

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 February 20, 2016

Data current as of February 29, 2016

The U.S. dollar is increasing in strength, and along with it, home sales from both domestic and foreign buyers. While homes currently on the market are performing well, housing starts have seen a slight drop since entering 2016.

SINGLE-FAMILY DETACHED

For the week ending February 20:

- New Listings increased 11.0% to 373
- Under Contract Sales increased 30.7% to 251
- Inventory decreased 14.3% to 3,525

For the month of January:

- Median Sales Price increased 13.8% to \$184,900
- Market Time increased 5.9% to 107
- Pct of List Price Rec'd increased 1.7% to 94.0%
- Months Supply decreased 22.0% to 3.9

SINGLE-FAMILY ATTACHED

For the week ending February 20:

- New Listings increased 12.6% to 663
- Under Contract Sales increased 11.3% to 435
- Inventory decreased 18.3% to 3,970

For the month of January:

- Median Sales Price decreased 7.0% to \$265,000
- Market Time increased 6.5% to 98
- Pct of List Price Rec'd increased 0.3% to 93.9%
- Months Supply decreased 25.0% to 2.7

Quick Facts

+ 11.0%	+ 12.6%	+ 30.7%	+ 11.3%	- 14.3%	- 18.3%
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

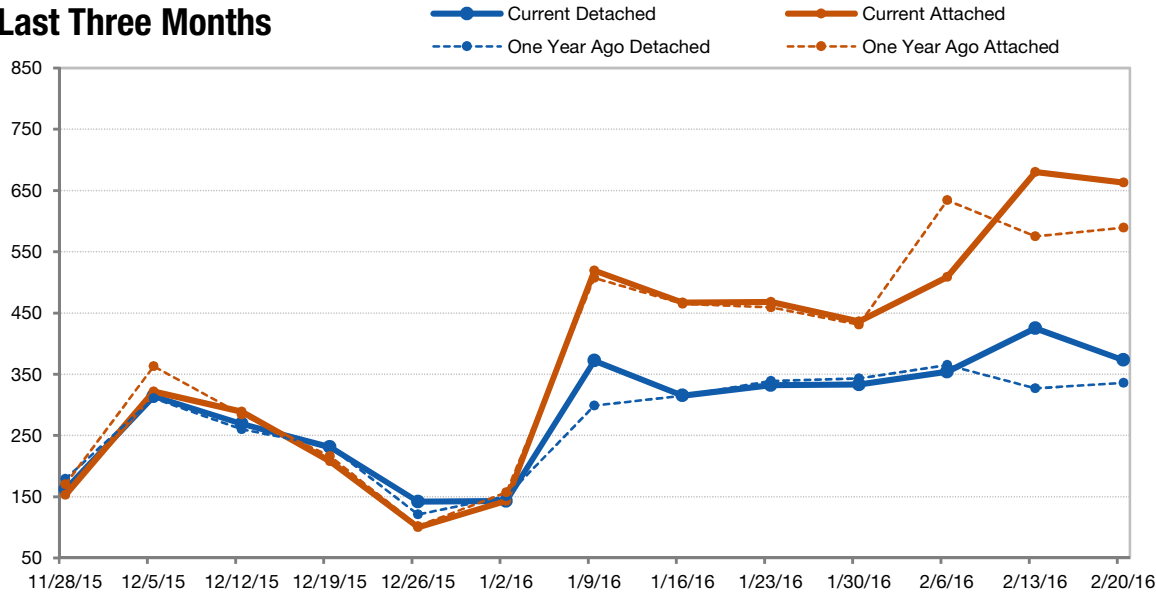
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New Listings

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

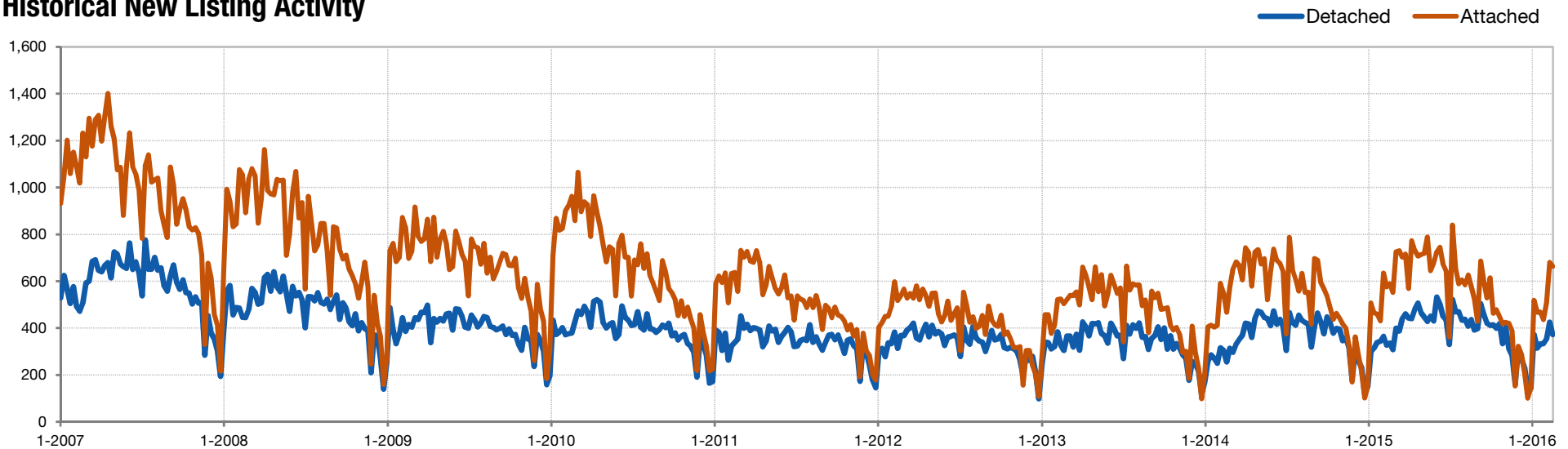


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/28/2015	162	- 9.5%	153	- 10.0%
12/5/2015	314	+ 1.0%	322	- 11.3%
12/12/2015	269	+ 3.5%	289	+ 1.8%
12/19/2015	231	- 0.4%	208	- 3.7%
12/26/2015	142	+ 17.4%	100	- 2.0%
1/2/2016	143	- 5.3%	143	- 8.9%
1/9/2016	372	+ 24.4%	519	+ 2.4%
1/16/2016	315	0.0%	467	+ 0.4%
1/23/2016	332	- 2.1%	468	+ 2.0%
1/30/2016	333	- 2.9%	436	+ 1.2%
2/6/2016	354	- 3.0%	509	- 19.7%
2/13/2016	425	+ 30.0%	680	+ 18.3%
2/20/2016	373	+ 11.0%	663	+ 12.6%
3-Month Avg.	290	+ 5.2%	381	+ 0.1%

Historical New Listing Activity

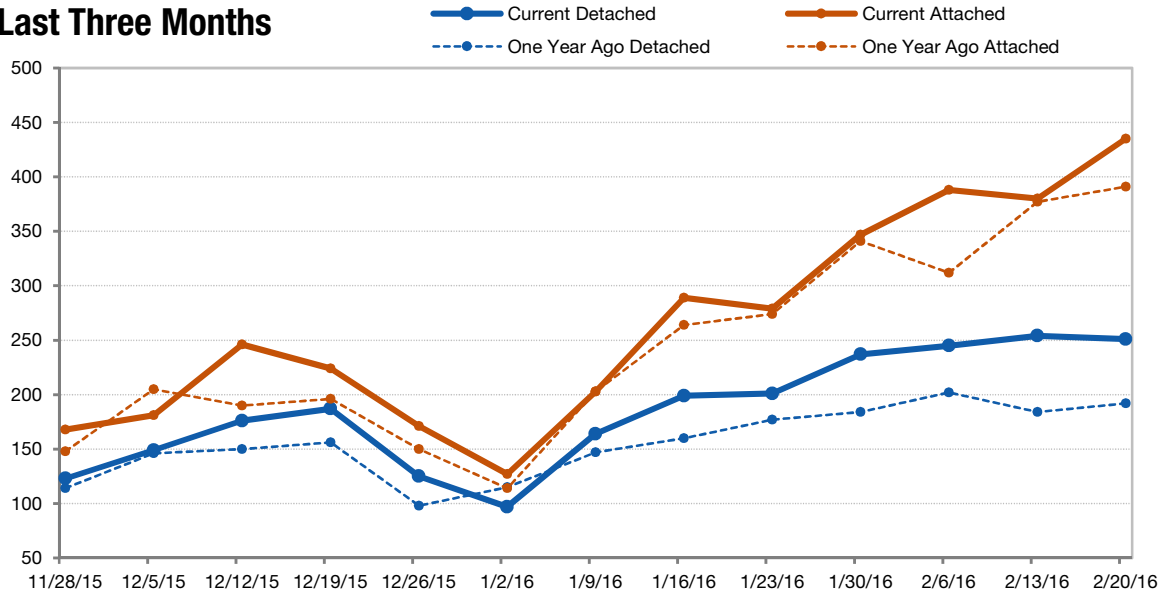


Under Contract

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

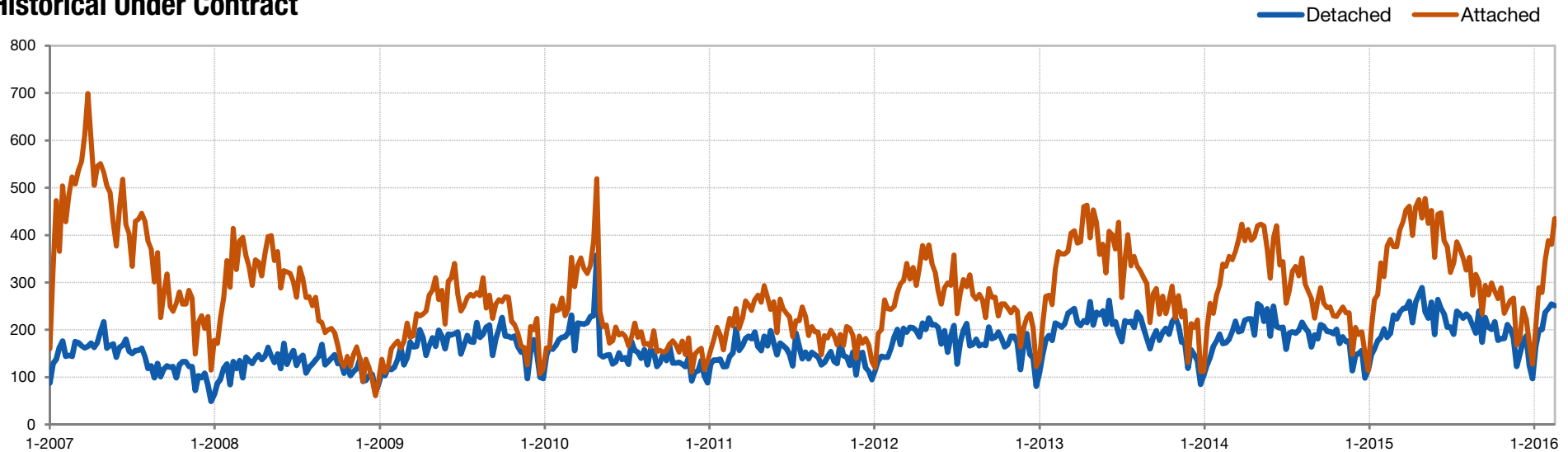


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/28/2015	123	+ 7.9%	168	+ 13.5%
12/5/2015	149	+ 2.1%	181	- 11.7%
12/12/2015	176	+ 17.3%	246	+ 29.5%
12/19/2015	187	+ 19.9%	224	+ 14.3%
12/26/2015	125	+ 27.6%	171	+ 14.0%
1/2/2016	97	- 15.7%	127	+ 11.4%
1/9/2016	164	+ 11.6%	203	0.0%
1/16/2016	199	+ 24.4%	289	+ 9.5%
1/23/2016	201	+ 13.6%	279	+ 1.8%
1/30/2016	237	+ 28.8%	347	+ 1.8%
2/6/2016	245	+ 21.3%	388	+ 24.4%
2/13/2016	254	+ 38.0%	380	+ 0.8%
2/20/2016	251	+ 30.7%	435	+ 11.3%
3-Month Avg.	185	+ 18.9%	264	+ 8.6%

Historical Under Contract

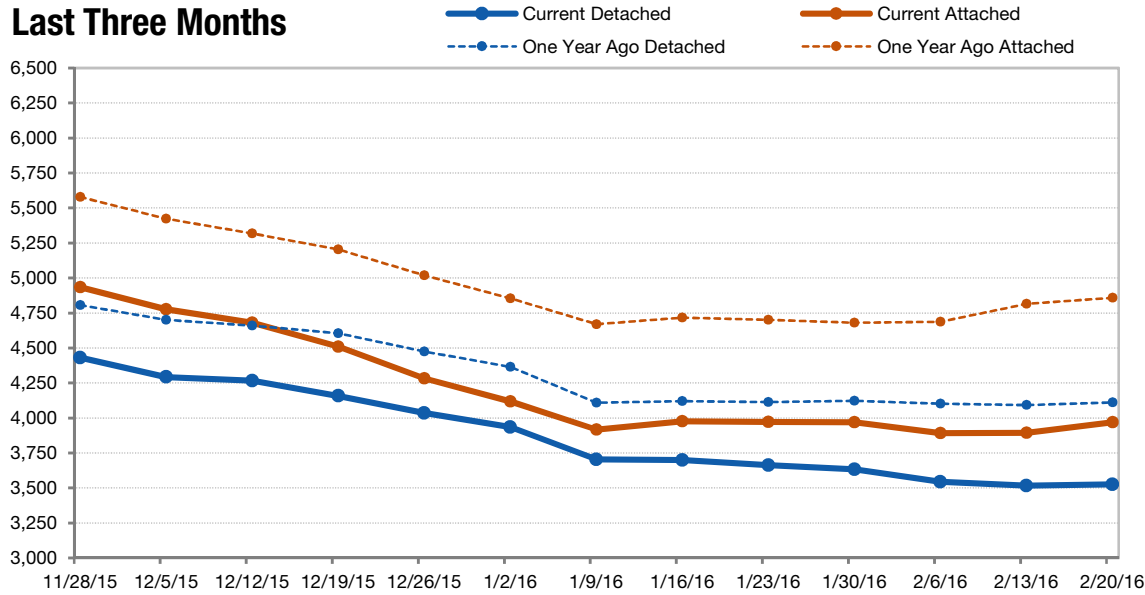


Inventory of Homes for Sale

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

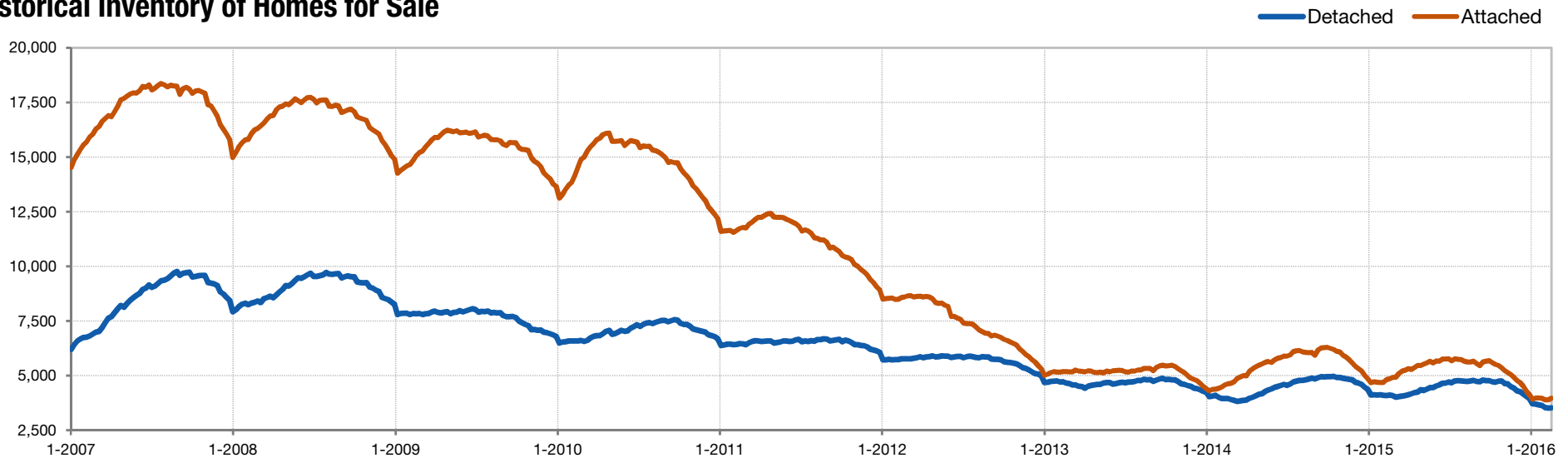


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/28/2015	4,431	- 7.8%	4,934	- 11.6%
12/5/2015	4,292	- 8.7%	4,776	- 11.9%
12/12/2015	4,266	- 8.5%	4,680	- 12.0%
12/19/2015	4,158	- 9.7%	4,509	- 13.4%
12/26/2015	4,035	- 9.8%	4,283	- 14.7%
1/2/2016	3,935	- 9.9%	4,117	- 15.2%
1/9/2016	3,704	- 9.8%	3,918	- 16.1%
1/16/2016	3,699	- 10.2%	3,977	- 15.7%
1/23/2016	3,663	- 10.9%	3,972	- 15.5%
1/30/2016	3,633	- 11.9%	3,970	- 15.2%
2/6/2016	3,544	- 13.6%	3,891	- 17.0%
2/13/2016	3,516	- 14.1%	3,895	- 19.1%
2/20/2016	3,525	- 14.3%	3,970	- 18.3%
3-Month Avg.	3,877	- 10.6%	4,222	- 14.9%

Historical Inventory of Homes for Sale

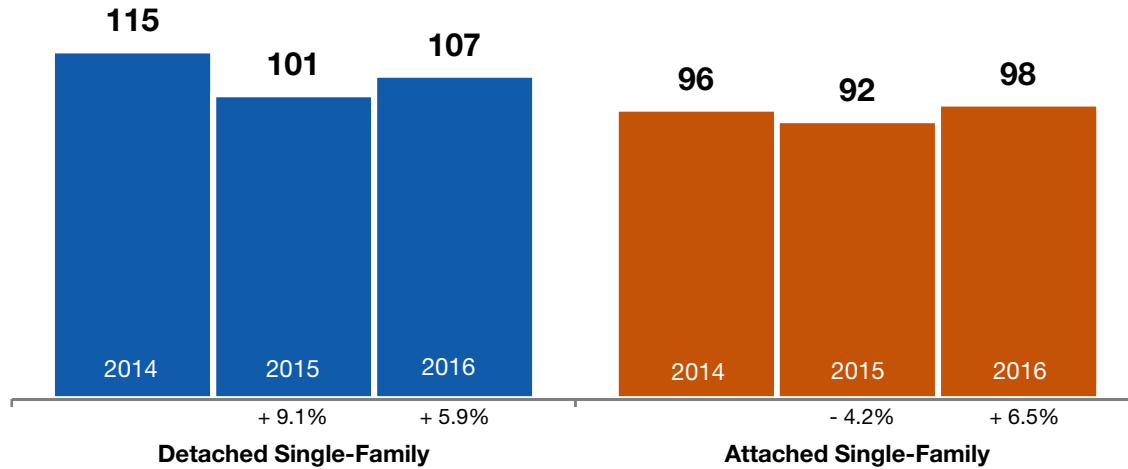


Market Time

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

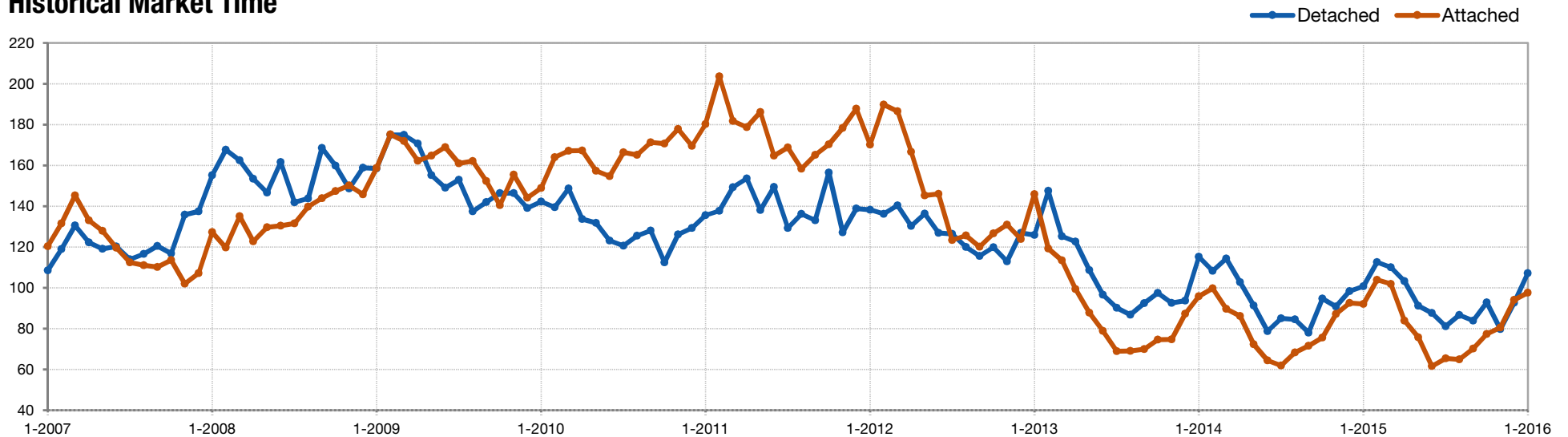


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jan-2016	107	+ 5.9%	98	+ 6.5%
Average	93	+ 0.1%	78	+ 1.1%

Historical Market Time

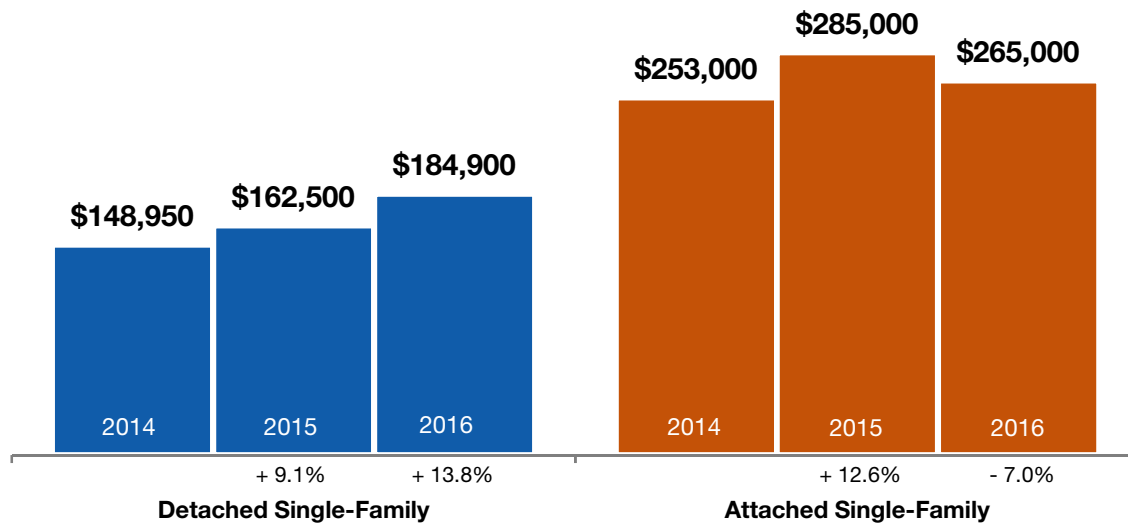


Median Sales Price

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

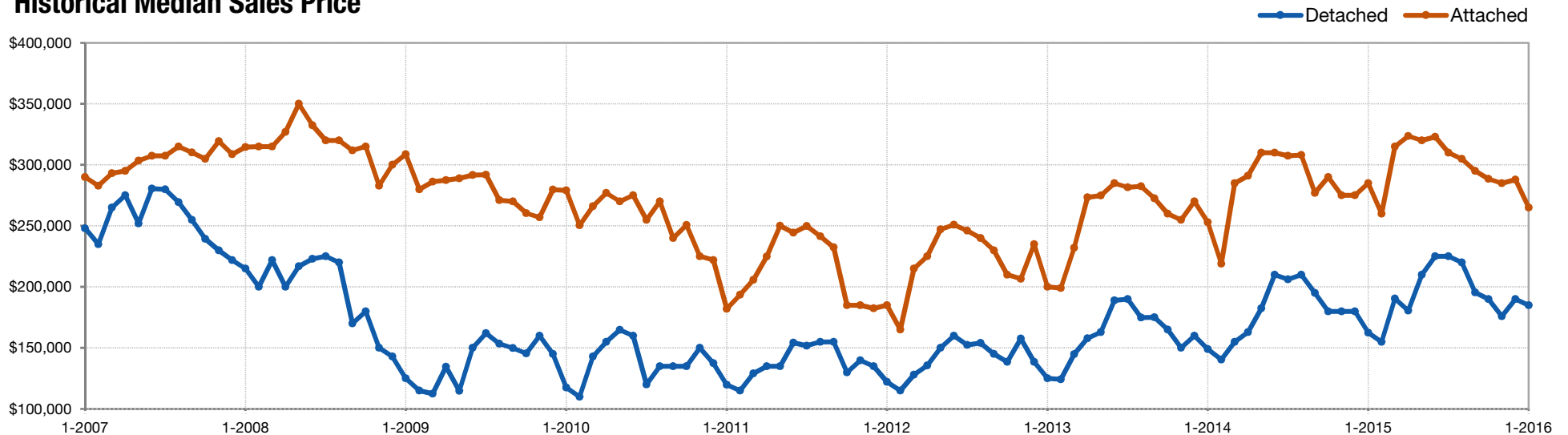


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	+ 9.1%	\$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	\$190,000	+ 5.6%	\$288,500	- 0.5%
Nov-2015	\$176,000	- 2.2%	\$285,000	+ 3.6%
Dec-2015	\$190,000	+ 5.6%	\$288,000	+ 4.7%
Jan-2016	\$184,900	+ 13.8%	\$265,000	- 7.0%
Median	\$197,000	+ 9.4%	\$305,000	+ 4.5%

Historical Median Sales Price

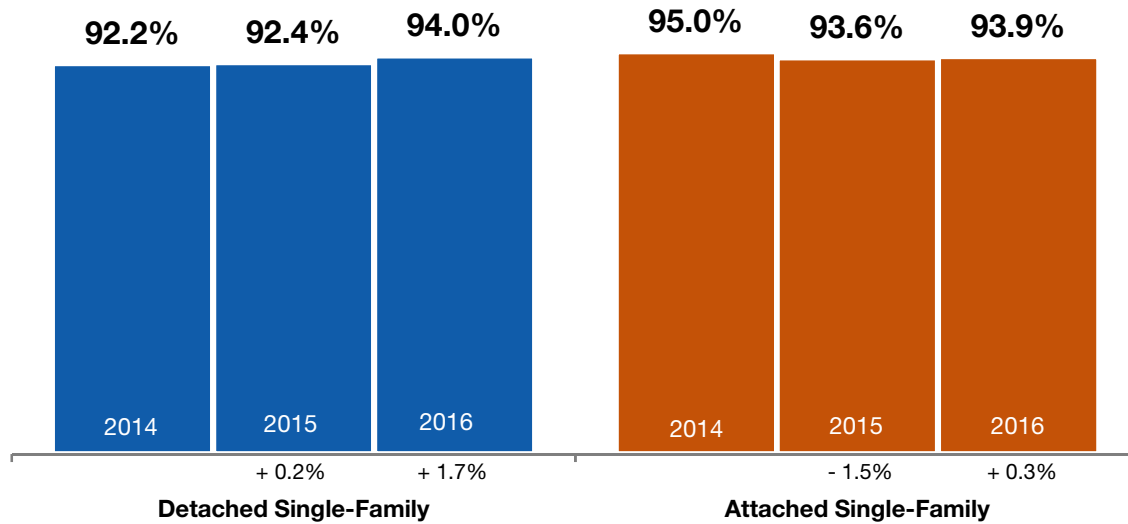


Percent of Original List Price Received

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.

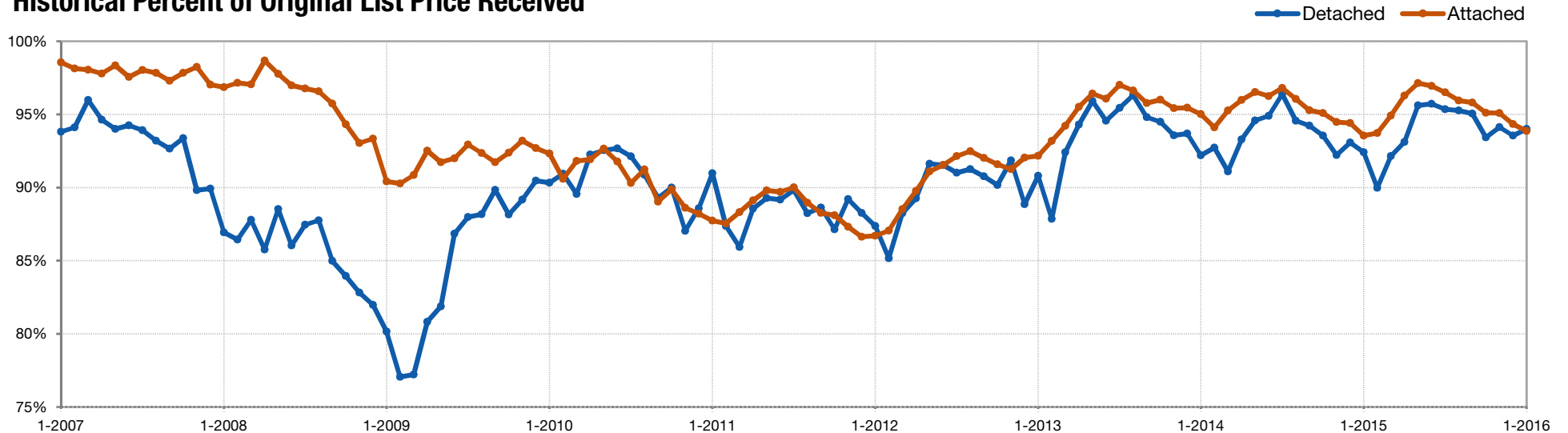


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	94.1%	+ 2.1%	95.1%	+ 0.6%
Dec-2015	93.5%	+ 0.4%	94.3%	- 0.1%
Jan-2016	94.0%	+ 1.7%	93.9%	+ 0.3%
Average	94.2%	+ 0.4%	95.8%	+ 0.2%

Historical Percent of Original List Price Received

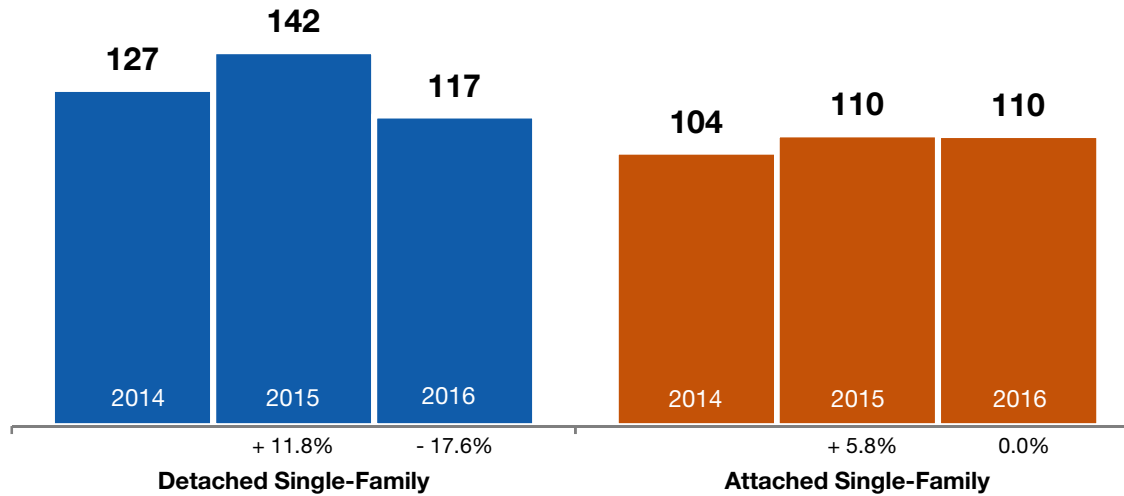


Housing Affordability Index

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.

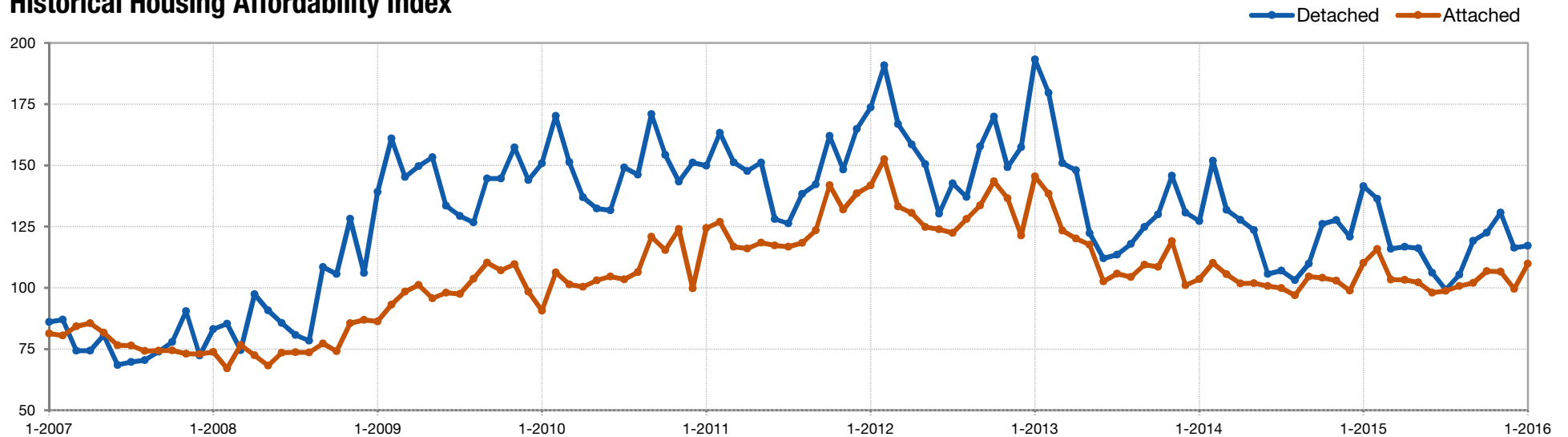


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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%
Average	117	- 4.7%	104	+ 0.7%

Historical Housing Affordability Index

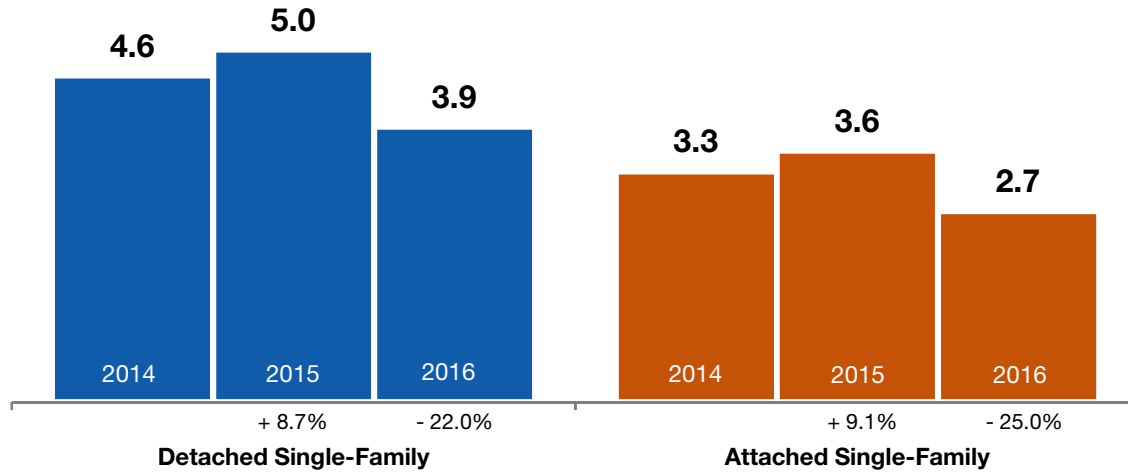


Months Supply of Inventory

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.



January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2015	4.8	+ 4.3%	3.7	+ 5.7%
Mar-2015	4.9	+ 6.5%	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	5.4	- 1.8%	4.1	- 6.8%
Jul-2015	5.4	- 6.9%	4.1	- 12.8%
Aug-2015	5.3	- 11.7%	3.9	- 15.2%
Sep-2015	5.3	- 11.7%	4.0	- 16.7%
Oct-2015	5.2	- 13.3%	3.7	- 19.6%
Nov-2015	4.8	- 17.2%	3.3	- 21.4%
Dec-2015	4.1	- 18.0%	2.7	- 25.0%
Jan-2016	3.9	- 22.0%	2.7	- 25.0%
Average	4.9	- 8.1%	3.7	- 11.0%

Historical Months Supply of Inventory

