

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 7, 2016

Data current as of May 16, 2016

Although higher than they were a year ago, mortgage applications are barely moving from week to week despite mortgage rates sitting at three-year lows. Supply remains lean across the country, and sales figures are showing some of the strain of that reality. Homes that show well continue to sell quickly and at prices that make sellers smile.

SINGLE-FAMILY DETACHED

For the week ending May 7:

- New Listings increased 12.1% to 501
- Under Contract Sales increased 33.6% to 318
- Inventory decreased 16.4% to 3,630

For the month of April:

- Median Sales Price increased 24.7% to \$225,000
- Market Time decreased 1.9% to 101
- Pct of List Price Rec'd increased 2.6% to 95.5%
- Months Supply decreased 23.5% to 3.9

SINGLE-FAMILY ATTACHED

For the week ending May 7:

- New Listings decreased 0.4% to 715
- Under Contract Sales increased 10.1% to 521
- Inventory decreased 20.5% to 4,409

For the month of April:

- Median Sales Price decreased 0.8% to \$321,000
- Market Time decreased 7.1% to 78
- Pct of List Price Rec'd increased 0.9% to 97.2%
- Months Supply decreased 26.8% to 3.0

Quick Facts

+ 12.1%		- 0.4%		+ 33.6%		+ 10.1%		- 16.4%		- 20.5%	
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

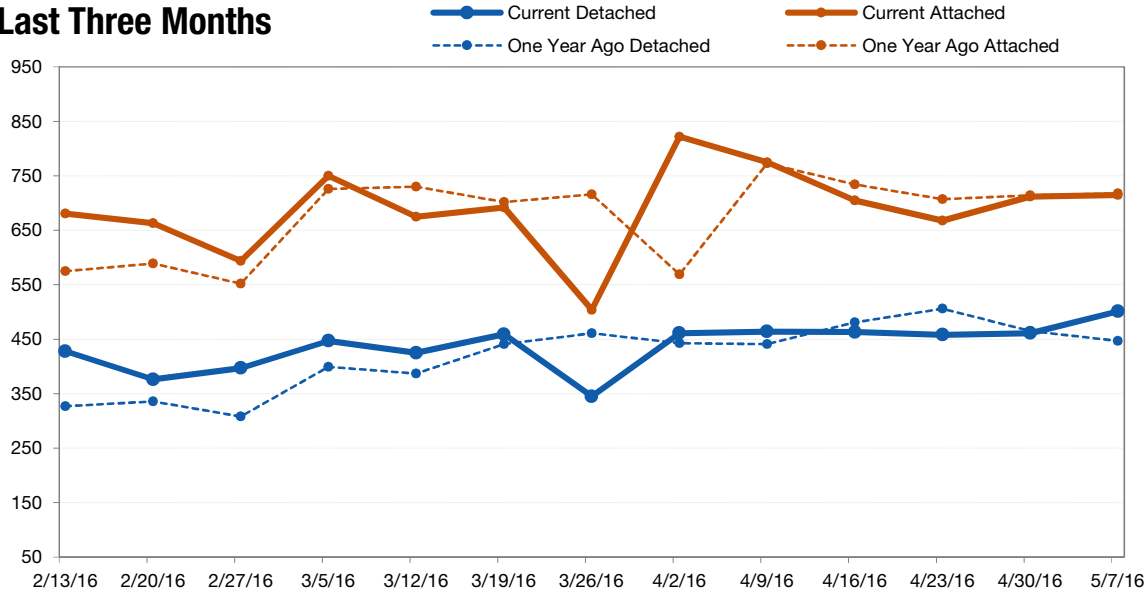
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New Listings

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

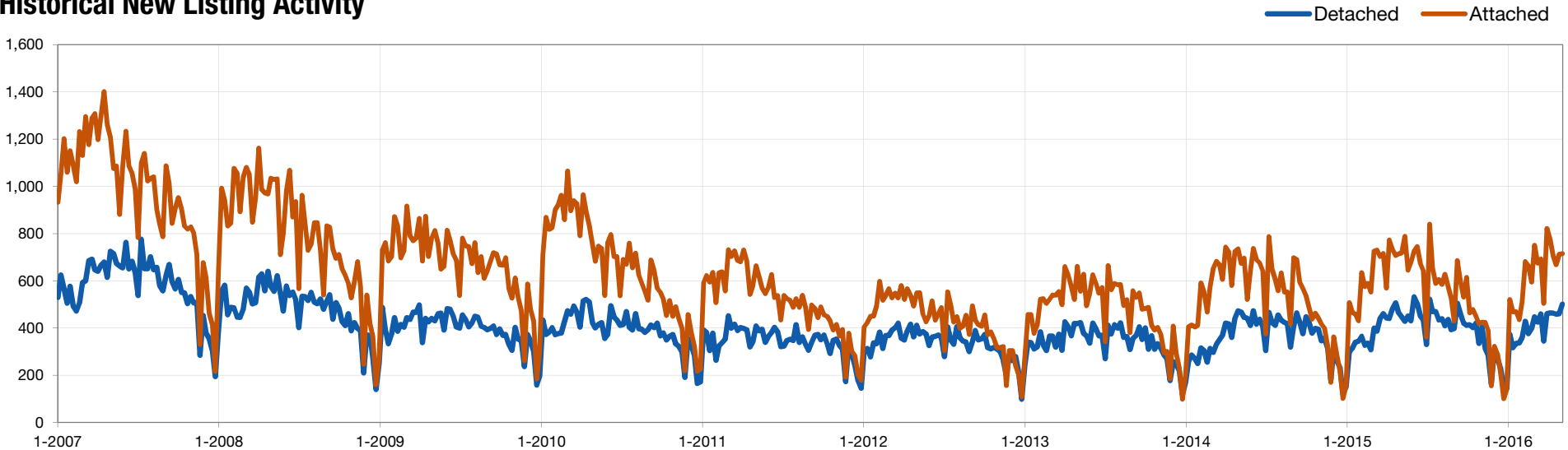


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/13/2016	428	+ 30.9%	681	+ 18.4%
2/20/2016	376	+ 11.9%	663	+ 12.6%
2/27/2016	397	+ 28.9%	594	+ 7.6%
3/5/2016	447	+ 12.0%	750	+ 3.3%
3/12/2016	425	+ 9.8%	675	- 7.5%
3/19/2016	459	+ 4.1%	692	- 1.4%
3/26/2016	345	- 25.2%	504	- 29.6%
4/2/2016	461	+ 4.1%	822	+ 44.5%
4/9/2016	464	+ 5.2%	775	+ 0.3%
4/16/2016	463	- 3.7%	705	- 4.0%
4/23/2016	458	- 9.5%	668	- 5.5%
4/30/2016	461	- 0.9%	712	- 0.3%
5/7/2016	501	+ 12.1%	715	- 0.4%
3-Month Avg.	437	+ 4.5%	689	+ 1.7%

Historical New Listing Activity

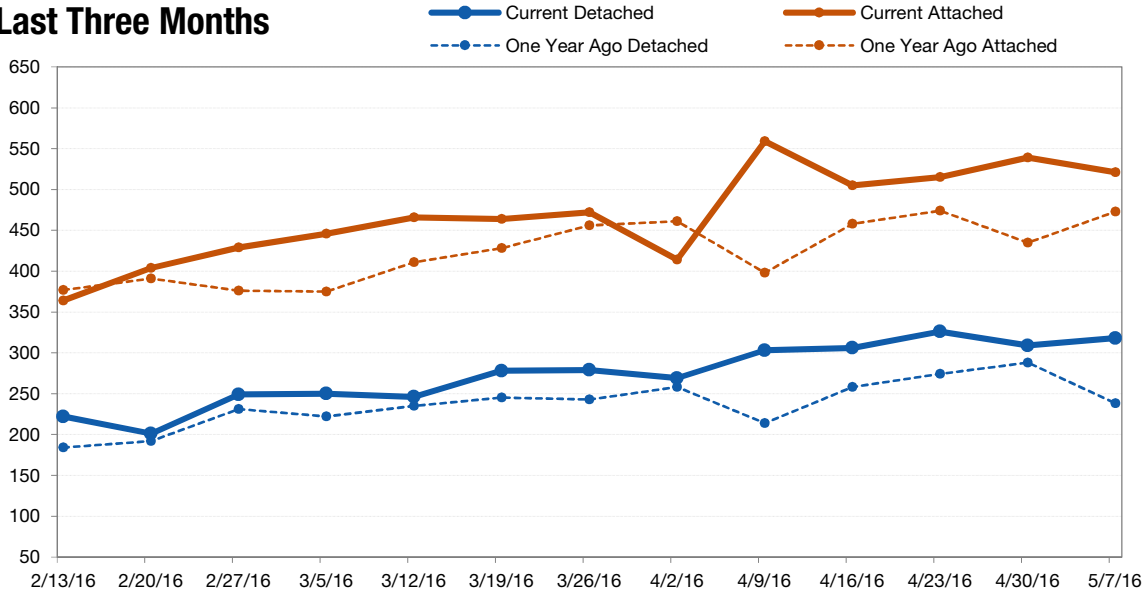


Under Contract

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

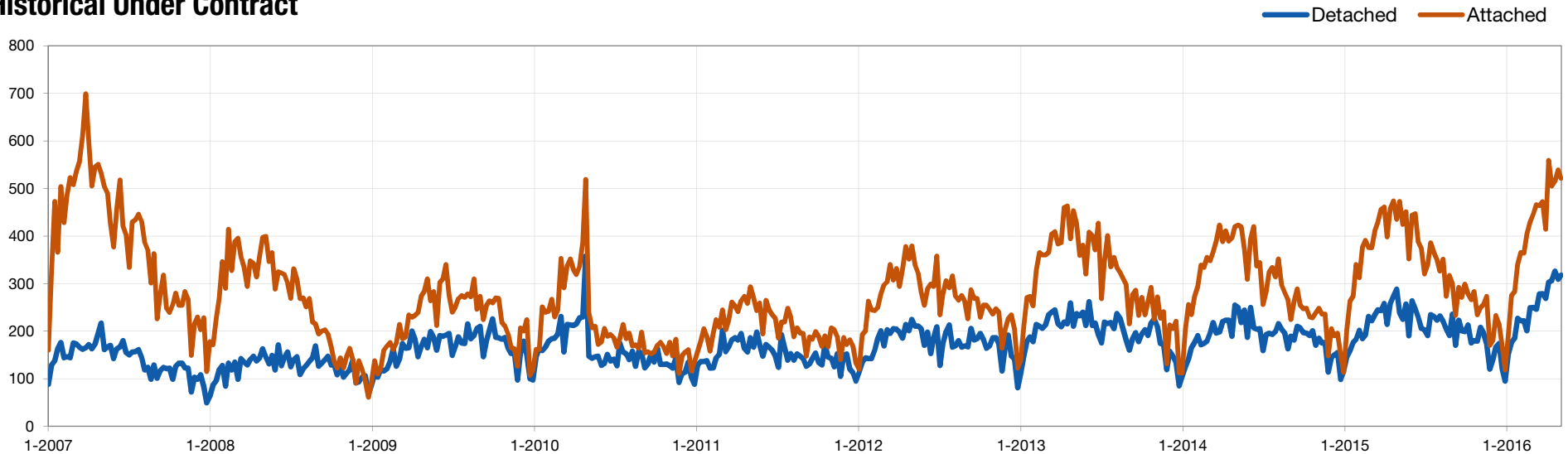


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/13/2016	222	+ 20.7%	364	- 3.4%
2/20/2016	201	+ 4.7%	404	+ 3.3%
2/27/2016	249	+ 7.8%	429	+ 14.1%
3/5/2016	250	+ 12.6%	446	+ 18.9%
3/12/2016	246	+ 4.7%	466	+ 13.4%
3/19/2016	278	+ 13.5%	464	+ 8.4%
3/26/2016	279	+ 14.8%	472	+ 3.5%
4/2/2016	269	+ 4.3%	414	- 10.2%
4/9/2016	303	+ 41.6%	559	+ 40.5%
4/16/2016	306	+ 18.6%	505	+ 10.3%
4/23/2016	326	+ 19.0%	515	+ 8.6%
4/30/2016	309	+ 7.3%	539	+ 23.9%
5/7/2016	318	+ 33.6%	521	+ 10.1%
3-Month Avg.	274	+ 15.4%	469	+ 10.6%

Historical Under Contract

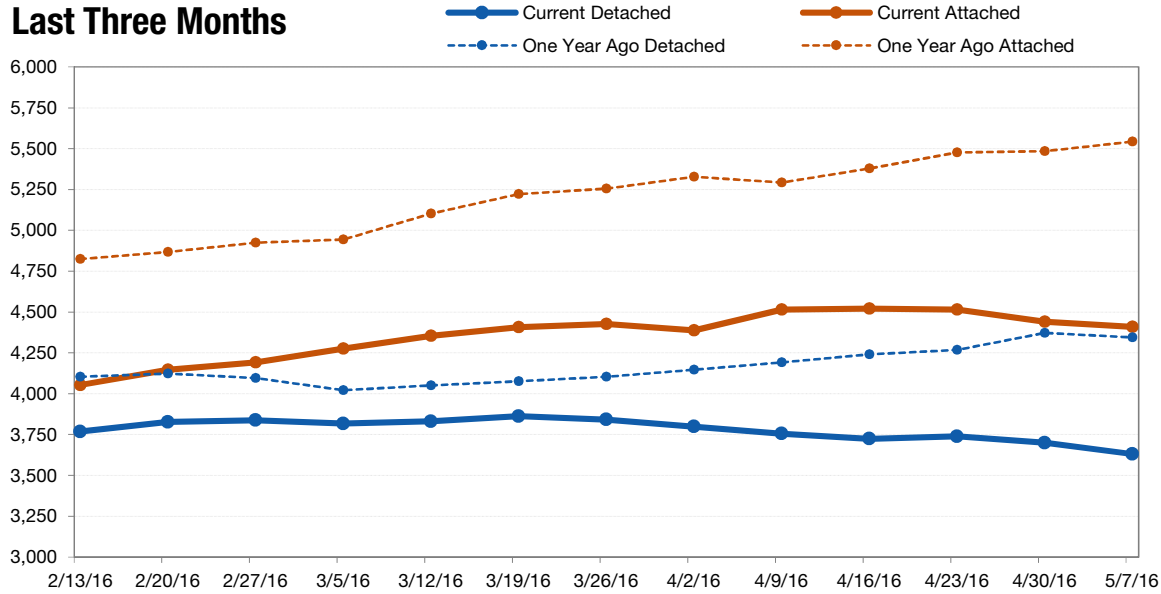


Inventory of Homes for Sale

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

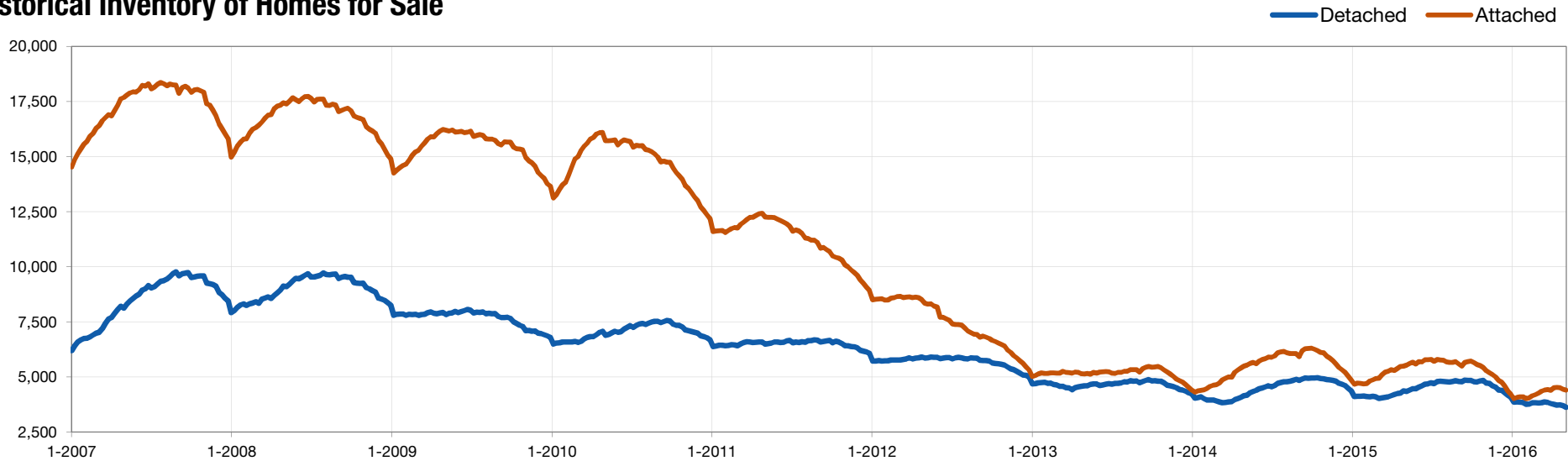


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/13/2016	3,768	- 8.2%	4,053	- 16.0%
2/20/2016	3,827	- 7.2%	4,146	- 14.8%
2/27/2016	3,837	- 6.3%	4,191	- 14.9%
3/5/2016	3,817	- 5.1%	4,275	- 13.5%
3/12/2016	3,830	- 5.5%	4,355	- 14.7%
3/19/2016	3,862	- 5.3%	4,407	- 15.6%
3/26/2016	3,841	- 6.4%	4,426	- 15.8%
4/2/2016	3,798	- 8.4%	4,388	- 17.6%
4/9/2016	3,755	- 10.4%	4,515	- 14.7%
4/16/2016	3,724	- 12.2%	4,521	- 16.0%
4/23/2016	3,738	- 12.4%	4,515	- 17.6%
4/30/2016	3,699	- 15.4%	4,441	- 19.0%
5/7/2016	3,630	- 16.4%	4,409	- 20.5%
3-Month Avg.	3,779	- 9.2%	4,357	- 16.3%

Historical Inventory of Homes for Sale

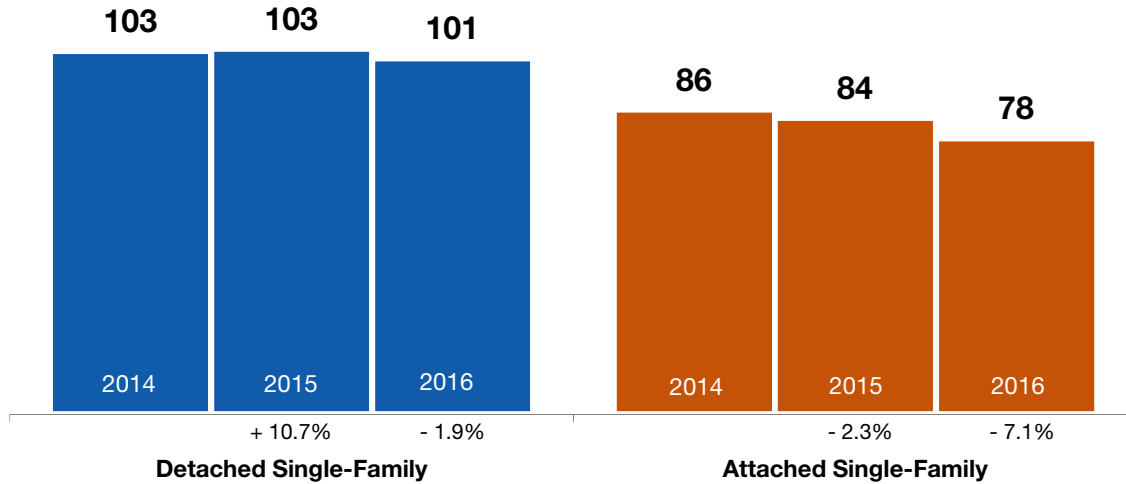


Market Time

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

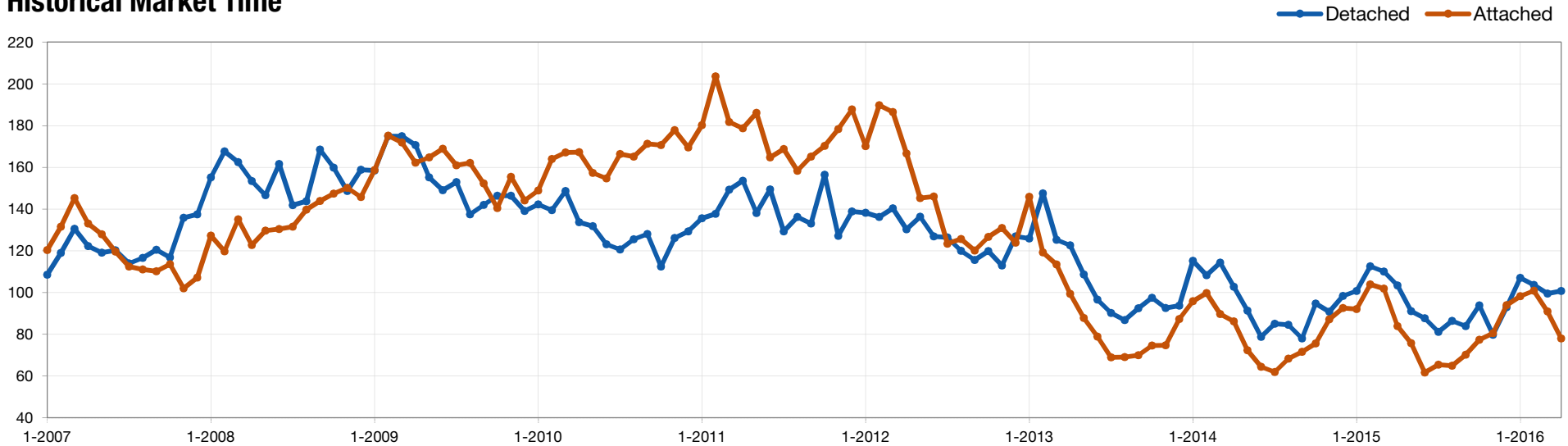


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2015	91	0.0%	76	+ 5.6%
Jun-2015	88	+ 11.4%	62	- 3.1%
Jul-2015	81	- 4.7%	65	+ 4.8%
Aug-2015	86	+ 1.2%	65	- 4.4%
Sep-2015	84	+ 7.7%	70	- 2.8%
Oct-2015	94	- 1.1%	77	+ 1.3%
Nov-2015	80	- 12.1%	81	- 6.9%
Dec-2015	93	- 5.1%	94	+ 1.1%
Jan-2016	107	+ 5.9%	98	+ 6.5%
Feb-2016	104	- 8.0%	101	- 2.9%
Mar-2016	100	- 9.1%	91	- 10.8%
Apr-2016	101	- 1.9%	78	- 7.1%
Average	91	- 1.7%	77	- 2.6%

Historical Market Time

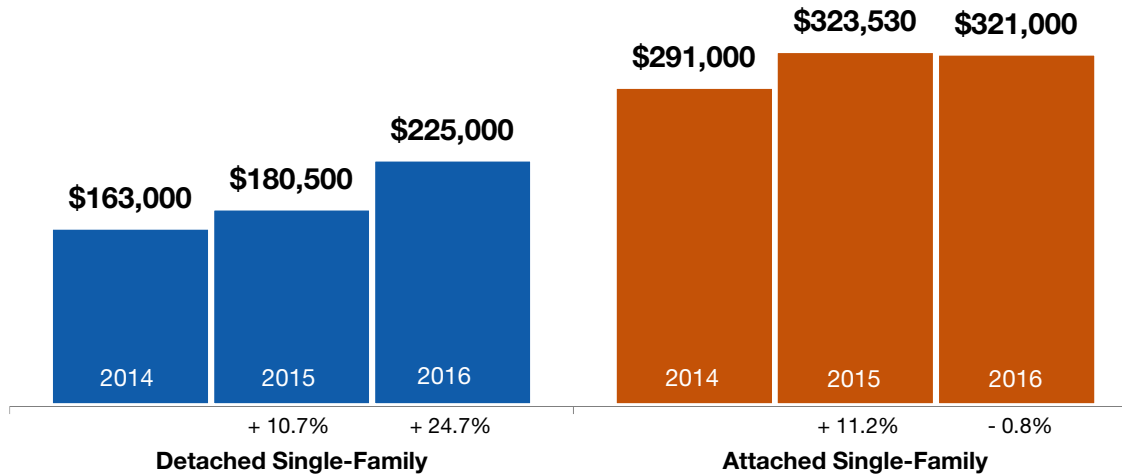


Median Sales Price

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

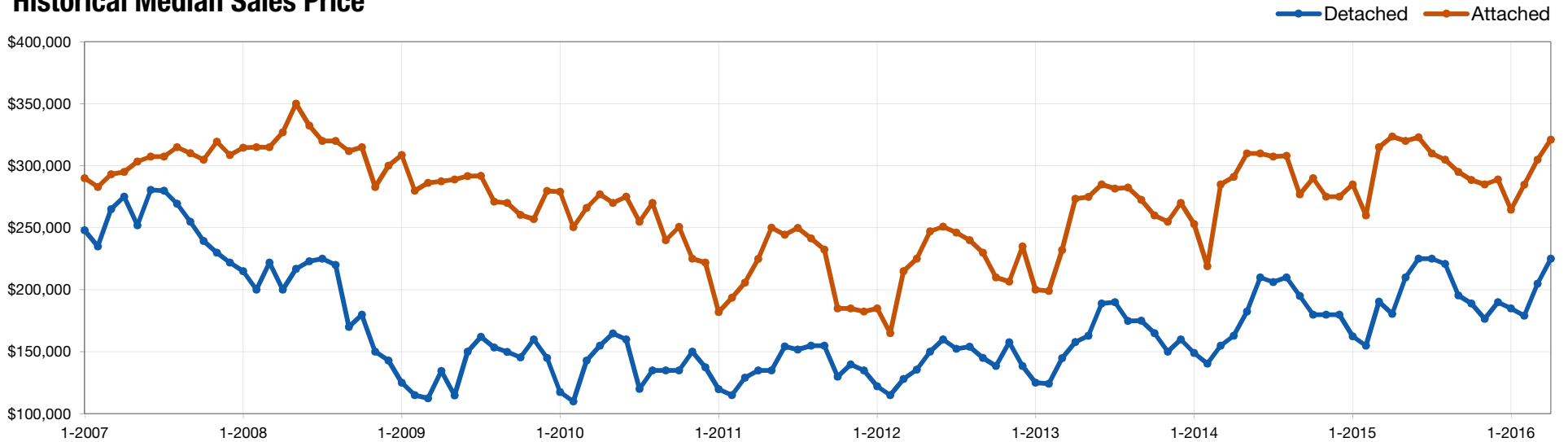


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2015	\$210,000	+ 15.1%	\$320,000	+ 3.2%
Jun-2015	\$225,000	+ 7.1%	\$323,000	+ 4.2%
Jul-2015	\$225,000	+ 9.1%	\$310,000	+ 0.8%
Aug-2015	\$220,800	+ 5.1%	\$305,000	- 1.0%
Sep-2015	\$195,500	+ 0.3%	\$295,000	+ 6.5%
Oct-2015	\$189,000	+ 5.0%	\$288,500	- 0.5%
Nov-2015	\$176,500	- 1.9%	\$285,000	+ 3.6%
Dec-2015	\$190,000	+ 5.6%	\$288,950	+ 5.1%
Jan-2016	\$184,950	+ 13.8%	\$264,500	- 7.2%
Feb-2016	\$179,000	+ 15.5%	\$284,750	+ 9.5%
Mar-2016	\$205,000	+ 7.6%	\$305,000	- 3.2%
Apr-2016	\$225,000	+ 24.7%	\$321,000	- 0.8%
Median	\$201,000	+ 7.5%	\$305,000	+ 2.0%

Historical Median Sales Price

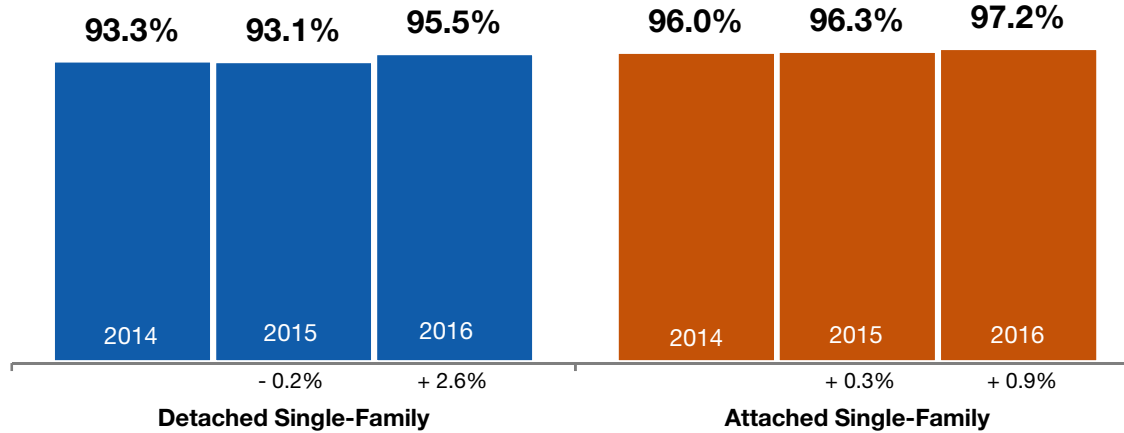


Percent of Original List Price Received

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.

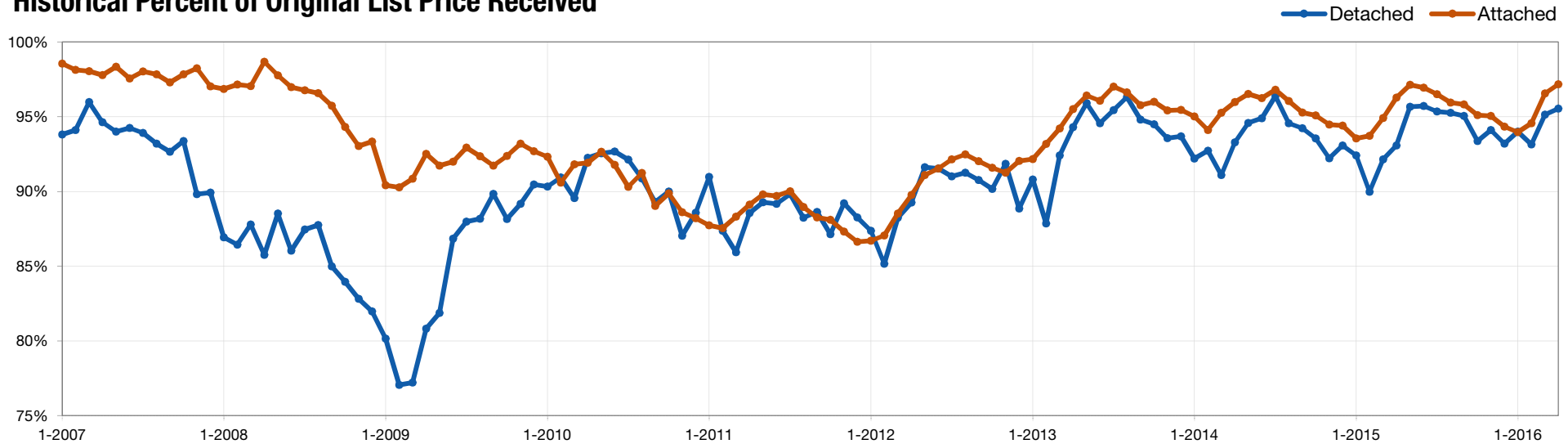


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2015	95.7%	+ 1.2%	97.1%	+ 0.6%
Jun-2015	95.7%	+ 0.8%	96.9%	+ 0.6%
Jul-2015	95.4%	- 1.0%	96.5%	- 0.3%
Aug-2015	95.3%	+ 0.7%	95.9%	- 0.2%
Sep-2015	95.1%	+ 1.0%	95.8%	+ 0.5%
Oct-2015	93.4%	- 0.1%	95.1%	0.0%
Nov-2015	94.1%	+ 2.1%	95.0%	+ 0.5%
Dec-2015	93.2%	+ 0.1%	94.3%	- 0.1%
Jan-2016	94.0%	+ 1.7%	94.0%	+ 0.4%
Feb-2016	93.1%	+ 3.4%	94.6%	+ 1.0%
Mar-2016	95.1%	+ 3.3%	96.6%	+ 1.8%
Apr-2016	95.5%	+ 2.6%	97.2%	+ 0.9%
Average	94.7%	+ 1.2%	96.0%	+ 0.5%

Historical Percent of Original List Price Received

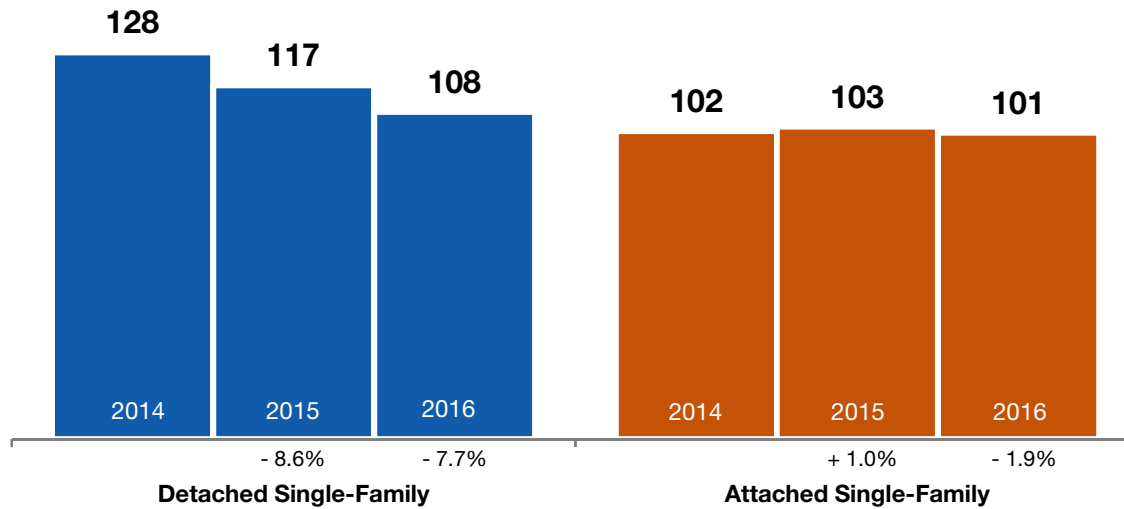


Housing Affordability Index

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.

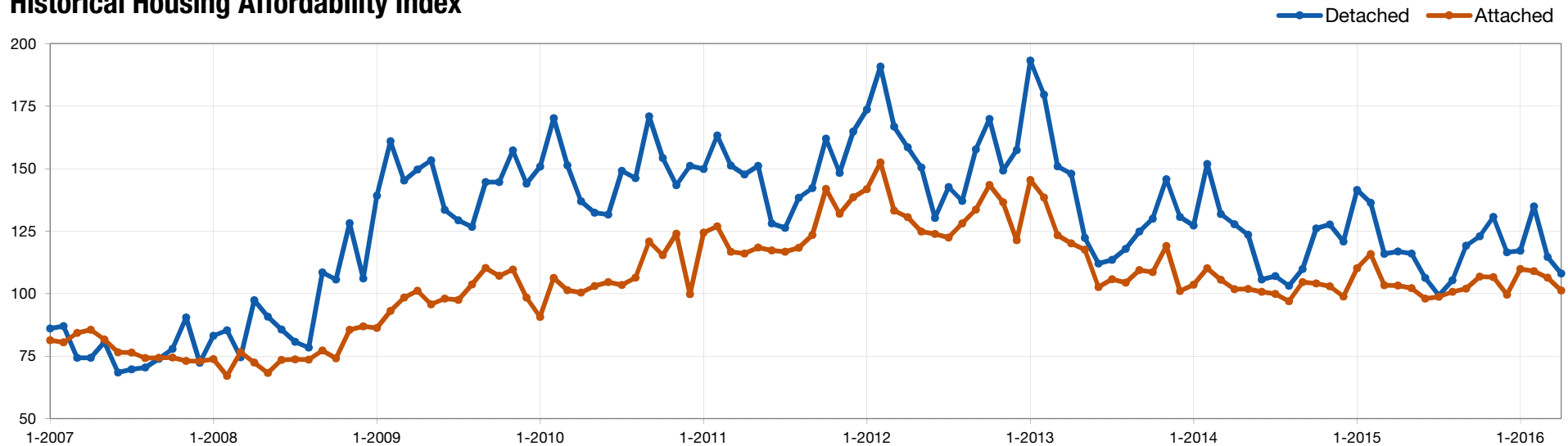


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2015	116	- 6.5%	102	0.0%
Jun-2015	106	0.0%	98	- 3.0%
Jul-2015	99	- 7.5%	99	- 1.0%
Aug-2015	105	+ 1.9%	101	+ 4.1%
Sep-2015	119	+ 8.2%	102	- 2.9%
Oct-2015	123	- 2.4%	107	+ 2.9%
Nov-2015	131	+ 2.3%	107	+ 3.9%
Dec-2015	117	- 3.3%	100	+ 1.0%
Jan-2016	117	- 17.6%	110	0.0%
Feb-2016	135	- 0.7%	109	- 6.0%
Mar-2016	115	- 0.9%	106	+ 2.9%
Apr-2016	108	- 7.7%	101	- 1.9%
Average	116	- 2.8%	103	+ 0.0%

Historical Housing Affordability Index

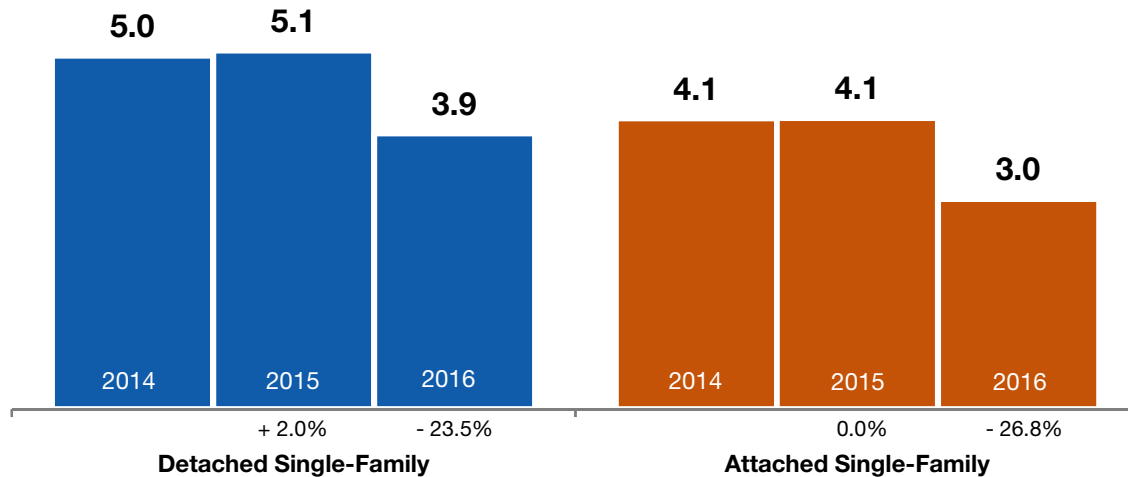


Months Supply of Inventory

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.



April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2015	5.3	0.0%	4.2	- 2.3%
Jun-2015	5.4	- 1.8%	4.2	- 4.5%
Jul-2015	5.4	- 6.9%	4.1	- 12.8%
Aug-2015	5.4	- 10.0%	4.0	- 13.0%
Sep-2015	5.4	- 10.0%	4.0	- 16.7%
Oct-2015	5.4	- 10.0%	3.8	- 17.4%
Nov-2015	5.0	- 13.8%	3.4	- 19.0%
Dec-2015	4.3	- 15.7%	2.8	- 22.2%
Jan-2016	4.2	- 16.0%	2.8	- 22.2%
Feb-2016	4.2	- 14.3%	3.0	- 18.9%
Mar-2016	4.1	- 16.3%	3.1	- 22.5%
Apr-2016	3.9	- 23.5%	3.0	- 26.8%
Average	4.8	- 11.1%	3.5	- 16.6%

Historical Months Supply of Inventory

