



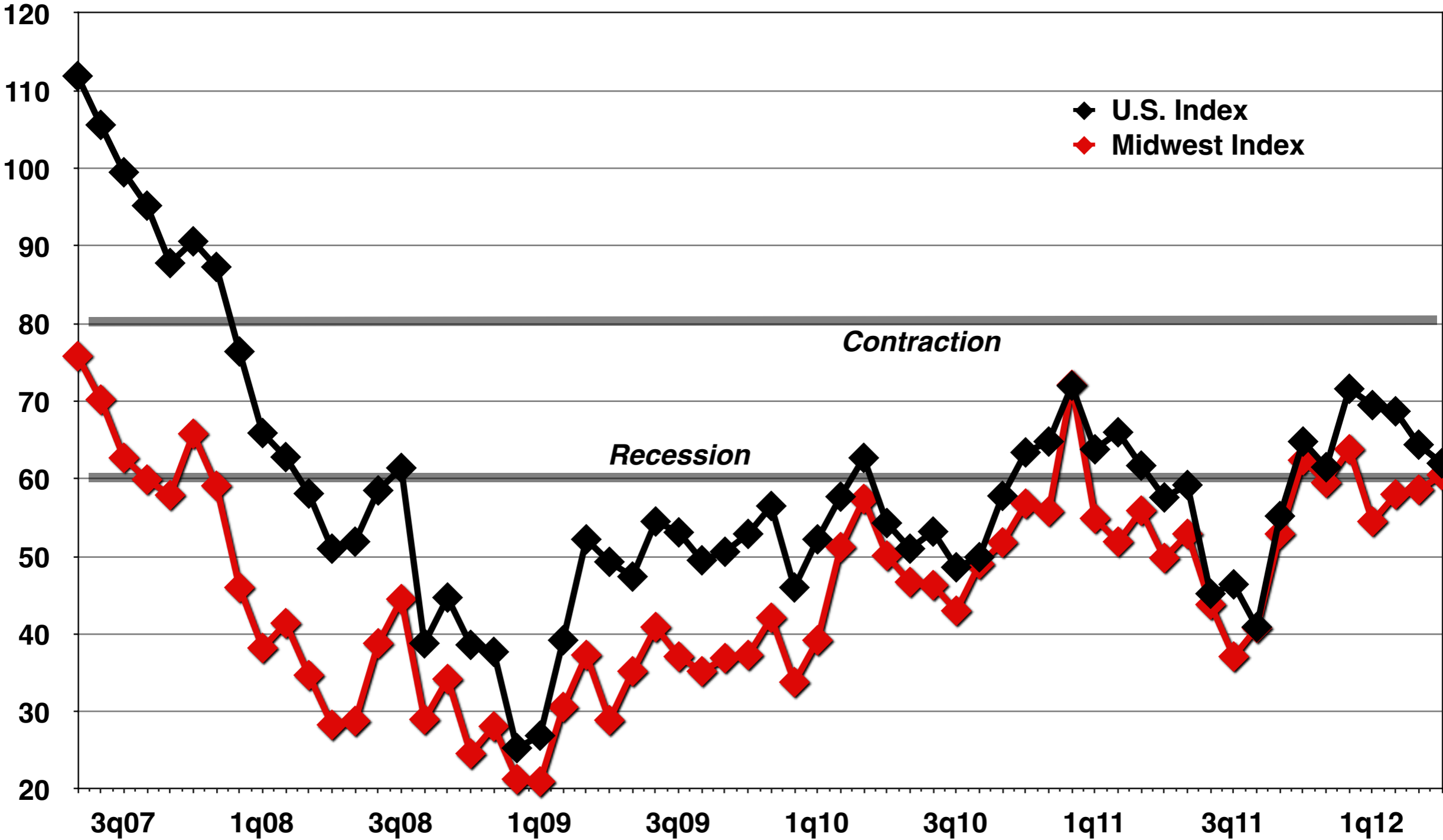
Chicago 2q12 Executive Briefing

Prepared for CMAP

July 19, 2012

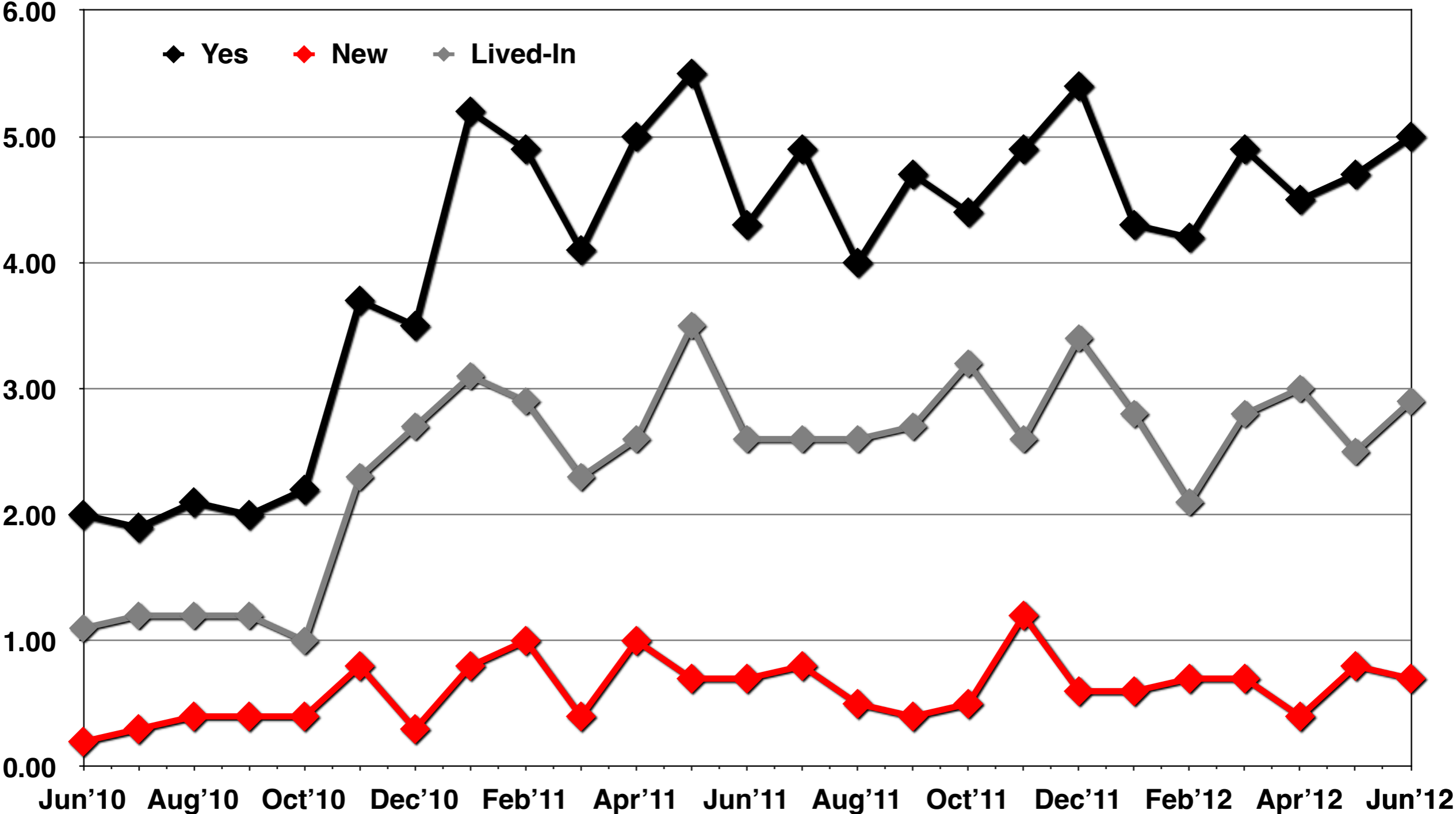
National Economy

Consumer Confidence Index - National & Midwest Trend



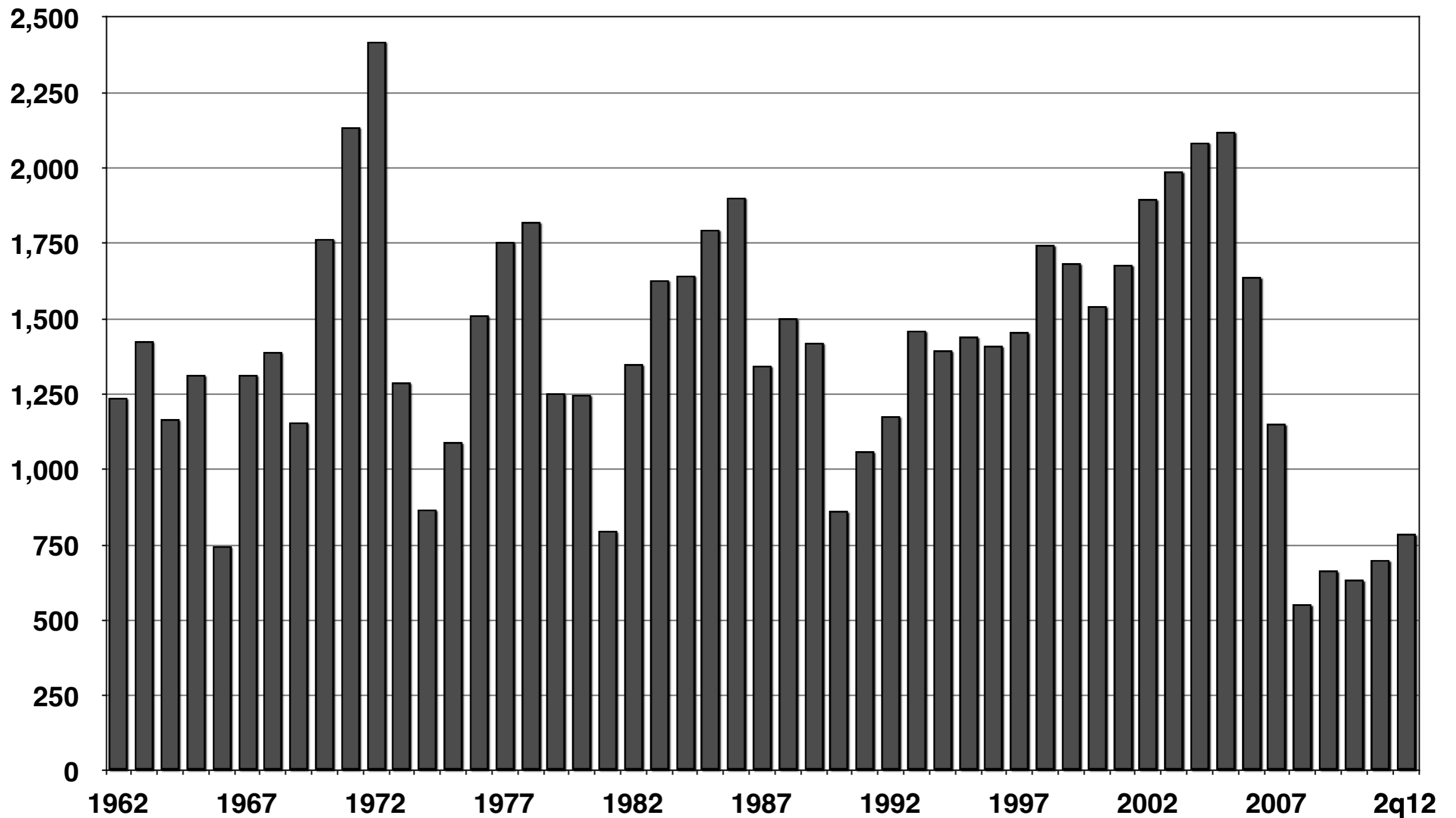
National Economy

Consumer Confidence Index - Home Buying Expectations



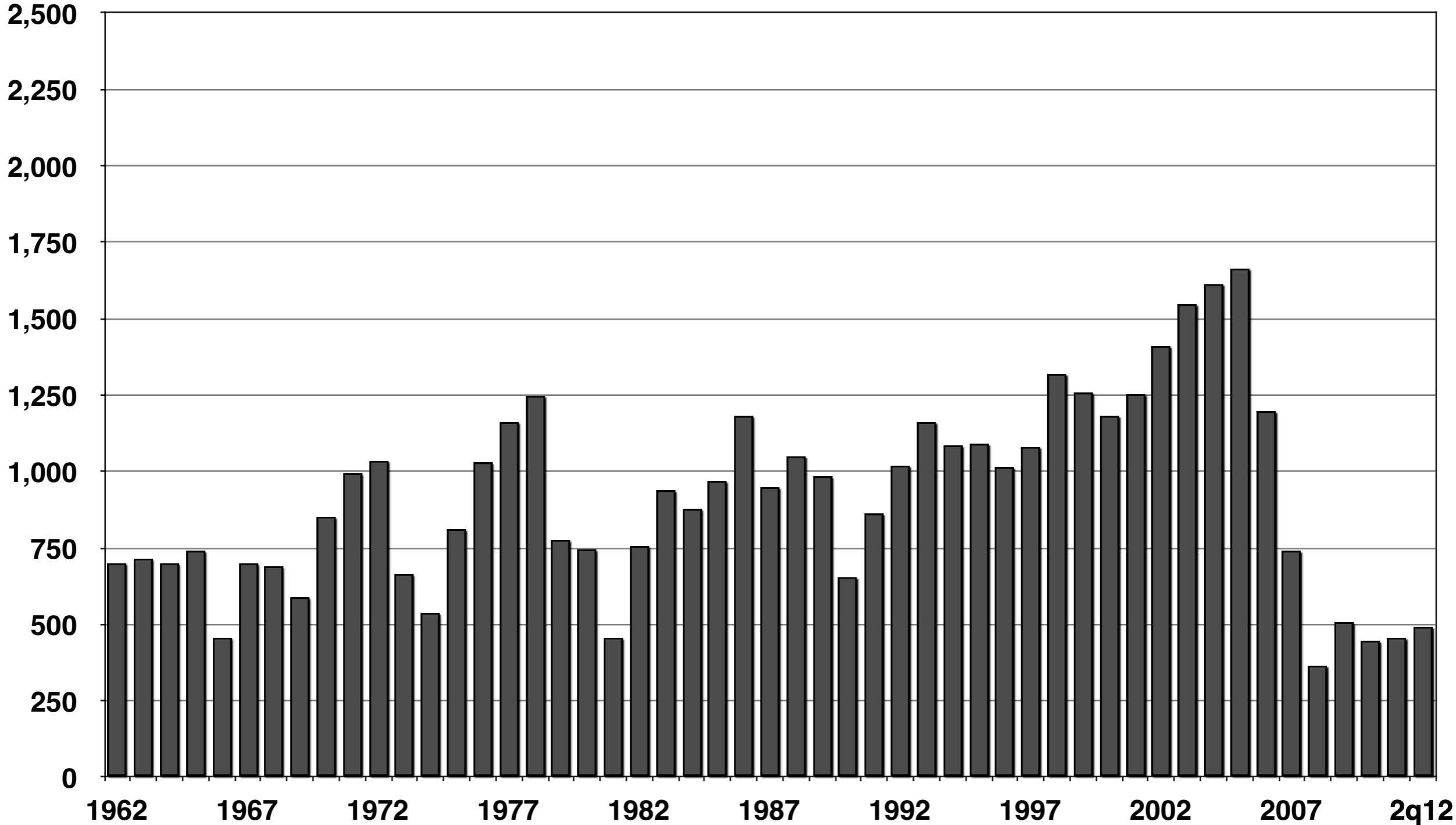
National Economy

U.S. Housing Production - Year by Year Totals (SF & MF)



National Economy

U.S. Housing Production - Year by Year Totals (Single-Family only)



National Economy

Housing Market - Top Ten MSA's Ranked by Single Family Permits

State	SF Permits	Annual Change	Percent Change	Job Growth
Houston	25,233	4,982	24.6%	88,000
Dallas	15,174	1,769	13.2%	52,600
Washington DC	10,130	1,246	14.0%	47,000
Phoenix	9,615	3,049	46.4%	36,100
Atlanta	7,268	1,315	22.1%	27,900
Austin	6,683	860	14.8%	22,700
Seattle	6,523	716	12.3%	38,700
New York	6,243	-268	-4.1%	107,800
Charlotte	5,478	1,693	44.7%	7,700
Orlando	5,364	1,567	41.3%	4,400

Chicago @ #17 with 4,599 SF Permits, **UP** 13.6%

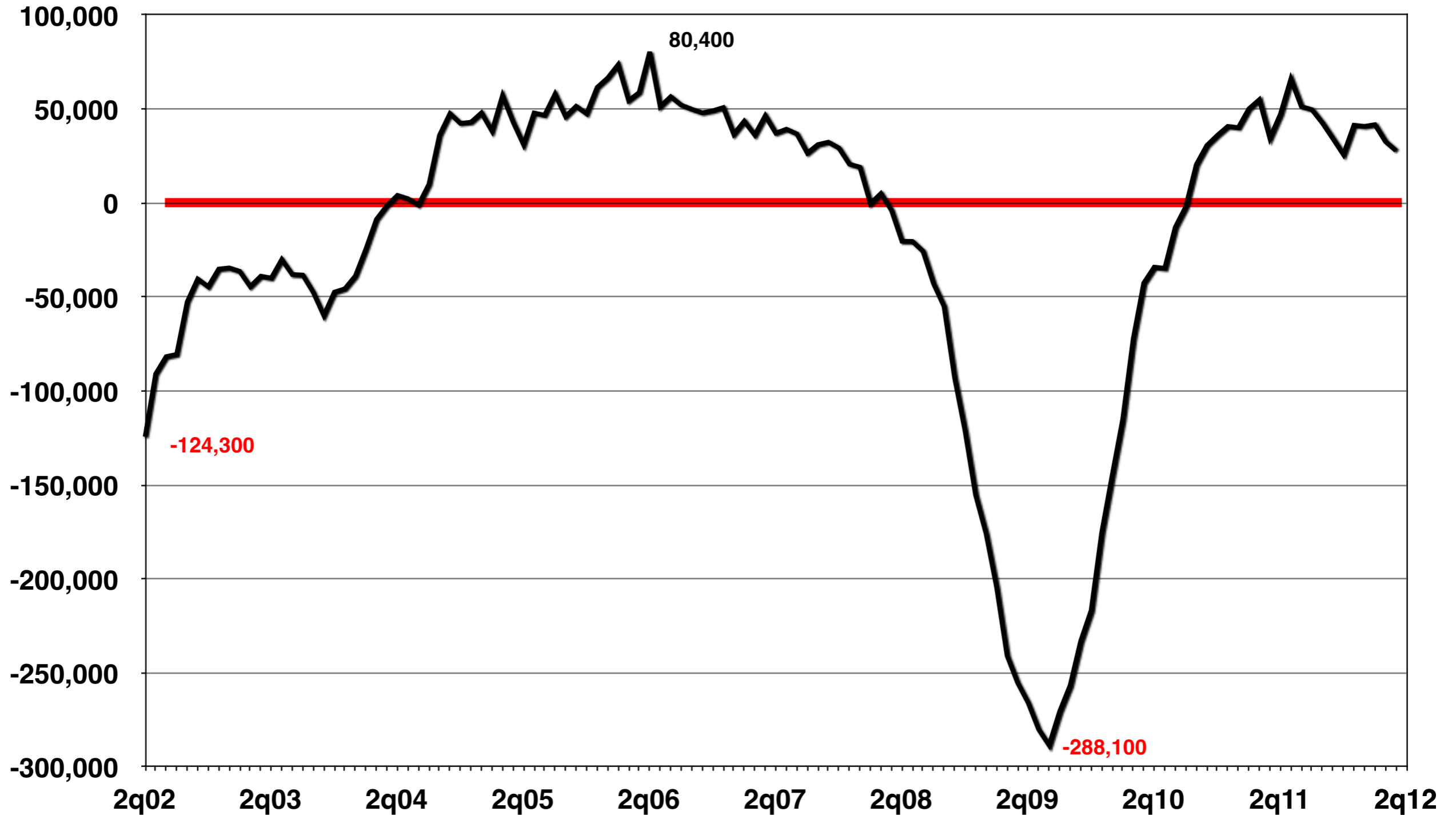




The Local Market

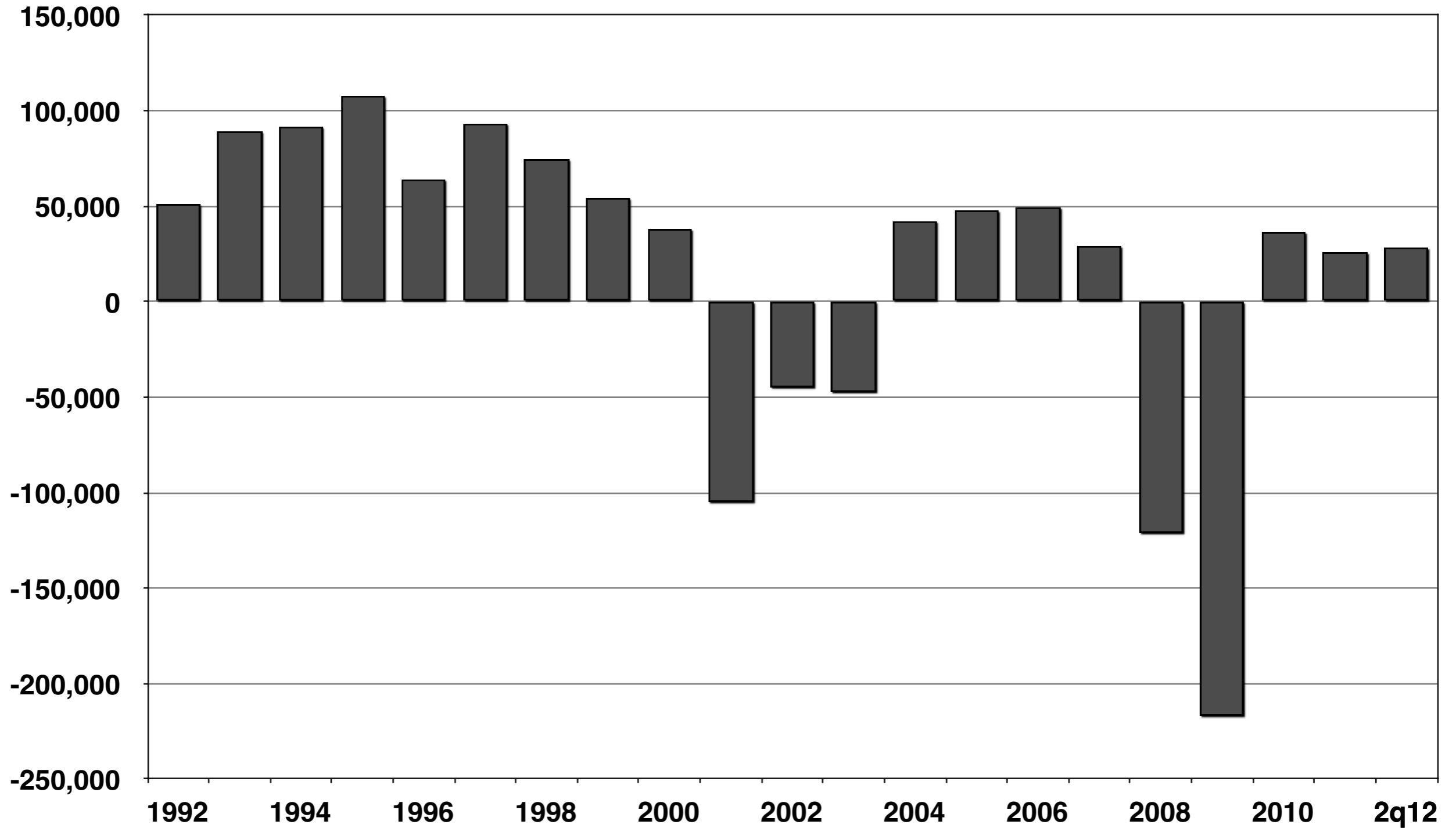
Chicagoland Market

Chicagoland Region - Moving 12-Month Job Growth Trend



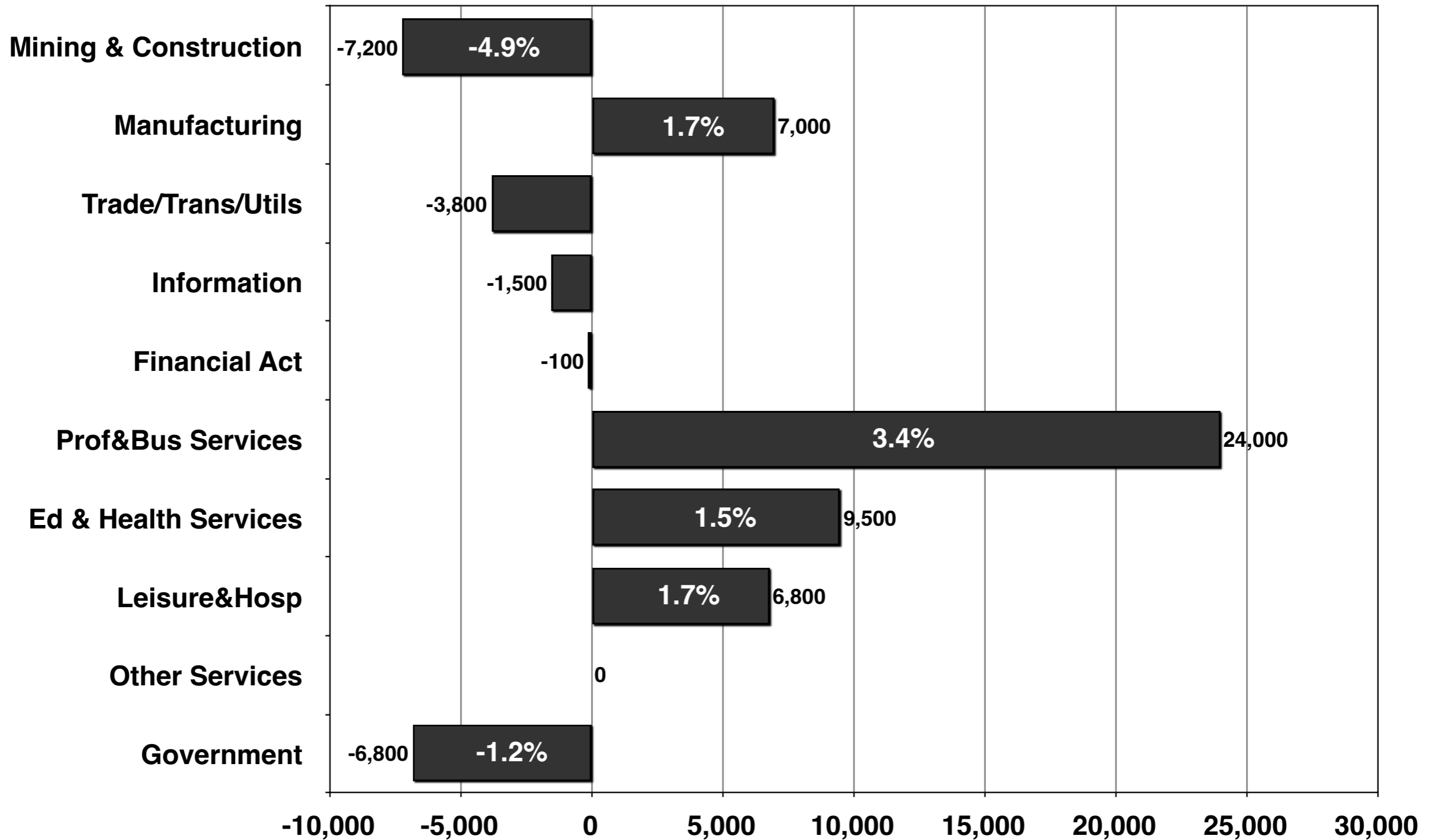
Chicagoland Market

Chicagoland Region - Year by Year Jobs Gained & Lost



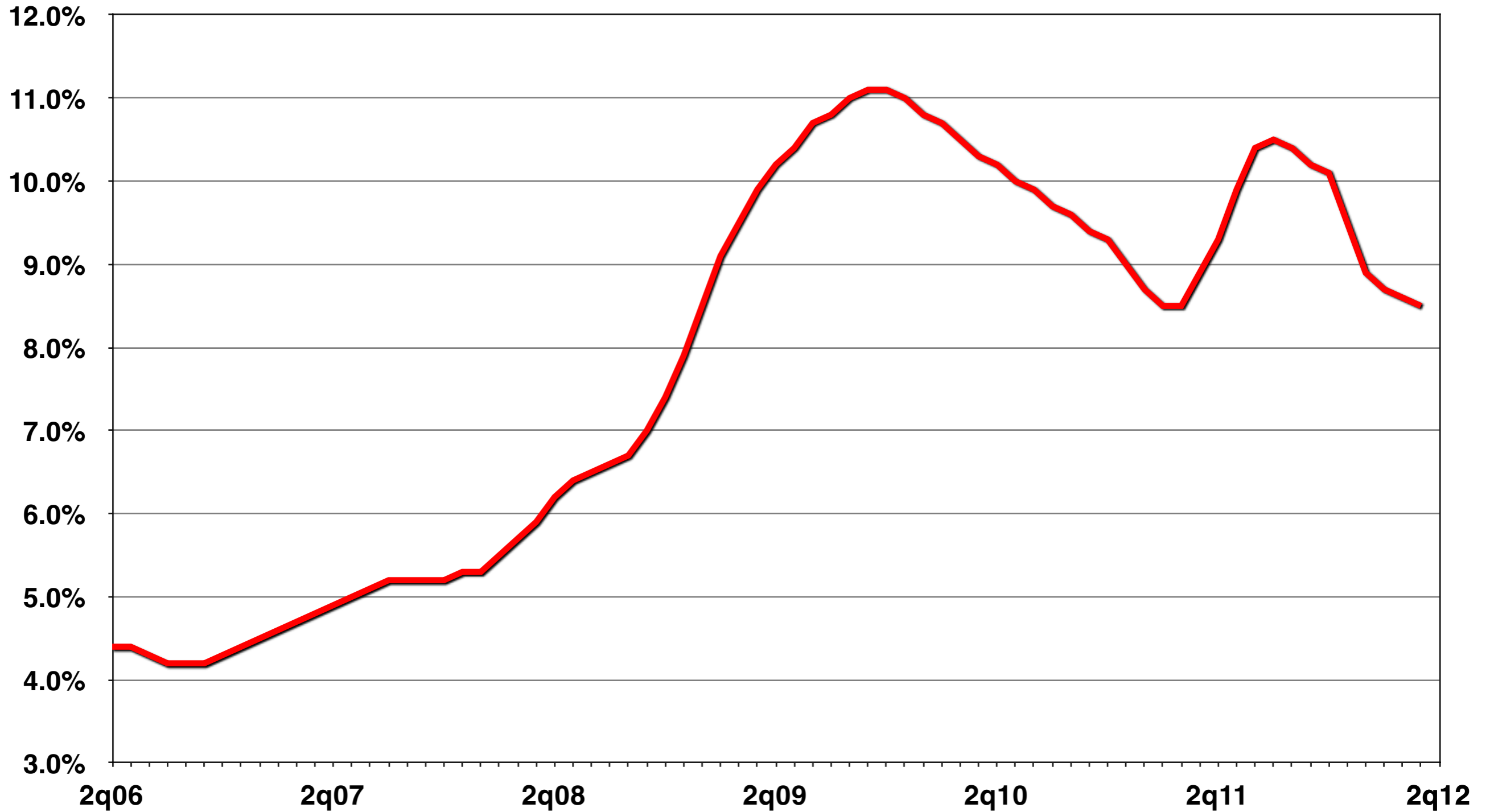
Chicagoland Market

Job Growth - Jobs Added/Lost by Job Sector During Past Year



Chicagoland Market

Chicagoland Region - Monthly Unemployment Rate

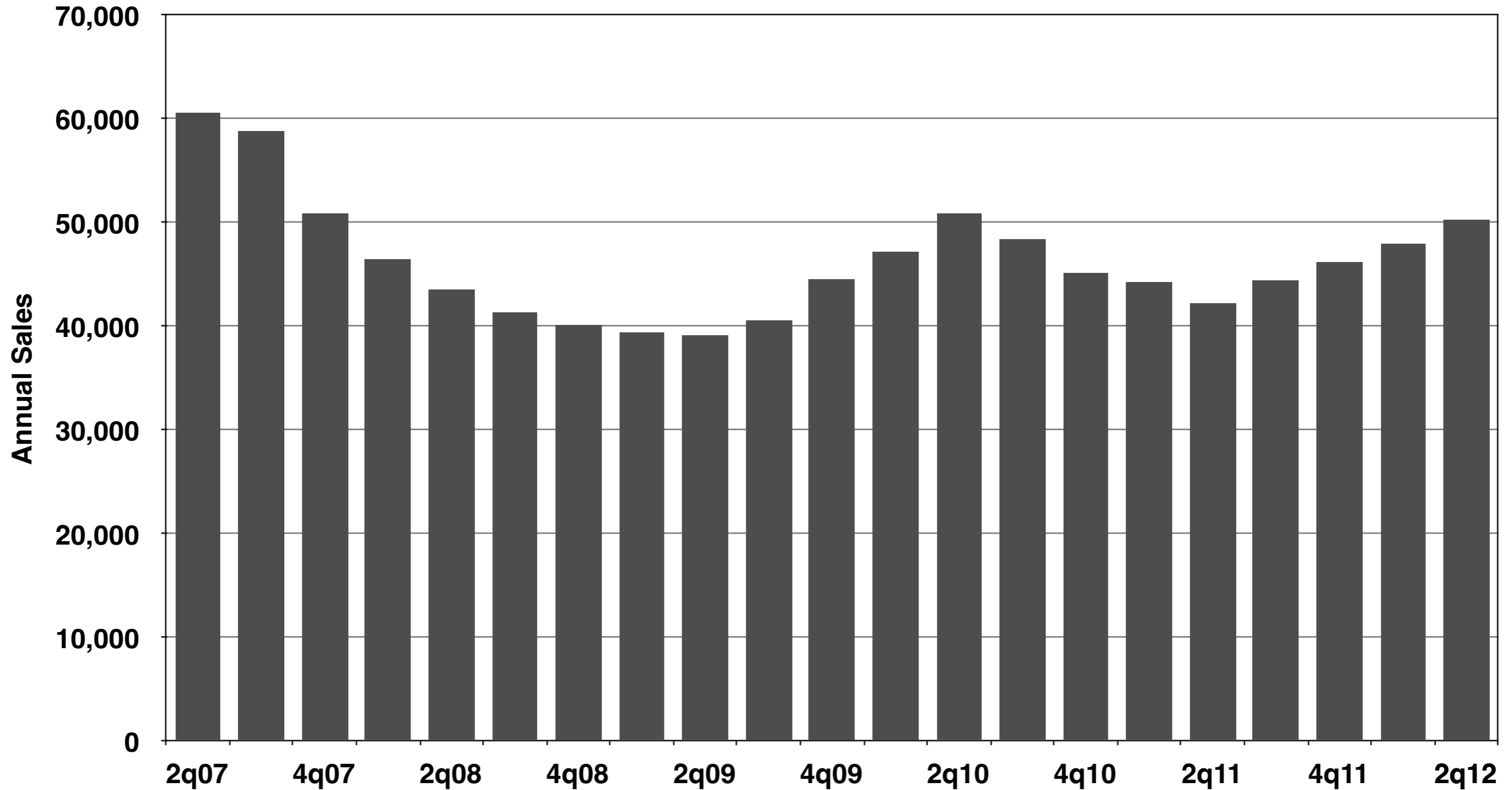




Chicagoland Resale Market

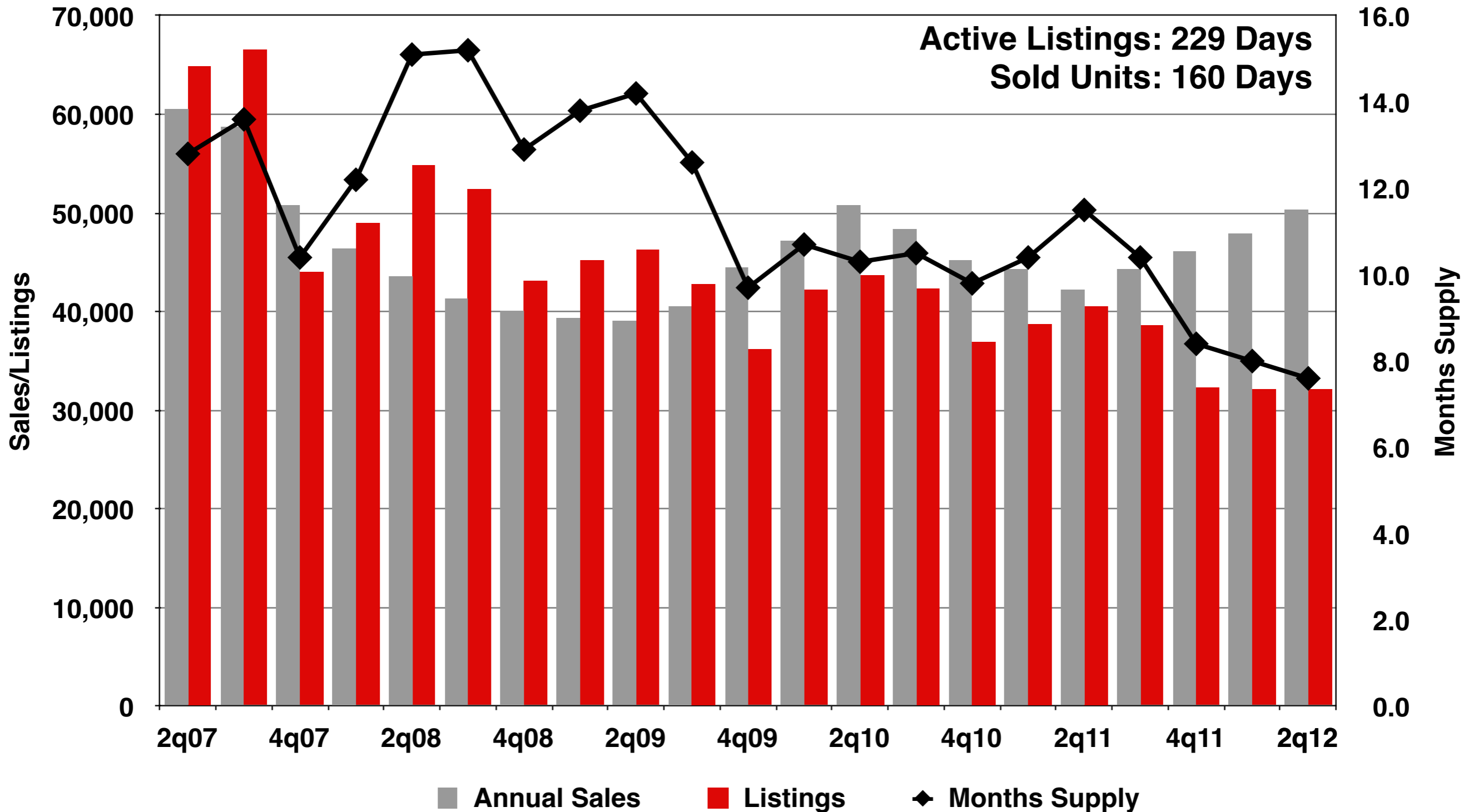
Chicagoland Market

SF Resale Housing Market - Annual Sales



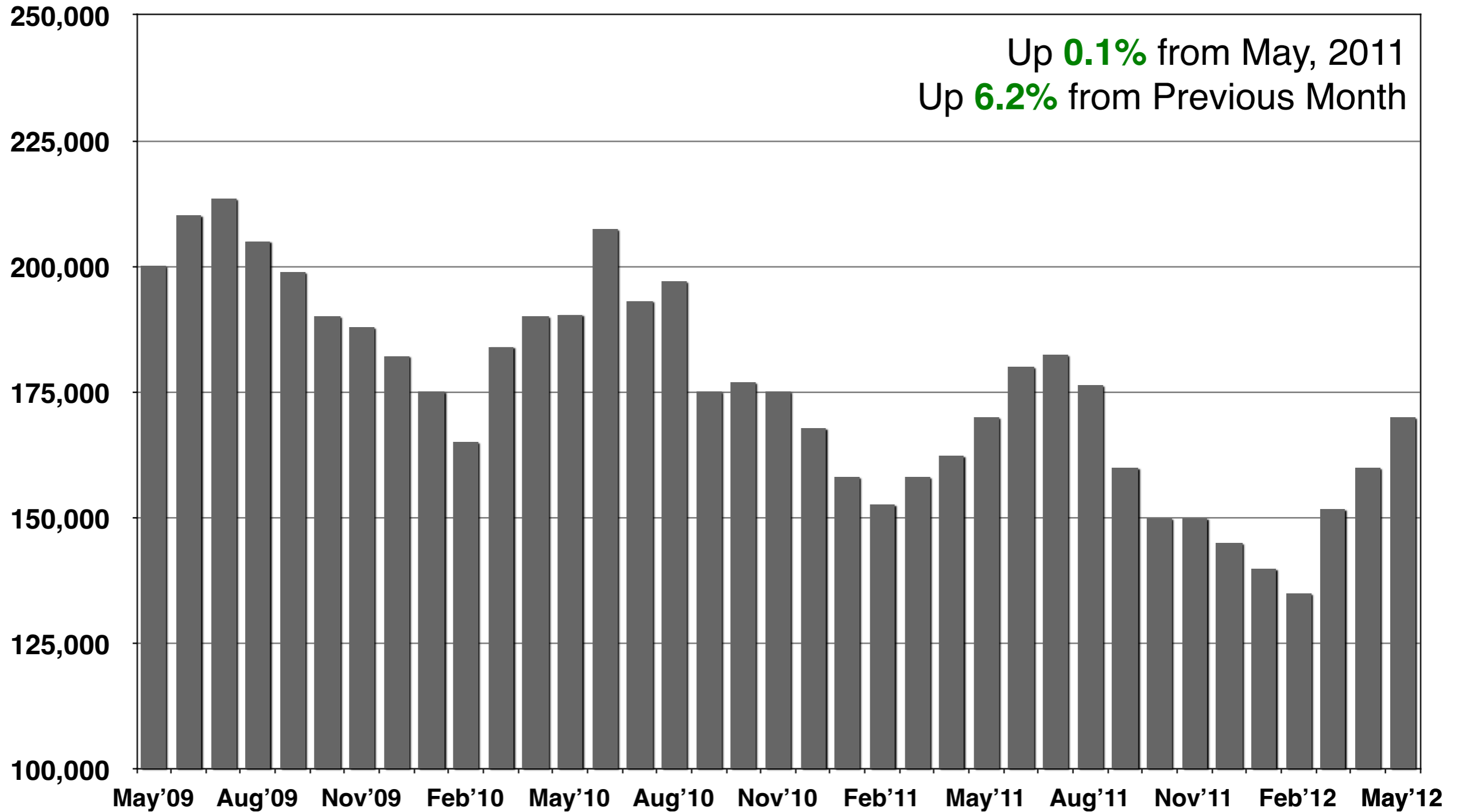
Chicagoland Market

SF Resale Housing Market - Annual Sales & Active Listings



Chicagoland Market

SF Resale Housing Market - Median Price Monthly Trend





Metrostudy Residential Survey

Chicago Market

- 2,863 Total Subdivisions
- 1,642 Active Subdivisions
- 1,221 Future Subdivisions
- 504 Furnished Model Homes (1,802 in 2008)
- 1,510 Finished & Vacant Homes (4,853 in 2008)
- 2,059 Homes Under Construction (4,831 in 2008)
- 55,892 Vacant Developed Lots (64,522 in 2008)
- 227,113 Future Lots
- 12-Counties & 30 Field Research Personnel



Chicagoland Market

New Home Starts & Closings - Quarterly & Annual Comparisons

There were **1,017 Starts** in 2q12,
a **33.3%** increase from 2q11 (763).

The 2q12 Annual Rate of Starts is **3,200 units**,
15.6% v. 2q11 (2,768) & **8.6%** v. 4q11 (2,946).

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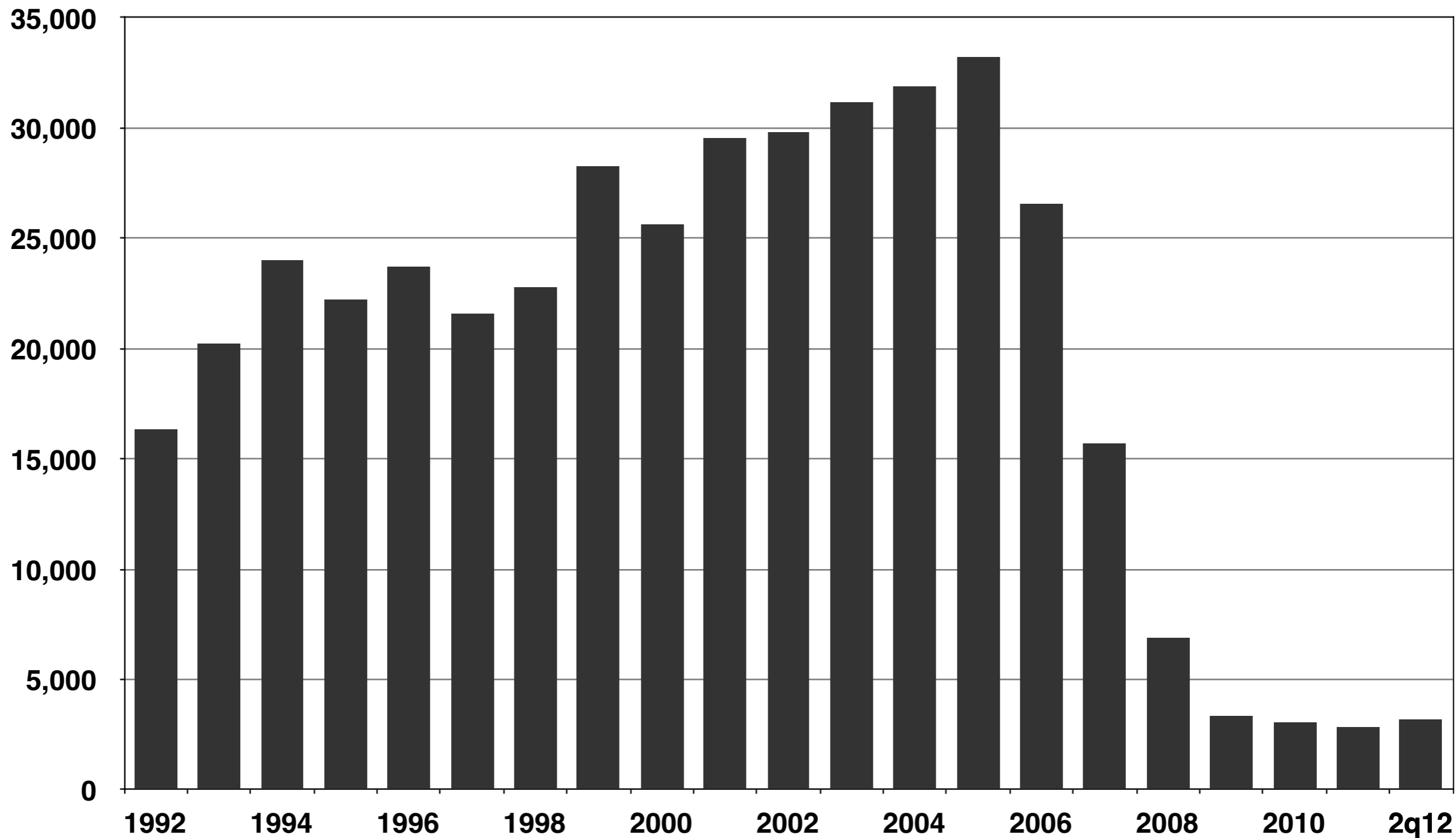
There were **966 Closings** in 2q12,
a **13.4%** increase from 2q11 (852).

The 2q12 Annual Rate of Closings is **3,659 units**,
-8.7% v. 2q11 (4,011) & **3.2%** v. 1q11 (3,545).



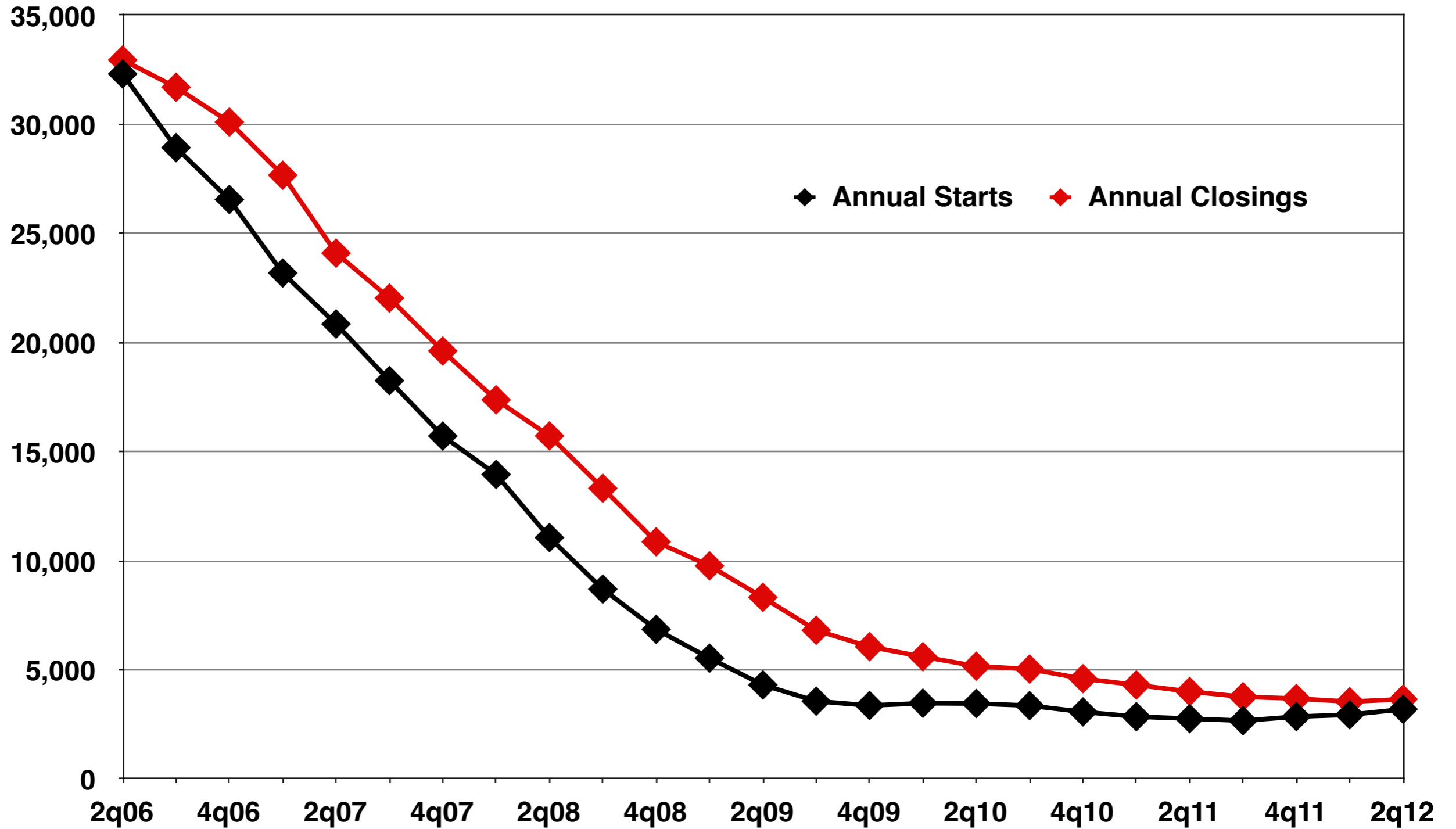
Chicagoland Market

Annual New Homes Started - Year by Year



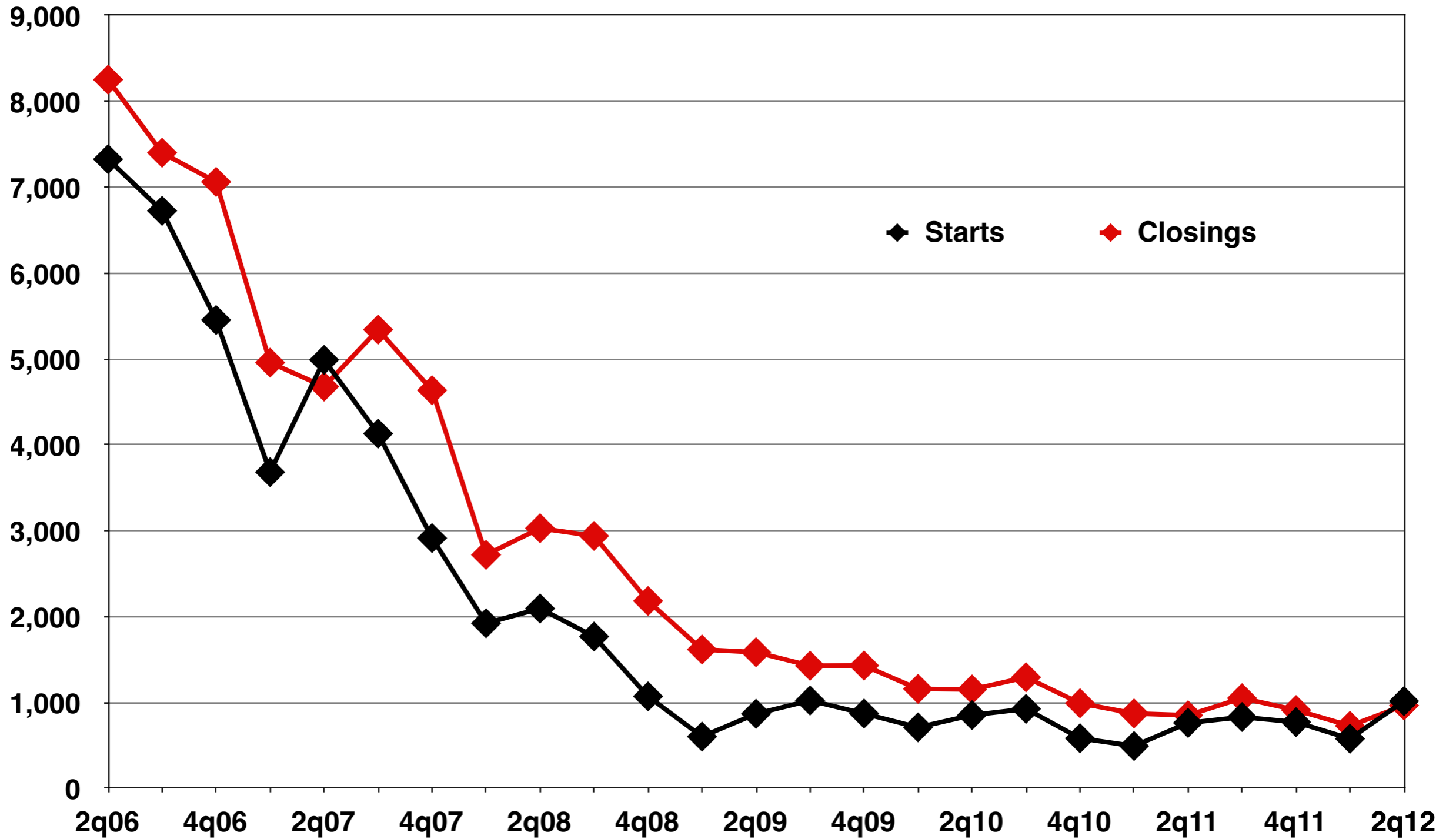
Chicagoland Market

Annual New Home Starts & Closings - 12-Month Moving Total



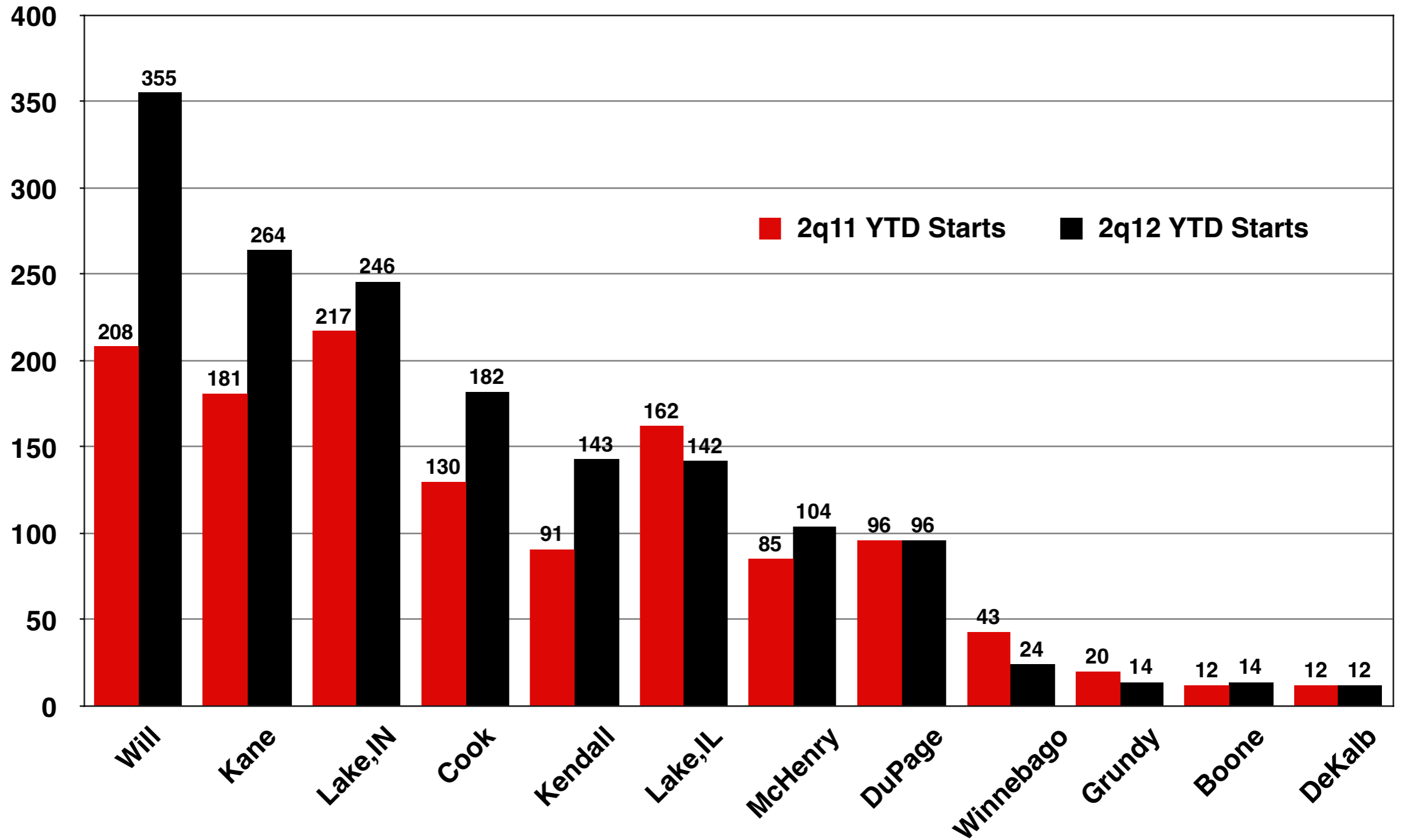
Chicagoland Market

Quarterly New Home Starts & Closings - 6-Year History



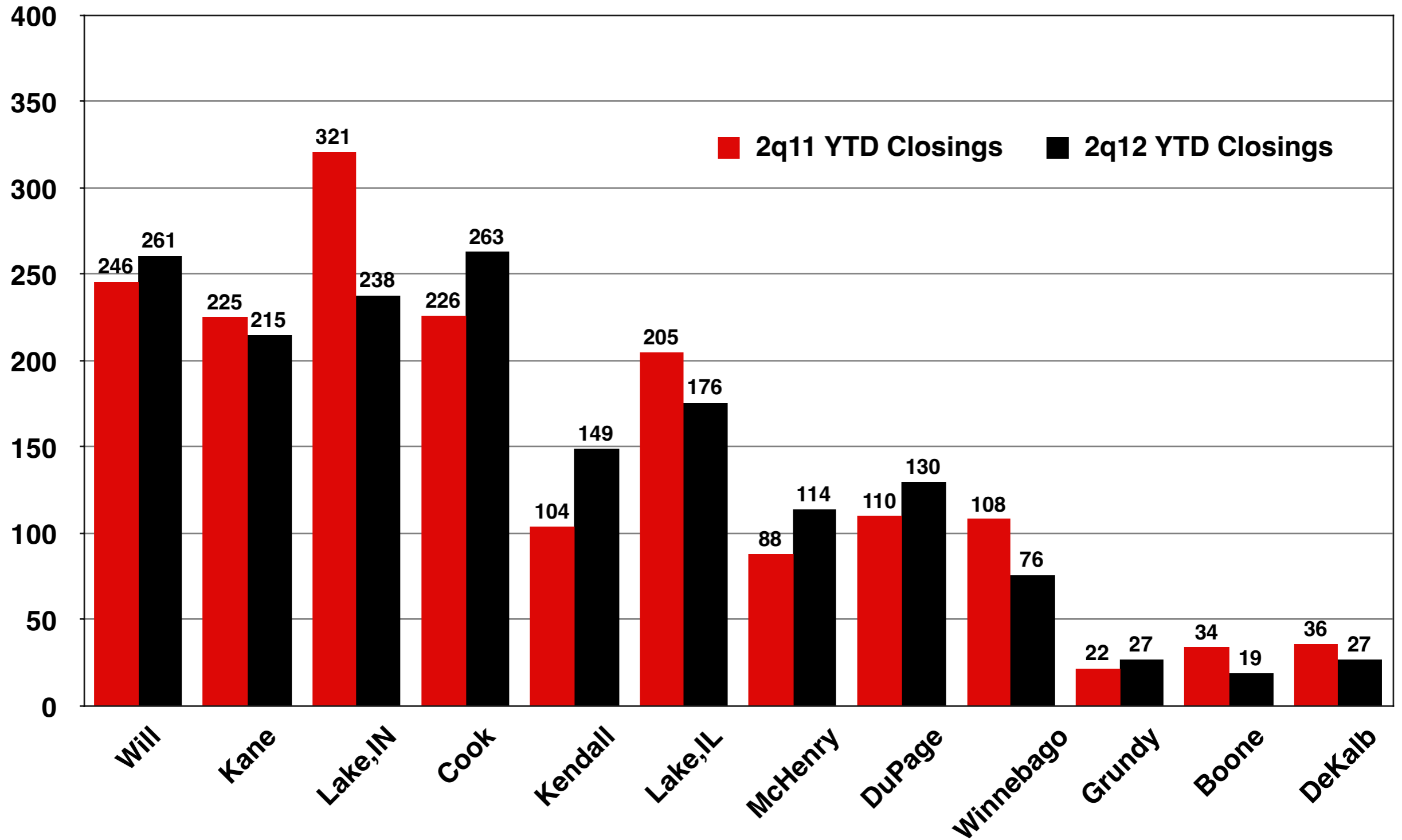
Chicagoland Market

Year to Date Housing Starts - 2q11 & 2q12 Comparison by County



Chicagoland Market

Year to Date New Closings - 2q11 & 2q12 Comparison by County

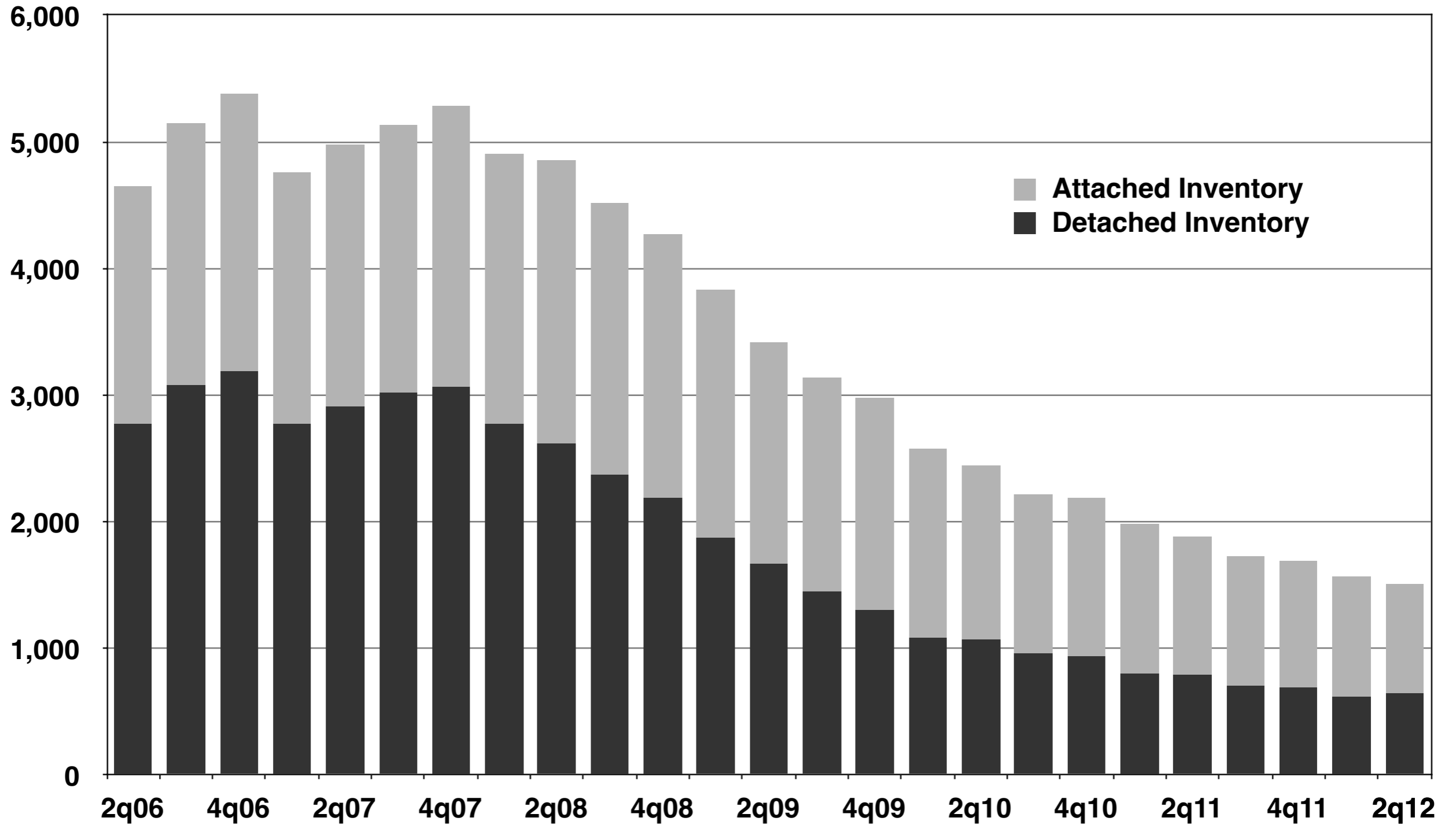




Housing Inventory

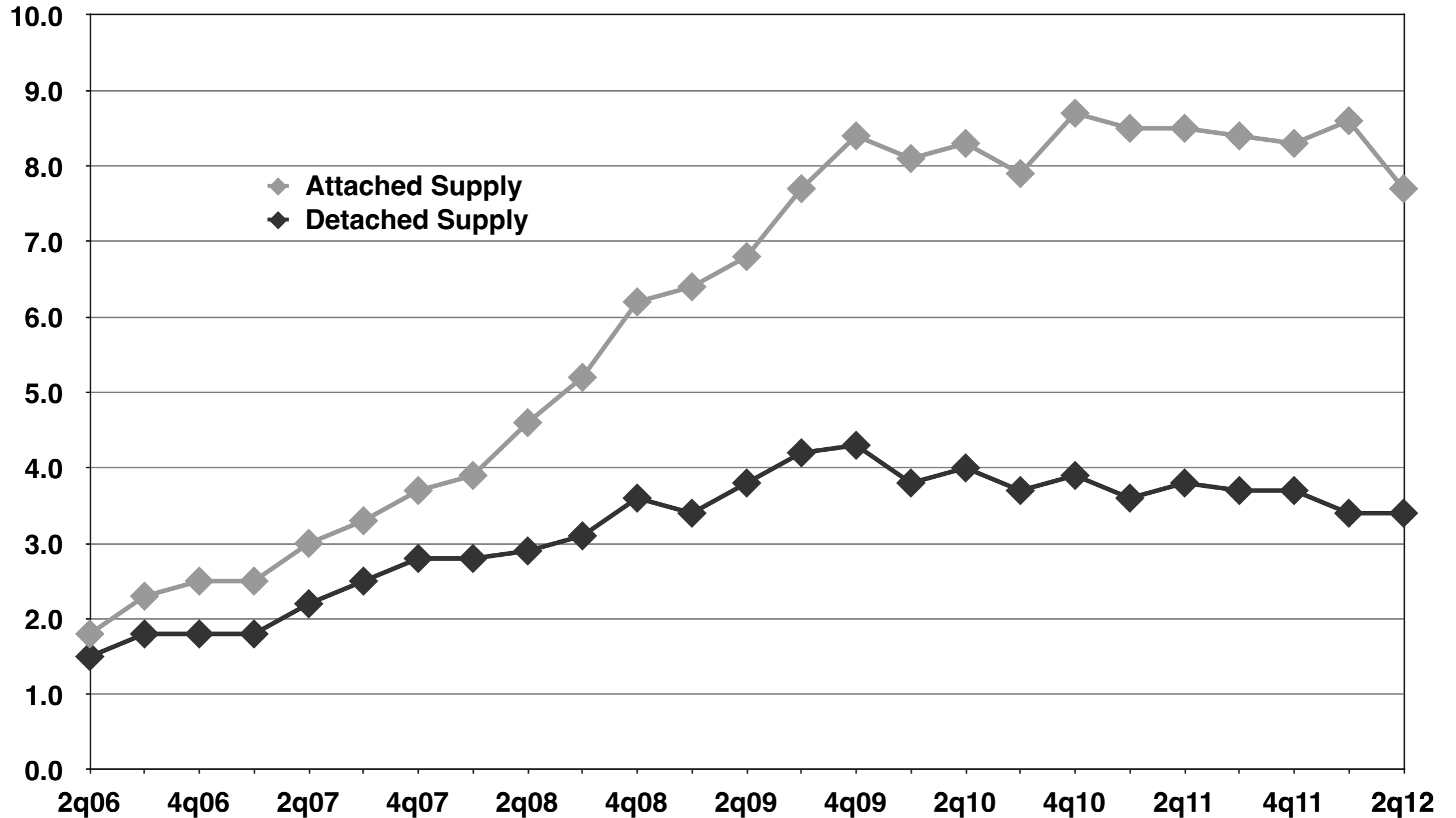
Chicagoland Market

Finished Vacant New Home Inventory - Quarterly Trend



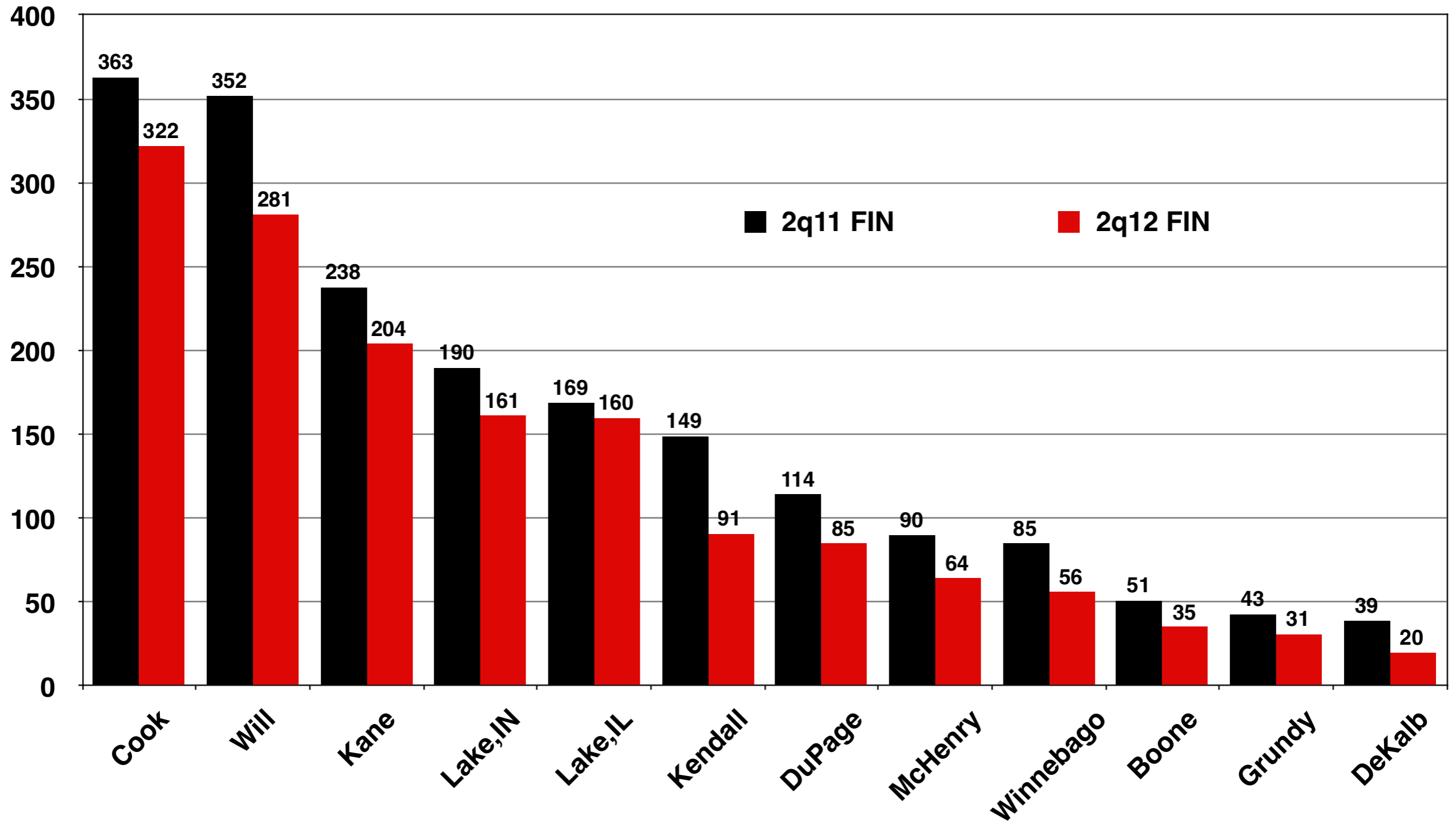
Chicagoland Market

Finished Vacant New Home Inventory - Months of Supply Trend



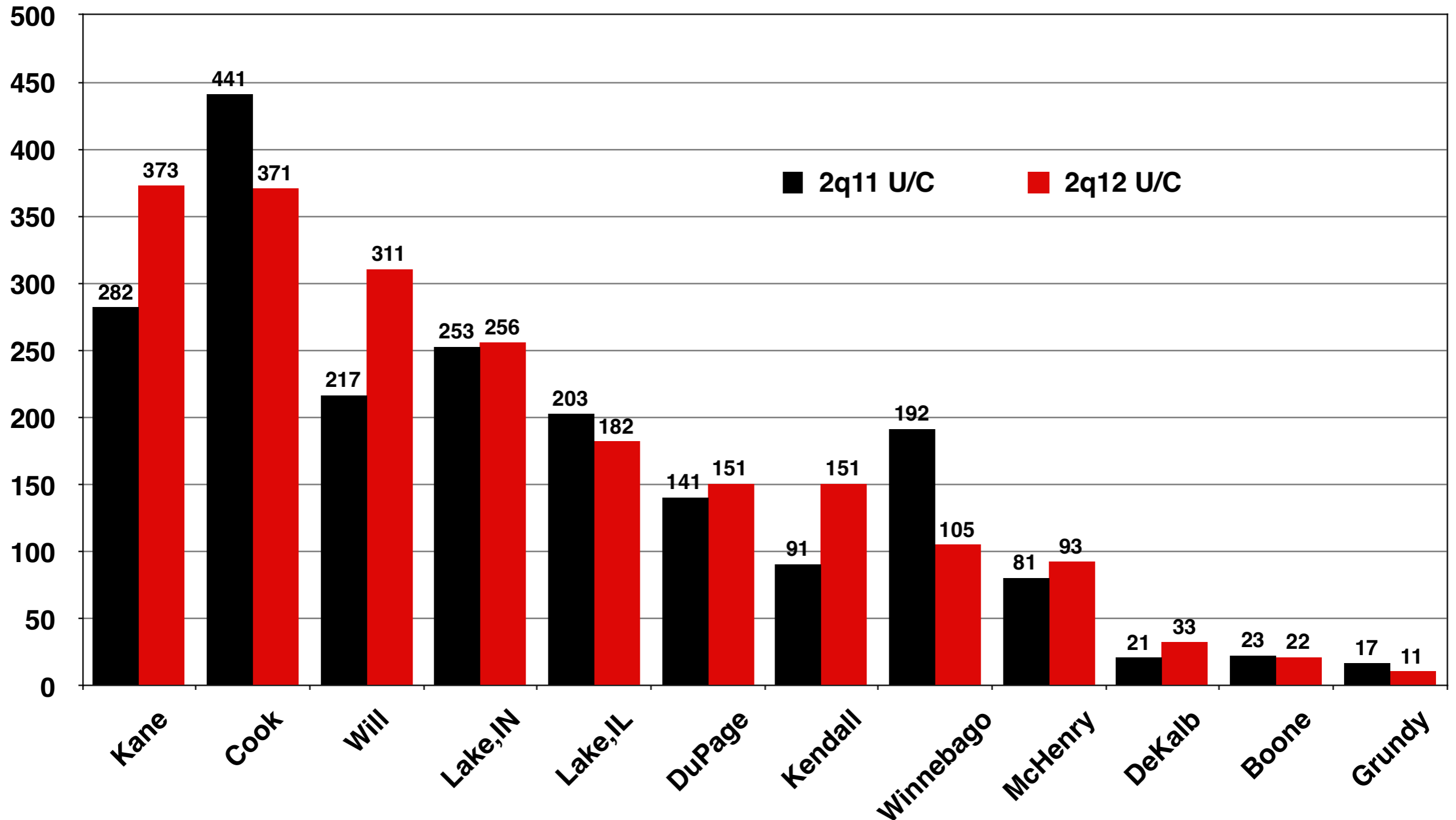
Chicagoland Market

Finished Vacant Inventory - 2q11 & 2q12 Comparison by County



Chicagoland Market

Under Construction Inventory - 2q11 & 2q12 Comparison by County

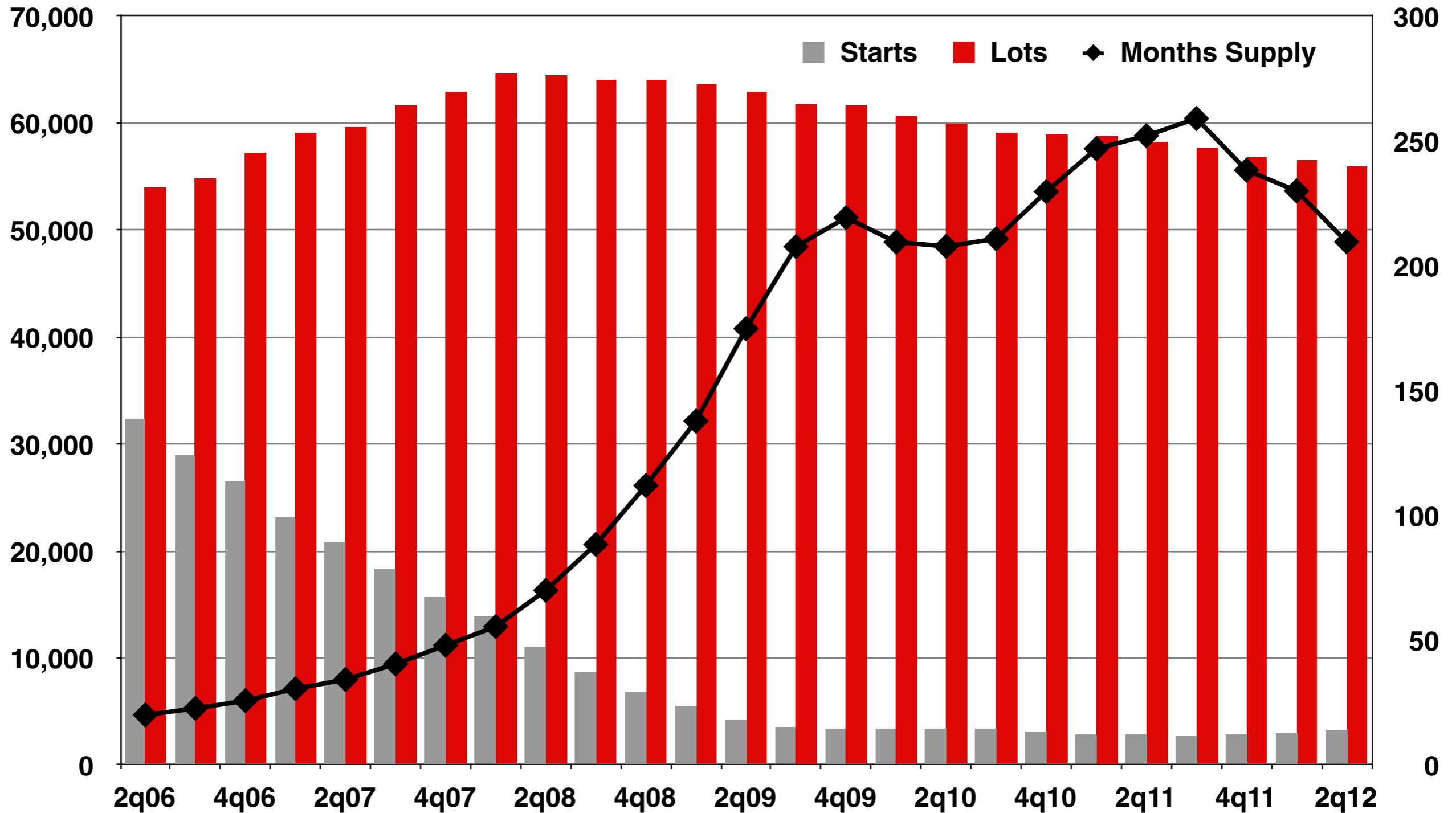




Lot Inventory

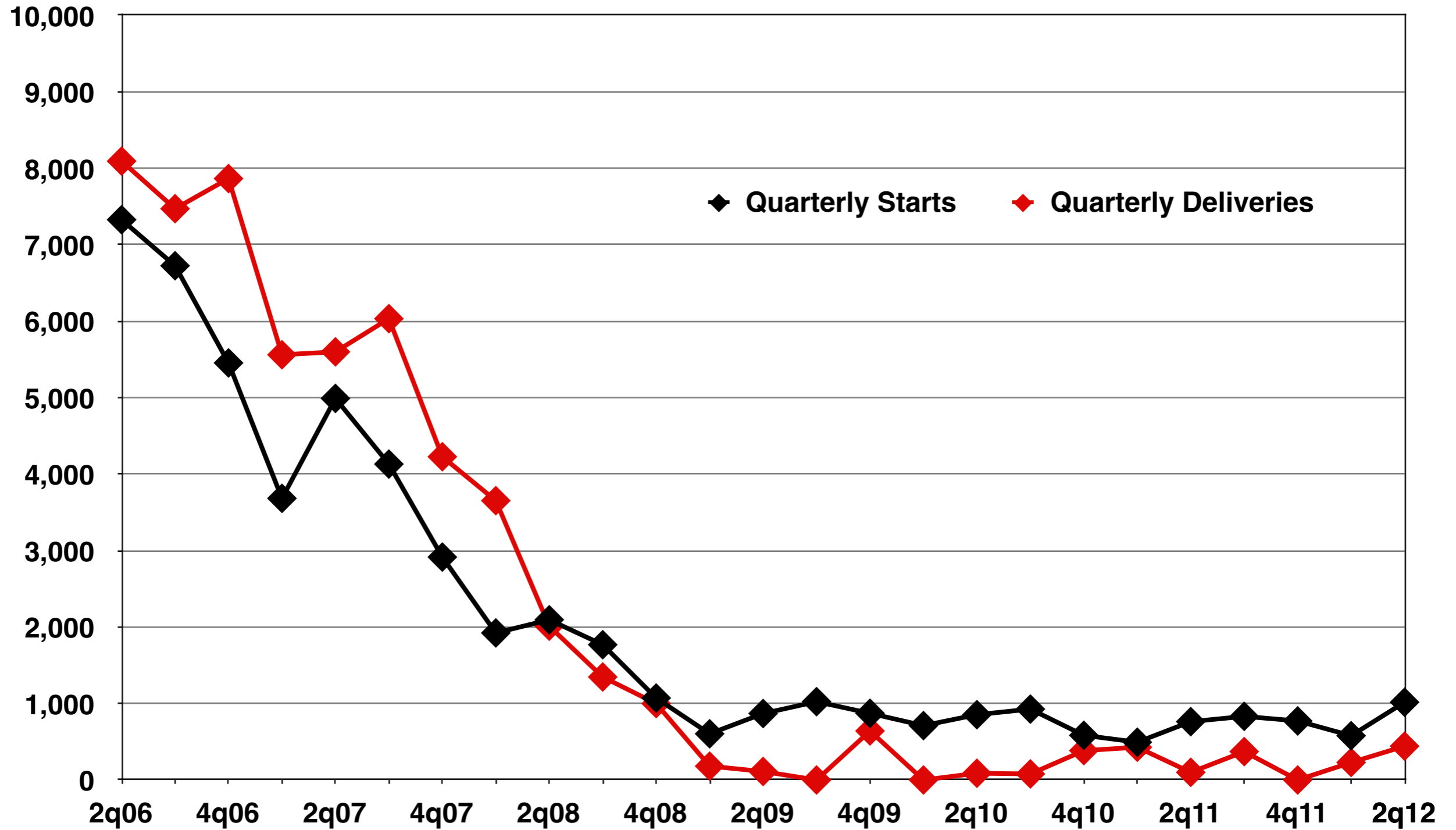
Chicagoland Market

Annual New Home Starts & Lot Inventory - Annual Trend



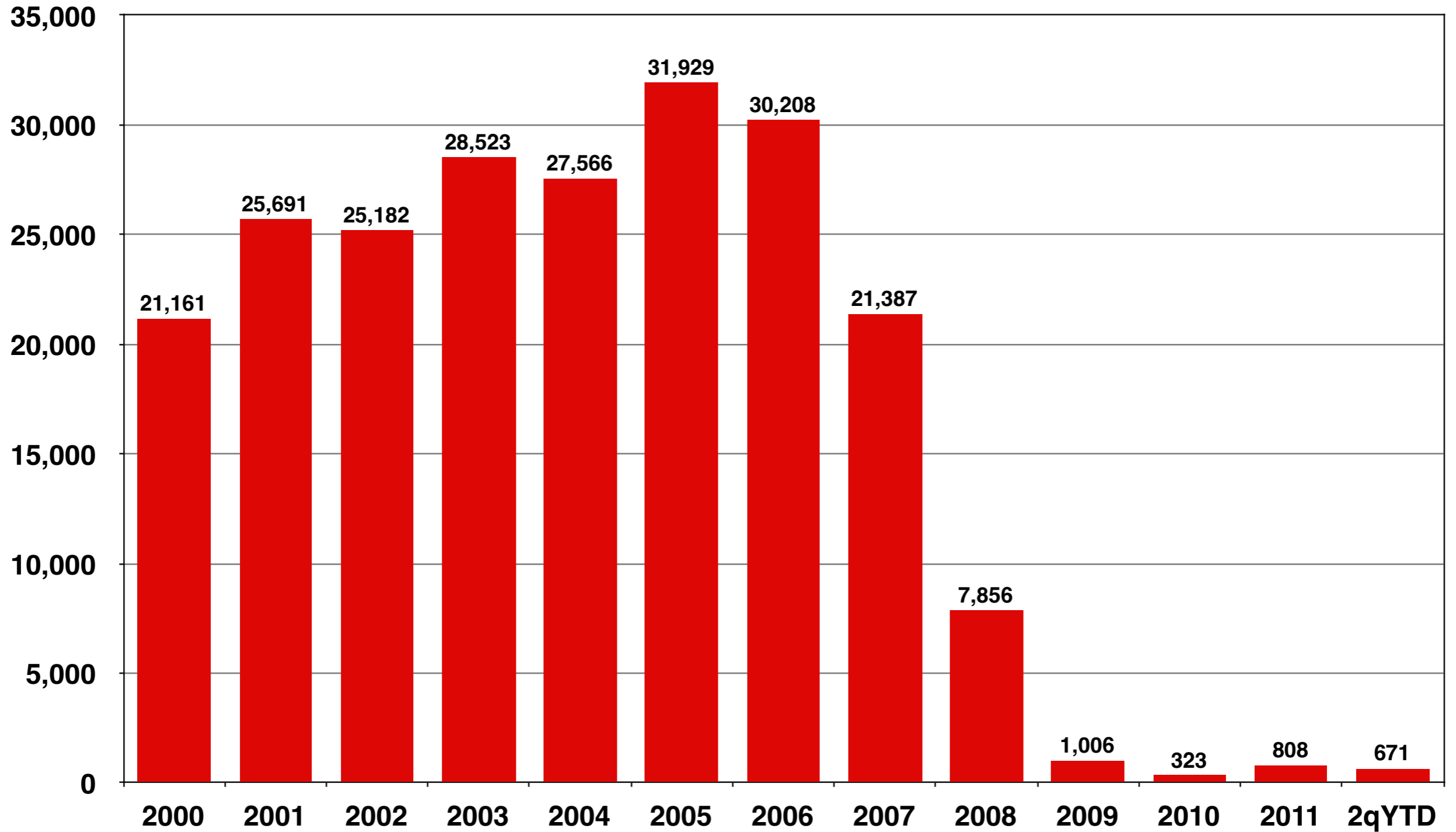
Chicagoland Market

Lot Absorption & Delivery - Quarterly Trend



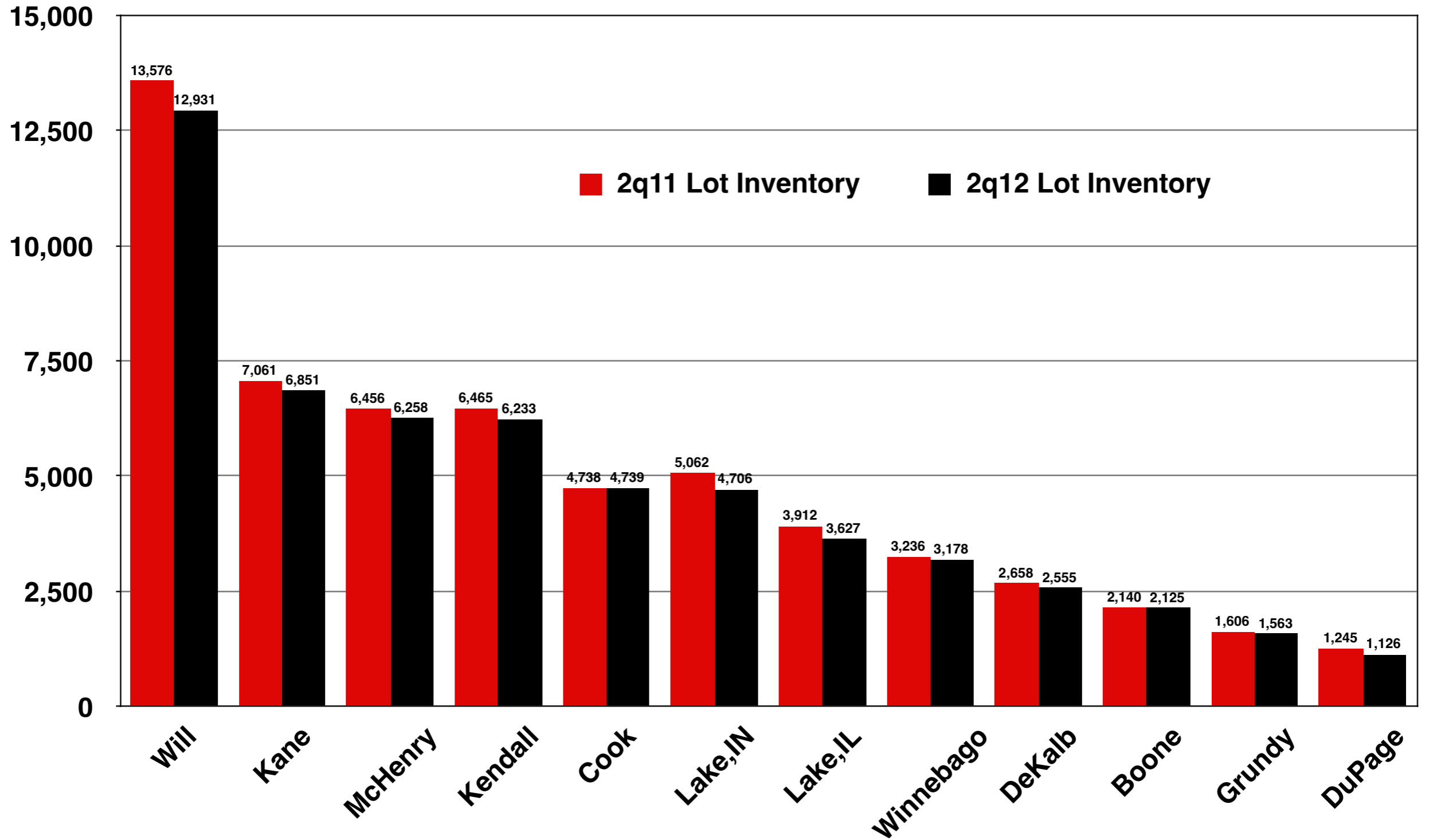
Chicagoland Market

New Lot Deliveries - Lot Deliveries by Year



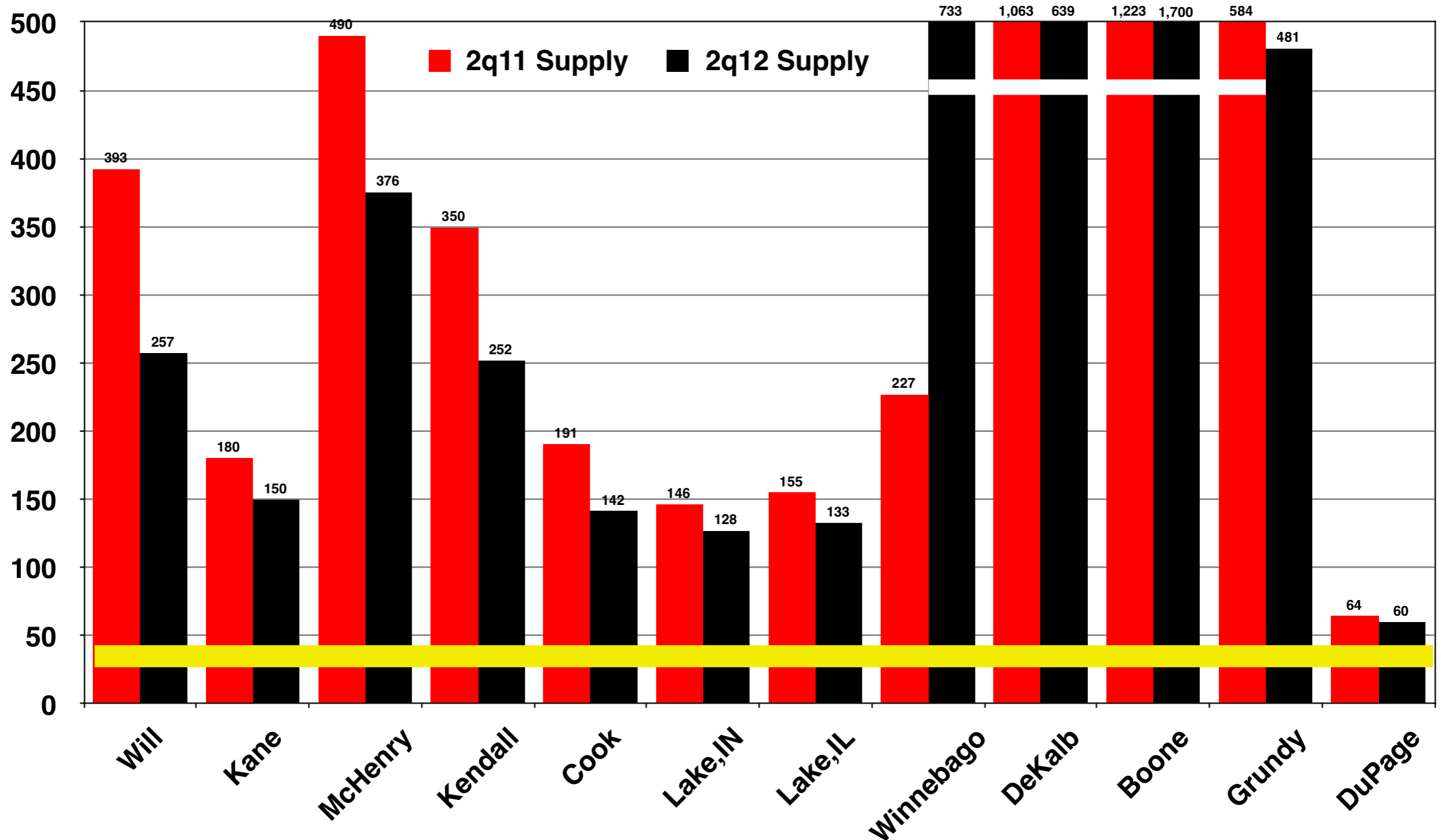
Chicagoland Market

Vacant Develop Lot Inventory - 2q11 & 2q12 Comparison by County



Chicagoland Market

Vacant Develop Lot Inventory - Months of Supply by County



Chicagoland Market (7-County MSA)

Vacant Developed Lots - Graded by Desirability

Region Grade	Single-Family Detached Product			Townhome/Duplex Product		
	VDL	Share	Home Price	VDL	Share	Home Price
7-County	30,934	100.0%	\$340,798	11,809	100.0%	\$279,781
A	841	2.7%	\$682,301	165	1.4%	\$385,500
B	1,122	3.6%	\$516,747	515	4.4%	\$436,845
C	8,736	28.2%	\$359,279	3,761	31.8%	\$274,689
D	11,373	36.8%	\$268,817	4,791	40.6%	\$191,142
E	8,862	28.6%	\$194,072	2,577	21.8%	\$145,820



Chicagoland Market

Municipality Ranking - Ranked by Annual New Home Starts

City/Village	Ann Starts	Ann Closings	INV	Mo. Supply	VDL	Mo. Supply	Future Lots
Naperville	182	102	191	22.5	756	49.8	1,008
Huntley	145	148	89	7.2	809	67.0	6,564
Elgin	142	193	125	7.8	1,950	164.8	12,344
Crown Point, IN	122	114	106	11.2	904	88.9	3,290
Oswego	109	105	93	10.6	1,620	178.3	6,451
St. John, IN	98	115	76	7.9	1,208	147.9	1,151
Bridgeview	86	52	68	15.7	14	2.0	10
Plainfield	83	83	115	16.6	1,696	245.2	8,841
Winfield, IN	80	65	76	14.0	366	54.9	695
Volo	75	80	62	9.3	420	67.2	820
Pingree Grove	74	76	89	14.1	788	127.8	5,686
New Lenox	61	55	60	13.1	1,151	226.4	6,333
Arlington Heights	57	73	11	1.8	0	0.0	113
Bolingbrook	57	35	53	18.2	385	81.1	262
Aurora	55	70	89	15.3	751	163.9	1,647





Thank You

Chris Huecksteadt

847.241.6570

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