

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 May 16, 2015

Data current as of May 26, 2015

The song remains the same. While new listings and sales increase, inventory is not always able to keep pace. Demand is high as mortgage rates remain low. There are homes to choose from, for sure, but there should be more if balance is expected to be more than novelty. New construction is occurring, but the notable projects are just as liable to be rental as for sale. The dynamics of residential real estate are ever shifting, churning.

SINGLE-FAMILY DETACHED

For the week ending May 16:

- New Listings decreased 4.9% to 423
- Under Contract Sales increased 38.4% to 303
- Inventory decreased 9.8% to 3,845

For the month of April:

- Median Sales Price increased 11.0% to \$181,000
- Market Time increased 1.0% to 104
- Pct of List Price Rec'd decreased 0.1% to 93.2%
- Months Supply decreased 12.0% to 4.4

SINGLE-FAMILY ATTACHED

For the week ending May 16:

- New Listings increased 13.2% to 788
- Under Contract Sales increased 20.0% to 505
- Inventory decreased 6.6% to 5,230

For the month of April:

- Median Sales Price increased 11.5% to \$324,330
- Market Time decreased 2.3% to 84
- Pct of List Price Rec'd increased 0.3% to 96.3%
- Months Supply decreased 7.3% to 3.8

Quick Facts

- 4.9%	+ 13.2%	+ 38.4%	+ 20.0%	- 9.8%	- 6.6%
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

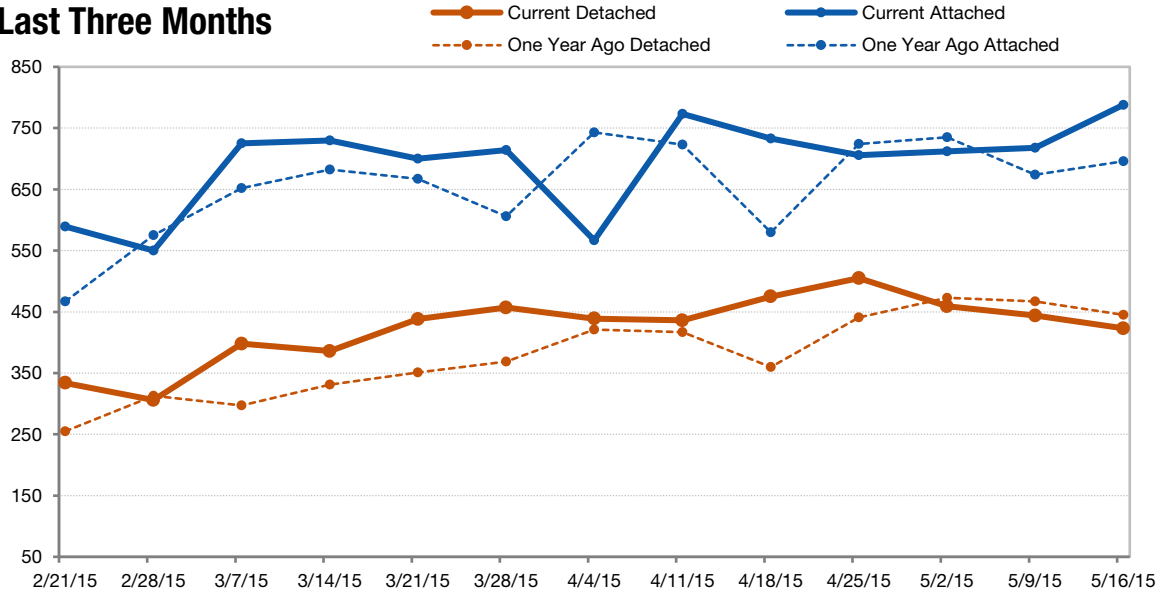
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New Listings

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
2/21/2015	334	+ 31.0%	589	+ 26.1%
2/28/2015	306	- 2.2%	550	- 4.3%
3/7/2015	398	+ 34.0%	725	+ 11.2%
3/14/2015	386	+ 16.6%	730	+ 7.0%
3/21/2015	438	+ 24.8%	700	+ 4.9%
3/28/2015	457	+ 23.8%	714	+ 17.8%
4/4/2015	439	+ 4.3%	567	- 23.7%
4/11/2015	436	+ 4.6%	773	+ 6.9%
4/18/2015	475	+ 31.9%	733	+ 26.4%
4/25/2015	505	+ 14.5%	706	- 2.5%
5/2/2015	459	- 3.0%	712	- 3.1%
5/9/2015	444	- 4.9%	718	+ 6.5%
5/16/2015	423	- 4.9%	788	+ 13.2%
3-Month Avg.	423	+ 11.3%	693	+ 5.6%

Historical New Listing Activity

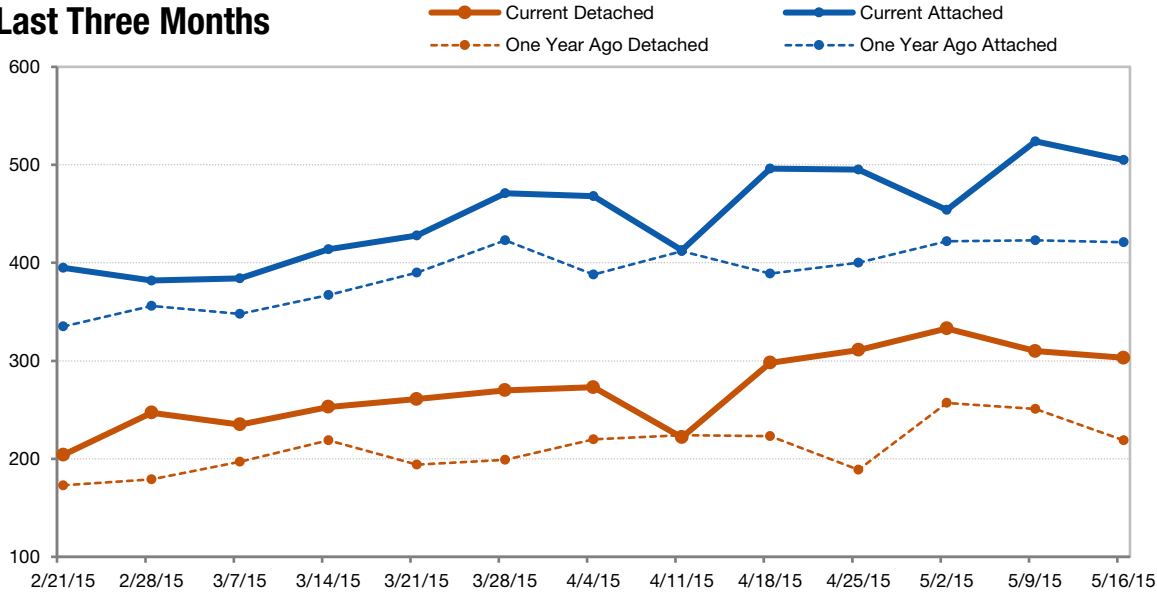


Under Contract

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

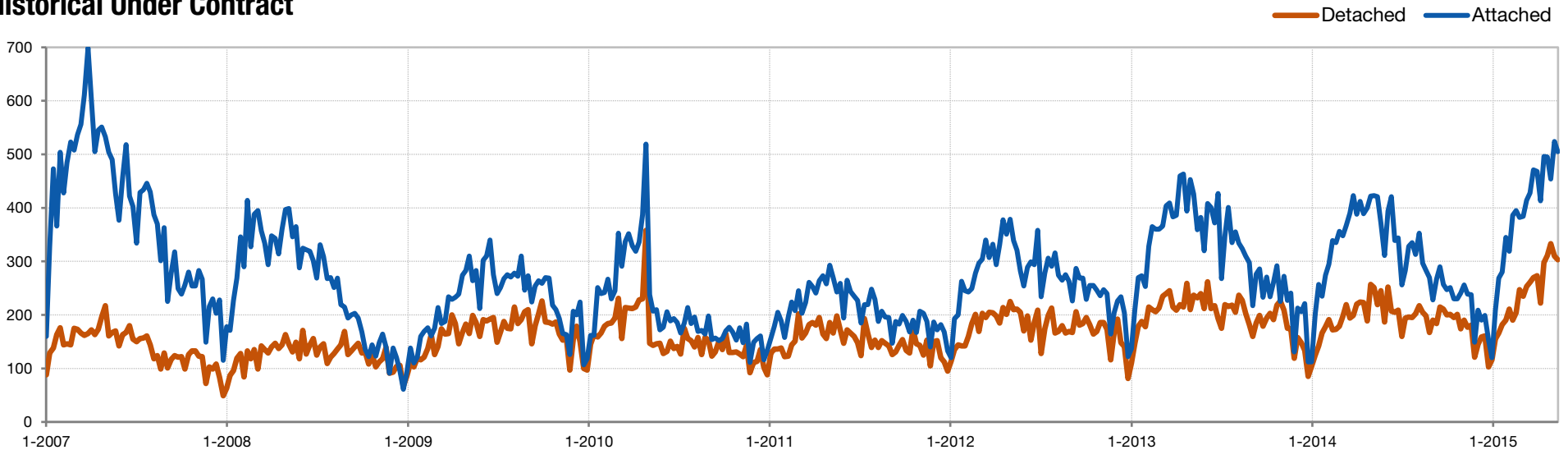


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/21/2015	204	+ 17.9%	395	+ 17.9%
2/28/2015	247	+ 38.0%	382	+ 7.3%
3/7/2015	235	+ 19.3%	384	+ 10.3%
3/14/2015	253	+ 15.5%	414	+ 12.8%
3/21/2015	261	+ 34.5%	428	+ 9.7%
3/28/2015	270	+ 35.7%	471	+ 11.3%
4/4/2015	273	+ 24.1%	468	+ 20.6%
4/11/2015	222	- 0.9%	413	+ 0.2%
4/18/2015	298	+ 33.6%	496	+ 27.5%
4/25/2015	311	+ 64.6%	495	+ 23.8%
5/2/2015	333	+ 29.6%	454	+ 7.6%
5/9/2015	310	+ 23.5%	524	+ 23.9%
5/16/2015	303	+ 38.4%	505	+ 20.0%
3-Month Avg.	271	+ 28.3%	448	+ 14.9%

Historical Under Contract

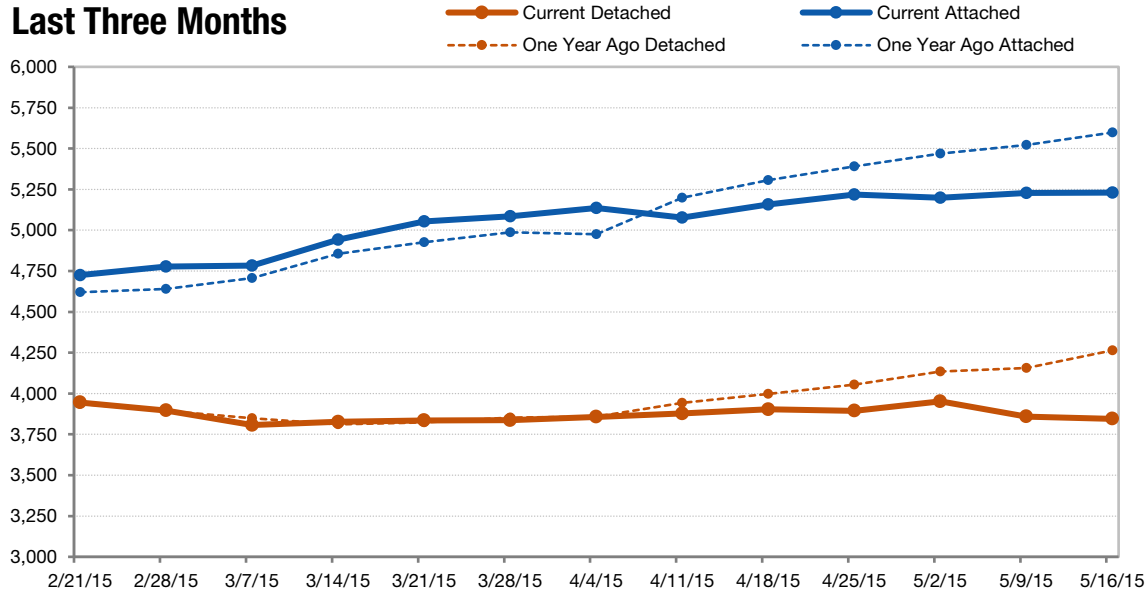


Inventory of Homes for Sale

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

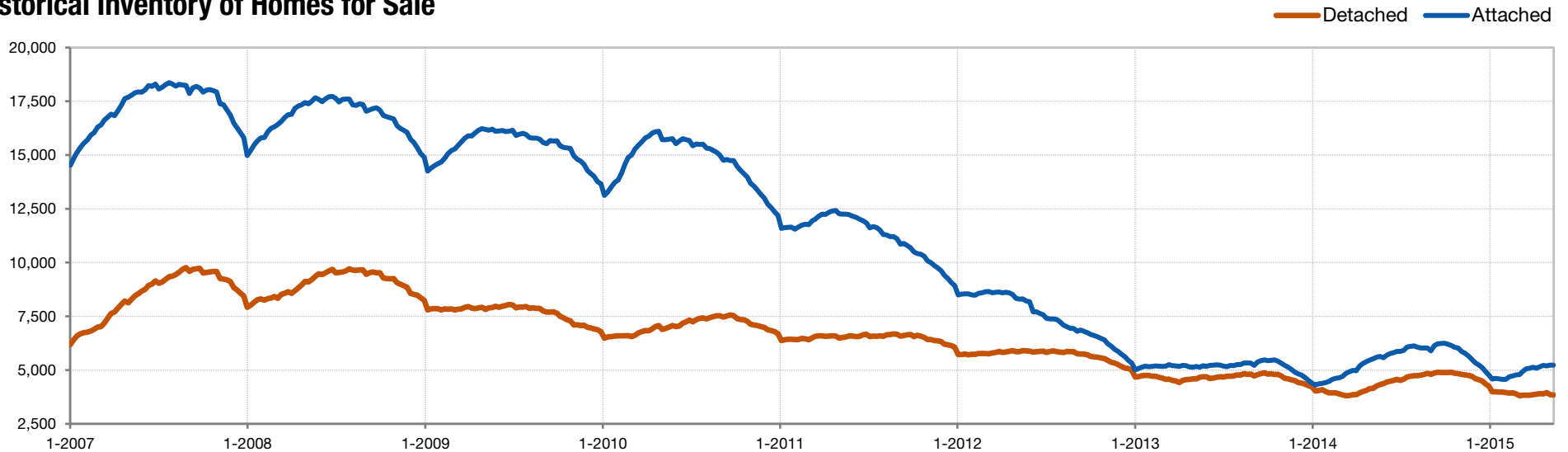


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/21/2015	3,945	+ 0.2%	4,725	+ 2.3%
2/28/2015	3,896	+ 0.1%	4,778	+ 3.0%
3/7/2015	3,807	- 1.1%	4,784	+ 1.6%
3/14/2015	3,827	+ 0.4%	4,942	+ 1.8%
3/21/2015	3,835	+ 0.3%	5,053	+ 2.6%
3/28/2015	3,836	- 0.4%	5,084	+ 1.9%
4/4/2015	3,857	- 0.1%	5,135	+ 3.2%
4/11/2015	3,877	- 1.7%	5,078	- 2.3%
4/18/2015	3,903	- 2.4%	5,158	- 2.8%
4/25/2015	3,894	- 4.0%	5,219	- 3.2%
5/2/2015	3,952	- 4.4%	5,198	- 5.0%
5/9/2015	3,859	- 7.1%	5,227	- 5.3%
5/16/2015	3,845	- 9.8%	5,230	- 6.6%
3-Month Avg.	3,872	- 2.4%	5,047	- 0.9%

Historical Inventory of Homes for Sale

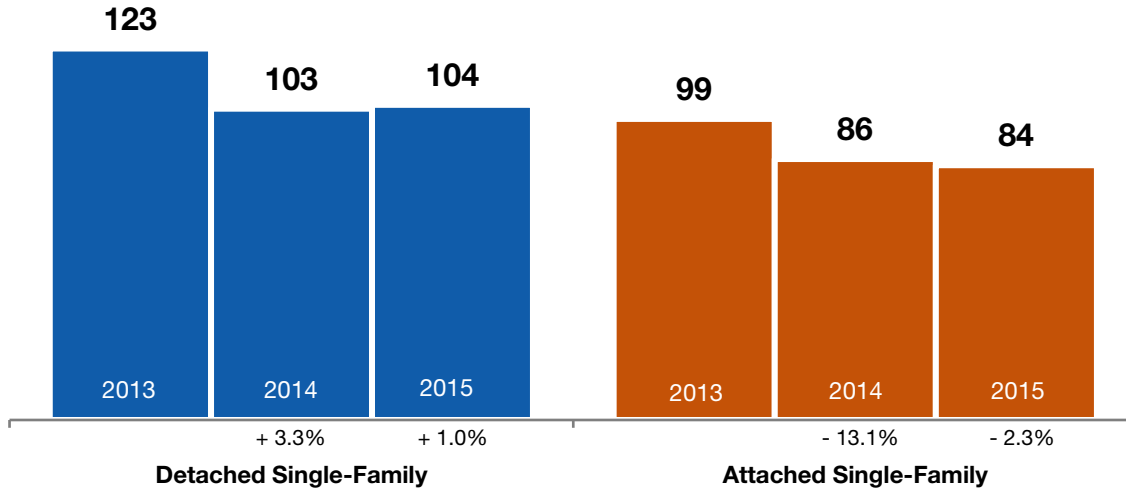


Market Time

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

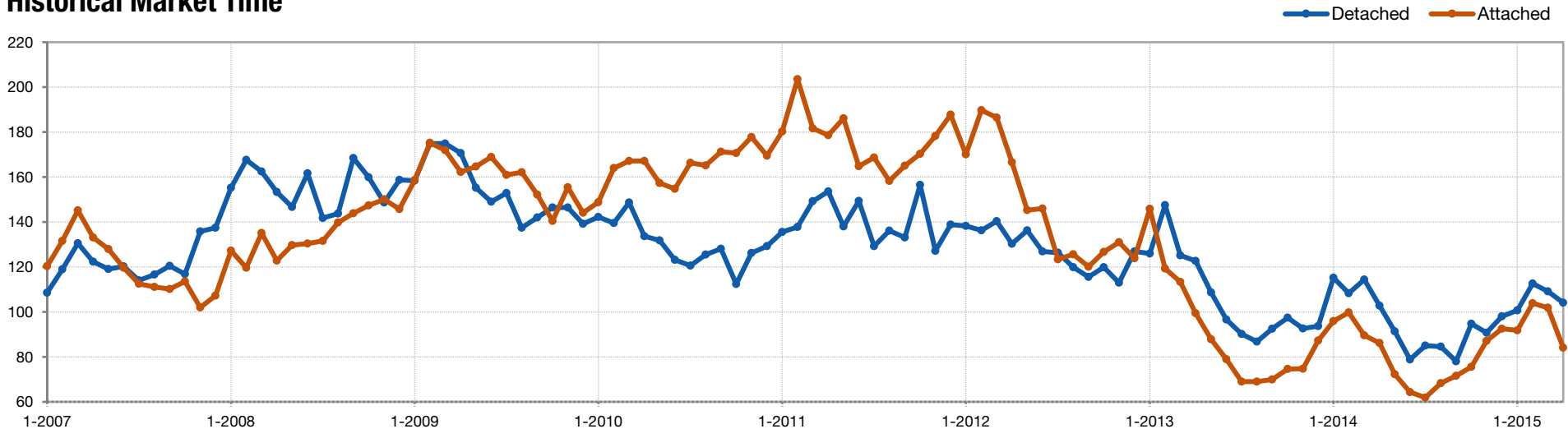


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2014	91	- 16.5%	72	- 18.2%
Jun-2014	79	- 18.6%	64	- 19.0%
Jul-2014	85	- 5.6%	62	- 10.1%
Aug-2014	85	- 2.3%	68	- 1.4%
Sep-2014	78	- 15.2%	72	+ 2.9%
Oct-2014	95	- 2.1%	76	+ 1.3%
Nov-2014	91	- 2.2%	87	+ 16.0%
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	104	+ 1.0%	84	- 2.3%
Average	93	- 5.7%	79	- 1.9%

Historical Market Time

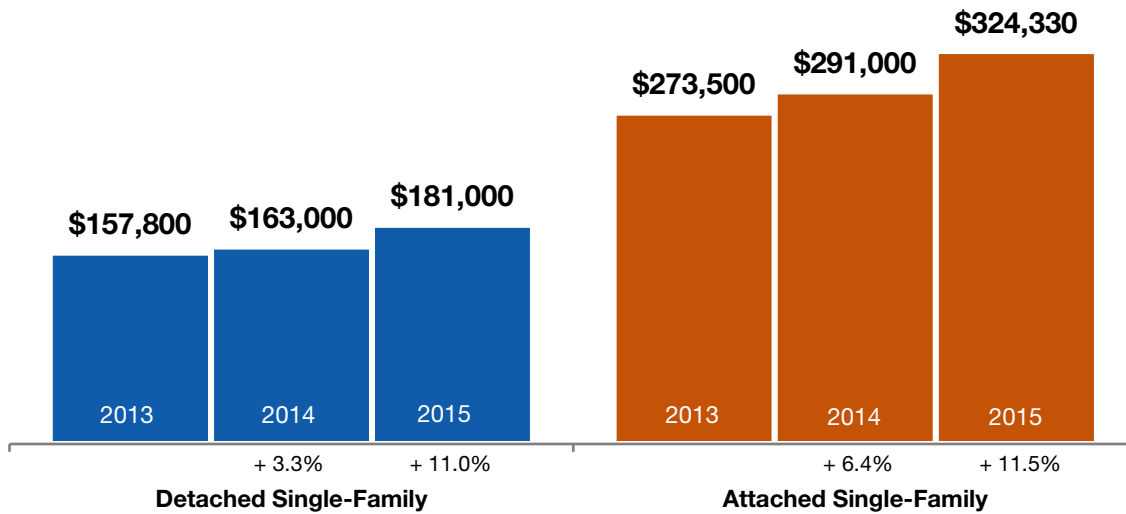


Median Sales Price

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

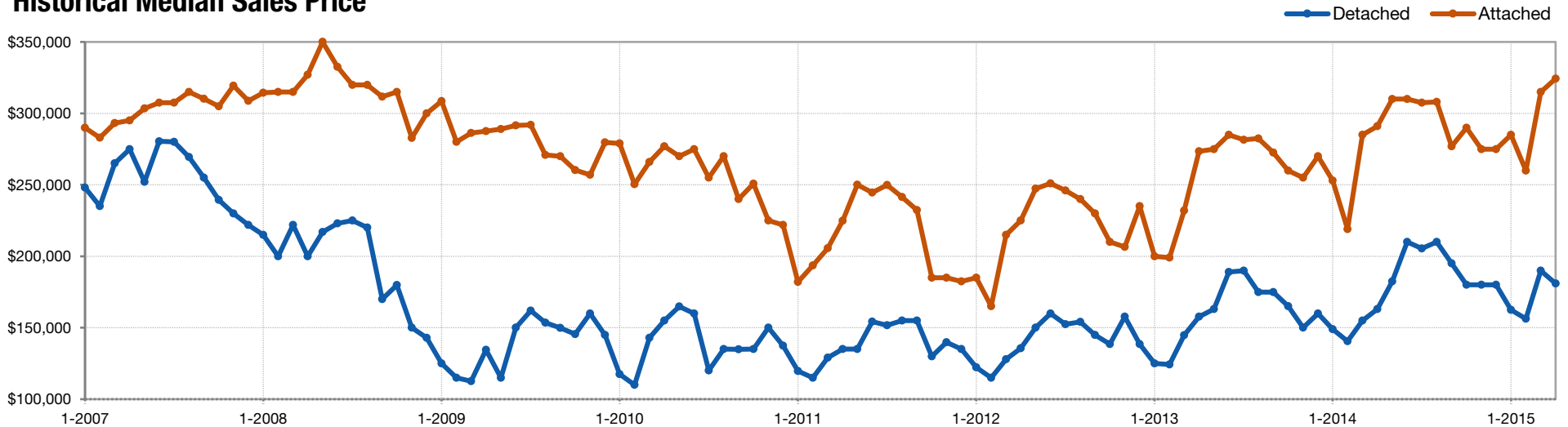


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2014	\$182,500	+ 12.0%	\$310,000	+ 12.8%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,500	+ 8.2%	\$307,500	+ 9.2%
Aug-2014	\$210,000	+ 20.1%	\$308,000	+ 9.0%
Sep-2014	\$195,000	+ 11.4%	\$277,000	+ 1.7%
Oct-2014	\$180,000	+ 9.1%	\$290,000	+ 11.5%
Nov-2014	\$180,000	+ 20.0%	\$275,000	+ 7.8%
Dec-2014	\$180,000	+ 12.5%	\$275,000	+ 1.9%
Jan-2015	\$162,500	+ 9.1%	\$285,000	+ 12.6%
Feb-2015	\$156,250	+ 11.2%	\$260,000	+ 18.7%
Mar-2015	\$190,000	+ 22.6%	\$315,000	+ 10.5%
Apr-2015	\$181,000	+ 11.0%	\$324,330	+ 11.5%
Median	\$187,000	+ 13.3%	\$299,000	+ 8.7%

Historical Median Sales Price

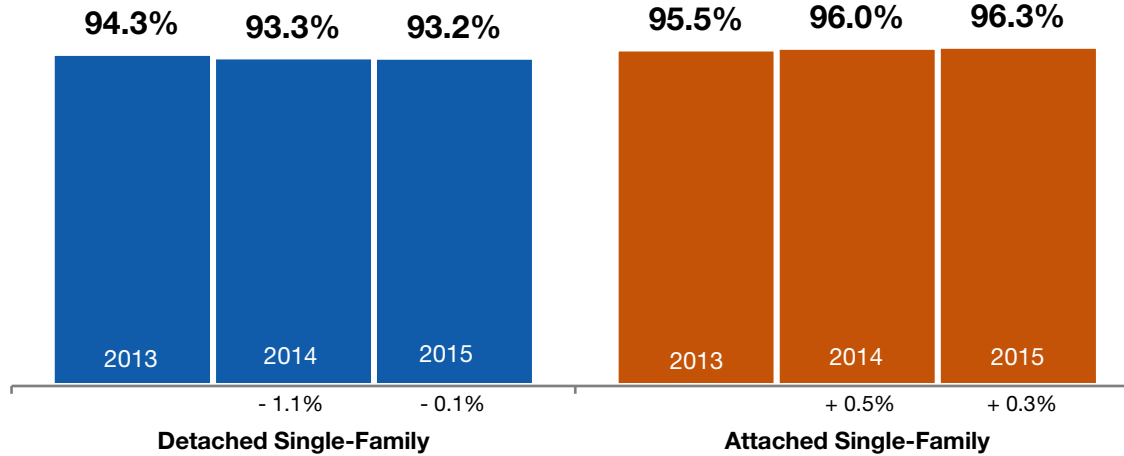


Percent of Original List Price Received

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.

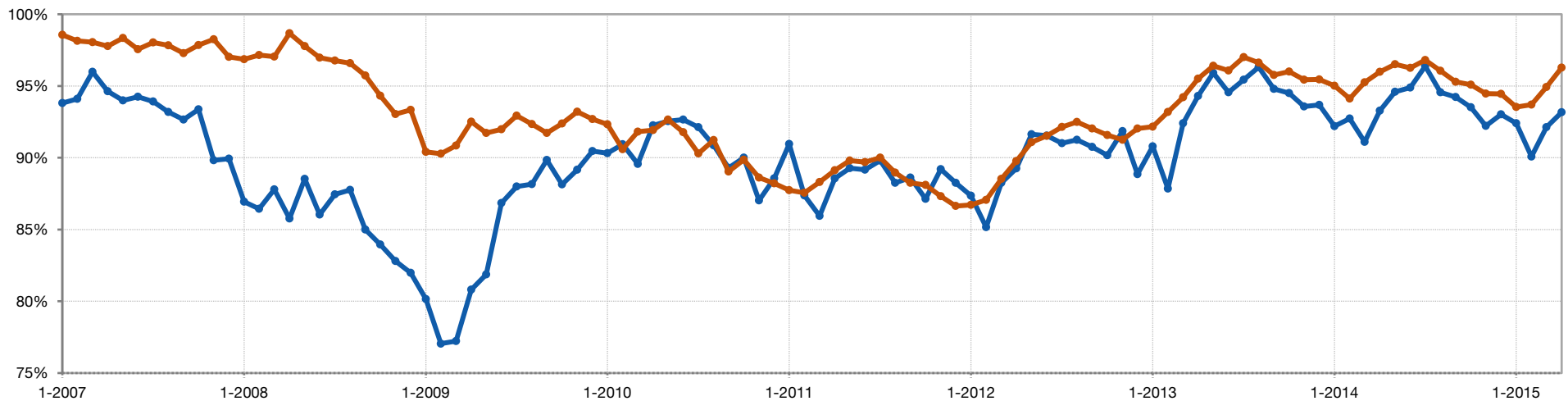


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2014	94.6%	- 1.4%	96.5%	+ 0.1%
Jun-2014	94.9%	+ 0.3%	96.3%	+ 0.2%
Jul-2014	96.4%	+ 1.0%	96.8%	- 0.2%
Aug-2014	94.6%	- 1.8%	96.1%	- 0.5%
Sep-2014	94.2%	- 0.6%	95.3%	- 0.5%
Oct-2014	93.5%	- 1.1%	95.1%	- 0.9%
Nov-2014	92.2%	- 1.5%	94.5%	- 0.9%
Dec-2014	93.0%	- 0.7%	94.4%	- 1.2%
Jan-2015	92.4%	+ 0.2%	93.5%	- 1.6%
Feb-2015	90.1%	- 2.8%	93.7%	- 0.4%
Mar-2015	92.1%	+ 1.1%	94.9%	- 0.4%
Apr-2015	93.2%	- 0.1%	96.3%	+ 0.3%
Average	93.6%	- 0.7%	95.5%	- 0.4%

Historical Percent of Original List Price Received

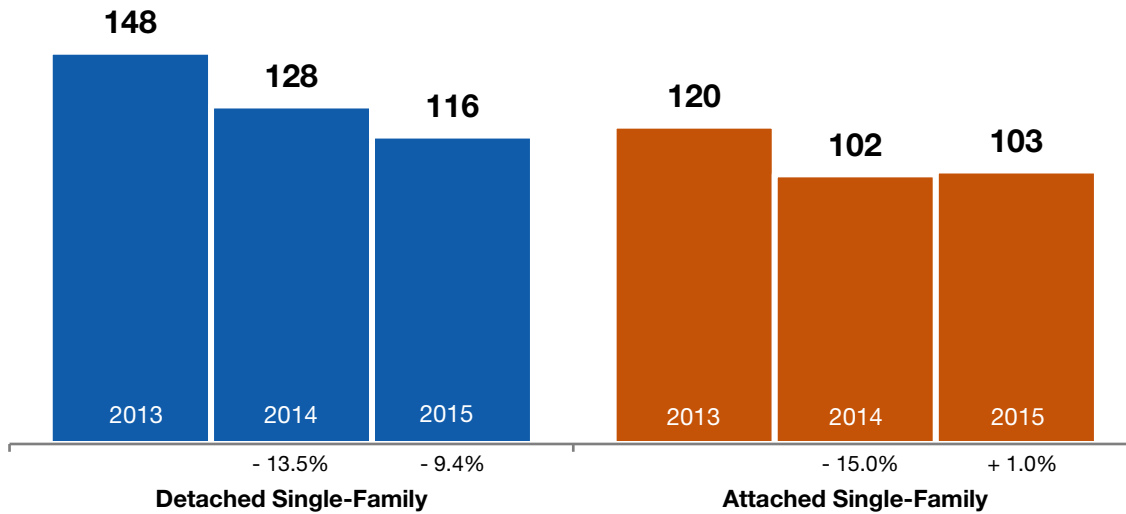


Housing Affordability Index



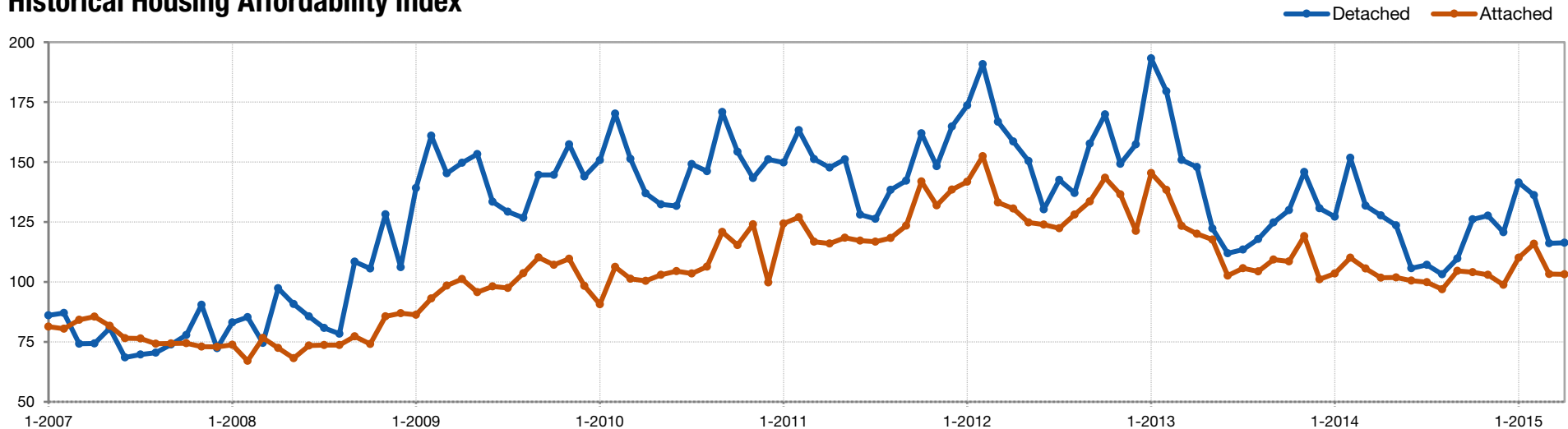
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2014	124	+ 1.6%	102	- 13.6%
Jun-2014	106	- 5.4%	101	- 1.9%
Jul-2014	107	- 5.3%	100	- 5.7%
Aug-2014	103	- 12.7%	97	- 6.7%
Sep-2014	110	- 12.0%	105	- 3.7%
Oct-2014	126	- 3.1%	104	- 4.6%
Nov-2014	128	- 12.3%	103	- 13.4%
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	116	- 9.4%	103	+ 1.0%
Average	119	- 6.4%	104	- 3.5%

Historical Housing Affordability Index

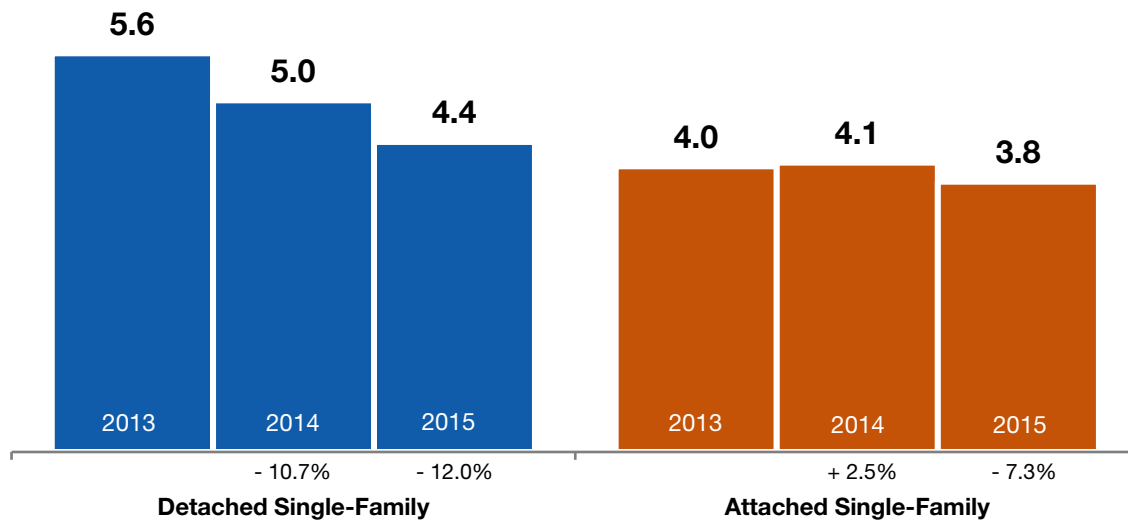


Months Supply of Inventory

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.



April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2014	5.3	- 7.0%	4.3	+ 4.9%
Jun-2014	5.4	- 5.3%	4.4	+ 12.8%
Jul-2014	5.7	0.0%	4.6	+ 17.9%
Aug-2014	5.9	+ 5.4%	4.6	+ 17.9%
Sep-2014	5.9	+ 5.4%	4.8	+ 20.0%
Oct-2014	5.8	+ 7.4%	4.6	+ 17.9%
Nov-2014	5.6	+ 9.8%	4.1	+ 17.1%
Dec-2014	4.8	+ 2.1%	3.5	+ 12.9%
Jan-2015	4.8	+ 4.3%	3.4	+ 3.0%
Feb-2015	4.5	- 2.2%	3.6	+ 2.9%
Mar-2015	4.4	- 4.3%	3.8	+ 2.7%
Apr-2015	4.4	- 12.0%	3.8	- 7.3%
Average	5.2	+ 0.7%	4.1	+ 10.3%

Historical Months Supply of Inventory

