

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 23, 2016

Data current as of February 1, 2016

We're just breaking into 2016, so it's a bit early to say how the spring and summer markets are going to fare based on a few weeks of trend analysis, but for the most part, things are happening the way we expected to start the year. There are some nibbles of new listings being added to the market, and sales are taking root, but the overall number of homes for sale has some work to do in order to give this year the real steam it deserves.

SINGLE-FAMILY DETACHED

For the week ending January 23:

- New Listings increased 9.7% to 372
- Under Contract Sales remained flat at 177
- Inventory decreased 12.8% to 3,583

For the month of December:

- Median Sales Price increased 5.6% to \$190,000
- Market Time decreased 5.1% to 93
- Pct of List Price Rec'd increased 0.4% to 93.5%
- Months Supply decreased 22.0% to 3.9

SINGLE-FAMILY ATTACHED

For the week ending January 23:

- New Listings increased 13.5% to 521
- Under Contract Sales decreased 26.5% to 202
- Inventory decreased 17.9% to 3,857

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 25.0% to 2.7

Quick Facts

+ 9.7%	+ 13.5%	0.0%	- 26.5%	- 12.8%	- 17.9%
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

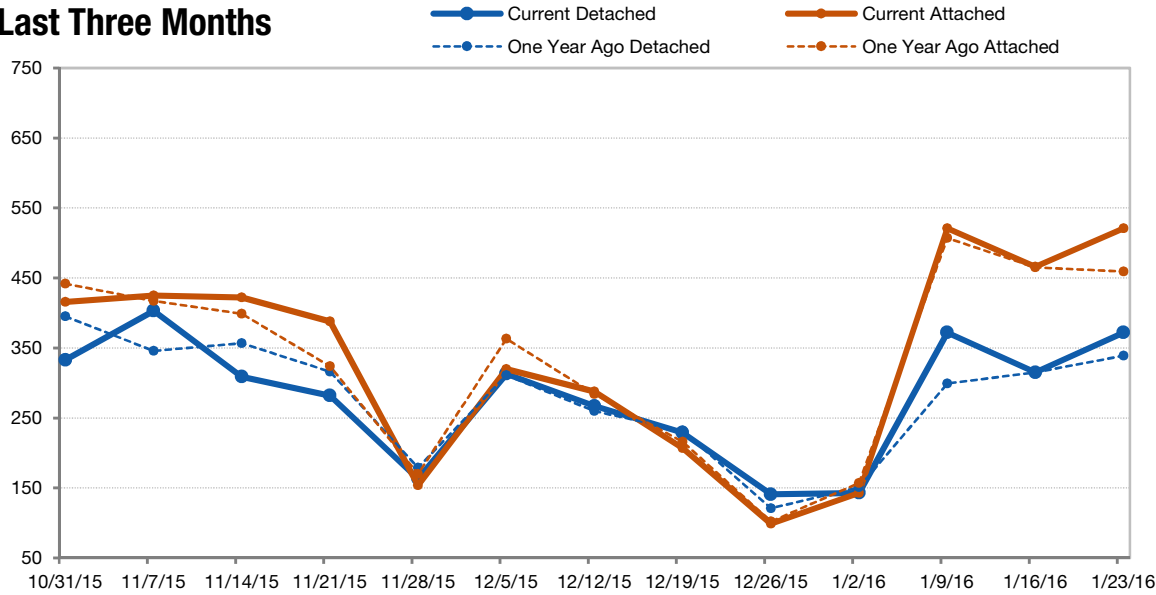
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

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

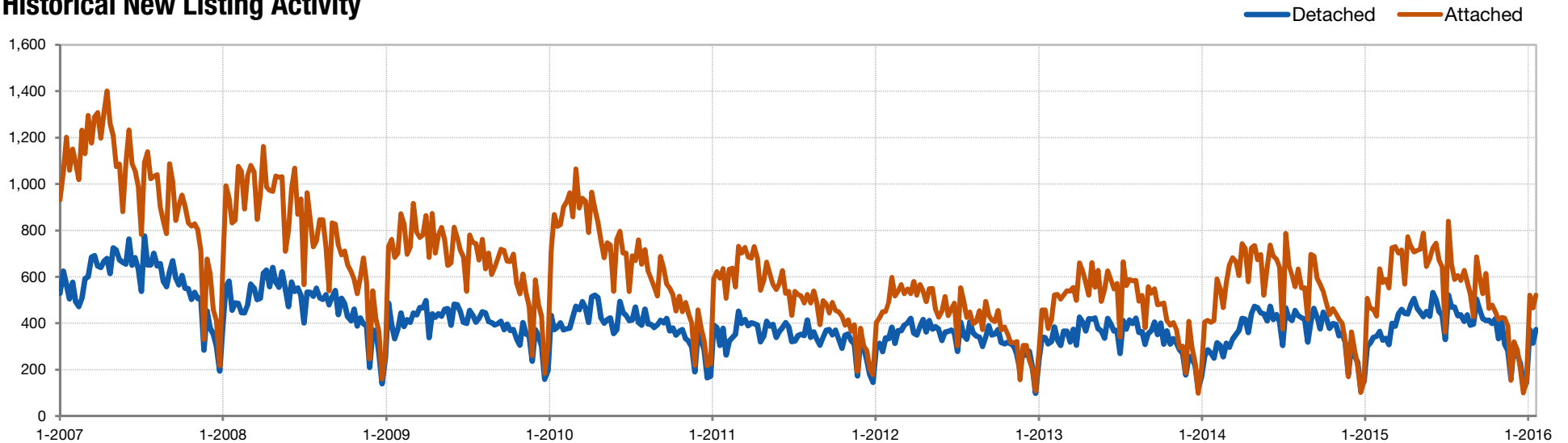


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/31/2015	333	- 15.7%	416	- 5.9%
11/7/2015	403	+ 16.5%	425	+ 1.9%
11/14/2015	309	- 13.4%	422	+ 5.8%
11/21/2015	282	- 10.8%	388	+ 19.8%
11/28/2015	163	- 8.9%	154	- 9.4%
12/5/2015	313	+ 0.6%	320	- 11.8%
12/12/2015	267	+ 2.7%	288	+ 1.4%
12/19/2015	229	- 1.3%	207	- 4.2%
12/26/2015	141	+ 16.5%	99	- 2.9%
1/2/2016	143	- 5.3%	143	- 8.9%
1/9/2016	372	+ 24.4%	521	+ 2.8%
1/16/2016	315	0.0%	466	+ 0.2%
1/23/2016	372	+ 9.7%	521	+ 13.5%
3-Month Avg.	280	+ 0.6%	336	+ 1.5%

Historical New Listing Activity

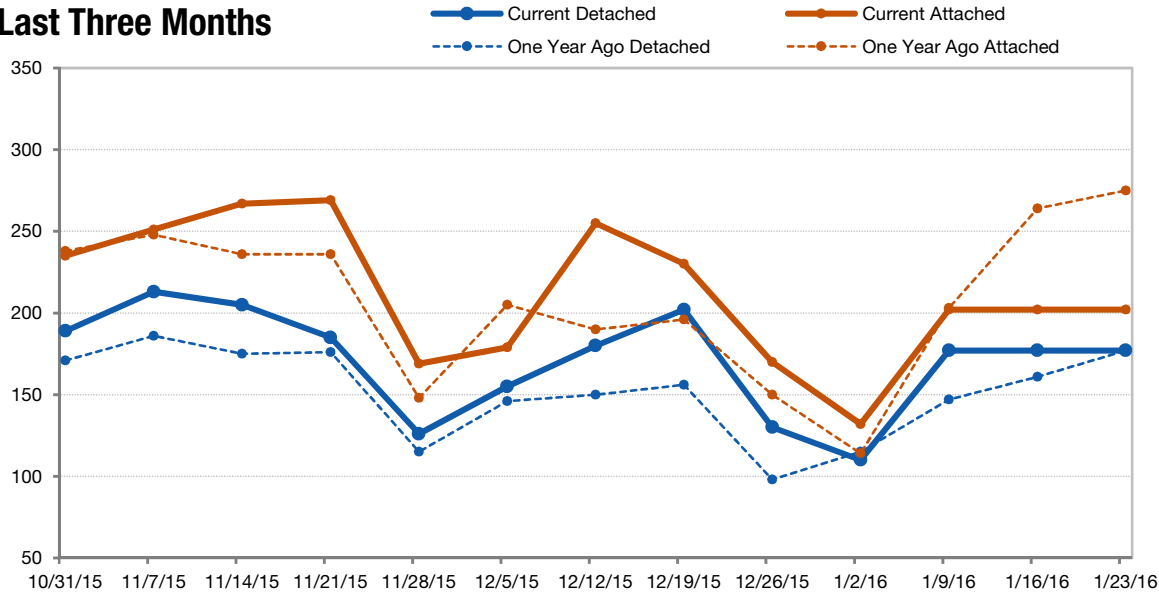


Under Contract

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

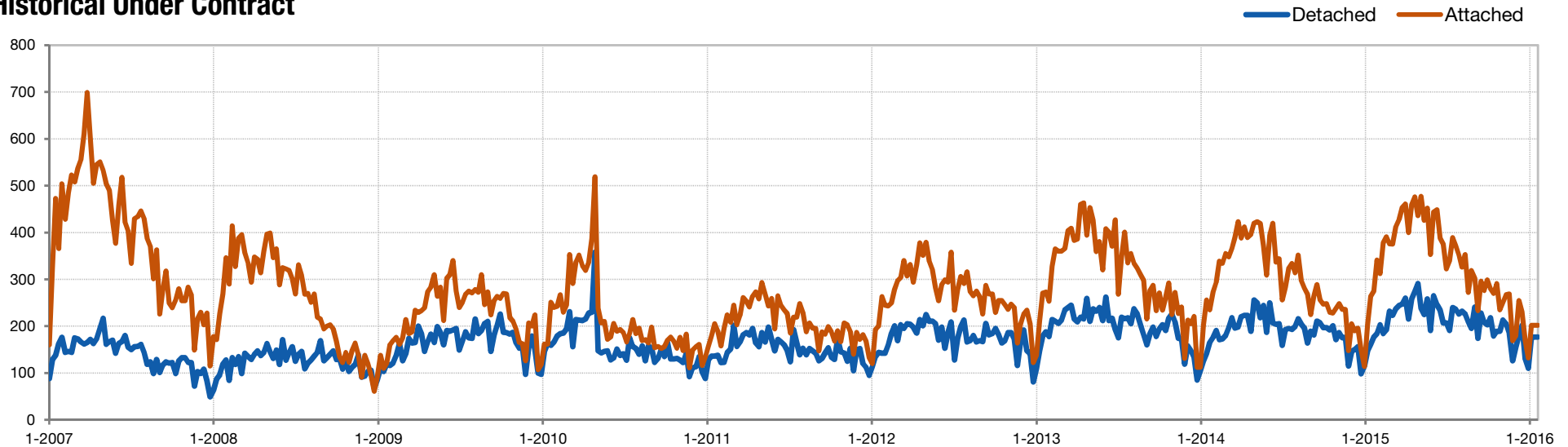


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/31/2015	189	+ 10.5%	235	- 1.3%
11/7/2015	213	+ 14.5%	251	+ 1.2%
11/14/2015	205	+ 17.1%	267	+ 13.1%
11/21/2015	185	+ 5.1%	269	+ 14.0%
11/28/2015	126	+ 9.6%	169	+ 14.2%
12/5/2015	155	+ 6.2%	179	- 12.7%
12/12/2015	180	+ 20.0%	255	+ 34.2%
12/19/2015	202	+ 29.5%	230	+ 17.3%
12/26/2015	130	+ 32.7%	170	+ 13.3%
1/2/2016	110	- 4.3%	132	+ 15.8%
1/9/2016	177	+ 20.4%	202	- 0.5%
1/16/2016	206	+ 28.0%	304	+ 15.2%
1/23/2016	177	0.0%	202	- 26.5%
3-Month Avg.	173	+ 14.3%	220	+ 6.0%

Historical Under Contract

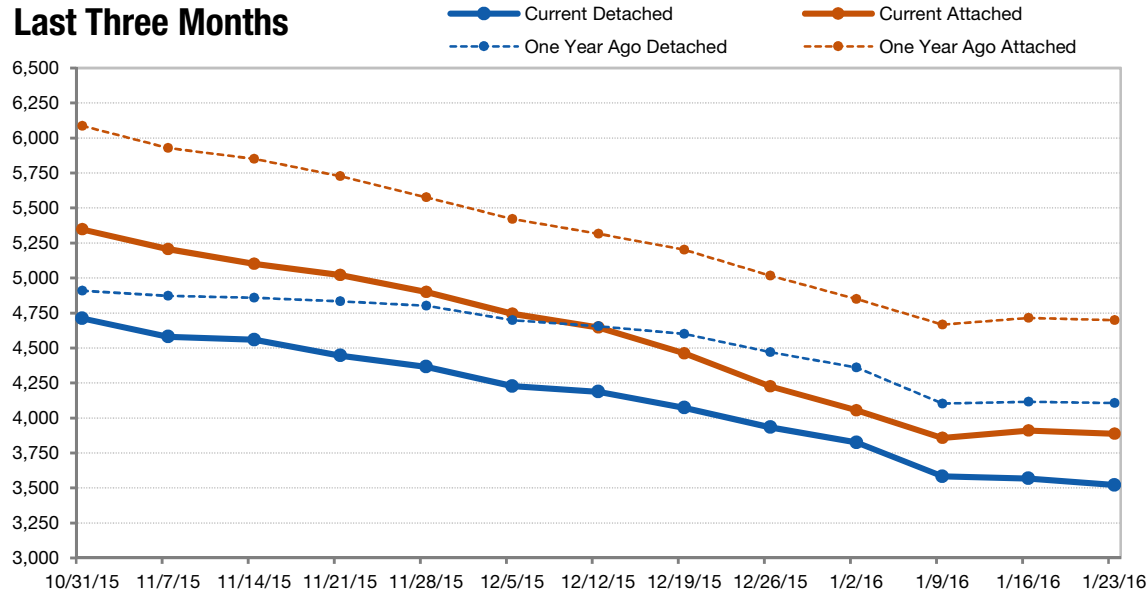


Inventory of Homes for Sale

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

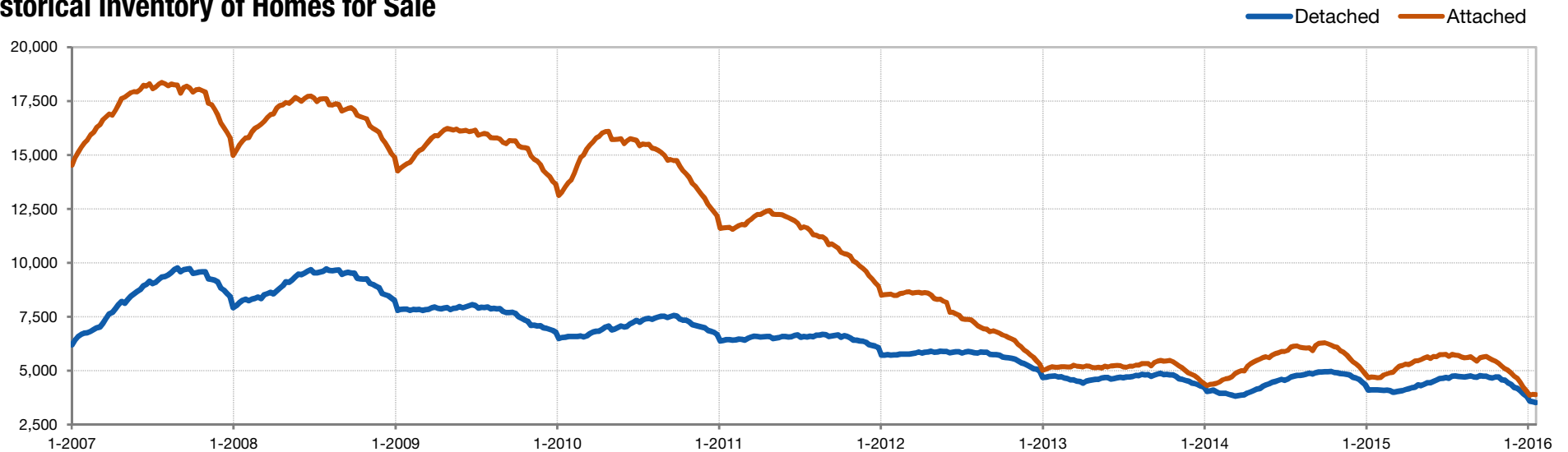


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/31/2015	4,711	- 4.0%	5,347	- 12.2%
11/7/2015	4,580	- 6.0%	5,206	- 12.2%
11/14/2015	4,559	- 6.2%	5,102	- 12.8%
11/21/2015	4,446	- 8.0%	5,022	- 12.3%
11/28/2015	4,365	- 9.1%	4,899	- 12.1%
12/5/2015	4,227	- 10.0%	4,745	- 12.5%
12/12/2015	4,187	- 10.1%	4,646	- 12.6%
12/19/2015	4,073	- 11.5%	4,461	- 14.2%
12/26/2015	3,933	- 12.0%	4,226	- 15.7%
1/2/2016	3,825	- 12.3%	4,055	- 16.4%
1/9/2016	3,583	- 12.7%	3,857	- 17.4%
1/16/2016	3,568	- 13.3%	3,910	- 17.1%
1/23/2016	3,583	- 12.8%	3,857	- 17.9%
3-Month Avg.	4,126	- 9.7%	4,564	- 14.1%

Historical Inventory of Homes for Sale

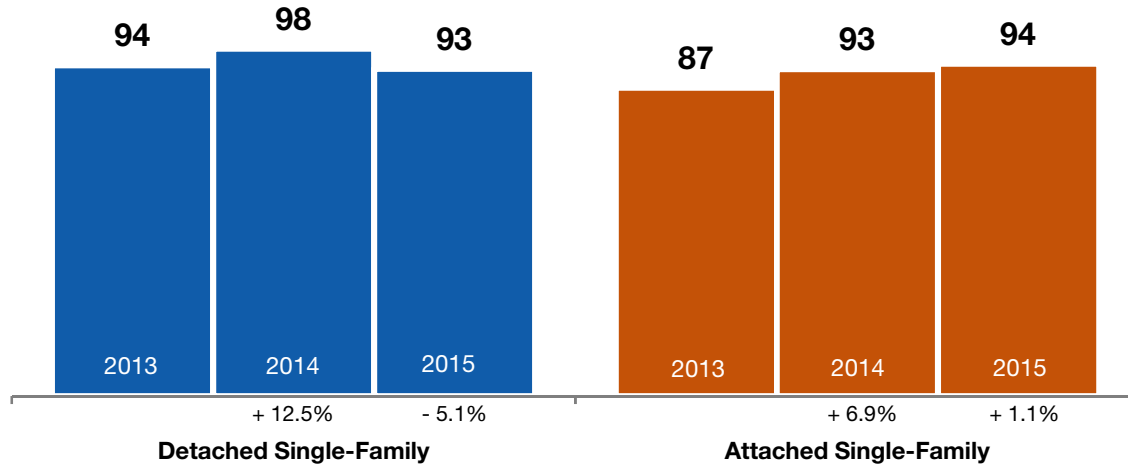


Market Time

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

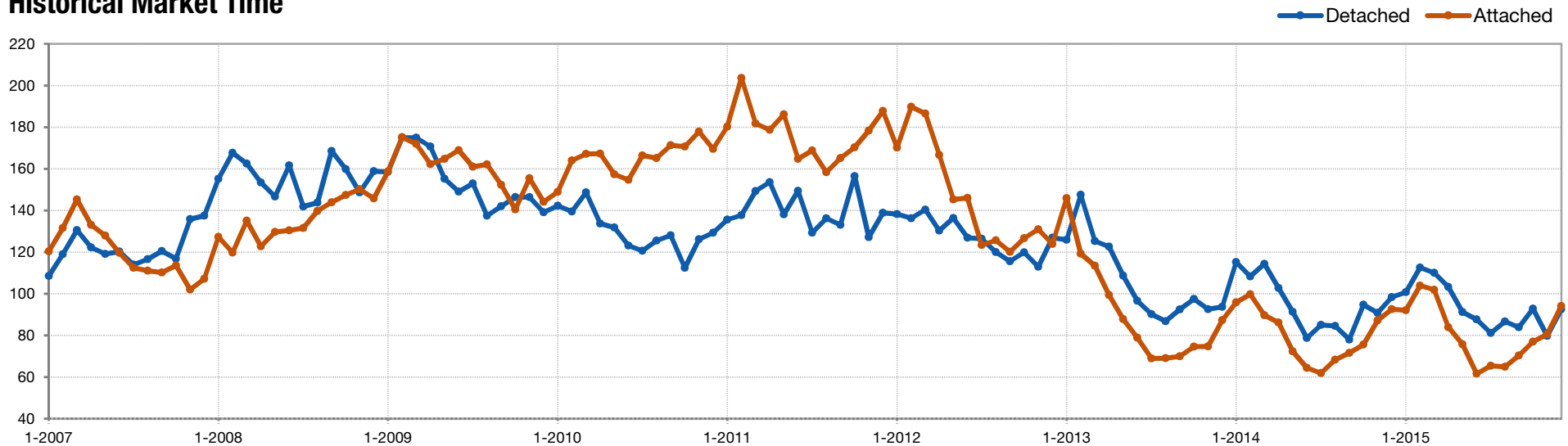


December



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	- 1.3%	78	+ 0.5%

Historical Market Time

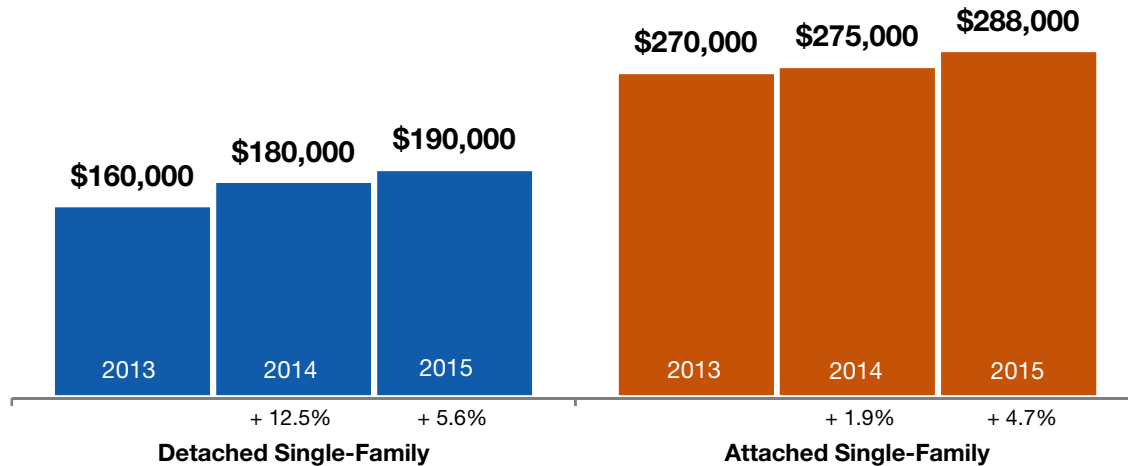


Median Sales Price

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

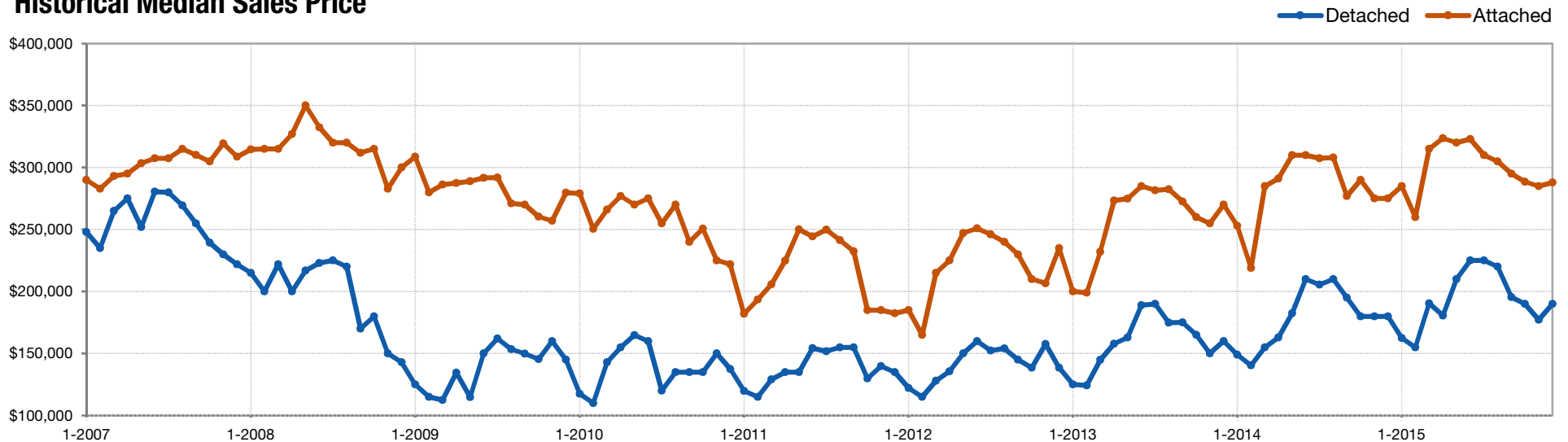


December



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	\$177,250	- 1.5%	\$285,000	+ 3.6%
Dec-2015	\$190,000	+ 5.6%	\$288,000	+ 4.7%
Median	\$195,000	+ 8.3%	\$305,000	+ 5.2%

Historical Median Sales Price

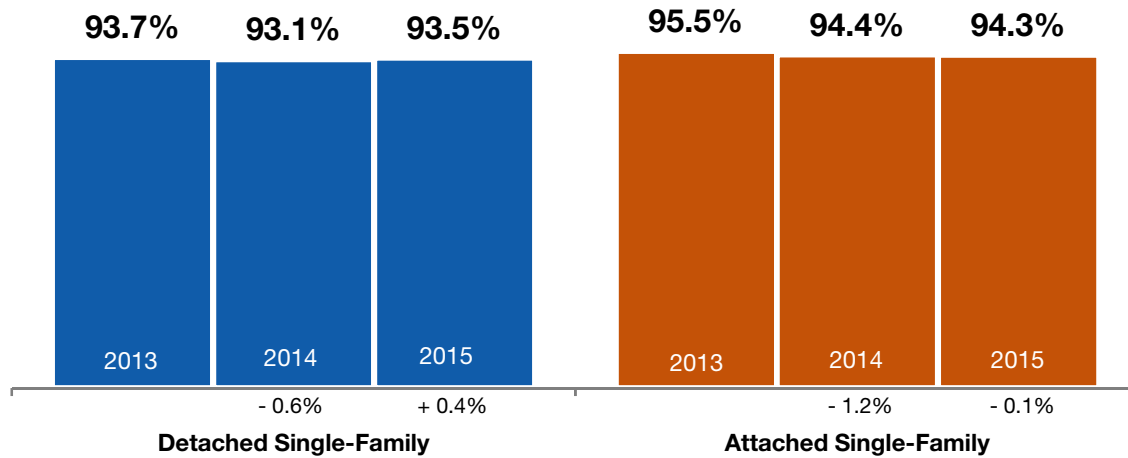


Percent of Original List Price Received

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.

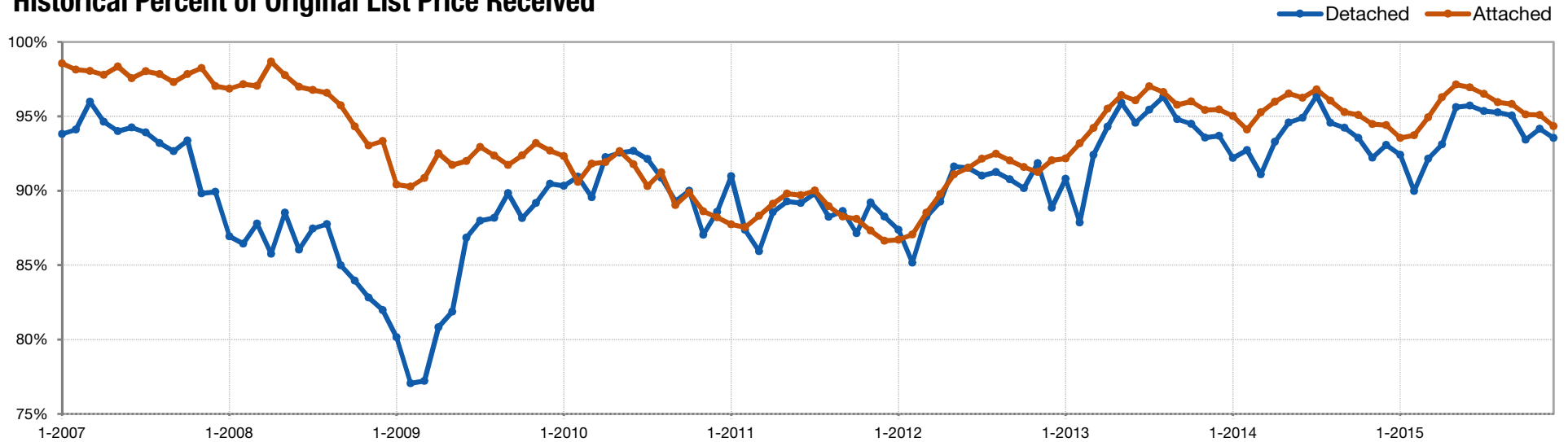


December



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%	+ 0.4%	95.8%	+ 0.1%

Historical Percent of Original List Price Received

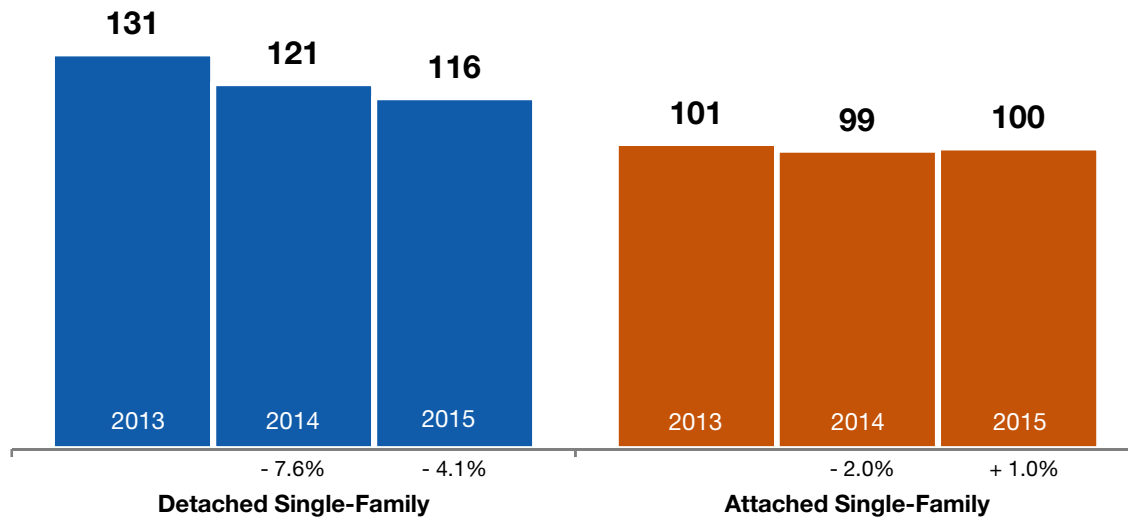


Housing Affordability Index

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.

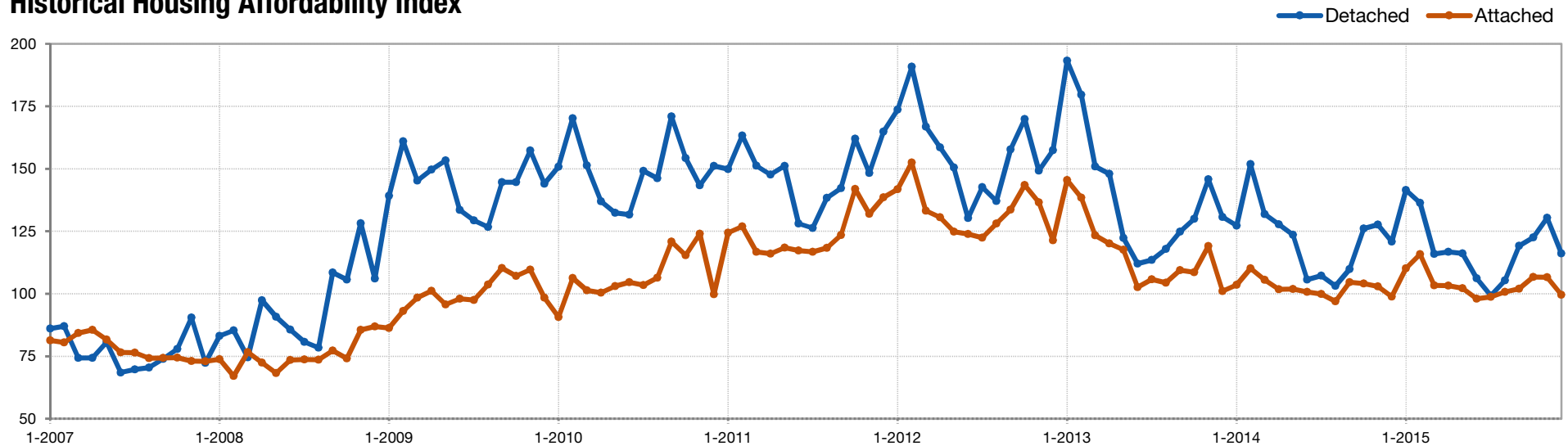


December



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	123	- 2.4%	107	+ 2.9%
Nov-2015	130	+ 1.6%	107	+ 3.9%
Dec-2015	116	- 4.1%	100	+ 1.0%
Average	119	- 2.3%	104	+ 1.2%

Historical Housing Affordability Index

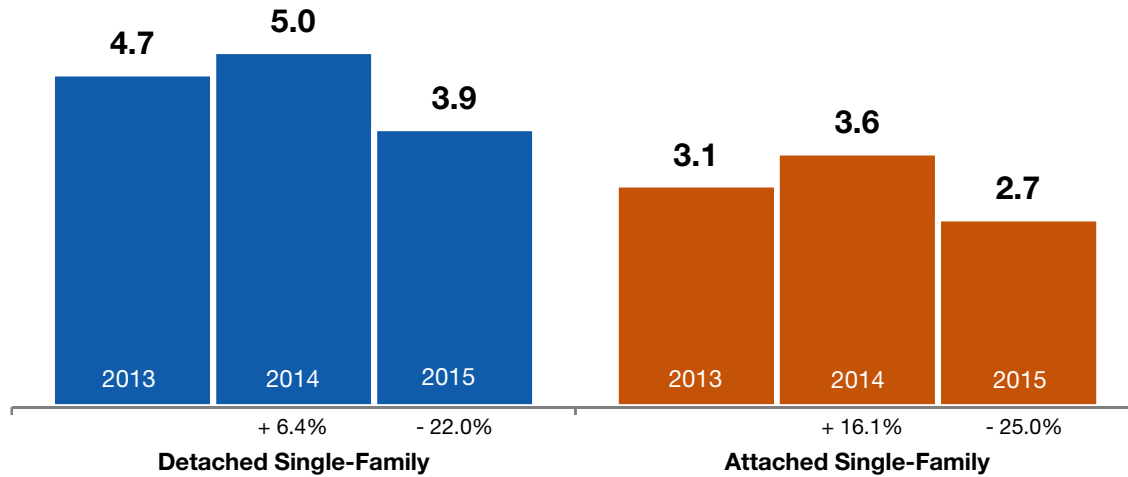


Months Supply of Inventory

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	5.2	- 13.3%	3.7	- 19.6%
Nov-2015	4.7	- 19.0%	3.3	- 21.4%
Dec-2015	3.9	- 22.0%	2.7	- 25.0%
Average	5.0	- 6.7%	3.8	- 9.1%

Historical Months Supply of Inventory

