

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 July 18, 2015

Data current as of July 27, 2015

Let's try to never forget how bad the U.S. housing market got. The Great Recession lasted from about December 2007 to June 2009. Ever since then, and particularly in the last couple of years, the market has strengthened to once again become a cornerstone in one of the strongest economies in the world. Better lending standards, low oil prices and higher wages are a few of the catalysts for positive change. As we tip into the second half of 2015, the trends still reveal stable housing in a stable economy.

SINGLE-FAMILY DETACHED

For the week ending July 18:

- New Listings increased 10.4% to 467
- Under Contract Sales increased 51.8% to 296
- Inventory decreased 9.5% to 4,252

For the month of June:

- Median Sales Price increased 7.1% to \$225,000
- Market Time increased 8.9% to 86
- Pct of List Price Rec'd increased 0.8% to 95.7%
- Months Supply decreased 13.0% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending July 18:

- New Listings increased 0.6% to 653
- Under Contract Sales increased 31.6% to 429
- Inventory decreased 10.4% to 5,452

For the month of June:

- Median Sales Price increased 4.3% to \$323,250
- Market Time decreased 4.7% to 61
- Pct of List Price Rec'd increased 0.7% to 97.0%
- Months Supply decreased 11.4% to 3.9

Quick Facts

+ 10.4%	+ 0.6%	+ 51.8%	+ 31.6%	- 9.5%	- 10.4%
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

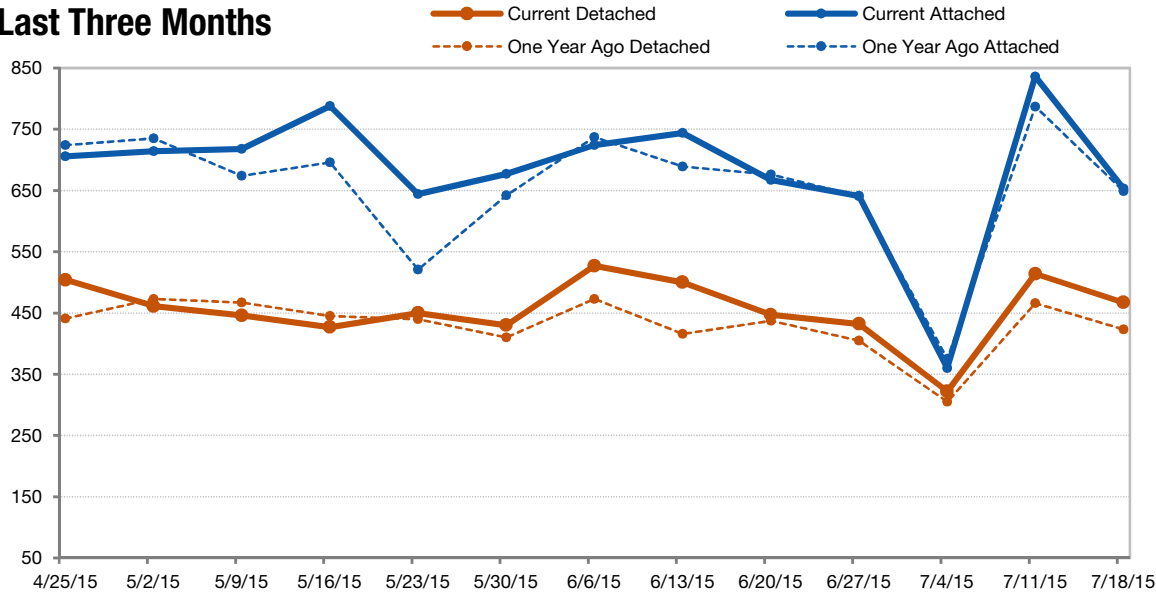
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New Listings

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
4/25/2015	504	+ 14.3%	706	- 2.5%
5/2/2015	461	- 2.5%	714	- 2.9%
5/9/2015	446	- 4.5%	718	+ 6.5%
5/16/2015	427	- 4.0%	788	+ 13.2%
5/23/2015	450	+ 2.3%	644	+ 23.6%
5/30/2015	430	+ 4.9%	677	+ 5.5%
6/6/2015	527	+ 11.4%	724	- 1.8%
6/13/2015	500	+ 20.2%	744	+ 8.0%
6/20/2015	447	+ 2.3%	667	- 1.3%
6/27/2015	432	+ 6.7%	641	0.0%
7/4/2015	322	+ 5.6%	360	- 4.0%
7/11/2015	514	+ 10.3%	836	+ 6.2%
7/18/2015	467	+ 10.4%	653	+ 0.6%
3-Month Avg.	456	+ 5.8%	682	+ 3.8%

Historical New Listing Activity

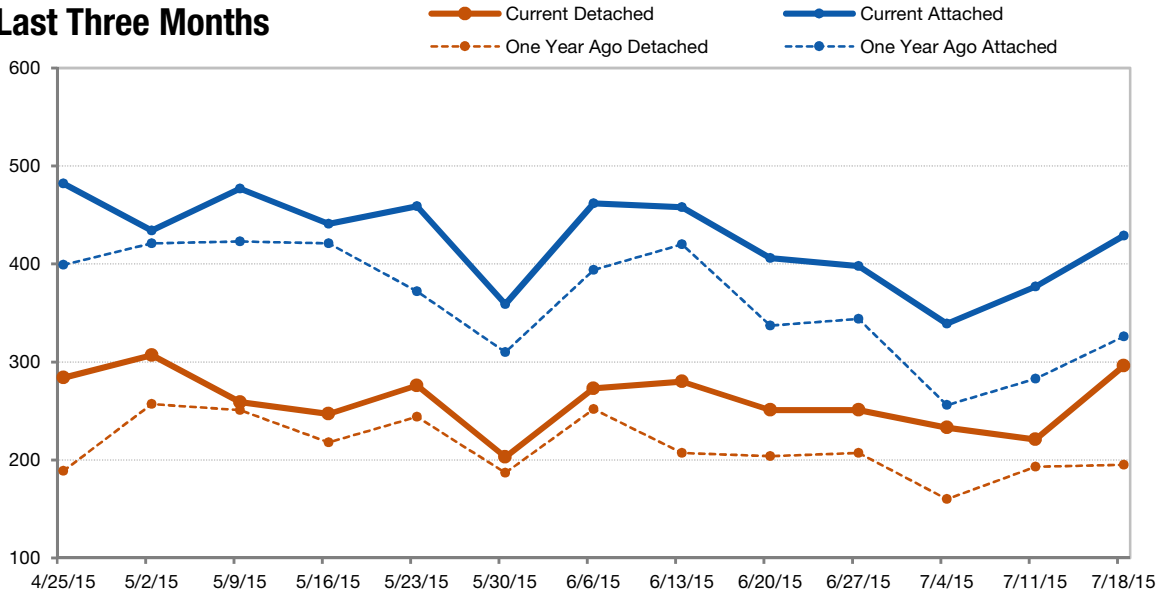


Under Contract

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

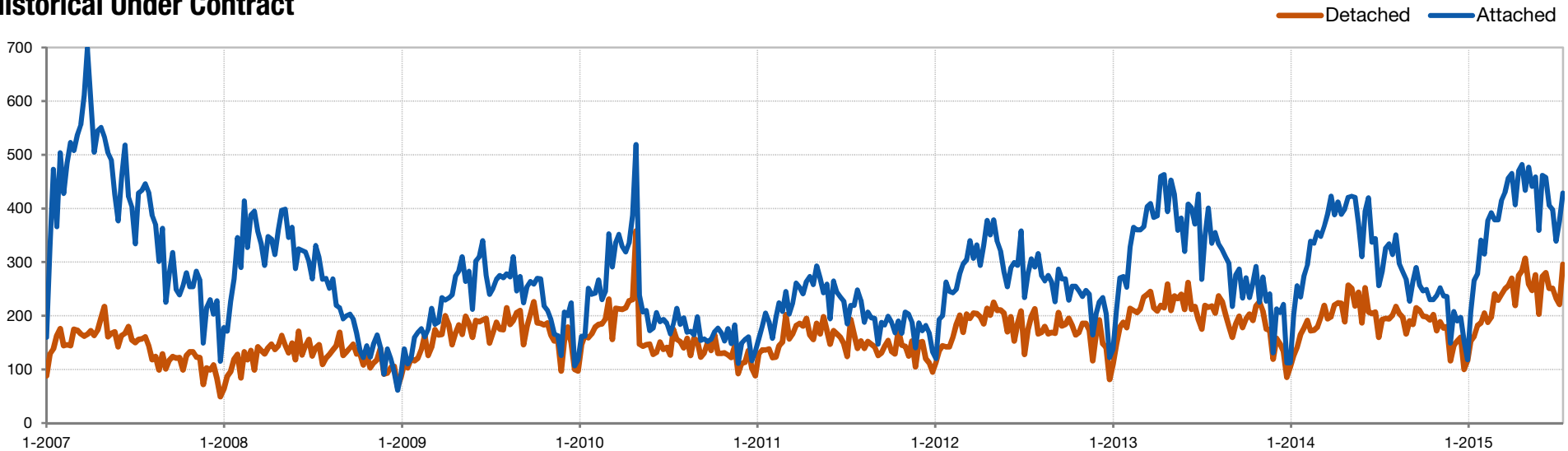


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/25/2015	284	+ 50.3%	482	+ 20.8%
5/2/2015	307	+ 19.5%	434	+ 3.1%
5/9/2015	259	+ 3.2%	477	+ 12.8%
5/16/2015	247	+ 13.3%	441	+ 4.8%
5/23/2015	276	+ 13.1%	459	+ 23.4%
5/30/2015	203	+ 8.6%	359	+ 15.8%
6/6/2015	273	+ 8.3%	462	+ 17.3%
6/13/2015	280	+ 35.3%	458	+ 9.0%
6/20/2015	251	+ 23.0%	406	+ 20.5%
6/27/2015	251	+ 21.3%	398	+ 15.7%
7/4/2015	233	+ 45.6%	339	+ 32.4%
7/11/2015	221	+ 14.5%	377	+ 33.2%
7/18/2015	296	+ 51.8%	429	+ 31.6%
3-Month Avg.	260	+ 22.3%	425	+ 17.3%

Historical Under Contract

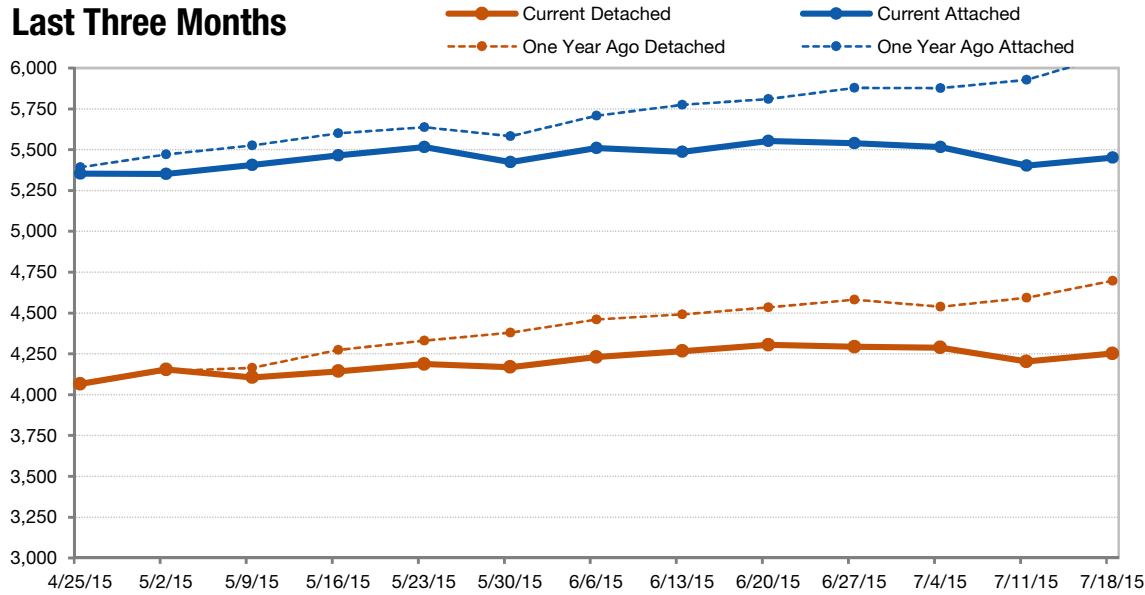


Inventory of Homes for Sale

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

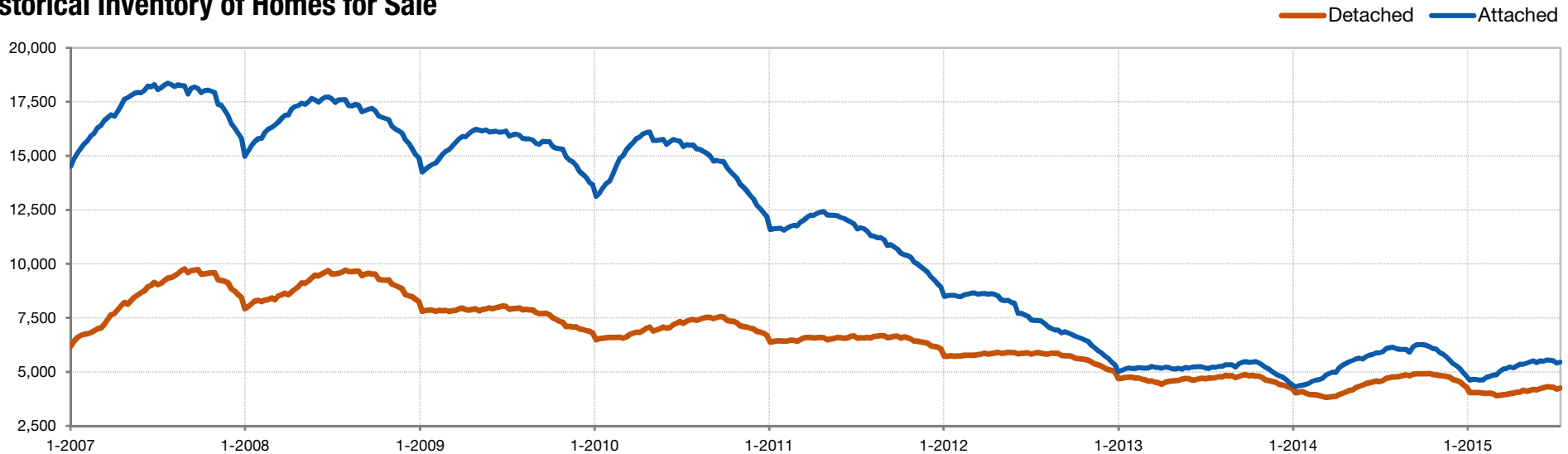


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/25/2015	4,066	+ 0.0%	5,353	- 0.7%
5/2/2015	4,154	+ 0.2%	5,351	- 2.2%
5/9/2015	4,106	- 1.4%	5,407	- 2.1%
5/16/2015	4,143	- 3.1%	5,465	- 2.4%
5/23/2015	4,187	- 3.3%	5,516	- 2.1%
5/30/2015	4,168	- 4.8%	5,423	- 2.8%
6/6/2015	4,230	- 5.1%	5,511	- 3.4%
6/13/2015	4,266	- 5.0%	5,486	- 5.0%
6/20/2015	4,305	- 5.1%	5,553	- 4.4%
6/27/2015	4,293	- 6.3%	5,539	- 5.8%
7/4/2015	4,288	- 5.5%	5,516	- 6.1%
7/11/2015	4,203	- 8.5%	5,402	- 8.9%
7/18/2015	4,252	- 9.5%	5,452	- 10.4%
3-Month Avg.	4,205	- 4.5%	5,460	- 4.4%

Historical Inventory of Homes for Sale

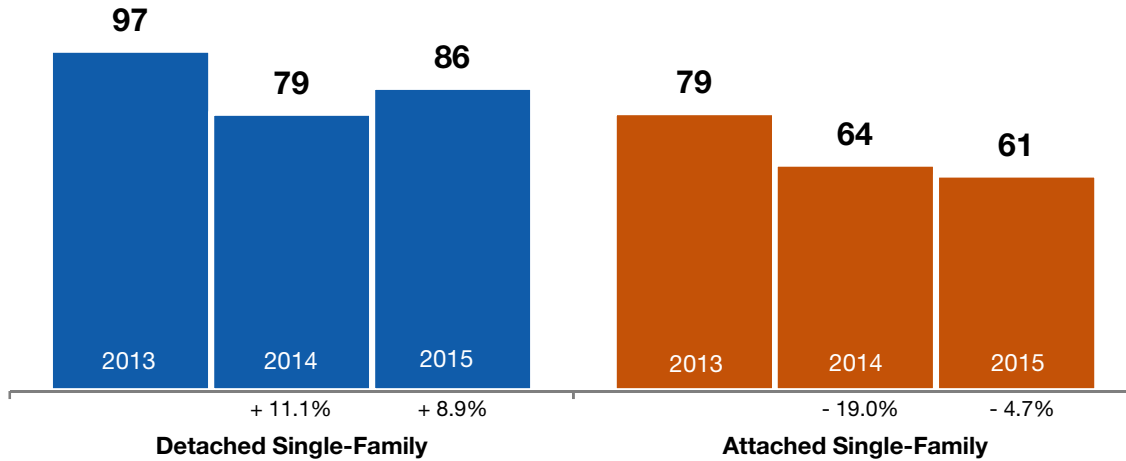


Market Time

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

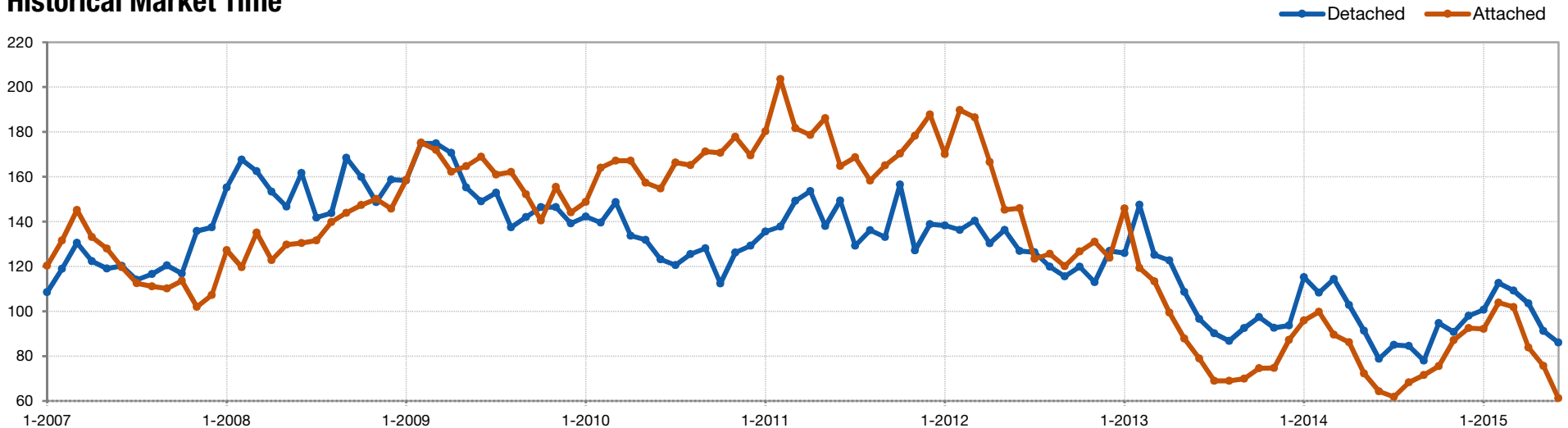


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	103	0.0%	84	- 2.3%
May-2015	91	0.0%	76	+ 5.6%
Jun-2015	86	+ 8.9%	61	- 4.7%
Average	94	- 1.9%	78	+ 2.0%

Historical Market Time

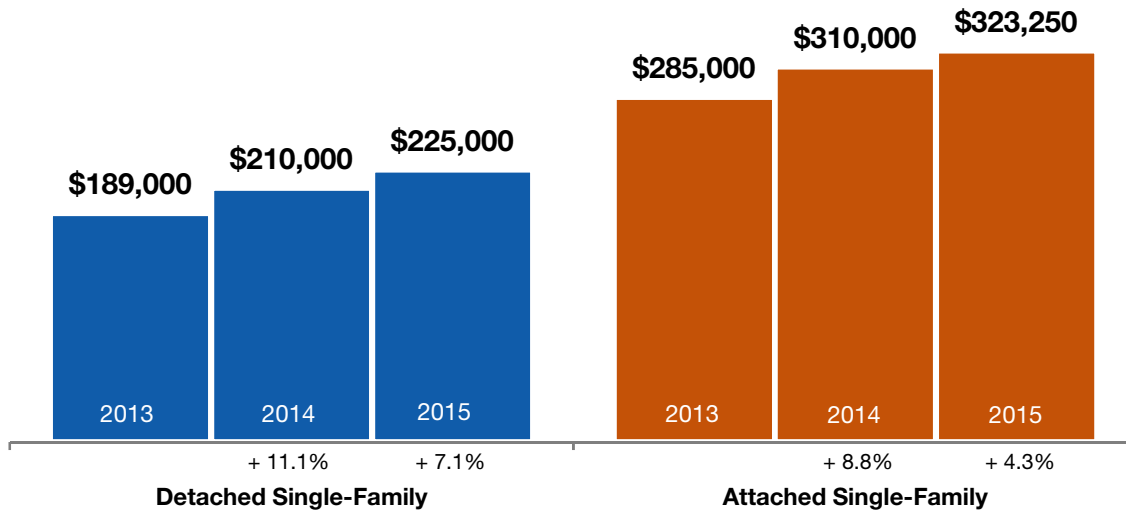


Median Sales Price

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

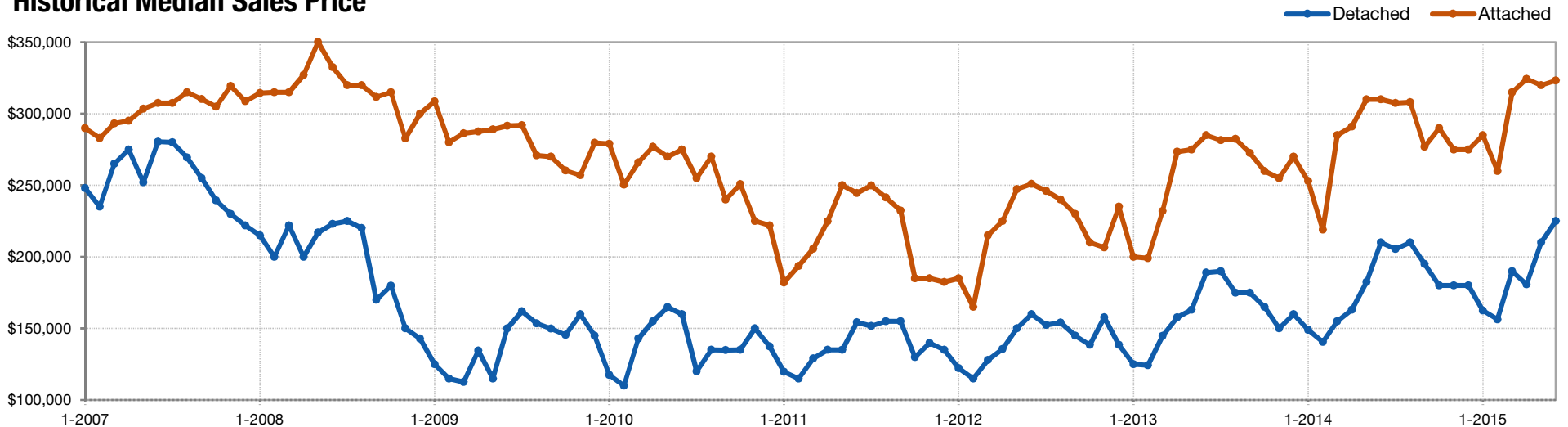


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$180,750	+ 10.9%	\$324,330	+ 11.5%
May-2015	\$210,000	+ 15.1%	\$320,000	+ 3.2%
Jun-2015	\$225,000	+ 7.1%	\$323,250	+ 4.3%
Median	\$190,000	+ 11.8%	\$302,000	+ 7.9%

Historical Median Sales Price

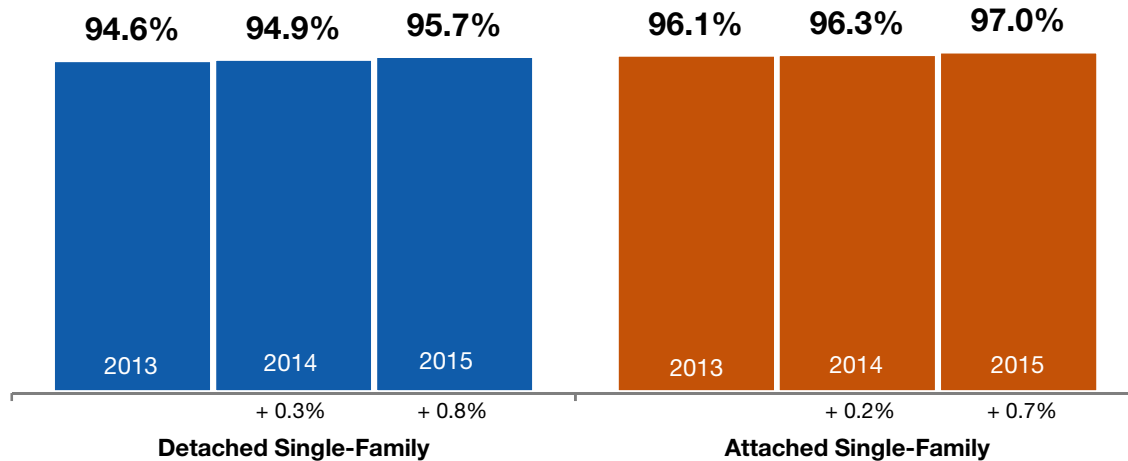


Percent of Original List Price Received

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.

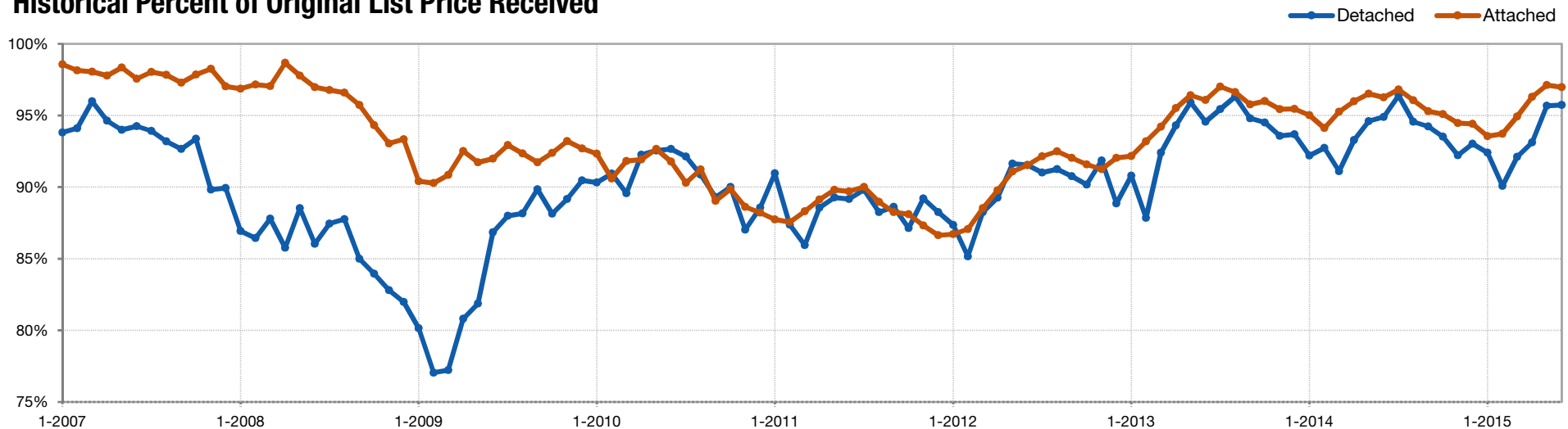


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	93.6%	- 1.5%
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	95.7%	+ 1.2%	97.1%	+ 0.6%
Jun-2015	95.7%	+ 0.8%	97.0%	+ 0.7%
Average	93.8%	- 0.3%	95.7%	- 0.3%

Historical Percent of Original List Price Received

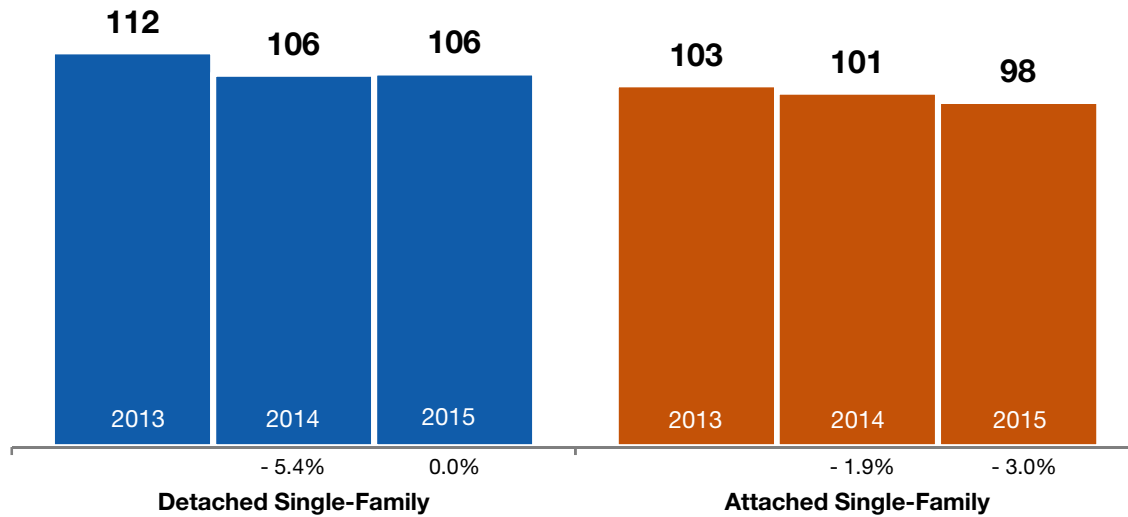


Housing Affordability Index

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.

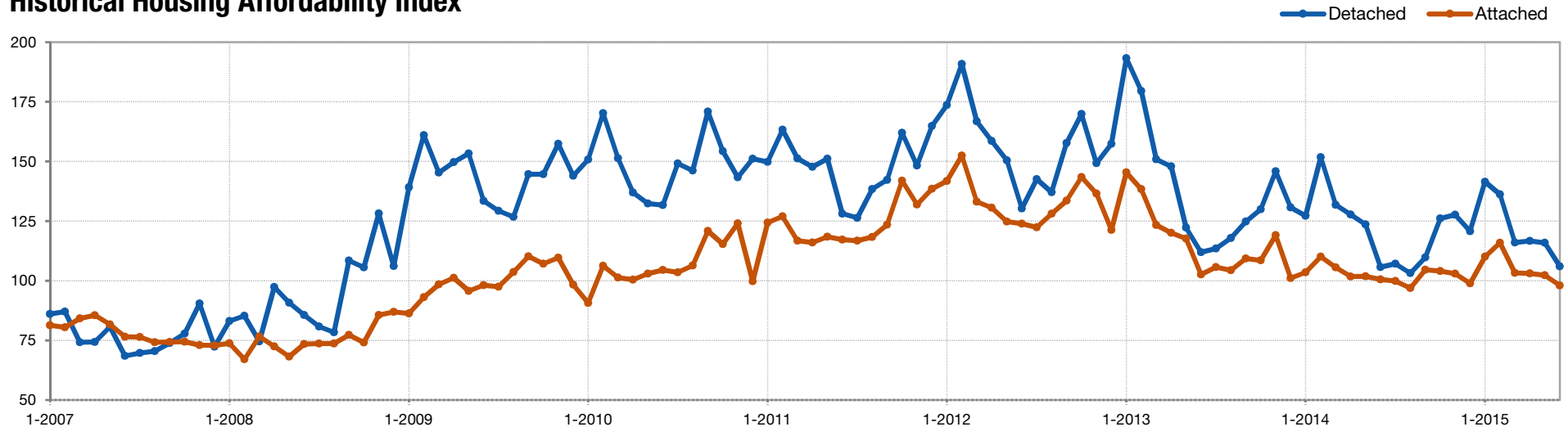


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	117	- 8.6%	103	+ 1.0%
May-2015	116	- 6.5%	102	0.0%
Jun-2015	106	0.0%	98	- 3.0%
Average	119	- 6.6%	103	- 2.5%

Historical Housing Affordability Index

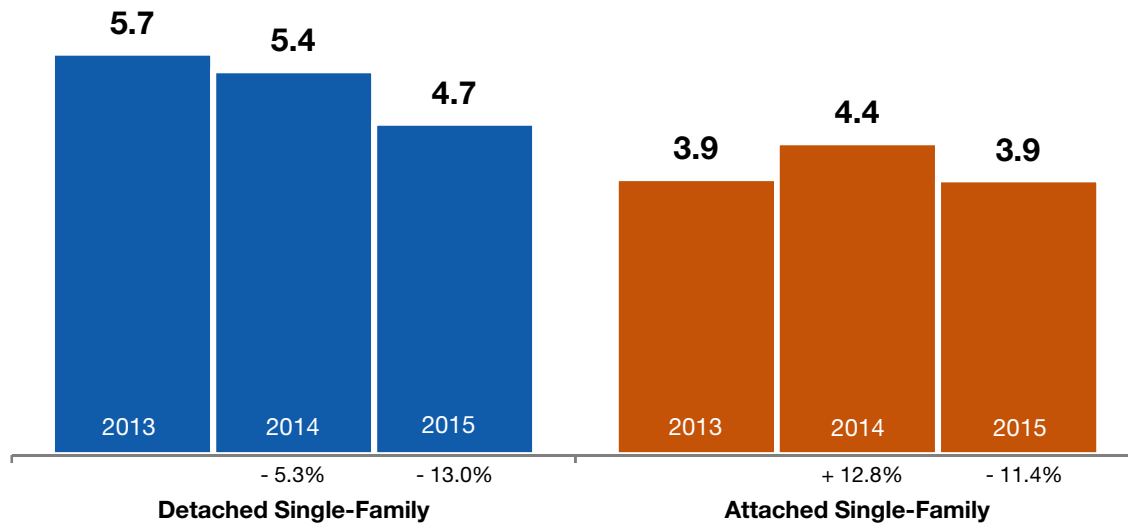


Months Supply of Inventory

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.



June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2014	5.8	+ 1.8%	4.7	+ 20.5%
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	5.7	+ 11.8%	4.2	+ 20.0%
Dec-2014	4.9	+ 4.3%	3.6	+ 16.1%
Jan-2015	4.9	+ 6.5%	3.5	+ 6.1%
Feb-2015	4.7	+ 2.2%	3.7	+ 5.7%
Mar-2015	4.6	0.0%	3.9	+ 5.4%
Apr-2015	4.7	- 6.0%	4.0	- 2.4%
May-2015	4.8	- 9.4%	4.0	- 7.0%
Jun-2015	4.7	- 13.0%	3.9	- 11.4%
Average	5.2	+ 1.3%	4.1	+ 8.1%

Historical Months Supply of Inventory

