

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 March 5, 2016

Data current as of March 14, 2016

Early March continues the 2016 trend of slow and steady home price increases across most of the country. Conversely, interest rates have remained low, keeping inventory and home sales balanced and the market healthy.

SINGLE-FAMILY DETACHED

For the week ending March 5:

- New Listings increased 10.3% to 440
- Under Contract Sales increased 32.3% to 295
- Inventory decreased 12.0% to 3,532

For the month of February:

- Median Sales Price increased 15.8% to \$179,450
- Market Time decreased 8.8% to 103
- Pct of List Price Rec'd increased 3.6% to 93.2%
- Months Supply decreased 22.4% to 3.8

SINGLE-FAMILY ATTACHED

For the week ending March 5:

- New Listings increased 3.0% to 748
- Under Contract Sales increased 32.8% to 498
- Inventory decreased 16.9% to 4,104

For the month of February:

- Median Sales Price increased 9.2% to \$284,000
- Market Time decreased 2.9% to 101
- Pct of List Price Rec'd increased 0.9% to 94.5%
- Months Supply decreased 24.3% to 2.8

Quick Facts

+ 10.3%	+ 3.0%	+ 32.3%	+ 32.8%	- 12.0%	- 16.9%
<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

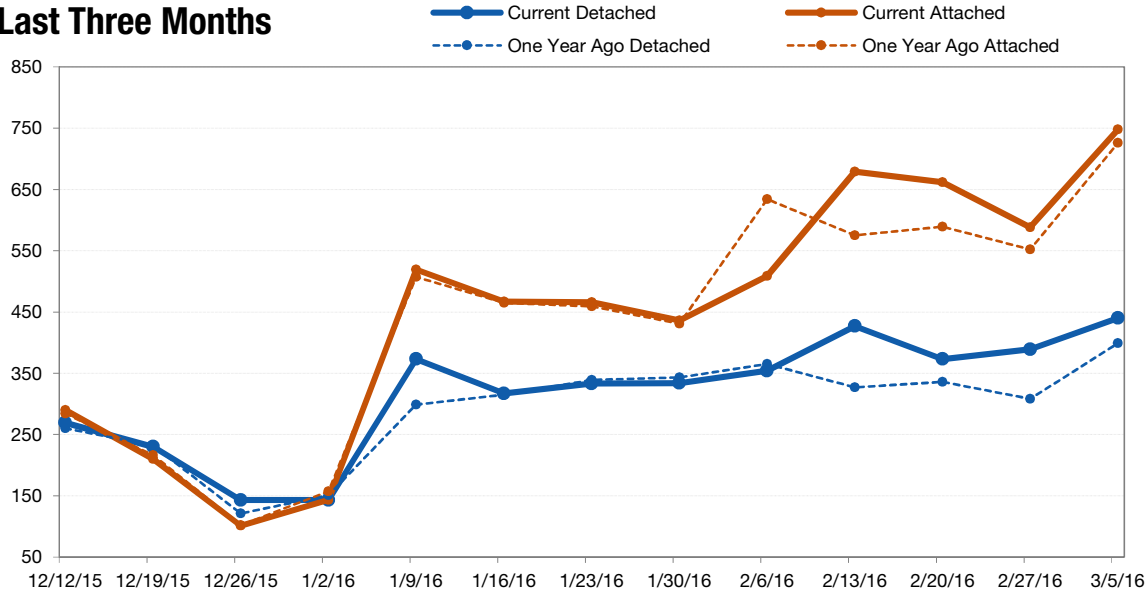
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New Listings

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

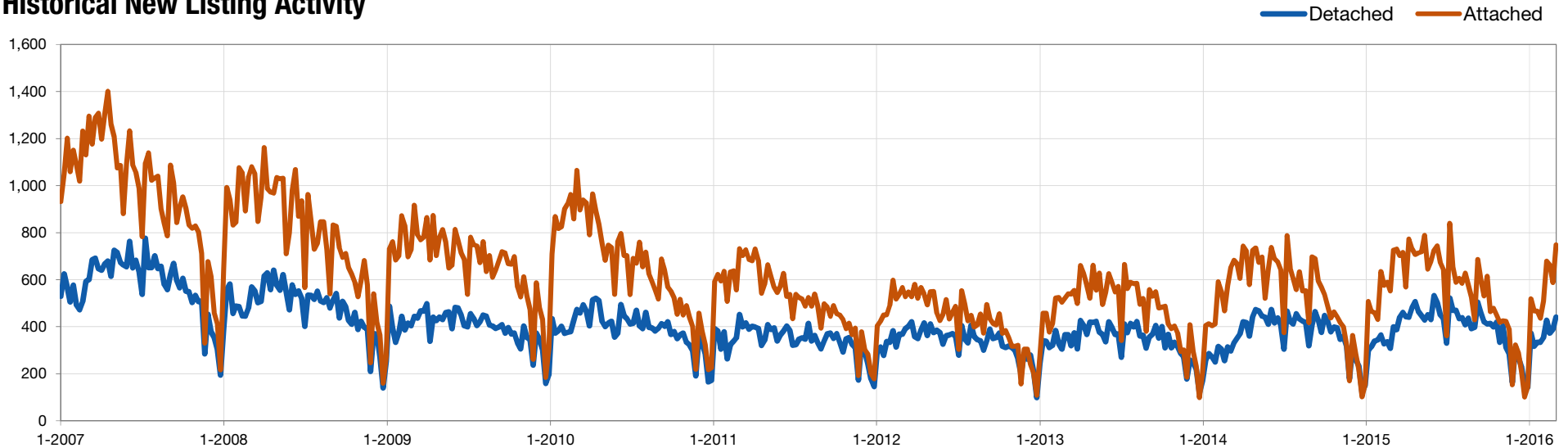


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/12/2015	269	+ 3.5%	290	+ 2.1%
12/19/2015	230	- 0.9%	210	- 2.8%
12/26/2015	143	+ 18.2%	101	- 1.0%
1/2/2016	143	- 5.3%	143	- 8.9%
1/9/2016	373	+ 24.7%	519	+ 2.4%
1/16/2016	317	+ 0.6%	467	+ 0.4%
1/23/2016	333	- 1.8%	466	+ 1.5%
1/30/2016	334	- 2.6%	436	+ 1.2%
2/6/2016	354	- 3.0%	509	- 19.7%
2/13/2016	427	+ 30.6%	679	+ 18.1%
2/20/2016	373	+ 11.0%	662	+ 12.4%
2/27/2016	389	+ 26.3%	588	+ 6.5%
3/5/2016	440	+ 10.3%	748	+ 3.0%
3-Month Avg.	317	+ 8.7%	448	+ 2.1%

Historical New Listing Activity

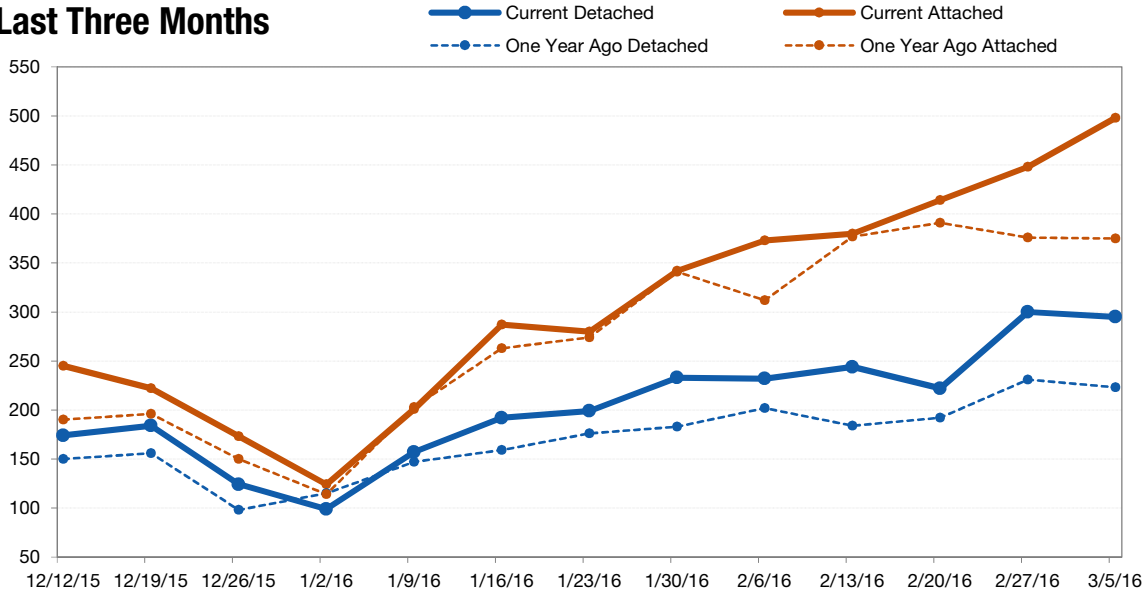


Under Contract

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

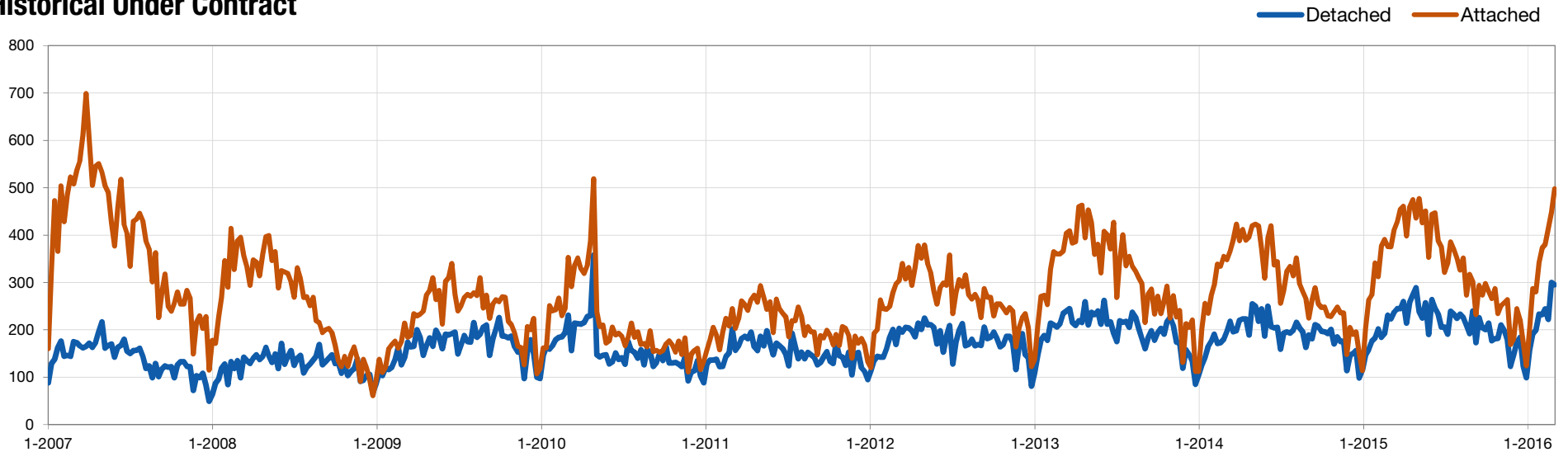


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/12/2015	174	+ 16.0%	245	+ 28.9%
12/19/2015	184	+ 17.9%	222	+ 13.3%
12/26/2015	124	+ 26.5%	173	+ 15.3%
1/2/2016	99	- 13.9%	124	+ 8.8%
1/9/2016	157	+ 6.8%	201	- 1.0%
1/16/2016	192	+ 20.8%	287	+ 9.1%
1/23/2016	199	+ 13.1%	280	+ 2.2%
1/30/2016	233	+ 27.3%	342	+ 0.3%
2/6/2016	232	+ 14.9%	373	+ 19.6%
2/13/2016	244	+ 32.6%	380	+ 0.8%
2/20/2016	222	+ 15.6%	414	+ 5.9%
2/27/2016	300	+ 29.9%	448	+ 19.1%
3/5/2016	295	+ 32.3%	498	+ 32.8%
3-Month Avg.	204	+ 19.8%	307	+ 11.9%

Historical Under Contract

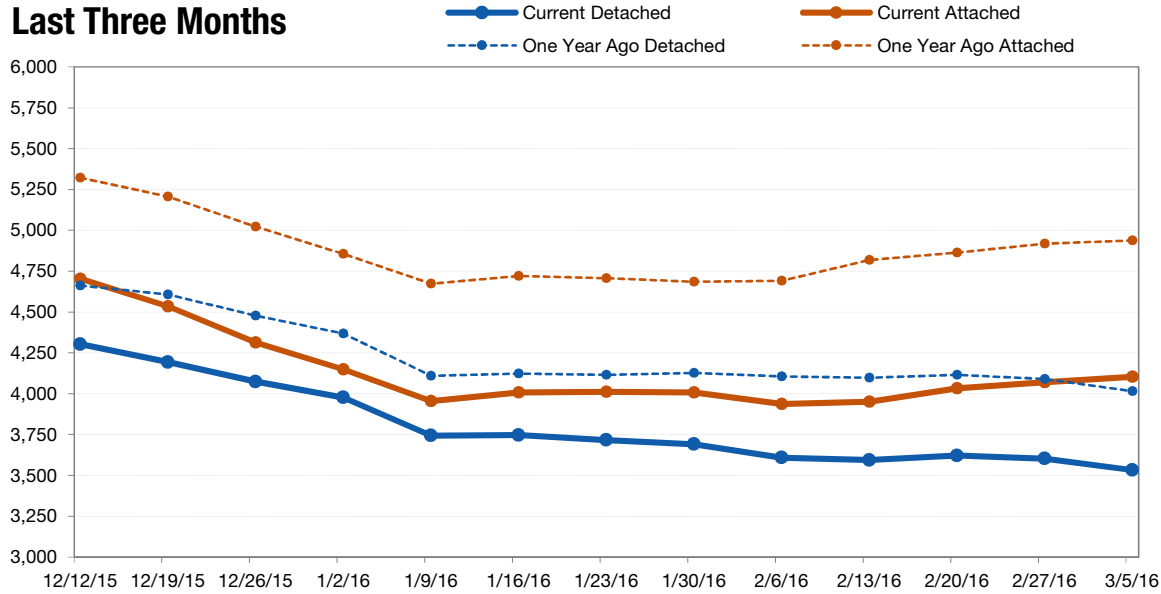


Inventory of Homes for Sale

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

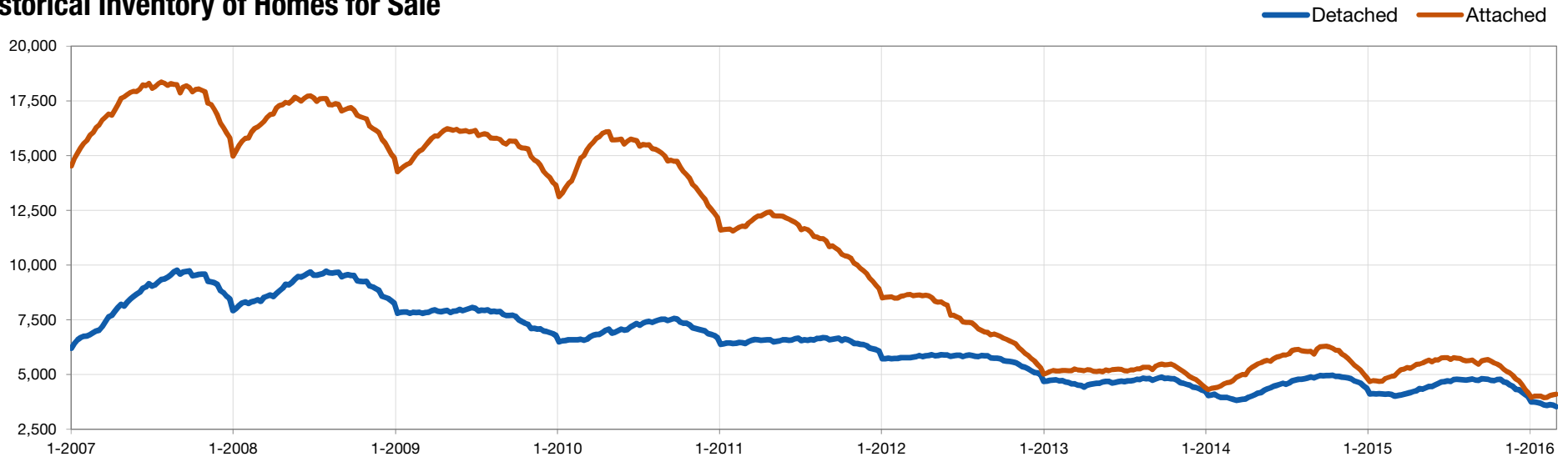


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/12/2015	4,303	- 7.7%	4,703	- 11.6%
12/19/2015	4,193	- 9.0%	4,534	- 12.9%
12/26/2015	4,073	- 9.0%	4,313	- 14.1%
1/2/2016	3,976	- 9.0%	4,148	- 14.6%
1/9/2016	3,743	- 8.9%	3,954	- 15.4%
1/16/2016	3,746	- 9.1%	4,008	- 15.1%
1/23/2016	3,716	- 9.7%	4,012	- 14.7%
1/30/2016	3,690	- 10.6%	4,008	- 14.5%
2/6/2016	3,608	- 12.1%	3,937	- 16.1%
2/13/2016	3,593	- 12.3%	3,951	- 18.0%
2/20/2016	3,621	- 12.0%	4,033	- 17.1%
2/27/2016	3,602	- 11.9%	4,070	- 17.3%
3/5/2016	3,532	- 12.0%	4,104	- 16.9%
3-Month Avg.	3,800	- 10.2%	4,137	- 15.2%

Historical Inventory of Homes for Sale

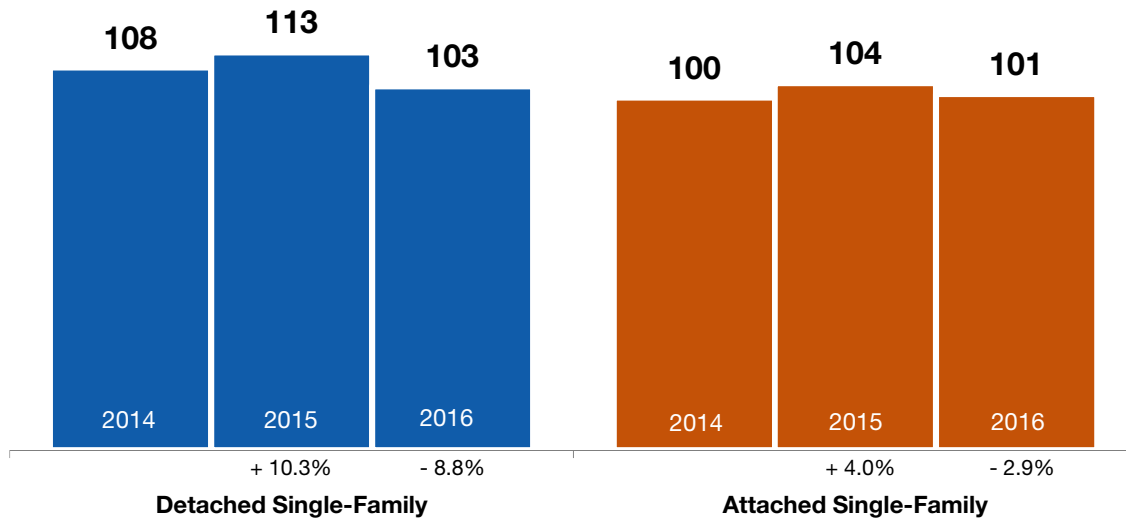


Market Time

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

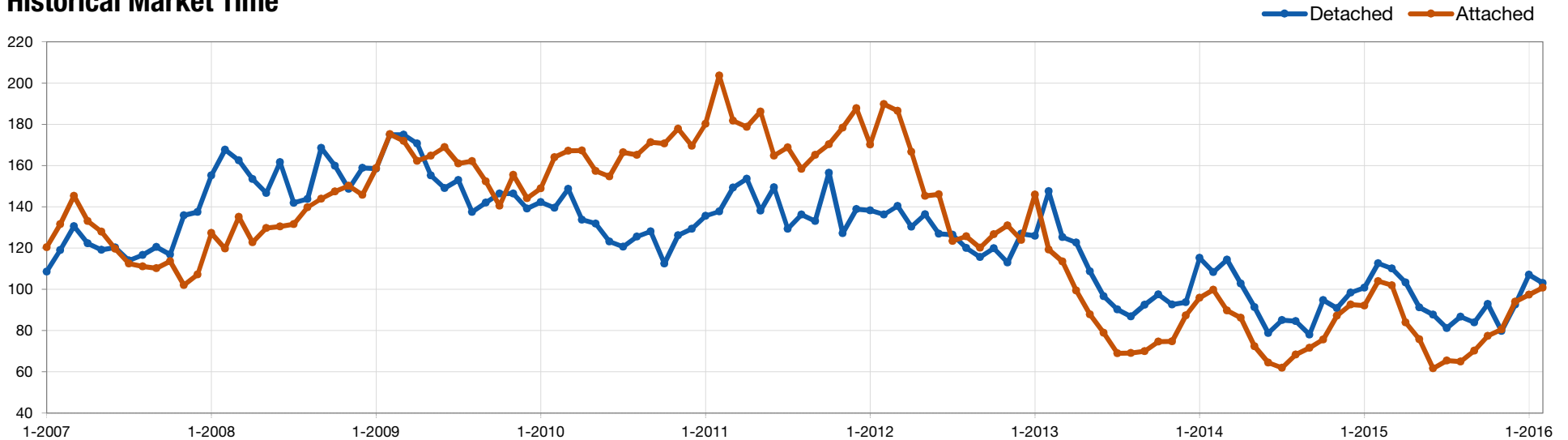


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	97	+5.4%
Feb-2016	103	-8.8%	101	-2.9%
Average	92	-0.8%	78	+0.5%

Historical Market Time

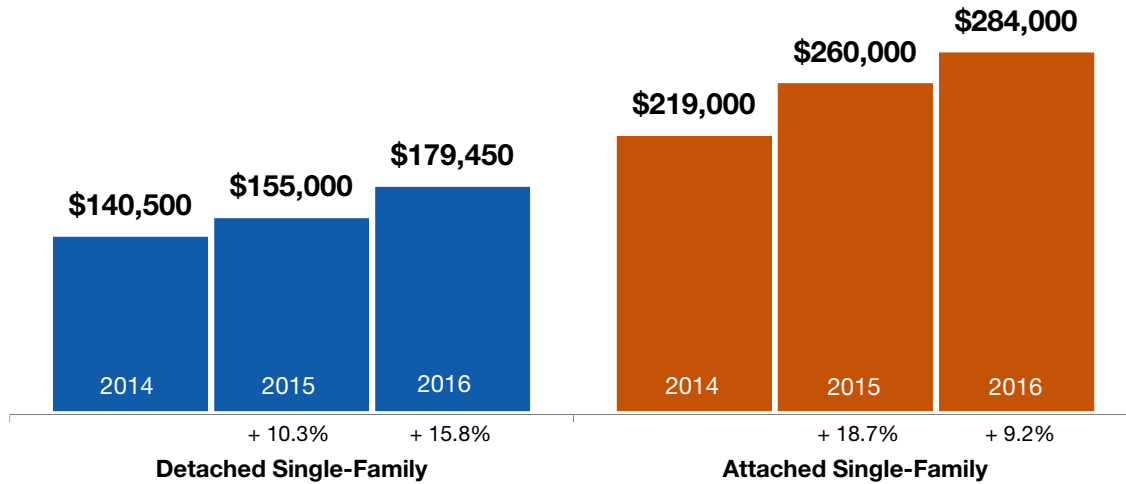


Median Sales Price

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

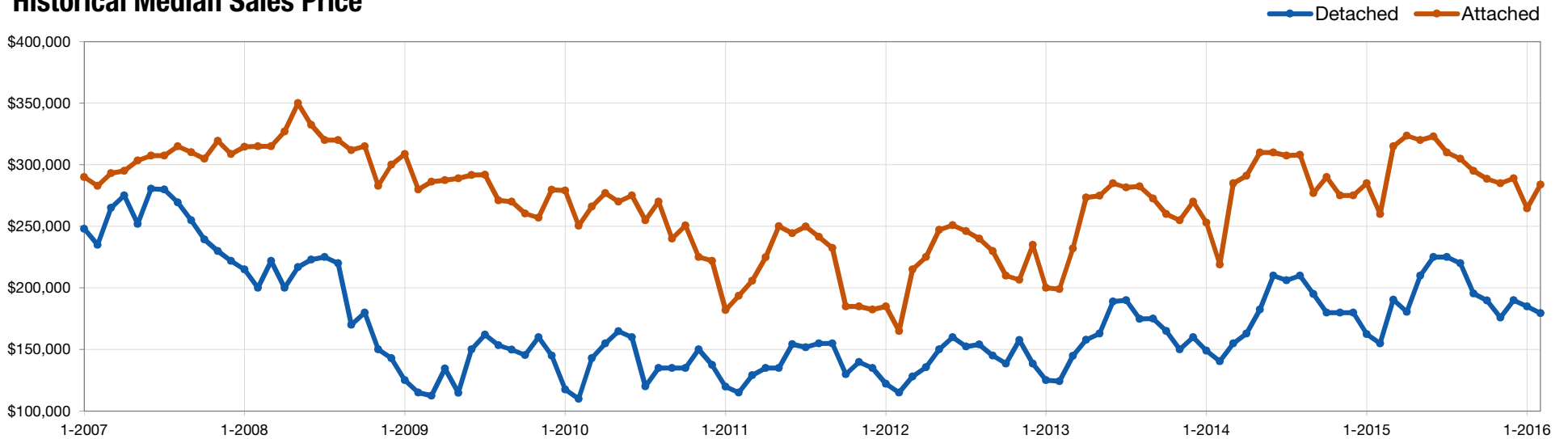


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$189,900	+ 5.5%	\$288,500	- 0.5%
Nov-2015	\$176,000	- 2.2%	\$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	\$179,450	+ 15.8%	\$284,000	+ 9.2%
Median	\$198,900	+ 8.7%	\$305,000	+ 3.4%

Historical Median Sales Price

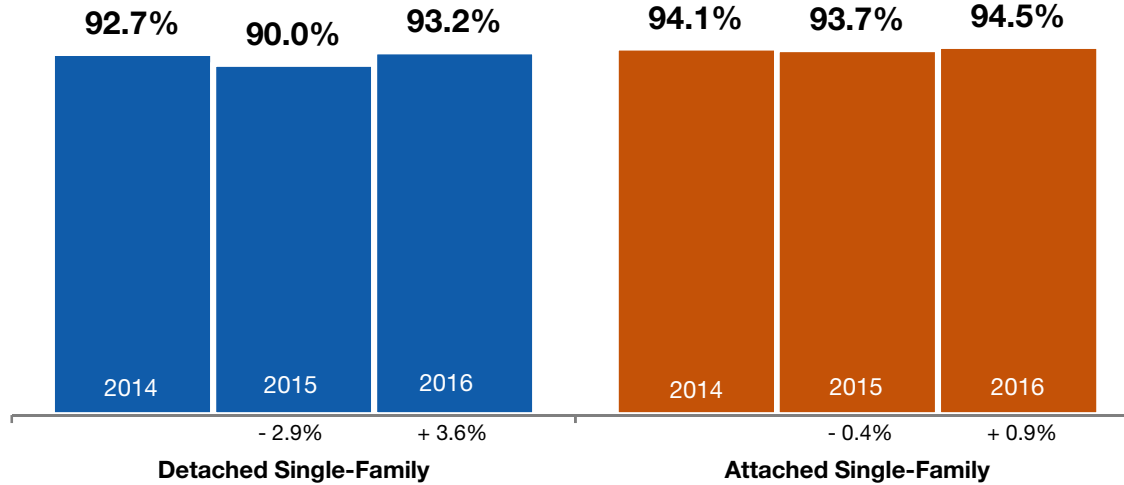


Percent of Original List Price Received

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.

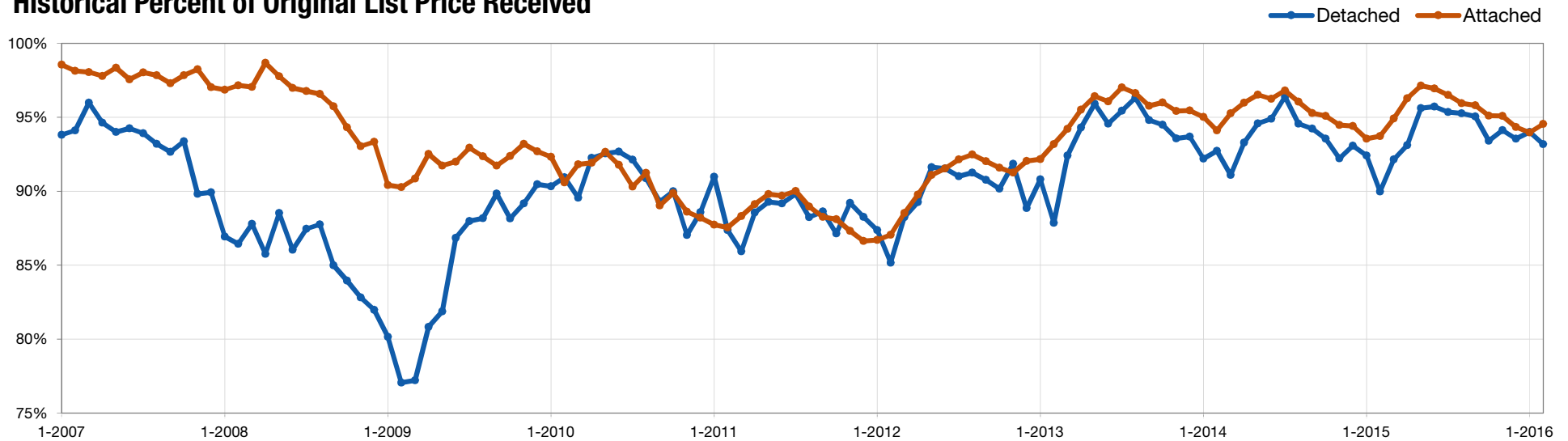


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	94.1%	+ 2.1%	95.1%	+ 0.6%
Dec-2015	93.5%	+ 0.4%	94.3%	- 0.1%
Jan-2016	94.0%	+ 1.7%	94.0%	+ 0.4%
Feb-2016	93.2%	+ 3.6%	94.5%	+ 0.9%
Average	94.3%	+ 0.8%	95.8%	+ 0.3%

Historical Percent of Original List Price Received

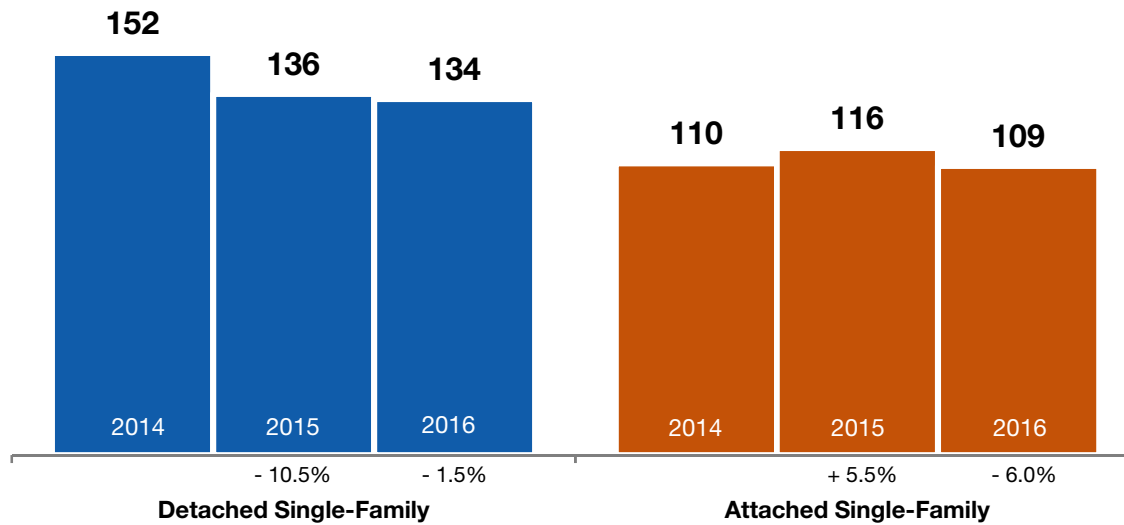


Housing Affordability Index

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.

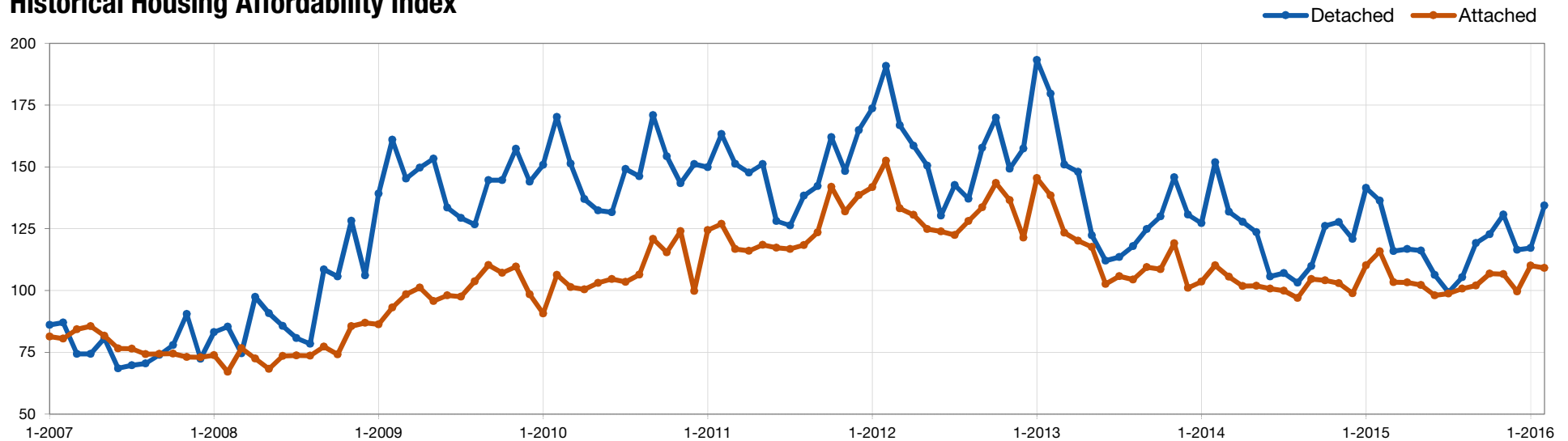


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Feb-2016	134	- 1.5%	109	- 6.0%
Average	117	- 4.0%	103	- 0.2%

Historical Housing Affordability Index

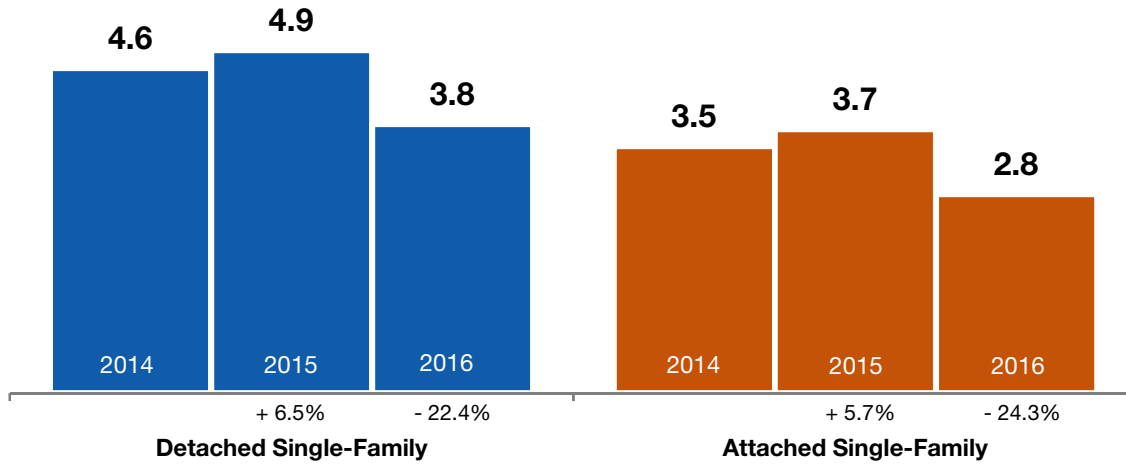


Months Supply of Inventory

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.



February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2015	4.9	+ 6.5%	4.0	+ 8.1%
Apr-2015	5.1	+ 2.0%	4.1	0.0%
May-2015	5.3	0.0%	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	5.4	- 10.0%	4.0	- 13.0%
Sep-2015	5.3	- 11.7%	4.0	- 16.7%
Oct-2015	5.3	- 11.7%	3.7	- 19.6%
Nov-2015	4.8	- 17.2%	3.4	- 19.0%
Dec-2015	4.2	- 16.0%	2.7	- 25.0%
Jan-2016	4.0	- 20.0%	2.7	- 25.0%
Feb-2016	3.8	- 22.4%	2.8	- 24.3%
Average	4.9	- 9.6%	3.7	- 13.0%

Historical Months Supply of Inventory

