

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 11, 2016

Data current as of June 20, 2016

The pace of new homes being built is slower than necessary to keep inventory figures up, especially in a time with plenty of demand. However, building permits are active and low mortgage rates continue to provide opportunity for the residential real estate market to continue to be a pillar of the national economic profile.

SINGLE-FAMILY DETACHED

For the week ending June 11:

- New Listings increased 11.3% to 560
- Under Contract Sales increased 28.7% to 318
- Inventory decreased 13.9% to 3,965

For the month of May:

- Median Sales Price increased 9.5% to \$229,900
- Market Time increased 1.1% to 92
- Pct of List Price Rec'd increased 1.3% to 96.9%
- Months Supply decreased 22.6% to 4.1

SINGLE-FAMILY ATTACHED

For the week ending June 11:

- New Listings decreased 2.8% to 724
- Under Contract Sales increased 16.8% to 522
- Inventory decreased 17.6% to 4,687

For the month of May:

- Median Sales Price increased 1.0% to \$323,250
- Market Time decreased 14.5% to 65
- Pct of List Price Rec'd increased 0.3% to 97.4%
- Months Supply decreased 26.2% to 3.1

Quick Facts

+ 11.3%	- 2.8%	+ 28.7%	+ 16.8%	- 13.9%	- 17.6%
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

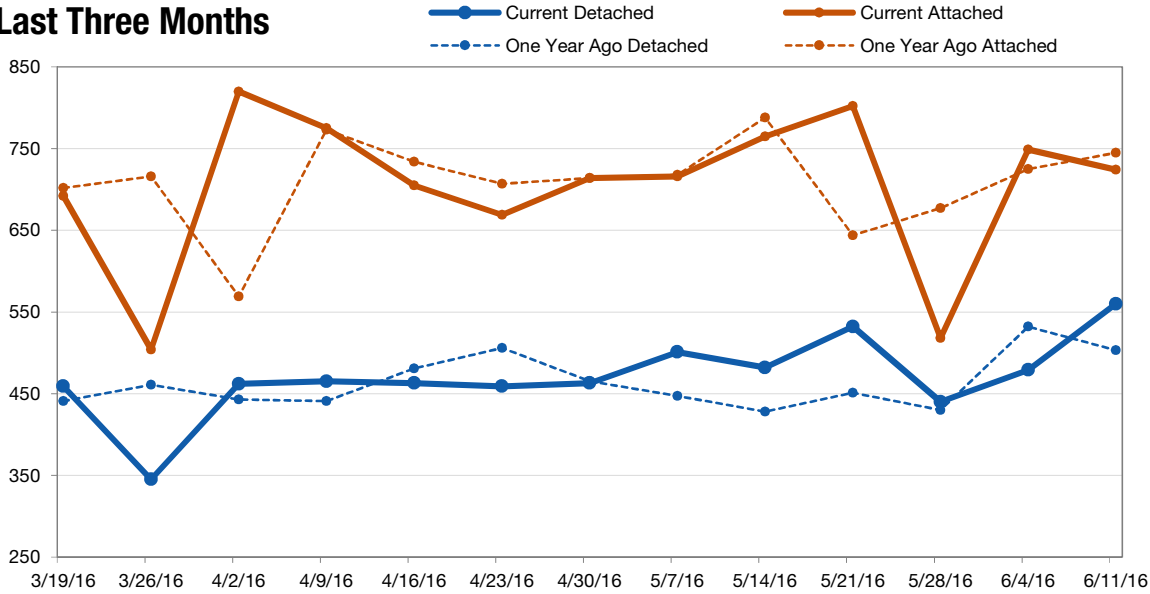
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

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

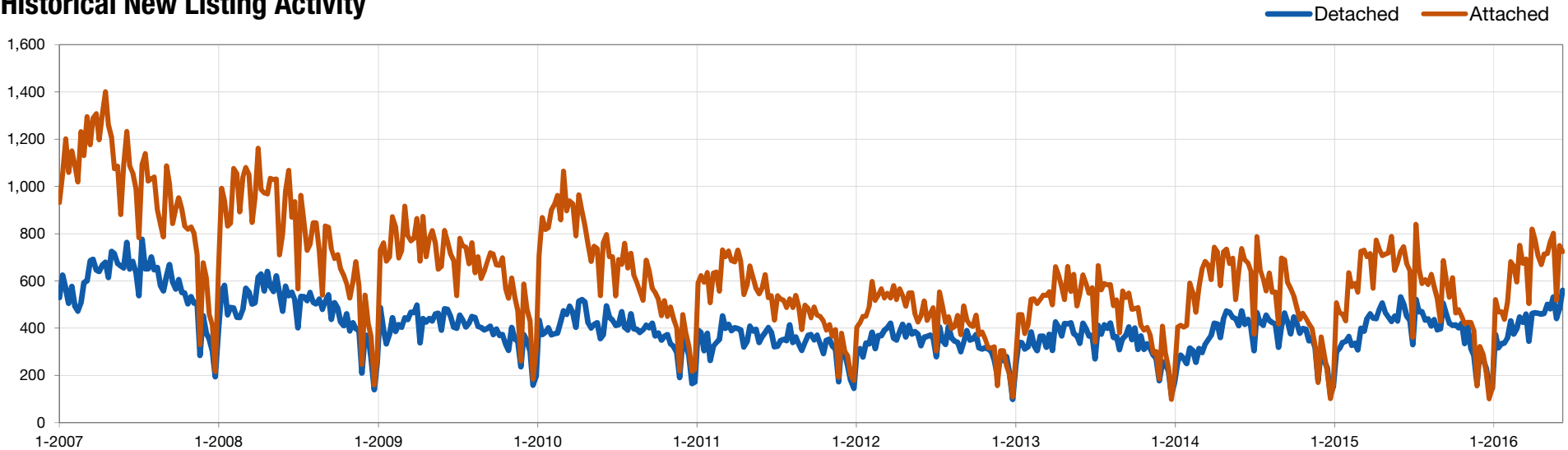


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/19/2016	459	+ 4.1%	692	- 1.4%
3/26/2016	345	- 25.2%	504	- 29.6%
4/2/2016	462	+ 4.3%	820	+ 44.1%
4/9/2016	465	+ 5.4%	775	+ 0.3%
4/16/2016	463	- 3.7%	705	- 4.0%
4/23/2016	459	- 9.3%	669	- 5.4%
4/30/2016	463	- 0.4%	714	0.0%
5/7/2016	501	+ 12.1%	716	- 0.3%
5/14/2016	482	+ 12.6%	765	- 2.9%
5/21/2016	532	+ 18.0%	802	+ 24.5%
5/28/2016	440	+ 2.3%	518	- 23.5%
6/4/2016	479	- 10.0%	749	+ 3.3%
6/11/2016	560	+ 11.3%	724	- 2.8%
3-Month Avg.	470	+ 1.3%	704	- 0.6%

Historical New Listing Activity

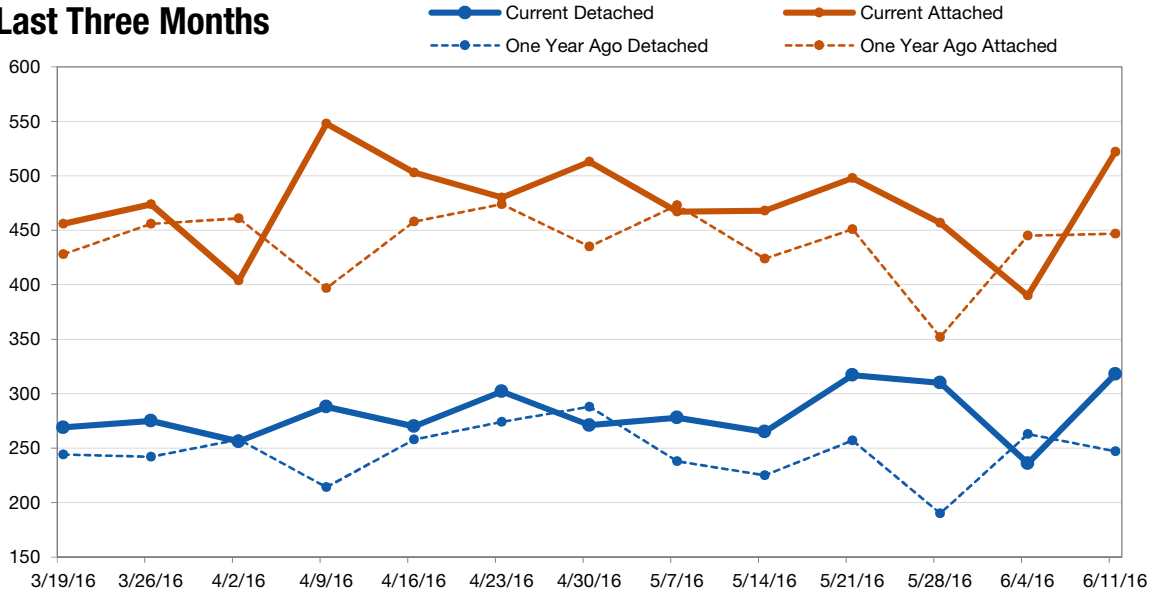


Under Contract

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

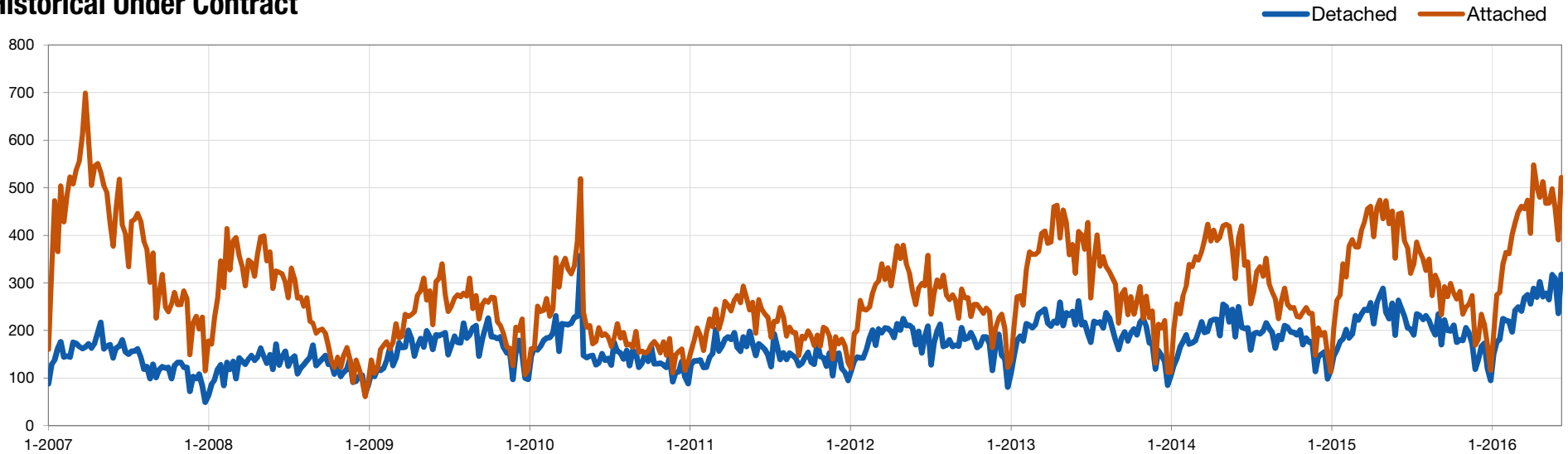


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/19/2016	269	+ 10.2%	456	+ 6.5%
3/26/2016	275	+ 13.6%	474	+ 3.9%
4/2/2016	256	- 0.8%	404	- 12.4%
4/9/2016	288	+ 34.6%	548	+ 38.0%
4/16/2016	270	+ 4.7%	503	+ 9.8%
4/23/2016	302	+ 10.2%	480	+ 1.3%
4/30/2016	271	- 5.9%	513	+ 17.9%
5/7/2016	278	+ 16.8%	467	- 1.3%
5/14/2016	265	+ 17.8%	468	+ 10.4%
5/21/2016	317	+ 23.3%	498	+ 10.4%
5/28/2016	310	+ 63.2%	457	+ 29.8%
6/4/2016	236	- 10.3%	390	- 12.4%
6/11/2016	318	+ 28.7%	522	+ 16.8%
3-Month Avg.	281	+ 14.3%	475	+ 8.4%

Historical Under Contract

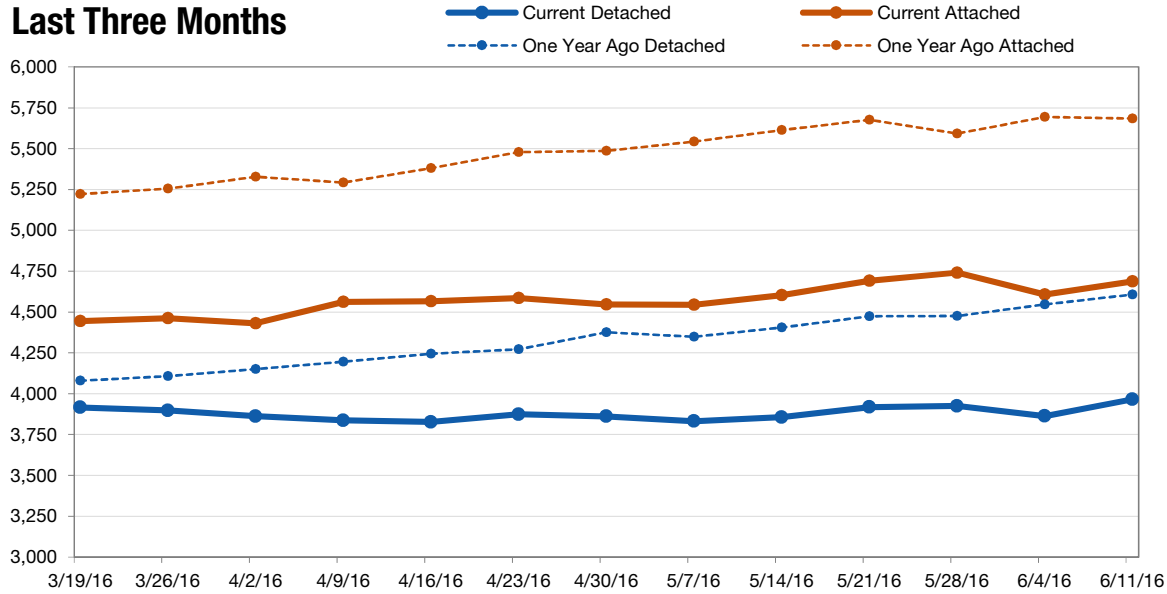


Inventory of Homes for Sale

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

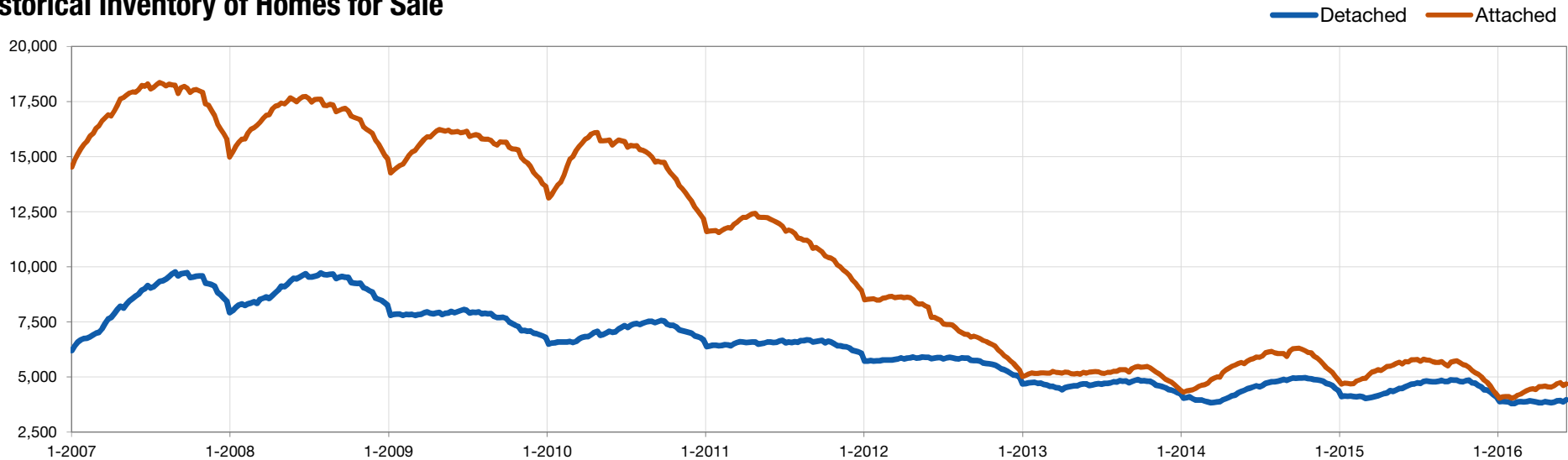


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/19/2016	3,916	- 4.0%	4,445	- 14.9%
3/26/2016	3,897	- 5.1%	4,462	- 15.1%
4/2/2016	3,862	- 6.9%	4,431	- 16.8%
4/9/2016	3,836	- 8.6%	4,562	- 13.8%
4/16/2016	3,827	- 9.8%	4,565	- 15.1%
4/23/2016	3,874	- 9.3%	4,585	- 16.3%
4/30/2016	3,861	- 11.8%	4,547	- 17.1%
5/7/2016	3,831	- 11.9%	4,544	- 18.0%
5/14/2016	3,856	- 12.5%	4,602	- 18.0%
5/21/2016	3,918	- 12.4%	4,691	- 17.4%
5/28/2016	3,925	- 12.3%	4,741	- 15.2%
6/4/2016	3,863	- 15.0%	4,606	- 19.1%
6/11/2016	3,965	- 13.9%	4,687	- 17.6%
3-Month Avg.	3,879	- 10.4%	4,574	- 16.5%

Historical Inventory of Homes for Sale

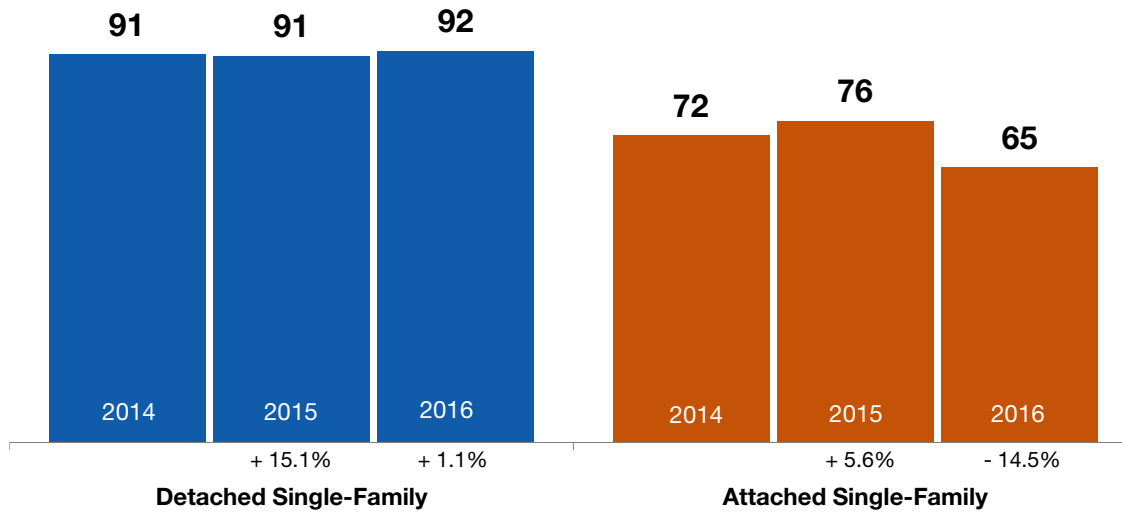


Market Time

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

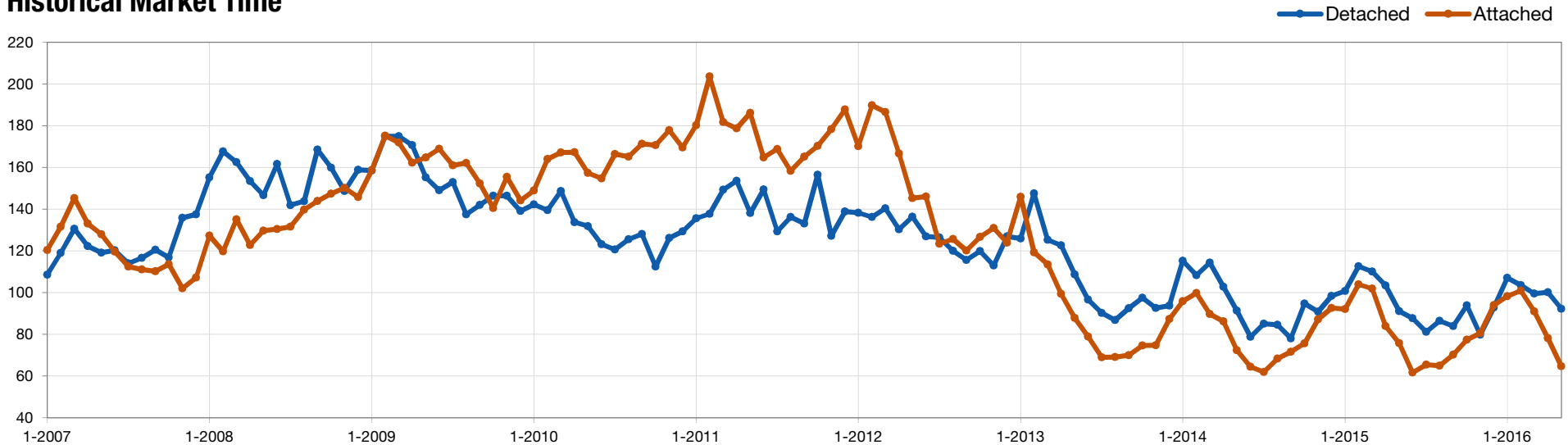


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-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	100	- 2.9%	78	- 7.1%
May-2016	92	+ 1.1%	65	- 14.5%
Average	91	- 1.6%	75	- 4.5%

Historical Market Time

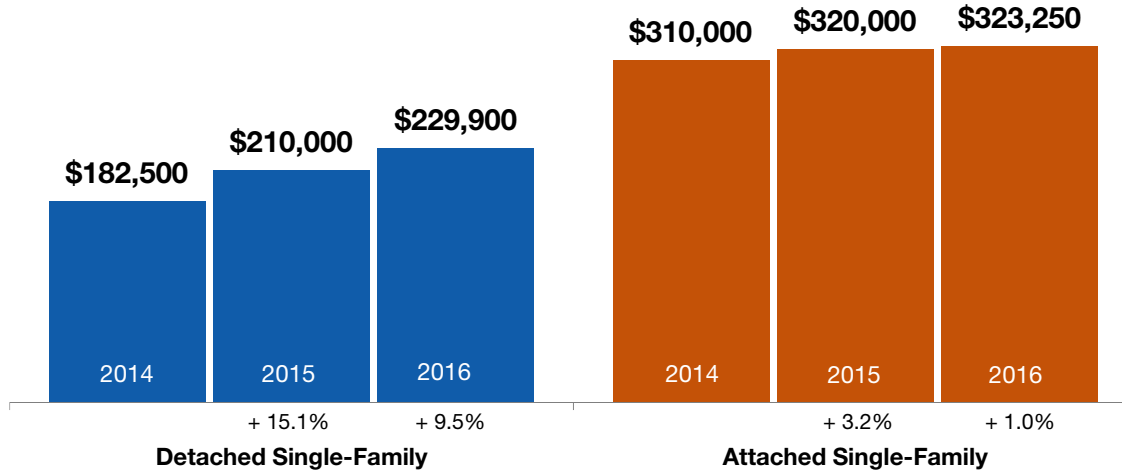


Median Sales Price

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

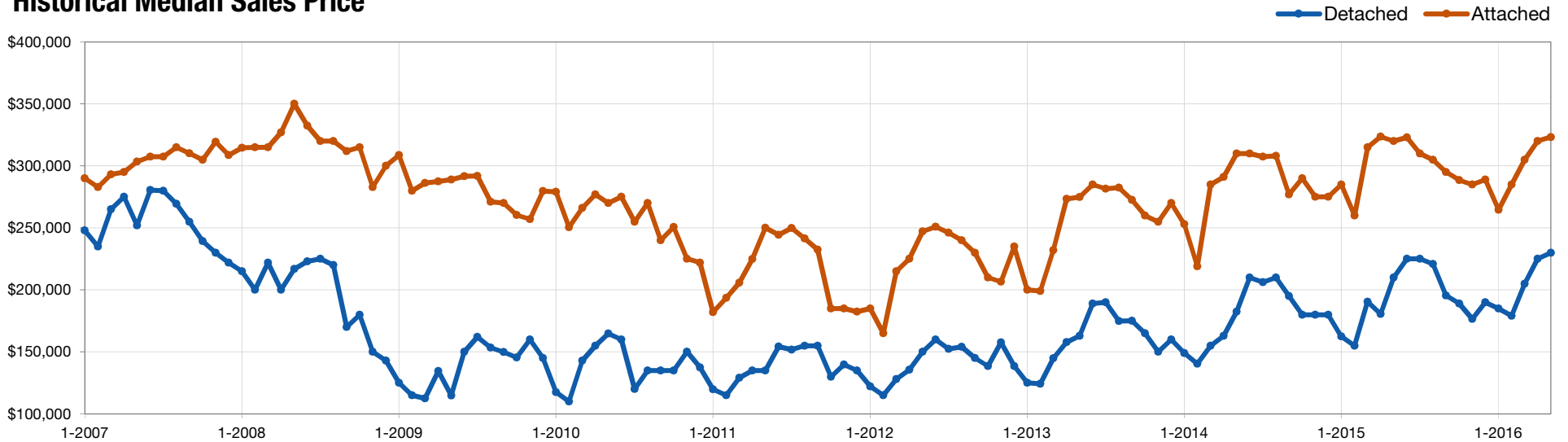


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-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%	\$285,000	+ 9.6%
Mar-2016	\$205,000	+ 7.6%	\$305,000	- 3.2%
Apr-2016	\$225,000	+ 24.7%	\$320,000	- 1.1%
May-2016	\$229,900	+ 9.5%	\$323,250	+ 1.0%
Median	\$204,900	+ 7.8%	\$305,000	+ 1.7%

Historical Median Sales Price

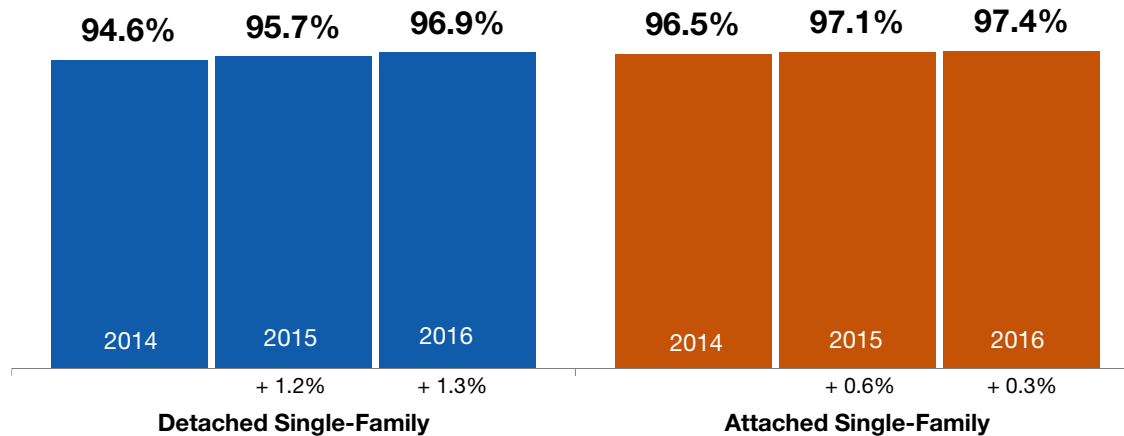


Percent of Original List Price Received

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.

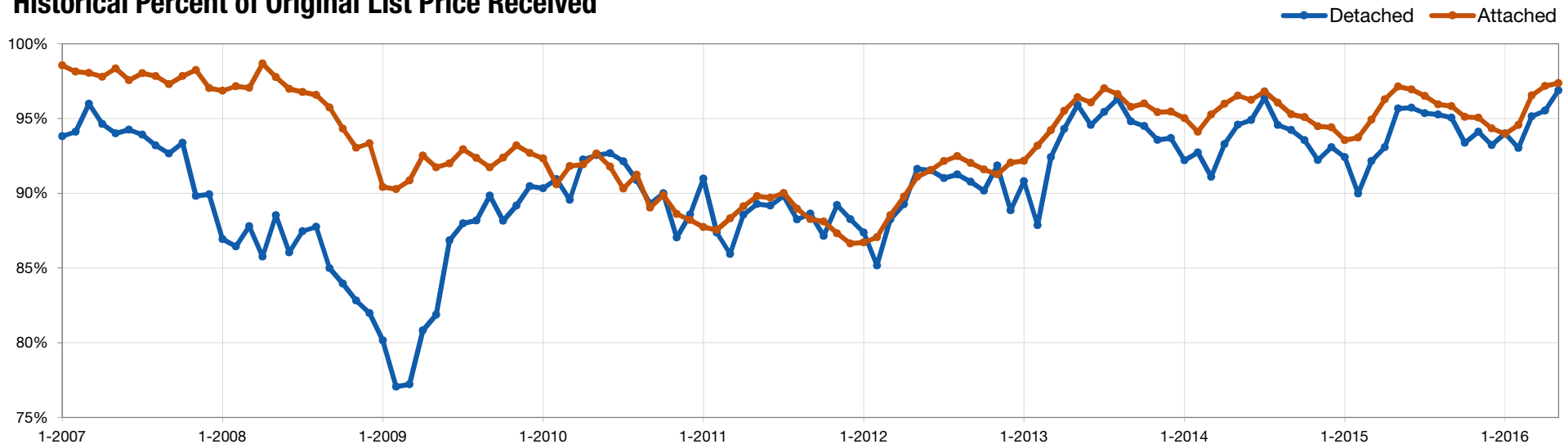


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-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	93.0%	+ 3.3%	94.6%	+ 1.0%
Mar-2016	95.1%	+ 3.3%	96.5%	+ 1.7%
Apr-2016	95.5%	+ 2.6%	97.2%	+ 0.9%
May-2016	96.9%	+ 1.3%	97.4%	+ 0.3%
Average	94.9%	+ 1.2%	96.1%	+ 0.5%

Historical Percent of Original List Price Received

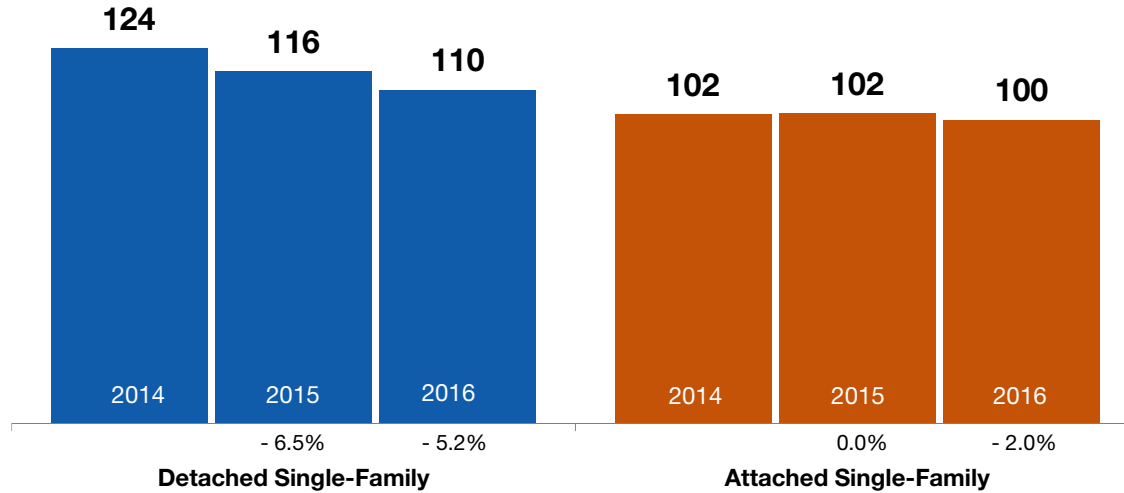


Housing Affordability Index

This index measures housing affordability for the region. For example, 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.

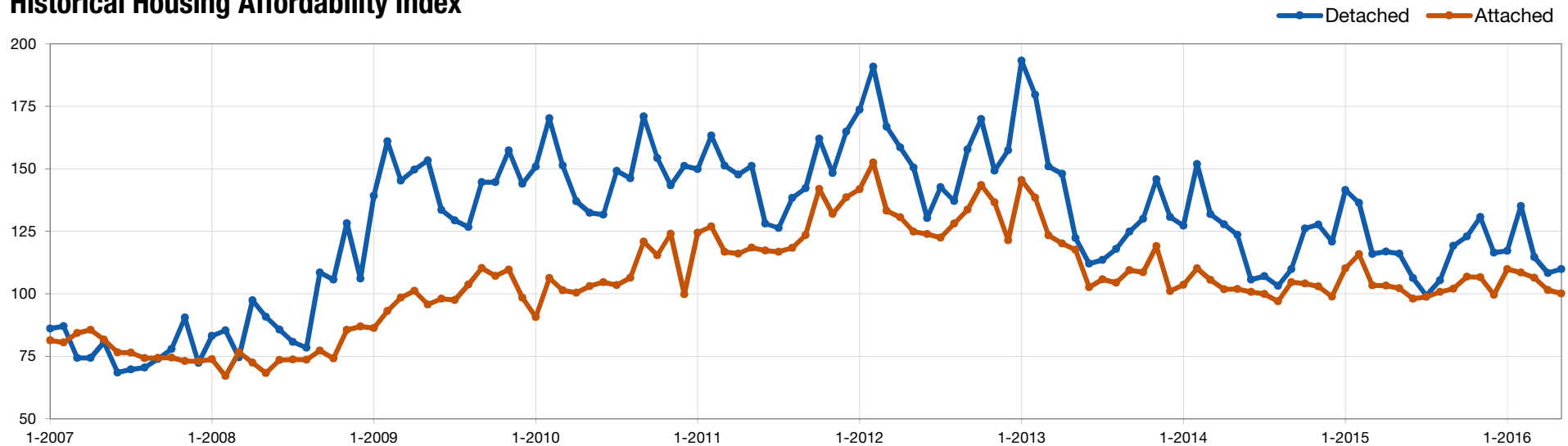


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-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	116	- 4.1%	100	+ 1.0%
Jan-2016	117	- 17.6%	110	0.0%
Feb-2016	135	- 0.7%	108	- 6.9%
Mar-2016	115	- 0.9%	106	+ 2.9%
Apr-2016	108	- 7.7%	101	- 1.9%
May-2016	110	- 5.2%	100	- 2.0%
Average	115	- 2.8%	103	- 0.2%

Historical Housing Affordability Index

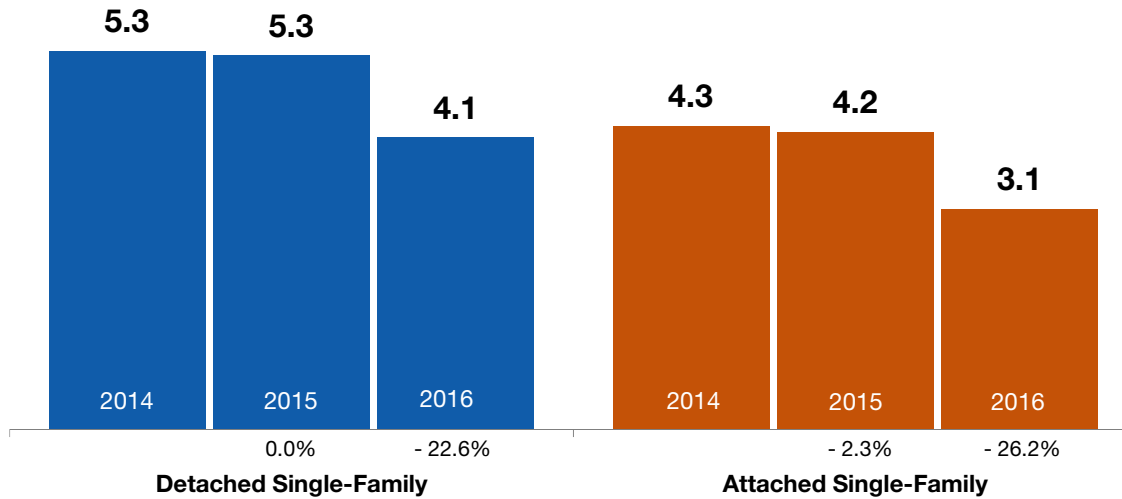


Months Supply of Inventory

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-2015	5.4	- 1.8%	4.2	- 4.5%
Jul-2015	5.5	- 5.2%	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	4.4	- 13.7%	2.8	- 22.2%
Jan-2016	4.2	- 16.0%	2.8	- 22.2%
Feb-2016	4.3	- 12.2%	3.0	- 18.9%
Mar-2016	4.2	- 14.3%	3.1	- 22.5%
Apr-2016	4.2	- 17.6%	3.1	- 24.4%
May-2016	4.1	- 22.6%	3.1	- 26.2%
Average	4.8	- 11.9%	3.4	- 18.2%

Historical Months Supply of Inventory

