

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 August 8, 2015

Data current as of August 17, 2015

That time of year is here for some and on its way for others: School. The summer's fun is winding down. Perceived as good for some weary parents, bad for some summer-loving kids and standard fare for real estate professionals that know August as a quiet identifier of the expectation of housing market slowdown. That said, home sales and housing prices have both continued to edge up across the country on a macro level compared to last year's numbers. Let's take a look at the local trends.

SINGLE-FAMILY DETACHED

For the week ending August 8:

- New Listings increased 0.7% to 435
- Under Contract Sales increased 30.1% to 281
- Inventory decreased 10.4% to 4,268

For the month of July:

- Median Sales Price increased 9.5% to \$225,000
- Market Time decreased 4.7% to 81
- Pct of List Price Rec'd decreased 0.3% to 96.1%
- Months Supply decreased 19.0% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending August 8:

- New Listings decreased 7.9% to 583
- Under Contract Sales increased 14.5% to 402
- Inventory decreased 11.8% to 5,359

For the month of July:

- Median Sales Price increased 0.8% to \$310,000
- Market Time increased 4.8% to 65
- Pct of List Price Rec'd decreased 0.3% to 96.5%
- Months Supply decreased 19.1% to 3.8

Quick Facts

+ 0.7%	- 7.9%	+ 30.1%	+ 14.5%	- 10.4%	- 11.8%
<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

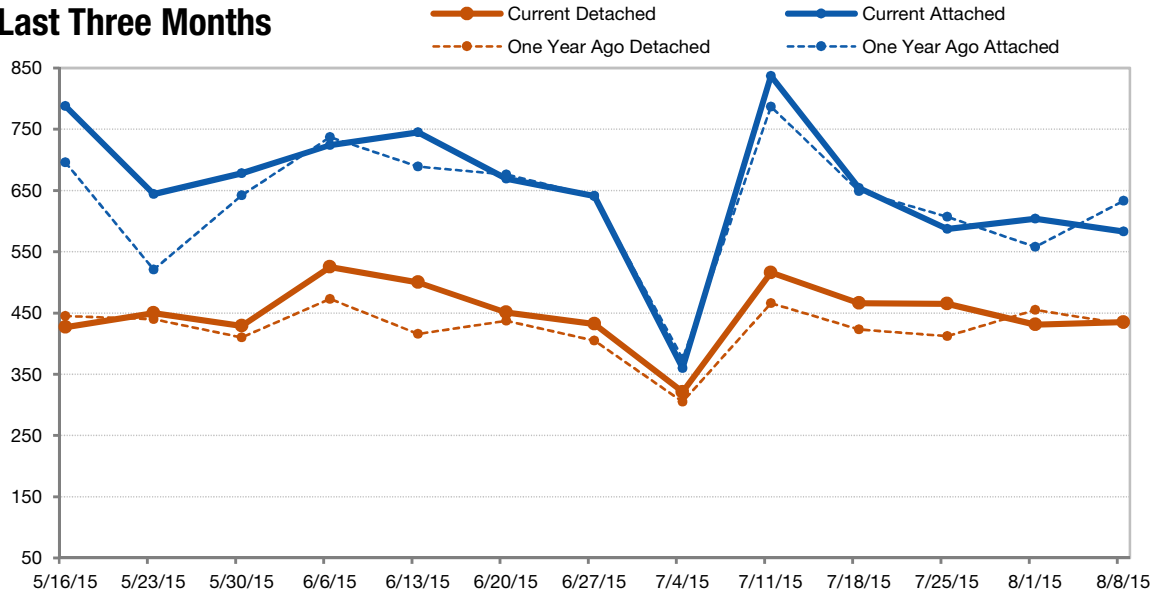
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

A count of the properties that have been newly listed on the market in a given month.

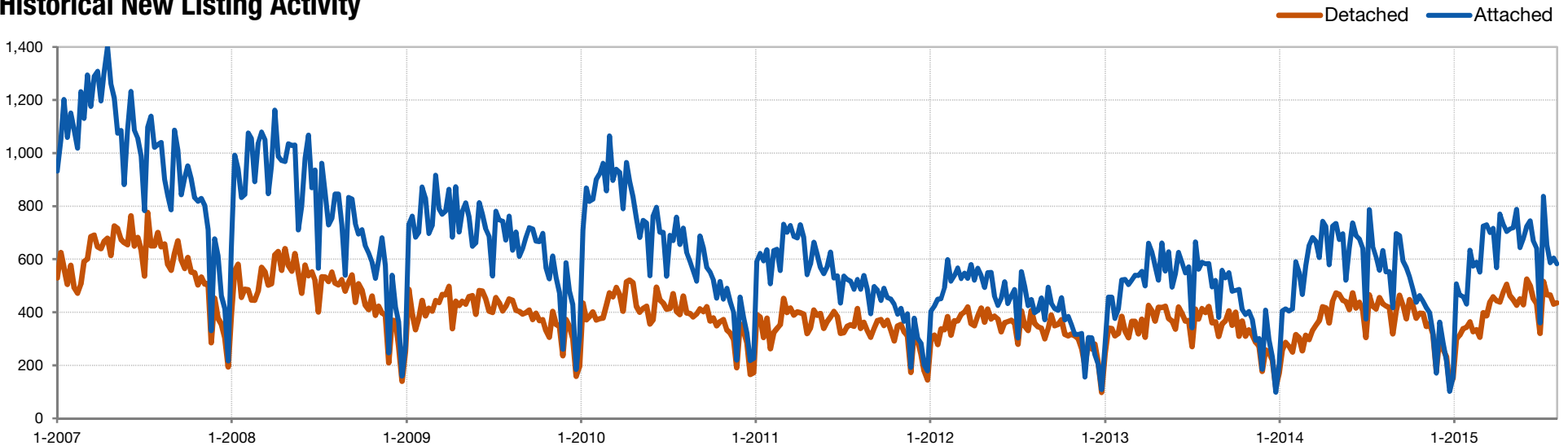


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/16/2015	427	- 4.0%	788	+ 13.2%
5/23/2015	450	+ 2.3%	644	+ 23.6%
5/30/2015	429	+ 4.6%	678	+ 5.6%
6/6/2015	525	+ 11.0%	724	- 1.8%
6/13/2015	500	+ 20.2%	745	+ 8.1%
6/20/2015	451	+ 3.2%	669	- 1.0%
6/27/2015	432	+ 6.7%	641	0.0%
7/4/2015	321	+ 5.2%	360	- 4.0%
7/11/2015	516	+ 10.7%	837	+ 6.4%
7/18/2015	466	+ 10.2%	654	+ 0.8%
7/25/2015	465	+ 12.9%	587	- 3.3%
8/1/2015	431	- 5.3%	604	+ 8.2%
8/8/2015	435	+ 0.7%	583	- 7.9%
3-Month Avg.	450	+ 6.0%	655	+ 3.7%

Historical New Listing Activity

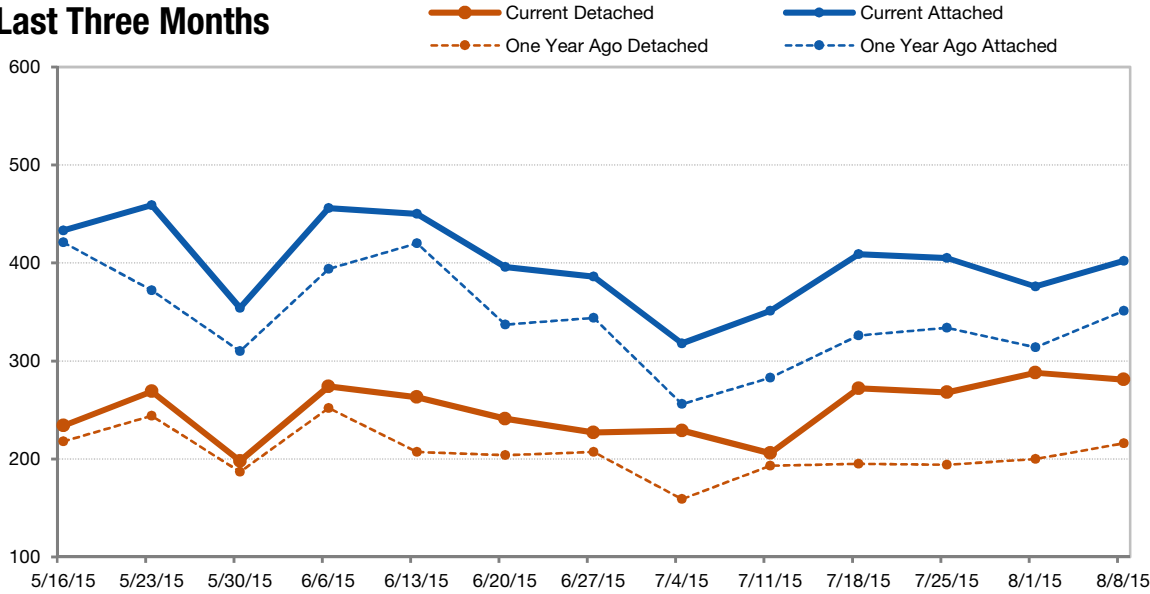


Under Contract

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

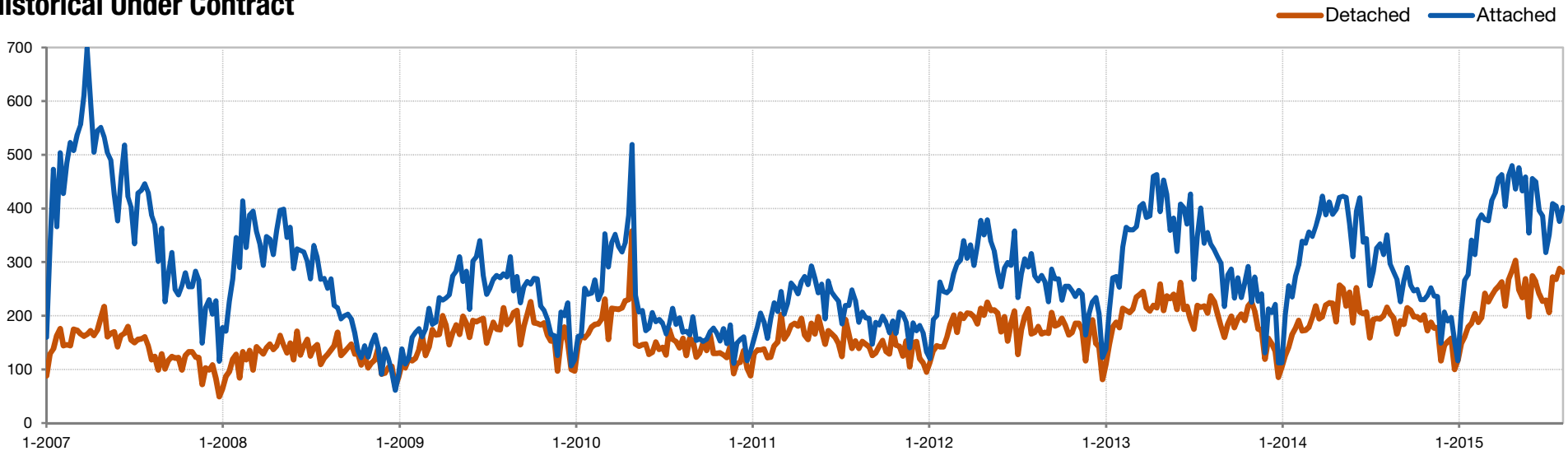


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/16/2015	234	+ 7.3%	433	+ 2.9%
5/23/2015	269	+ 10.2%	459	+ 23.4%
5/30/2015	198	+ 5.9%	354	+ 14.2%
6/6/2015	274	+ 8.7%	456	+ 15.7%
6/13/2015	263	+ 27.1%	450	+ 7.1%
6/20/2015	241	+ 18.1%	396	+ 17.5%
6/27/2015	227	+ 9.7%	386	+ 12.2%
7/4/2015	229	+ 44.0%	318	+ 24.2%
7/11/2015	206	+ 6.7%	351	+ 24.0%
7/18/2015	272	+ 39.5%	409	+ 25.5%
7/25/2015	268	+ 38.1%	405	+ 21.3%
8/1/2015	288	+ 44.0%	376	+ 19.7%
8/8/2015	281	+ 30.1%	402	+ 14.5%
3-Month Avg.	250	+ 21.4%	400	+ 16.4%

Historical Under Contract

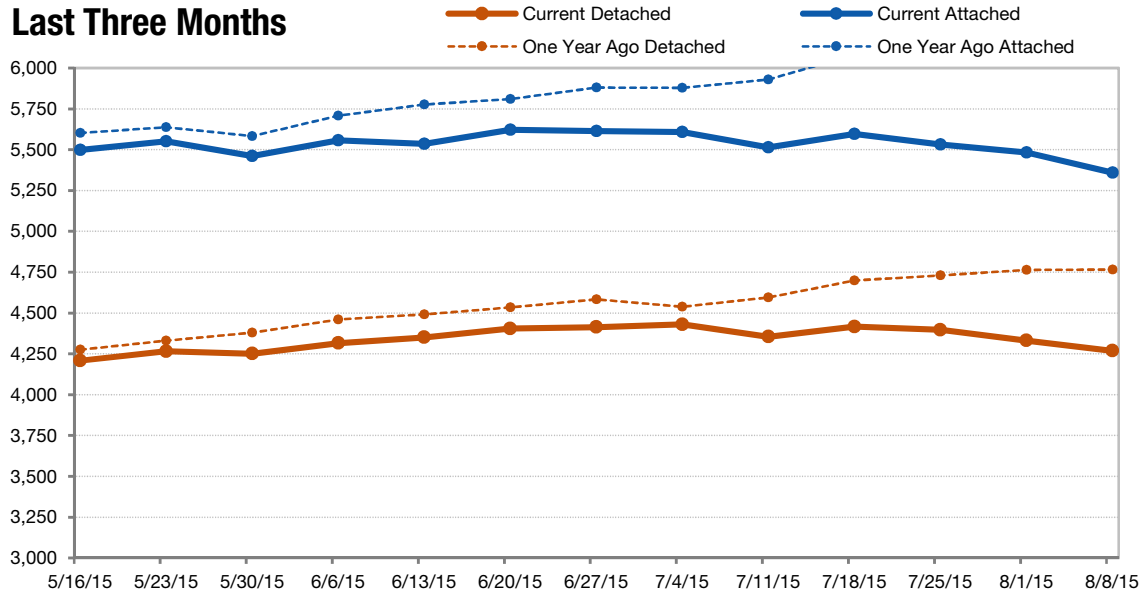


Inventory of Homes for Sale

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

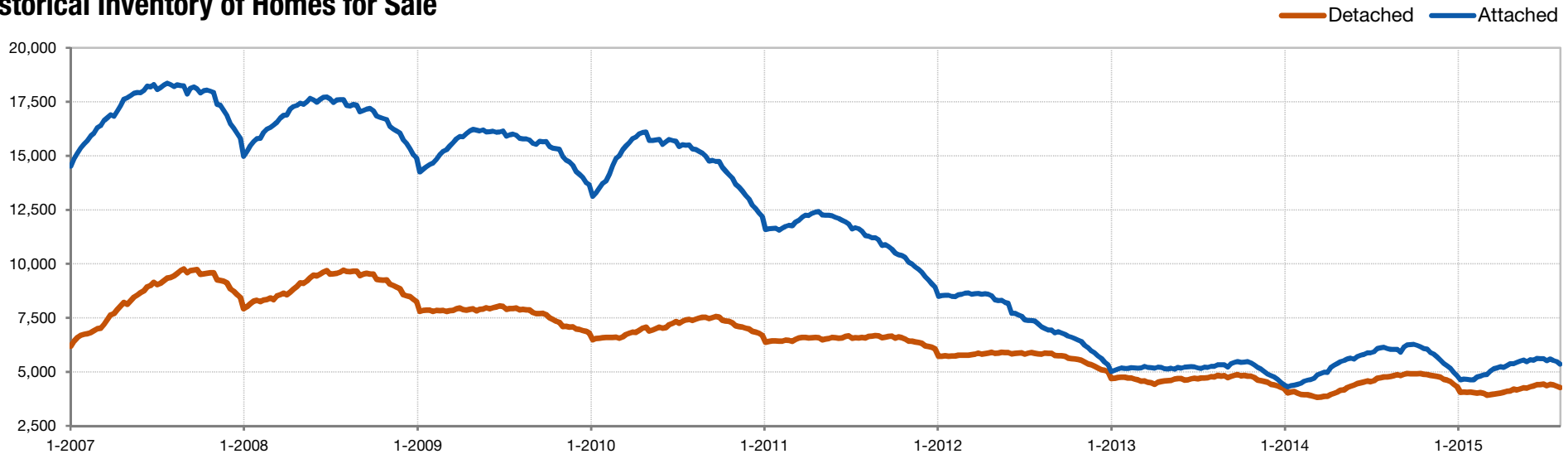


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/16/2015	4,208	- 1.6%	5,498	- 1.9%
5/23/2015	4,265	- 1.5%	5,551	- 1.5%
5/30/2015	4,251	- 2.9%	5,462	- 2.2%
6/6/2015	4,315	- 3.3%	5,557	- 2.6%
6/13/2015	4,351	- 3.1%	5,535	- 4.2%
6/20/2015	4,405	- 2.9%	5,622	- 3.2%
6/27/2015	4,413	- 3.7%	5,614	- 4.5%
7/4/2015	4,430	- 2.4%	5,609	- 4.6%
7/11/2015	4,355	- 5.2%	5,514	- 7.0%
7/18/2015	4,416	- 6.0%	5,597	- 8.0%
7/25/2015	4,397	- 7.0%	5,531	- 9.6%
8/1/2015	4,331	- 9.1%	5,482	- 10.6%
8/8/2015	4,268	- 10.4%	5,359	- 11.8%
3-Month Avg.	4,339	- 4.6%	5,533	- 5.6%

Historical Inventory of Homes for Sale

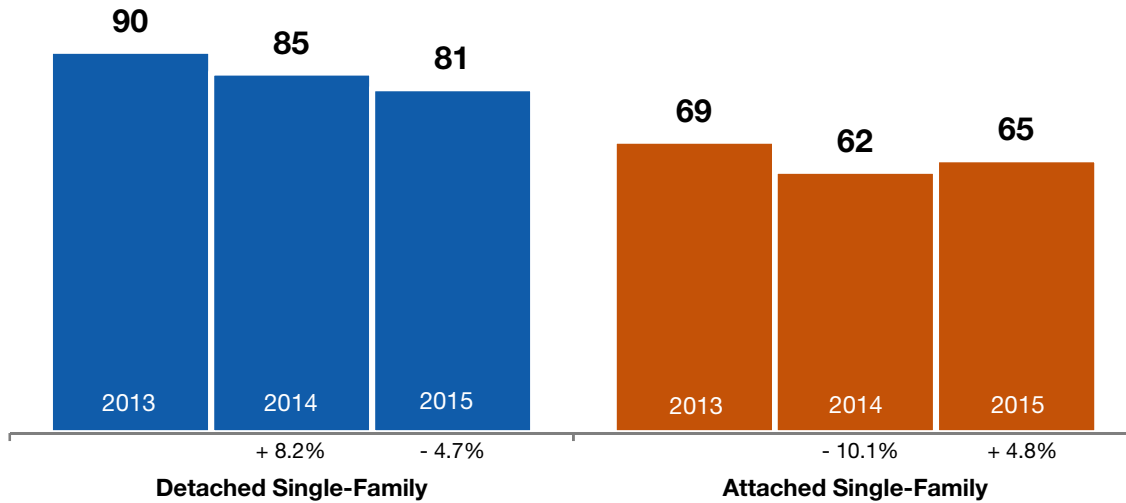


Market Time

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

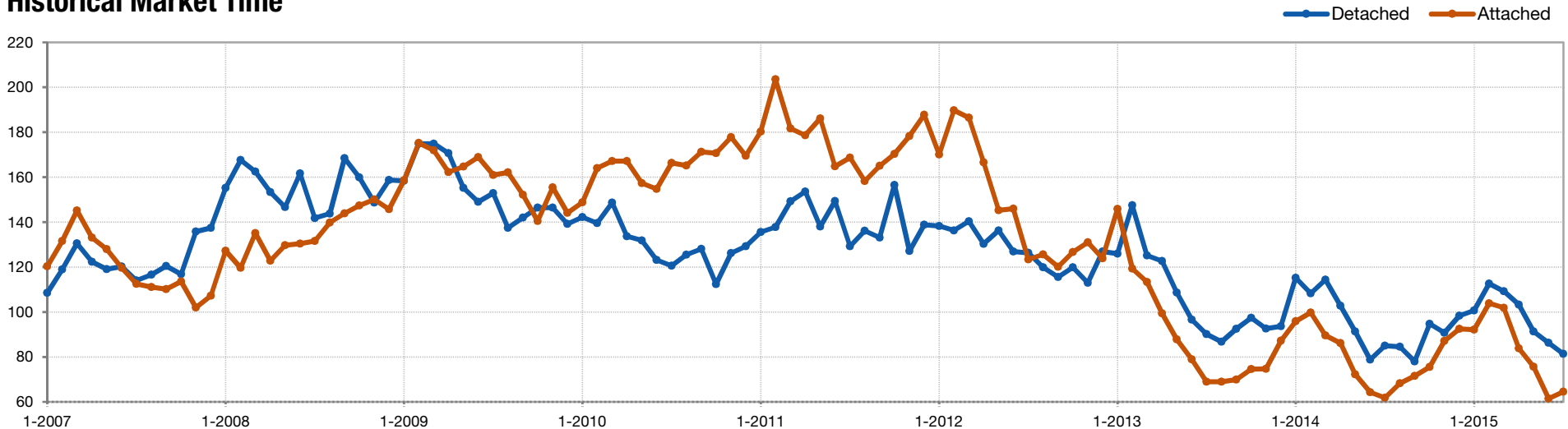


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	62	-3.1%
Jul-2015	81	-4.7%	65	+4.8%
Average	93	-1.8%	78	+3.1%

Historical Market Time

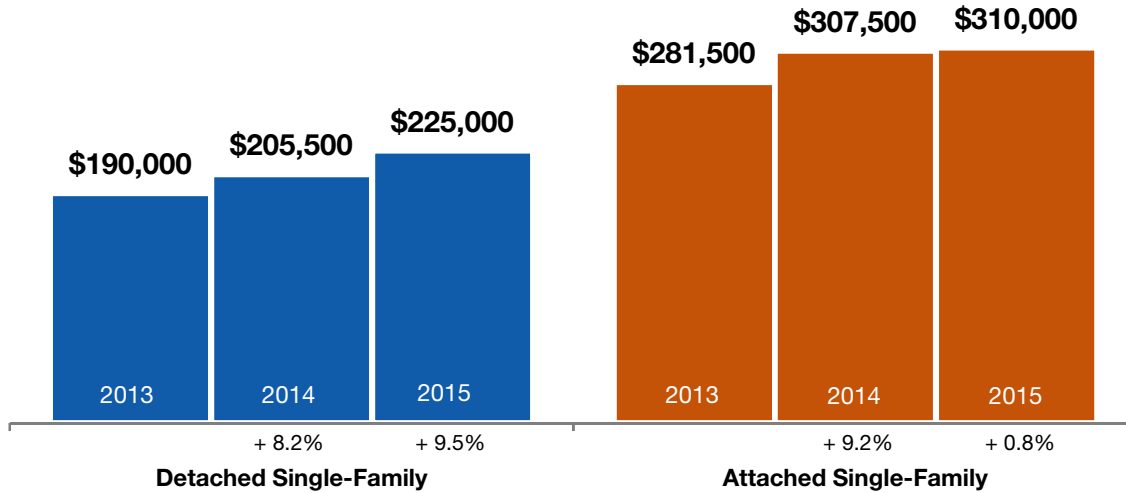


Median Sales Price

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

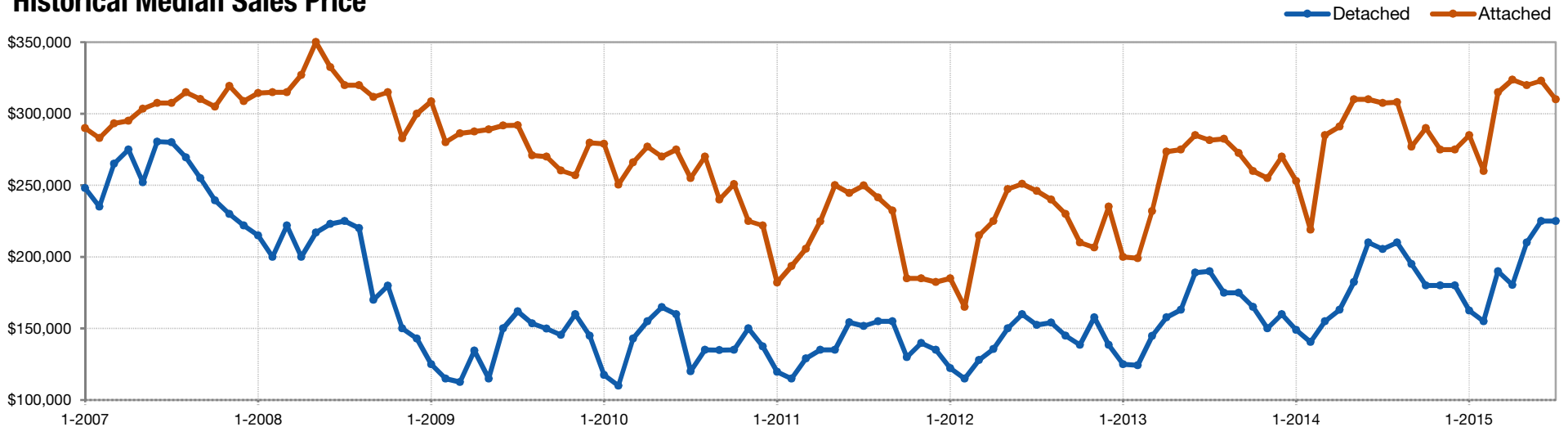


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$155,000	+ 10.3%	\$260,000	+ 18.7%
Mar-2015	\$190,000	+ 22.6%	\$315,000	+ 10.5%
Apr-2015	\$180,500	+ 10.7%	\$323,660	+ 11.2%
May-2015	\$210,000	+ 15.1%	\$320,000	+ 3.2%
Jun-2015	\$225,000	+ 7.1%	\$323,000	+ 4.2%
Jul-2015	\$225,000	+ 9.5%	\$310,000	+ 0.8%
Median	\$192,500	+ 13.2%	\$303,500	+ 6.9%

Historical Median Sales Price

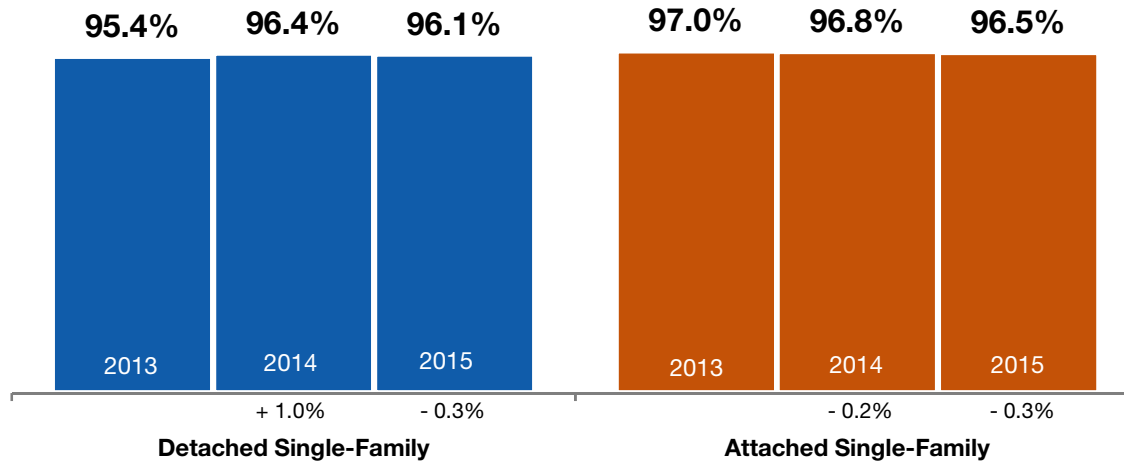


Percent of Original List Price Received

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.

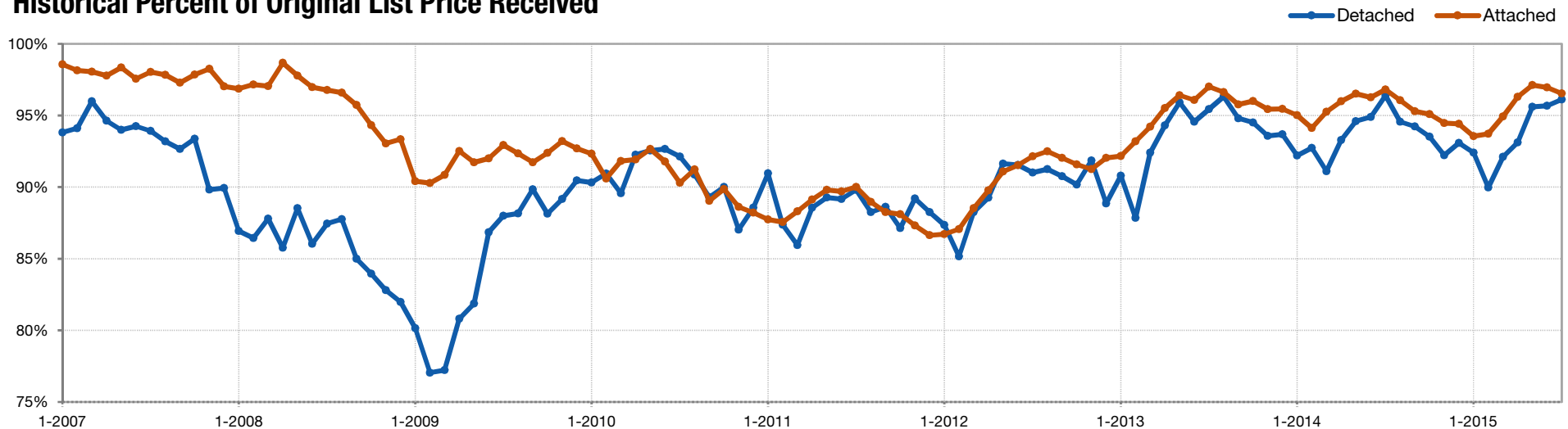


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	93.1%	- 0.6%	94.4%	- 1.2%
Jan-2015	92.4%	+ 0.2%	93.6%	- 1.5%
Feb-2015	90.0%	- 2.9%	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	95.6%	+ 1.1%	97.1%	+ 0.6%
Jun-2015	95.7%	+ 0.8%	96.9%	+ 0.6%
Jul-2015	96.1%	- 0.3%	96.5%	- 0.3%
Average	93.8%	- 0.4%	95.7%	- 0.3%

Historical Percent of Original List Price Received

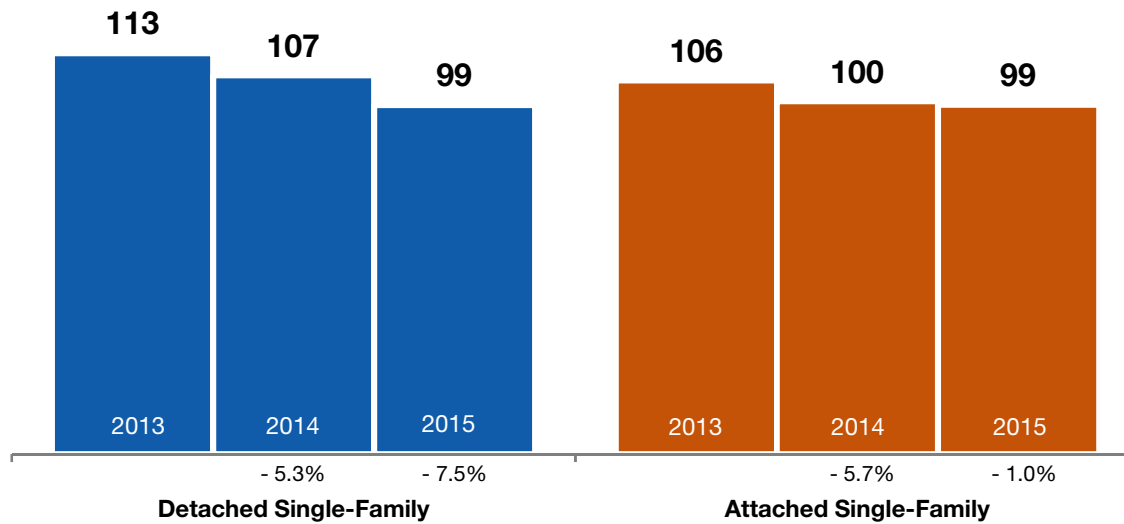


Housing Affordability Index

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.

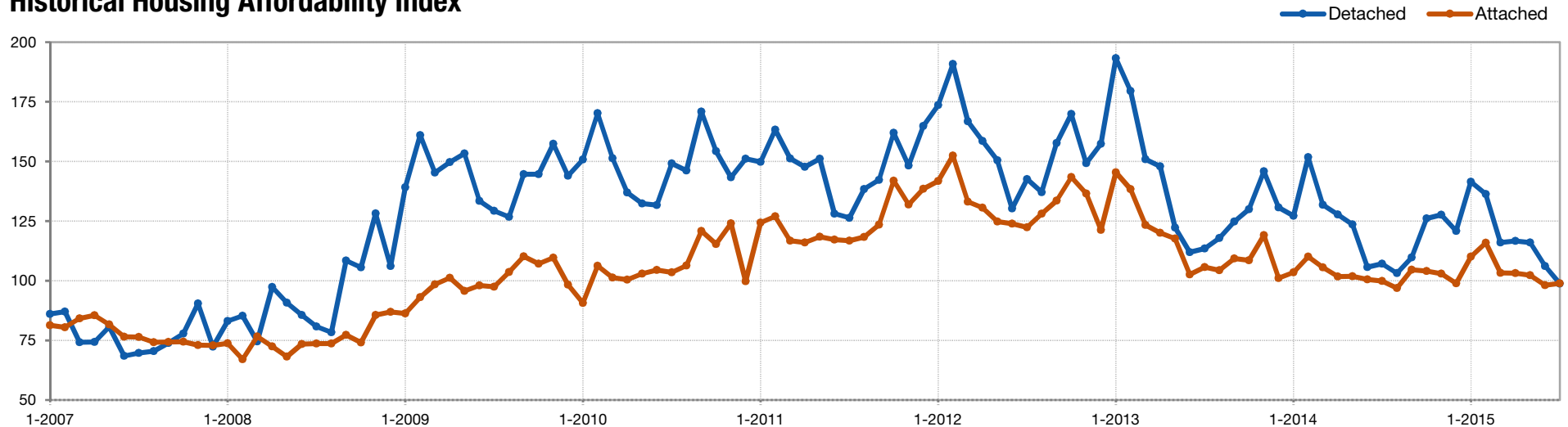


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jul-2015	99	- 7.5%	99	- 1.0%
Average	118	- 6.8%	103	- 2.1%

Historical Housing Affordability Index

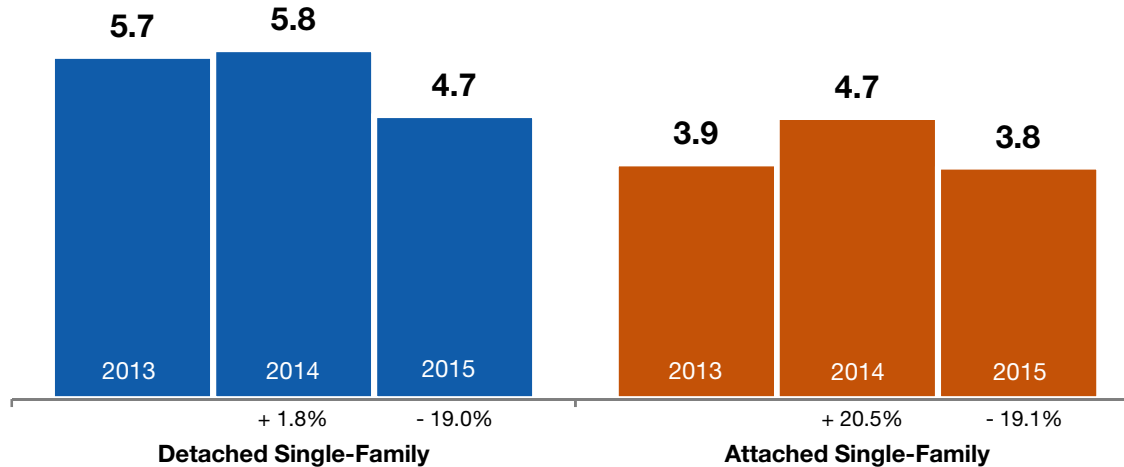


Months Supply of Inventory

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.



July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	5.0	+ 6.4%	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	4.7	+ 2.2%	3.9	+ 5.4%
Apr-2015	4.8	- 4.0%	4.0	- 2.4%
May-2015	4.9	- 7.5%	4.1	- 4.7%
Jun-2015	4.9	- 9.3%	4.0	- 9.1%
Jul-2015	4.7	- 19.0%	3.8	- 19.1%
Average	5.2	+ 0.4%	4.1	+ 5.1%

Historical Months Supply of Inventory

