

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 2, 2016

Data current as of April 11, 2016

The forecast is bright with a persistent rise in pending home sales. Low mortgage rates and rising rental prices continue to point buyers into the housing market. In order to maintain home-purchase momentum, the supply of homes for sale must grow.

SINGLE-FAMILY DETACHED

For the week ending April 2:

- New Listings increased 3.2% to 457
- Under Contract Sales increased 19.3% to 309
- Inventory decreased 13.4% to 3,585

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 4.3% to 96.1%
- Months Supply decreased 22.4% to 3.8

SINGLE-FAMILY ATTACHED

For the week ending April 2:

- New Listings increased 44.3% to 821
- Under Contract Sales increased 1.7% to 469
- Inventory decreased 20.3% to 4,242

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 1.8% to 96.6%
- Months Supply decreased 27.5% to 2.9

Quick Facts

+ 3.2%	+ 44.3%	+ 19.3%	+ 1.7%	- 13.4%	- 20.3%
<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

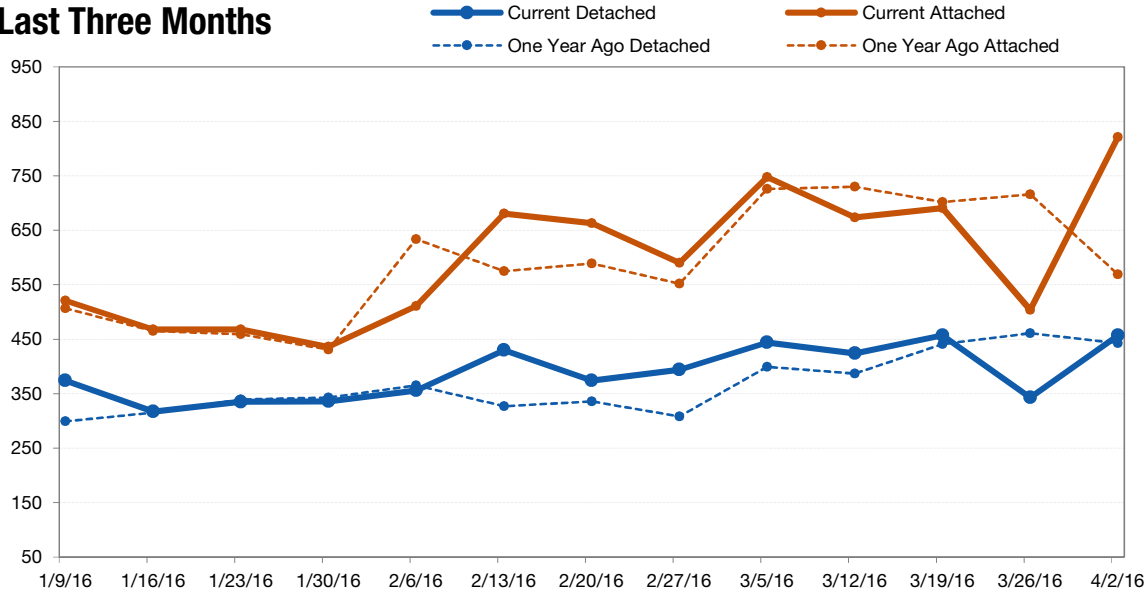
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New Listings

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

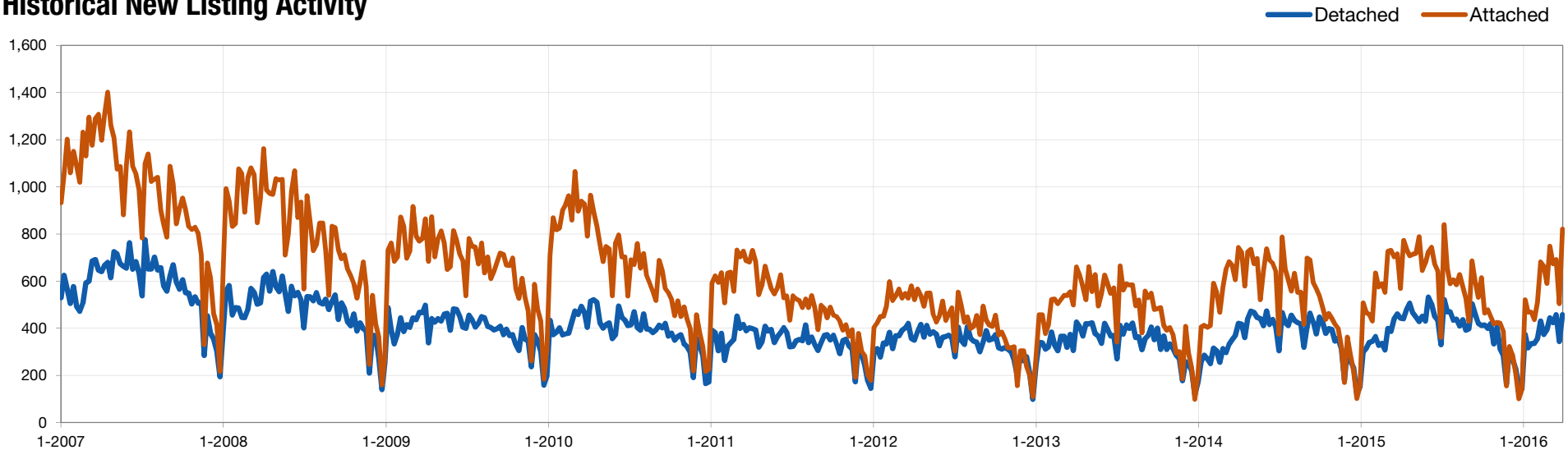


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/9/2016	374	+ 25.1%	521	+ 2.8%
1/16/2016	317	+ 0.6%	468	+ 0.6%
1/23/2016	335	- 1.2%	468	+ 2.0%
1/30/2016	336	- 2.0%	436	+ 1.2%
2/6/2016	356	- 2.5%	511	- 19.4%
2/13/2016	430	+ 31.5%	681	+ 18.4%
2/20/2016	374	+ 11.3%	663	+ 12.6%
2/27/2016	394	+ 27.9%	590	+ 6.9%
3/5/2016	444	+ 11.3%	748	+ 3.0%
3/12/2016	424	+ 9.6%	674	- 7.7%
3/19/2016	457	+ 3.6%	691	- 1.6%
3/26/2016	343	- 25.6%	504	- 29.6%
4/2/2016	457	+ 3.2%	821	+ 44.3%
3-Month Avg.	388	+ 5.8%	598	+ 1.6%

Historical New Listing Activity

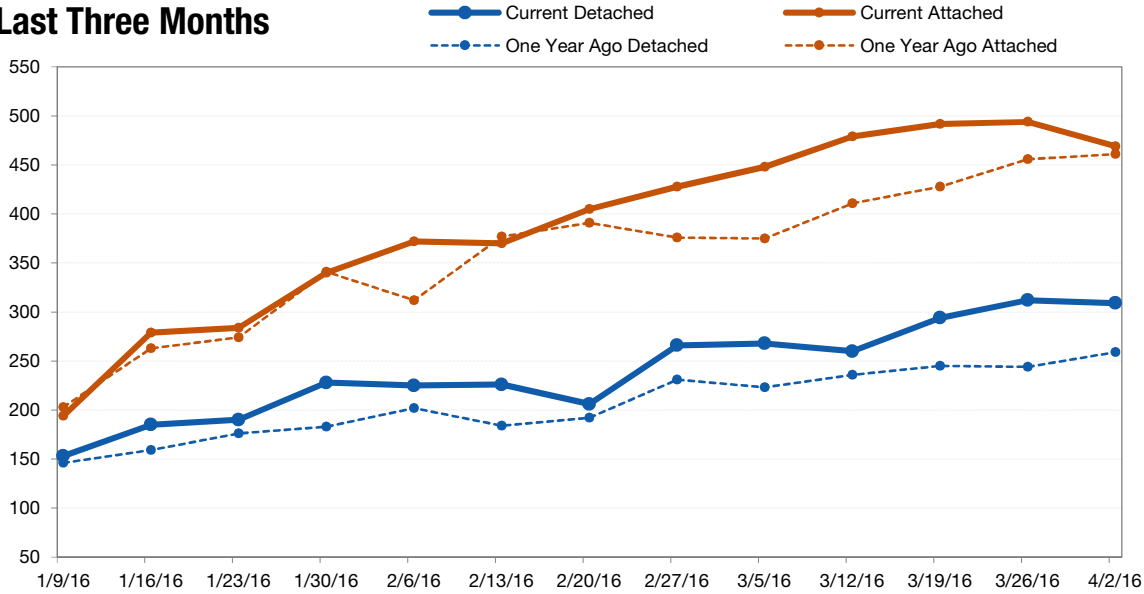


Under Contract

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

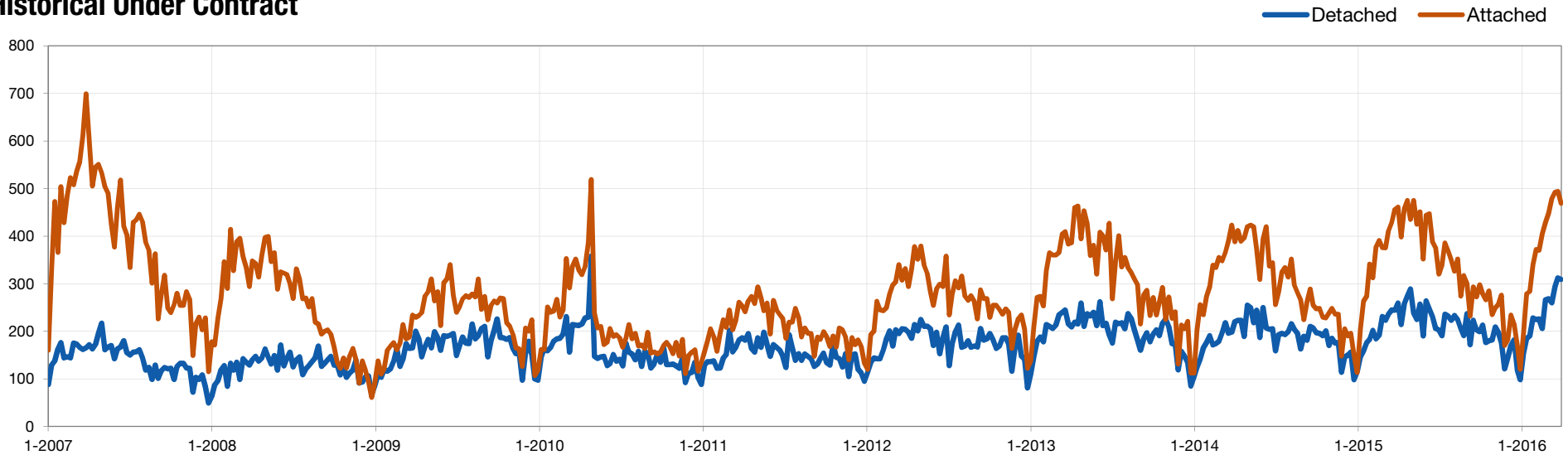


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/9/2016	153	+ 4.8%	194	- 4.4%
1/16/2016	185	+ 16.4%	279	+ 6.1%
1/23/2016	190	+ 8.0%	284	+ 3.6%
1/30/2016	228	+ 24.6%	340	- 0.3%
2/6/2016	225	+ 11.4%	372	+ 19.2%
2/13/2016	226	+ 22.8%	370	- 1.9%
2/20/2016	206	+ 7.3%	405	+ 3.6%
2/27/2016	266	+ 15.2%	428	+ 13.8%
3/5/2016	268	+ 20.2%	448	+ 19.5%
3/12/2016	260	+ 10.2%	479	+ 16.5%
3/19/2016	294	+ 20.0%	492	+ 15.0%
3/26/2016	312	+ 27.9%	494	+ 8.3%
4/2/2016	309	+ 19.3%	469	+ 1.7%
3-Month Avg.	240	+ 16.5%	389	+ 8.3%

Historical Under Contract

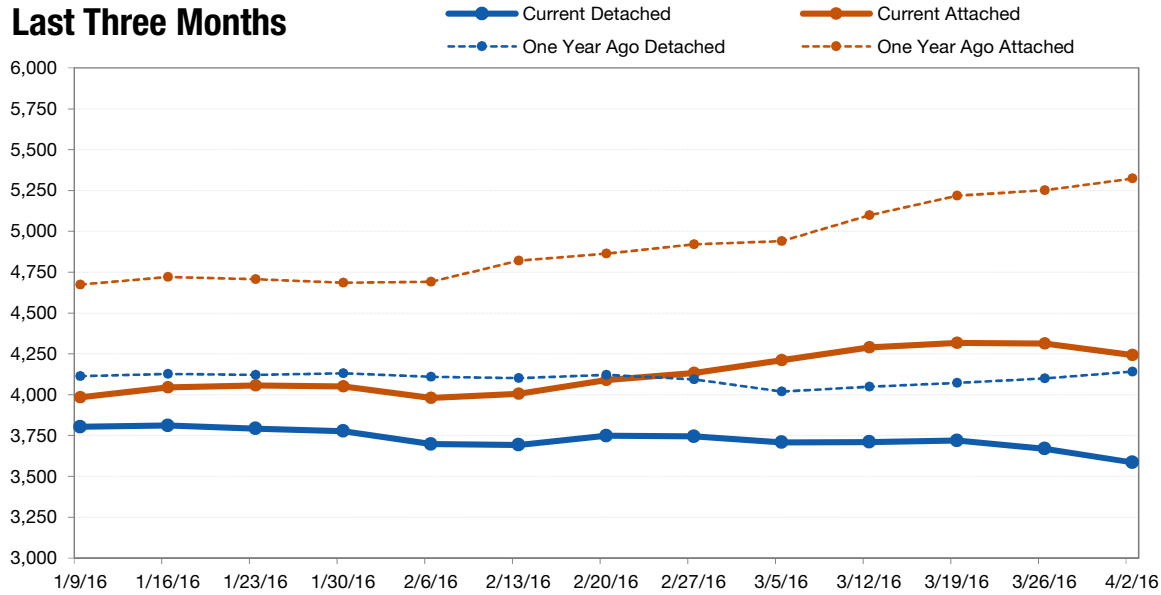


Inventory of Homes for Sale

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

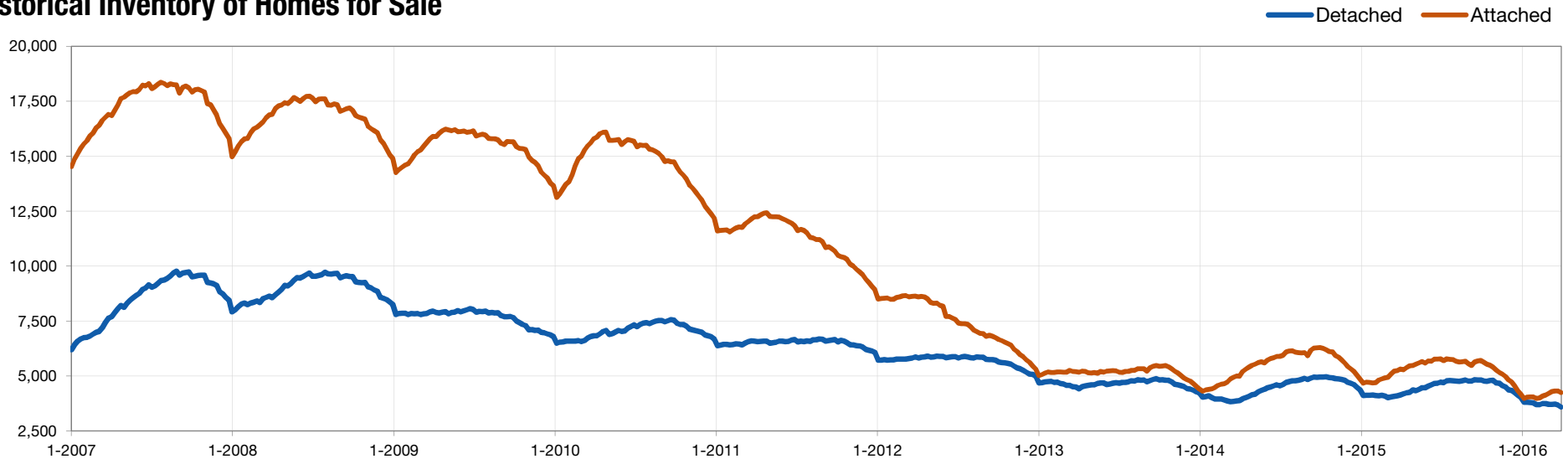


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
1/9/2016	3,803	- 7.5%	3,983	- 14.8%
1/16/2016	3,811	- 7.7%	4,044	- 14.3%
1/23/2016	3,792	- 8.0%	4,056	- 13.8%
1/30/2016	3,777	- 8.6%	4,050	- 13.6%
2/6/2016	3,697	- 10.0%	3,980	- 15.2%
2/13/2016	3,692	- 10.0%	4,005	- 16.9%
2/20/2016	3,748	- 9.0%	4,090	- 15.9%
2/27/2016	3,744	- 8.5%	4,133	- 16.0%
3/5/2016	3,708	- 7.7%	4,212	- 14.7%
3/12/2016	3,710	- 8.3%	4,290	- 15.9%
3/19/2016	3,719	- 8.7%	4,317	- 17.3%
3/26/2016	3,669	- 10.5%	4,313	- 17.9%
4/2/2016	3,585	- 13.4%	4,242	- 20.3%
3-Month Avg.	3,727	- 9.1%	4,132	- 16.0%

Historical Inventory of Homes for Sale

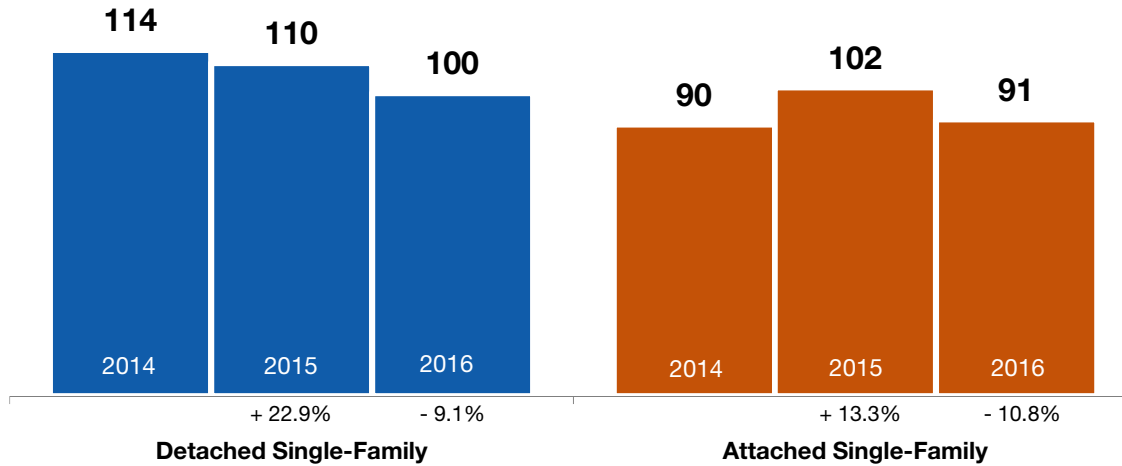


Market Time

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

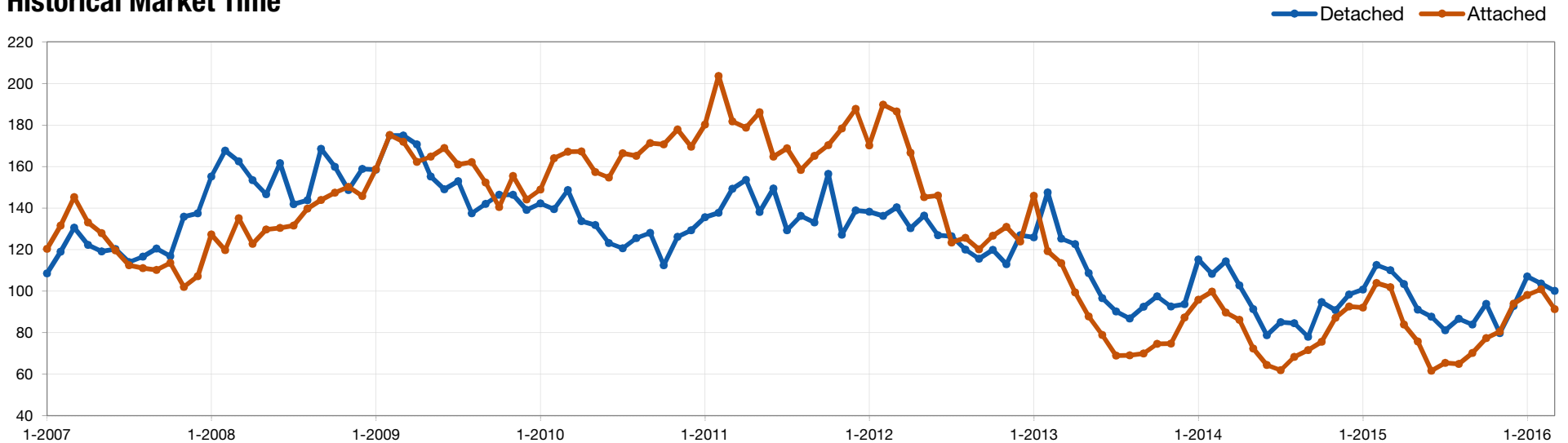


March



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

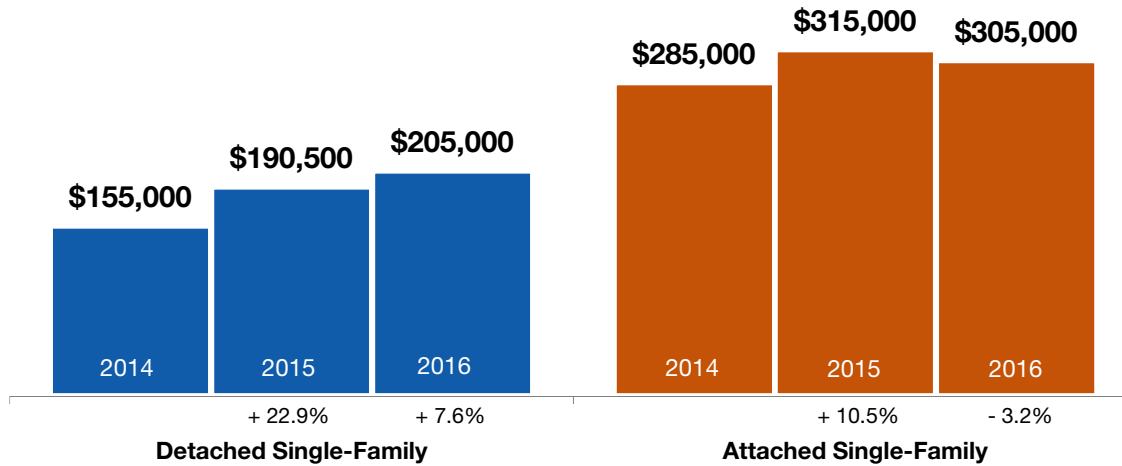


Median Sales Price

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

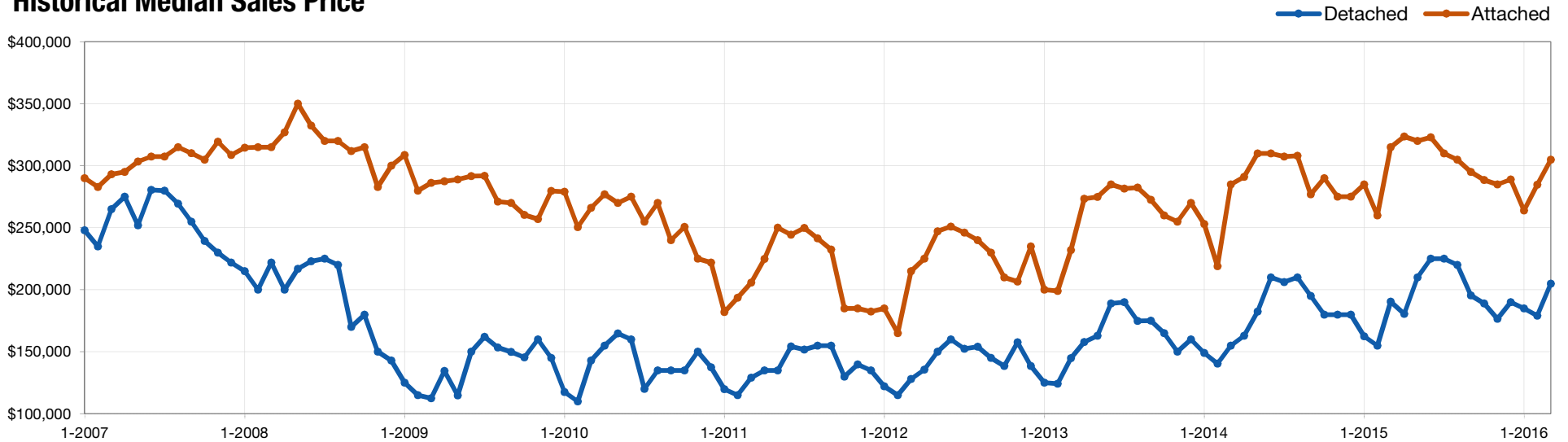


March



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	\$220,000	+ 4.8%	\$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

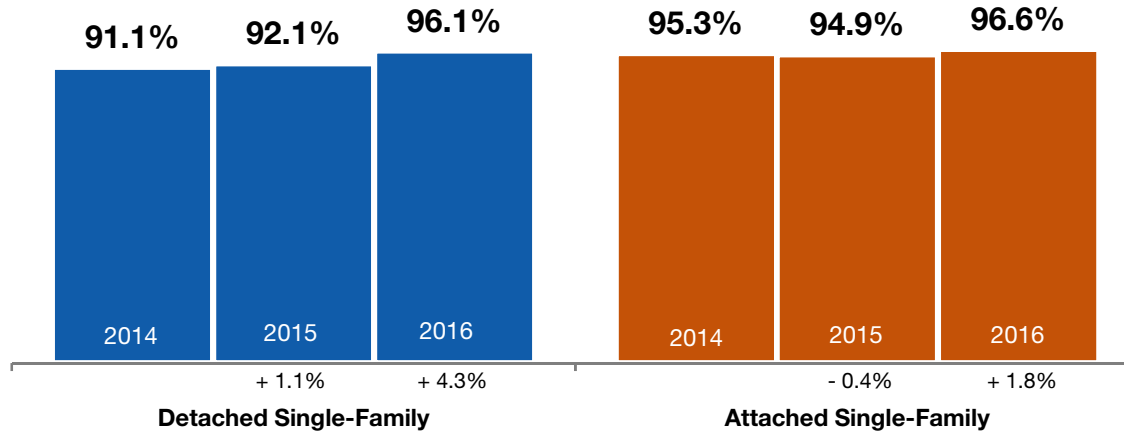


Percent of Original List Price Received

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.

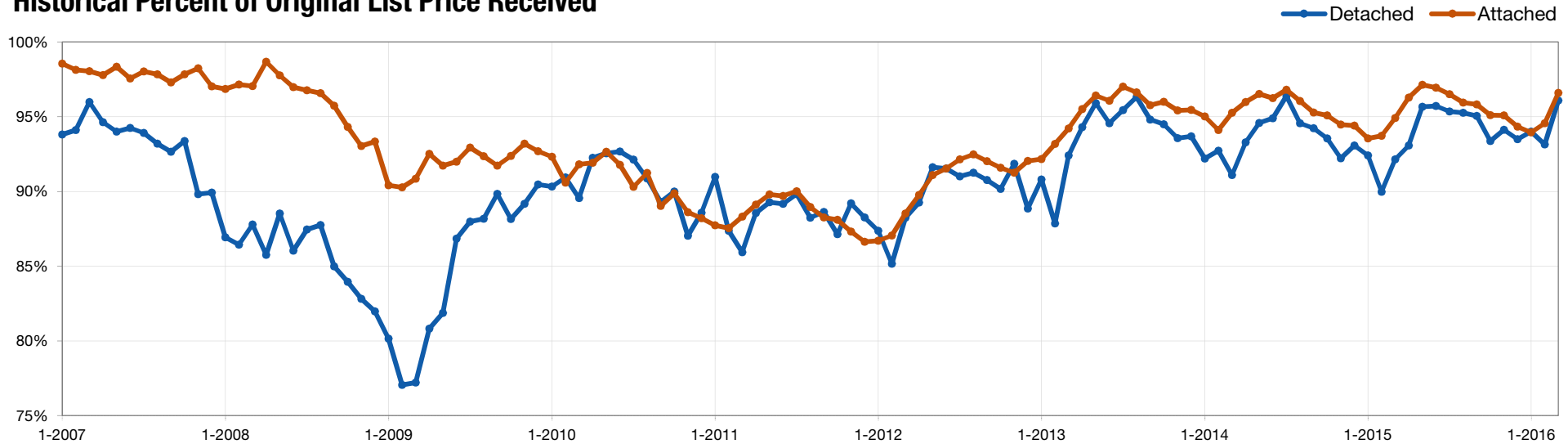


March



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%	95.1%	+ 0.6%
Dec-2015	93.5%	+ 0.4%	94.3%	- 0.1%
Jan-2016	94.0%	+ 1.7%	94.0%	+ 0.4%
Feb-2016	93.1%	+ 3.4%	94.6%	+ 1.0%
Mar-2016	96.1%	+ 4.3%	96.6%	+ 1.8%
Average	94.6%	+ 1.1%	95.9%	+ 0.5%

Historical Percent of Original List Price Received

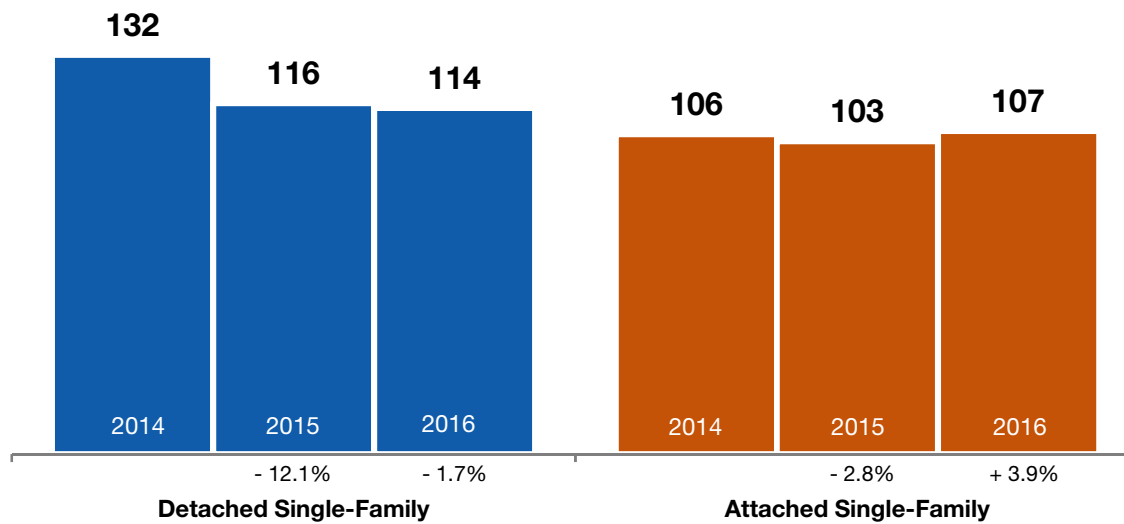


Housing Affordability Index

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.

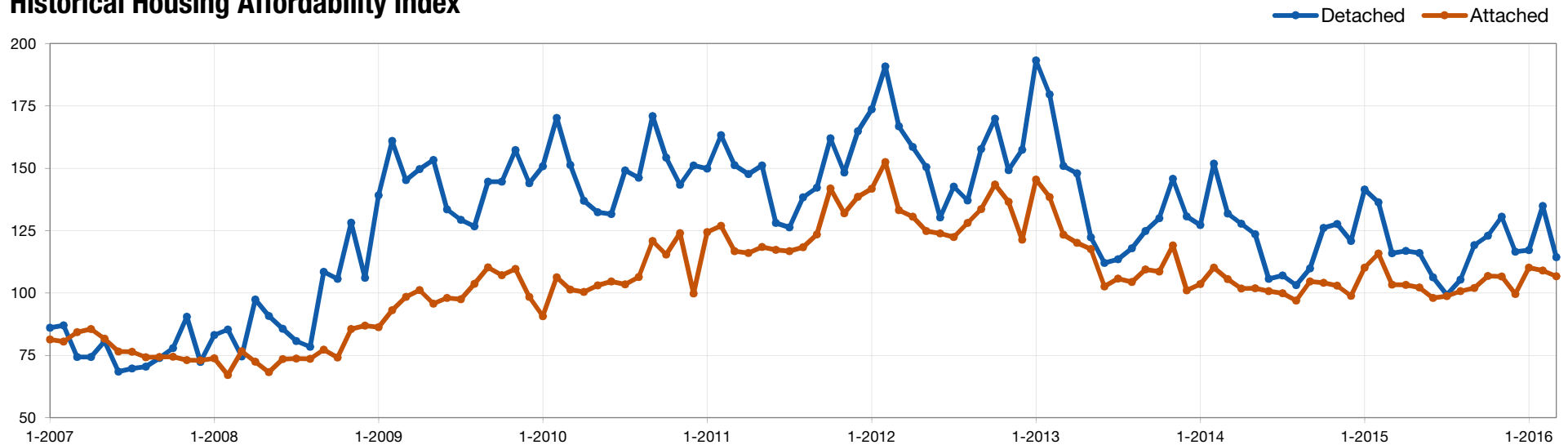


March



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	114	- 1.7%	107	+ 3.9%
Average	117	- 3.0%	104	+ 0.3%

Historical Housing Affordability Index

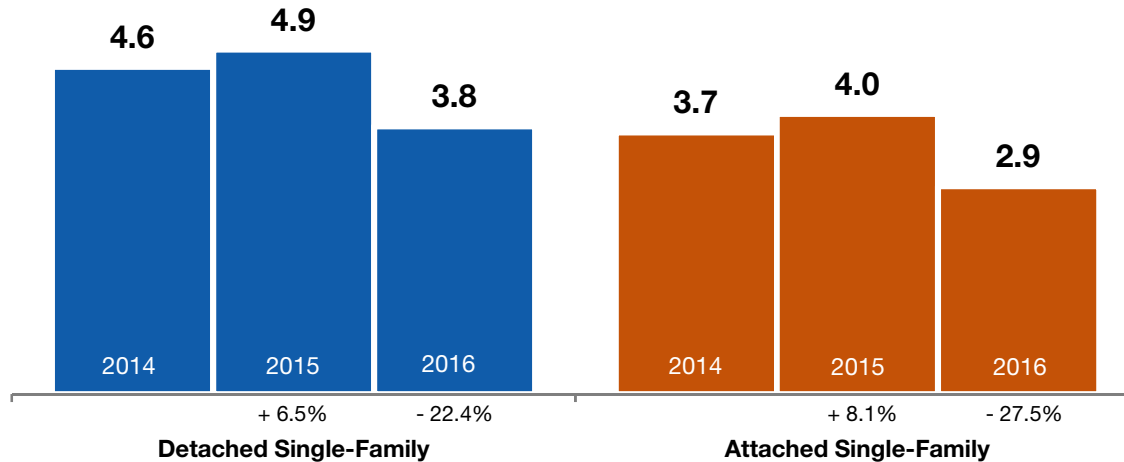


Months Supply of Inventory

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%	4.1	- 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	4.9	- 15.5%	3.4	- 19.0%
Dec-2015	4.3	- 15.7%	2.8	- 22.2%
Jan-2016	4.1	- 18.0%	2.8	- 22.2%
Feb-2016	4.1	- 16.3%	2.9	- 21.6%
Mar-2016	3.8	- 22.4%	2.9	- 27.5%
Average	4.9	- 10.5%	3.6	- 15.0%

Historical Months Supply of Inventory

