

Monthly Indicators

A RESEARCH TOOL REFLECTING RESIDENTIAL REAL ESTATE ACTIVITY
WITHIN THE 77 OFFICIALLY DEFINED CHICAGO COMMUNITY AREAS
PROVIDED BY THE CHICAGO ASSOCIATION OF REALTORS®



September 2015

The third quarter of 2015 has ticked its last tock with the hands pointing firmly upon a reliable clock of a market. Although noon and 6:30 fluctuations are present even within the same states and cities, the overall tempo of real estate potential is experiencing a healthy number of good omens. The job market has shown continual improvement, jobless rates are down, real average hourly and weekly earnings have been up and there has been good news in new household formation.

New Listings in the City of Chicago were up 4.1 percent for detached homes but were down 8.5 percent for attached properties. Listings Under Contract increased 22.1 percent for detached homes and 11.5 percent for attached properties.

The Median Sales Price was up 0.5 percent to \$195,925 for detached homes and 6.5 percent to \$295,000 for attached properties. Months Supply of Inventory decreased 20.9 percent for detached units and 20.6 percent for attached units.

With positive economic news coming from many angles, there are no imminent factors to prepare for beyond the typical seasonal drop-off. From the mouths of market-analyzing pundits, we are in the midst of one of the healthiest housing markets in the past 15 years. The one thing we were anticipating in September, an increase in interest rates, did not happen. It most likely will before year's end. Until then, get out and enjoy the season.

Quick Facts

+ 6.3%

- 12.8%

+ 0.4%

1-Year Change in
Closed Sales
All Properties

1-Year Change in
Homes for Sale
All Properties

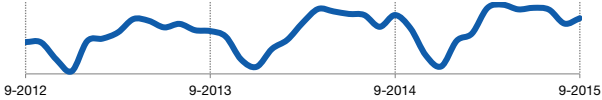

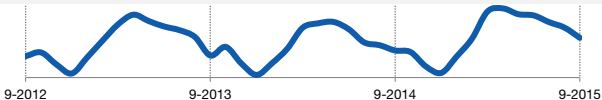

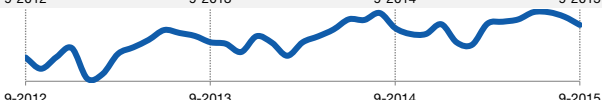


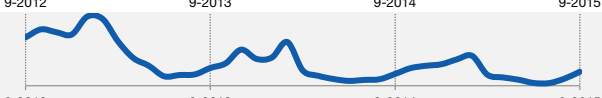
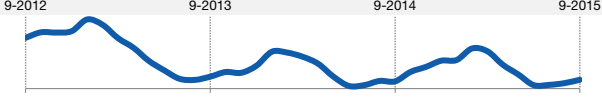


1-Year Change in
Median Sales Price
All Properties

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Detached Single-Family Market Overview

Key market metrics for the current month and year-to-date figures for Detached Single-Family Properties.

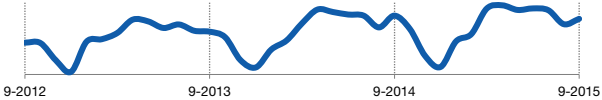

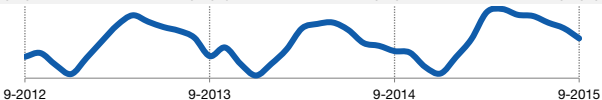




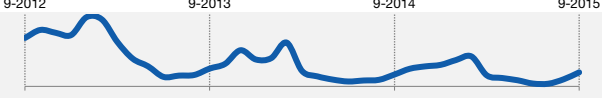
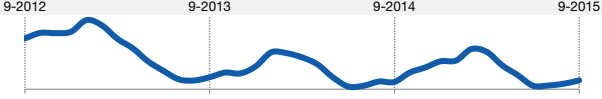




Key Metrics	Historical Sparklines	9-2014	9-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		1,826	1,901	+ 4.1%	14,806	16,240	+ 9.7%
Closed Sales		856	994	+ 16.1%	7,300	8,023	+ 9.9%
Under Contract (Contingent and Pending)		852	1,040	+ 22.1%	7,663	8,836	+ 15.3%
Median Sales Price		\$195,000	\$195,925	+ 0.5%	\$180,000	\$199,800	+ 11.0%
Average Sales Price		\$327,075	\$310,749	- 5.0%	\$303,814	\$326,185	+ 7.4%
Average List Price		\$408,551	\$472,576	+ 15.7%	\$378,650	\$415,979	+ 9.9%
Percent of Original List Price Received		94.2%	95.0%	+ 0.9%	94.0%	94.2%	+ 0.2%
Housing Affordability Index		150	156	+ 4.1%	163	152	- 6.5%
Market Time		78	84	+ 7.7%	93	93	+ 0.0%
Months Supply of Inventory		5.9	4.7	- 20.9%	--	--	--
Inventory of Homes for Sale		4,902	4,319	- 11.9%	--	--	--

Attached Single-Family Market Overview

Key market metrics for the current month and year-to-date figures for Attached Single-Family Properties.



Key Metrics	Historical Sparklines	9-2014	9-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		2,782	2,546	- 8.5%	23,275	24,255	+ 4.2%
Closed Sales		1,386	1,390	+ 0.3%	12,353	13,510	+ 9.4%
Under Contract (Contingent and Pending)		1,132	1,262	+ 11.5%	12,751	14,308	+ 12.2%
Median Sales Price		\$277,000	\$295,000	+ 6.5%	\$294,000	\$310,000	+ 5.4%
Average Sales Price		\$345,201	\$369,304	+ 7.0%	\$354,337	\$367,825	+ 3.8%
Average List Price		\$400,084	\$423,564	+ 5.9%	\$380,146	\$401,724	+ 5.7%
Percent of Original List Price Received		95.3%	95.8%	+ 0.5%	95.9%	96.0%	+ 0.1%
Housing Affordability Index		115	111	- 3.4%	109	107	- 1.9%
Market Time		72	70	- 2.7%	76	76	+ 0.7%
Months Supply of Inventory		4.8	3.8	- 20.6%	--	--	--
Inventory of Homes for Sale		6,230	5,404	- 13.3%	--	--	--

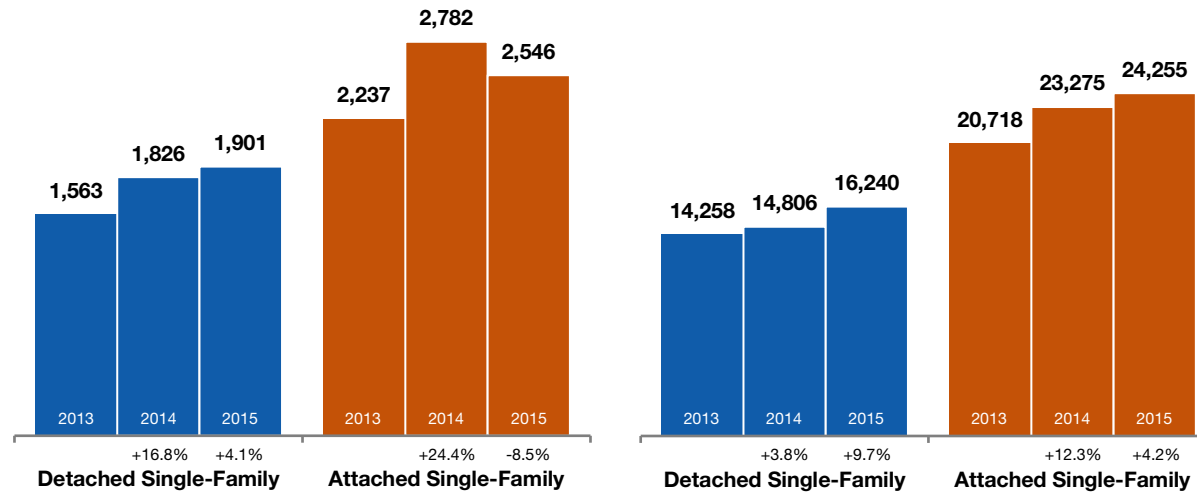
New Listings

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



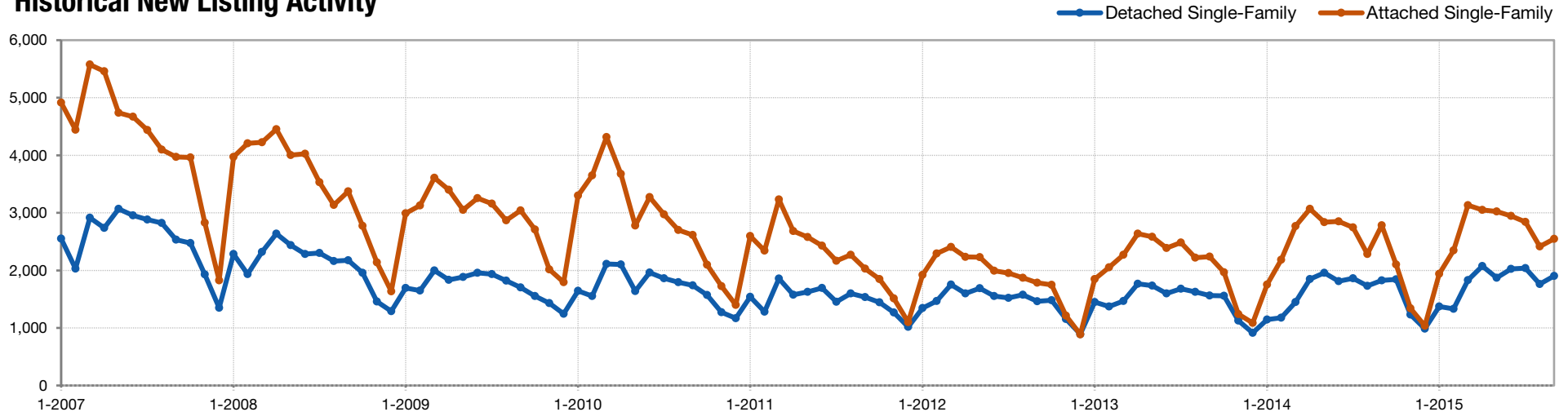
September

Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	1,842	+ 18.2%	2,100	+ 6.9%
Nov-2014	1,233	+ 9.5%	1,341	+ 8.0%
Dec-2014	988	+ 8.0%	1,037	- 4.6%
Jan-2015	1,371	+ 19.5%	1,940	+ 10.7%
Feb-2015	1,333	+ 13.4%	2,349	+ 7.5%
Mar-2015	1,832	+ 26.3%	3,134	+ 13.1%
Apr-2015	2,076	+ 12.5%	3,052	- 0.5%
May-2015	1,873	- 4.2%	3,021	+ 6.5%
Jun-2015	2,025	+ 11.8%	2,947	+ 3.4%
Jul-2015	2,040	+ 9.5%	2,840	+ 3.5%
Aug-2015	1,763	+ 1.8%	2,415	+ 5.7%
Sep-2015	1,901	+ 4.1%	2,546	- 8.5%
Average	1,690	+ 10.3%	2,394	+ 4.2%

Historical New Listing Activity



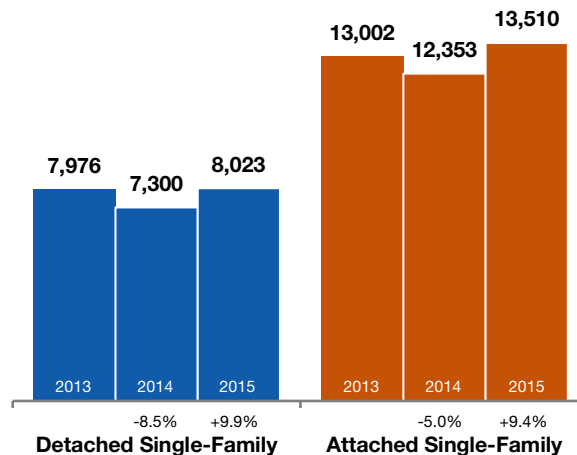
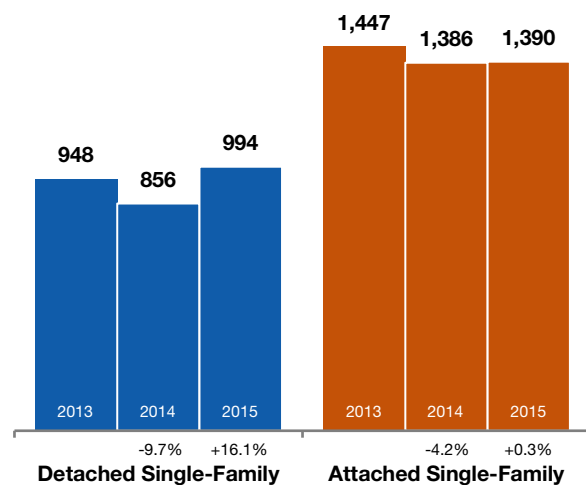
Closed Sales

A count of the actual sales that have closed in a given month.



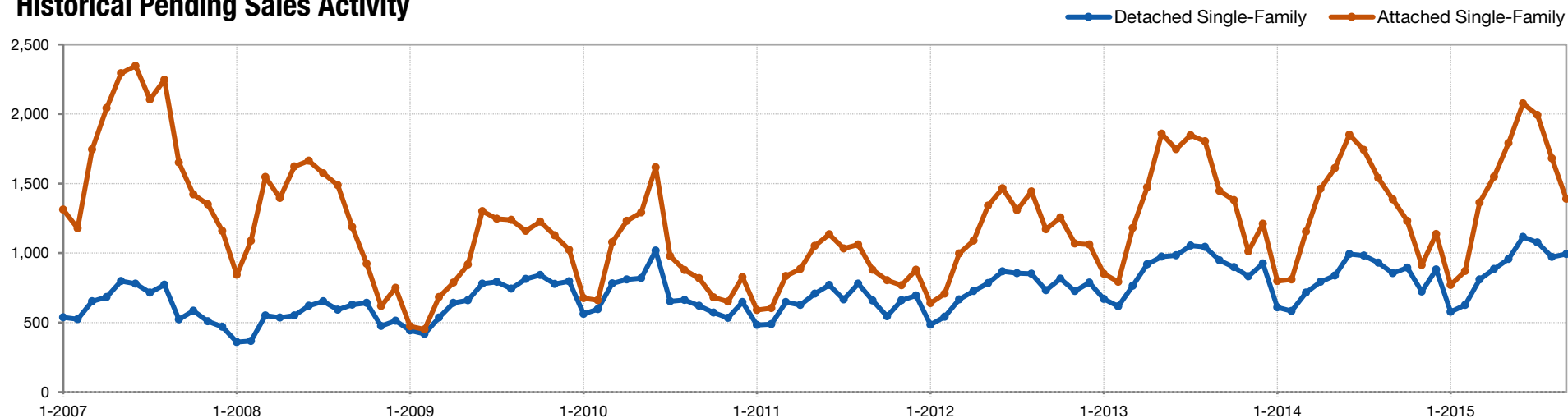
September

Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	895	- 0.3%	1,231	- 10.8%
Nov-2014	723	- 13.1%	914	- 9.7%
Dec-2014	882	- 4.6%	1,137	- 6.1%
Jan-2015	578	- 5.1%	770	- 3.6%
Feb-2015	626	+ 7.4%	871	+ 7.7%
Mar-2015	809	+ 13.1%	1,363	+ 18.2%
Apr-2015	885	+ 11.6%	1,549	+ 6.0%
May-2015	957	+ 14.1%	1,791	+ 11.1%
Jun-2015	1,116	+ 12.4%	2,077	+ 12.1%
Jul-2015	1,076	+ 9.6%	1,993	+ 14.4%
Aug-2015	972	+ 4.5%	1,681	+ 9.2%
Sep-2015	994	+ 16.1%	1,390	+ 0.3%
Average	876	+ 5.7%	1,397	+ 4.2%

Historical Pending Sales Activity



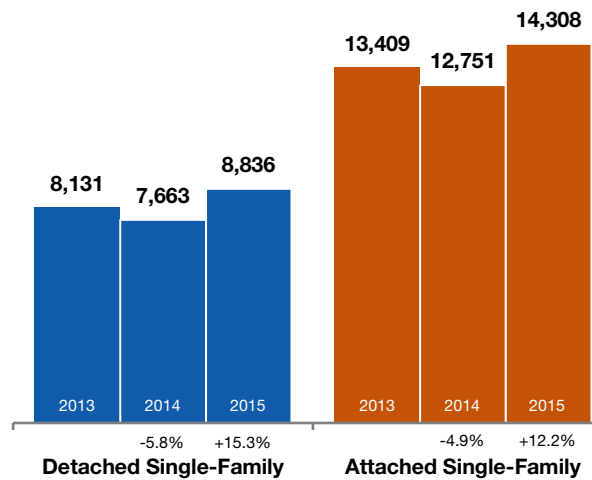
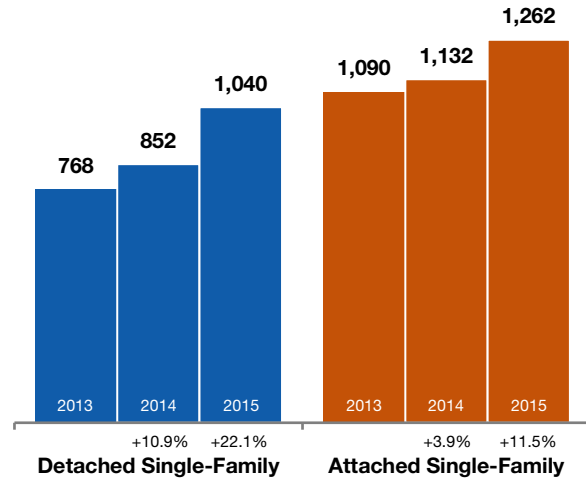
Under Contract

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



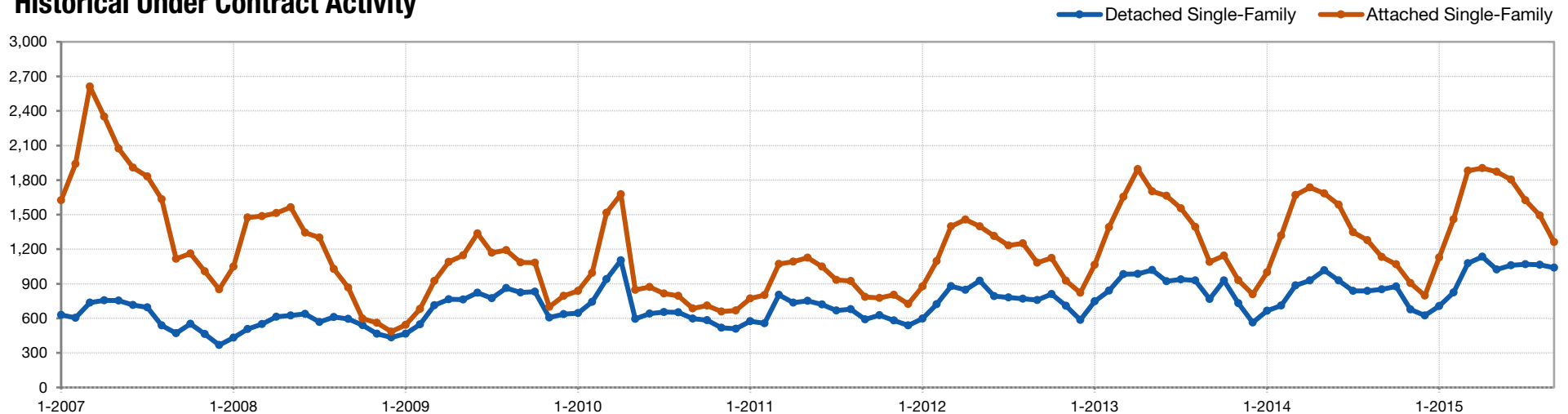
September

Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	877	- 5.6%	1,069	- 6.6%
Nov-2014	678	- 7.4%	907	- 2.7%
Dec-2014	625	+ 11.0%	798	- 1.4%
Jan-2015	706	+ 6.2%	1,128	+ 13.0%
Feb-2015	824	+ 15.9%	1,459	+ 10.7%
Mar-2015	1,079	+ 21.8%	1,881	+ 12.6%
Apr-2015	1,134	+ 22.2%	1,905	+ 9.7%
May-2015	1,023	+ 0.6%	1,871	+ 11.2%
Jun-2015	1,060	+ 14.2%	1,803	+ 13.6%
Jul-2015	1,069	+ 27.6%	1,626	+ 20.6%
Aug-2015	1,064	+ 27.0%	1,494	+ 16.9%
Sep-2015	1,040	+ 22.2%	1,262	+ 11.6%
Average	932	+ 11.5%	1,434	+ 9.3%

Historical Under Contract Activity



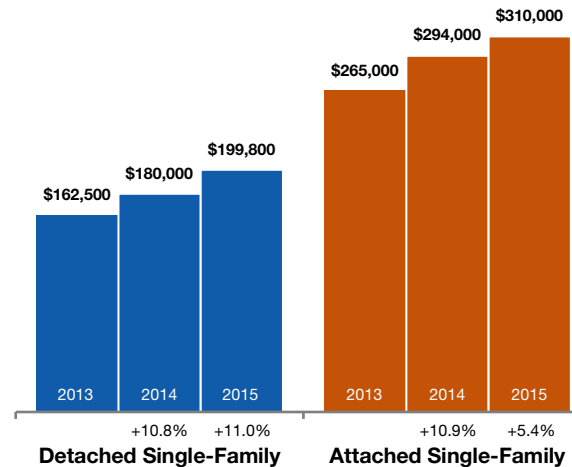
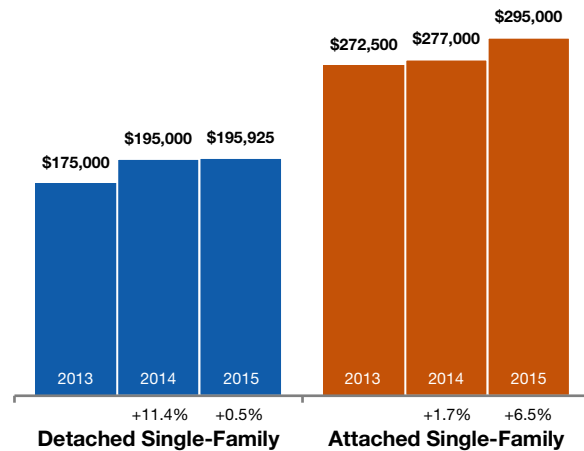
Median Sales Price

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



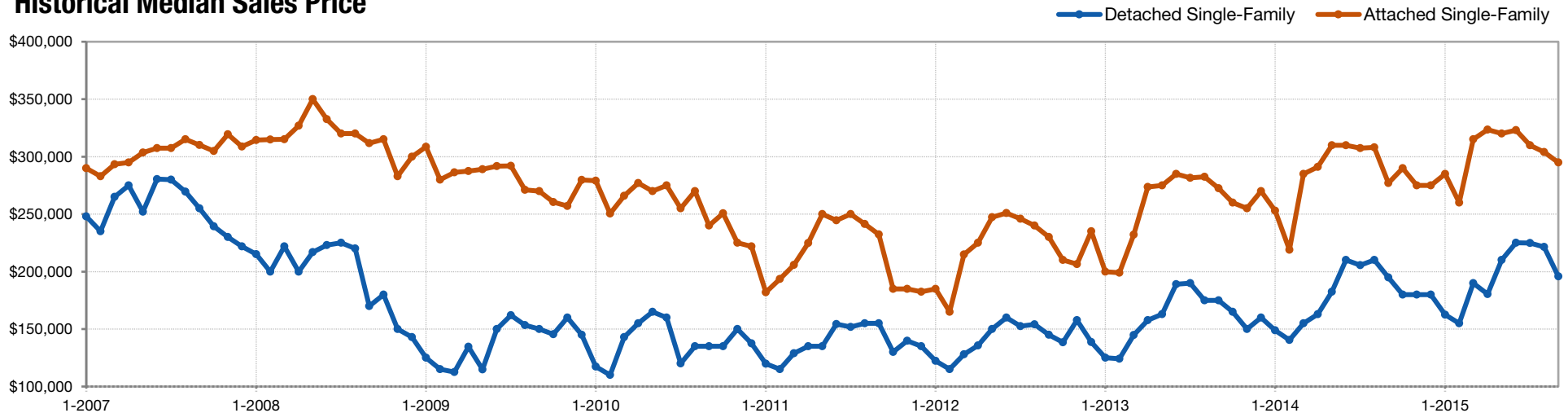
September

Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	\$180,000	+ 9.1%	\$290,000	+ 11.5%
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	\$221,400	+ 5.4%	\$304,000	- 1.3%
Sep-2015	\$195,925	+ 0.5%	\$295,000	+ 6.5%
Median	\$194,900	+ 11.4%	\$305,000	+ 6.3%

Historical Median Sales Price



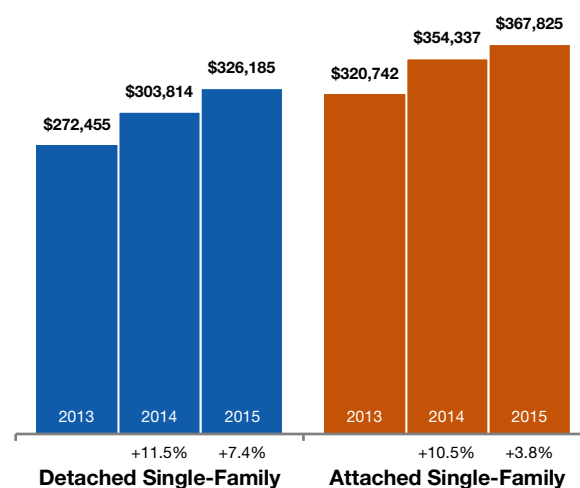
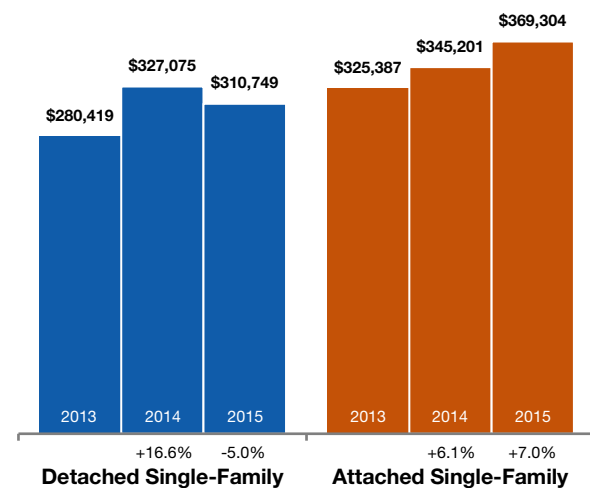
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.



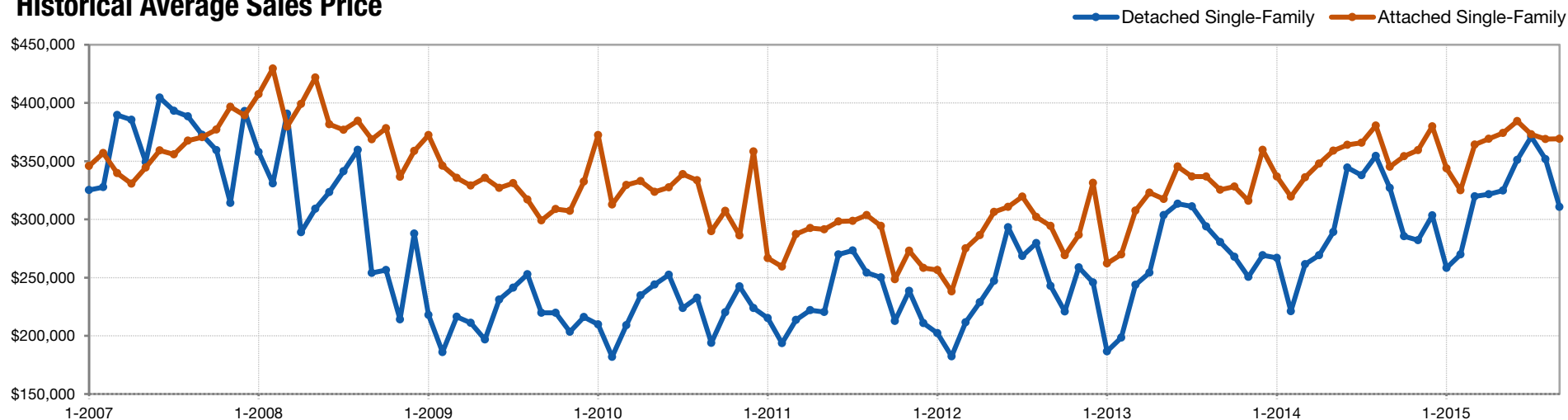
September

Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	\$285,468	+ 6.6%	\$354,319	+ 8.0%
Nov-2014	\$282,083	+ 12.6%	\$359,465	+ 13.8%
Dec-2014	\$303,349	+ 12.7%	\$379,795	+ 5.6%
Jan-2015	\$258,236	- 3.3%	\$343,684	+ 2.1%
Feb-2015	\$269,883	+ 22.1%	\$325,061	+ 1.7%
Mar-2015	\$319,842	+ 22.4%	\$364,191	+ 8.4%
Apr-2015	\$321,633	+ 19.5%	\$369,212	+ 6.1%
May-2015	\$324,754	+ 12.3%	\$374,074	+ 4.2%
Jun-2015	\$351,142	+ 1.9%	\$384,319	+ 5.6%
Jul-2015	\$370,954	+ 9.8%	\$373,051	+ 2.0%
Aug-2015	\$351,822	- 0.8%	\$368,962	- 3.0%
Sep-2015	\$310,749	- 5.0%	\$369,304	+ 7.0%
Average	\$317,780	+ 8.5%	\$367,190	+ 4.9%

Historical Average Sales Price



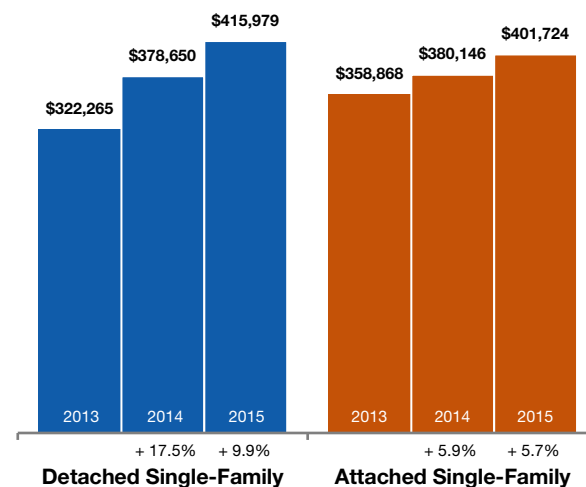
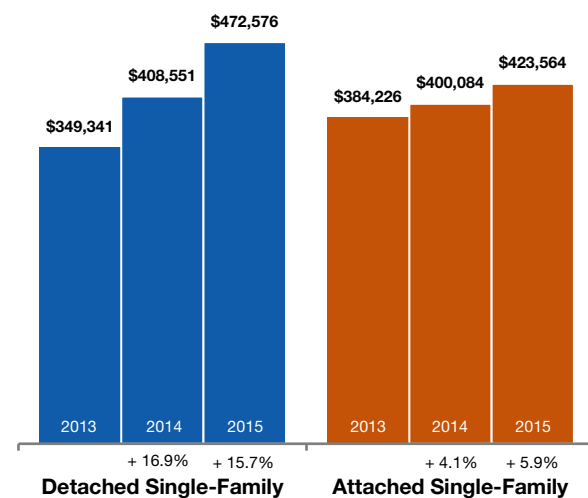
Average List Price

Average list price for all new listings in a given month.



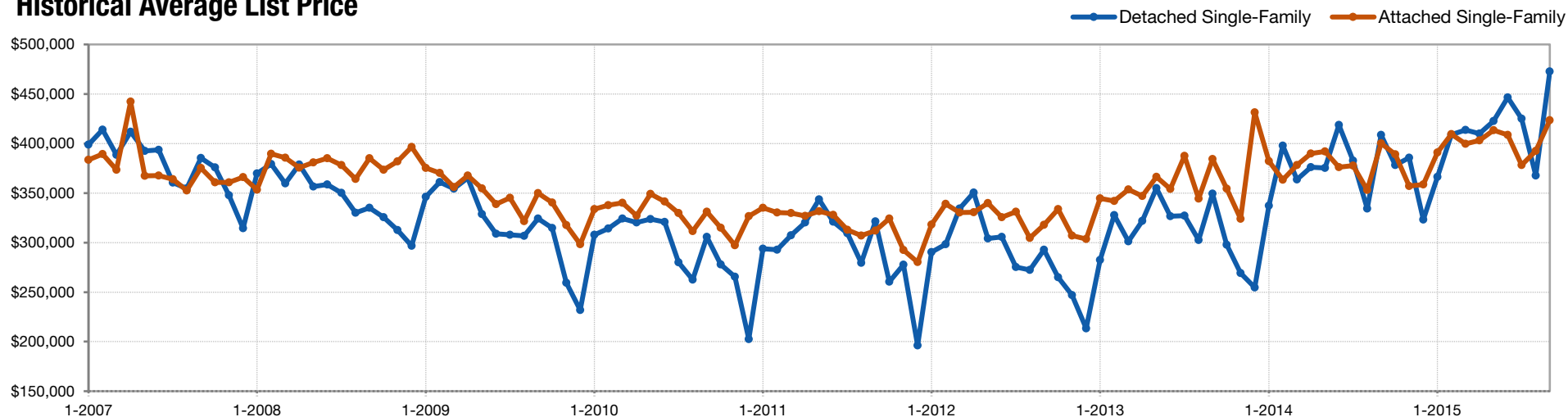
September

Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	\$378,248	+ 27.1%	\$389,148	+ 9.8%
Nov-2014	\$385,714	+ 43.3%	\$357,116	+ 10.2%
Dec-2014	\$323,228	+ 26.9%	\$358,682	- 16.9%
Jan-2015	\$366,235	+ 8.6%	\$390,818	+ 2.3%
Feb-2015	\$408,930	+ 2.8%	\$409,450	+ 12.7%
Mar-2015	\$413,749	+ 13.8%	\$399,751	+ 5.7%
Apr-2015	\$409,938	+ 9.0%	\$403,084	+ 3.4%
May-2015	\$422,675	+ 12.6%	\$413,404	+ 5.5%
Jun-2015	\$446,514	+ 6.7%	\$408,705	+ 8.7%
Jul-2015	\$424,988	+ 11.0%	\$378,078	+ 0.1%
Aug-2015	\$367,594	+ 10.0%	\$392,539	+ 11.2%
Sep-2015	\$472,576	+ 15.6%	\$423,564	+ 5.9%
Average	\$406,229	+ 13.2%	\$397,168	+ 5.1%

Historical Average List Price



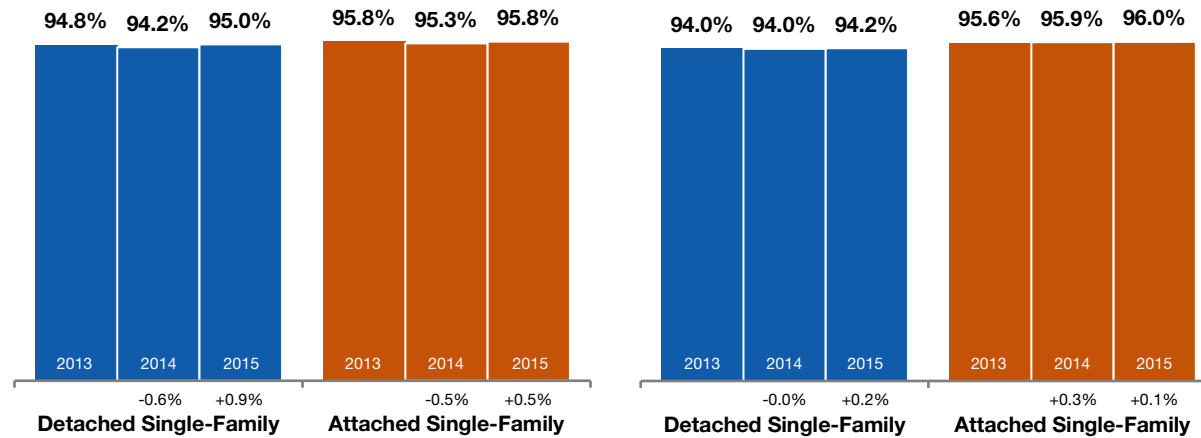
Percent of Original List Price Received

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.



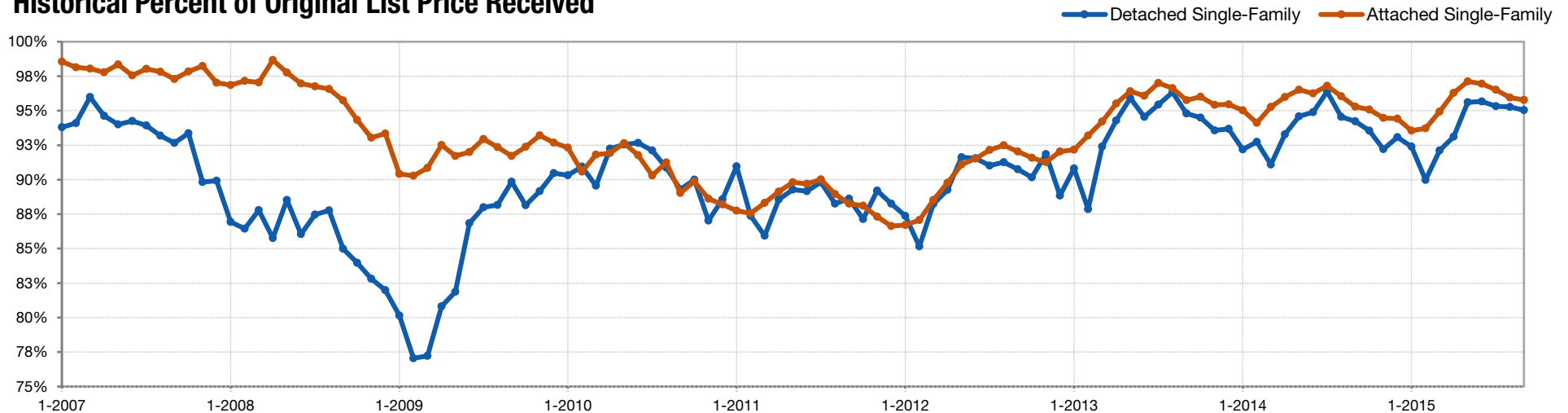
September

Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	93.5%	- 1.0%	95.1%	- 1.0%
Nov-2014	92.2%	- 1.5%	94.5%	- 1.0%
Dec-2014	93.1%	- 0.6%	94.4%	- 1.1%
Jan-2015	92.4%	+ 0.2%	93.6%	- 1.5%
Feb-2015	90.0%	- 3.0%	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%	97.0%	+ 0.7%
Jul-2015	95.3%	- 1.1%	96.5%	- 0.3%
Aug-2015	95.3%	+ 0.8%	96.0%	- 0.1%
Sep-2015	95.0%	+ 0.9%	95.8%	+ 0.5%
Average	93.9%	- 0.1%	95.7%	- 0.1%

Historical Percent of Original List Price Received

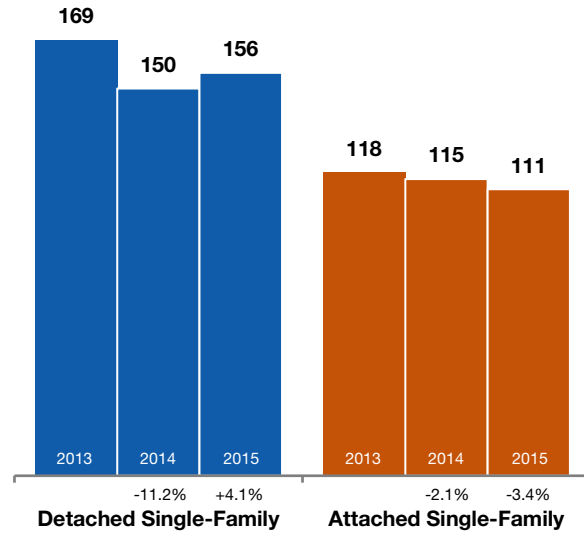


Housing Affordability Index

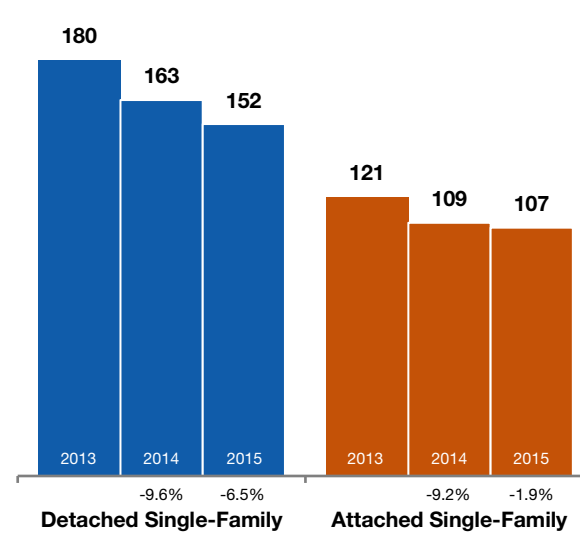
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



September

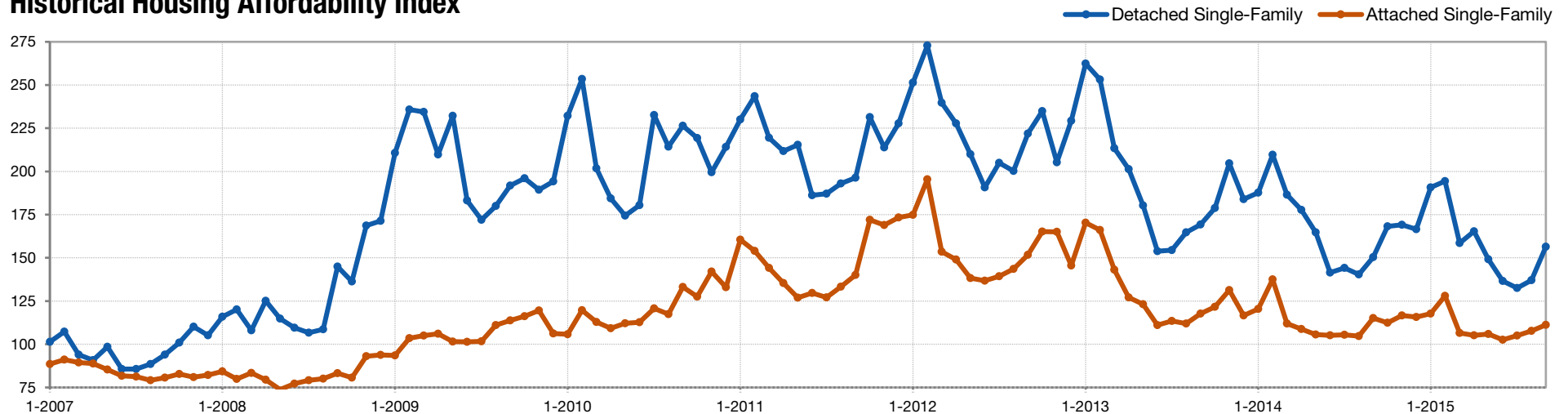


Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	168	- 5.9%	112	- 7.6%
Nov-2014	169	- 17.3%	117	- 11.2%
Dec-2014	167	- 9.5%	116	- 0.7%
Jan-2015	191	+ 1.6%	118	- 2.3%
Feb-2015	194	- 7.3%	128	- 6.9%
Mar-2015	159	- 15.0%	107	- 4.9%
Apr-2015	165	- 7.0%	105	- 3.3%
May-2015	149	- 9.5%	106	+ 0.2%
Jun-2015	137	- 3.5%	103	- 2.4%
Jul-2015	133	- 8.1%	105	- 0.4%
Aug-2015	137	- 2.4%	108	+ 2.8%
Sep-2015	156	+ 4.1%	111	- 3.4%
Average	160	- 7.0%	111	- 3.6%

Historical Housing Affordability Index

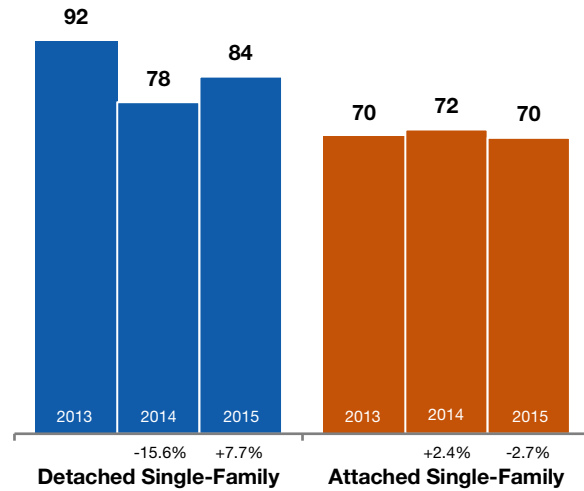


Market Time

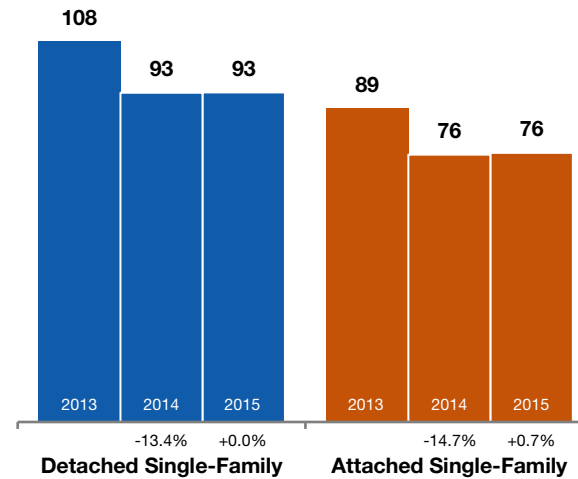
Average number of days between when a property is listed and when an offer is accepted in a given month.



September

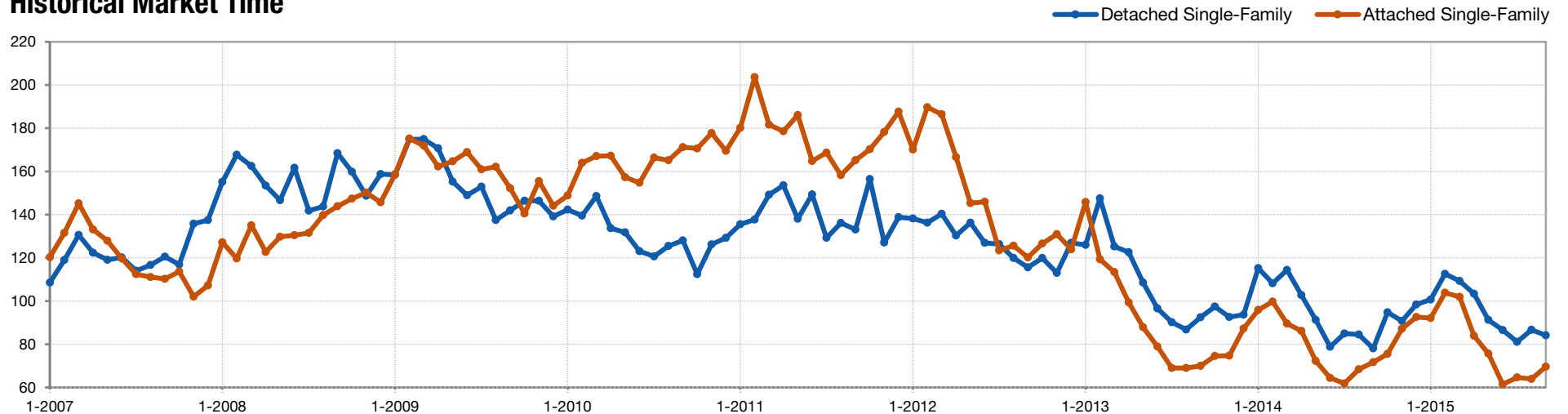


Year to Date



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	95	- 2.7%	76	+ 1.3%
Nov-2014	91	- 1.9%	87	+ 16.7%
Dec-2014	98	+ 5.0%	93	+ 6.1%
Jan-2015	101	- 12.6%	92	- 3.9%
Feb-2015	113	+ 4.0%	104	+ 4.2%
Mar-2015	109	- 4.5%	102	+ 13.7%
Apr-2015	103	+ 0.5%	84	- 2.7%
May-2015	91	- 0.1%	76	+ 4.7%
Jun-2015	87	+ 9.9%	61	- 4.5%
Jul-2015	81	- 4.6%	65	+ 4.6%
Aug-2015	87	+ 2.6%	64	- 6.7%
Sep-2015	84	+ 7.7%	70	- 2.7%
Average	94	+ 0.1%	78	+ 1.9%

Historical Market Time

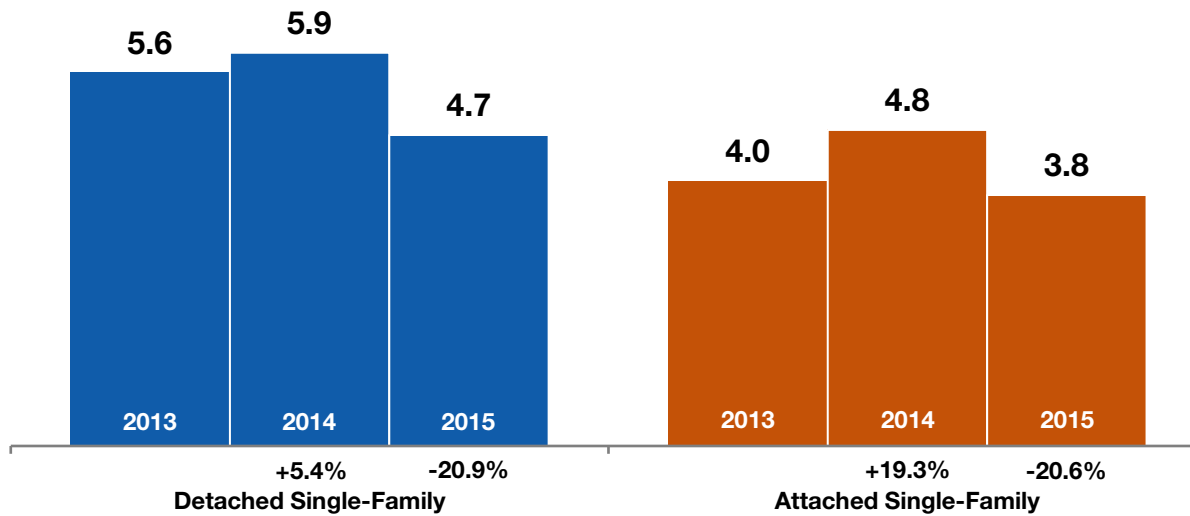


Months Supply of Inventory

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.

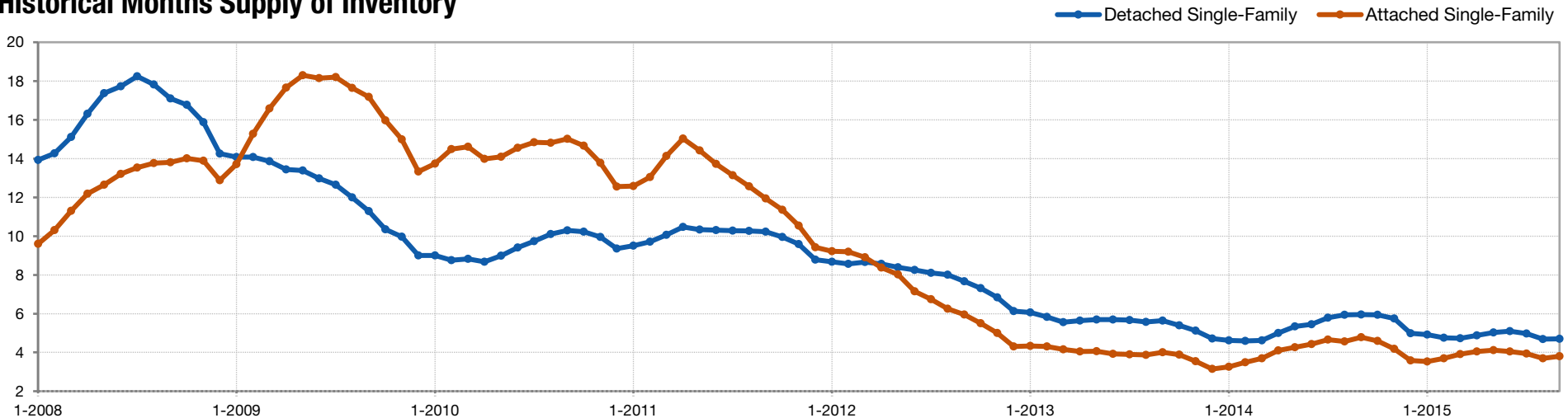


September



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	5.9	+ 10.0%	4.6	+ 18.4%
Nov-2014	5.7	+ 12.1%	4.2	+ 17.9%
Dec-2014	5.0	+ 5.6%	3.6	+ 13.9%
Jan-2015	4.9	+ 6.6%	3.5	+ 8.2%
Feb-2015	4.7	+ 3.4%	3.7	+ 5.9%
Mar-2015	4.7	+ 2.2%	3.9	+ 6.0%
Apr-2015	4.9	- 2.4%	4.0	- 1.2%
May-2015	5.0	- 5.7%	4.1	- 3.5%
Jun-2015	5.1	- 6.7%	4.0	- 8.7%
Jul-2015	5.0	- 14.2%	3.9	- 15.5%
Aug-2015	4.7	- 21.0%	3.7	- 19.2%
Sep-2015	4.7	- 21.1%	3.8	- 20.7%
Average	5.1	- 2.2%	4.0	- 0.8%

Historical Months Supply of Inventory

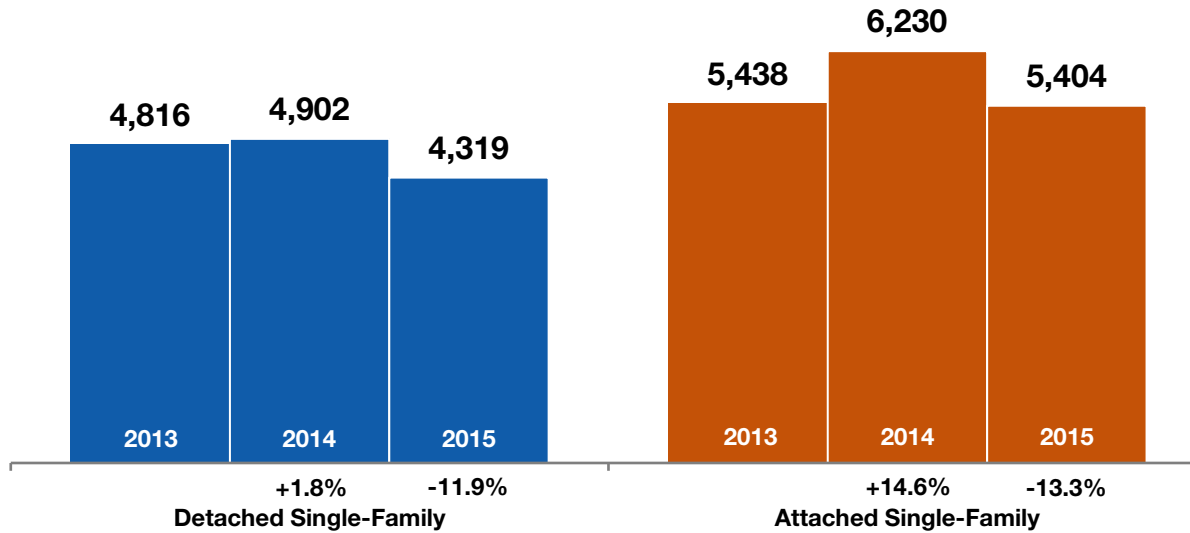


Inventory of Homes for Sale

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.

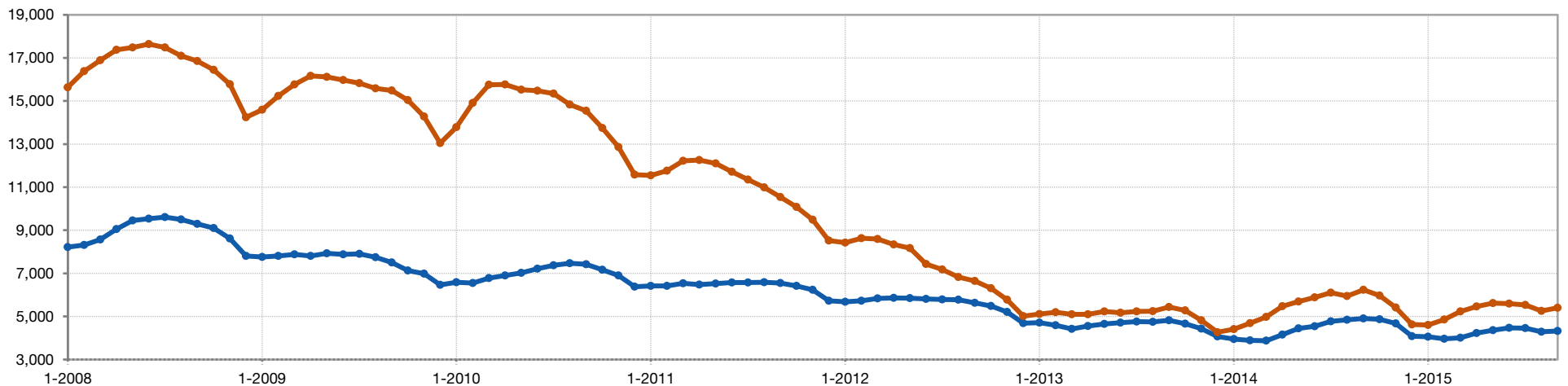


September



	Detached Single-Family	Year-Over-Year Change	Attached Single-Family	Year-Over-Year Change
Oct-2014	4,867	+ 4.5%	5,963	+ 13.0%
Nov-2014	4,680	+ 5.7%	5,411	+ 12.4%
Dec-2014	4,087	+ 0.4%	4,631	+ 8.5%
Jan-2015	4,052	+ 2.5%	4,599	+ 4.3%
Feb-2015	3,956	+ 1.9%	4,860	+ 3.6%
Mar-2015	4,013	+ 3.7%	5,226	+ 5.0%
Apr-2015	4,225	+ 1.6%	5,458	- 0.2%
May-2015	4,359	- 1.8%	5,617	- 1.2%
Jun-2015	4,470	- 1.6%	5,594	- 4.9%
Jul-2015	4,456	- 6.6%	5,530	- 9.3%
Aug-2015	4,292	- 11.5%	5,254	- 11.5%
Sep-2015	4,319	- 12.0%	5,404	- 13.3%
Average	4,359	- 0.5%	5,326	+ 0.2%

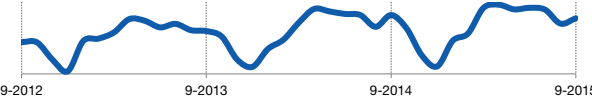





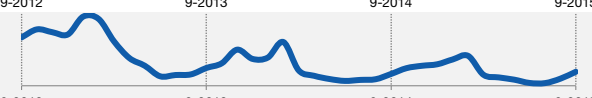
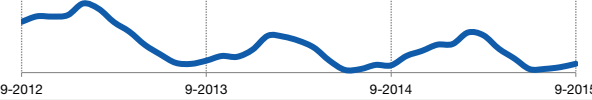

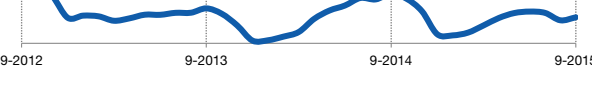
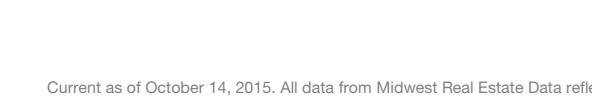
Historical Inventory of Homes for Sale



All Properties Market Overview

Key market metrics for the current month and year-to-date figures for all properties.



Key Metrics	Historical Sparklines	9-2014	9-2015	+ / -	YTD 2014	YTD 2015	+ / -
New Listings		4,608	4,447	- 3.5%	38,081	40,495	+ 6.3%
Closed Sales		2,242	2,384	+ 6.3%	19,653	21,533	+ 9.6%
Under Contract (Contingent and Pending)		1,984	2,302	+ 16.1%	20,406	23,144	+ 13.4%
Median Sales Price		\$249,000	\$250,000	+ 0.4%	\$250,000	\$268,000	+ 7.2%
Average Sales Price		\$338,291	\$344,890	+ 2.0%	\$335,578	\$352,314	+ 5.0%
Average List Price		\$403,427	\$444,503	+ 10.2%	\$379,570	\$407,434	+ 7.3%
Percent of Original List Price Received		94.9%	95.5%	+ 0.6%	95.2%	95.3%	+ 0.1%
Housing Affordability Index		135	139	+ 2.7%	134	129	- 3.8%
Market Time		74	76	+ 2.2%	82	83	+ 0.4%
Months Supply of Inventory		5.2	4.2	- 20.8%	--	--	--
Inventory of Homes for Sale		11,132	9,723	- 12.8%	--	--	--