

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 December 26, 2015

Data current as of January 4, 2016

As another year winds down, we'll be looking toward 2016 with increased interest in changes in trend lines. But as we've seen over the last several months, and now beginning to become multiple years, the trends have been pretty steady. The prevailing thought by national market watchers is that 2016 will largely mirror 2015 but at a more even pace. The continuation of Fed rate increases are expected to keep things in check, but the funny thing about anticipating those increases is that it tends to inspire more activity. Happy New Year!

SINGLE-FAMILY DETACHED

For the week ending December 26:

- New Listings increased 12.4% to 136
- Under Contract Sales increased 55.1% to 152
- Inventory decreased 15.4% to 3,782

For the month of November:

- Median Sales Price decreased 0.9% to \$178,447
- Market Time decreased 12.1% to 80
- Pct of List Price Rec'd increased 2.2% to 94.2%
- Months Supply decreased 20.7% to 4.6

SINGLE-FAMILY ATTACHED

For the week ending December 26:

- New Listings decreased 2.0% to 100
- Under Contract Sales increased 26.0% to 189
- Inventory decreased 18.2% to 4,103

For the month of November:

- Median Sales Price increased 3.6% to \$285,000
- Market Time decreased 8.0% to 80
- Pct of List Price Rec'd increased 0.6% to 95.1%
- Months Supply decreased 21.4% to 3.3

Quick Facts

+ 12.4%	- 2.0%	+ 55.1%	+ 26.0%	- 15.4%	- 18.2%
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

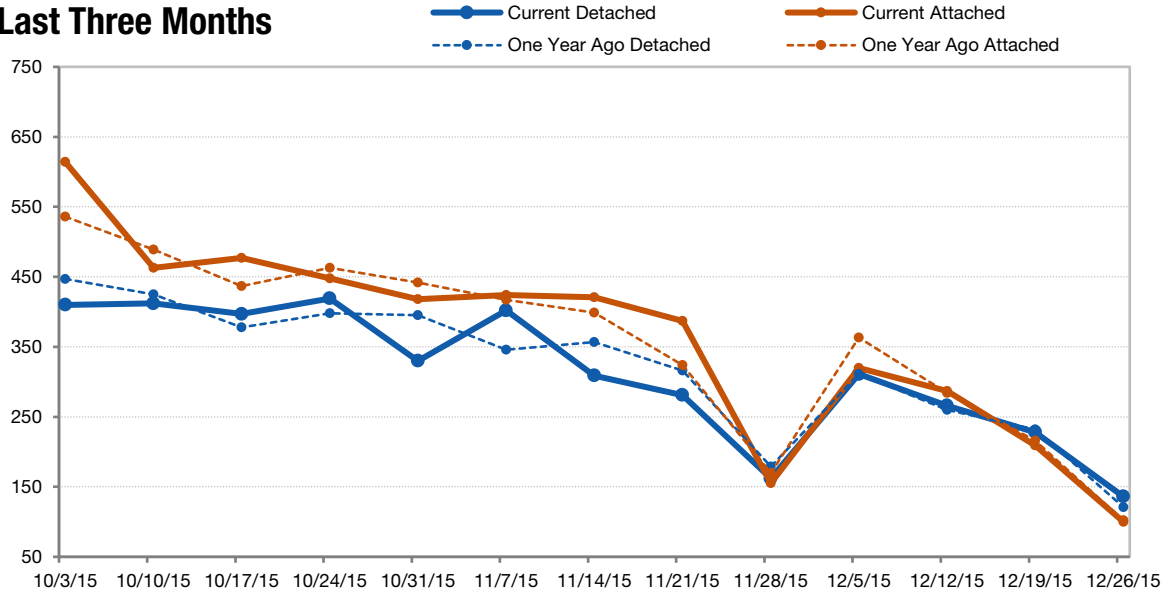
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

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

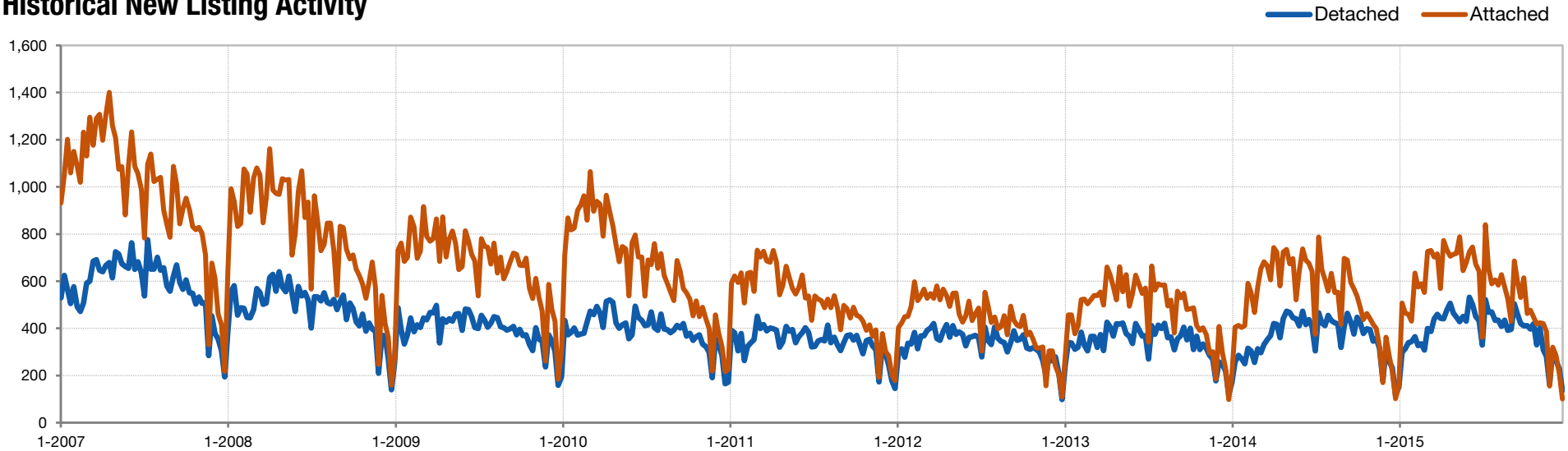


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/3/2015	410	- 8.3%	614	+ 14.6%
10/10/2015	412	- 3.1%	463	- 5.3%
10/17/2015	397	+ 5.0%	477	+ 9.2%
10/24/2015	419	+ 5.3%	448	- 3.2%
10/31/2015	330	- 16.5%	418	- 5.4%
11/7/2015	402	+ 16.2%	424	+ 1.7%
11/14/2015	309	- 13.4%	421	+ 5.5%
11/21/2015	281	- 11.1%	387	+ 19.4%
11/28/2015	162	- 9.5%	155	- 8.8%
12/5/2015	311	0.0%	320	- 11.8%
12/12/2015	266	+ 2.3%	287	+ 1.1%
12/19/2015	228	- 1.7%	209	- 3.2%
12/26/2015	136	+ 12.4%	100	- 2.0%
3-Month Avg.	313	- 2.4%	363	+ 1.7%

Historical New Listing Activity

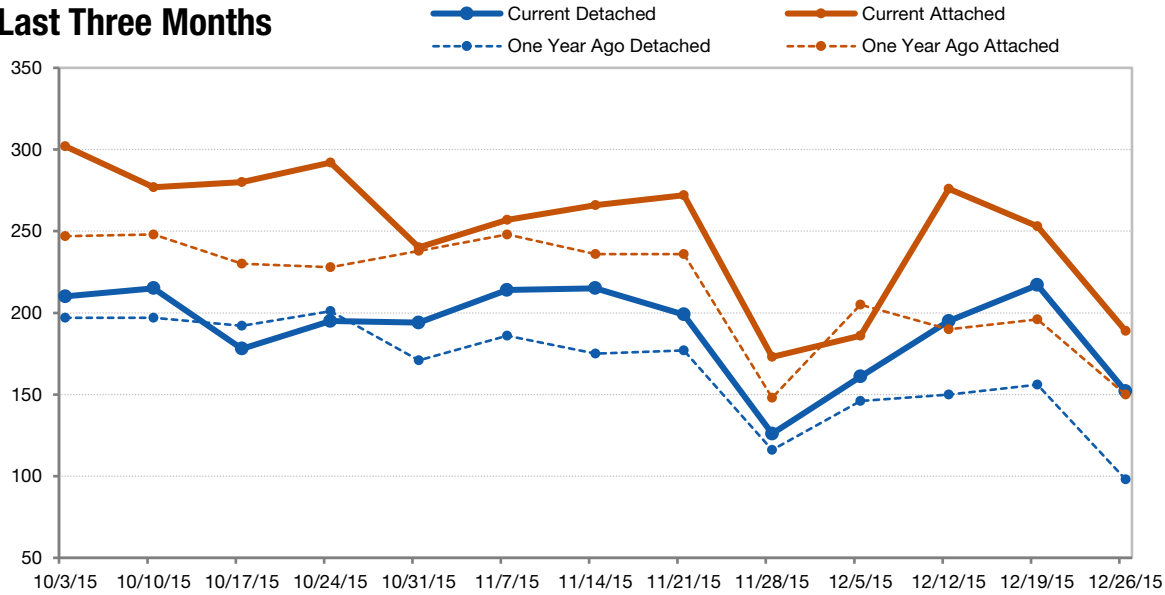


Under Contract

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

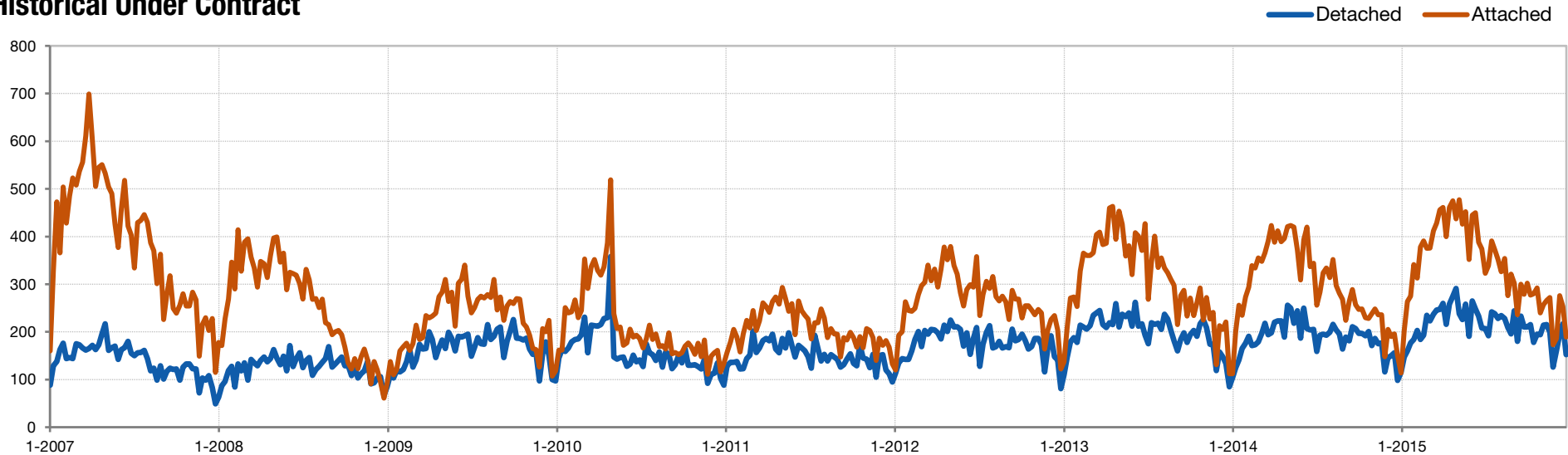


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/3/2015	210	+ 6.6%	302	+ 22.3%
10/10/2015	215	+ 9.1%	277	+ 11.7%
10/17/2015	178	- 7.3%	280	+ 21.7%
10/24/2015	195	- 3.0%	292	+ 28.1%
10/31/2015	194	+ 13.5%	240	+ 0.8%
11/7/2015	214	+ 15.1%	257	+ 3.6%
11/14/2015	215	+ 22.9%	266	+ 12.7%
11/21/2015	199	+ 12.4%	272	+ 15.3%
11/28/2015	126	+ 8.6%	173	+ 16.9%
12/5/2015	161	+ 10.3%	186	- 9.3%
12/12/2015	195	+ 30.0%	276	+ 45.3%
12/19/2015	217	+ 39.1%	253	+ 29.1%
12/26/2015	152	+ 55.1%	189	+ 26.0%
3-Month Avg.	190	+ 14.3%	251	+ 16.5%

Historical Under Contract

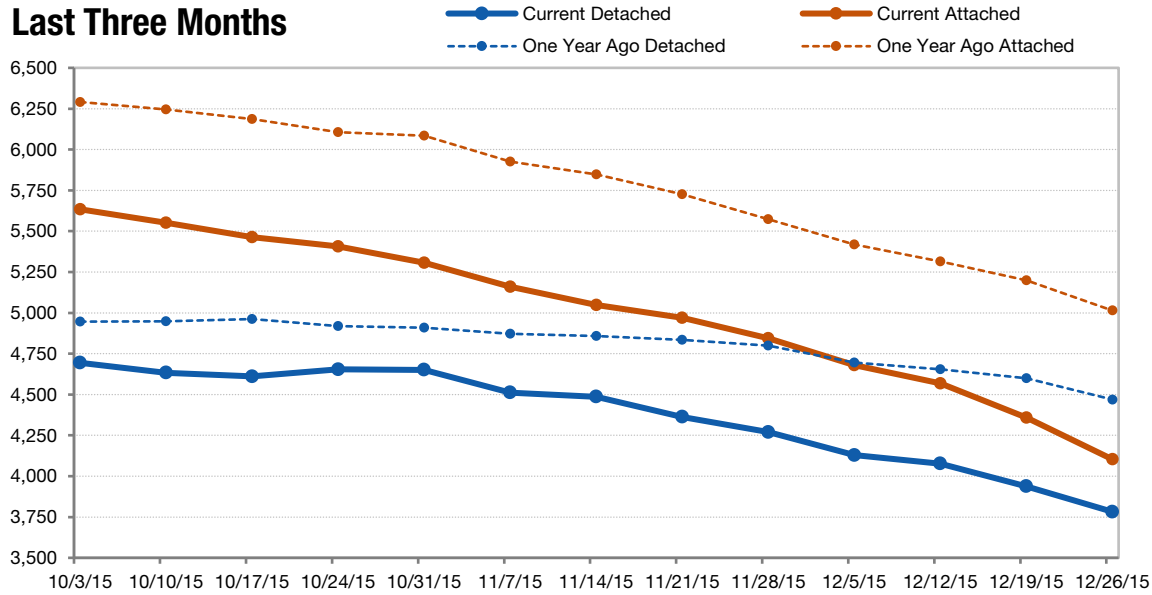


Inventory of Homes for Sale

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

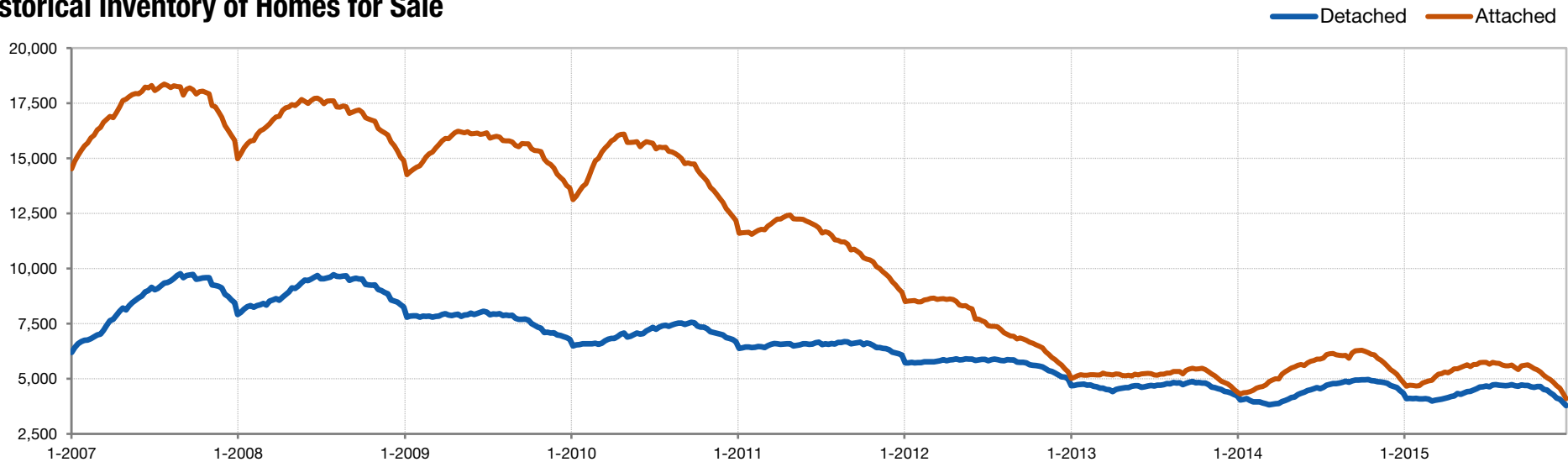


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/3/2015	4,694	- 5.1%	5,634	- 10.4%
10/10/2015	4,633	- 6.4%	5,551	- 11.1%
10/17/2015	4,611	- 7.1%	5,463	- 11.7%
10/24/2015	4,654	- 5.4%	5,407	- 11.5%
10/31/2015	4,651	- 5.3%	5,307	- 12.8%
11/7/2015	4,512	- 7.4%	5,160	- 12.9%
11/14/2015	4,486	- 7.7%	5,049	- 13.7%
11/21/2015	4,363	- 9.7%	4,970	- 13.2%
11/28/2015	4,270	- 11.0%	4,844	- 13.1%
12/5/2015	4,129	- 12.1%	4,680	- 13.6%
12/12/2015	4,077	- 12.4%	4,569	- 14.0%
12/19/2015	3,938	- 14.4%	4,359	- 16.2%
12/26/2015	3,782	- 15.4%	4,103	- 18.2%
3-Month Avg.	4,369	- 9.1%	5,007	- 13.1%

Historical Inventory of Homes for Sale

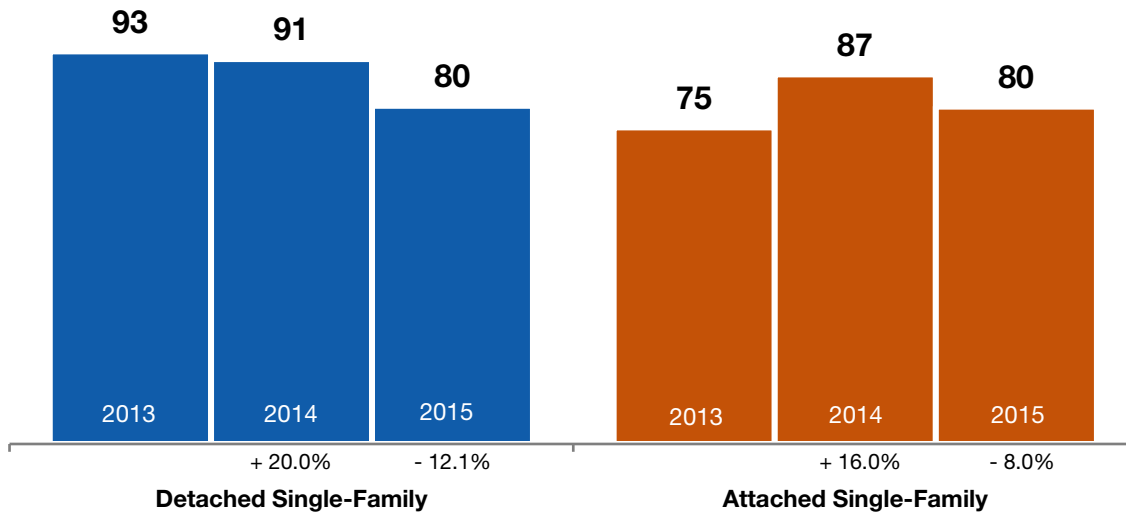


Market Time

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

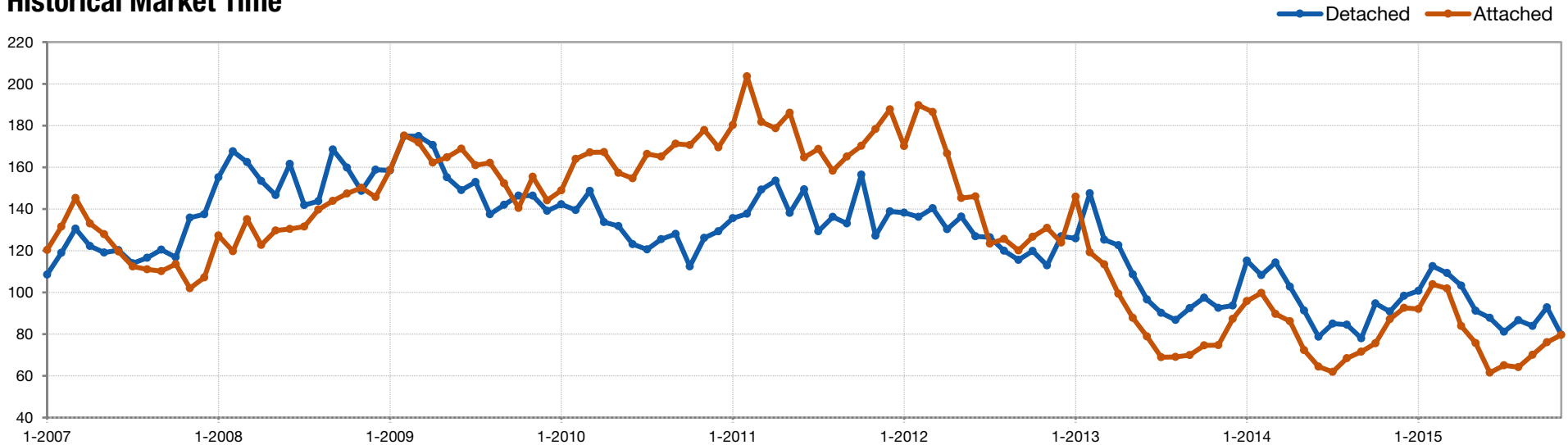


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2014	98	+ 4.3%	93	+ 6.9%
Jan-2015	101	- 12.2%	92	- 4.2%
Feb-2015	113	+ 4.6%	104	+ 4.0%
Mar-2015	109	- 4.4%	102	+ 13.3%
Apr-2015	103	0.0%	84	- 2.3%
May-2015	91	0.0%	76	+ 5.6%
Jun-2015	88	+ 11.4%	61	- 4.7%
Jul-2015	81	- 4.7%	65	+ 4.8%
Aug-2015	87	+ 2.4%	64	- 5.9%
Sep-2015	84	+ 7.7%	70	- 2.8%
Oct-2015	93	- 2.1%	76	0.0%
Nov-2015	80	- 12.1%	80	- 8.0%
Average	93	- 0.4%	77	+ 0.3%

Historical Market Time

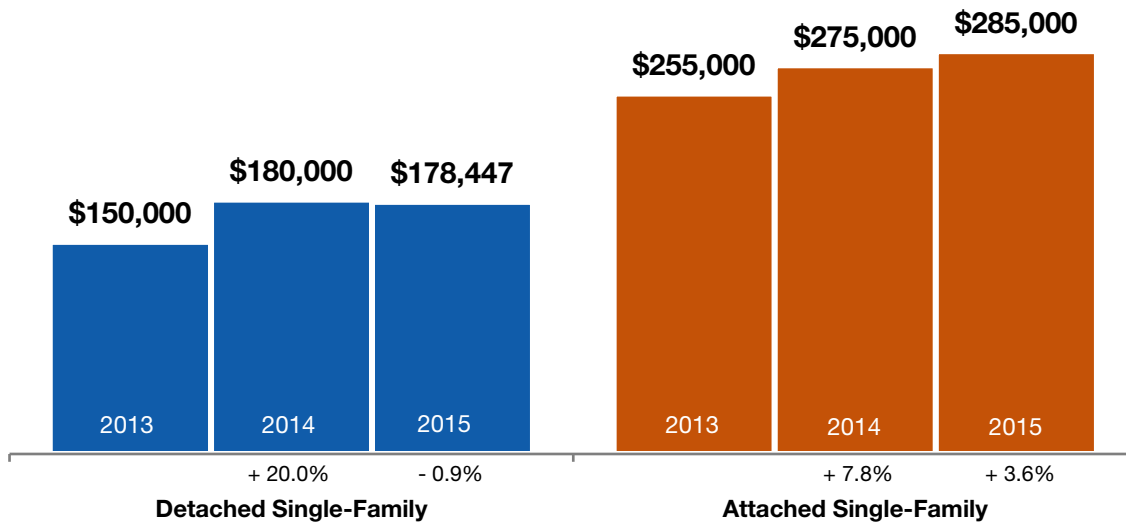


Median Sales Price

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

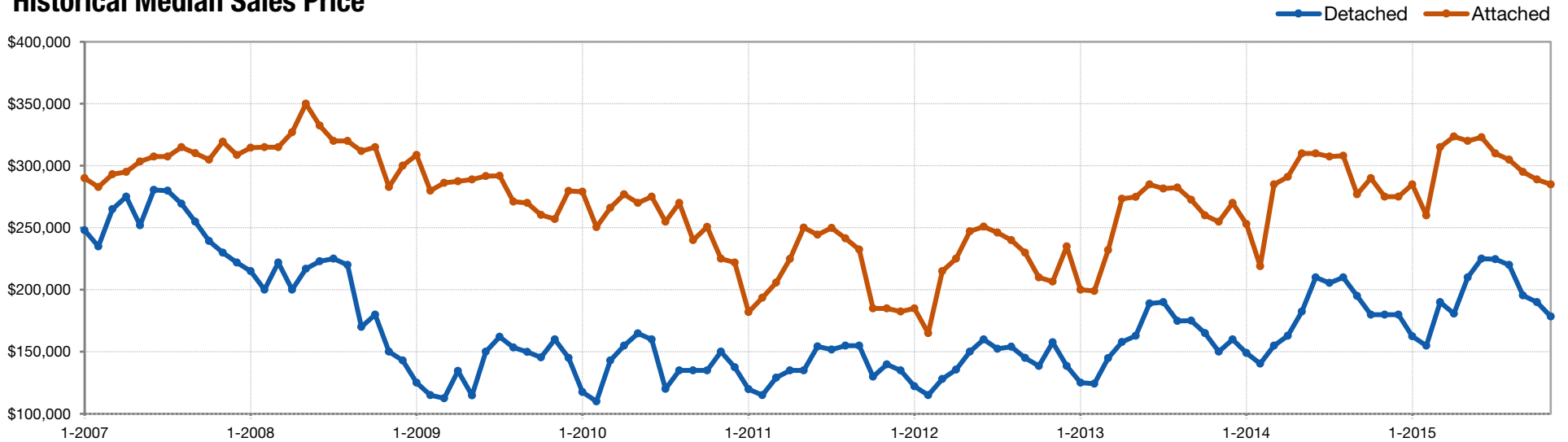


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$180,750	+ 10.9%	\$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	\$220,000	+ 4.8%	\$305,000	- 1.0%
Sep-2015	\$195,500	+ 0.3%	\$295,000	+ 6.5%
Oct-2015	\$190,000	+ 5.6%	\$289,000	- 0.3%
Nov-2015	\$178,447	- 0.9%	\$285,000	+ 3.6%
Median	\$195,000	+ 8.9%	\$305,000	+ 5.2%

Historical Median Sales Price

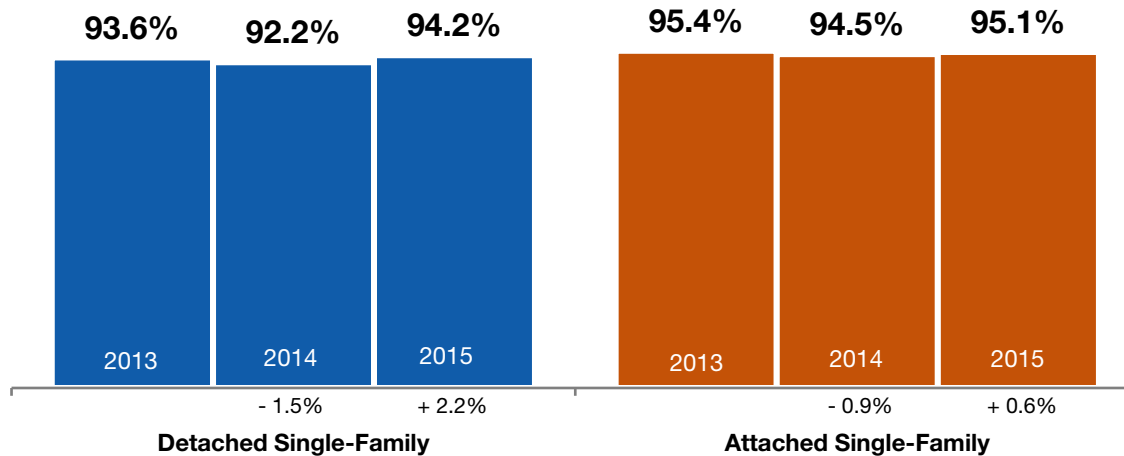


Percent of Original List Price Received

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.

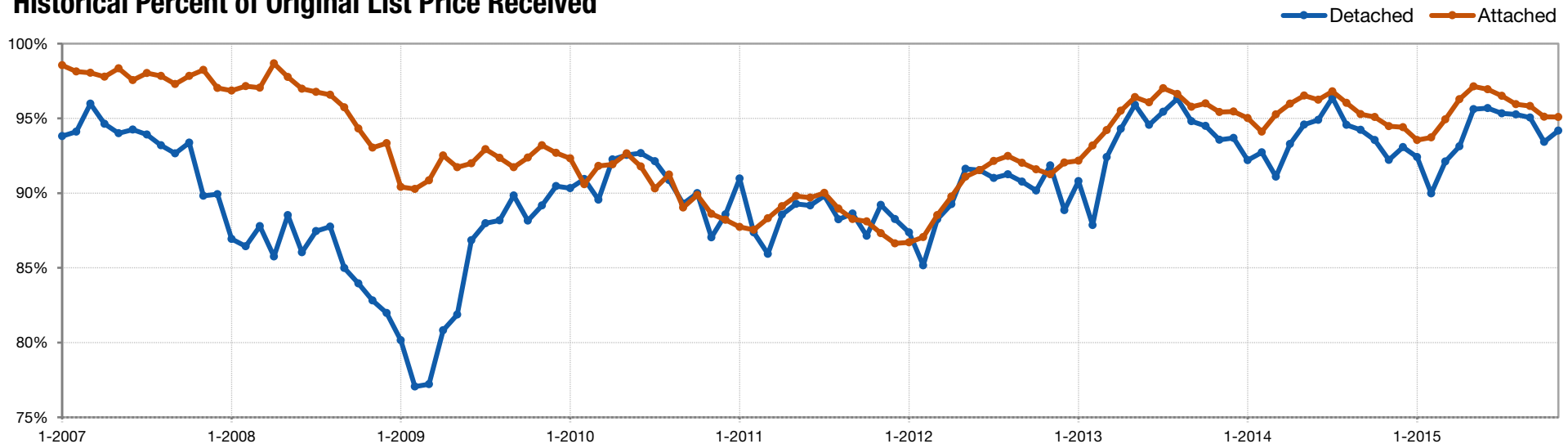


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2014	93.1%	- 0.6%	94.4%	- 1.2%
Jan-2015	92.4%	+ 0.2%	93.6%	- 1.5%
Feb-2015	90.0%	- 2.9%	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%	96.9%	+ 0.6%
Jul-2015	95.3%	- 1.1%	96.5%	- 0.3%
Aug-2015	95.3%	+ 0.7%	95.9%	- 0.1%
Sep-2015	95.1%	+ 1.0%	95.8%	+ 0.5%
Oct-2015	93.4%	- 0.1%	95.1%	0.0%
Nov-2015	94.2%	+ 2.2%	95.1%	+ 0.6%
Average	94.0%	+ 0.2%	95.8%	+ 0.1%

Historical Percent of Original List Price Received

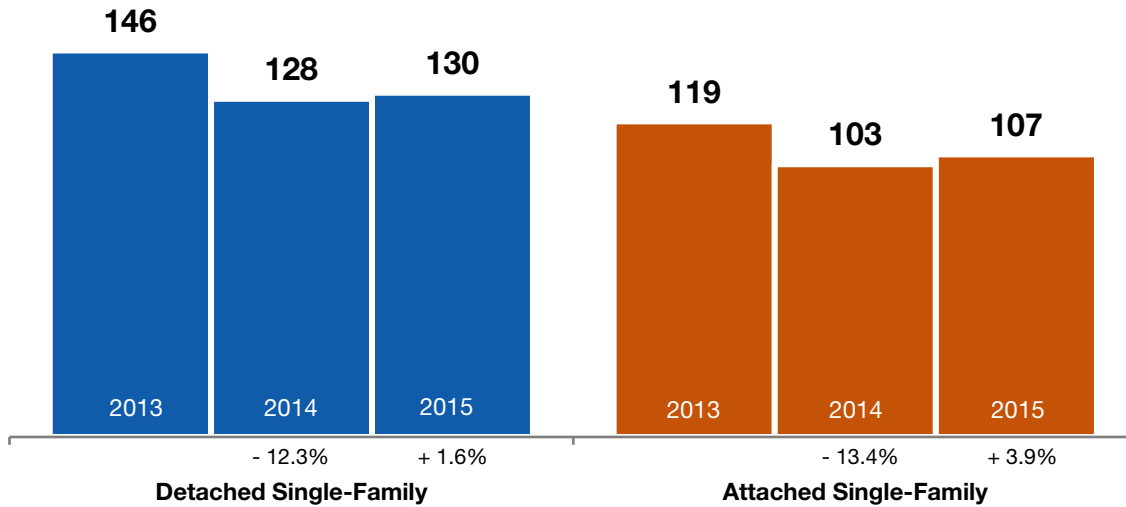


Housing Affordability Index

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.

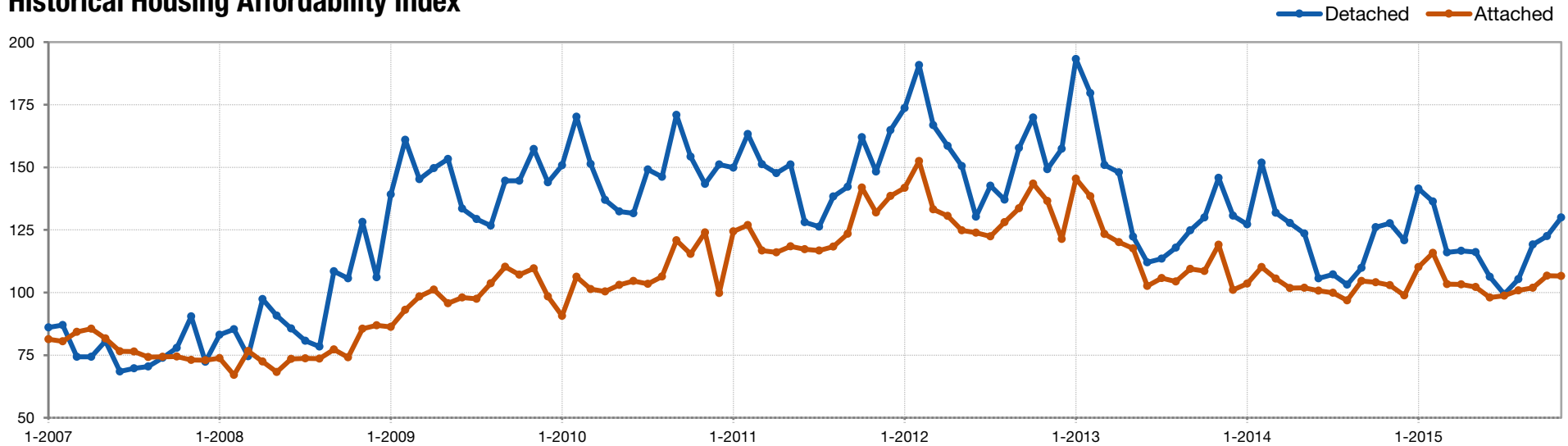


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2014	121	- 7.6%	99	- 2.0%
Jan-2015	142	+ 11.8%	110	+ 5.8%
Feb-2015	136	- 10.5%	116	+ 5.5%
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	122	- 3.2%	107	+ 2.9%
Nov-2015	130	+ 1.6%	107	+ 3.9%
Average	119	- 2.7%	104	+ 1.0%

Historical Housing Affordability Index

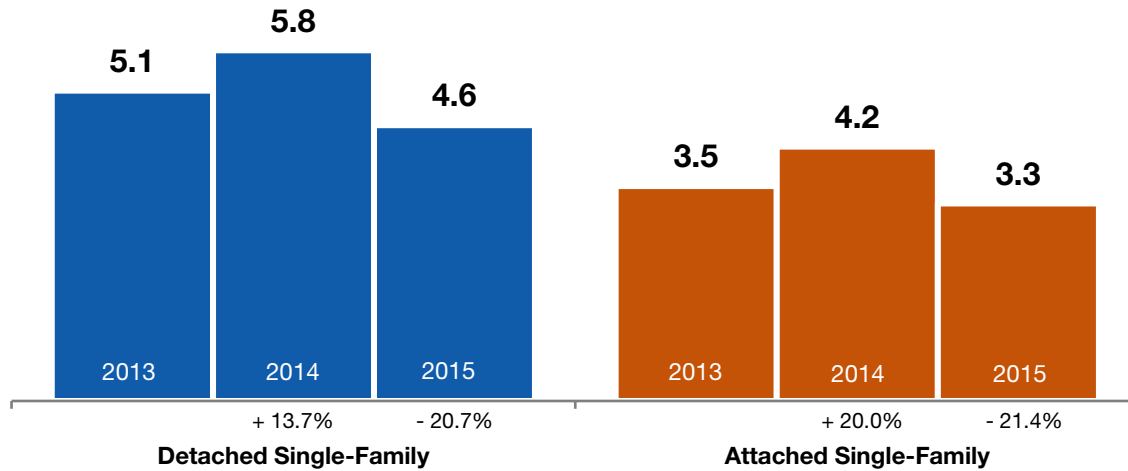


Months Supply of Inventory

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.



November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2014	5.0	+ 6.4%	3.6	+ 16.1%
Jan-2015	5.0	+ 8.7%	3.6	+ 9.1%
Feb-2015	4.8	+ 4.3%	3.7	+ 5.7%
Mar-2015	4.8	+ 4.3%	4.0	+ 8.1%
Apr-2015	5.0	0.0%	4.1	0.0%
May-2015	5.2	- 1.9%	4.2	- 2.3%
Jun-2015	5.3	- 3.6%	4.1	- 6.8%
Jul-2015	5.3	- 8.6%	4.1	- 12.8%
Aug-2015	5.3	- 11.7%	3.9	- 15.2%
Sep-2015	5.1	- 15.0%	3.9	- 18.8%
Oct-2015	5.1	- 15.0%	3.6	- 21.7%
Nov-2015	4.6	- 20.7%	3.3	- 21.4%
Average	5.0	- 5.3%	3.8	- 6.7%

Historical Months Supply of Inventory

