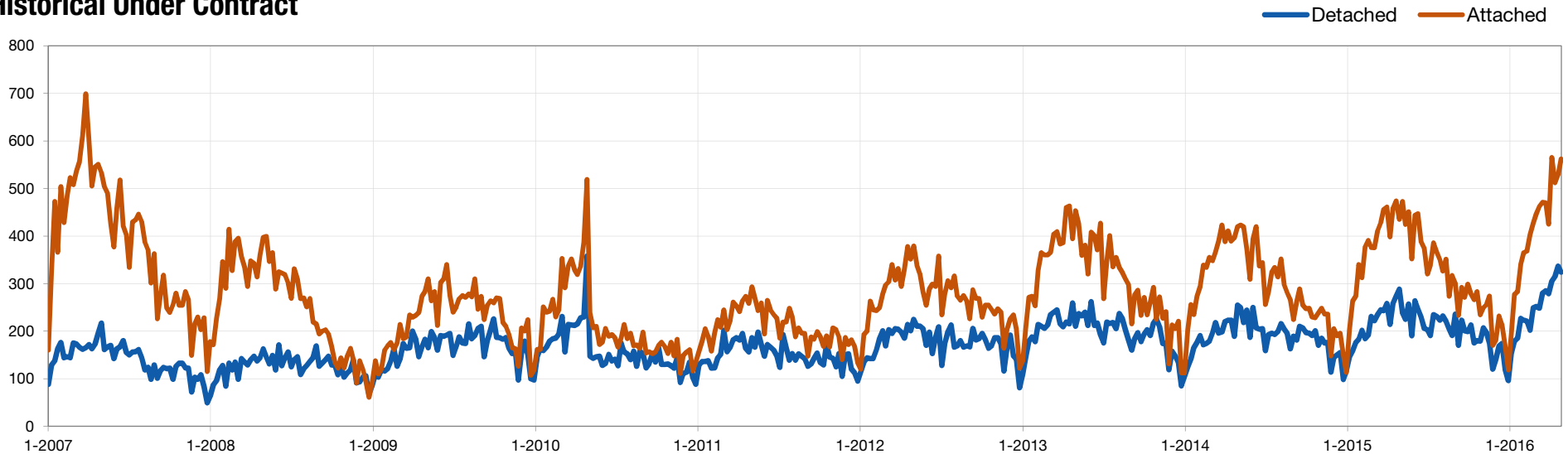


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/6/2016	223	+ 10.4%	365	+ 17.0%
2/13/2016	221	+ 20.1%	368	- 2.4%
2/20/2016	202	+ 5.2%	403	+ 3.1%
2/27/2016	249	+ 7.8%	427	+ 13.6%
3/5/2016	252	+ 13.5%	446	+ 18.9%
3/12/2016	248	+ 5.5%	462	+ 12.4%
3/19/2016	280	+ 14.3%	471	+ 10.0%
3/26/2016	285	+ 17.3%	470	+ 3.1%
4/2/2016	279	+ 8.1%	425	- 7.8%
4/9/2016	305	+ 42.5%	565	+ 42.0%
4/16/2016	315	+ 22.1%	512	+ 11.8%
4/23/2016	337	+ 23.0%	529	+ 11.6%
4/30/2016	324	+ 12.5%	562	+ 29.2%
3-Month Avg.	271	+ 15.6%	462	+ 12.2%

Historical Under Contract

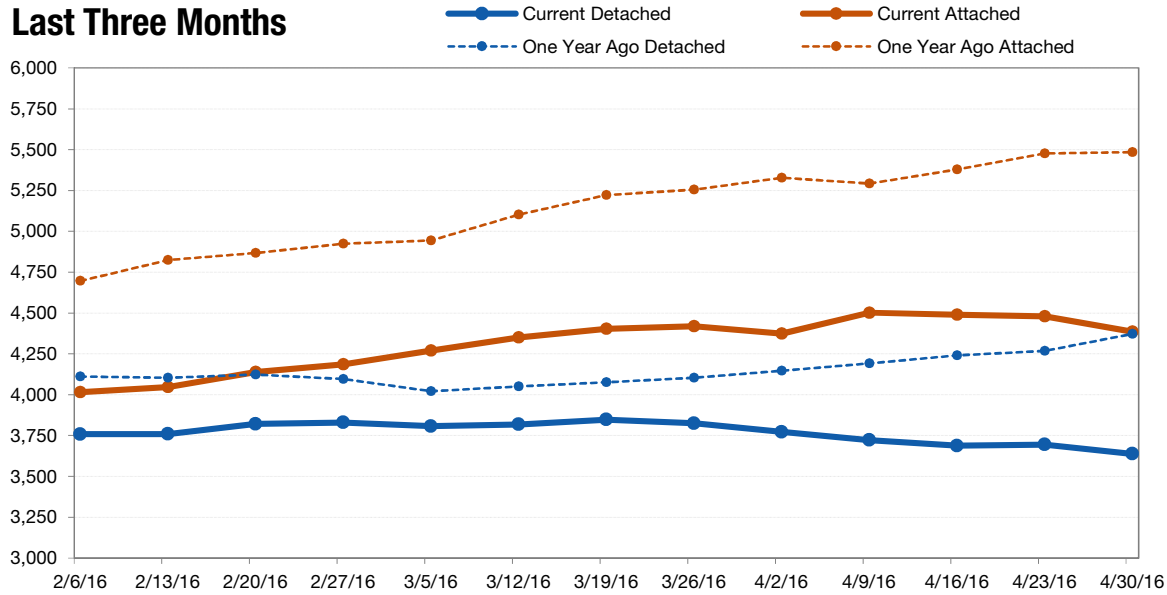


Inventory of Homes for Sale

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

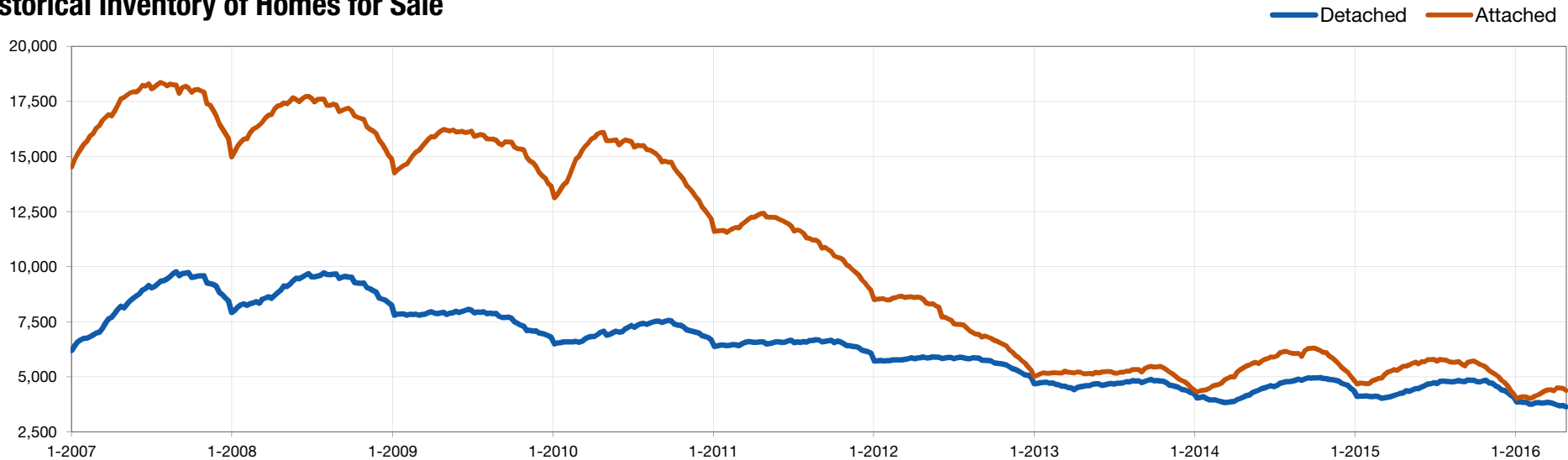


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/6/2016	3,758	- 8.6%	4,015	- 14.5%
2/13/2016	3,759	- 8.4%	4,047	- 16.1%
2/20/2016	3,821	- 7.3%	4,138	- 15.0%
2/27/2016	3,829	- 6.5%	4,185	- 15.0%
3/5/2016	3,807	- 5.3%	4,269	- 13.6%
3/12/2016	3,818	- 5.8%	4,350	- 14.8%
3/19/2016	3,847	- 5.6%	4,404	- 15.7%
3/26/2016	3,825	- 6.8%	4,419	- 15.9%
4/2/2016	3,772	- 9.0%	4,373	- 17.9%
4/9/2016	3,722	- 11.2%	4,502	- 14.9%
4/16/2016	3,687	- 13.0%	4,489	- 16.5%
4/23/2016	3,694	- 13.4%	4,480	- 18.2%
4/30/2016	3,637	- 16.8%	4,385	- 20.1%
3-Month Avg.	3,767	- 9.1%	4,312	- 16.1%

Historical Inventory of Homes for Sale

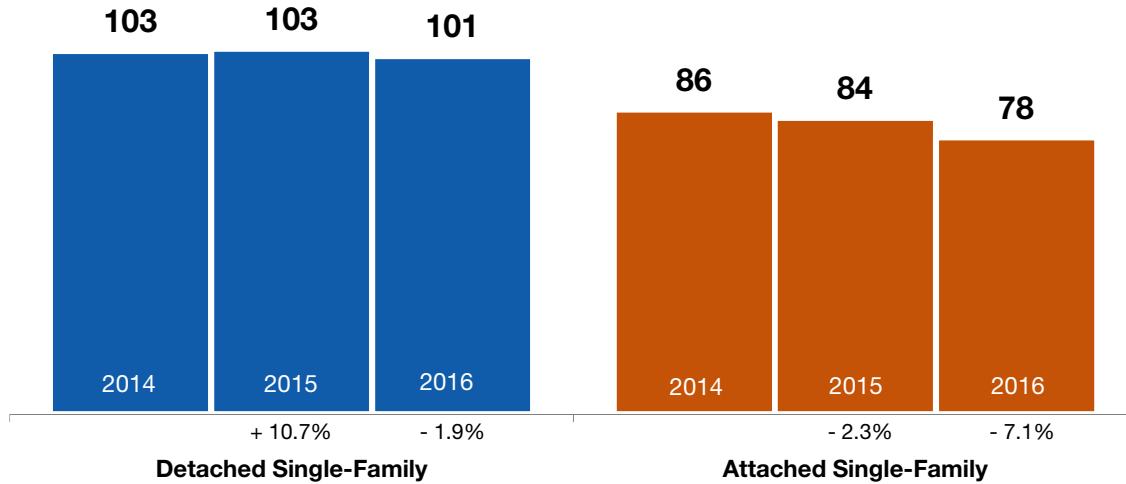


Market Time

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

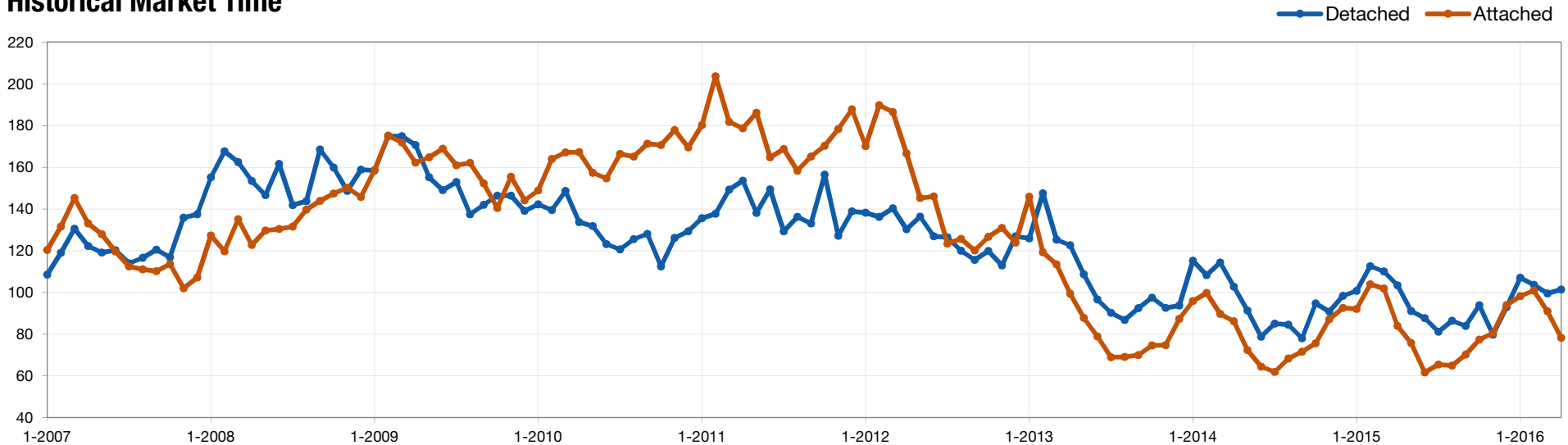


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	86	+ 1.2%	65	- 4.4%
Sep-2015	84	+ 7.7%	70	- 2.8%
Oct-2015	94	- 1.1%	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%
Feb-2016	104	- 8.0%	101	- 2.9%
Mar-2016	99	- 10.0%	91	- 10.8%
Apr-2016	101	- 1.9%	78	- 7.1%
Average	91	- 1.7%	77	- 2.6%

Historical Market Time

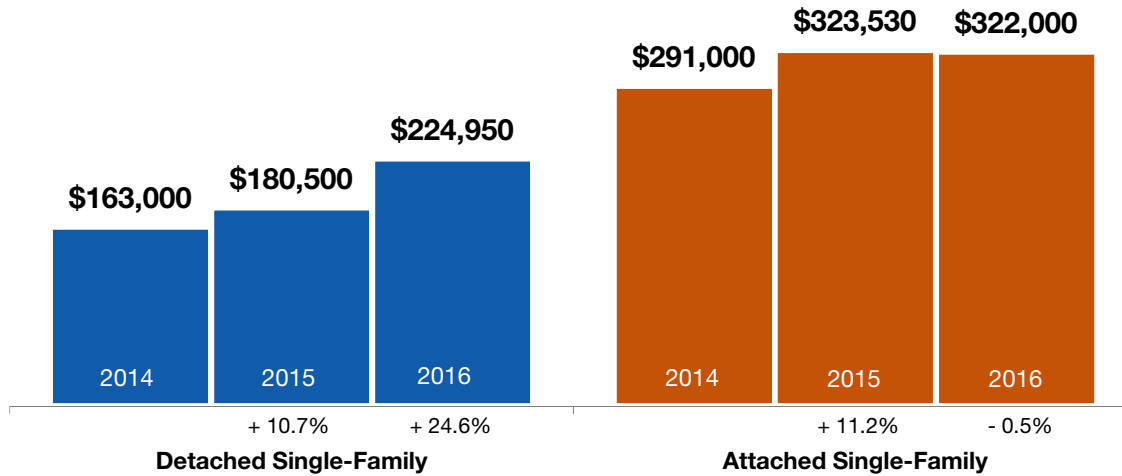


Median Sales Price

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

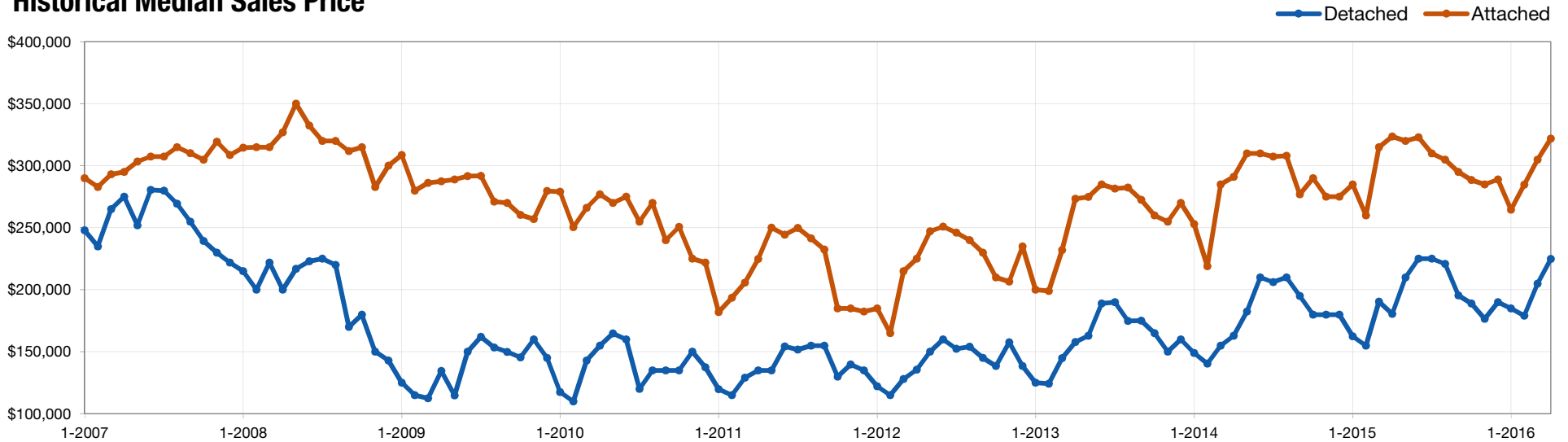


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$220,800	+ 5.1%	\$305,000	- 1.0%
Sep-2015	\$195,500	+ 0.3%	\$295,000	+ 6.5%
Oct-2015	\$189,000	+ 5.0%	\$288,500	- 0.5%
Nov-2015	\$176,500	- 1.9%	\$285,000	+ 3.6%
Dec-2015	\$190,000	+ 5.6%	\$288,950	+ 5.1%
Jan-2016	\$184,950	+ 13.8%	\$264,500	- 7.2%
Feb-2016	\$179,000	+ 15.5%	\$284,750	+ 9.5%
Mar-2016	\$205,000	+ 7.6%	\$305,000	- 3.2%
Apr-2016	\$224,950	+ 24.6%	\$322,000	- 0.5%
Median	\$201,000	+ 7.5%	\$305,000	+ 2.0%

Historical Median Sales Price

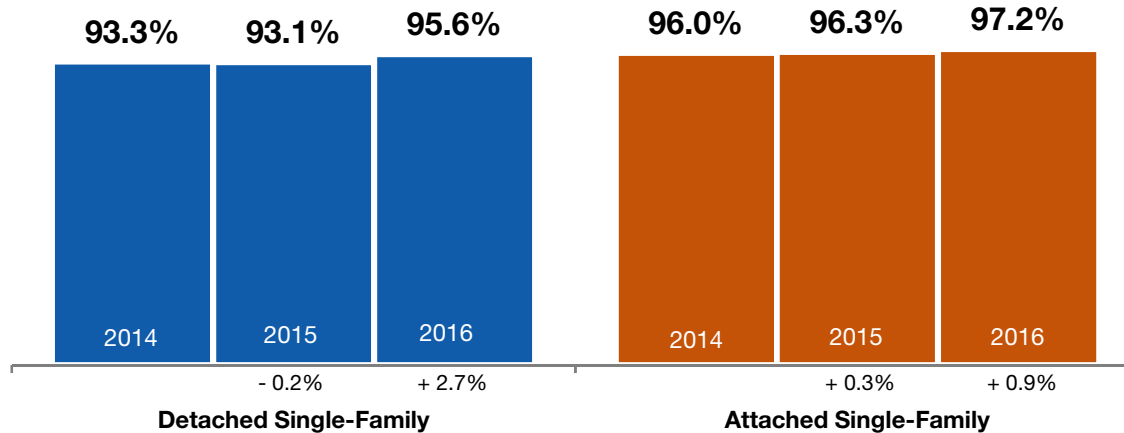


Percent of Original List Price Received

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.

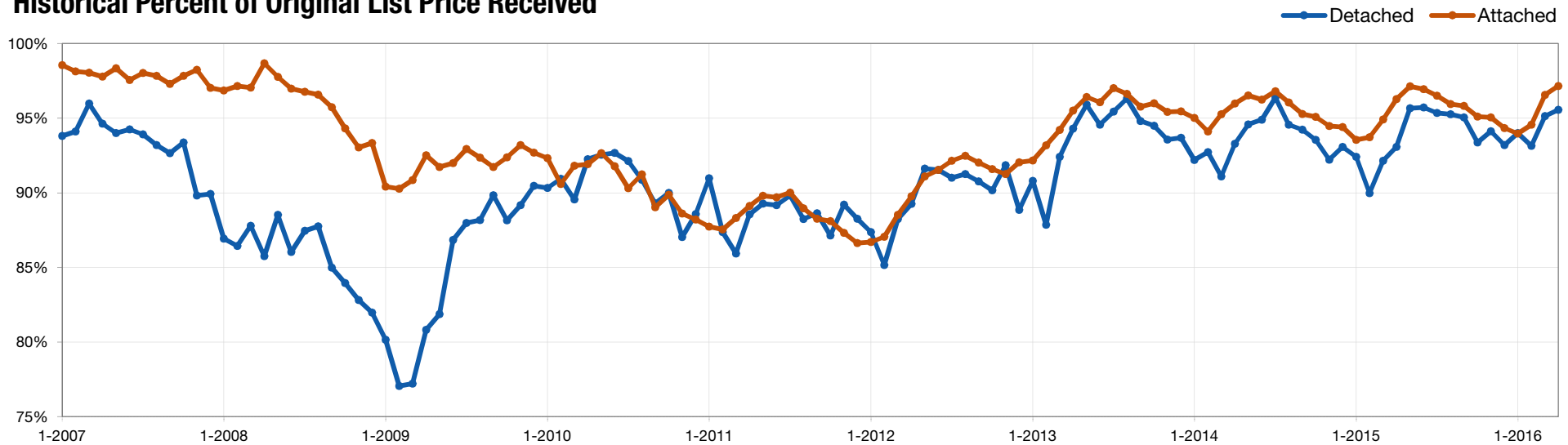


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2015	95.7%	+ 1.2%	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	94.1%	+ 2.1%	95.0%	+ 0.5%
Dec-2015	93.2%	+ 0.1%	94.3%	- 0.1%
Jan-2016	94.0%	+ 1.7%	94.0%	+ 0.4%
Feb-2016	93.1%	+ 3.4%	94.6%	+ 1.0%
Mar-2016	95.1%	+ 3.3%	96.6%	+ 1.8%
Apr-2016	95.6%	+ 2.7%	97.2%	+ 0.9%
Average	94.7%	+ 1.2%	96.0%	+ 0.5%

Historical Percent of Original List Price Received

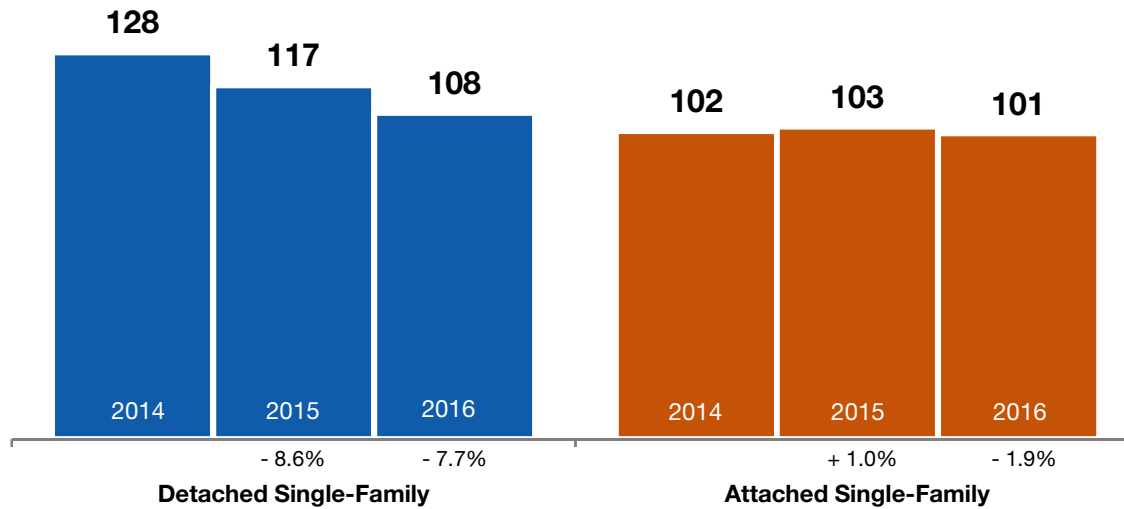


Housing Affordability Index

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.

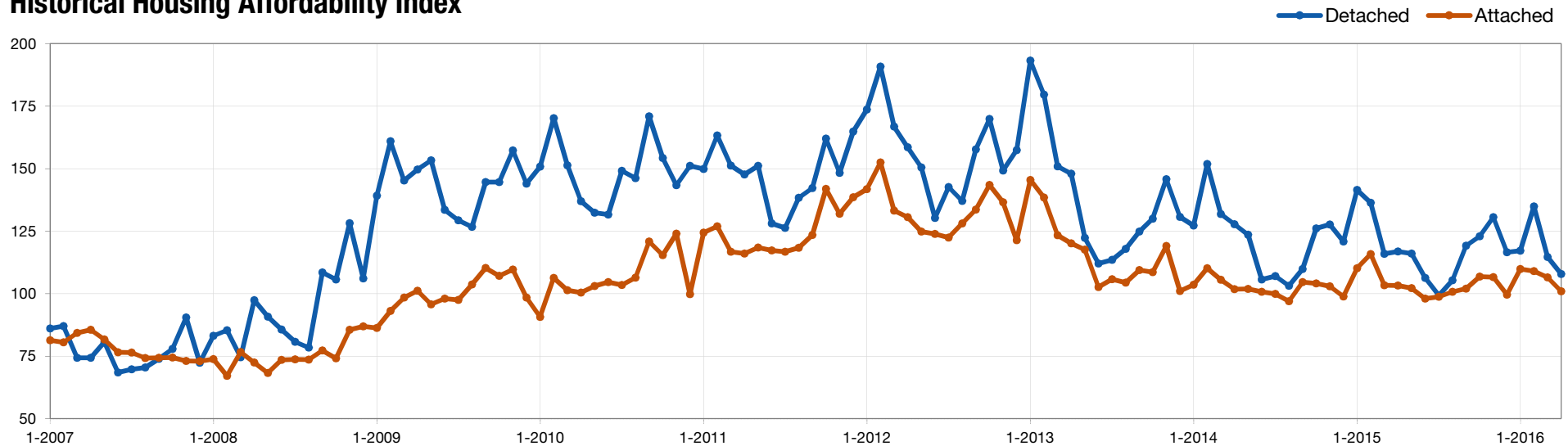


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	117	-3.3%	100	+1.0%
Jan-2016	117	-17.6%	110	0.0%
Feb-2016	135	-0.7%	109	-6.0%
Mar-2016	115	-0.9%	106	+2.9%
Apr-2016	108	-7.7%	101	-1.9%
Average	116	-2.8%	103	+0.0%

Historical Housing Affordability Index

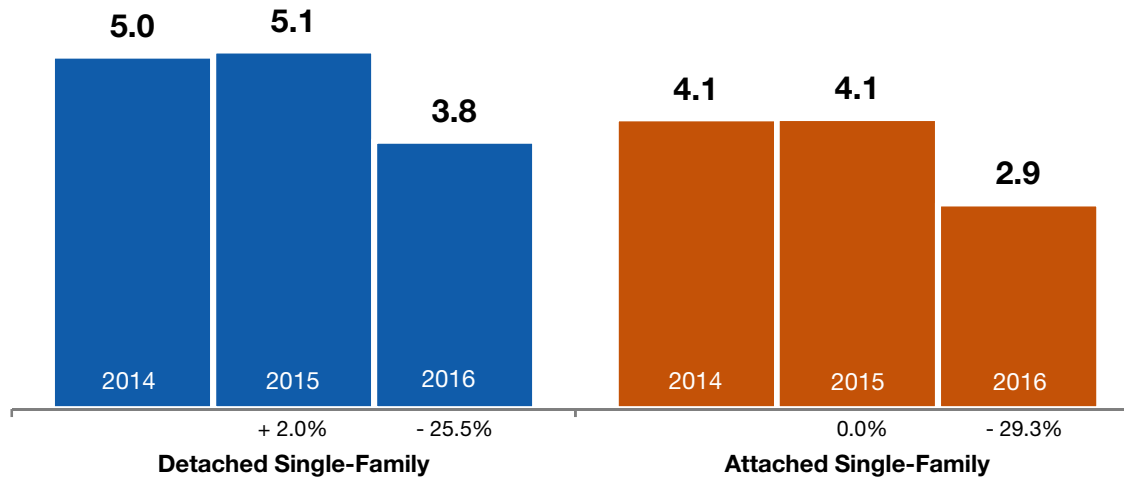


Months Supply of Inventory

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.



April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2015	5.3	0.0%	4.2	- 2.3%
Jun-2015	5.4	- 1.8%	4.2	- 4.5%
Jul-2015	5.4	- 6.9%	4.1	- 12.8%
Aug-2015	5.4	- 10.0%	4.0	- 13.0%
Sep-2015	5.4	- 10.0%	4.0	- 16.7%
Oct-2015	5.4	- 10.0%	3.7	- 19.6%
Nov-2015	5.0	- 13.8%	3.4	- 19.0%
Dec-2015	4.3	- 15.7%	2.8	- 22.2%
Jan-2016	4.2	- 16.0%	2.8	- 22.2%
Feb-2016	4.2	- 14.3%	2.9	- 21.6%
Mar-2016	4.1	- 16.3%	3.1	- 22.5%
Apr-2016	3.8	- 25.5%	2.9	- 29.3%
Average	4.8	- 11.4%	3.5	- 16.8%

Historical Months Supply of Inventory

