

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 June 27, 2015

Data current as of July 6, 2015

Most markets in the U.S. should still be seeing that nice steady buzz of new listings and closed sales. The most opportune time of the year to get residential real estate business closed continues into the summer months. There will be an expected drop in activity around the Independence Day festivities and scheduled summer vacations, but it would not be shocking to see heightened activity in July and August in front of possible rate hikes later in the year.

SINGLE-FAMILY DETACHED

For the week ending June 27:

- New Listings increased 6.2% to 430
- Under Contract Sales increased 34.3% to 278
- Inventory decreased 9.5% to 4,146

For the month of May:

- Median Sales Price increased 16.4% to \$212,434
- Market Time remained flat at 91
- Pct of List Price Rec'd increased 1.2% to 95.7%
- Months Supply decreased 13.2% to 4.6

SINGLE-FAMILY ATTACHED

For the week ending June 27:

- New Listings increased 0.2% to 642
- Under Contract Sales increased 29.1% to 444
- Inventory decreased 7.8% to 5,421

For the month of May:

- Median Sales Price increased 3.2% to \$320,000
- Market Time increased 5.6% to 76
- Pct of List Price Rec'd increased 0.7% to 97.2%
- Months Supply decreased 7.0% to 4.0

Quick Facts

+ 6.2%	+ 0.2%	+ 34.3%	+ 29.1%	- 9.5%	- 7.8%
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
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

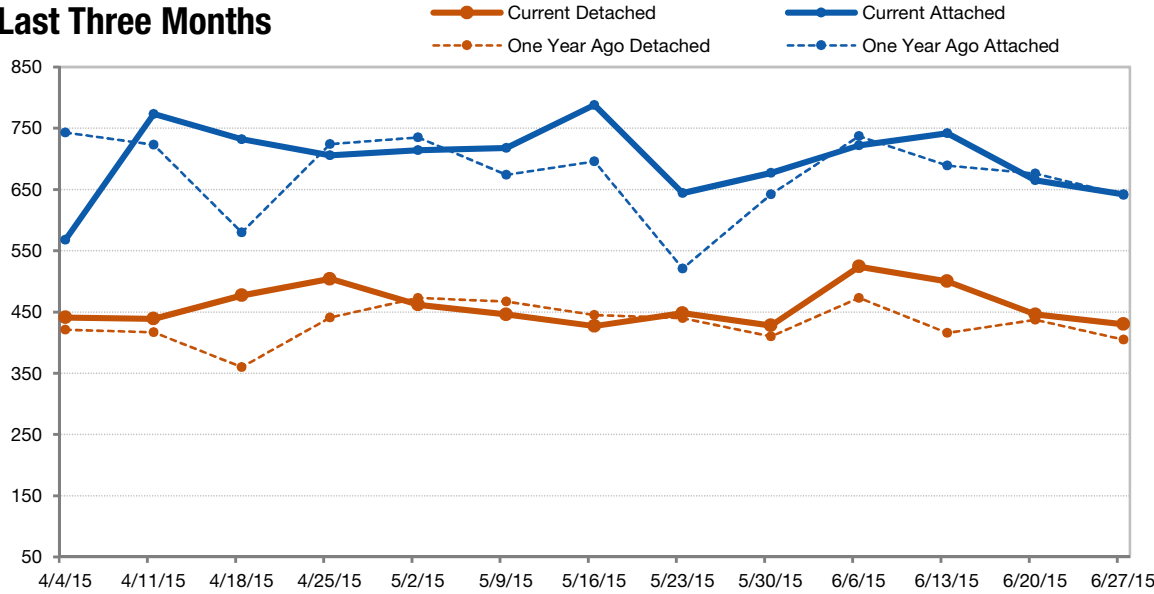
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New Listings

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
4/4/2015	441	+ 4.8%	568	- 23.6%
4/11/2015	439	+ 5.3%	773	+ 6.9%
4/18/2015	477	+ 32.5%	732	+ 26.2%
4/25/2015	504	+ 14.3%	706	- 2.5%
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	448	+ 1.8%	644	+ 23.6%
5/30/2015	428	+ 4.4%	677	+ 5.5%
6/6/2015	524	+ 10.8%	722	- 2.0%
6/13/2015	500	+ 20.2%	742	+ 7.7%
6/20/2015	446	+ 2.1%	665	- 1.6%
6/27/2015	430	+ 6.2%	642	+ 0.2%
3-Month Avg.	459	+ 6.5%	699	+ 3.5%

Historical New Listing Activity

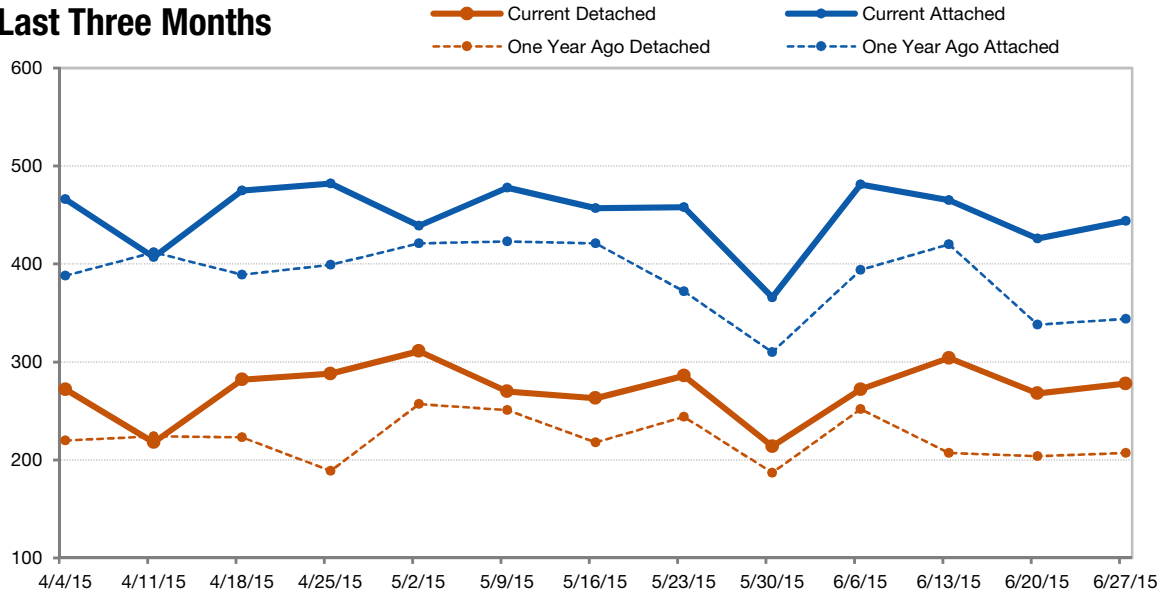


Under Contract

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

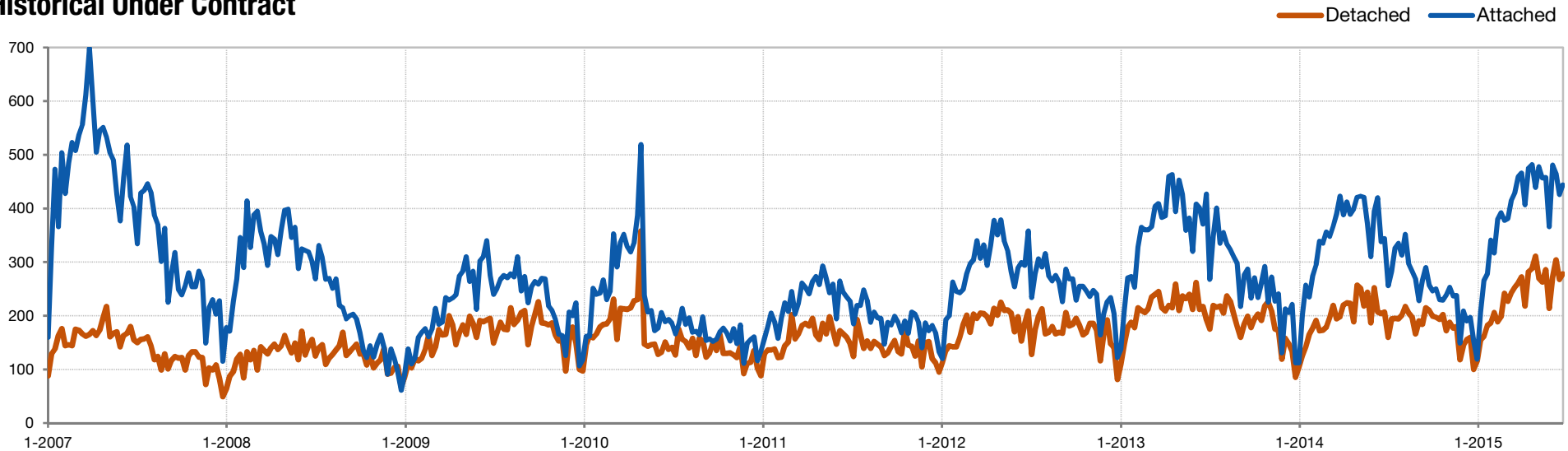


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/4/2015	272	+ 23.6%	466	+ 20.1%
4/11/2015	218	- 2.7%	407	- 1.2%
4/18/2015	282	+ 26.5%	475	+ 22.1%
4/25/2015	288	+ 52.4%	482	+ 20.8%
5/2/2015	311	+ 21.0%	439	+ 4.3%
5/9/2015	270	+ 7.6%	478	+ 13.0%
5/16/2015	263	+ 20.6%	457	+ 8.6%
5/23/2015	286	+ 17.2%	458	+ 23.1%
5/30/2015	214	+ 14.4%	366	+ 18.1%
6/6/2015	272	+ 7.9%	481	+ 22.1%
6/13/2015	304	+ 46.9%	465	+ 10.7%
6/20/2015	268	+ 31.4%	426	+ 26.0%
6/27/2015	278	+ 34.3%	444	+ 29.1%
3-Month Avg.	271	+ 22.3%	450	+ 16.2%

Historical Under Contract

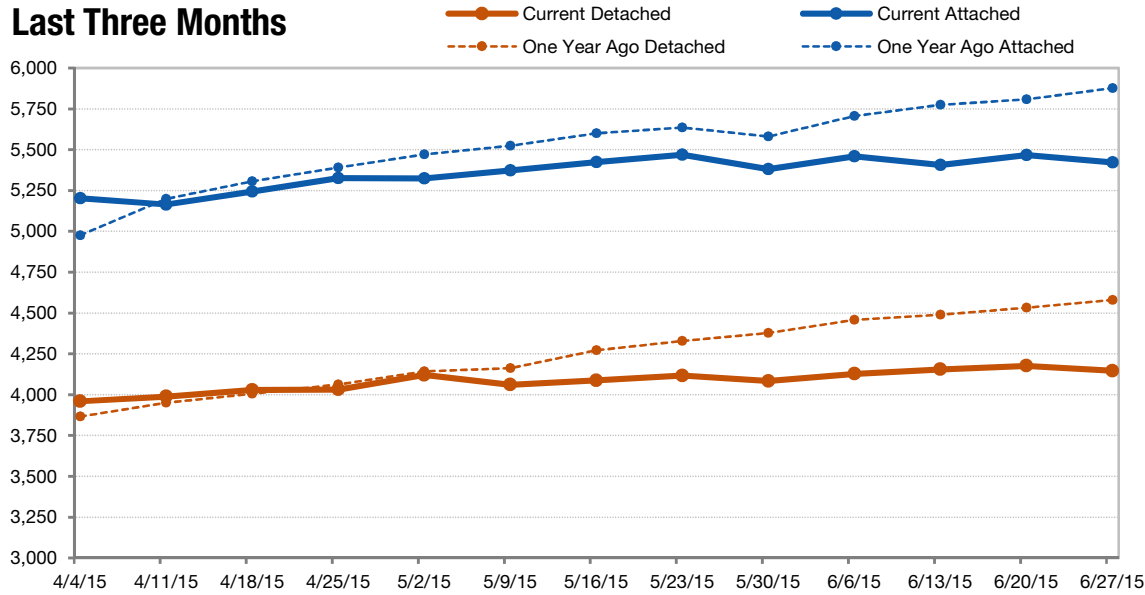


Inventory of Homes for Sale

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

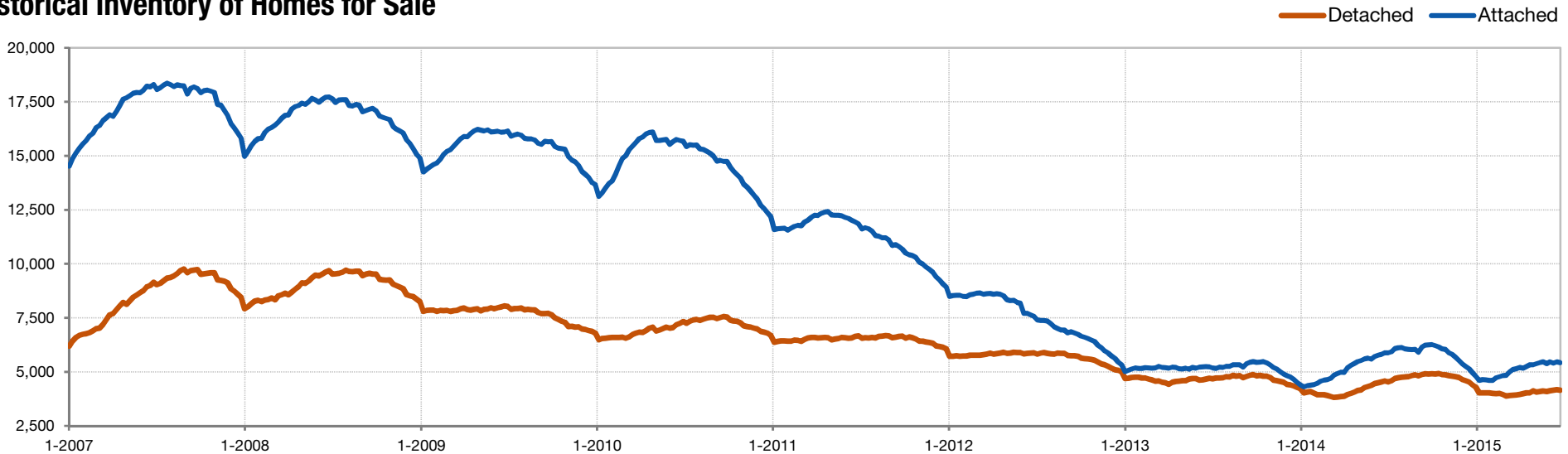


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/4/2015	3,959	+ 2.4%	5,203	+ 4.6%
4/11/2015	3,988	+ 1.0%	5,164	- 0.7%
4/18/2015	4,028	+ 0.6%	5,244	- 1.2%
4/25/2015	4,031	- 0.8%	5,326	- 1.2%
5/2/2015	4,120	- 0.5%	5,323	- 2.7%
5/9/2015	4,061	- 2.5%	5,373	- 2.7%
5/16/2015	4,087	- 4.3%	5,424	- 3.1%
5/23/2015	4,117	- 4.9%	5,469	- 3.0%
5/30/2015	4,083	- 6.7%	5,381	- 3.6%
6/6/2015	4,127	- 7.4%	5,460	- 4.3%
6/13/2015	4,155	- 7.4%	5,406	- 6.4%
6/20/2015	4,176	- 7.9%	5,467	- 5.9%
6/27/2015	4,146	- 9.5%	5,421	- 7.8%
3-Month Avg.	4,083	- 3.9%	5,359	- 3.0%

Historical Inventory of Homes for Sale

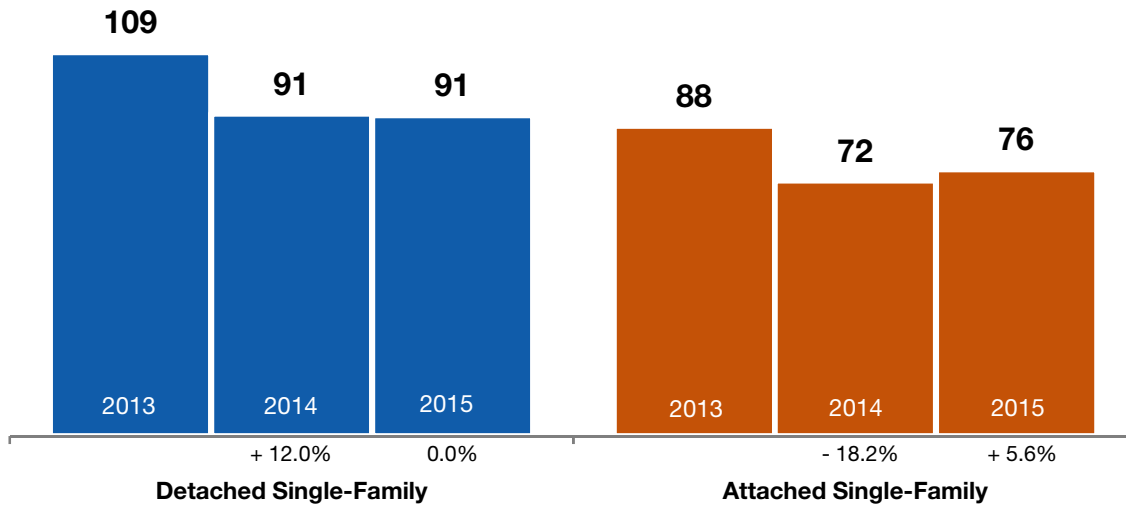


Market Time

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

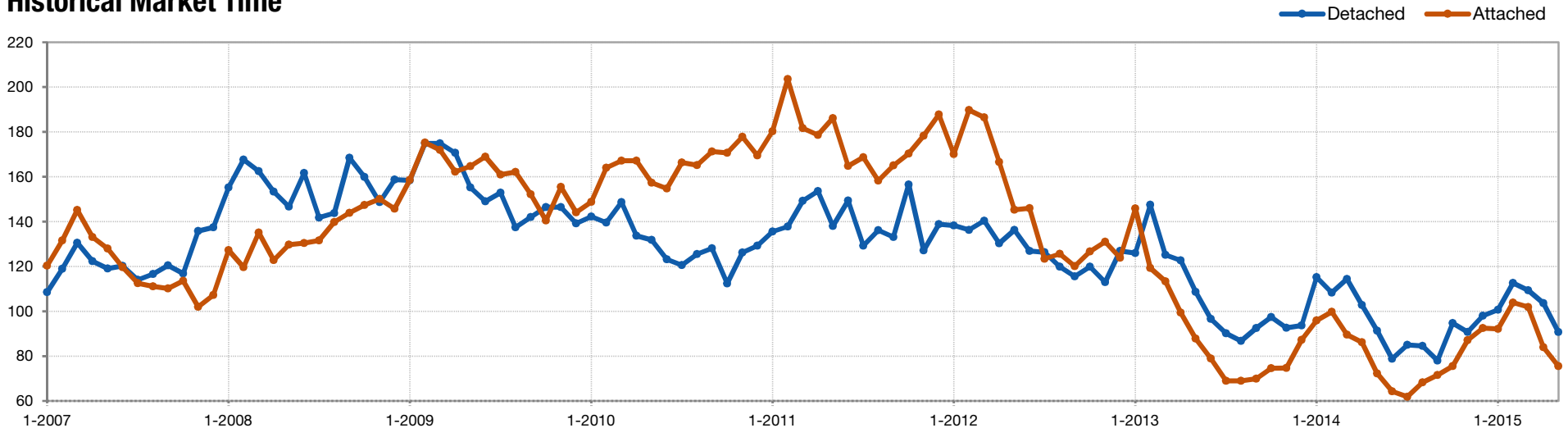


May



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%	76	+5.6%
Average	93	-4.3%	79	+0.6%

Historical Market Time

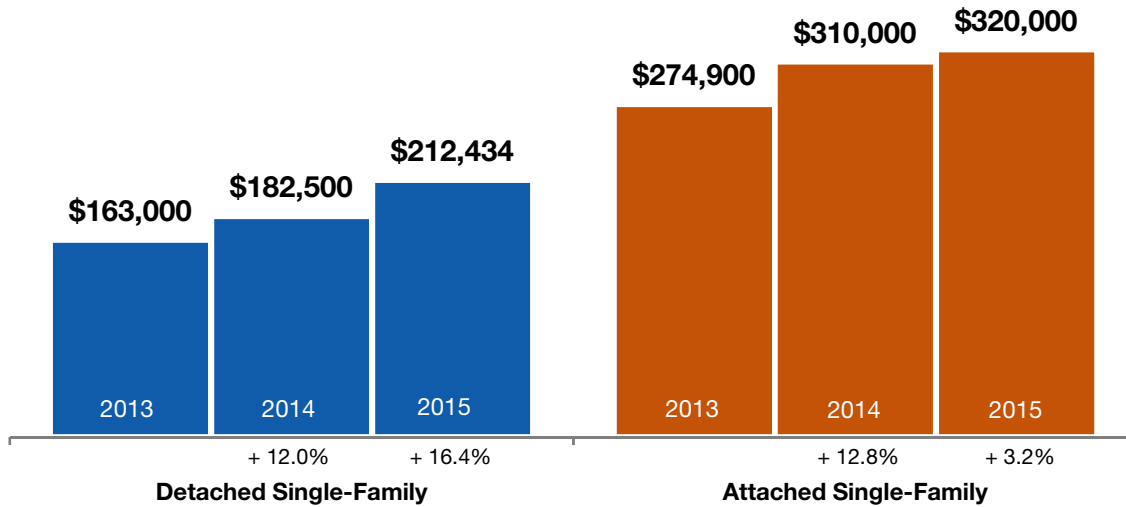


Median Sales Price

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

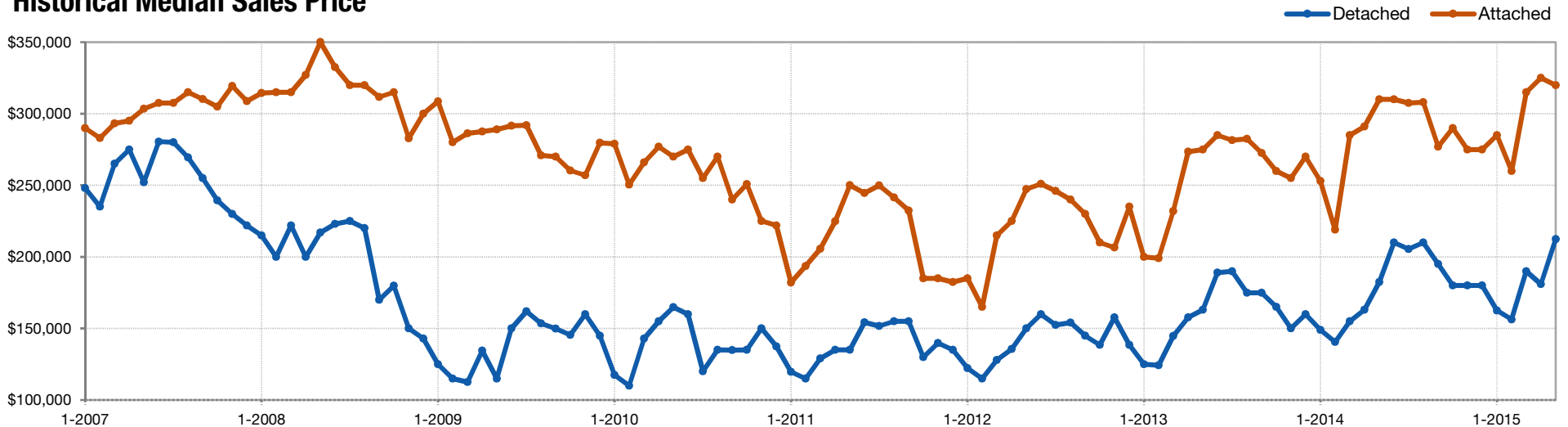


May



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	\$181,000	+ 11.0%	\$325,000	+ 11.7%
May-2015	\$212,434	+ 16.4%	\$320,000	+ 3.2%
Median	\$190,000	+ 13.1%	\$300,000	+ 7.7%

Historical Median Sales Price

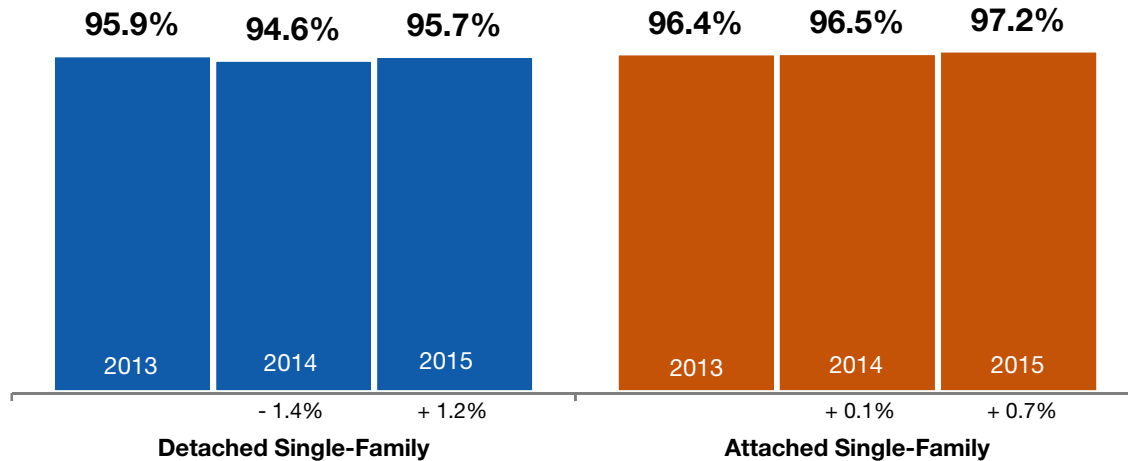


Percent of Original List Price Received

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.

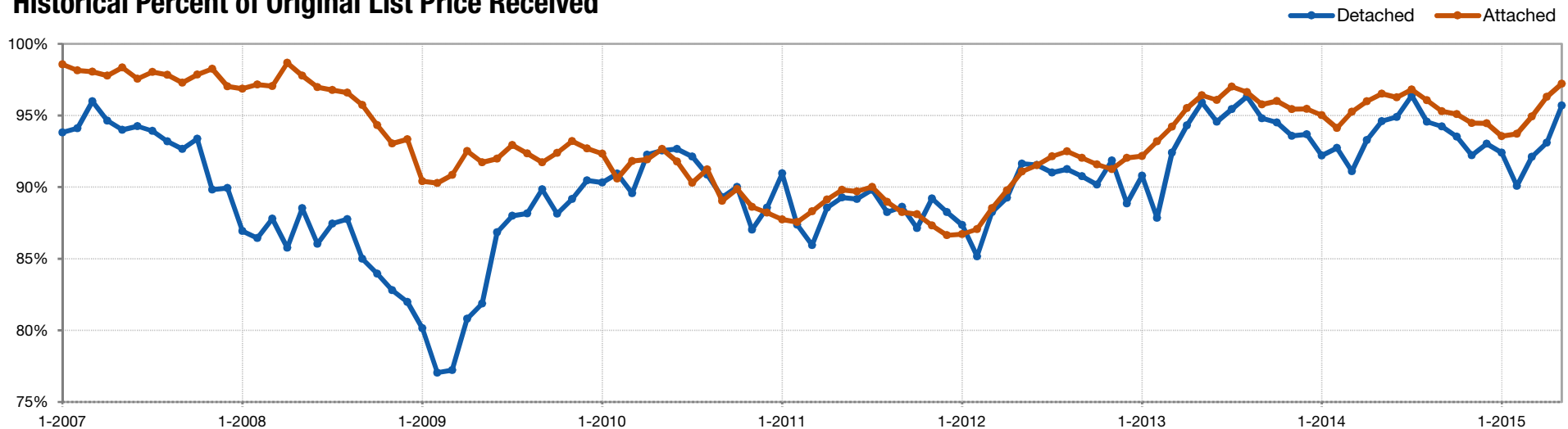


May



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%	93.6%	- 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%
Average	93.7%	- 0.4%	95.6%	- 0.3%

Historical Percent of Original List Price Received

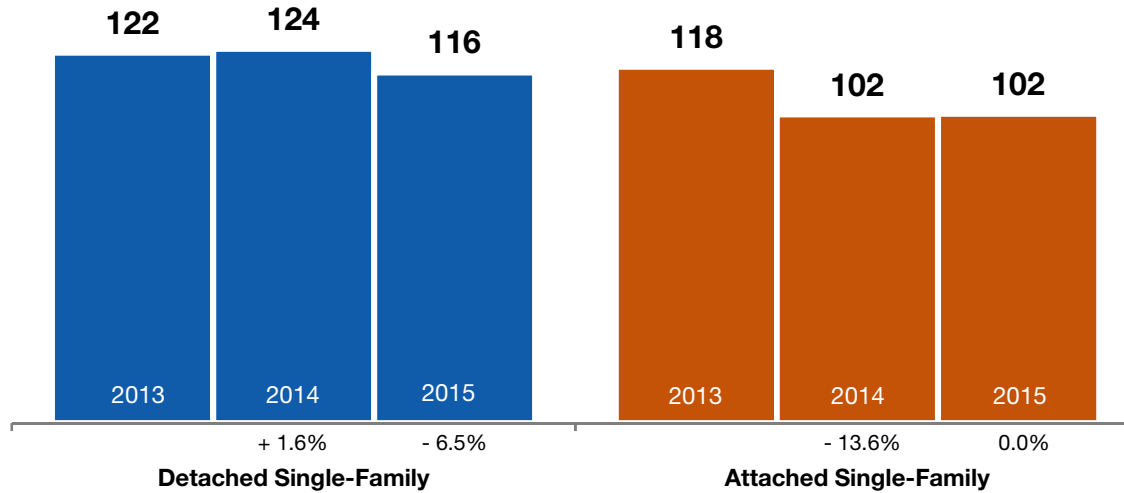


Housing Affordability Index



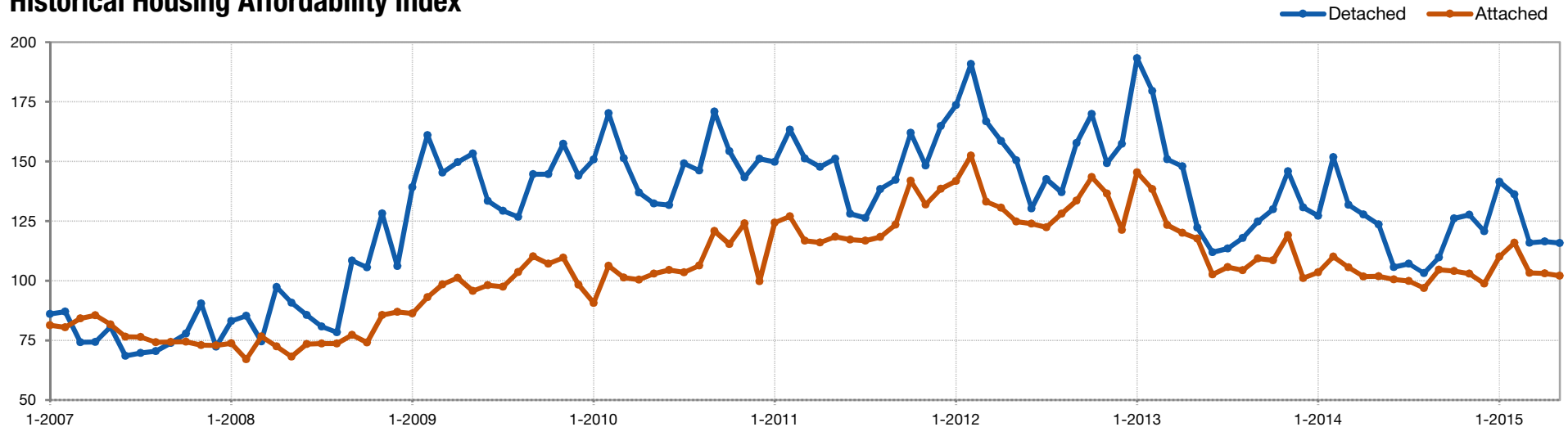
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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	116	- 6.5%	102	0.0%
Average	119	- 7.1%	104	- 2.4%

Historical Housing Affordability Index

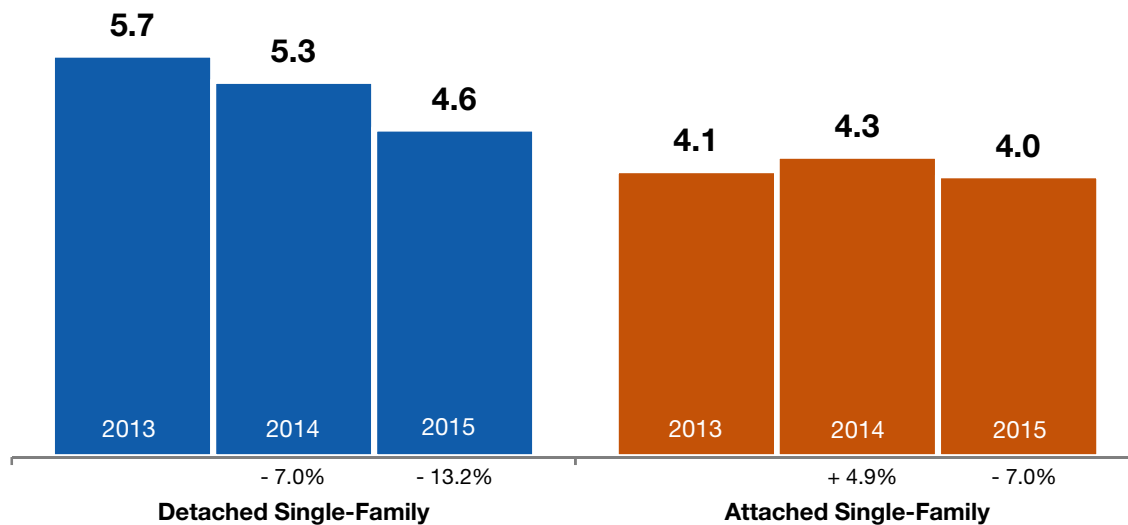


Months Supply of Inventory

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%	4.7	+ 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	4.6	0.0%	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	4.6	- 13.2%	4.0	- 7.0%
Average	5.2	+ 1.6%	4.1	+ 10.1%

Historical Months Supply of Inventory

