

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 July 16, 2016

Data current as of July 25, 2016

Tight credit seemed to be a factor in keeping new home construction down during the first half of 2016, but the situation is improving. June housing starts were up 4.8% from the month prior, as building recovers slowly from the housing bust. This is news we're happy to report, especially when taking the continuing concern of high demand and low inventory into consideration.

SINGLE-FAMILY DETACHED

For the week ending July 16:

- New Listings increased 9.6% to 515
- Under Contract Sales increased 14.5% to 268
- Inventory decreased 12.5% to 4,203

For the month of June:

- Median Sales Price increased 8.9% to \$245,000
- Market Time decreased 10.2% to 79
- Pct of List Price Rec'd increased 0.7% to 96.4%
- Months Supply decreased 16.7% to 4.5

SINGLE-FAMILY ATTACHED

For the week ending July 16:

- New Listings increased 7.8% to 705
- Under Contract Sales increased 19.7% to 462
- Inventory decreased 17.7% to 4,777

For the month of June:

- Median Sales Price increased 0.6% to \$325,000
- Market Time decreased 4.8% to 59
- Pct of List Price Rec'd increased 0.4% to 97.3%
- Months Supply decreased 23.8% to 3.2

Quick Facts

+ 9.6% Detached	+ 7.8% Attached	+ 14.5% Detached	+ 19.7% Attached	- 12.5% Detached	- 17.7% 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

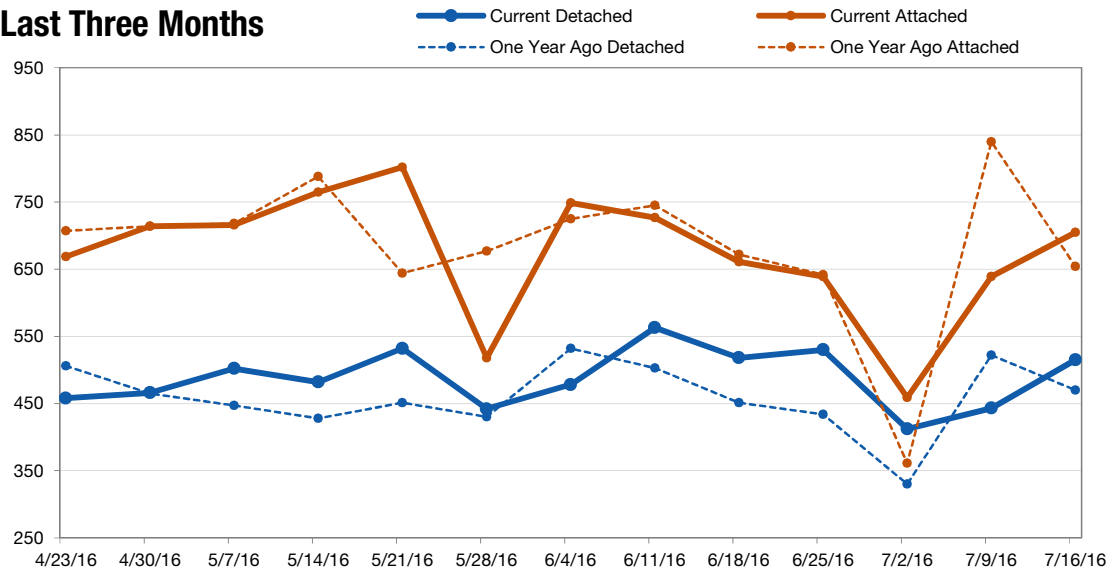
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New Listings

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

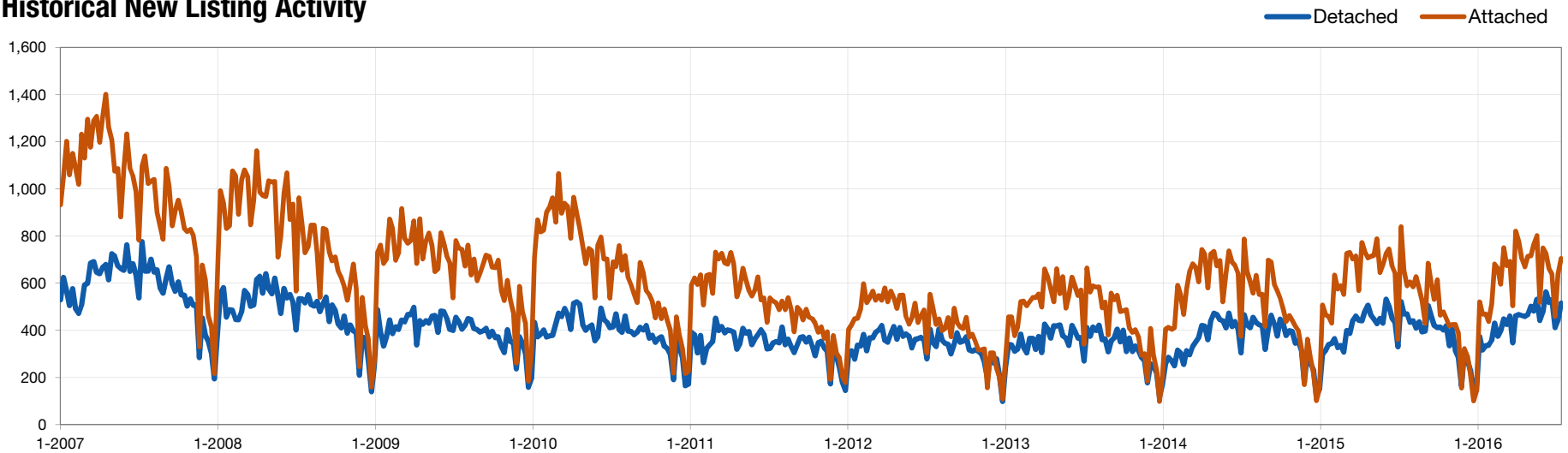


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/23/2016	458	- 9.5%	669	- 5.4%
4/30/2016	466	+ 0.2%	714	0.0%
5/7/2016	502	+ 12.3%	716	- 0.3%
5/14/2016	482	+ 12.6%	765	- 2.9%
5/21/2016	532	+ 18.0%	802	+ 24.5%
5/28/2016	442	+ 2.8%	518	- 23.5%
6/4/2016	478	- 10.2%	749	+ 3.3%
6/11/2016	563	+ 11.9%	727	- 2.4%
6/18/2016	518	+ 14.9%	661	- 1.6%
6/25/2016	530	+ 22.1%	639	- 0.5%
7/2/2016	412	+ 24.8%	459	+ 27.1%
7/9/2016	443	- 15.1%	639	- 23.9%
7/16/2016	515	+ 9.6%	705	+ 7.8%
3-Month Avg.	488	+ 6.2%	674	- 1.4%

Historical New Listing Activity

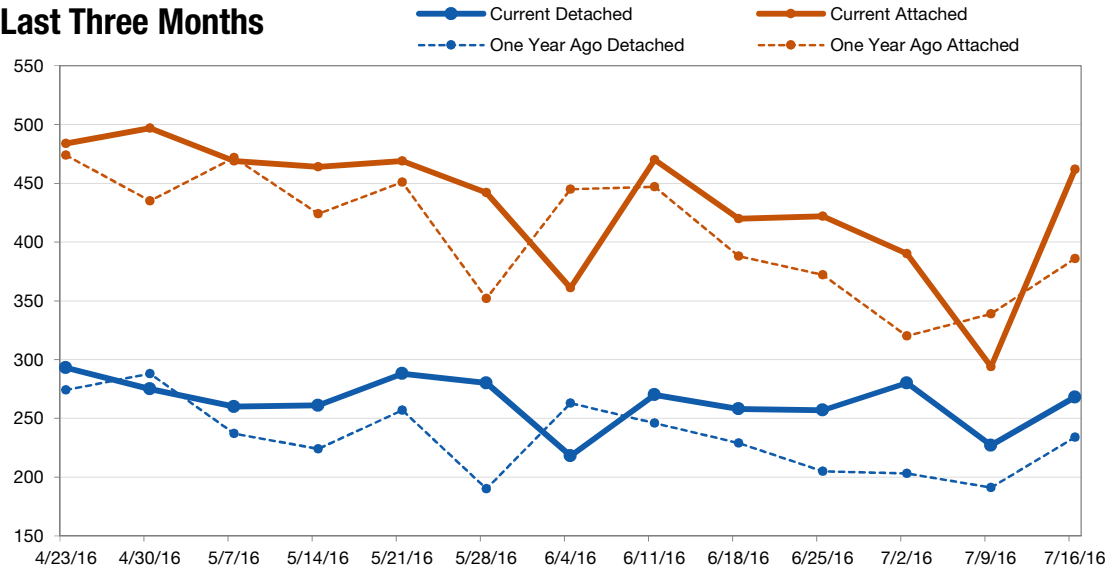


Under Contract

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

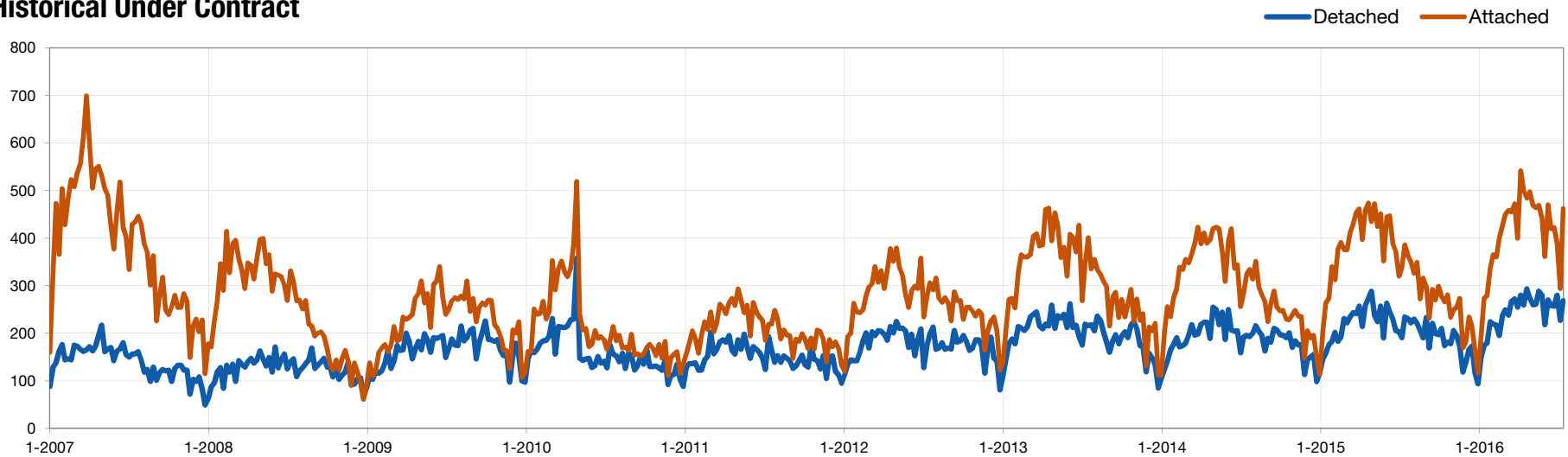


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/23/2016	293	+ 6.9%	484	+ 2.1%
4/30/2016	275	- 4.5%	497	+ 14.3%
5/7/2016	260	+ 9.7%	469	- 0.6%
5/14/2016	261	+ 16.5%	464	+ 9.4%
5/21/2016	288	+ 12.1%	469	+ 4.0%
5/28/2016	280	+ 47.4%	442	+ 25.6%
6/4/2016	218	- 17.1%	361	- 18.9%
6/11/2016	270	+ 9.8%	470	+ 5.1%
6/18/2016	258	+ 12.7%	420	+ 8.2%
6/25/2016	257	+ 25.4%	422	+ 13.4%
7/2/2016	280	+ 37.9%	390	+ 21.9%
7/9/2016	227	+ 18.8%	294	- 13.3%
7/16/2016	268	+ 14.5%	462	+ 19.7%
3-Month Avg.	264	+ 13.0%	434	+ 6.4%

Historical Under Contract

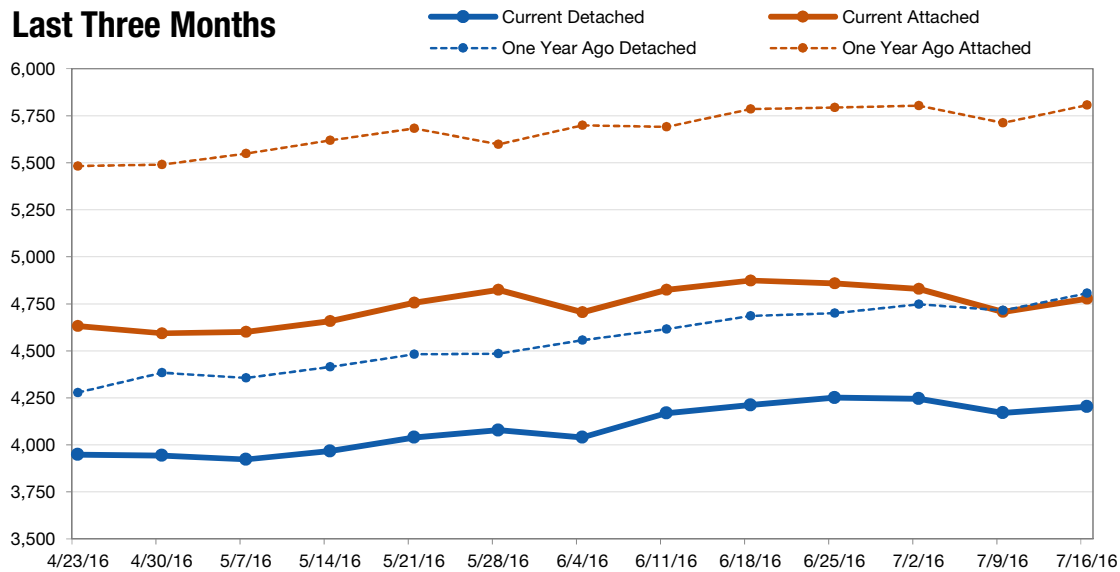


Inventory of Homes for Sale

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

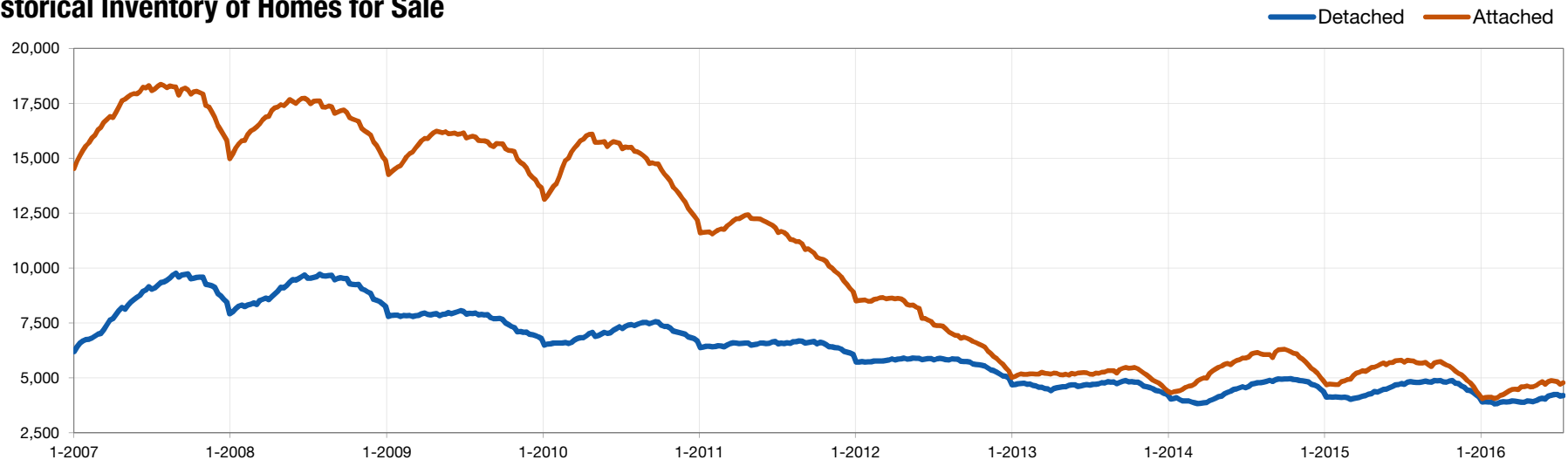


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/23/2016	3,948	- 7.7%	4,631	- 15.5%
4/30/2016	3,943	- 10.0%	4,593	- 16.4%
5/7/2016	3,922	- 9.9%	4,601	- 17.1%
5/14/2016	3,967	- 10.1%	4,658	- 17.1%
5/21/2016	4,039	- 9.9%	4,755	- 16.3%
5/28/2016	4,078	- 9.1%	4,825	- 13.8%
6/4/2016	4,039	- 11.3%	4,705	- 17.5%
6/11/2016	4,168	- 9.7%	4,825	- 15.2%
6/18/2016	4,212	- 10.1%	4,874	- 15.8%
6/25/2016	4,251	- 9.6%	4,858	- 16.2%
7/2/2016	4,245	- 10.6%	4,829	- 16.8%
7/9/2016	4,170	- 11.6%	4,707	- 17.6%
7/16/2016	4,203	- 12.5%	4,777	- 17.7%
3-Month Avg.	4,091	- 10.2%	4,741	- 16.4%

Historical Inventory of Homes for Sale

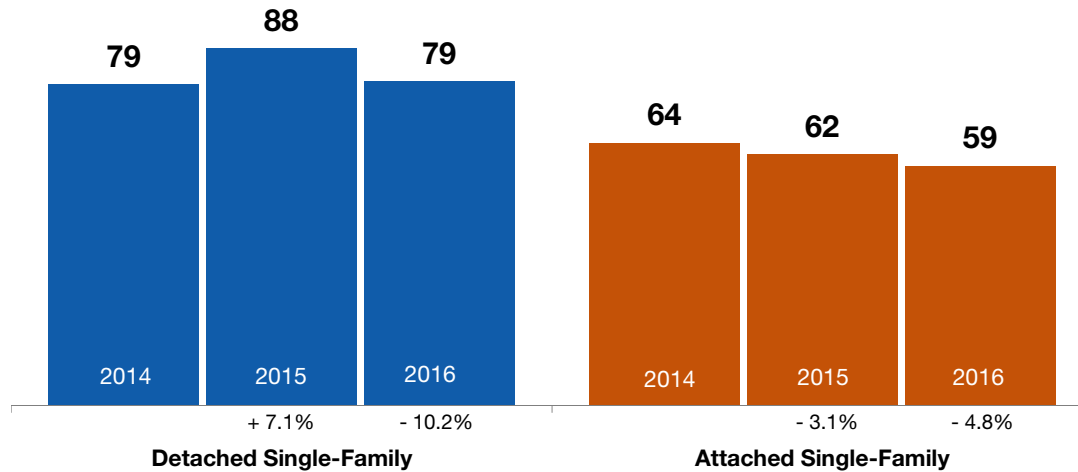


Market Time

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

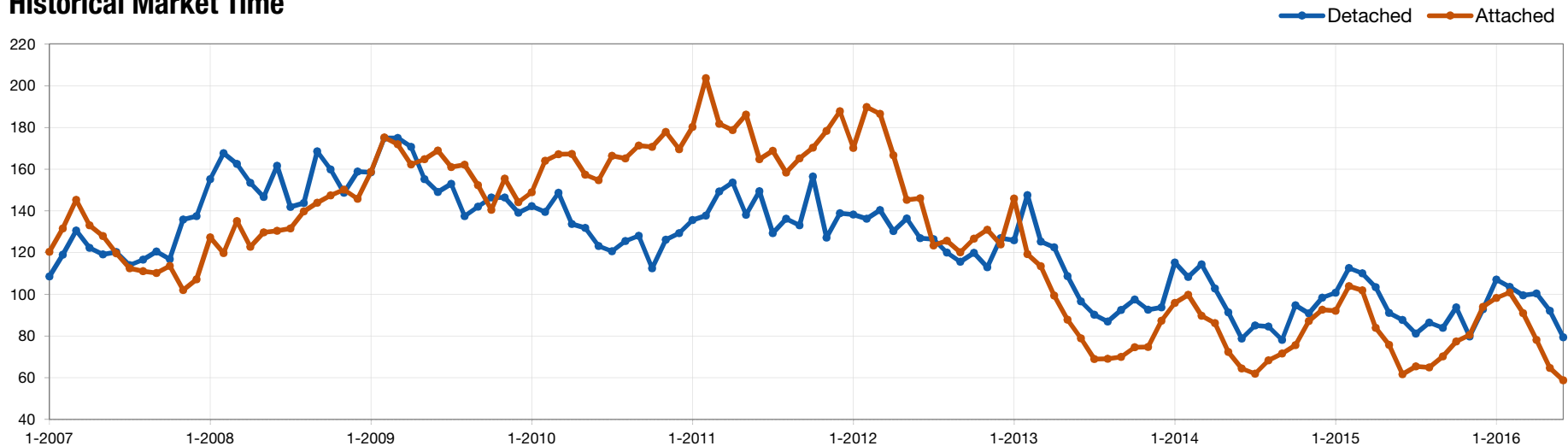


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jun-2016	79	-10.2%	59	-4.8%
Average	91	-3.4%	75	-4.3%

Historical Market Time

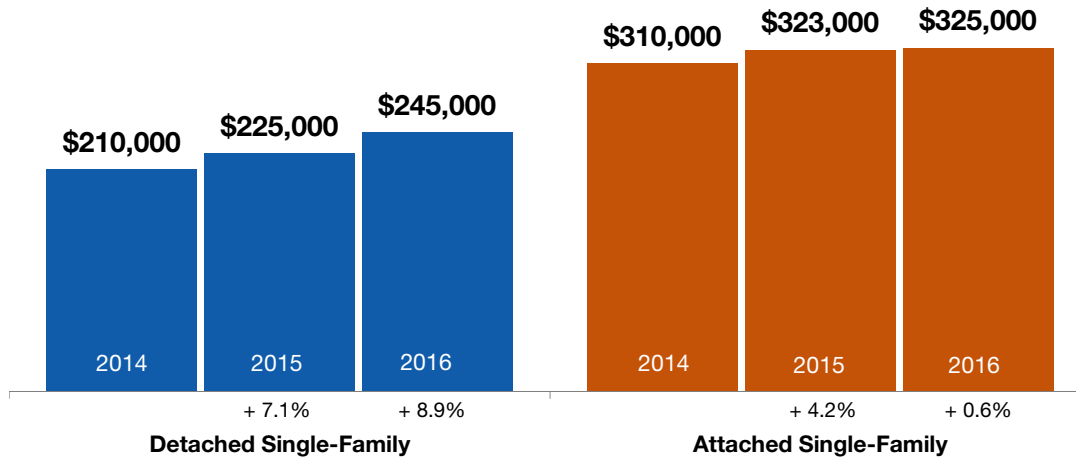


Median Sales Price

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

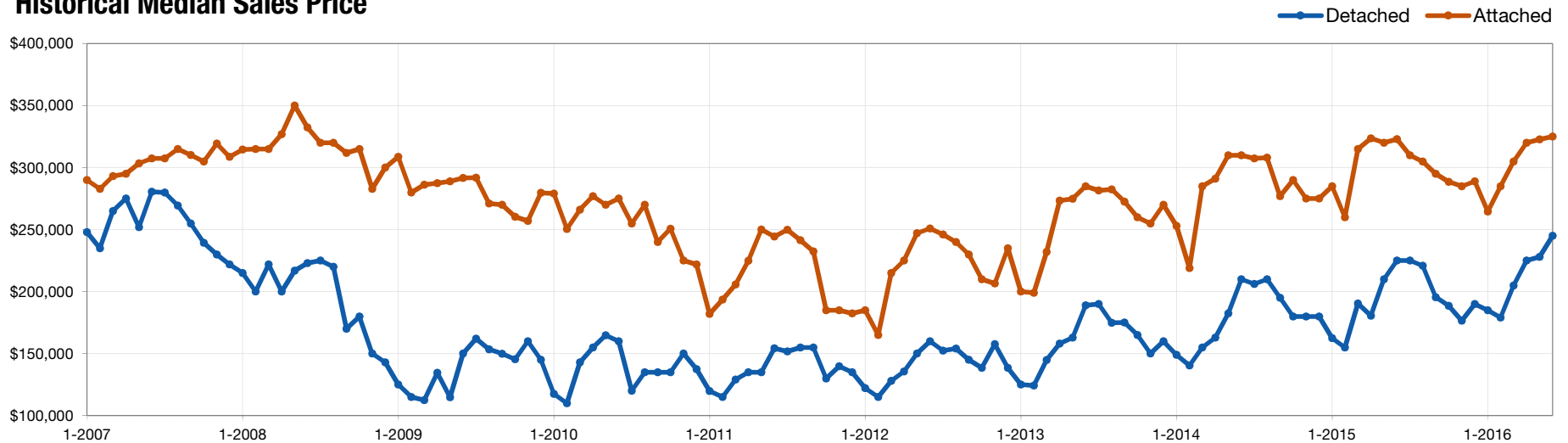


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$188,500	+ 4.7%	\$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	\$228,000	+ 8.6%	\$322,750	+ 0.9%
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Median	\$206,200	+ 8.5%	\$305,000	+ 1.0%

Historical Median Sales Price



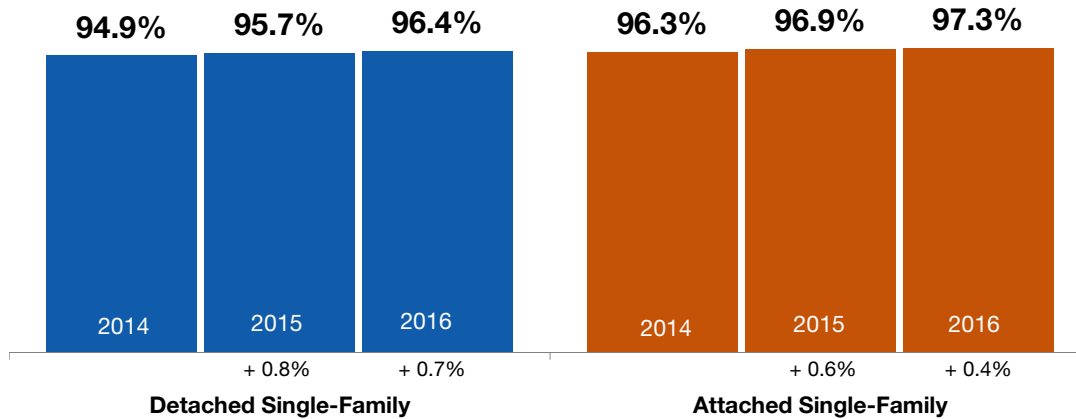
Percent of Original List Price Received

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.

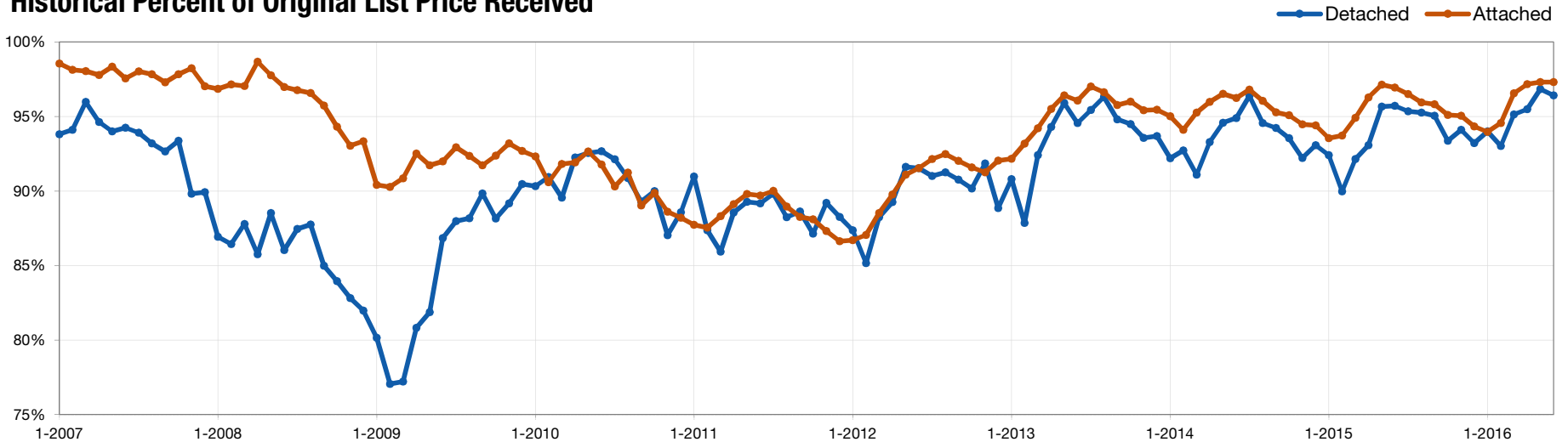


June

Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	96.6%	+ 1.8%
Apr-2016	95.5%	+ 2.6%	97.2%	+ 0.9%
May-2016	96.8%	+ 1.1%	97.3%	+ 0.2%
Jun-2016	96.4%	+ 0.7%	97.3%	+ 0.4%
Average	94.9%	+ 1.2%	96.1%	+ 0.4%



Historical Percent of Original List Price Received

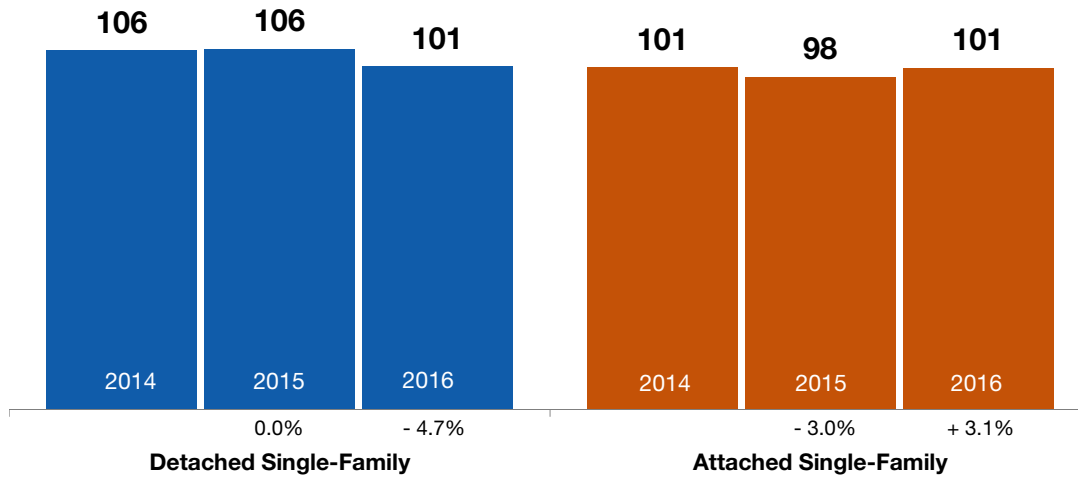


Housing Affordability Index

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.

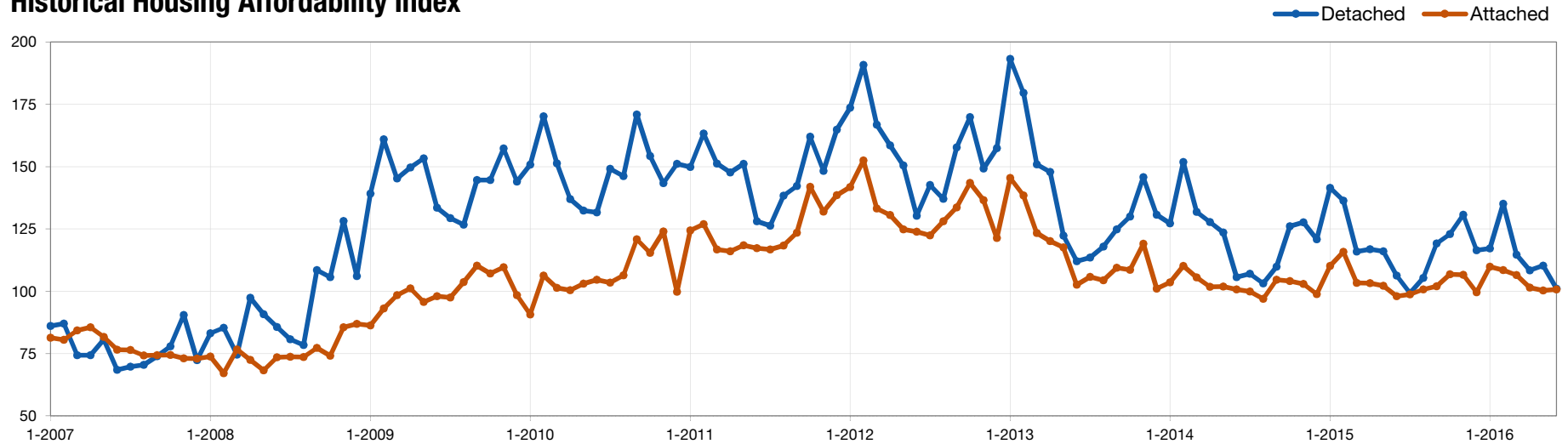


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jun-2016	101	- 4.7%	101	+ 3.1%
Average	115	- 3.2%	103	+ 0.3%

Historical Housing Affordability Index

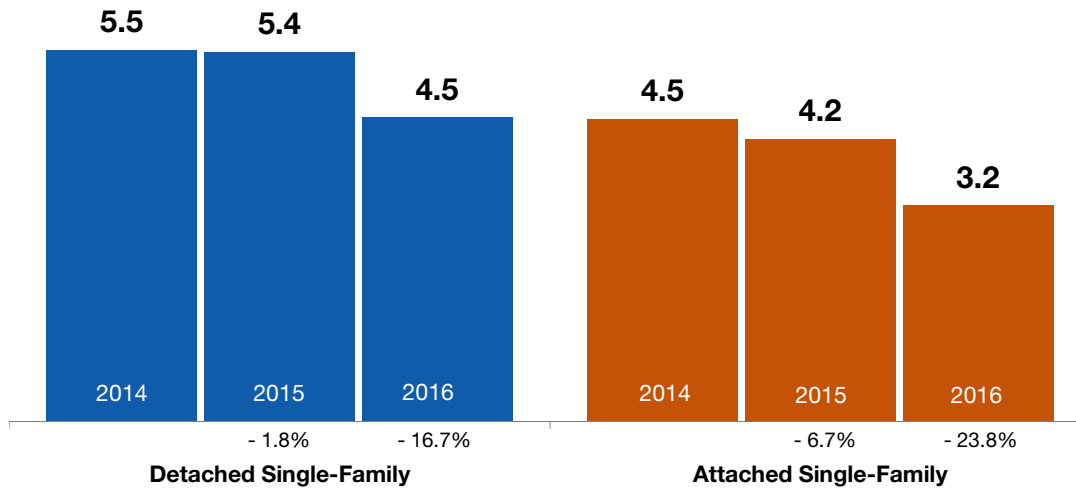


Months Supply of Inventory

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.



June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2015	5.5	- 5.2%	4.1	- 12.8%
Aug-2015	5.5	- 8.3%	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	4.3	- 14.0%	2.8	- 22.2%
Feb-2016	4.3	- 12.2%	3.0	- 18.9%
Mar-2016	4.3	- 12.2%	3.2	- 20.0%
Apr-2016	4.3	- 15.7%	3.1	- 24.4%
May-2016	4.4	- 17.0%	3.2	- 23.8%
Jun-2016	4.5	- 16.7%	3.2	- 23.8%
Average	4.8	- 12.2%	3.4	- 19.1%

Historical Months Supply of Inventory

