

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 16, 2016

Data current as of April 25, 2016

Higher home prices and declining months' supply confirm that it continues to be an excellent time to sell as we start to shift into the heart of the sales season. While construction is expected to pick up and both first-time and move-up buyers are eager to bid for the perfect home, we still need to find a solution for the ongoing problem of low inventory.

SINGLE-FAMILY DETACHED

For the week ending April 16:

- New Listings decreased 4.8% to 458
- Under Contract Sales increased 31.0% to 338
- Inventory decreased 15.5% to 3,582

For the month of March:

- Median Sales Price increased 7.6% to \$205,000
- Market Time decreased 9.1% to 100
- Pct of List Price Rec'd increased 3.3% to 95.1%
- Months Supply decreased 18.4% to 4.0

SINGLE-FAMILY ATTACHED

For the week ending April 16:

- New Listings decreased 4.1% to 703
- Under Contract Sales increased 17.2% to 538
- Inventory decreased 18.0% to 4,410

For the month of March:

- Median Sales Price decreased 3.2% to \$305,000
- Market Time decreased 10.8% to 91
- Pct of List Price Rec'd increased 1.7% to 96.5%
- Months Supply decreased 25.0% to 3.0

Quick Facts

- 4.8%	- 4.1%	+ 31.0%	+ 17.2%	- 15.5%	- 18.0%
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

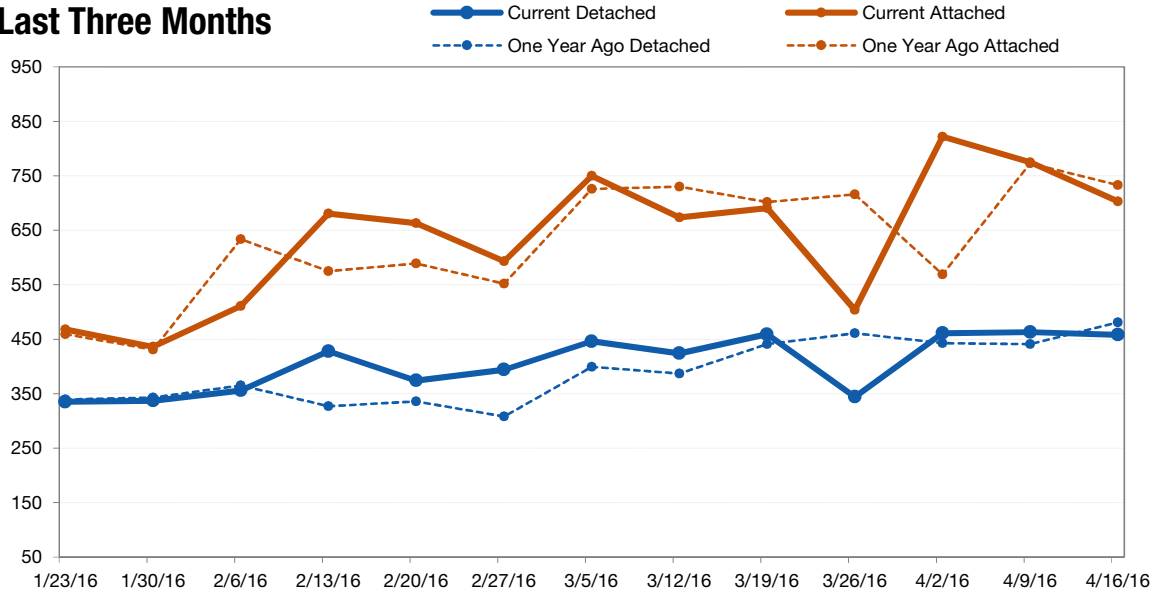
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New Listings

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

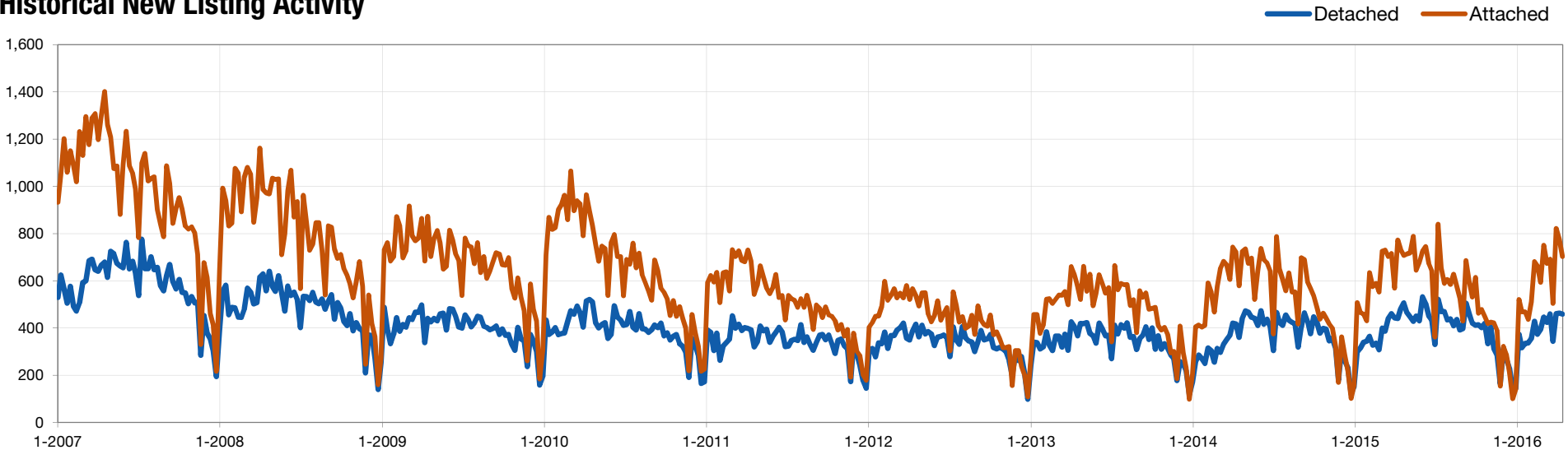


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/23/2016	335	- 1.2%	468	+ 2.0%
1/30/2016	337	- 1.7%	436	+ 1.2%
2/6/2016	356	- 2.5%	511	- 19.4%
2/13/2016	428	+ 30.9%	681	+ 18.4%
2/20/2016	374	+ 11.3%	663	+ 12.6%
2/27/2016	394	+ 27.9%	593	+ 7.4%
3/5/2016	446	+ 11.8%	750	+ 3.3%
3/12/2016	424	+ 9.6%	674	- 7.7%
3/19/2016	459	+ 4.1%	691	- 1.6%
3/26/2016	344	- 25.4%	504	- 29.6%
4/2/2016	461	+ 4.1%	822	+ 44.5%
4/9/2016	463	+ 5.0%	775	+ 0.3%
4/16/2016	458	- 4.8%	703	- 4.1%
3-Month Avg.	406	+ 4.1%	636	+ 1.0%

Historical New Listing Activity

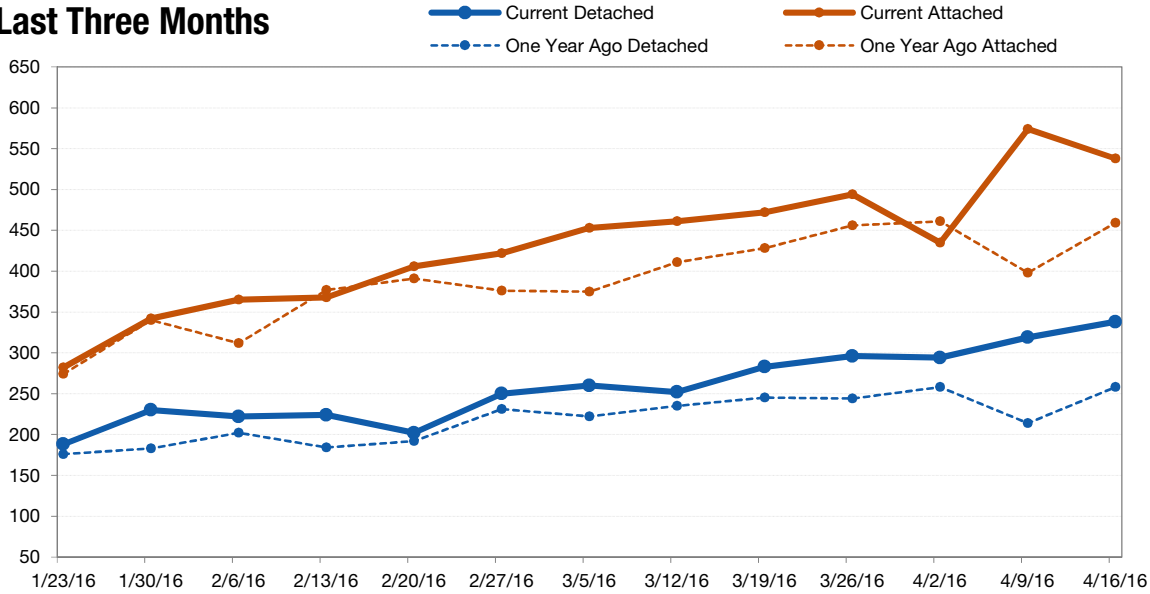


Under Contract

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

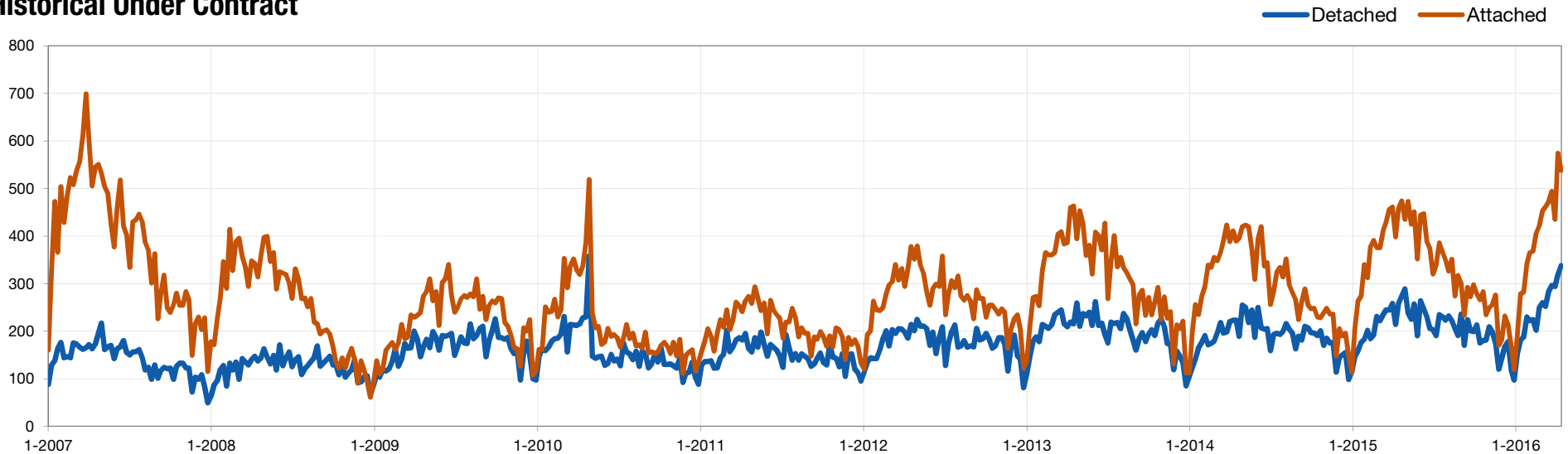


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/23/2016	188	+ 6.8%	282	+ 2.9%
1/30/2016	230	+ 25.7%	342	+ 0.6%
2/6/2016	222	+ 9.9%	365	+ 17.0%
2/13/2016	224	+ 21.7%	368	- 2.4%
2/20/2016	202	+ 5.2%	406	+ 3.8%
2/27/2016	250	+ 8.2%	422	+ 12.2%
3/5/2016	260	+ 17.1%	453	+ 20.8%
3/12/2016	252	+ 7.2%	461	+ 12.2%
3/19/2016	283	+ 15.5%	472	+ 10.3%
3/26/2016	296	+ 21.3%	494	+ 8.3%
4/2/2016	294	+ 14.0%	435	- 5.6%
4/9/2016	319	+ 49.1%	574	+ 44.2%
4/16/2016	338	+ 31.0%	538	+ 17.2%
3-Month Avg.	258	+ 18.1%	432	+ 11.0%

Historical Under Contract

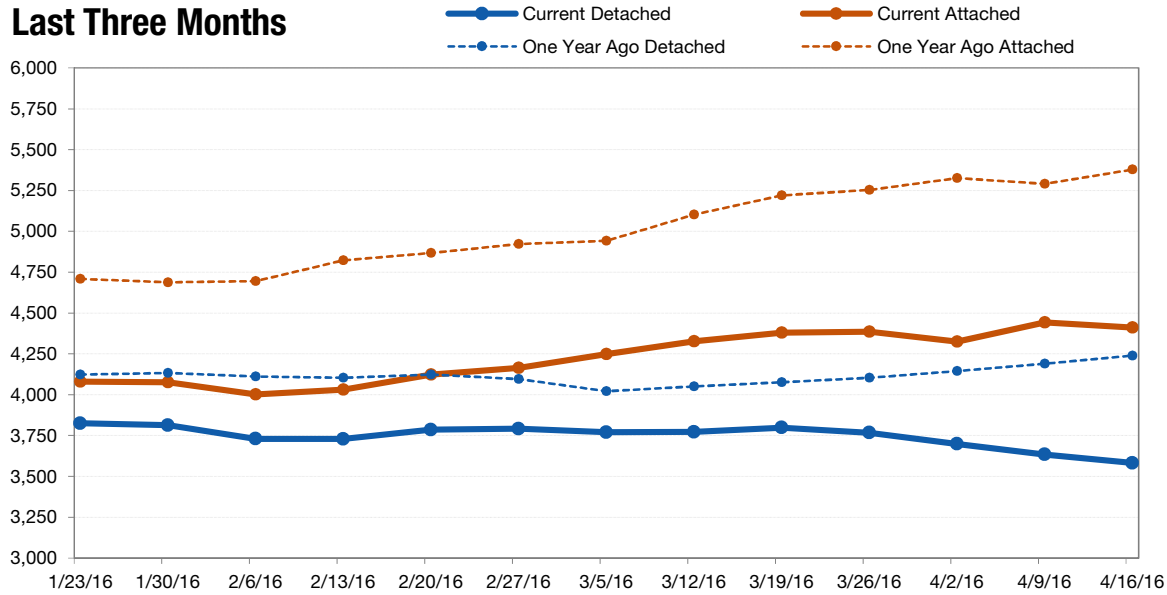


Inventory of Homes for Sale

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

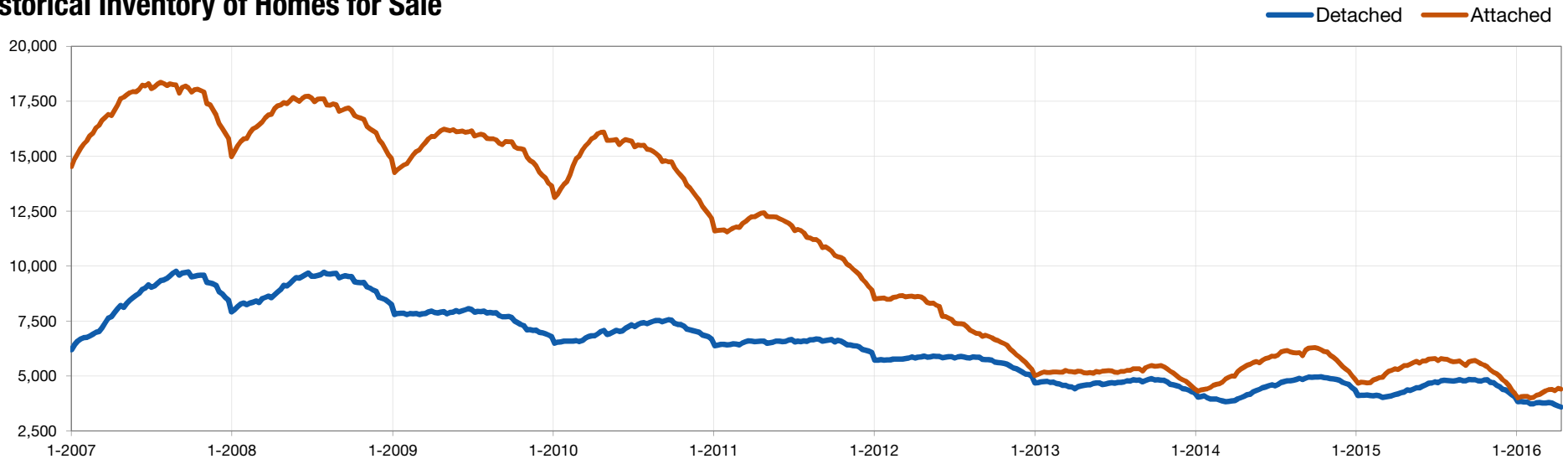


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/23/2016	3,825	- 7.2%	4,080	- 13.4%
1/30/2016	3,813	- 7.7%	4,075	- 13.1%
2/6/2016	3,730	- 9.3%	4,001	- 14.8%
2/13/2016	3,729	- 9.1%	4,031	- 16.4%
2/20/2016	3,785	- 8.2%	4,122	- 15.3%
2/27/2016	3,791	- 7.4%	4,164	- 15.4%
3/5/2016	3,770	- 6.2%	4,248	- 14.0%
3/12/2016	3,772	- 6.9%	4,327	- 15.2%
3/19/2016	3,798	- 6.8%	4,379	- 16.1%
3/26/2016	3,767	- 8.2%	4,386	- 16.5%
4/2/2016	3,698	- 10.8%	4,325	- 18.8%
4/9/2016	3,634	- 13.3%	4,442	- 16.0%
4/16/2016	3,582	- 15.5%	4,410	- 18.0%
3-Month Avg.	3,746	- 9.0%	4,230	- 15.7%

Historical Inventory of Homes for Sale

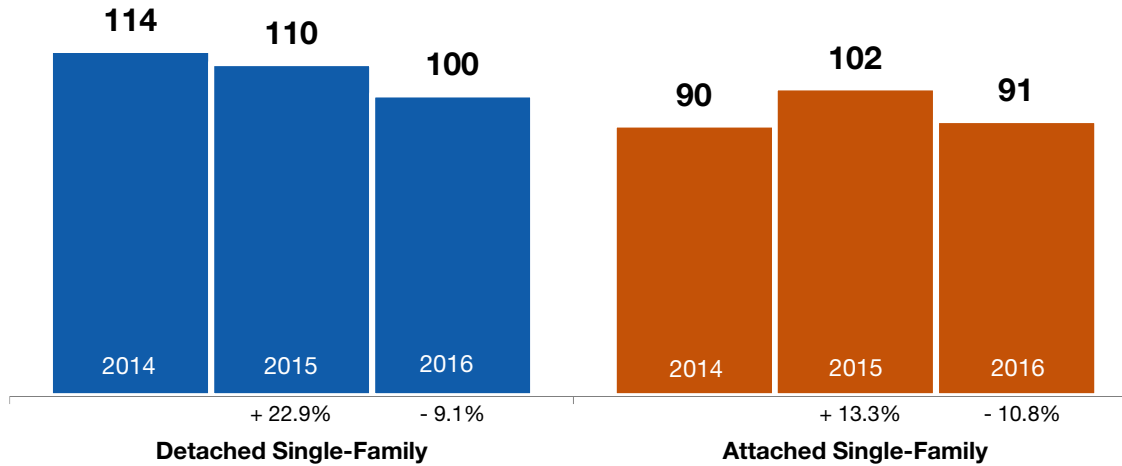


Market Time

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

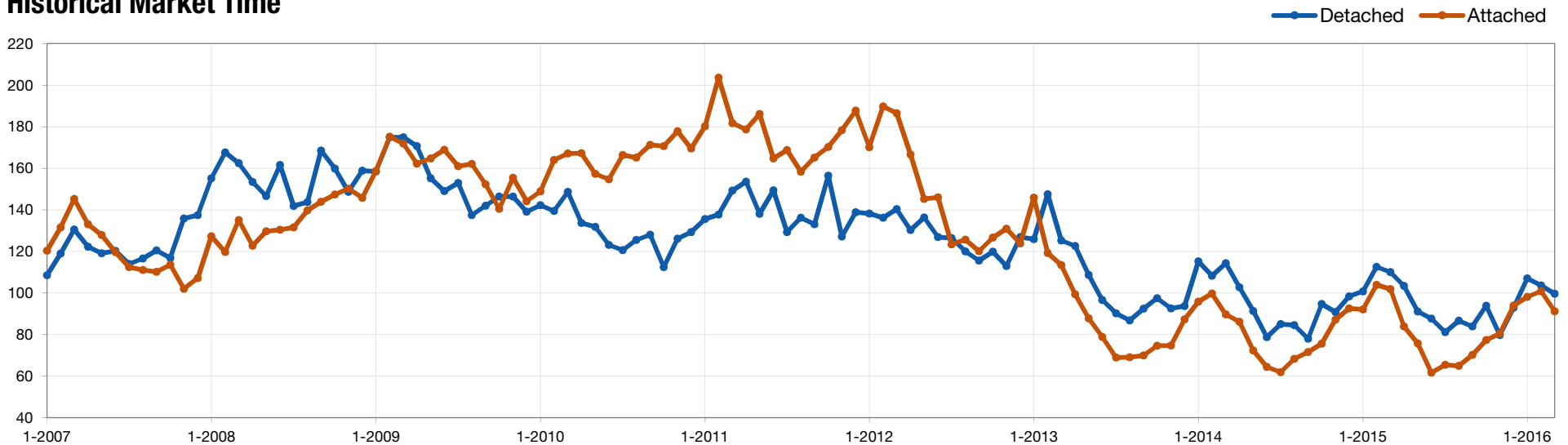


March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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	100	-9.1%	91	-10.8%
Average	92	-1.3%	77	-2.1%

Historical Market Time

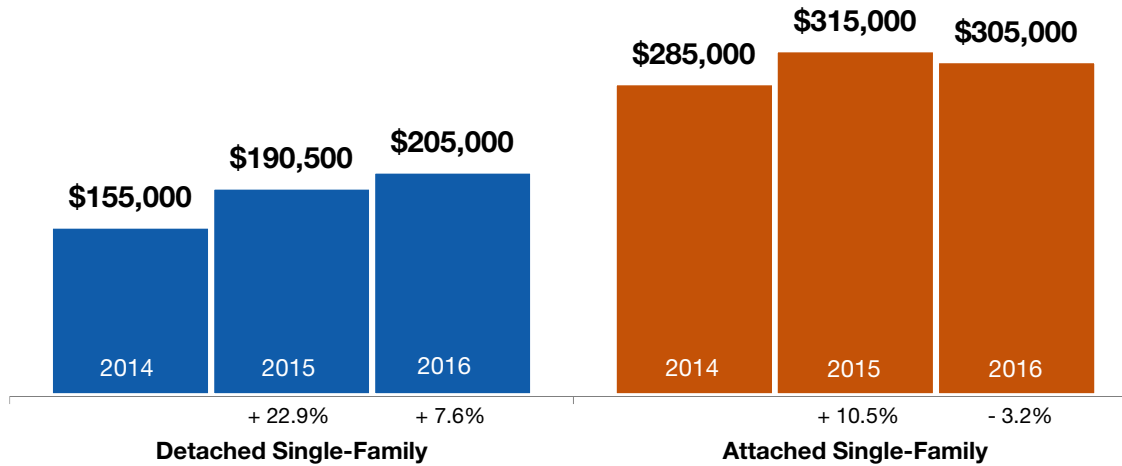


Median Sales Price

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

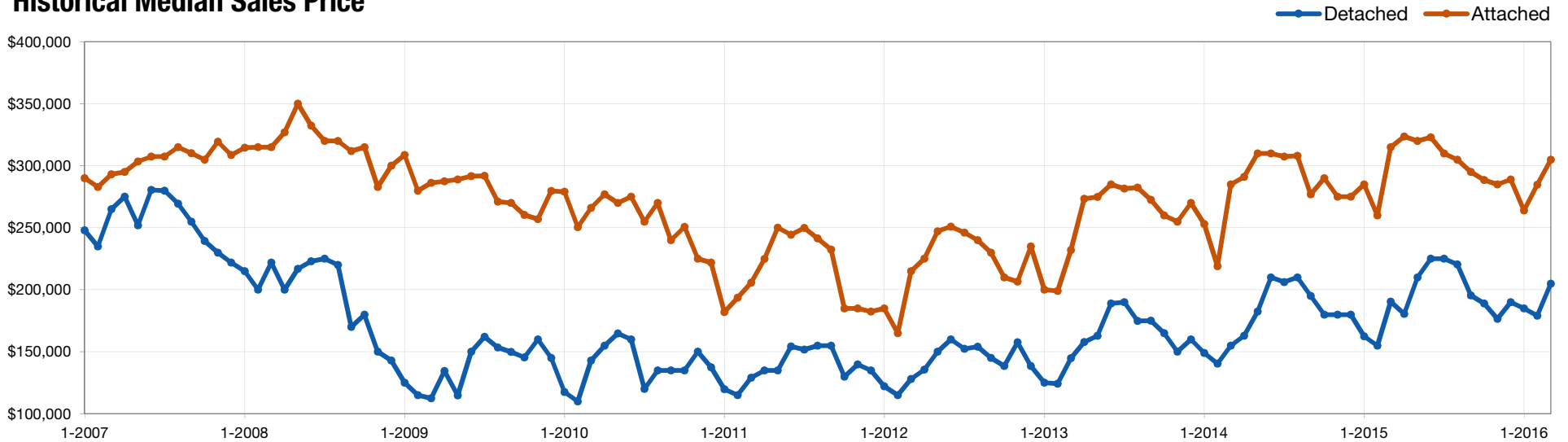


March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$220,400	+ 5.0%	\$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%	\$264,000	- 7.4%
Feb-2016	\$179,000	+ 15.5%	\$284,750	+ 9.5%
Mar-2016	\$205,000	+ 7.6%	\$305,000	- 3.2%
Median	\$199,900	+ 8.1%	\$305,000	+ 3.4%

Historical Median Sales Price

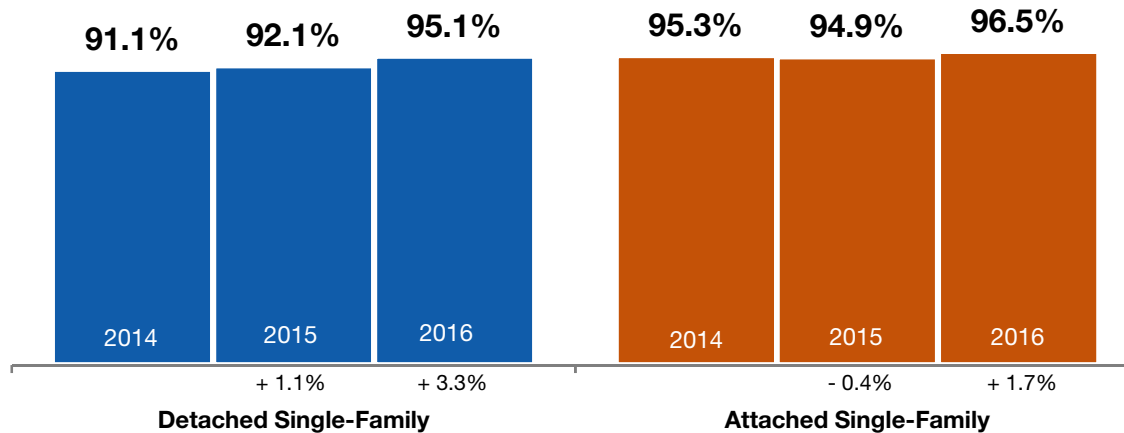


Percent of Original List Price Received

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.

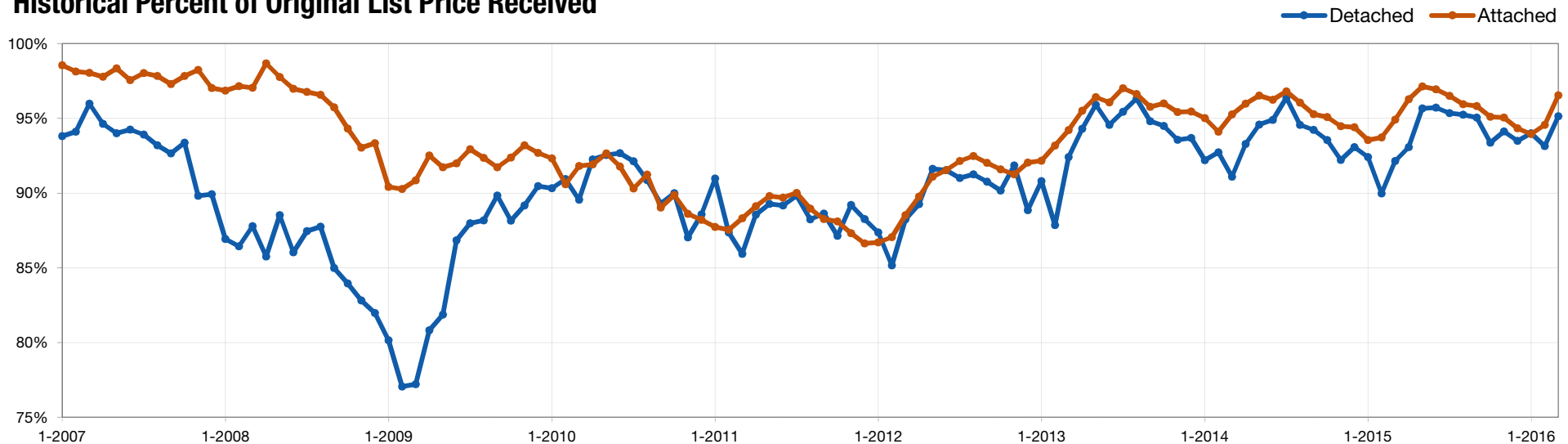


March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Apr-2015	93.1%	- 0.2%	96.3%	+ 0.3%
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	93.5%	+ 0.4%	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%	96.5%	+ 1.7%
Average	94.6%	+ 1.0%	95.9%	+ 0.5%

Historical Percent of Original List Price Received

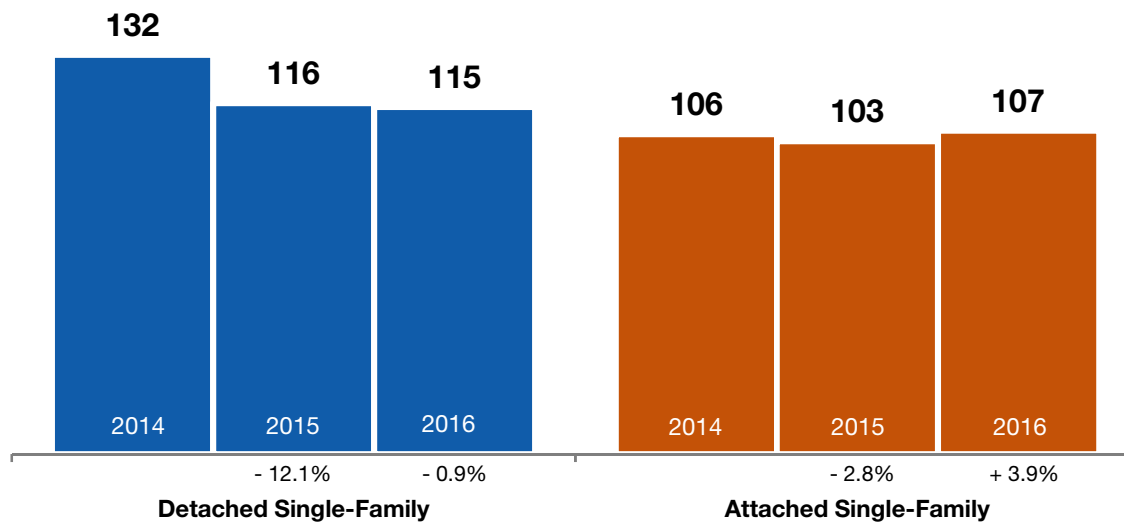


Housing Affordability Index

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.

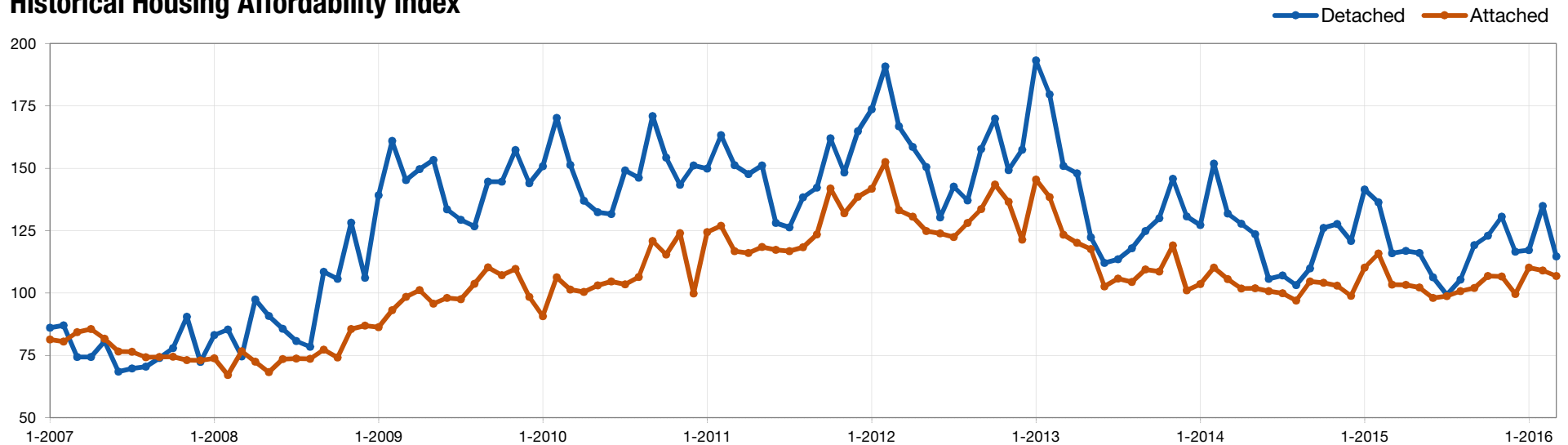


March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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%	107	+ 3.9%
Average	117	- 2.9%	104	+ 0.3%

Historical Housing Affordability Index

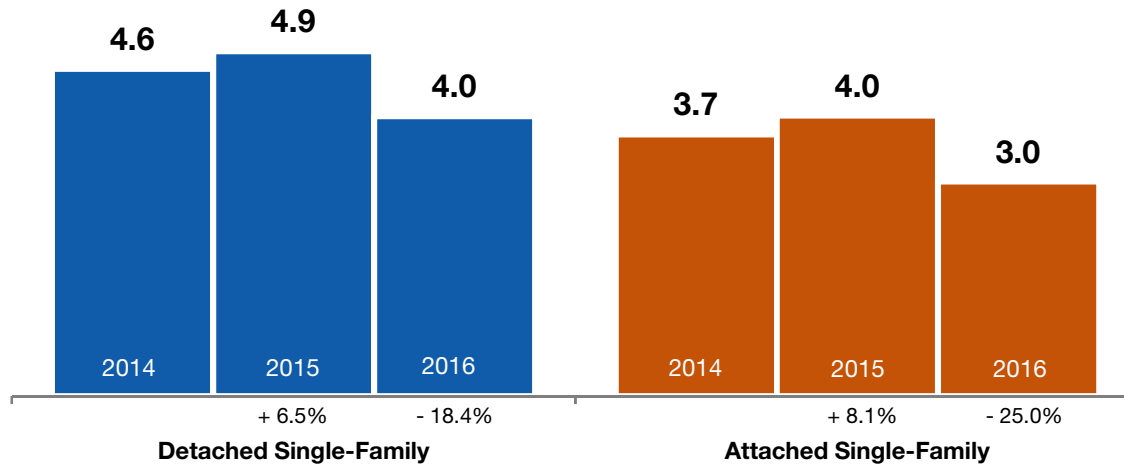


Months Supply of Inventory

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.



March



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	4.2	- 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	4.9	- 15.5%	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	4.1	- 16.3%	2.9	- 21.6%
Mar-2016	4.0	- 18.4%	3.0	- 25.0%
Average	4.9	- 9.8%	3.6	- 14.6%

Historical Months Supply of Inventory

