

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 6, 2015

Data current as of June 15, 2015

As we approach the halfway point of the year, we'll begin to see some midterm report cards from anyone who wants to share an opinion or write a headline. If you have been reading these weekly excerpts, you already know that we are tracking along a predicted path. The residential real estate market was expected to be good at this point. Hiring is up, unemployment is low, sales are up, rates are low, prices are up and inventory is low. The gentle sway of up and low is making for an enjoyable ride, with no bubbles in sight.

SINGLE-FAMILY DETACHED

For the week ending June 6:

- New Listings increased 10.8% to 524
- Under Contract Sales increased 22.2% to 308
- Inventory decreased 10.8% to 3,972

For the month of May:

- Median Sales Price increased 17.5% to \$214,500
- Market Time decreased 1.1% to 90
- Pct of List Price Rec'd increased 1.3% to 95.8%
- Months Supply decreased 17.0% to 4.4

SINGLE-FAMILY ATTACHED

For the week ending June 6:

- New Listings decreased 2.0% to 722
- Under Contract Sales increased 29.9% to 512
- Inventory decreased 6.5% to 5,335

For the month of May:

- Median Sales Price increased 3.2% to \$320,000
- Market Time increased 4.2% to 75
- Pct of List Price Rec'd increased 0.8% to 97.3%
- Months Supply decreased 9.3% to 3.9

Quick Facts

+ 10.8%	- 2.0%	+ 22.2%	+ 29.9%	- 10.8%	- 6.5%
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

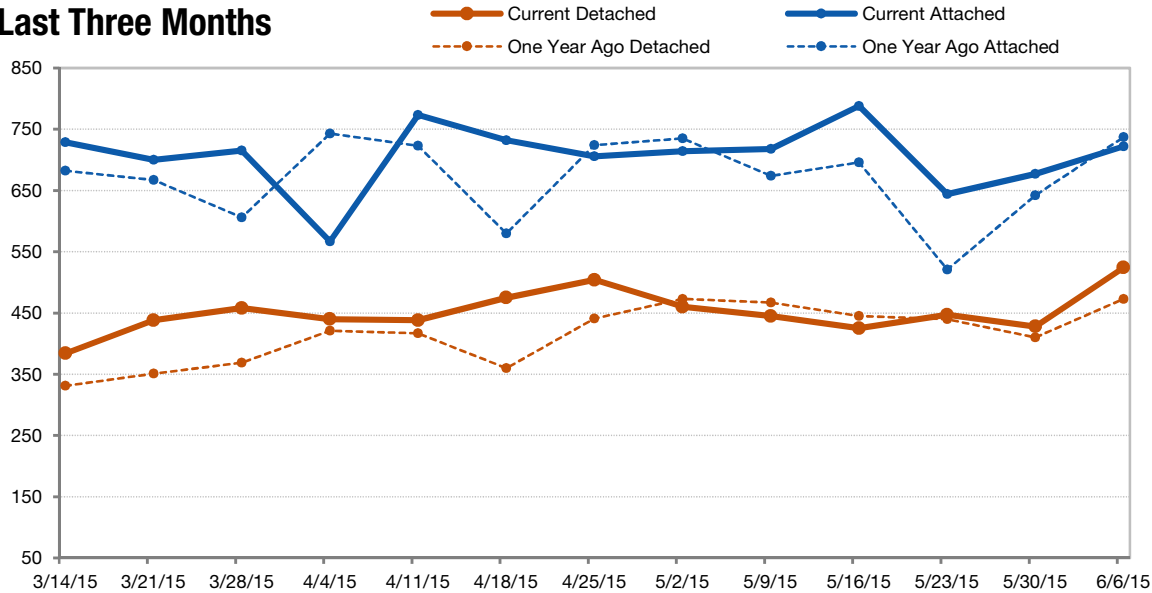
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New Listings

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
3/14/2015	384	+ 16.0%	729	+ 6.9%
3/21/2015	438	+ 24.8%	700	+ 4.9%
3/28/2015	458	+ 24.1%	715	+ 18.0%
4/4/2015	440	+ 4.5%	567	- 23.7%
4/11/2015	438	+ 5.0%	773	+ 6.9%
4/18/2015	475	+ 31.9%	732	+ 26.2%
4/25/2015	504	+ 14.3%	706	- 2.5%
5/2/2015	460	- 2.7%	714	- 2.9%
5/9/2015	445	- 4.7%	718	+ 6.5%
5/16/2015	425	- 4.5%	788	+ 13.2%
5/23/2015	447	+ 1.6%	644	+ 23.6%
5/30/2015	428	+ 4.4%	677	+ 5.5%
6/6/2015	524	+ 10.8%	722	- 2.0%
3-Month Avg.	451	+ 8.7%	707	+ 5.2%

Historical New Listing Activity

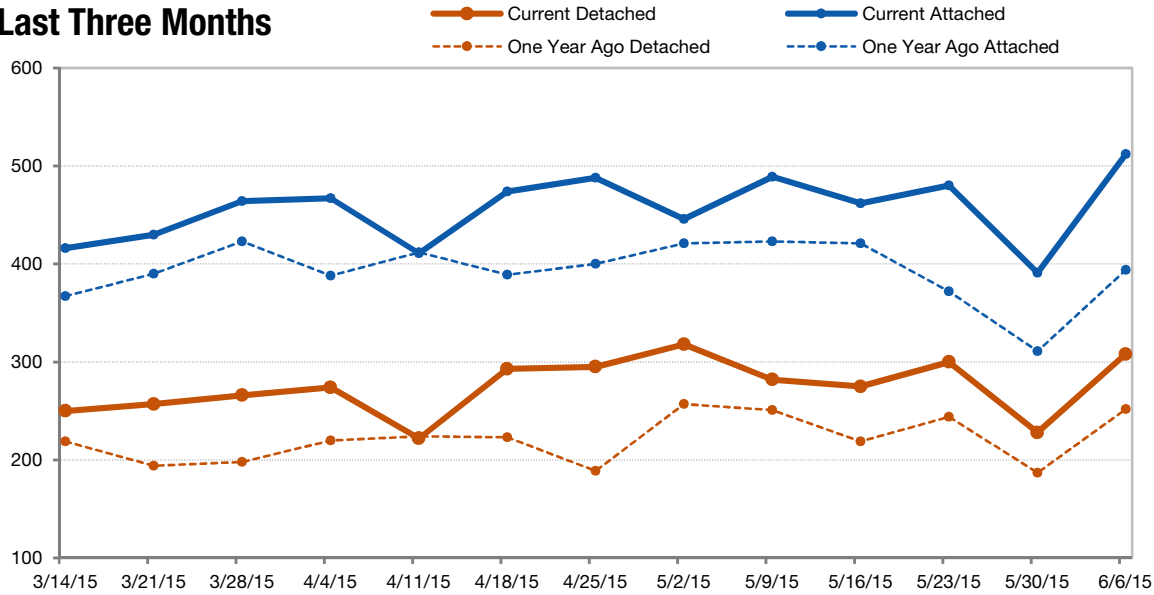


Under Contract

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

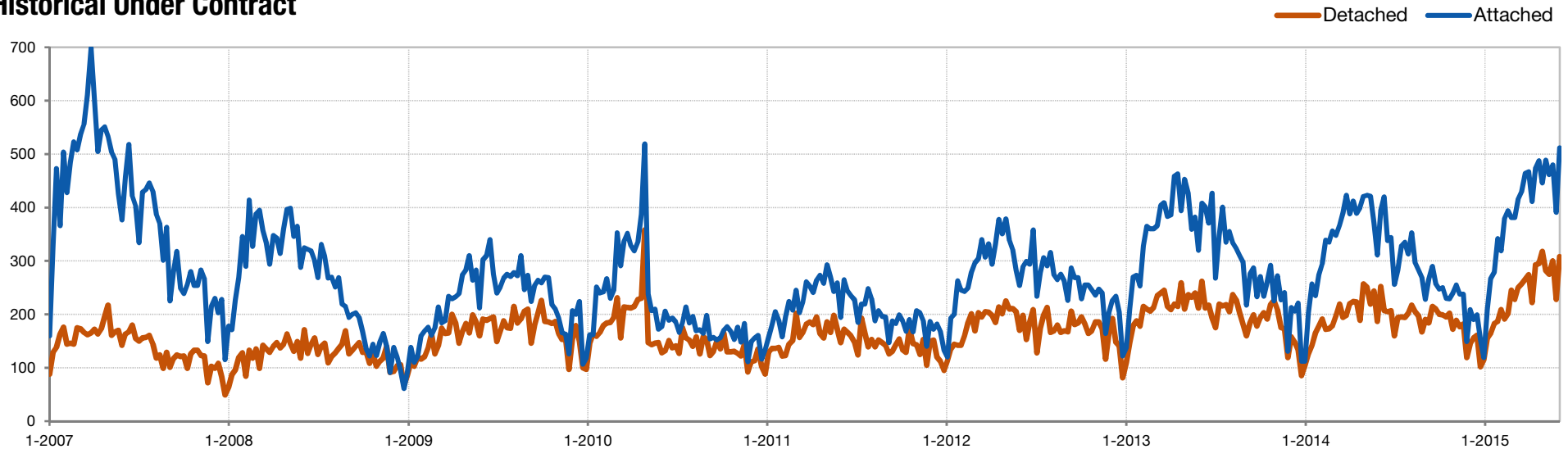


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/14/2015	250	+ 14.2%	416	+ 13.4%
3/21/2015	257	+ 32.5%	430	+ 10.3%
3/28/2015	266	+ 34.3%	464	+ 9.7%
4/4/2015	274	+ 24.5%	467	+ 20.4%
4/11/2015	222	- 0.9%	411	- 0.2%
4/18/2015	293	+ 31.4%	474	+ 21.9%
4/25/2015	295	+ 56.1%	488	+ 22.0%
5/2/2015	318	+ 23.7%	446	+ 5.9%
5/9/2015	282	+ 12.4%	489	+ 15.6%
5/16/2015	275	+ 25.6%	462	+ 9.7%
5/23/2015	300	+ 23.0%	480	+ 29.0%
5/30/2015	228	+ 21.9%	391	+ 25.7%
6/6/2015	308	+ 22.2%	512	+ 29.9%
3-Month Avg.	274	+ 24.0%	456	+ 16.0%

Historical Under Contract

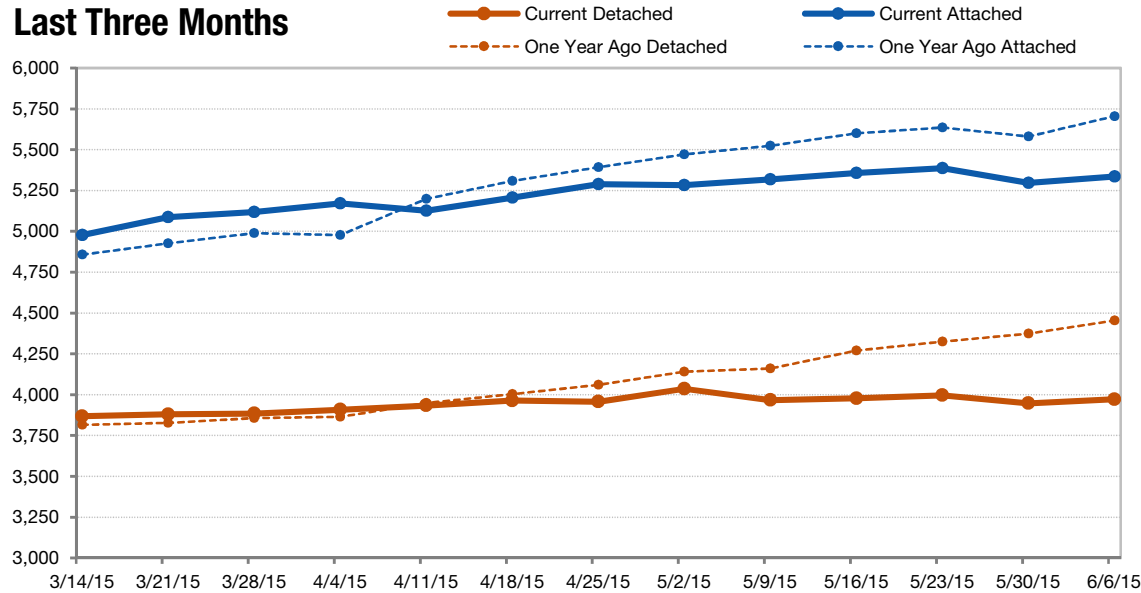


Inventory of Homes for Sale

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

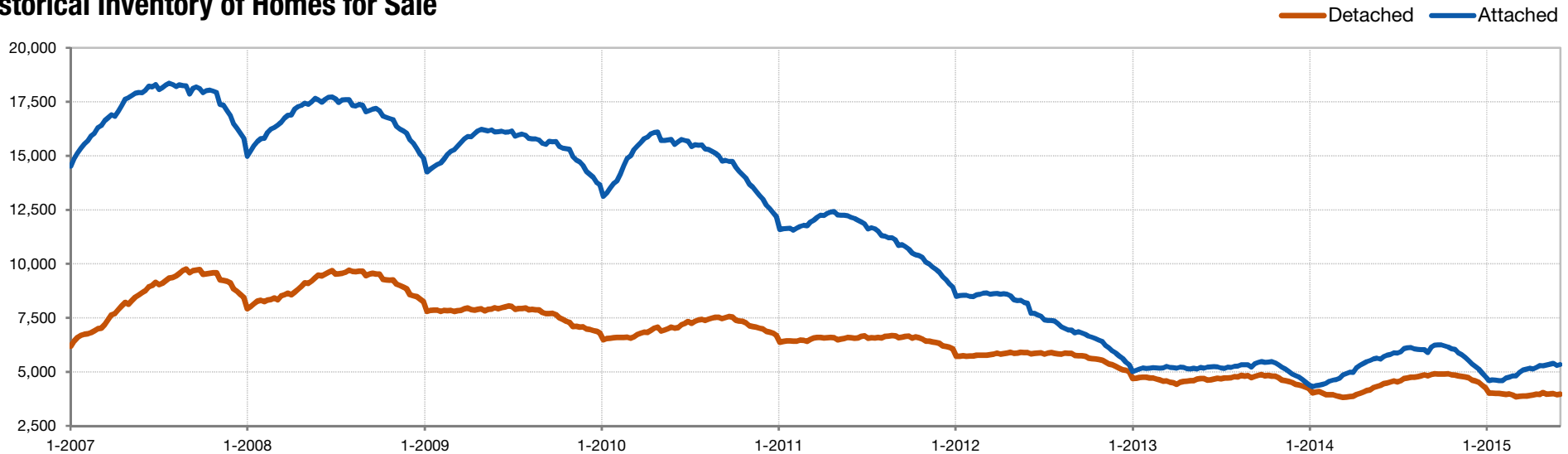


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/14/2015	3,868	+ 1.4%	4,977	+ 2.5%
3/21/2015	3,879	+ 1.3%	5,087	+ 3.2%
3/28/2015	3,884	+ 0.7%	5,118	+ 2.6%
4/4/2015	3,908	+ 1.1%	5,171	+ 3.9%
4/11/2015	3,933	- 0.4%	5,127	- 1.4%
4/18/2015	3,964	- 1.0%	5,207	- 1.9%
4/25/2015	3,957	- 2.5%	5,289	- 1.9%
5/2/2015	4,036	- 2.5%	5,282	- 3.4%
5/9/2015	3,967	- 4.7%	5,318	- 3.7%
5/16/2015	3,977	- 6.8%	5,357	- 4.3%
5/23/2015	3,996	- 7.6%	5,387	- 4.4%
5/30/2015	3,947	- 9.8%	5,296	- 5.1%
6/6/2015	3,972	- 10.8%	5,335	- 6.5%
3-Month Avg.	3,945	- 3.4%	5,227	- 1.8%

Historical Inventory of Homes for Sale

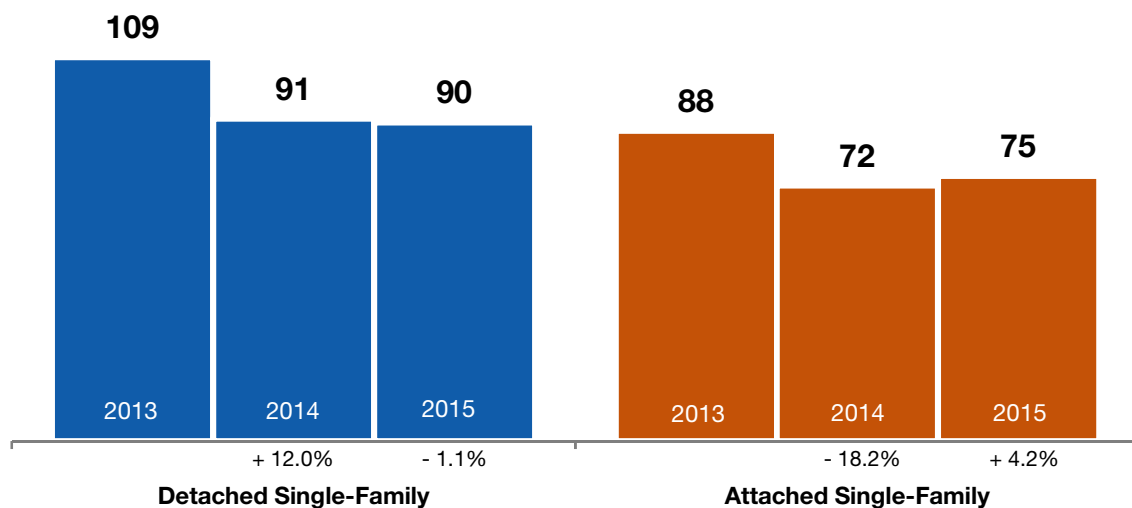


Market Time

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

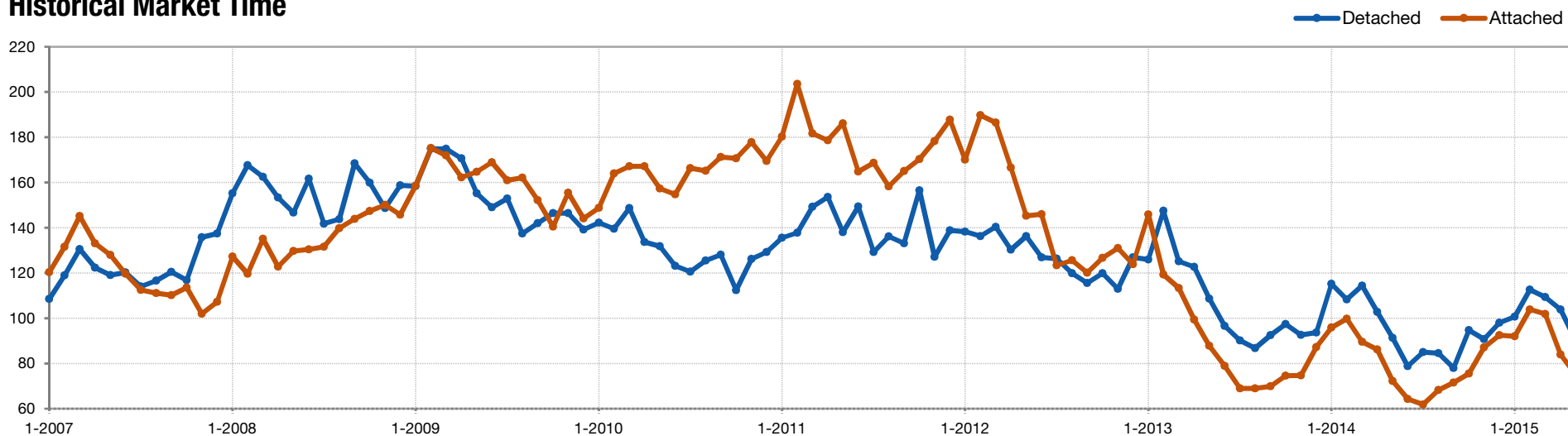


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2014	79	- 18.6%	64	- 19.0%
Jul-2014	85	- 5.6%	62	- 10.1%
Aug-2014	85	- 2.3%	68	- 1.4%
Sep-2014	78	- 15.2%	72	+ 2.9%
Oct-2014	95	- 2.1%	76	+ 1.3%
Nov-2014	91	- 2.2%	87	+ 16.0%
Dec-2014	98	+ 4.3%	93	+ 6.9%
Jan-2015	101	- 12.2%	92	- 4.2%
Feb-2015	113	+ 4.6%	104	+ 4.0%
Mar-2015	109	- 4.4%	102	+ 13.3%
Apr-2015	104	+ 1.0%	84	- 2.3%
May-2015	90	- 1.1%	75	+ 4.2%
Average	93	- 4.4%	79	+ 0.5%

Historical Market Time

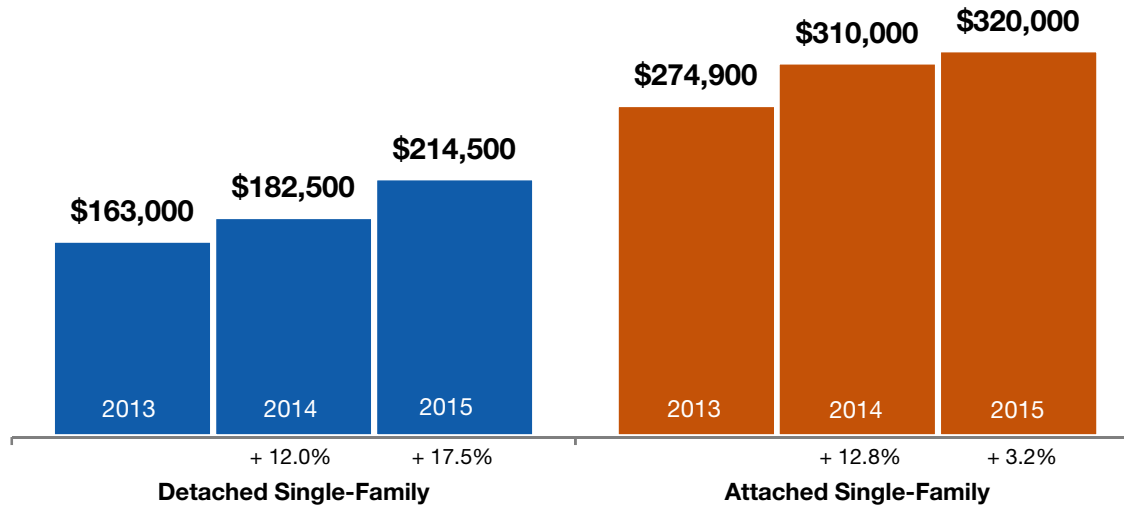


Median Sales Price

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

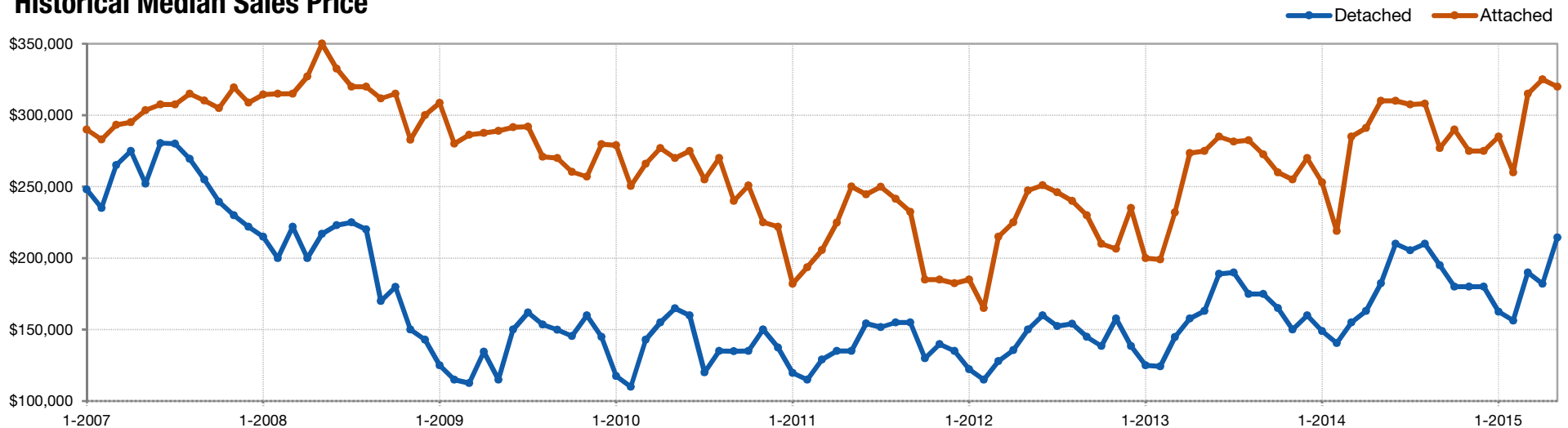


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,500	+ 8.2%	\$307,500	+ 9.2%
Aug-2014	\$210,000	+ 20.1%	\$308,000	+ 9.0%
Sep-2014	\$195,000	+ 11.4%	\$277,000	+ 1.7%
Oct-2014	\$180,000	+ 9.1%	\$290,000	+ 11.5%
Nov-2014	\$180,000	+ 20.0%	\$275,000	+ 7.8%
Dec-2014	\$180,000	+ 12.5%	\$275,000	+ 1.9%
Jan-2015	\$162,500	+ 9.1%	\$285,000	+ 12.6%
Feb-2015	\$156,250	+ 11.2%	\$260,000	+ 18.7%
Mar-2015	\$190,000	+ 22.6%	\$315,000	+ 10.5%
Apr-2015	\$182,000	+ 11.7%	\$325,000	+ 11.7%
May-2015	\$214,500	+ 17.5%	\$320,000	+ 3.2%
Median	\$190,000	+ 13.1%	\$300,000	+ 7.7%

Historical Median Sales Price

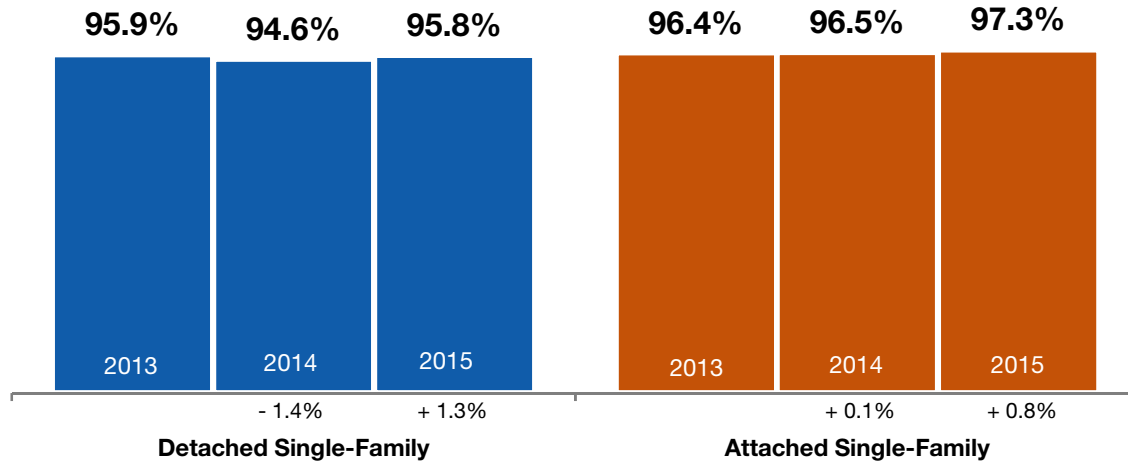


Percent of Original List Price Received

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.

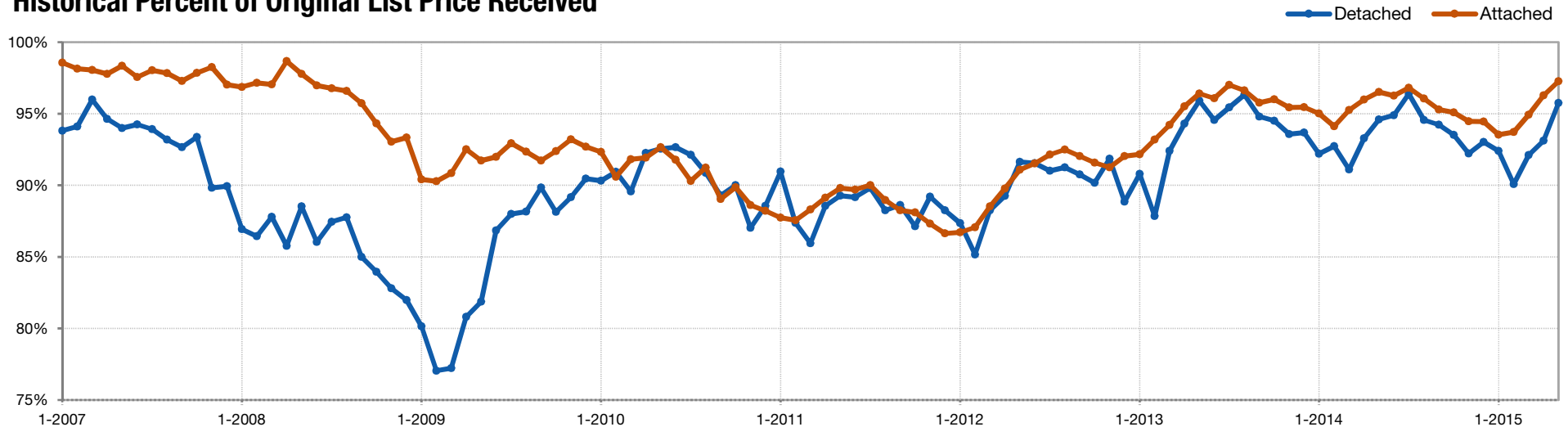


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2014	94.9%	+ 0.3%	96.3%	+ 0.2%
Jul-2014	96.4%	+ 1.0%	96.8%	- 0.2%
Aug-2014	94.6%	- 1.8%	96.1%	- 0.5%
Sep-2014	94.2%	- 0.6%	95.3%	- 0.5%
Oct-2014	93.5%	- 1.1%	95.1%	- 0.9%
Nov-2014	92.2%	- 1.5%	94.5%	- 0.9%
Dec-2014	93.0%	- 0.7%	94.4%	- 1.2%
Jan-2015	92.4%	+ 0.2%	93.5%	- 1.6%
Feb-2015	90.1%	- 2.8%	93.7%	- 0.4%
Mar-2015	92.1%	+ 1.1%	94.9%	- 0.4%
Apr-2015	93.1%	- 0.2%	96.3%	+ 0.3%
May-2015	95.8%	+ 1.3%	97.3%	+ 0.8%
Average	93.7%	- 0.4%	95.6%	- 0.3%

Historical Percent of Original List Price Received

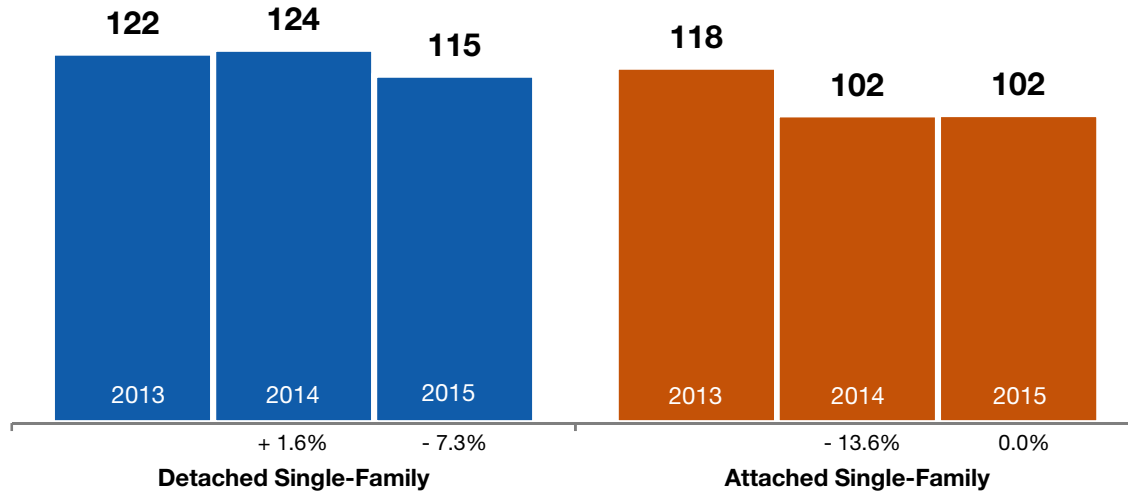


Housing Affordability Index

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.

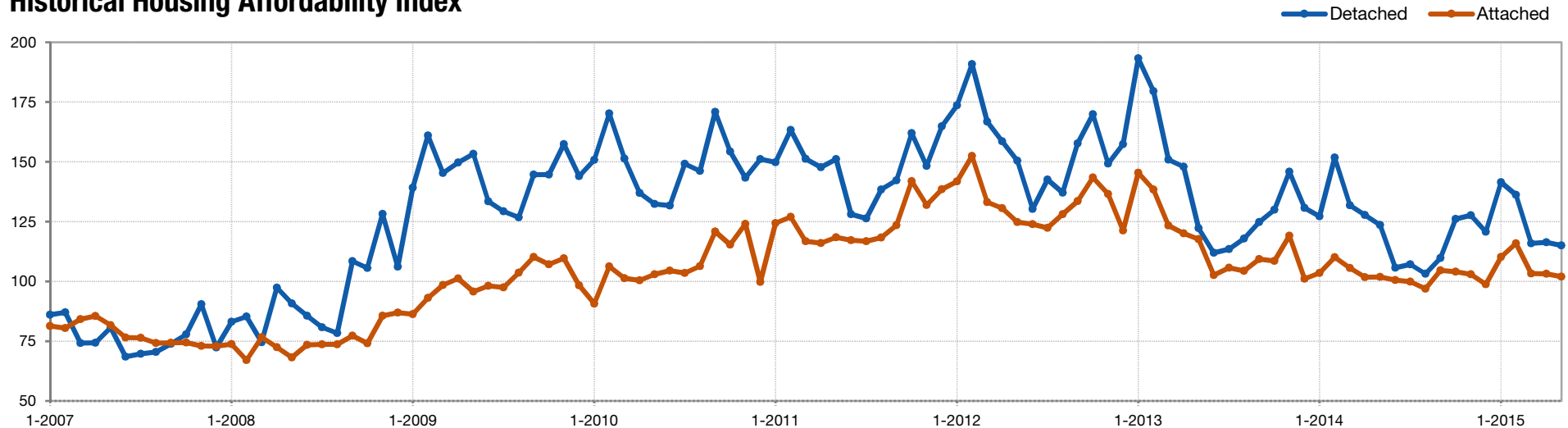


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2014	106	- 5.4%	101	- 1.9%
Jul-2014	107	- 5.3%	100	- 5.7%
Aug-2014	103	- 12.7%	97	- 6.7%
Sep-2014	110	- 12.0%	105	- 3.7%
Oct-2014	126	- 3.1%	104	- 4.6%
Nov-2014	128	- 12.3%	103	- 13.4%
Dec-2014	121	- 7.6%	99	- 2.0%
Jan-2015	142	+ 11.8%	110	+ 5.8%
Feb-2015	136	- 10.5%	116	+ 5.5%
Mar-2015	116	- 12.1%	103	- 2.8%
Apr-2015	116	- 9.4%	103	+ 1.0%
May-2015	115	- 7.3%	102	0.0%
Average	119	- 7.2%	104	- 2.4%

Historical Housing Affordability Index

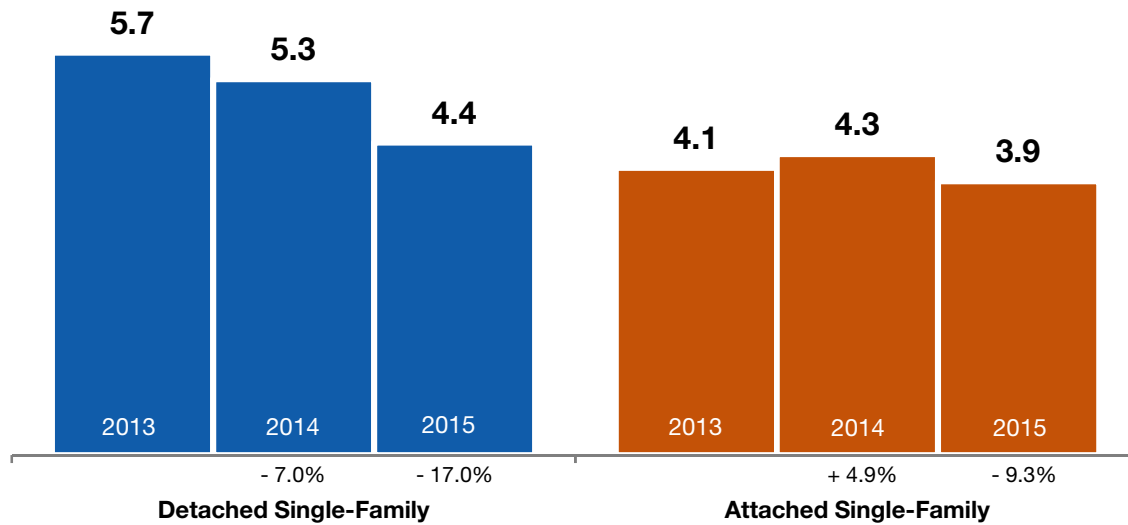


Months Supply of Inventory

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-2014	5.4	- 5.3%	4.4	+ 12.8%
Jul-2014	5.8	+ 1.8%	4.6	+ 17.9%
Aug-2014	5.9	+ 5.4%	4.6	+ 17.9%
Sep-2014	5.9	+ 5.4%	4.8	+ 20.0%
Oct-2014	5.9	+ 9.3%	4.6	+ 17.9%
Nov-2014	5.7	+ 11.8%	4.1	+ 17.1%
Dec-2014	4.9	+ 4.3%	3.5	+ 12.9%
Jan-2015	4.8	+ 4.3%	3.5	+ 6.1%
Feb-2015	4.6	0.0%	3.6	+ 2.9%
Mar-2015	4.5	- 2.2%	3.8	+ 2.7%
Apr-2015	4.5	- 10.0%	3.9	- 4.9%
May-2015	4.4	- 17.0%	3.9	- 9.3%
Average	5.2	+ 0.6%	4.1	+ 9.5%

Historical Months Supply of Inventory

