

# 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 January 9, 2016

Data current as of January 18, 2016

We are just getting started into 2016 residential real estate market activity, but early indicators are pointing to a positive start. Home sales are expected to have a healthy amount of growth in 2016, but along with the rise in sales, modest increases in home prices are also expected. Low mortgage rates are an unexpected ray of sunshine this week, amidst typical winter doldrums.

### SINGLE-FAMILY DETACHED

For the week ending January 9:

- New Listings increased 24.4% to 372
- Under Contract Sales increased 34.7% to 198
- Inventory decreased 14.8% to 3,495

For the month of December:

- Median Sales Price increased 6.7% to \$192,000
- Market Time decreased 5.1% to 93
- Pct of List Price Rec'd increased 0.4% to 93.5%
- Months Supply decreased 24.0% to 3.8

### SINGLE-FAMILY ATTACHED

For the week ending January 9:

- New Listings increased 2.8% to 521
- Under Contract Sales increased 5.4% to 214
- Inventory decreased 18.5% to 3,802

For the month of December:

- Median Sales Price increased 4.7% to \$288,000
- Market Time increased 1.1% to 94
- Pct of List Price Rec'd decreased 0.1% to 94.3%
- Months Supply decreased 27.8% to 2.6

## Quick Facts

+ 24.4%	+ 2.8%	+ 34.7%	+ 5.4%	- 14.8%	- 18.5%
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

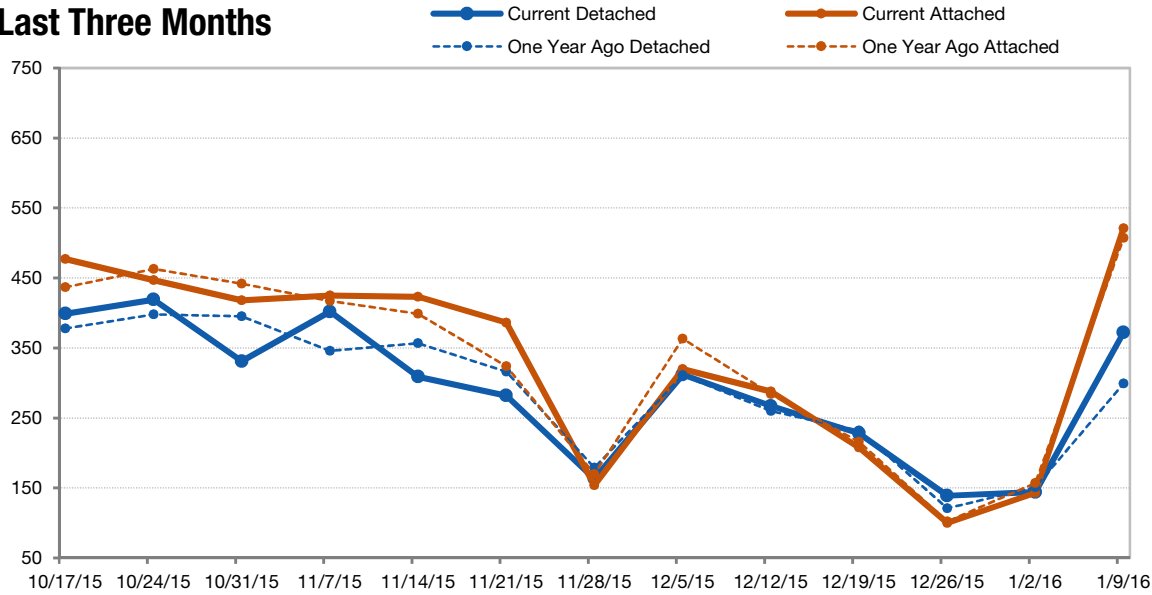
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

# New Listings

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

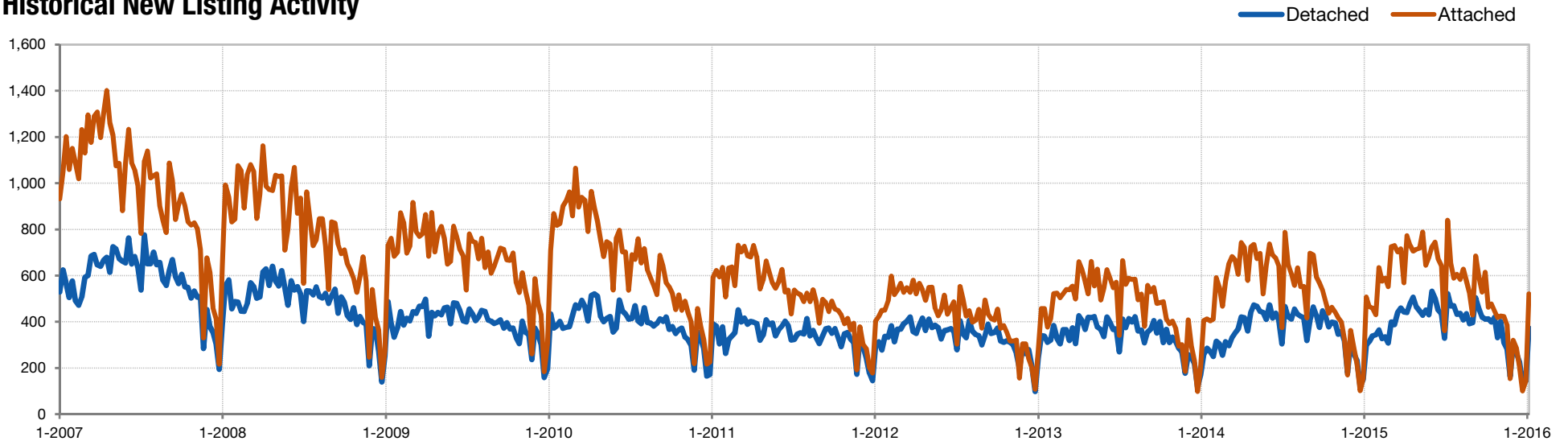


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/17/2015	399	+ 5.6%	477	+ 9.2%
10/24/2015	419	+ 5.3%	447	- 3.5%
10/31/2015	331	- 16.2%	418	- 5.4%
11/7/2015	402	+ 16.2%	425	+ 1.9%
11/14/2015	309	- 13.4%	423	+ 6.0%
11/21/2015	282	- 10.8%	386	+ 19.1%
11/28/2015	163	- 8.9%	154	- 9.4%
12/5/2015	312	+ 0.3%	320	- 11.8%
12/12/2015	267	+ 2.7%	288	+ 1.4%
12/19/2015	228	- 1.7%	208	- 3.7%
12/26/2015	139	+ 14.9%	100	- 2.0%
1/2/2016	144	- 4.6%	143	- 8.9%
1/9/2016	372	+ 24.4%	521	+ 2.8%
3-Month Avg.	290	+ 0.6%	332	+ 0.7%

## Historical New Listing Activity

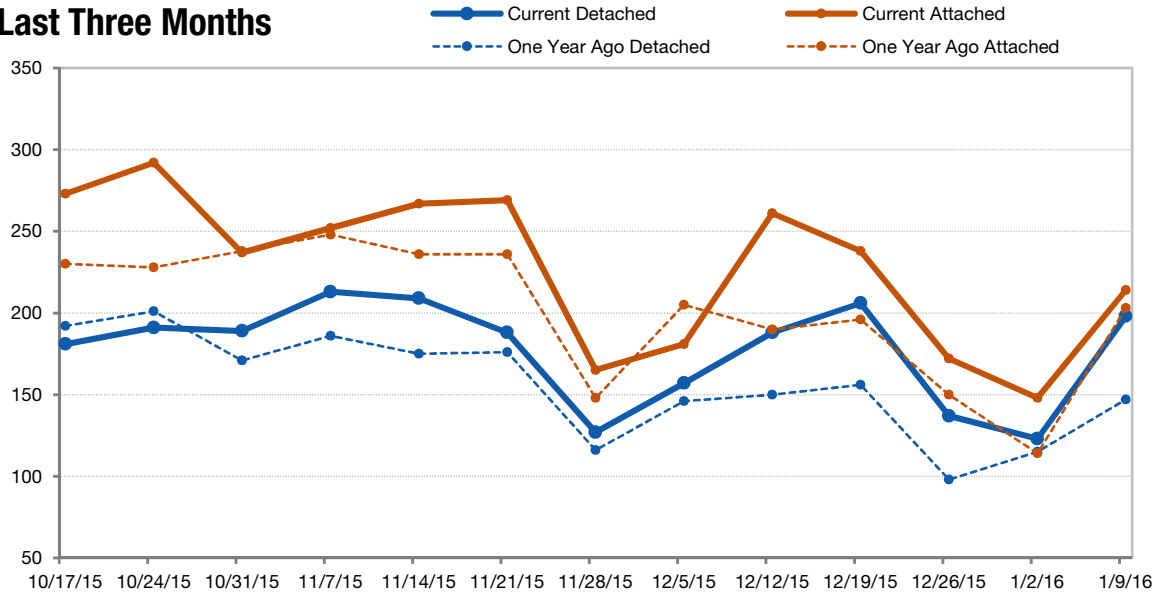


# Under Contract

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

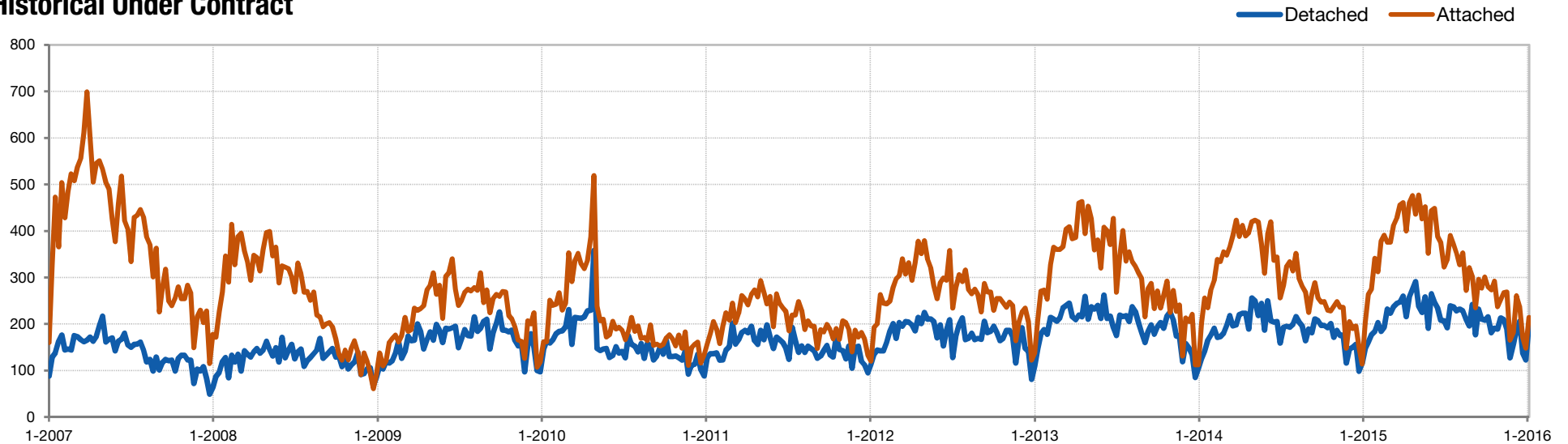


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/17/2015	181	- 5.7%	273	+ 18.7%
10/24/2015	191	- 5.0%	292	+ 28.1%
10/31/2015	189	+ 10.5%	237	- 0.4%
11/7/2015	213	+ 14.5%	252	+ 1.6%
11/14/2015	209	+ 19.4%	267	+ 13.1%
11/21/2015	188	+ 6.8%	269	+ 14.0%
11/28/2015	127	+ 9.5%	165	+ 11.5%
12/5/2015	157	+ 7.5%	181	- 11.7%
12/12/2015	188	+ 25.3%	261	+ 37.4%
12/19/2015	206	+ 32.1%	238	+ 21.4%
12/26/2015	137	+ 39.8%	172	+ 14.7%
1/2/2016	123	+ 7.0%	148	+ 29.8%
1/9/2016	198	+ 34.7%	214	+ 5.4%
3-Month Avg.	177	+ 13.7%	228	+ 13.2%

## Historical Under Contract

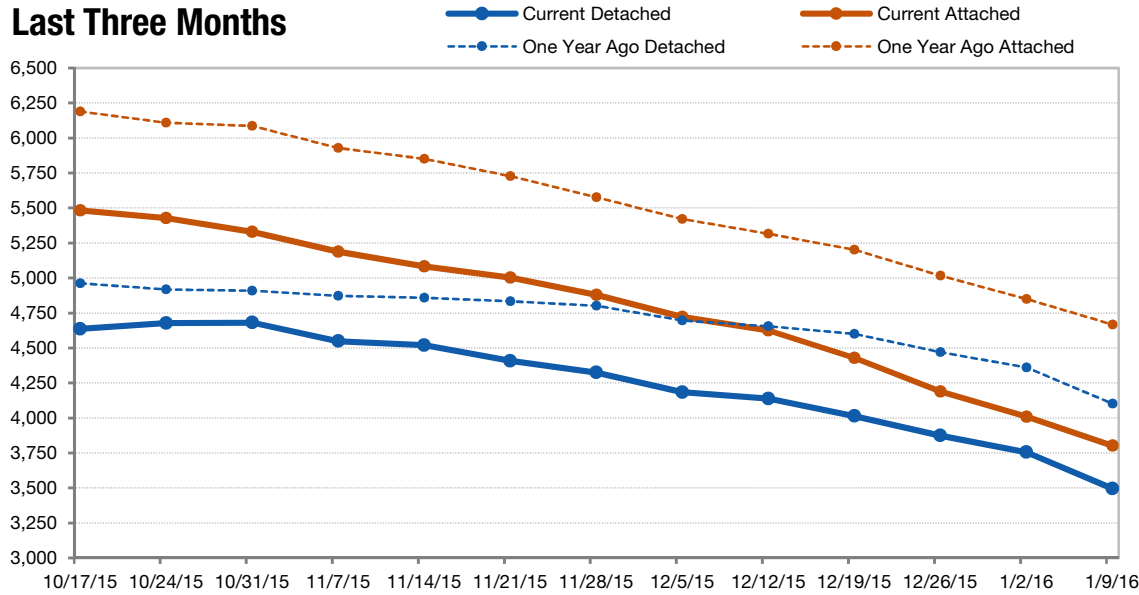


# Inventory of Homes for Sale

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

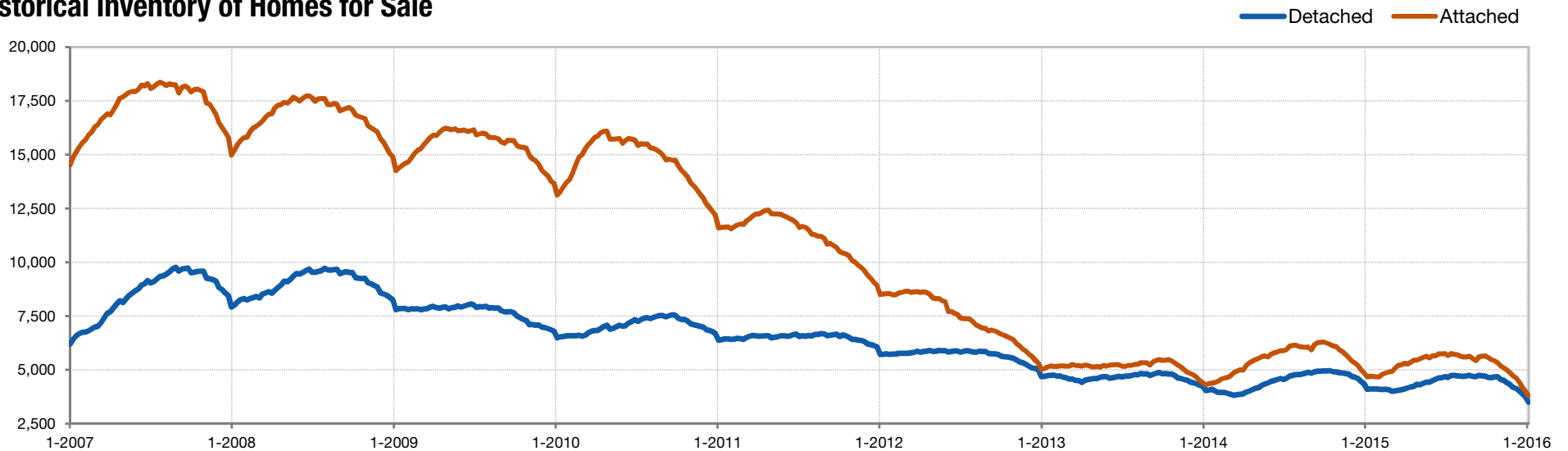


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/17/2015	4,636	- 6.6%	5,482	- 11.4%
10/24/2015	4,678	- 4.9%	5,428	- 11.1%
10/31/2015	4,681	- 4.6%	5,330	- 12.4%
11/7/2015	4,548	- 6.7%	5,188	- 12.5%
11/14/2015	4,520	- 7.0%	5,082	- 13.1%
11/21/2015	4,408	- 8.8%	5,003	- 12.7%
11/28/2015	4,324	- 9.9%	4,880	- 12.5%
12/5/2015	4,184	- 10.9%	4,721	- 12.9%
12/12/2015	4,138	- 11.1%	4,626	- 13.0%
12/19/2015	4,013	- 12.8%	4,430	- 14.8%
12/26/2015	3,874	- 13.3%	4,189	- 16.5%
1/2/2016	3,755	- 13.9%	4,008	- 17.4%
1/9/2016	3,495	- 14.8%	3,802	- 18.5%
3-Month Avg.	4,250	- 9.5%	4,782	- 13.6%

## Historical Inventory of Homes for Sale

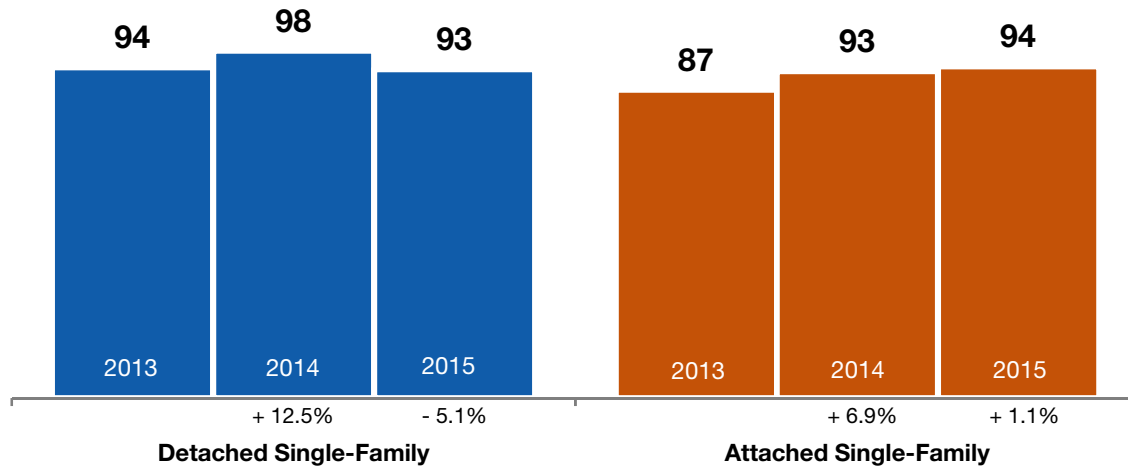


# Market Time

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

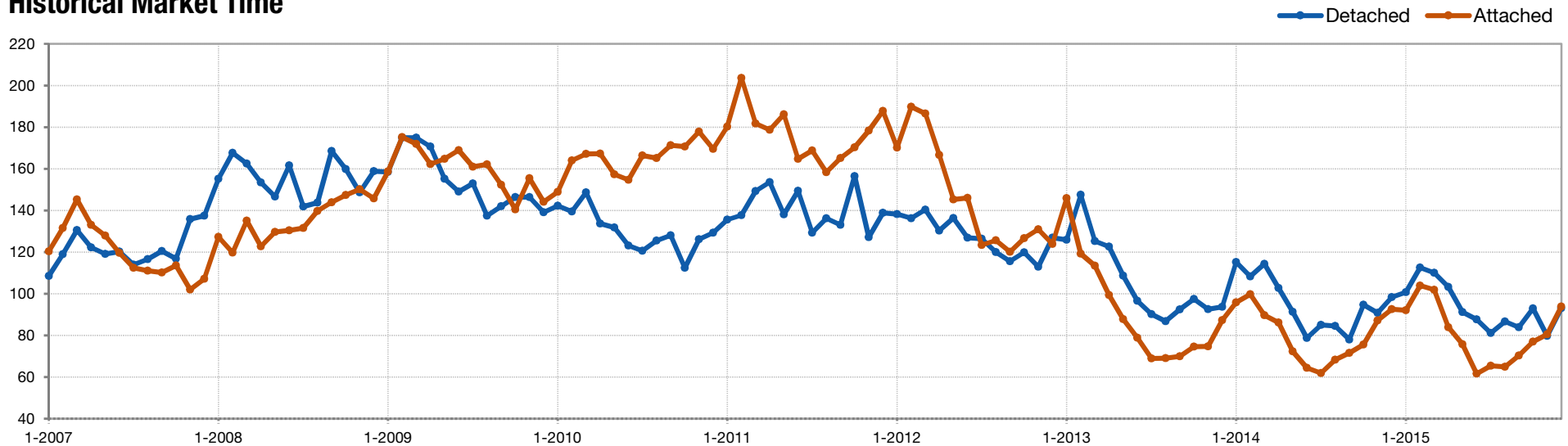


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2015	101	- 12.2%	92	- 4.2%
Feb-2015	113	+ 4.6%	104	+ 4.0%
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%
Average	92	- 1.2%	78	+ 0.5%

## Historical Market Time

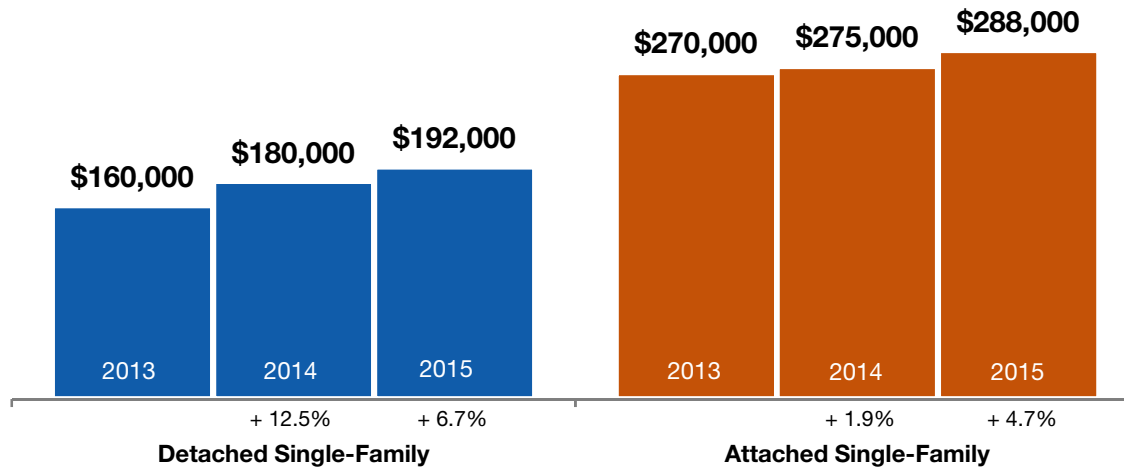


# Median Sales Price

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

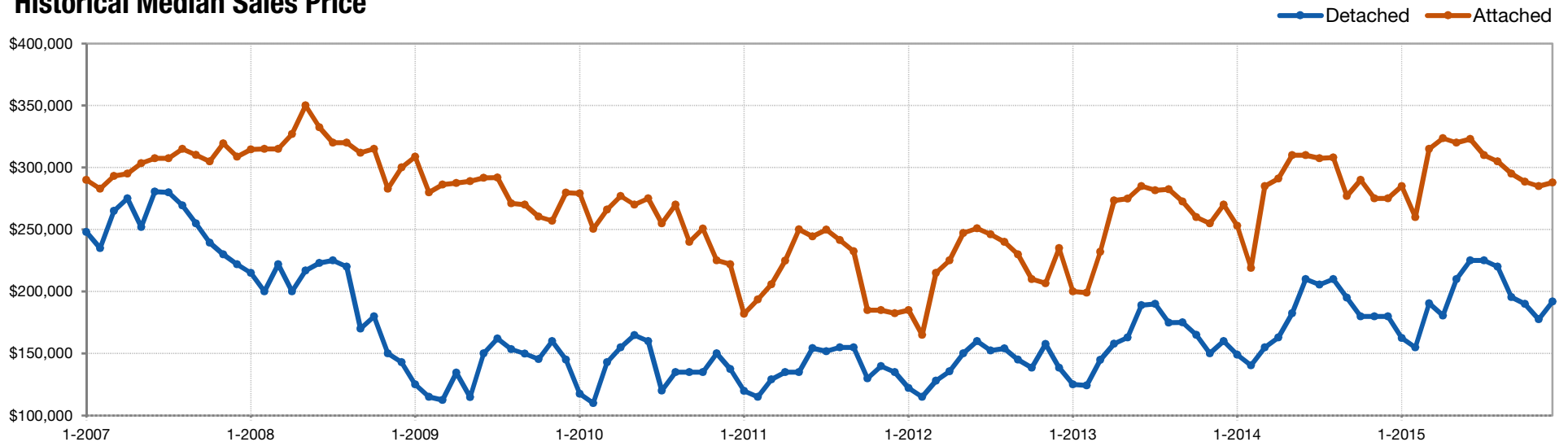


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2015	\$162,500	+ 9.1%	\$285,000	+ 12.6%
Feb-2015	\$155,000	+ 10.3%	\$260,000	+ 18.7%
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	+ 9.5%	\$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%	\$288,500	- 0.5%
Nov-2015	\$177,700	- 1.3%	\$285,000	+ 3.6%
Dec-2015	\$192,000	+ 6.7%	\$288,000	+ 4.7%
Median	\$195,500	+ 8.6%	\$305,000	+ 5.2%

## Historical Median Sales Price

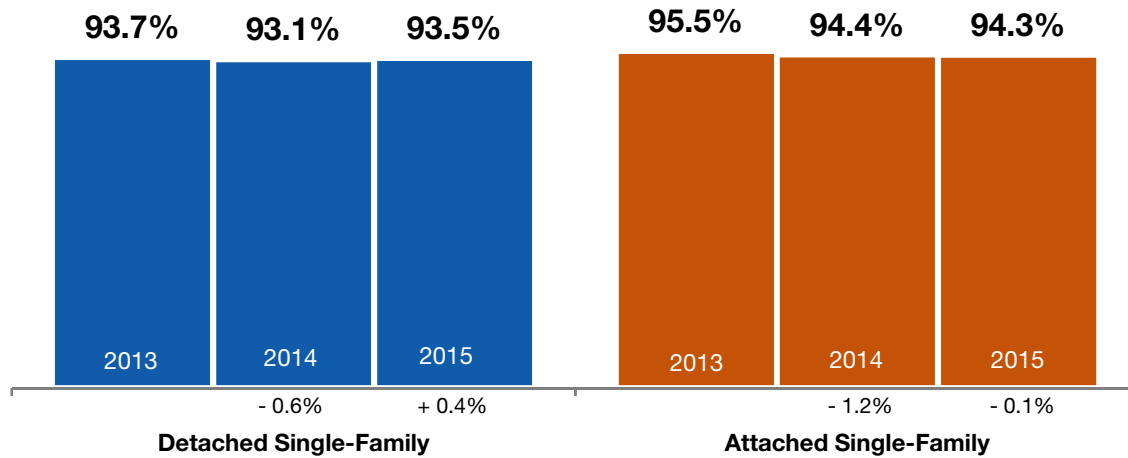


# Percent of Original List Price Received

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.

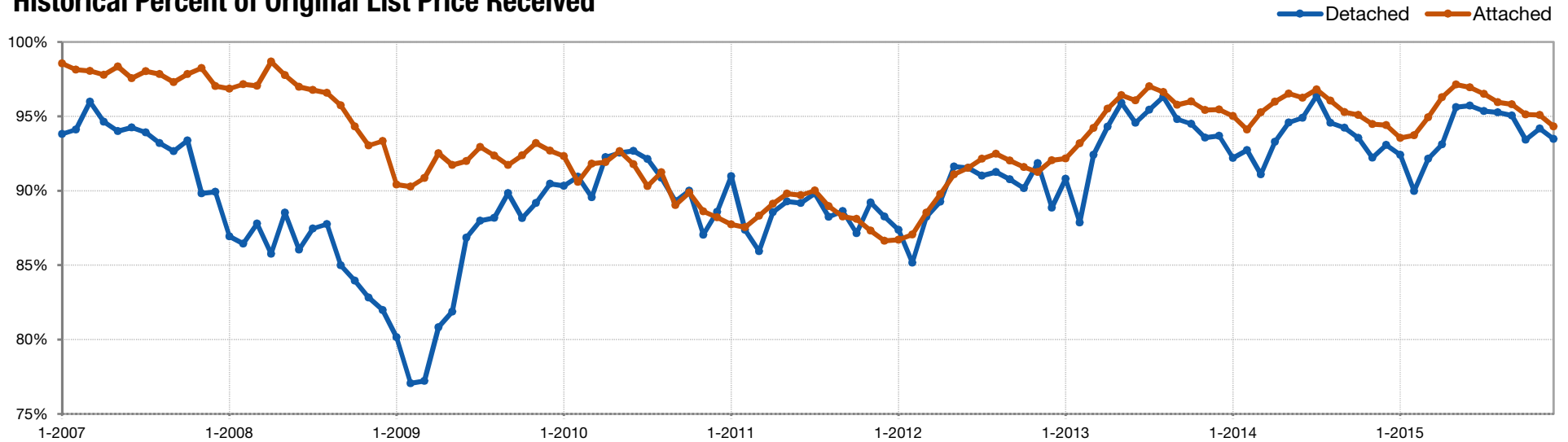


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	95.4%	- 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	94.2%	+ 2.2%	95.1%	+ 0.6%
Dec-2015	93.5%	+ 0.4%	94.3%	- 0.1%
Average	94.1%	+ 0.3%	95.7%	+ 0.1%

## Historical Percent of Original List Price Received

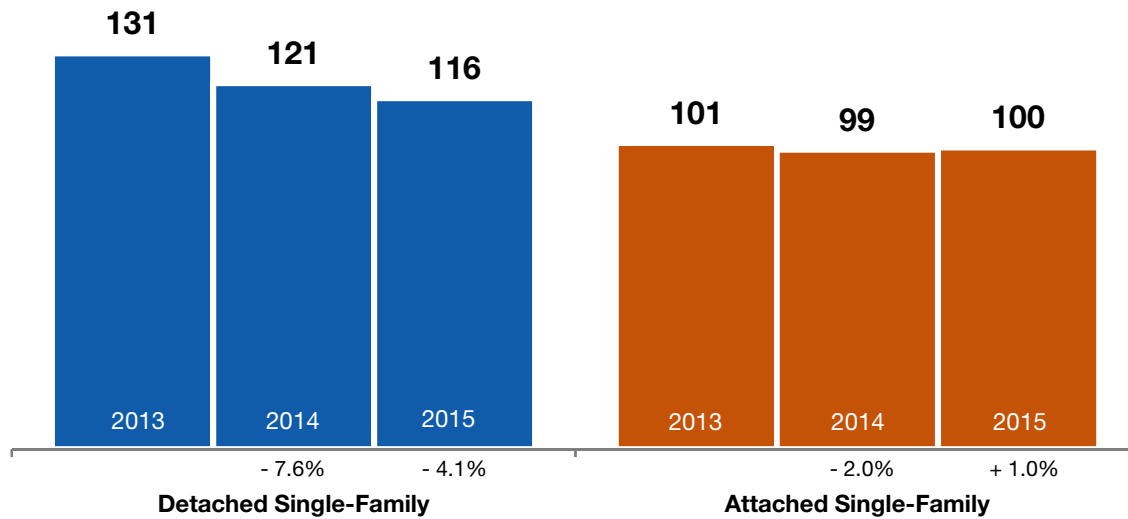


# Housing Affordability Index

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.

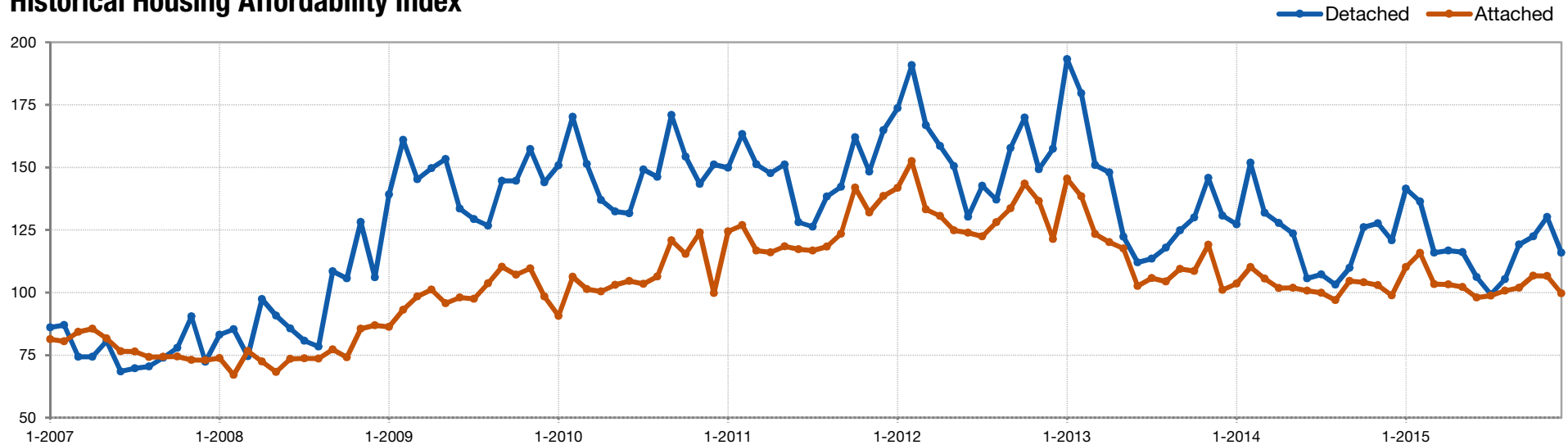


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Dec-2015	116	- 4.1%	100	+ 1.0%
Average	119	- 2.4%	104	+ 1.2%

## Historical Housing Affordability Index

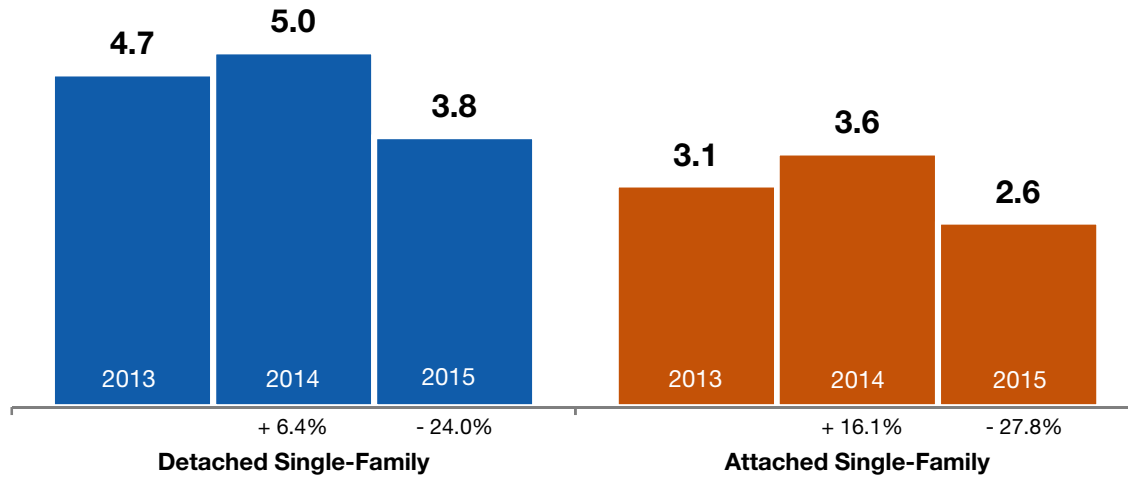


# Months Supply of Inventory

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.



## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	5.2	- 13.3%	4.0	- 16.7%
Oct-2015	5.1	- 15.0%	3.7	- 19.6%
Nov-2015	4.6	- 20.7%	3.3	- 21.4%
Dec-2015	3.8	- 24.0%	2.6	- 27.8%
Average	5.0	- 7.2%	3.8	- 9.3%

## Historical Months Supply of Inventory

