

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 4, 2015

Data current as of July 13, 2015

As fireworks go boom, the boom of housing's summer selling season tends to relax across the country, giving way to Facebook photos of families and friends at picnics and on road trips. Amidst the red, white and blue Instagram filters and patriotic Twitter profile pics, you'll still likely see evidence of sales being made and articles about overall affordability. So take a quick break to play catch or chomp a hot dog, because the homeownership dream is alive and thriving this summer.

SINGLE-FAMILY DETACHED

For the week ending July 4:

- New Listings increased 5.6% to 322
- Under Contract Sales increased 58.8% to 254
- Inventory decreased 7.8% to 4,181

For the month of June:

- Median Sales Price increased 7.6% to \$226,000
- Market Time increased 10.1% to 87
- Pct of List Price Rec'd increased 0.9% to 95.8%
- Months Supply decreased 16.7% to 4.5

SINGLE-FAMILY ATTACHED

For the week ending July 4:

- New Listings decreased 4.3% to 359
- Under Contract Sales increased 39.5% to 357
- Inventory decreased 7.8% to 5,417

For the month of June:

- Median Sales Price increased 4.7% to \$324,700
- Market Time decreased 4.7% to 61
- Pct of List Price Rec'd increased 0.7% to 97.0%
- Months Supply decreased 13.6% to 3.8

Quick Facts

+ 5.6%	- 4.3%	+ 58.8%	+ 39.5%	- 7.8%	- 7.8%
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

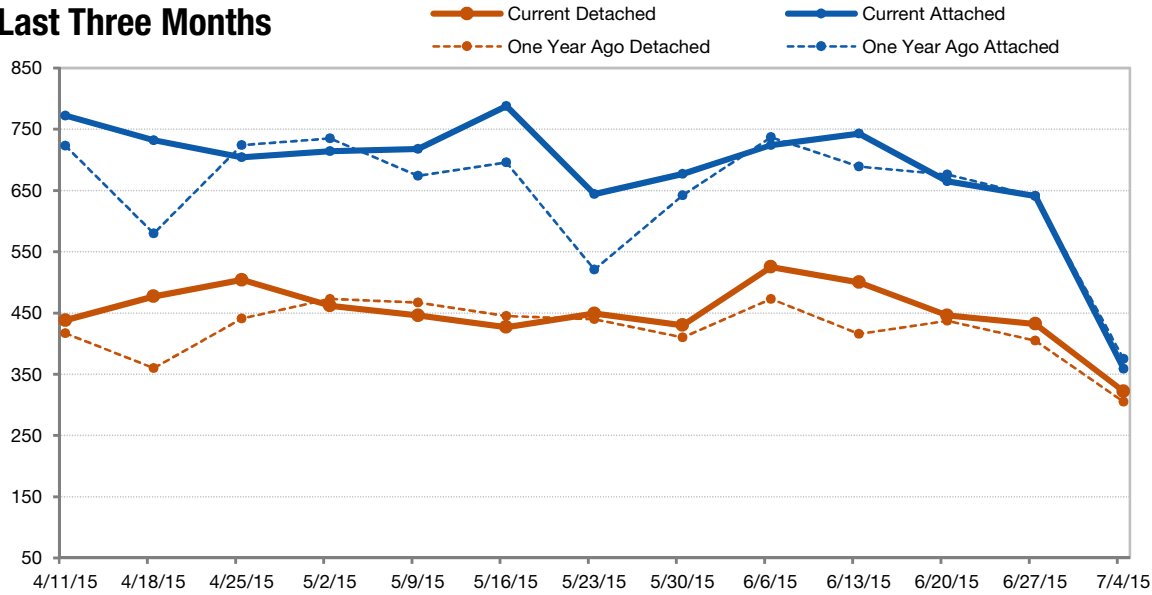
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New Listings

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
4/11/2015	438	+ 5.0%	772	+ 6.8%
4/18/2015	477	+ 32.5%	732	+ 26.2%
4/25/2015	504	+ 14.3%	704	- 2.8%
5/2/2015	462	- 2.3%	714	- 2.9%
5/9/2015	446	- 4.5%	718	+ 6.5%
5/16/2015	427	- 4.0%	788	+ 13.2%
5/23/2015	449	+ 2.0%	644	+ 23.6%
5/30/2015	430	+ 4.9%	677	+ 5.5%
6/6/2015	525	+ 11.0%	724	- 1.8%
6/13/2015	500	+ 20.2%	743	+ 7.8%
6/20/2015	446	+ 2.1%	665	- 1.6%
6/27/2015	432	+ 6.7%	641	0.0%
7/4/2015	322	+ 5.6%	359	- 4.3%
3-Month Avg.	451	+ 6.7%	683	+ 5.6%

Historical New Listing Activity

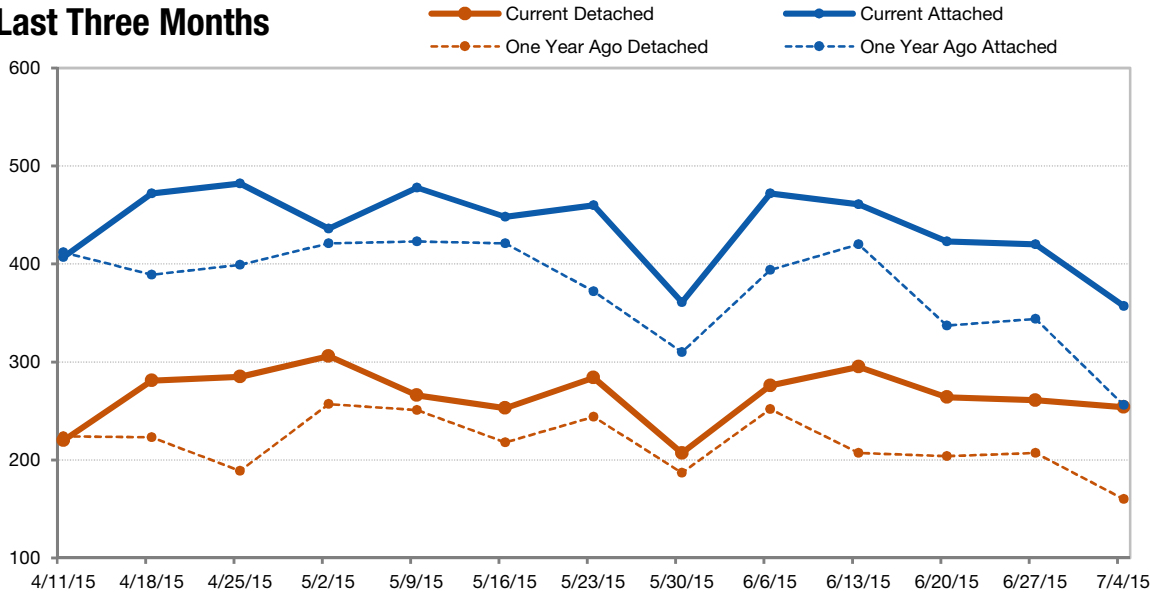


Under Contract

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

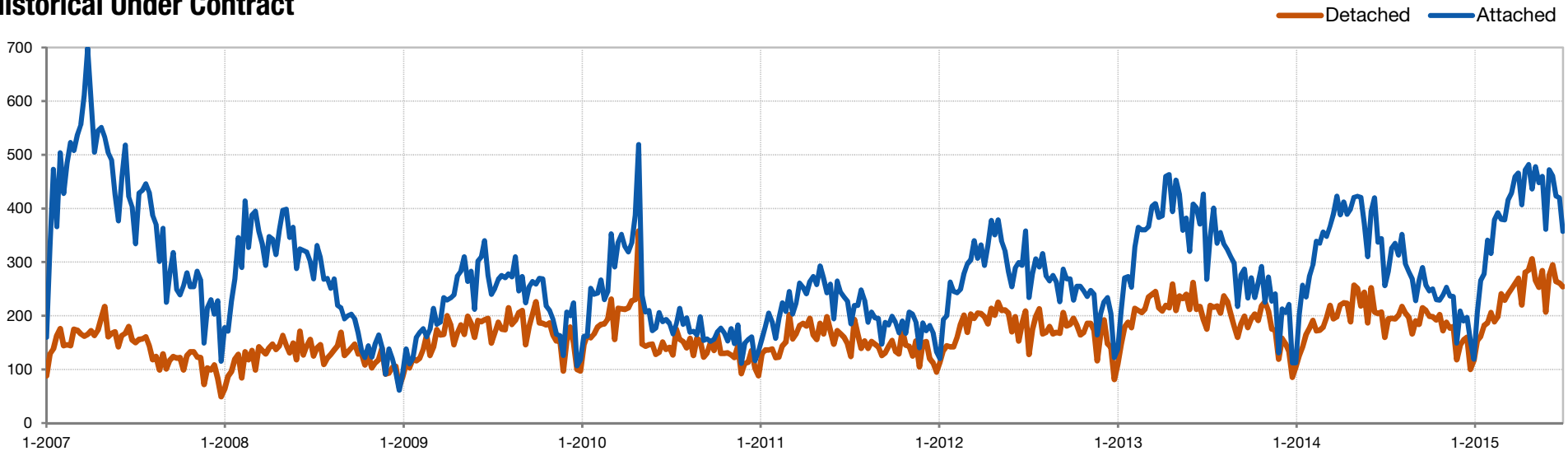


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/11/2015	220	- 1.8%	407	- 1.2%
4/18/2015	281	+ 26.0%	472	+ 21.3%
4/25/2015	285	+ 50.8%	482	+ 20.8%
5/2/2015	306	+ 19.1%	436	+ 3.6%
5/9/2015	266	+ 6.0%	478	+ 13.0%
5/16/2015	253	+ 16.1%	448	+ 6.4%
5/23/2015	284	+ 16.4%	460	+ 23.7%
5/30/2015	207	+ 10.7%	361	+ 16.5%
6/6/2015	276	+ 9.5%	472	+ 19.8%
6/13/2015	295	+ 42.5%	461	+ 9.8%
6/20/2015	264	+ 29.4%	423	+ 25.5%
6/27/2015	261	+ 26.1%	420	+ 22.1%
7/4/2015	254	+ 58.8%	357	+ 39.5%
3-Month Avg.	266	+ 22.3%	437	+ 15.9%

Historical Under Contract

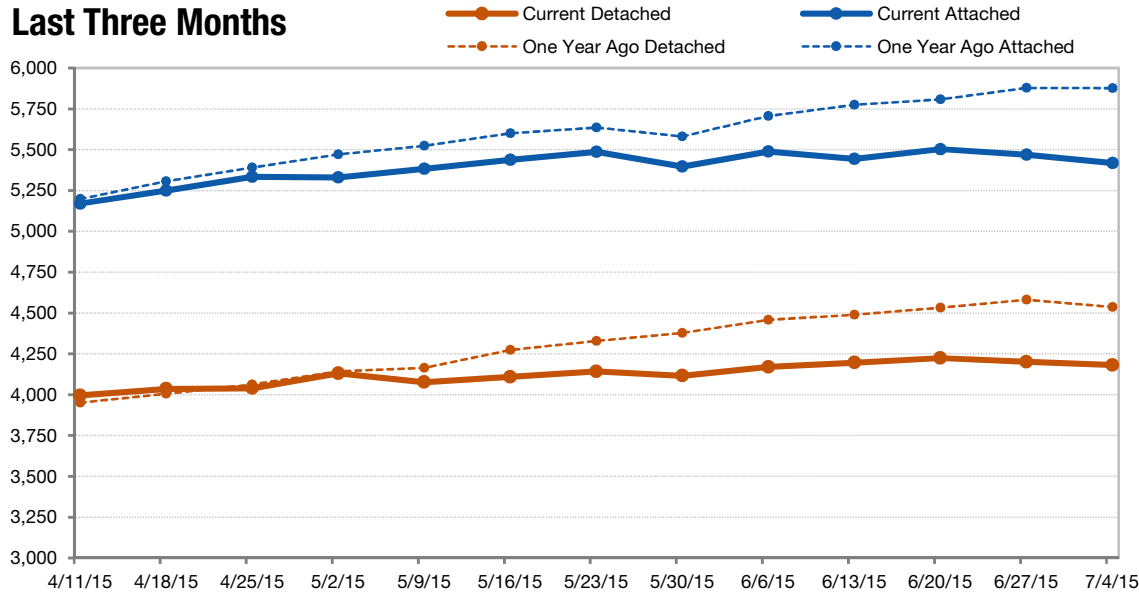


Inventory of Homes for Sale

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

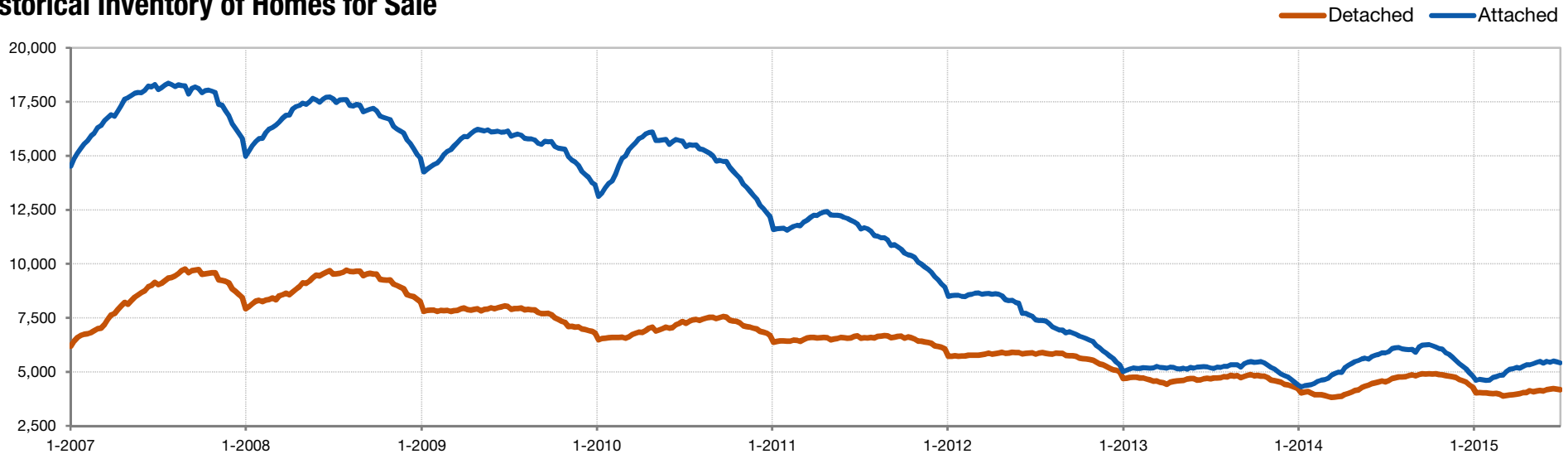


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/11/2015	3,995	+ 1.1%	5,170	- 0.5%
4/18/2015	4,035	+ 0.7%	5,250	- 1.1%
4/25/2015	4,039	- 0.6%	5,333	- 1.1%
5/2/2015	4,130	- 0.3%	5,330	- 2.6%
5/9/2015	4,076	- 2.1%	5,383	- 2.6%
5/16/2015	4,109	- 3.8%	5,437	- 2.9%
5/23/2015	4,142	- 4.3%	5,487	- 2.6%
5/30/2015	4,116	- 6.0%	5,397	- 3.3%
6/6/2015	4,169	- 6.5%	5,488	- 3.8%
6/13/2015	4,196	- 6.5%	5,443	- 5.7%
6/20/2015	4,224	- 6.8%	5,503	- 5.3%
6/27/2015	4,201	- 8.3%	5,469	- 7.0%
7/4/2015	4,181	- 7.8%	5,417	- 7.8%
3-Month Avg.	4,124	- 4.1%	5,393	- 3.6%

Historical Inventory of Homes for Sale

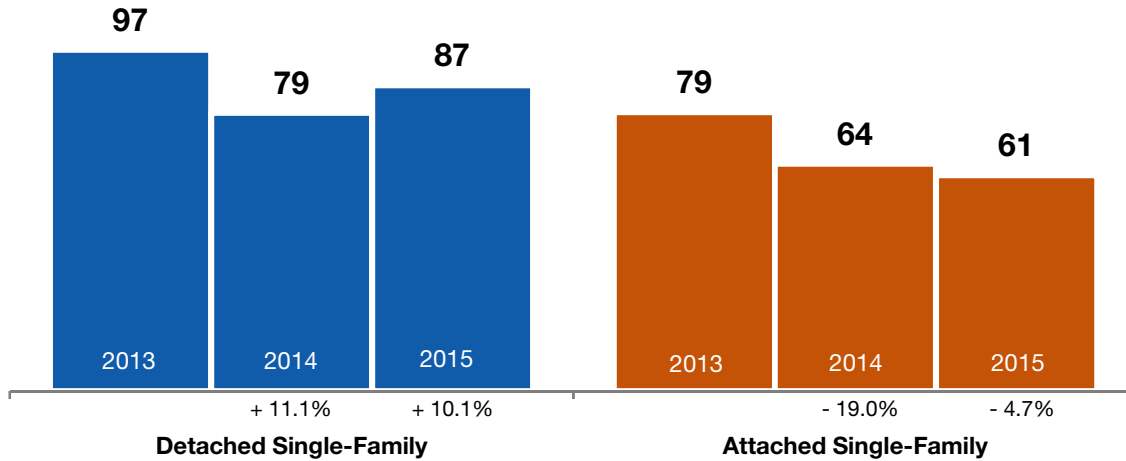


Market Time

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

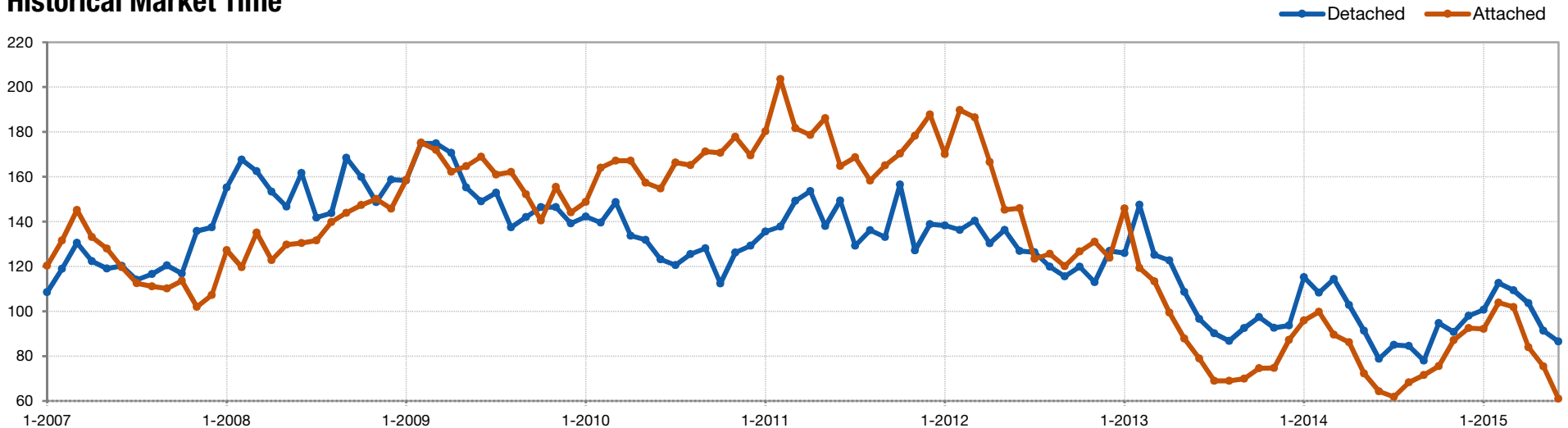


June



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	104	+ 1.0%	84	- 2.3%
May-2015	91	0.0%	75	+ 4.2%
Jun-2015	87	+ 10.1%	61	- 4.7%
Average	94	- 1.8%	78	+ 2.0%

Historical Market Time

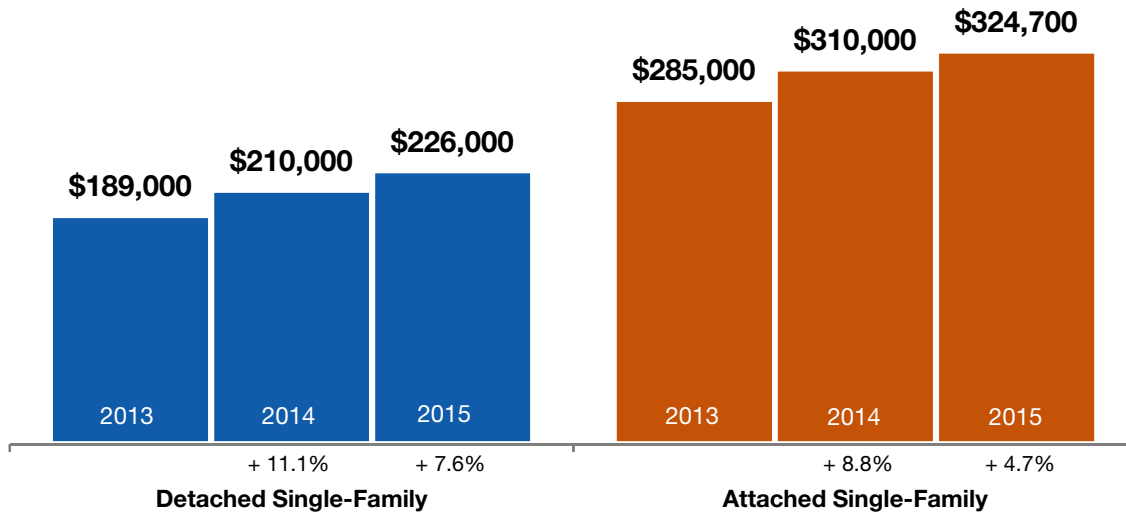


Median Sales Price

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

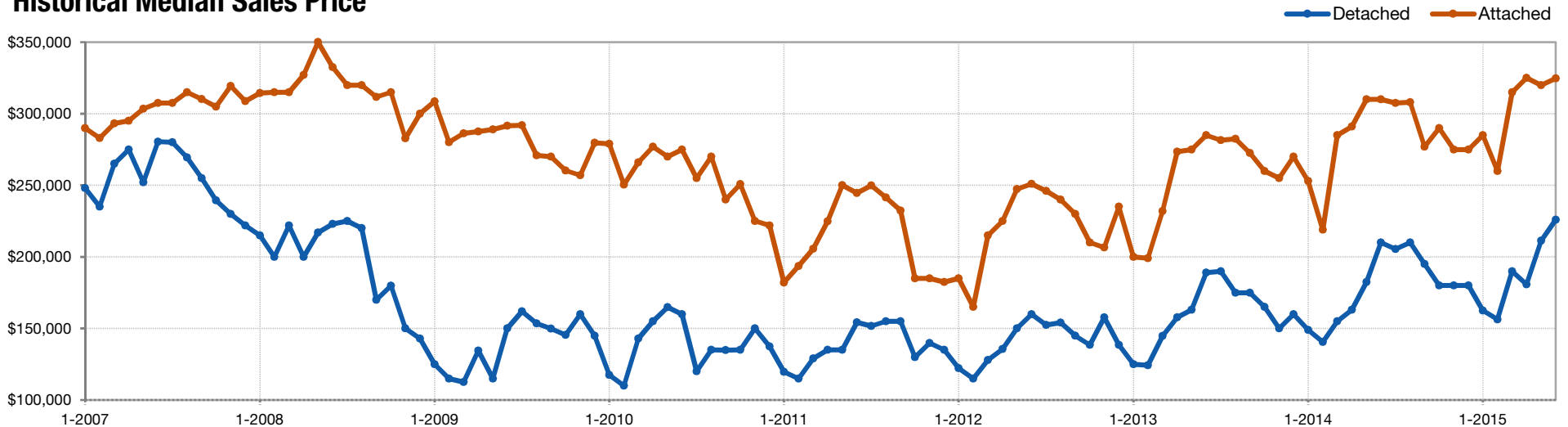


June



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%	\$325,000	+ 11.7%
May-2015	\$211,217	+ 15.7%	\$320,000	+ 3.2%
Jun-2015	\$226,000	+ 7.6%	\$324,700	+ 4.7%
Median	\$190,000	+ 11.8%	\$302,500	+ 8.0%

Historical Median Sales Price

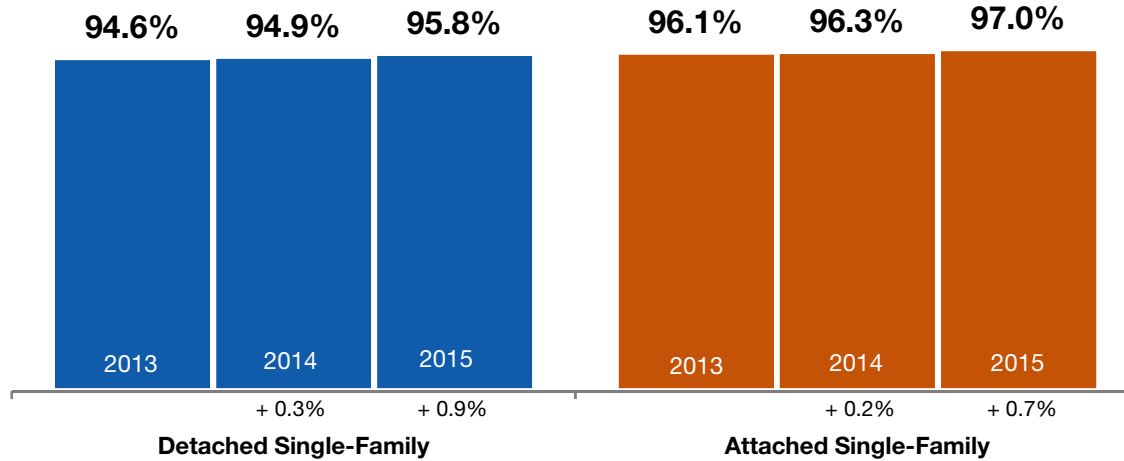


Percent of Original List Price Received

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.

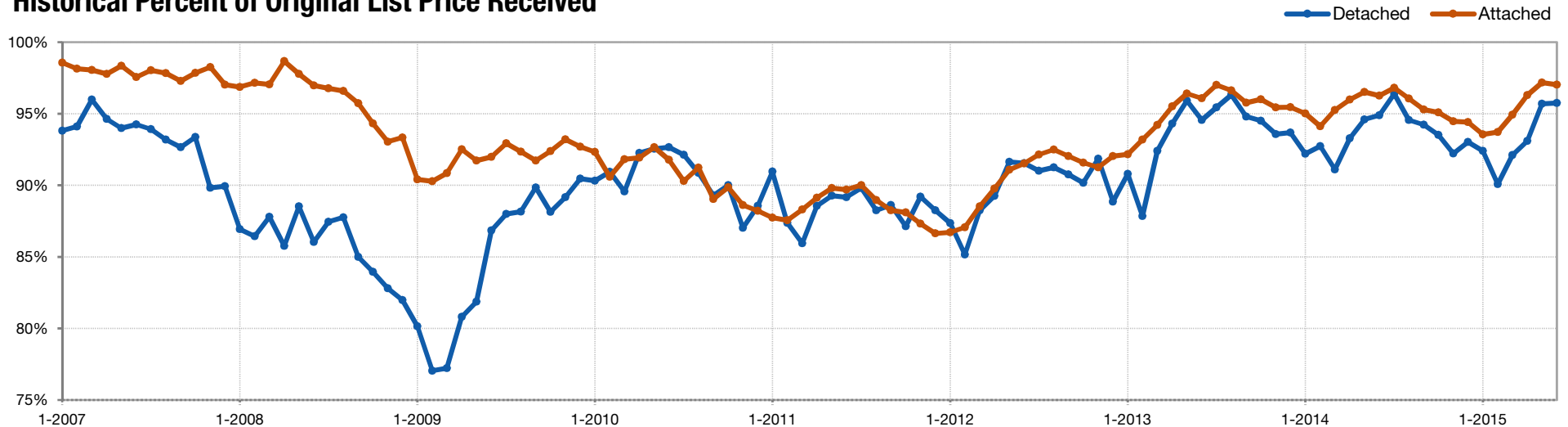


June



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%	97.2%	+ 0.7%
Jun-2015	95.8%	+ 0.9%	97.0%	+ 0.7%
Average	93.8%	- 0.3%	95.7%	- 0.3%

Historical Percent of Original List Price Received

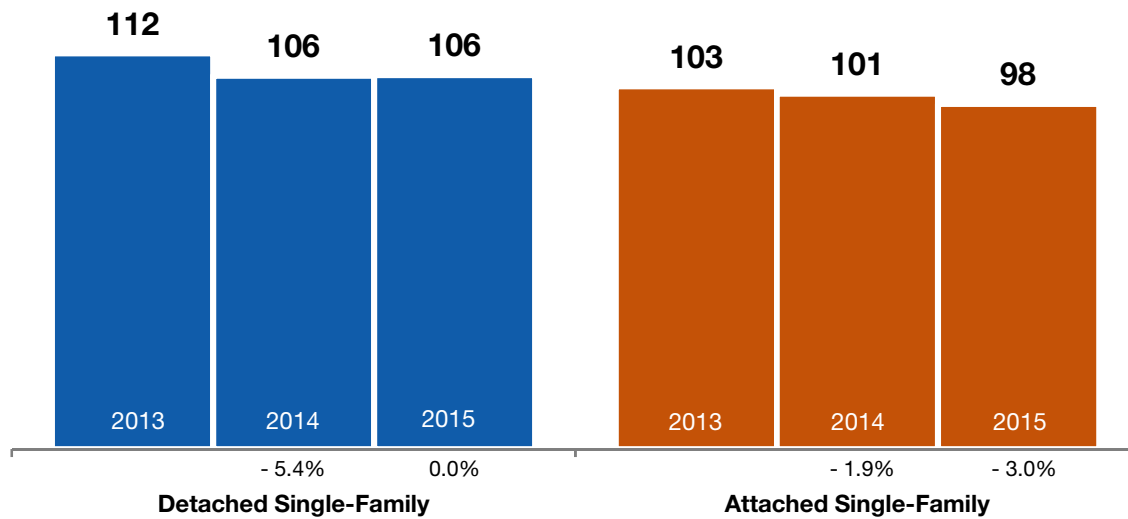


Housing Affordability Index

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.

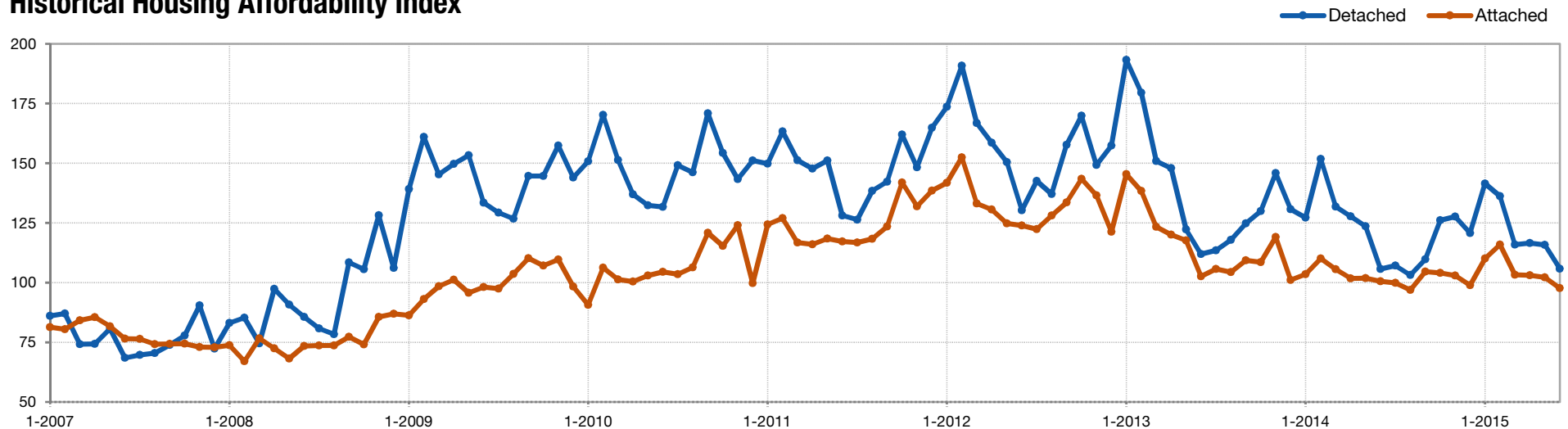


June



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

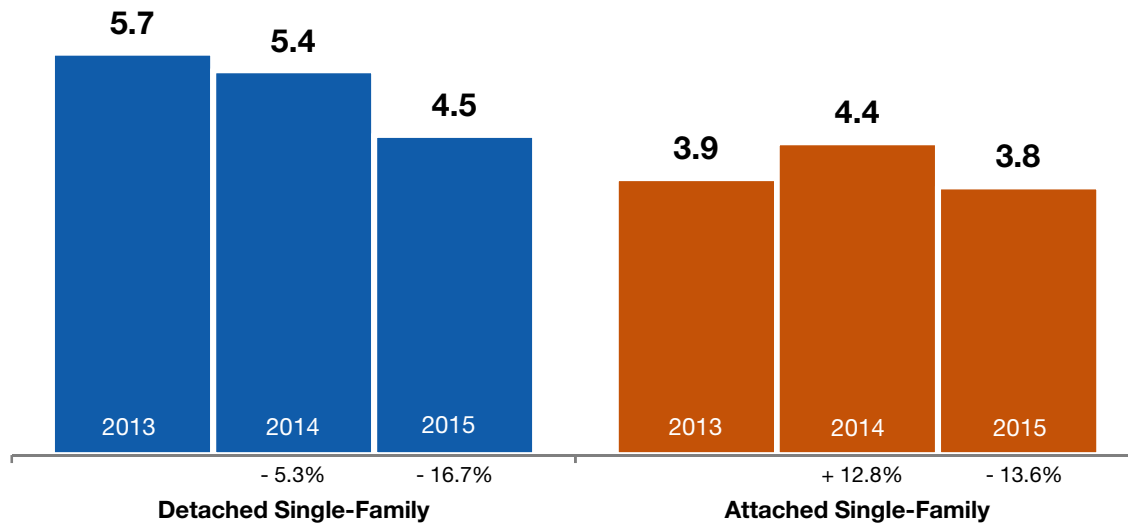


Months Supply of Inventory

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%	3.5	+ 12.9%
Jan-2015	4.8	+ 4.3%	3.5	+ 6.1%
Feb-2015	4.7	+ 2.2%	3.6	+ 2.9%
Mar-2015	4.6	0.0%	3.9	+ 5.4%
Apr-2015	4.7	- 6.0%	4.0	- 2.4%
May-2015	4.7	- 11.3%	4.0	- 7.0%
Jun-2015	4.5	- 16.7%	3.8	- 13.6%
Average	5.2	+ 0.7%	4.1	+ 7.7%

Historical Months Supply of Inventory

