

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 20, 2016

Data current as of August 29, 2016

While existing home sales have recently been down, new home sales are picking up across the nation, which, in turn, has coaxed an upward trend in building activity. Buyers are still showing a willingness to pay higher prices, and there are signs that many new homes being built are smaller starter homes, perfect for young adults entering the market.

SINGLE-FAMILY DETACHED

For the week ending August 20:

- New Listings decreased 12.2% to 383
- Under Contract Sales increased 16.6% to 239
- Inventory decreased 10.8% to 4,304

For the month of July:

- Median Sales Price increased 5.1% to \$236,400
- Market Time decreased 1.2% to 80
- Pct of List Price Rec'd increased 0.6% to 96.0%
- Months Supply decreased 14.5% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending August 20:

- New Listings decreased 2.1% to 564
- Under Contract Sales increased 33.8% to 364
- Inventory decreased 16.0% to 4,780

For the month of July:

- Median Sales Price increased 3.2% to \$320,000
- Market Time decreased 10.8% to 58
- Pct of List Price Rec'd increased 0.9% to 97.4%
- Months Supply decreased 19.5% to 3.3

Quick Facts

- 12.2%	- 2.1%	+ 16.6%	+ 33.8%	- 10.8%	- 16.0%
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

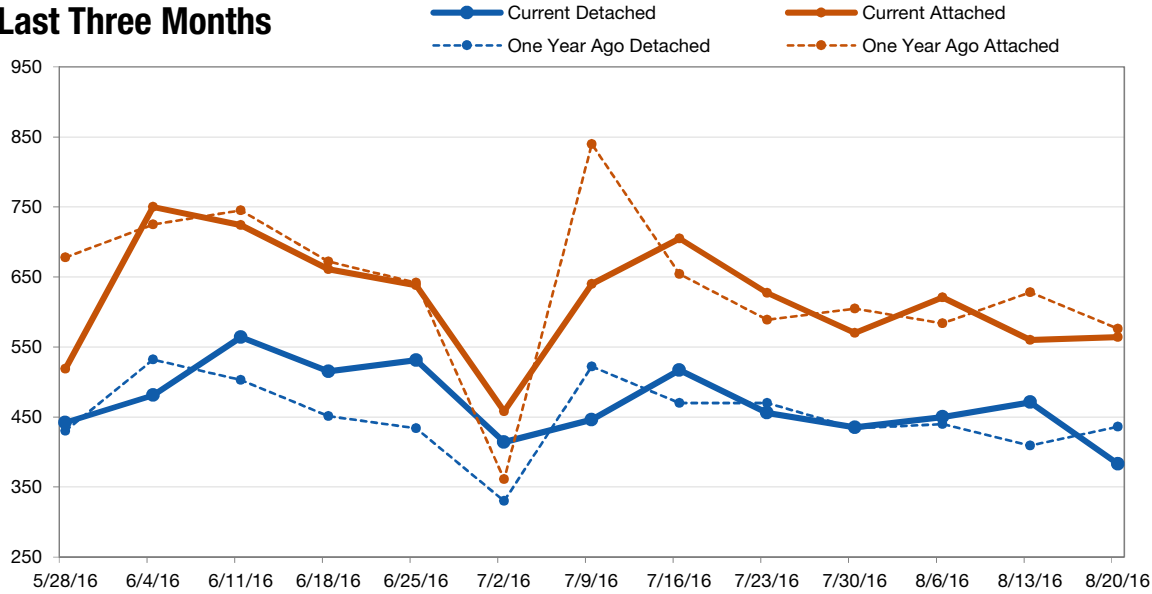
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New Listings

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

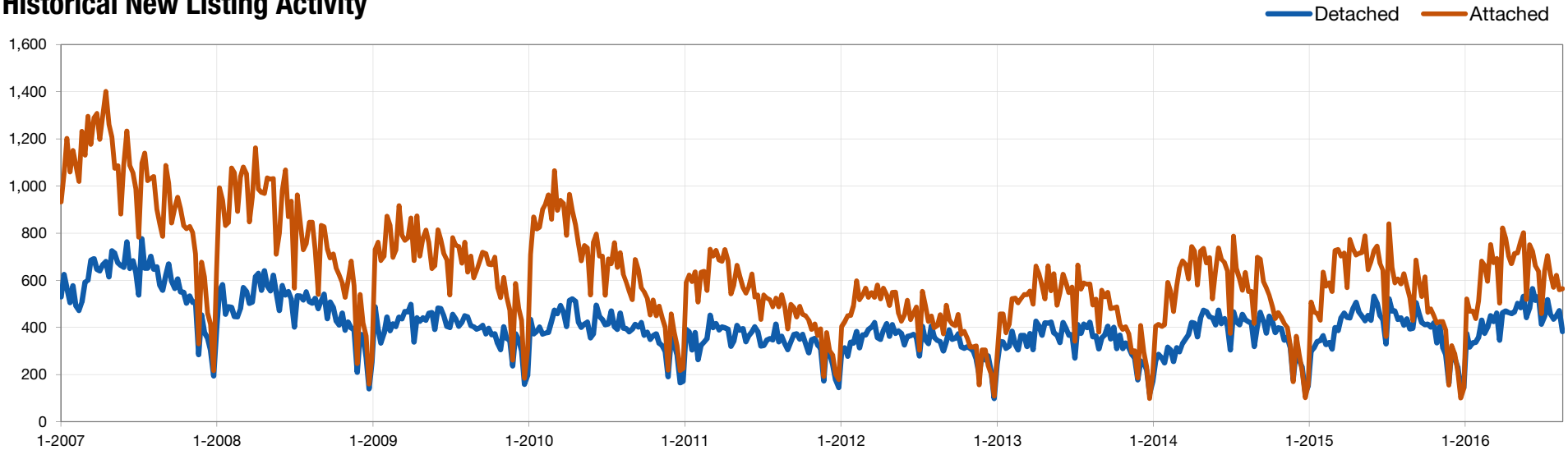


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/28/2016	442	+ 2.8%	519	- 23.5%
6/4/2016	481	- 9.6%	750	+ 3.4%
6/11/2016	564	+ 12.1%	724	- 2.8%
6/18/2016	515	+ 14.2%	661	- 1.6%
6/25/2016	531	+ 22.4%	638	- 0.6%
7/2/2016	414	+ 25.5%	458	+ 26.9%
7/9/2016	446	- 14.6%	640	- 23.8%
7/16/2016	517	+ 10.0%	705	+ 7.8%
7/23/2016	456	- 3.0%	627	+ 6.5%
7/30/2016	435	+ 0.2%	570	- 5.8%
8/6/2016	450	+ 2.3%	621	+ 6.3%
8/13/2016	471	+ 15.2%	560	- 10.8%
8/20/2016	383	- 12.2%	564	- 2.1%
3-Month Avg.	470	+ 4.2%	618	- 3.2%

Historical New Listing Activity

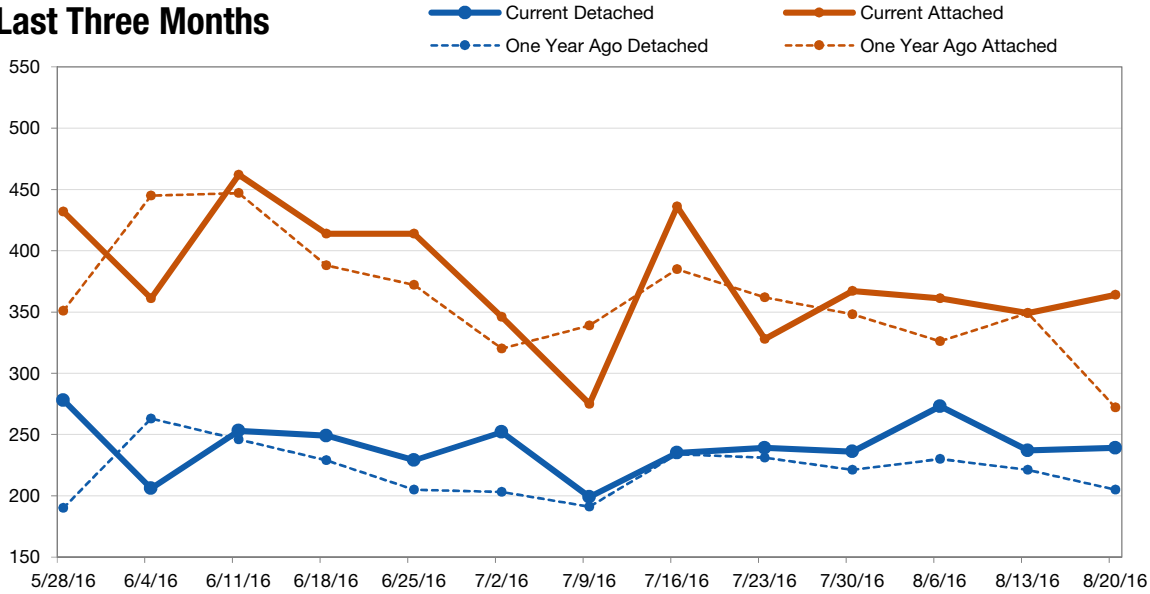


Under Contract

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

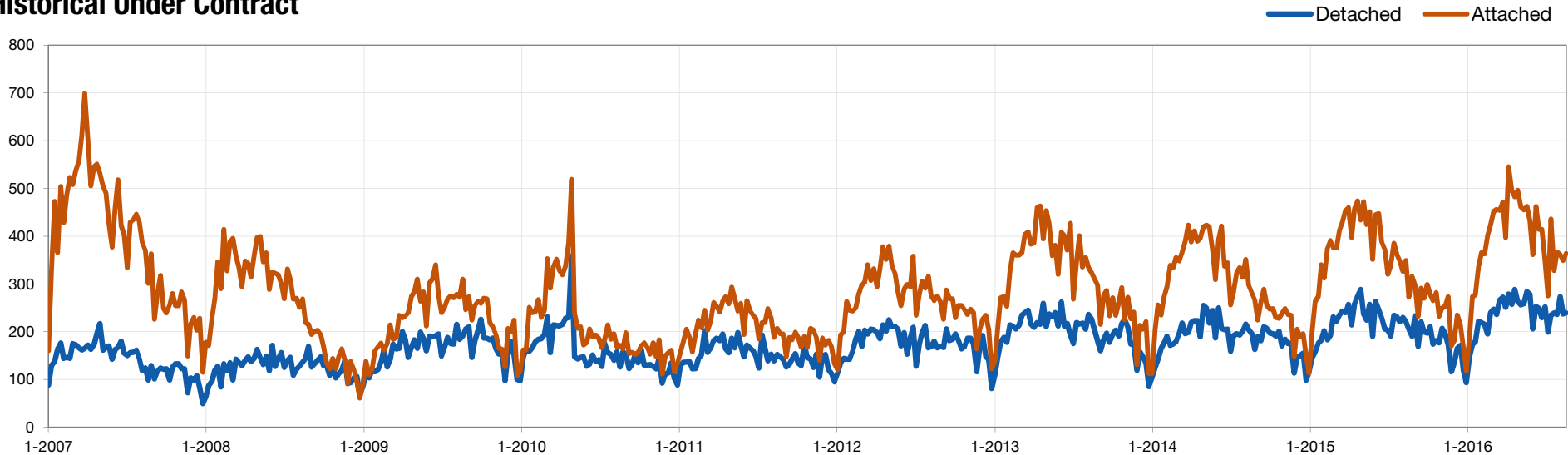


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/28/2016	278	+ 46.3%	432	+ 23.1%
6/4/2016	206	- 21.7%	361	- 18.9%
6/11/2016	253	+ 2.8%	462	+ 3.4%
6/18/2016	249	+ 8.7%	414	+ 6.7%
6/25/2016	229	+ 11.7%	414	+ 11.3%
7/2/2016	252	+ 24.1%	346	+ 8.1%
7/9/2016	199	+ 4.2%	275	- 18.9%
7/16/2016	235	+ 0.4%	436	+ 13.2%
7/23/2016	239	+ 3.5%	328	- 9.4%
7/30/2016	236	+ 6.8%	367	+ 5.5%
8/6/2016	273	+ 18.7%	361	+ 10.7%
8/13/2016	237	+ 7.2%	349	0.0%
8/20/2016	239	+ 16.6%	364	+ 33.8%
3-Month Avg.	240	+ 8.9%	378	+ 4.4%

Historical Under Contract

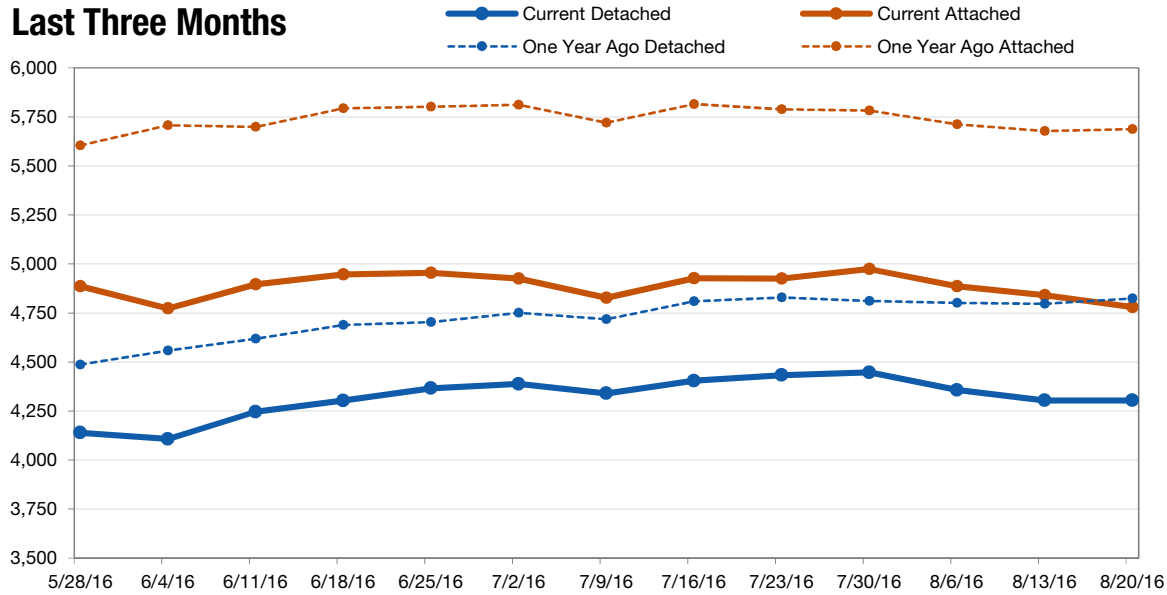


Inventory of Homes for Sale

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

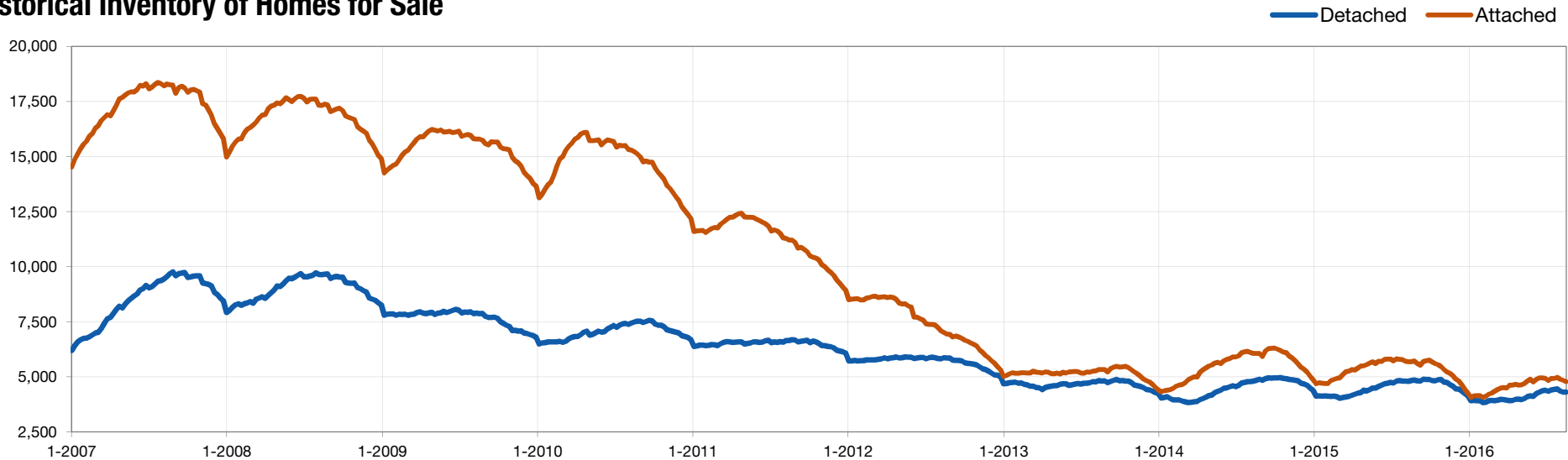


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/28/2016	4,139	- 7.8%	4,887	- 12.8%
6/4/2016	4,107	- 9.9%	4,773	- 16.4%
6/11/2016	4,246	- 8.1%	4,896	- 14.1%
6/18/2016	4,303	- 8.2%	4,947	- 14.6%
6/25/2016	4,366	- 7.2%	4,955	- 14.6%
7/2/2016	4,388	- 7.6%	4,926	- 15.2%
7/9/2016	4,340	- 8.0%	4,827	- 15.6%
7/16/2016	4,404	- 8.4%	4,927	- 15.3%
7/23/2016	4,433	- 8.2%	4,926	- 14.9%
7/30/2016	4,447	- 7.6%	4,974	- 14.0%
8/6/2016	4,357	- 9.3%	4,887	- 14.5%
8/13/2016	4,304	- 10.3%	4,841	- 14.8%
8/20/2016	4,304	- 10.8%	4,780	- 16.0%
3-Month Avg.	4,318	- 8.6%	4,888	- 14.8%

Historical Inventory of Homes for Sale

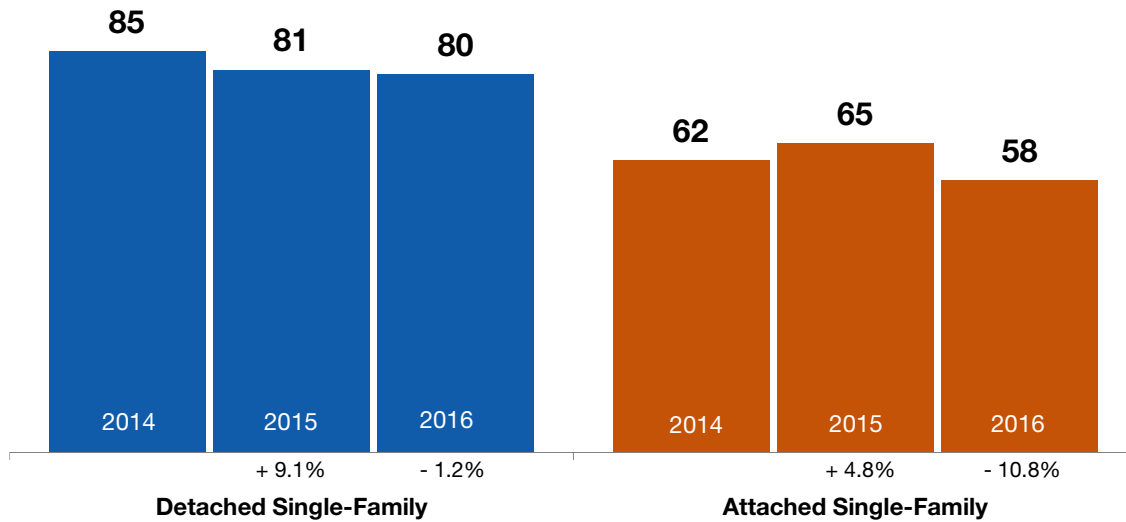


Market Time

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

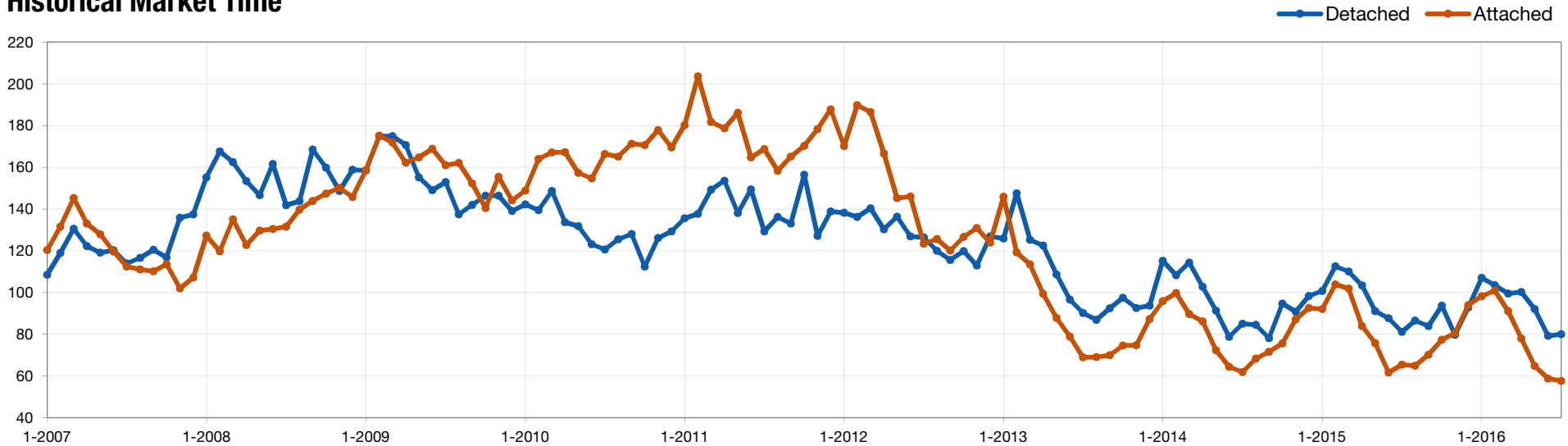


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-2015	87	+ 2.4%	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%
Jul-2016	80	- 1.2%	58	- 10.8%
Average	91	- 3.0%	74	- 5.3%

Historical Market Time

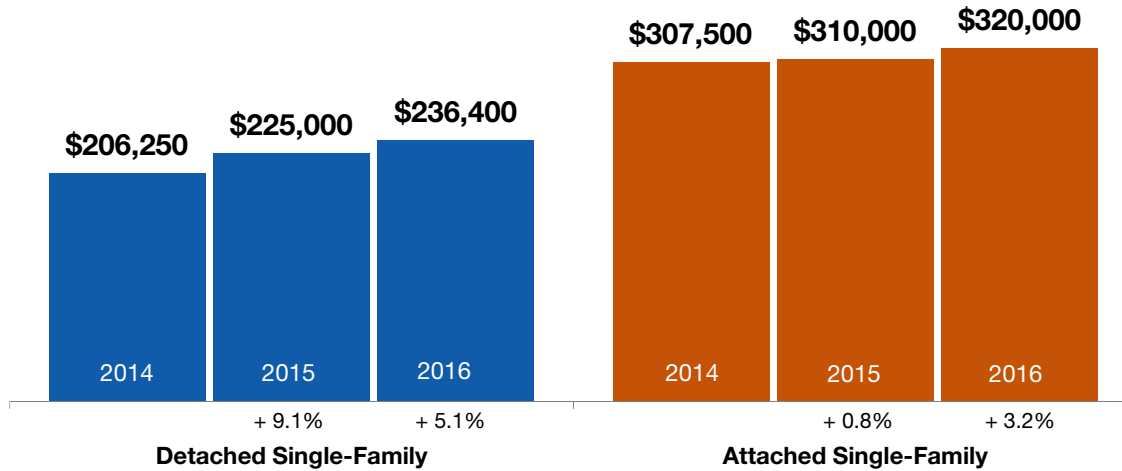


Median Sales Price

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

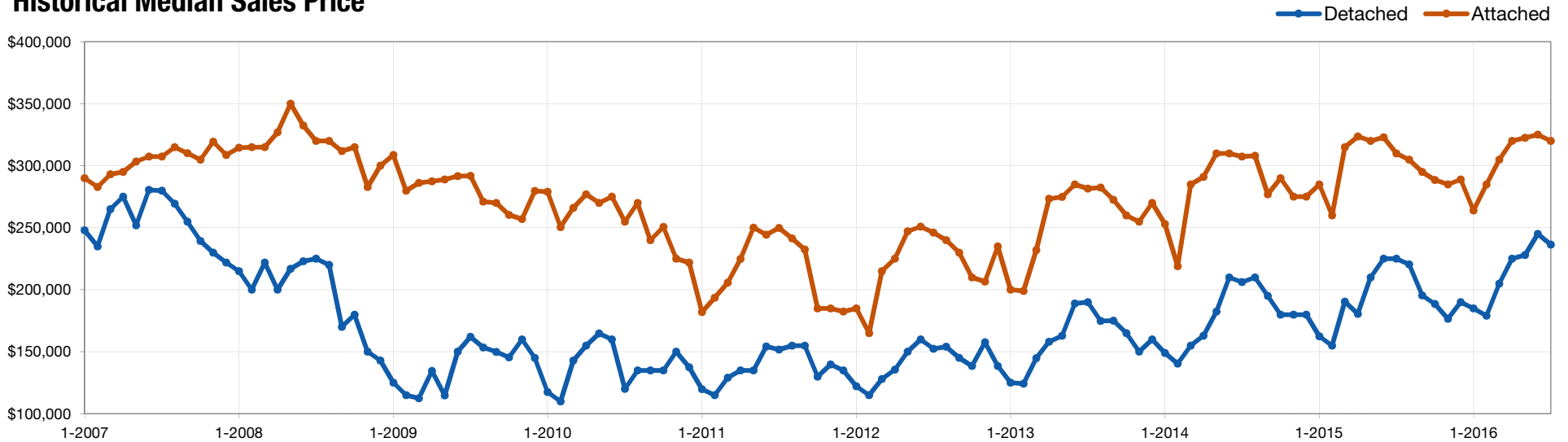


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-2015	\$220,400	+ 5.0%	\$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%	\$264,000	- 7.4%
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%	\$322,500	+ 0.8%
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Jul-2016	\$236,400	+ 5.1%	\$320,000	+ 3.2%
Median	\$209,900	+ 9.0%	\$305,000	+ 0.3%

Historical Median Sales Price

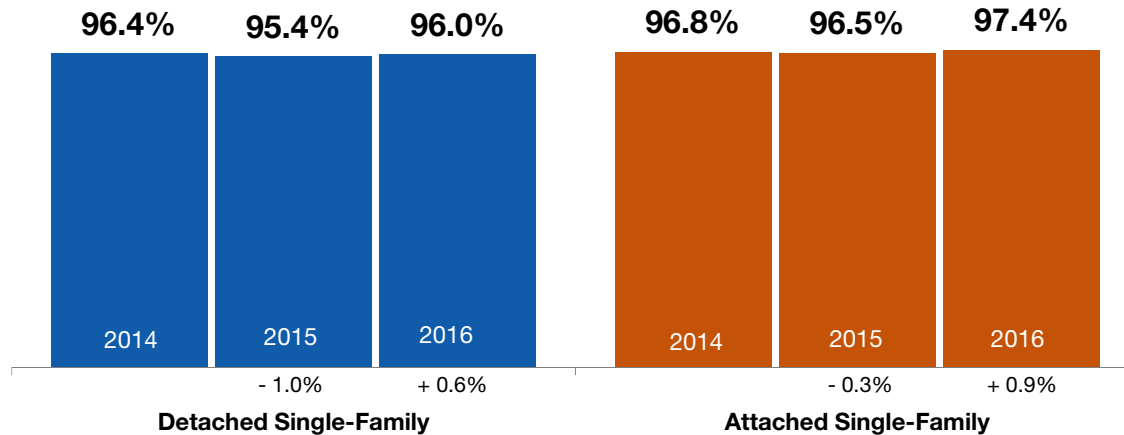


Percent of Original List Price Received

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.

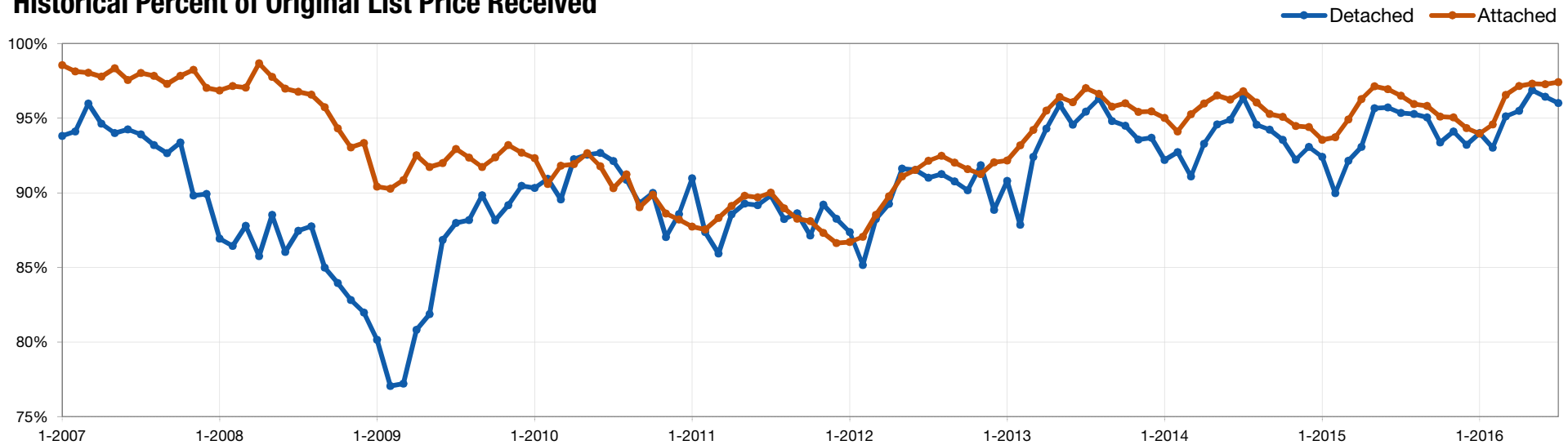


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-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	96.9%	+ 1.3%	97.3%	+ 0.2%
Jun-2016	96.4%	+ 0.7%	97.3%	+ 0.4%
Jul-2016	96.0%	+ 0.6%	97.4%	+ 0.9%
Average	95.0%	+ 1.3%	96.2%	+ 0.5%

Historical Percent of Original List Price Received

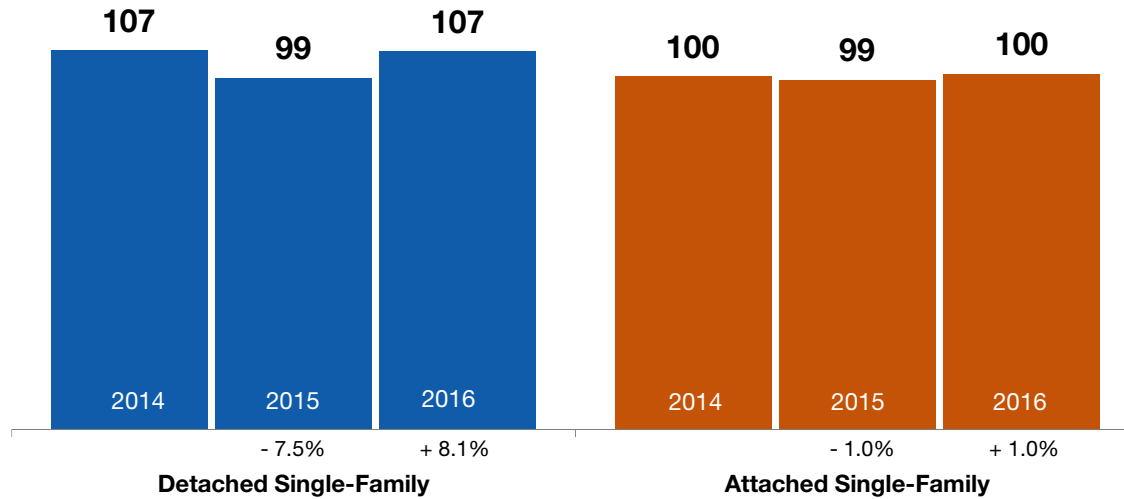


Housing Affordability Index

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.

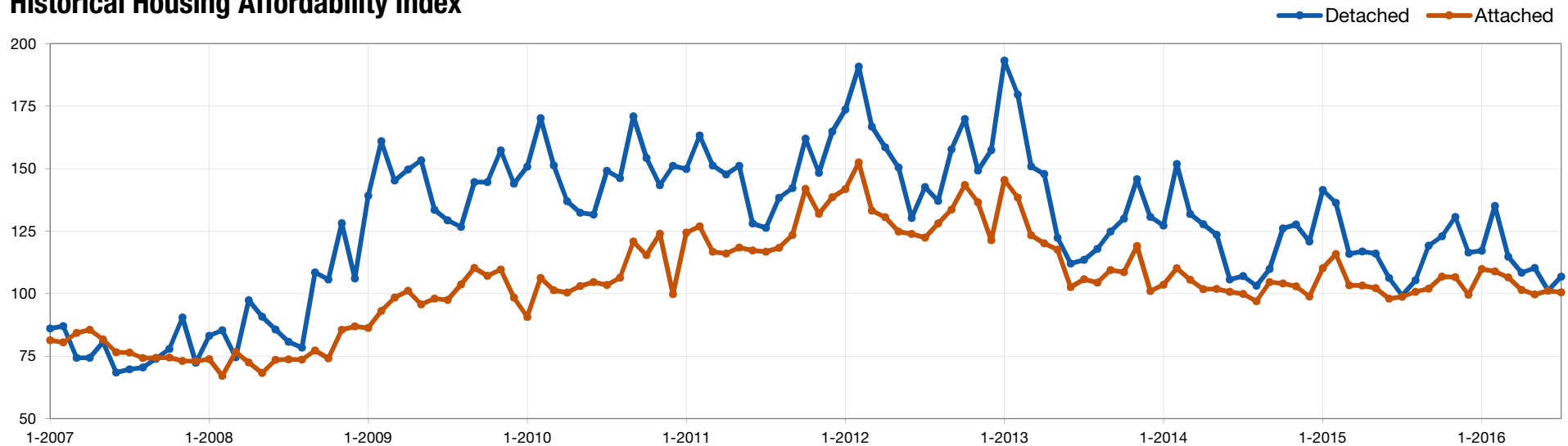


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	109	- 6.0%
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%
Jul-2016	107	+ 8.1%	100	+ 1.0%
Average	116	- 1.9%	104	+ 0.5%

Historical Housing Affordability Index

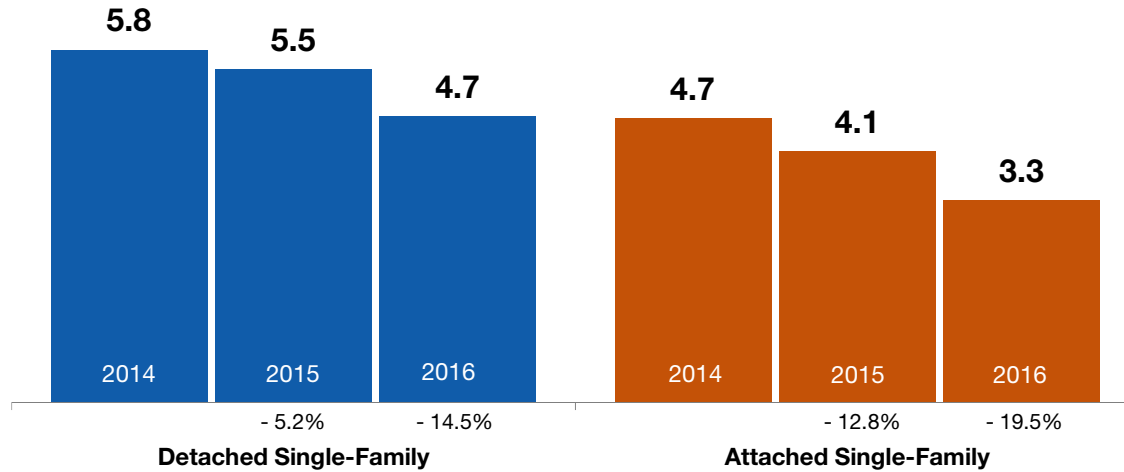


Months Supply of Inventory

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-2015	5.5	- 8.3%	4.0	- 13.0%
Sep-2015	5.4	- 10.0%	4.1	- 14.6%
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%	2.9	- 19.4%
Feb-2016	4.4	- 10.2%	3.0	- 18.9%
Mar-2016	4.3	- 12.2%	3.2	- 20.0%
Apr-2016	4.4	- 13.7%	3.2	- 22.0%
May-2016	4.5	- 15.1%	3.3	- 21.4%
Jun-2016	4.7	- 13.0%	3.3	- 21.4%
Jul-2016	4.7	- 14.5%	3.3	- 19.5%
Average	4.8	- 12.1%	3.4	- 19.3%

Historical Months Supply of Inventory

