

# 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 30, 2015

Data current as of June 8, 2015

As we get closer to the official calendar launch of summer, residential real estate is taking off. The market may seem slower than in past spring/summer sprints, but numbers are by no means dismal. Whether the buyer category is dominated by Millennial, Generation X or move-up buyers from previous generations is no matter; activity is happening.

### SINGLE-FAMILY DETACHED

For the week ending May 30:

- New Listings increased 4.4% to 428
- Under Contract Sales increased 28.3% to 240
- Inventory decreased 11.3% to 3,881

For the month of May:

- Median Sales Price increased 17.8% to \$215,000
- Market Time remained flat at 91
- Pct of List Price Rec'd increased 1.3% to 95.8%
- Months Supply decreased 18.9% to 4.3

### SINGLE-FAMILY ATTACHED

For the week ending May 30:

- New Listings increased 5.3% to 676
- Under Contract Sales increased 32.2% to 411
- Inventory decreased 6.0% to 5,246

For the month of May:

- Median Sales Price increased 3.2% to \$320,000
- Market Time increased 4.2% to 75
- Pct of List Price Rec'd increased 0.8% to 97.3%
- Months Supply decreased 11.6% to 3.8

## Quick Facts

<b>+ 4.4%</b>	<b>+ 5.3%</b>	<b>+ 28.3%</b>	<b>+ 32.2%</b>	<b>- 11.3%</b>	<b>- 6.0%</b>
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
Year-Over-Year Change <b>New Listings</b>		Year-Over-Year Change <b>Under Contract</b>		Year-Over-Year Change <b>Homes for Sale</b>	

### Metrics by Week

New Listings	<b>2</b>
Under Contract (contingent or pending)	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

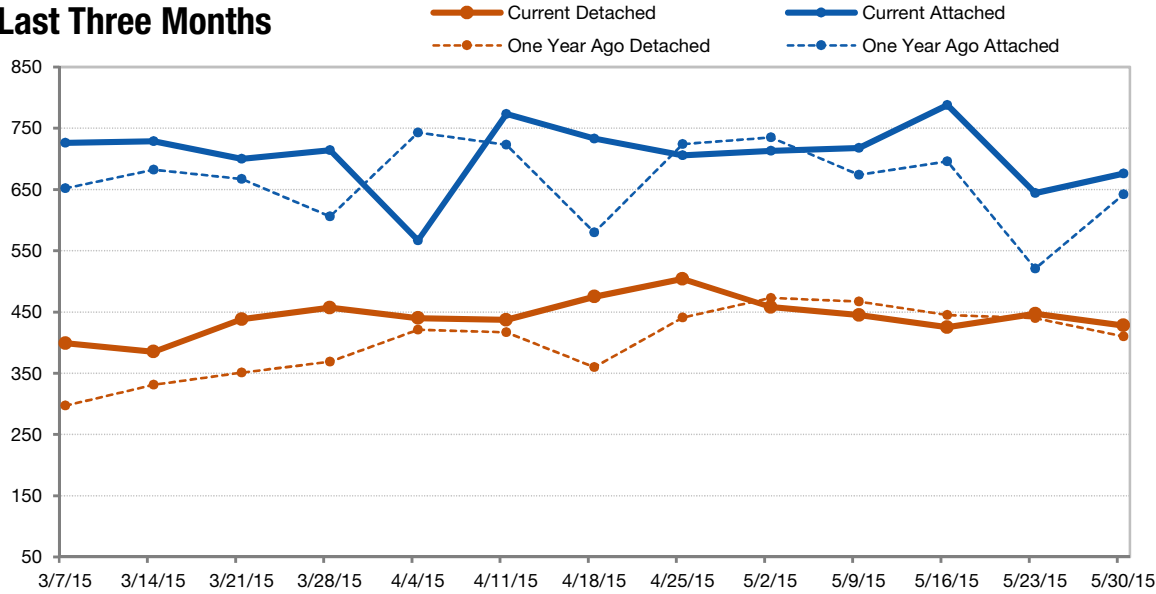
Market Time	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Inventory	<b>9</b>

# 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
3/7/2015	399	+ 34.3%	726	+ 11.3%
3/14/2015	385	+ 16.3%	729	+ 6.9%
3/21/2015	438	+ 24.8%	700	+ 4.9%
3/28/2015	457	+ 23.8%	714	+ 17.8%
4/4/2015	440	+ 4.5%	567	- 23.7%
4/11/2015	437	+ 4.8%	773	+ 6.9%
4/18/2015	475	+ 31.9%	733	+ 26.4%
4/25/2015	504	+ 14.3%	706	- 2.5%
5/2/2015	458	- 3.2%	713	- 3.0%
5/9/2015	445	- 4.7%	718	+ 6.5%
5/16/2015	425	- 4.5%	788	+ 13.2%
5/23/2015	447	+ 1.6%	644	+ 23.6%
5/30/2015	428	+ 4.4%	676	+ 5.3%
<b>3-Month Avg.</b>	<b>441</b>	<b>+ 9.9%</b>	<b>707</b>	<b>+ 6.3%</b>

## Historical New Listing Activity

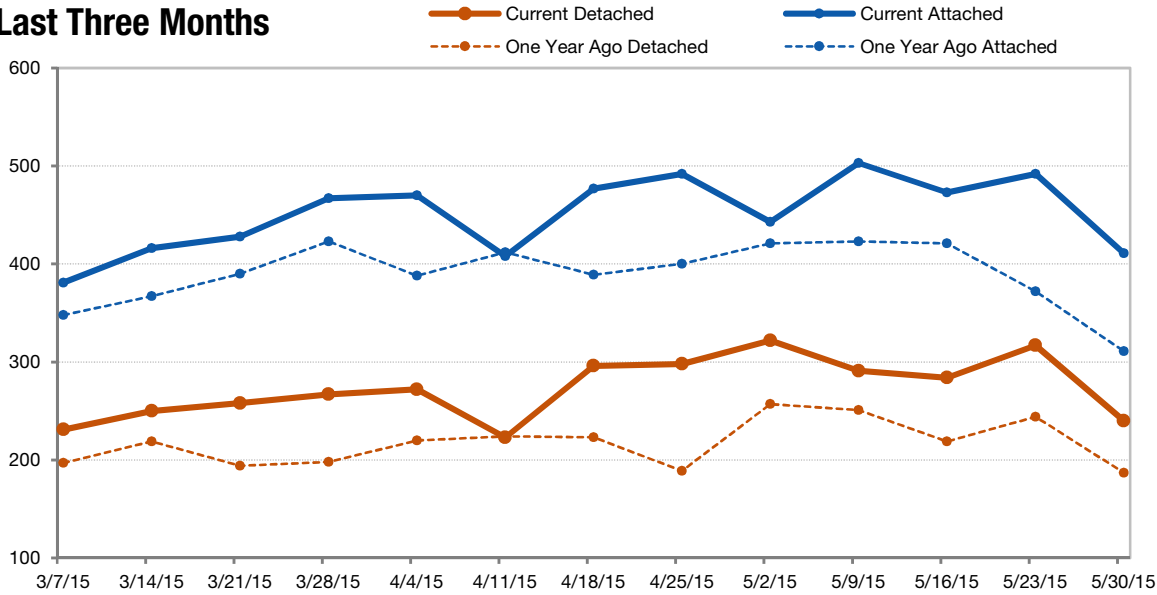


# Under Contract

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

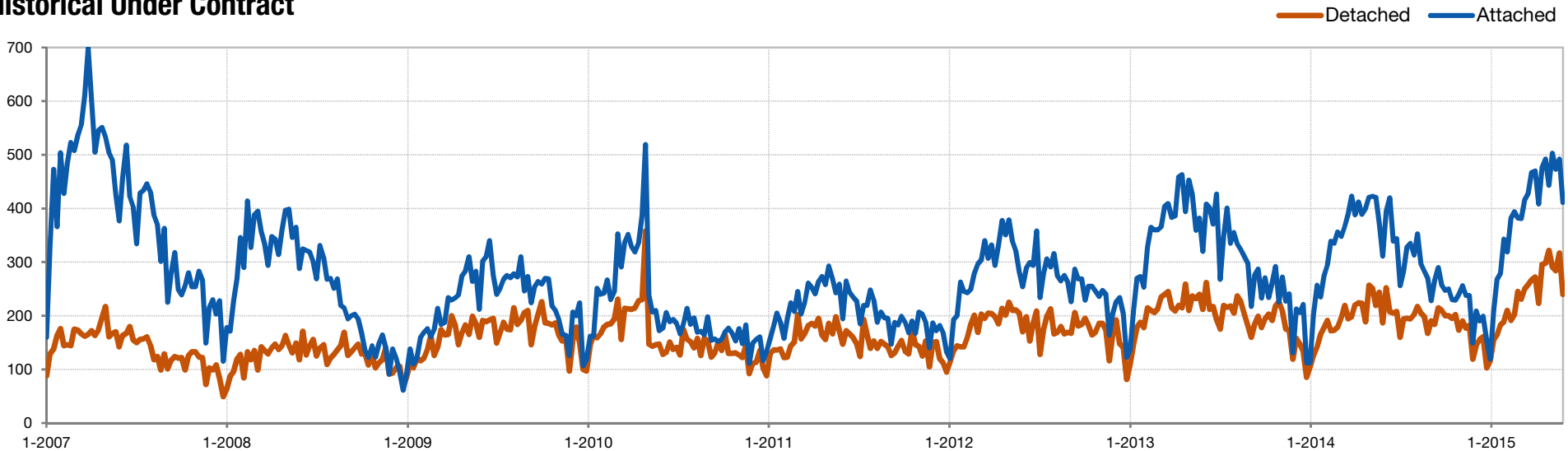


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/7/2015	231	+ 17.3%	381	+ 9.5%
3/14/2015	250	+ 14.2%	416	+ 13.4%
3/21/2015	258	+ 33.0%	428	+ 9.7%
3/28/2015	267	+ 34.8%	467	+ 10.4%
4/4/2015	272	+ 23.6%	470	+ 21.1%
4/11/2015	223	- 0.4%	408	- 1.0%
4/18/2015	296	+ 32.7%	477	+ 22.6%
4/25/2015	298	+ 57.7%	492	+ 23.0%
5/2/2015	322	+ 25.3%	443	+ 5.2%
5/9/2015	291	+ 15.9%	503	+ 18.9%
5/16/2015	284	+ 29.7%	473	+ 12.4%
5/23/2015	317	+ 29.9%	492	+ 32.3%
5/30/2015	240	+ 28.3%	411	+ 32.2%
<b>3-Month Avg.</b>	<b>273</b>	<b>+ 25.8%</b>	<b>451</b>	<b>+ 15.7%</b>

## Historical Under Contract

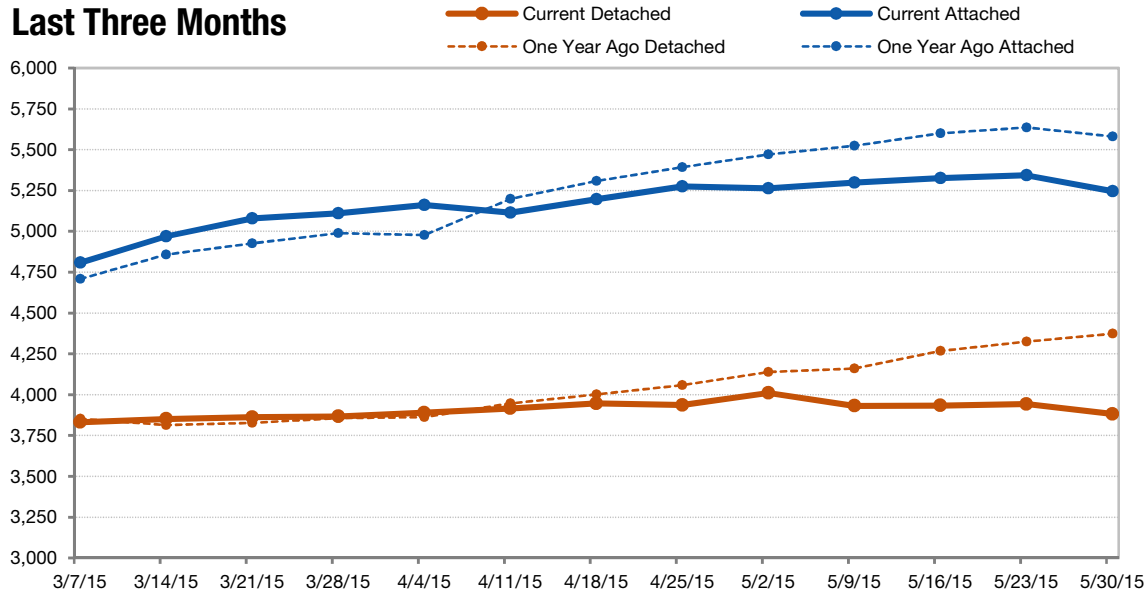


# Inventory of Homes for Sale

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

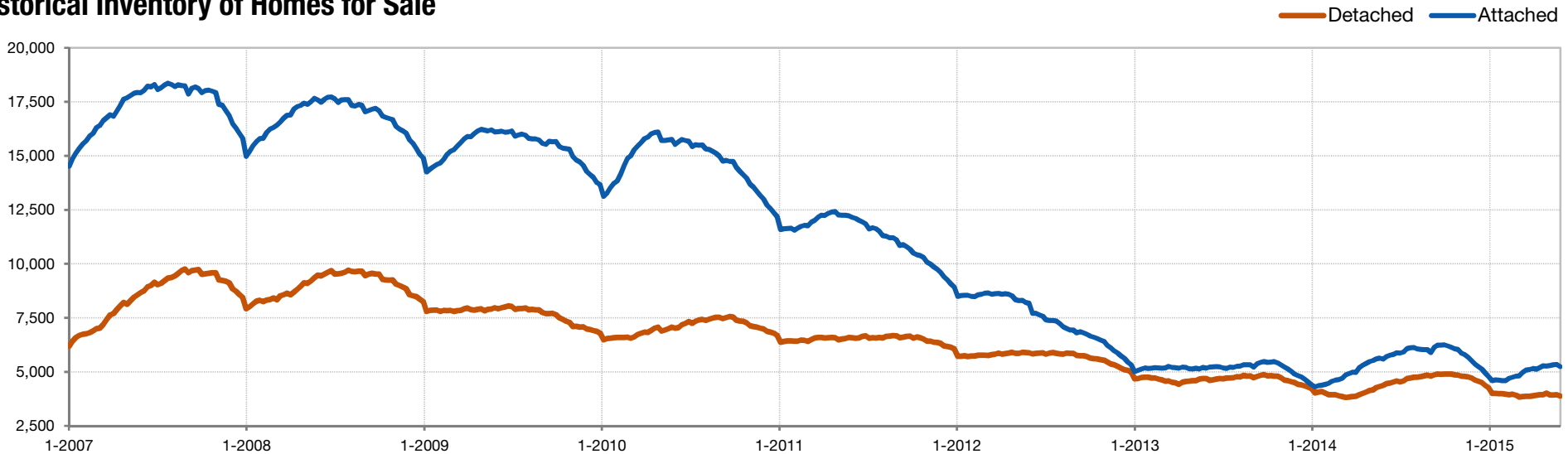


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/7/2015	3,831	- 0.5%	4,808	+ 2.1%
3/14/2015	3,851	+ 1.0%	4,970	+ 2.3%
3/21/2015	3,862	+ 0.9%	5,079	+ 3.1%
3/28/2015	3,867	+ 0.3%	5,110	+ 2.4%
4/4/2015	3,889	+ 0.7%	5,161	+ 3.7%
4/11/2015	3,916	- 0.8%	5,115	- 1.6%
4/18/2015	3,946	- 1.4%	5,196	- 2.1%
4/25/2015	3,936	- 3.0%	5,274	- 2.2%
5/2/2015	4,010	- 3.1%	5,264	- 3.8%
5/9/2015	3,931	- 5.5%	5,298	- 4.1%
5/16/2015	3,933	- 7.8%	5,326	- 4.9%
5/23/2015	3,942	- 8.8%	5,343	- 5.2%
5/30/2015	3,881	- 11.3%	5,246	- 6.0%
<b>3-Month Avg.</b>	<b>3,907</b>	<b>- 3.2%</b>	<b>5,168</b>	<b>- 1.4%</b>

## Historical Inventory of Homes for Sale

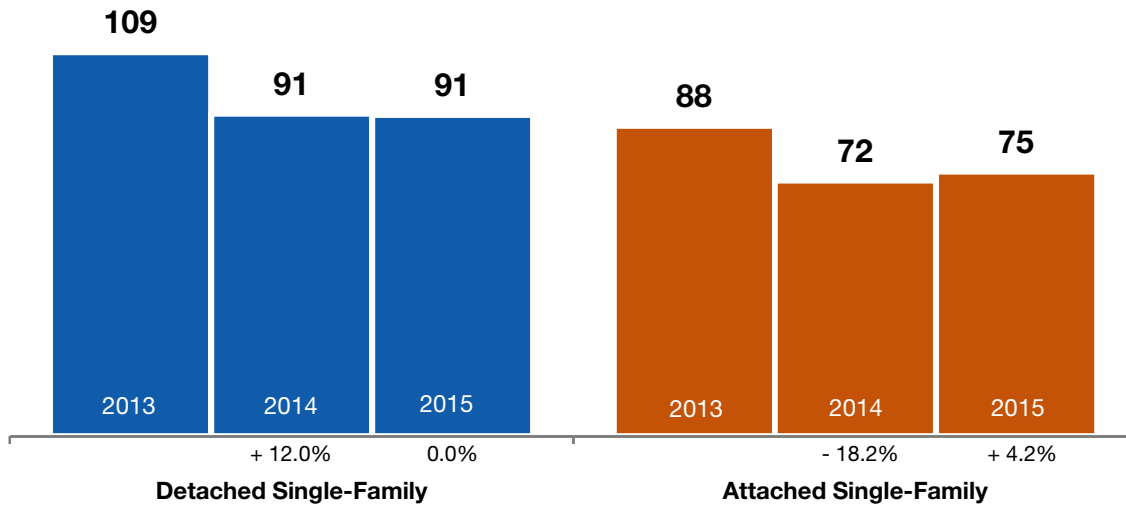


# Market Time

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

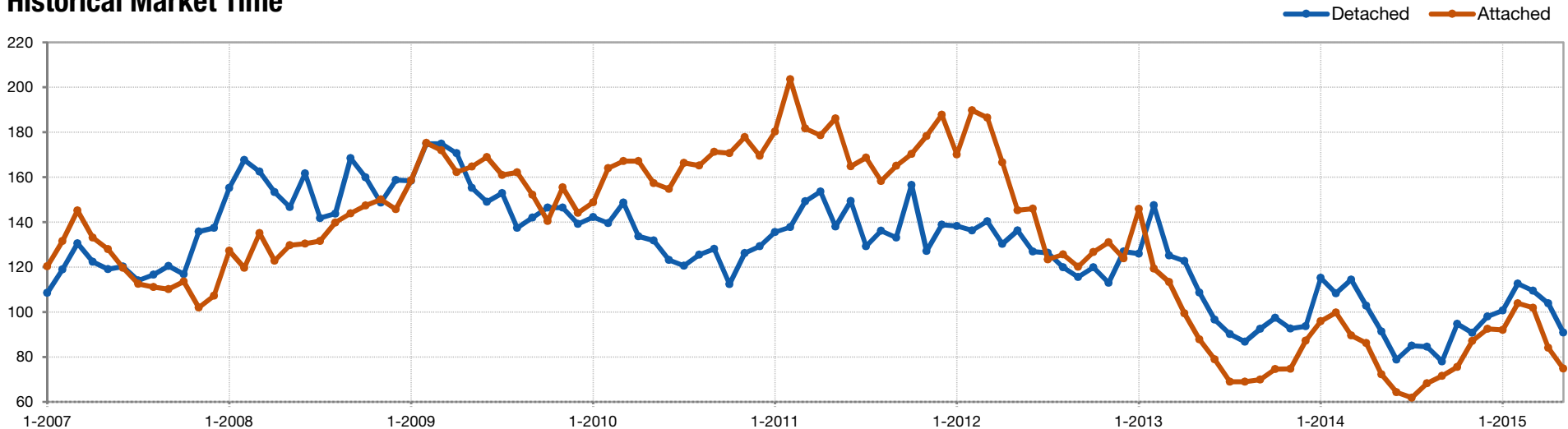


## May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
May-2015	91	0.0%	75	+4.2%
<b>Average</b>	<b>93</b>	<b>-4.3%</b>	<b>79</b>	<b>+0.5%</b>

## Historical Market Time

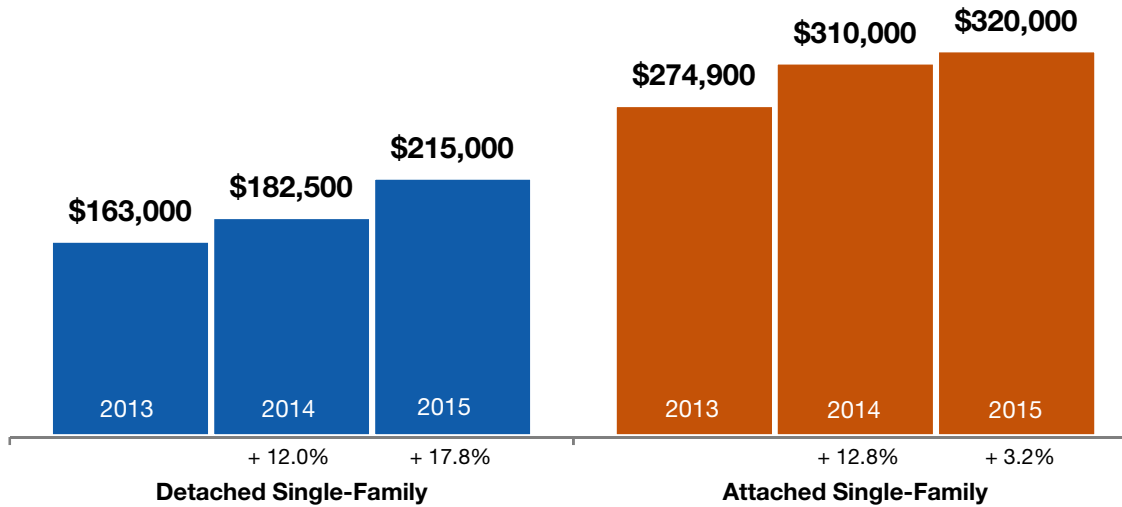


# Median Sales Price

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

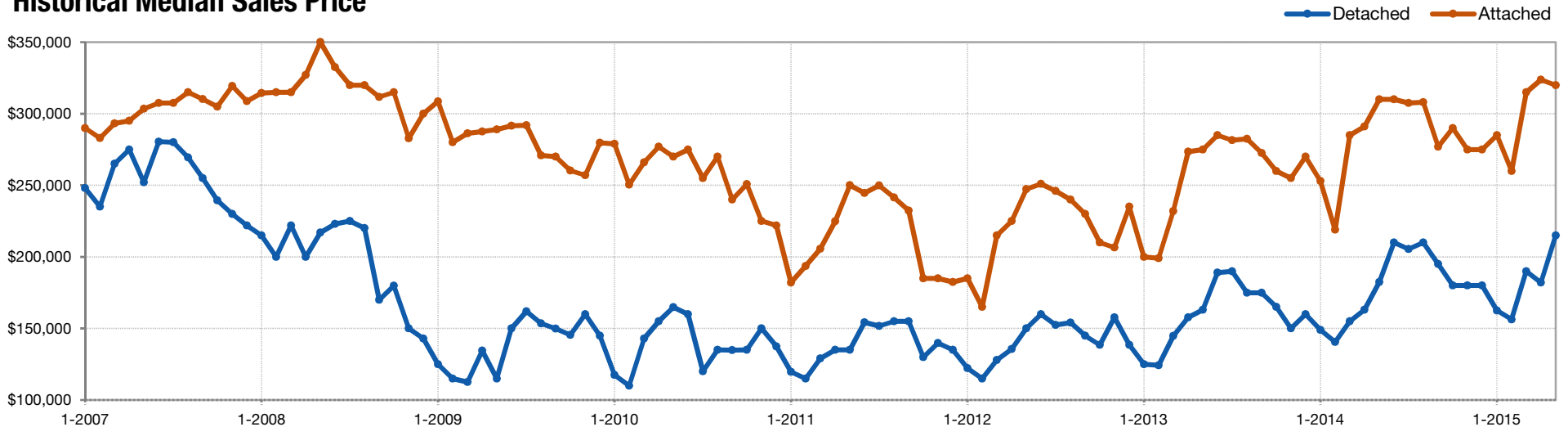


## May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$182,000	+ 11.7%	\$323,660	+ 11.2%
May-2015	\$215,000	+ 17.8%	\$320,000	+ 3.2%
Median	\$190,000	+ 13.1%	\$300,000	+ 7.7%

## Historical Median Sales Price

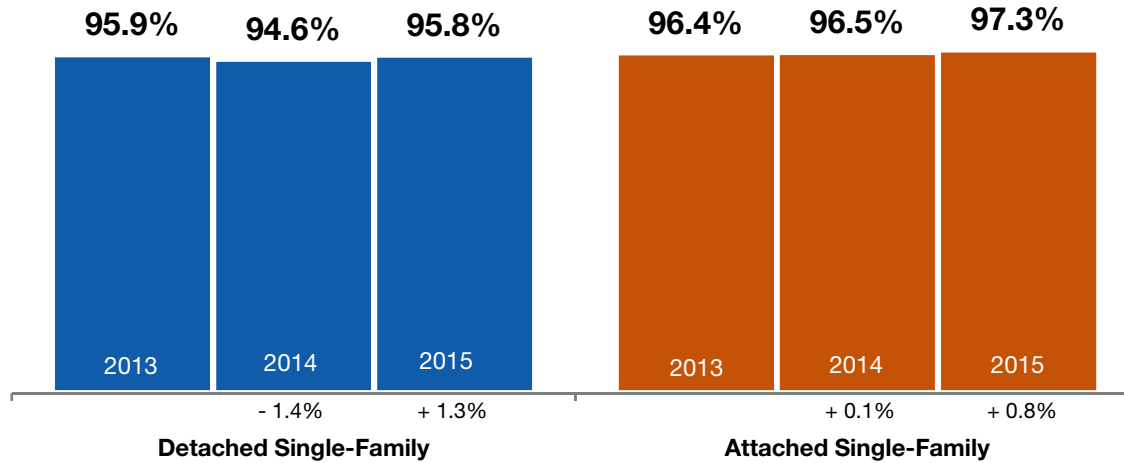


# Percent of Original List Price Received

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.

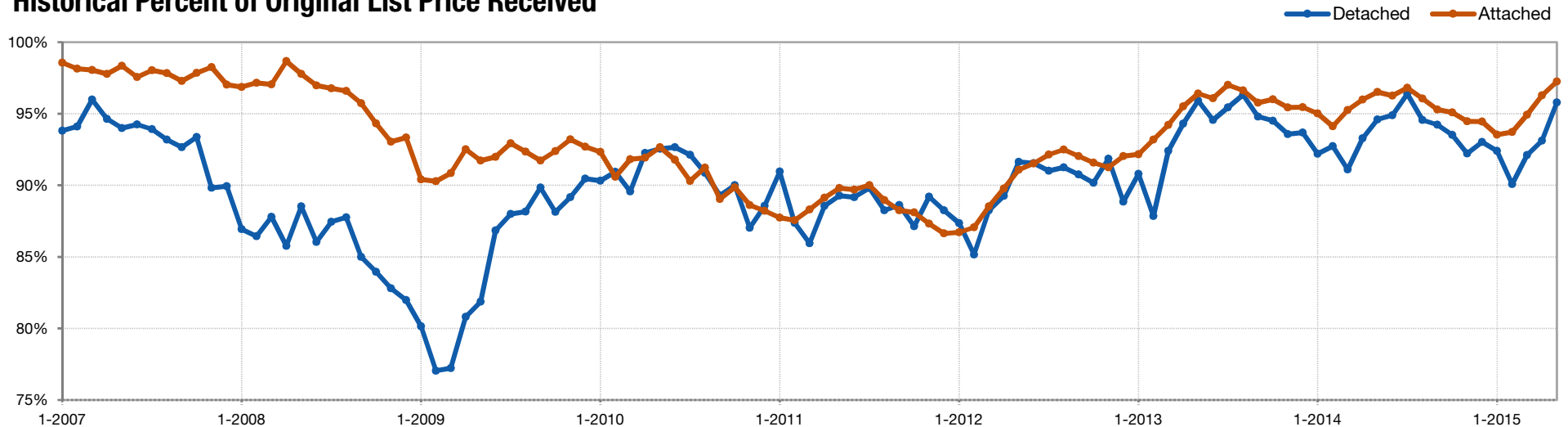


## May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	93.1%	- 0.2%	96.3%	+ 0.3%
May-2015	95.8%	+ 1.3%	97.3%	+ 0.8%
<b>Average</b>	<b>93.7%</b>	<b>- 0.4%</b>	<b>95.6%</b>	<b>- 0.3%</b>

## Historical Percent of Original List Price Received

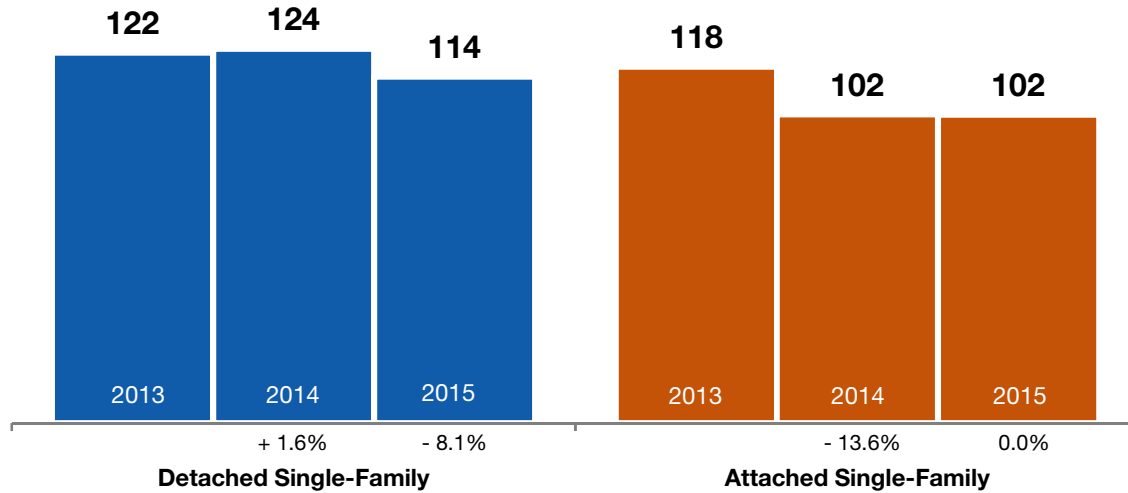


# Housing Affordability Index

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.

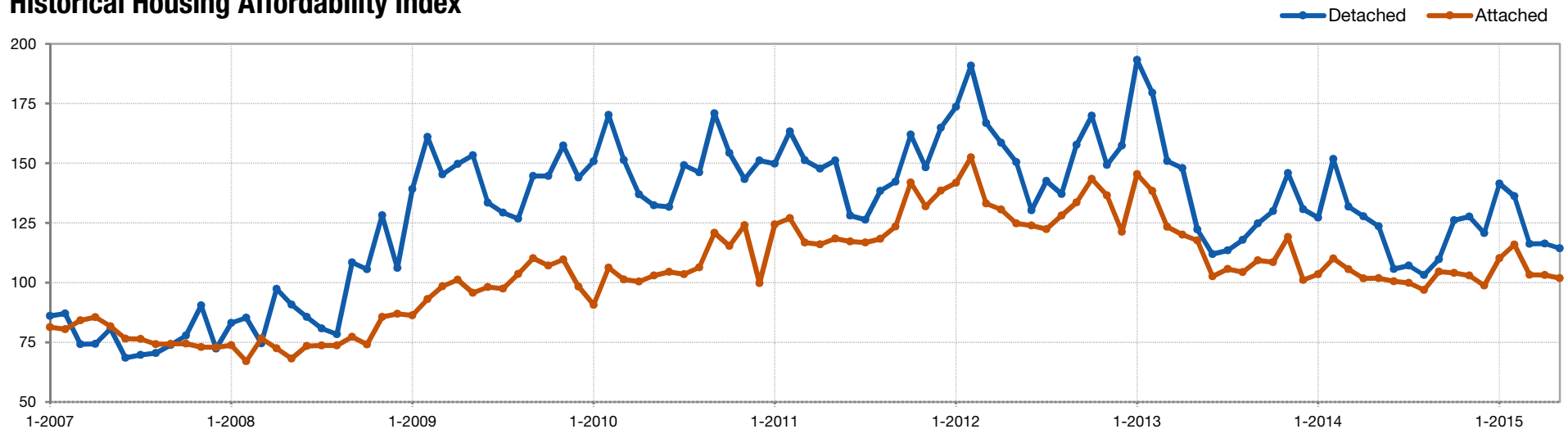


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
May-2015	114	- 8.1%	102	0.0%
<b>Average</b>	<b>119</b>	<b>- 7.2%</b>	<b>104</b>	<b>- 2.4%</b>

## Historical Housing Affordability Index



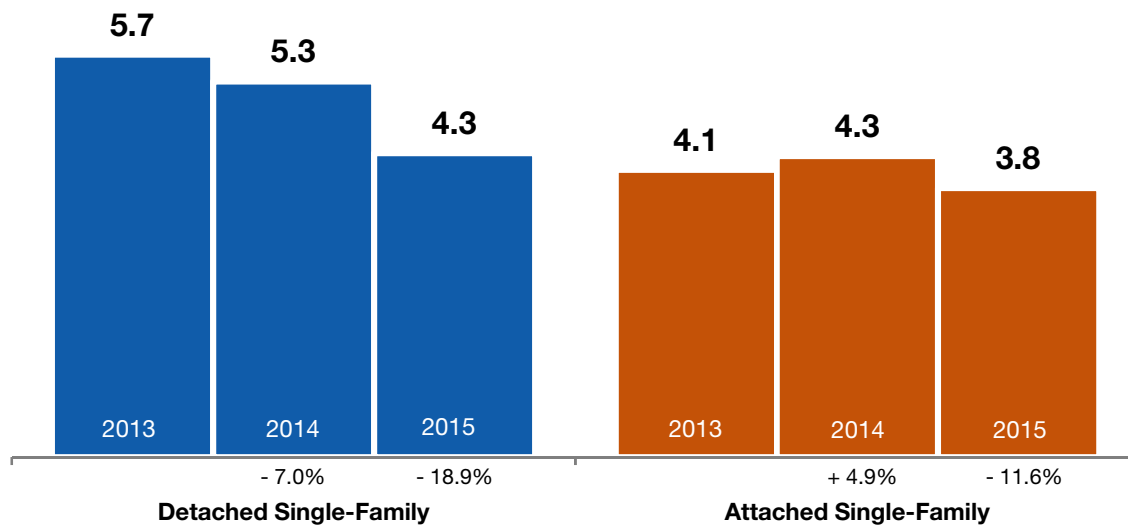


# Months Supply of Inventory

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.



## May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2014	5.4	- 5.3%	4.4	+ 12.8%
Jul-2014	5.8	+ 1.8%	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	5.9	+ 9.3%	4.6	+ 17.9%
Nov-2014	5.6	+ 9.8%	4.1	+ 17.1%
Dec-2014	4.9	+ 4.3%	3.5	+ 12.9%
Jan-2015	4.8	+ 4.3%	3.5	+ 6.1%
Feb-2015	4.6	0.0%	3.6	+ 2.9%
Mar-2015	4.5	- 2.2%	3.8	+ 2.7%
Apr-2015	4.5	- 10.0%	3.9	- 4.9%
May-2015	4.3	- 18.9%	3.8	- 11.6%
<b>Average</b>	<b>5.2</b>	<b>+ 0.1%</b>	<b>4.1</b>	<b>+ 9.2%</b>

## Historical Months Supply of Inventory

