

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 4, 2016

Data current as of June 13, 2016

Summer is heating up, as are home sales and prices. Millennials are hitting home-buying age with force and are showing interest in entering the real estate market. As inventory continues to struggle to keep up with demand, options are fewer than desired, and price wars are proving to be a challenge for many buyers in a seller's market.

SINGLE-FAMILY DETACHED

For the week ending June 4:

- New Listings decreased 10.2% to 478
- Under Contract Sales decreased 3.0% to 255
- Inventory decreased 16.2% to 3,808

For the month of May:

- Median Sales Price increased 9.0% to \$229,000
- Market Time increased 1.1% to 92
- Pct of List Price Rec'd increased 1.3% to 96.9%
- Months Supply decreased 24.5% to 4.0

SINGLE-FAMILY ATTACHED

For the week ending June 4:

- New Listings increased 3.3% to 749
- Under Contract Sales decreased 7.9% to 410
- Inventory decreased 19.8% to 4,569

For the month of May:

- Median Sales Price increased 0.9% to \$323,000
- 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

- 10.2%	+ 3.3%	- 3.0%	- 7.9%	- 16.2%	- 19.8%
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

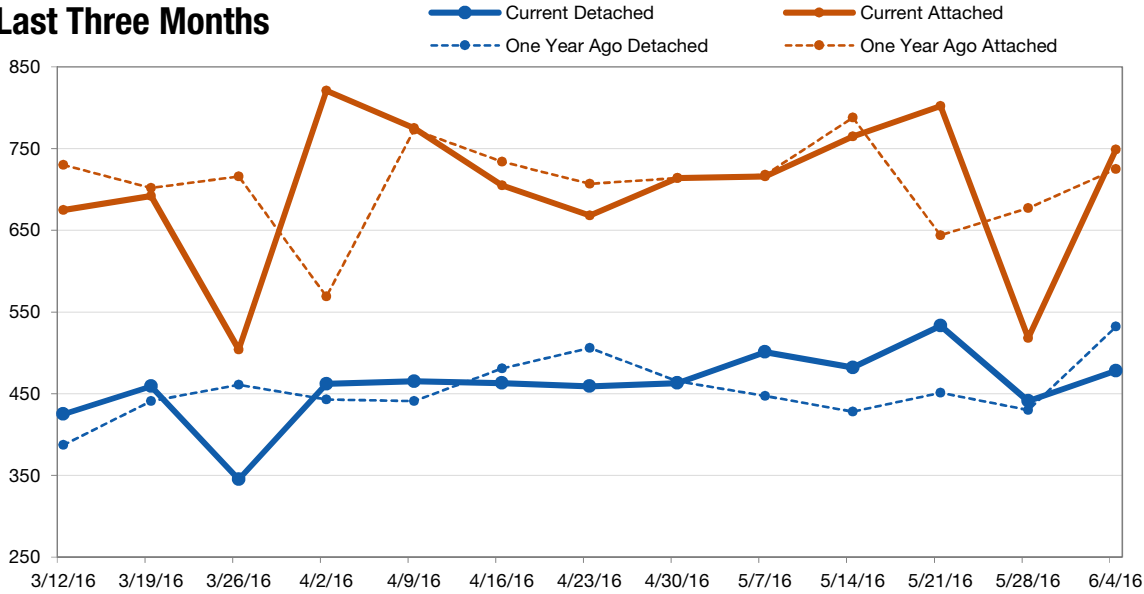
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New Listings

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

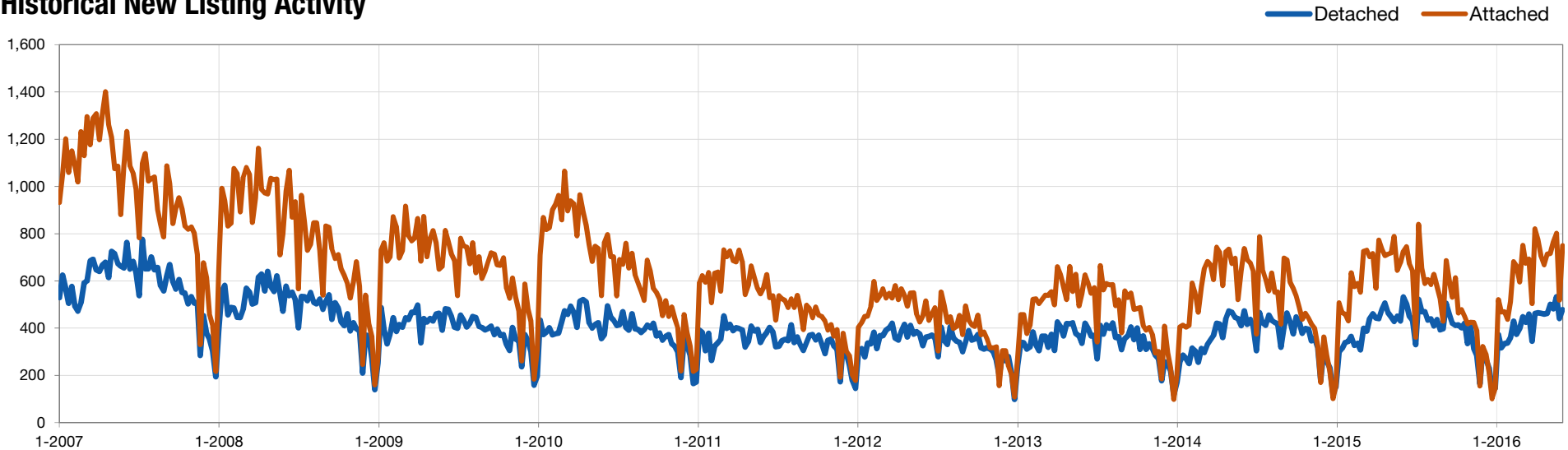


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	462	+ 4.3%	821	+ 44.3%
4/9/2016	465	+ 5.4%	775	+ 0.3%
4/16/2016	463	- 3.7%	705	- 4.0%
4/23/2016	459	- 9.3%	668	- 5.5%
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	533	+ 18.2%	802	+ 24.5%
5/28/2016	441	+ 2.6%	518	- 23.5%
6/4/2016	478	- 10.2%	749	+ 3.3%
3-Month Avg.	460	+ 1.1%	700	- 1.0%

Historical New Listing Activity

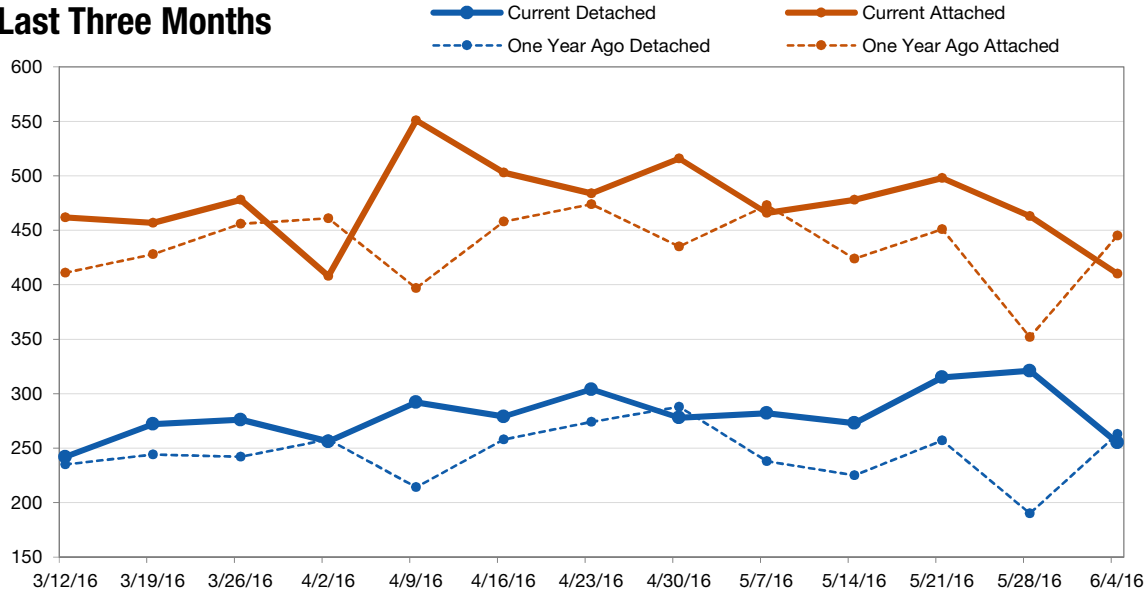


Under Contract

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

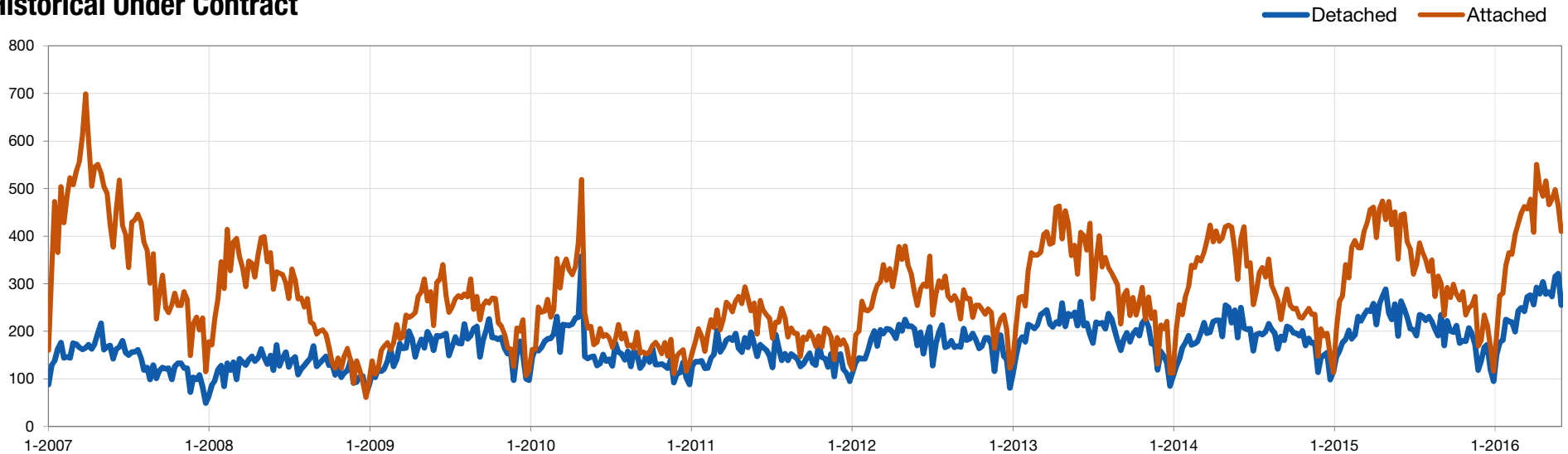


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/12/2016	242	+ 3.0%	462	+ 12.4%
3/19/2016	272	+ 11.5%	457	+ 6.8%
3/26/2016	276	+ 14.0%	478	+ 4.8%
4/2/2016	256	- 0.8%	408	- 11.5%
4/9/2016	292	+ 36.4%	551	+ 38.8%
4/16/2016	279	+ 8.1%	503	+ 9.8%
4/23/2016	304	+ 10.9%	484	+ 2.1%
4/30/2016	278	- 3.5%	516	+ 18.6%
5/7/2016	282	+ 18.5%	466	- 1.5%
5/14/2016	273	+ 21.3%	478	+ 12.7%
5/21/2016	315	+ 22.6%	498	+ 10.4%
5/28/2016	321	+ 68.9%	463	+ 31.5%
6/4/2016	255	- 3.0%	410	- 7.9%
3-Month Avg.	280	+ 14.4%	475	+ 9.0%

Historical Under Contract

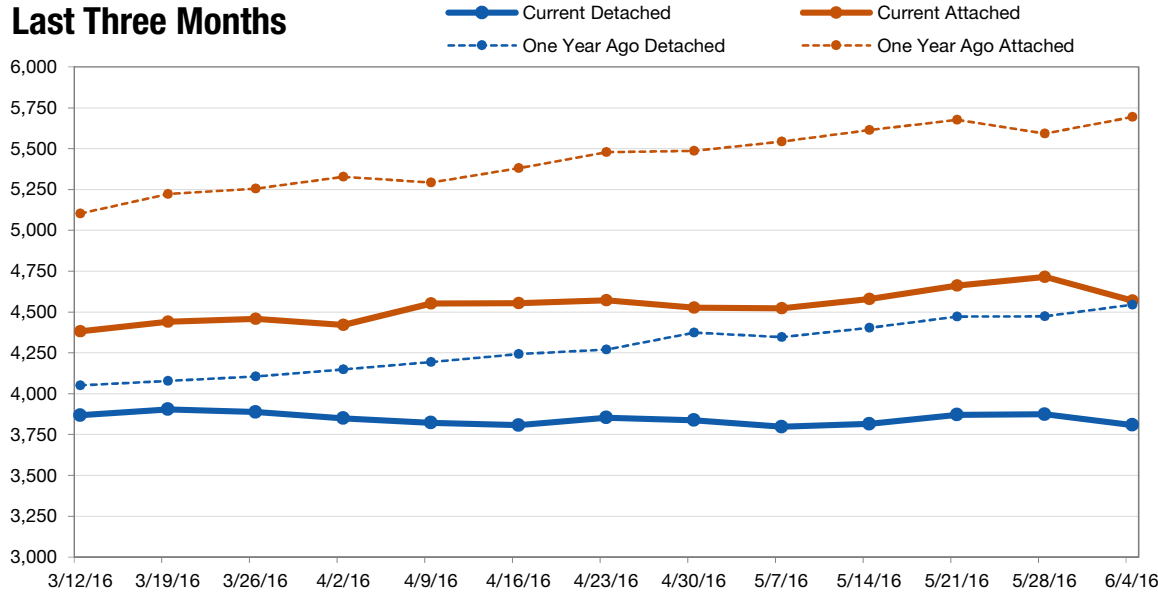


Inventory of Homes for Sale

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

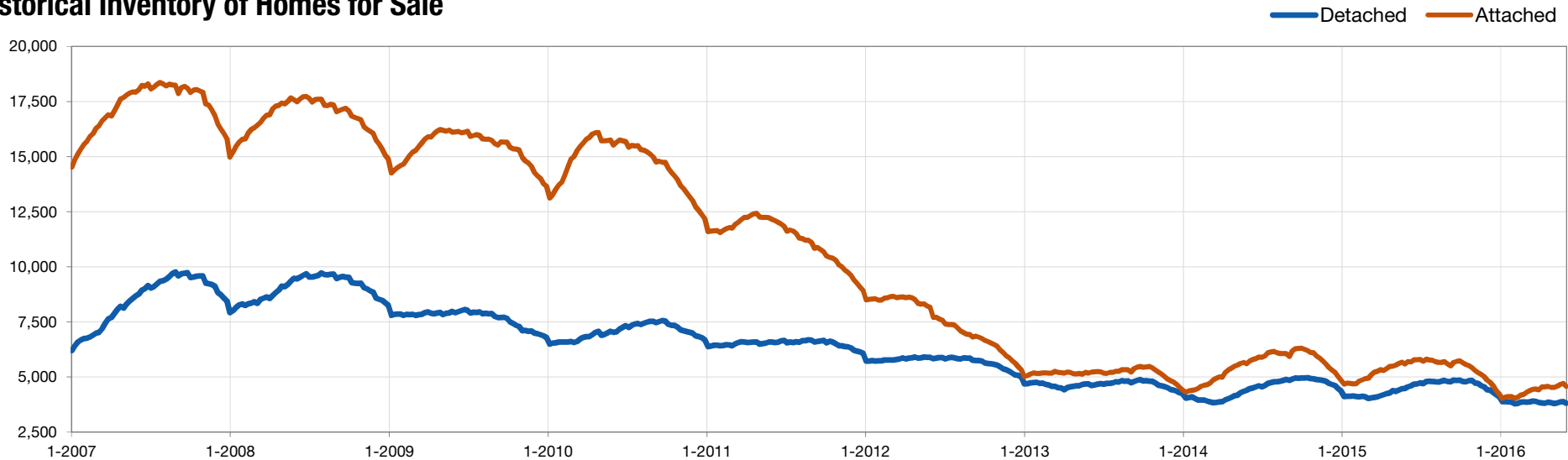


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/12/2016	3,868	- 4.5%	4,381	- 14.1%
3/19/2016	3,904	- 4.2%	4,440	- 15.0%
3/26/2016	3,887	- 5.3%	4,457	- 15.2%
4/2/2016	3,849	- 7.2%	4,421	- 17.0%
4/9/2016	3,822	- 8.8%	4,551	- 14.0%
4/16/2016	3,807	- 10.3%	4,553	- 15.4%
4/23/2016	3,853	- 9.7%	4,571	- 16.6%
4/30/2016	3,837	- 12.3%	4,527	- 17.5%
5/7/2016	3,797	- 12.6%	4,522	- 18.4%
5/14/2016	3,815	- 13.4%	4,580	- 18.4%
5/21/2016	3,871	- 13.4%	4,662	- 17.9%
5/28/2016	3,874	- 13.4%	4,715	- 15.7%
6/4/2016	3,808	- 16.2%	4,569	- 19.8%
3-Month Avg.	3,846	- 10.2%	4,535	- 16.6%

Historical Inventory of Homes for Sale

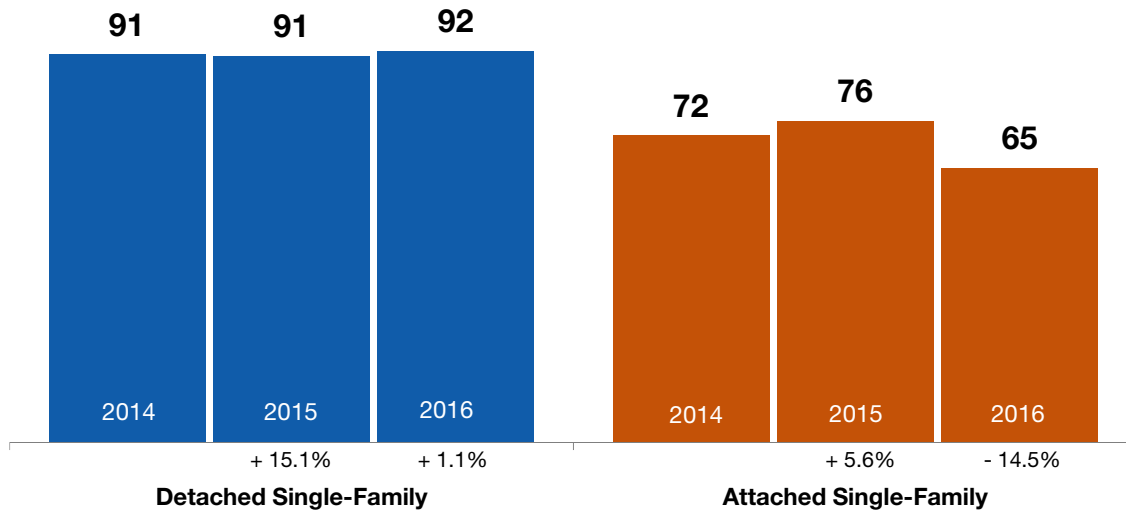


Market Time

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

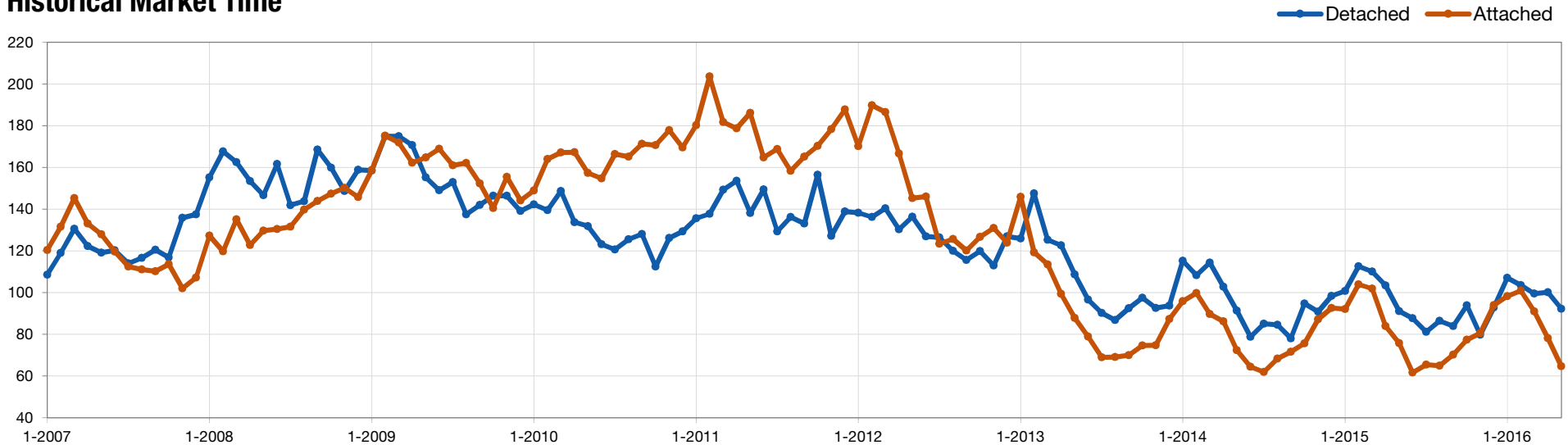


May



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

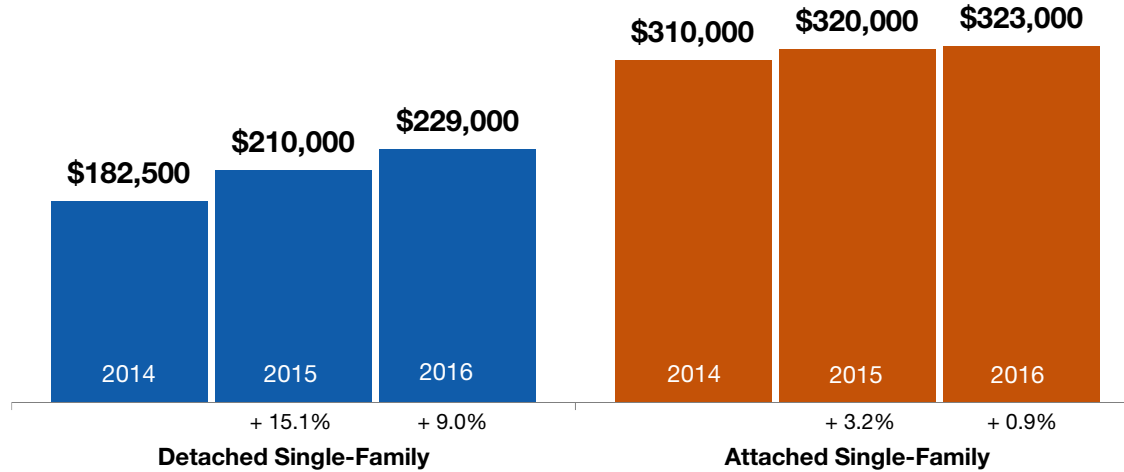


Median Sales Price

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

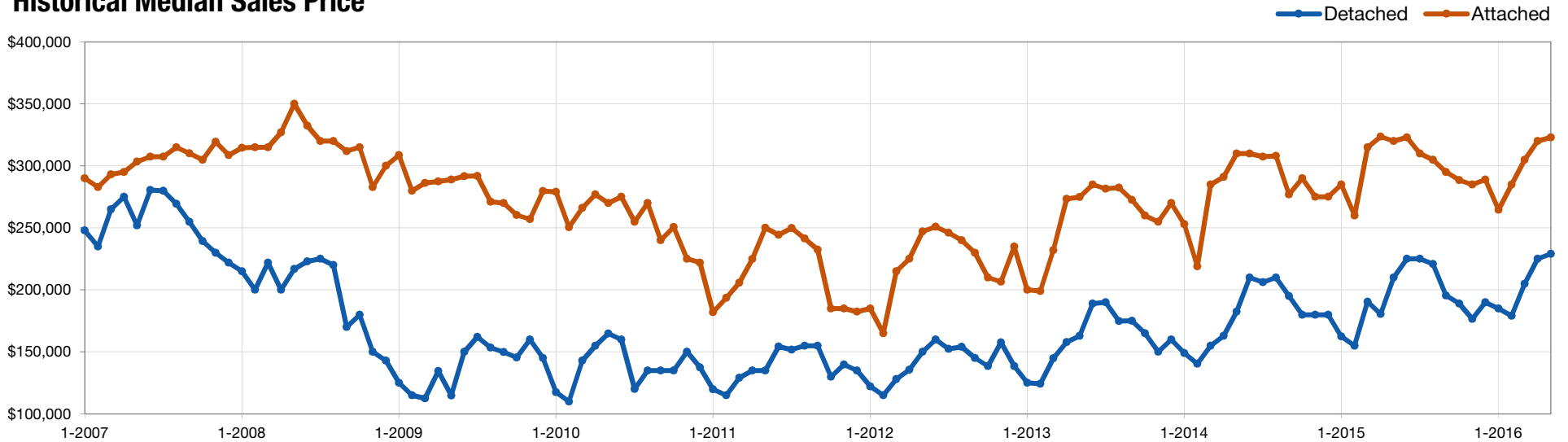


May



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	\$229,000	+ 9.0%	\$323,000	+ 0.9%
Median	\$204,900	+ 7.8%	\$305,000	+ 1.7%

Historical Median Sales Price

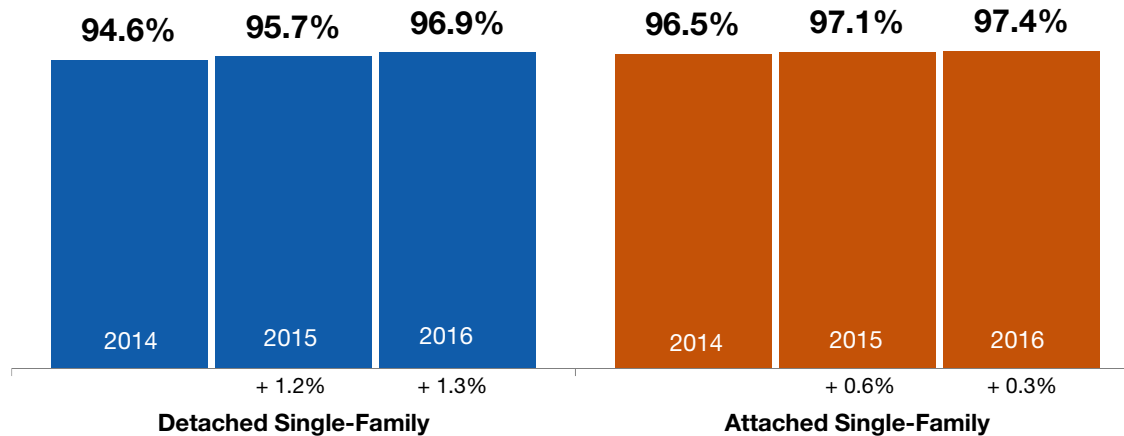


Percent of Original List Price Received

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.

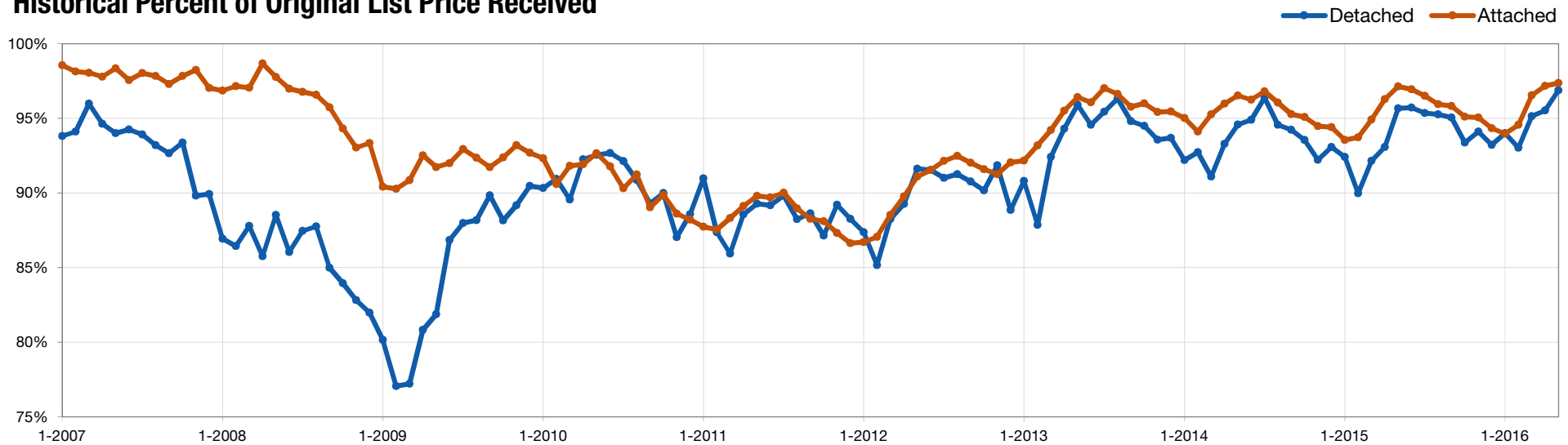


May



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

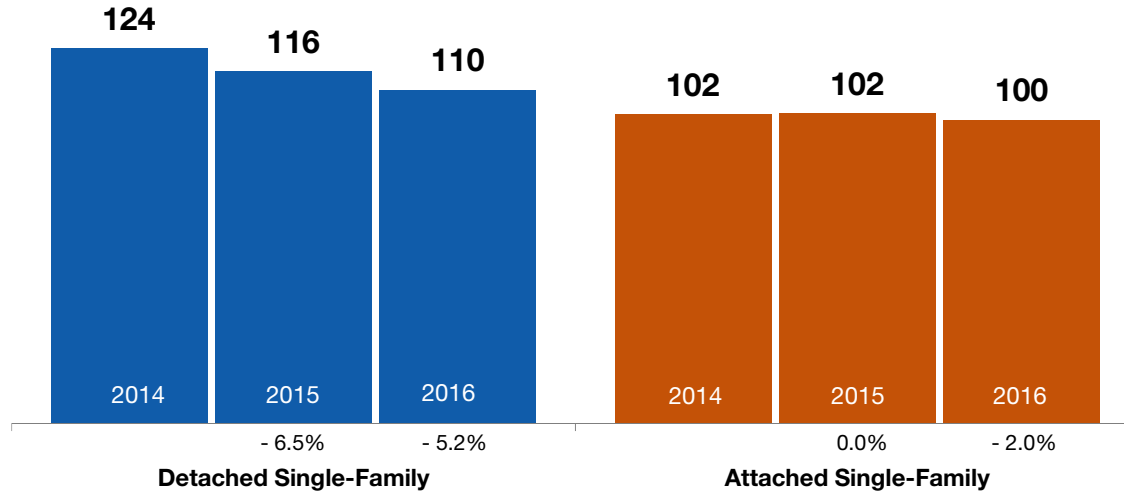


Housing Affordability Index

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.

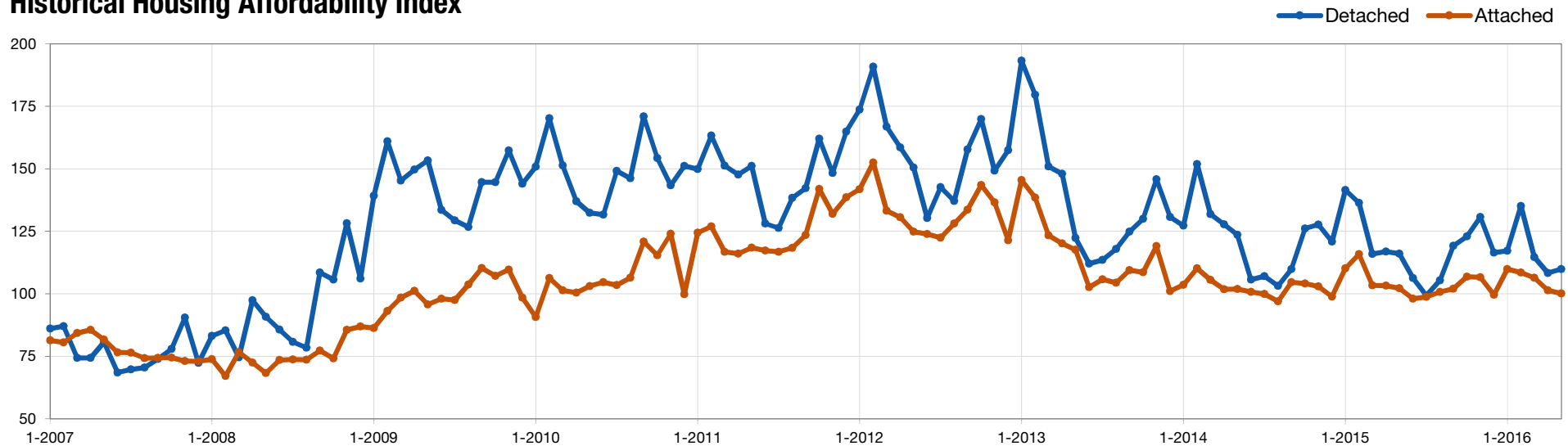


May



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

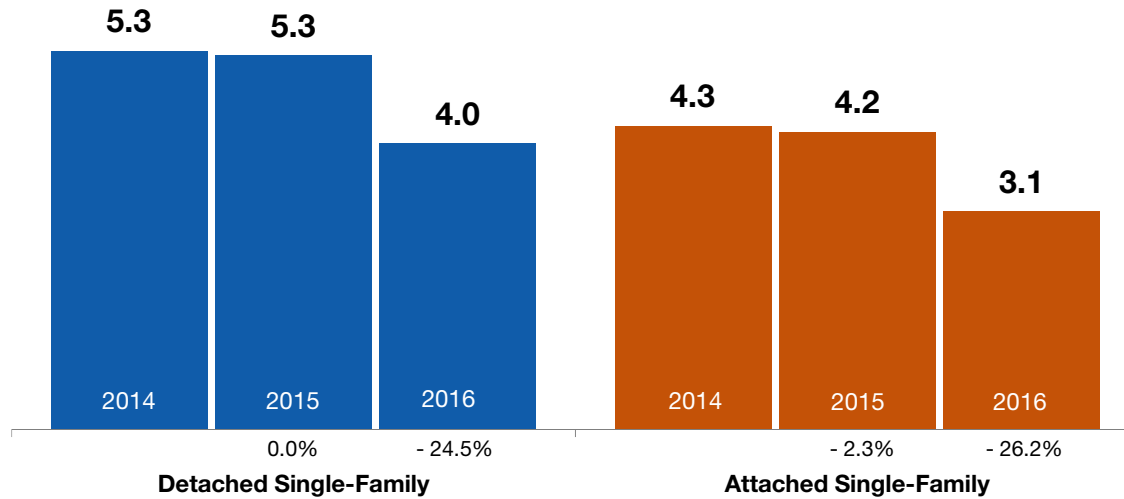


Months Supply of Inventory

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	4.1	- 19.6%	3.1	- 24.4%
May-2016	4.0	- 24.5%	3.1	- 26.2%
Average	4.8	- 12.1%	3.4	- 18.3%

Historical Months Supply of Inventory

