

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 March 1, 2014

Data current as of March 10, 2014

Extreme winter weather may be partly responsible for sluggish durable goods sales, consumer spending, business inventories and exports. As more income goes toward heating bills, four-wheel alignments, frozen pipes and other winter expenses, there is less (or no) remaining discretionary income. Several southern cities were paralyzed by winter storms, costing the economy billions in lost productivity, while consumers were forced to hunker down for much of the winter in the Midwest and Northeast. Consumers should be more than ready for warmer days ahead.

SINGLE-FAMILY DETACHED

For the week ending March 1:

- New Listings decreased 15.3% to 310
- Under Contract Sales increased 8.4% to 233
- Inventory decreased 26.8% to 3,366

For the month of February:

- Median Sales Price increased 13.2% to \$140,700
- Market Time decreased 27.0% to 108
- Pct of List Price Rec'd increased 6.1% to 93.3%
- Months Supply decreased 36.2% to 3.7

SINGLE-FAMILY ATTACHED

For the week ending March 1:

- New Listings increased 10.2% to 575
- Under Contract Sales increased 13.1% to 407
- Inventory decreased 18.6% to 4,189

For the month of February:

- Median Sales Price increased 10.1% to \$219,000
- Market Time decreased 16.0% to 100
- Pct of List Price Rec'd increased 1.1% to 94.2%
- Months Supply decreased 30.2% to 3.0

Quick Facts

- 15.3%	+ 10.2%	+ 8.4%	+ 13.1%	- 26.8%	- 18.6%
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

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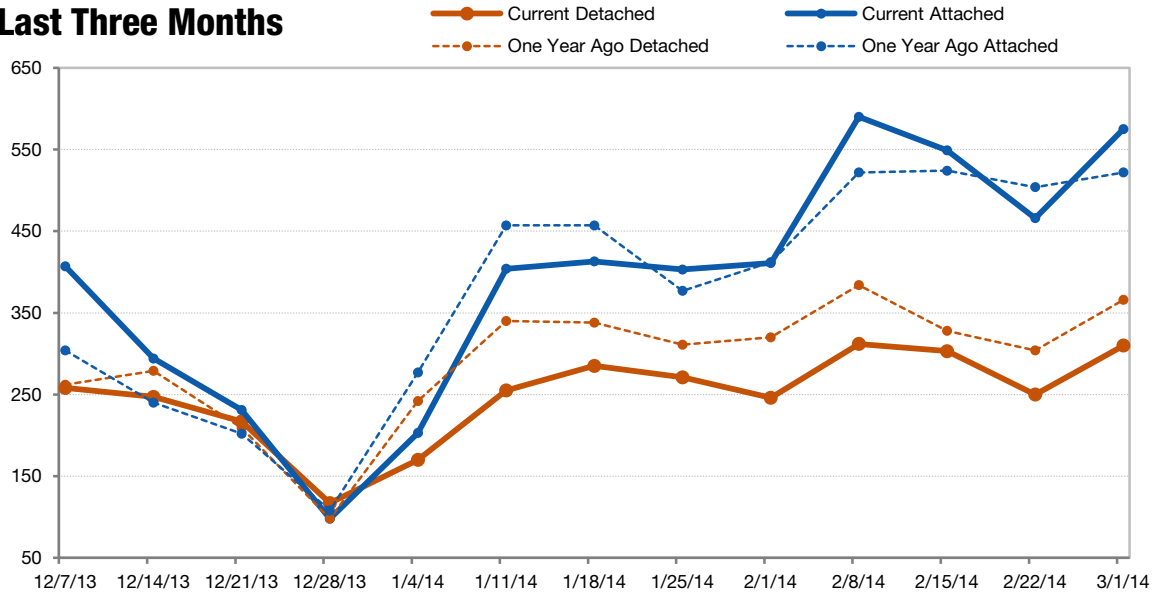
[Click on desired metric to jump to that page.](#)

New Listings

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

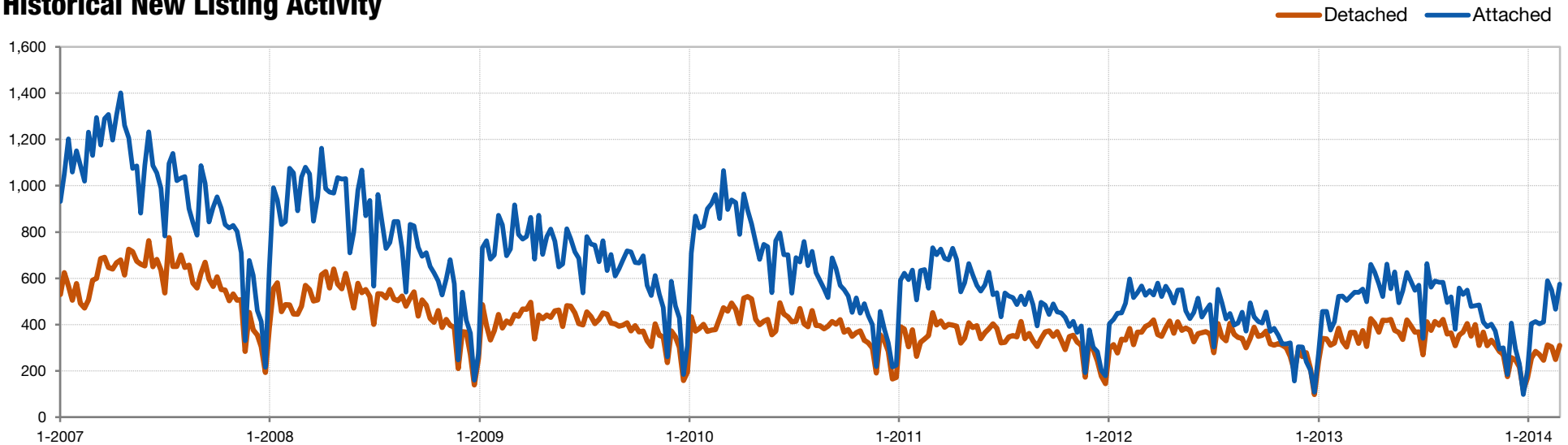


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/7/2013	258	- 1.5%	407	+ 33.9%
12/14/2013	247	- 11.5%	294	+ 22.5%
12/21/2013	217	+ 3.8%	231	+ 14.4%
12/28/2013	117	+ 19.4%	98	- 9.3%
1/4/2014	170	- 29.8%	203	- 26.7%
1/11/2014	255	- 25.0%	404	- 11.6%
1/18/2014	285	- 15.7%	413	- 9.6%
1/25/2014	271	- 12.9%	403	+ 6.9%
2/1/2014	246	- 23.1%	411	- 0.2%
2/8/2014	312	- 18.8%	590	+ 13.0%
2/15/2014	303	- 7.6%	549	+ 4.8%
2/22/2014	250	- 17.8%	466	- 7.5%
3/1/2014	310	- 15.3%	575	+ 10.2%
3-Month Avg.	249	- 14.3%	388	+ 2.8%

Historical New Listing Activity

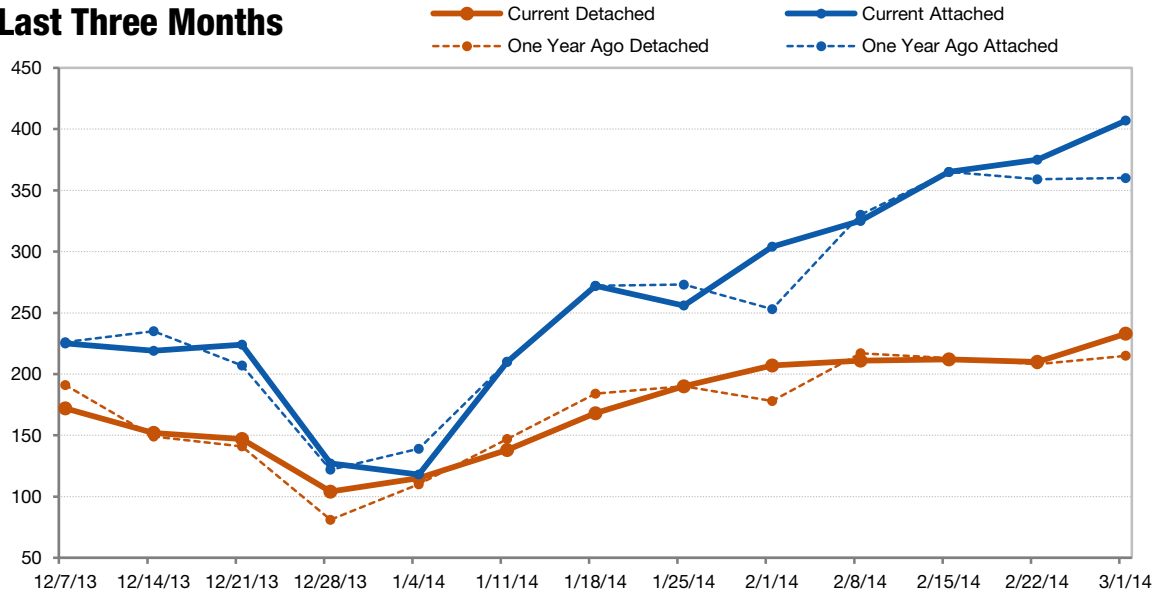


Under Contract

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

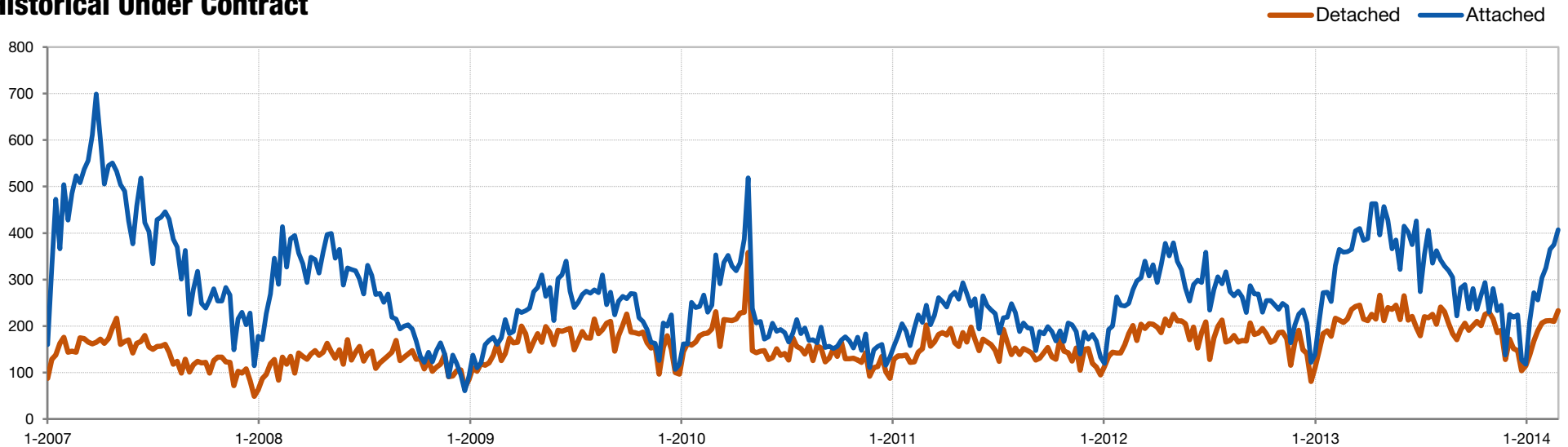


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/7/2013	172	- 9.9%	225	- 0.4%
12/14/2013	152	+ 2.0%	219	- 6.8%
12/21/2013	147	+ 4.3%	224	+ 8.2%
12/28/2013	104	+ 28.4%	127	+ 4.1%
1/4/2014	115	+ 4.5%	118	- 15.1%
1/11/2014	138	- 6.1%	210	0.0%
1/18/2014	168	- 8.7%	272	0.0%
1/25/2014	190	0.0%	256	- 6.2%
2/1/2014	207	+ 16.3%	304	+ 20.2%
2/8/2014	211	- 2.8%	325	- 1.5%
2/15/2014	212	- 0.5%	365	0.0%
2/22/2014	210	+ 1.0%	375	+ 4.5%
3/1/2014	233	+ 8.4%	407	+ 13.1%
3-Month Avg.	174	+ 1.6%	264	+ 2.3%

Historical Under Contract

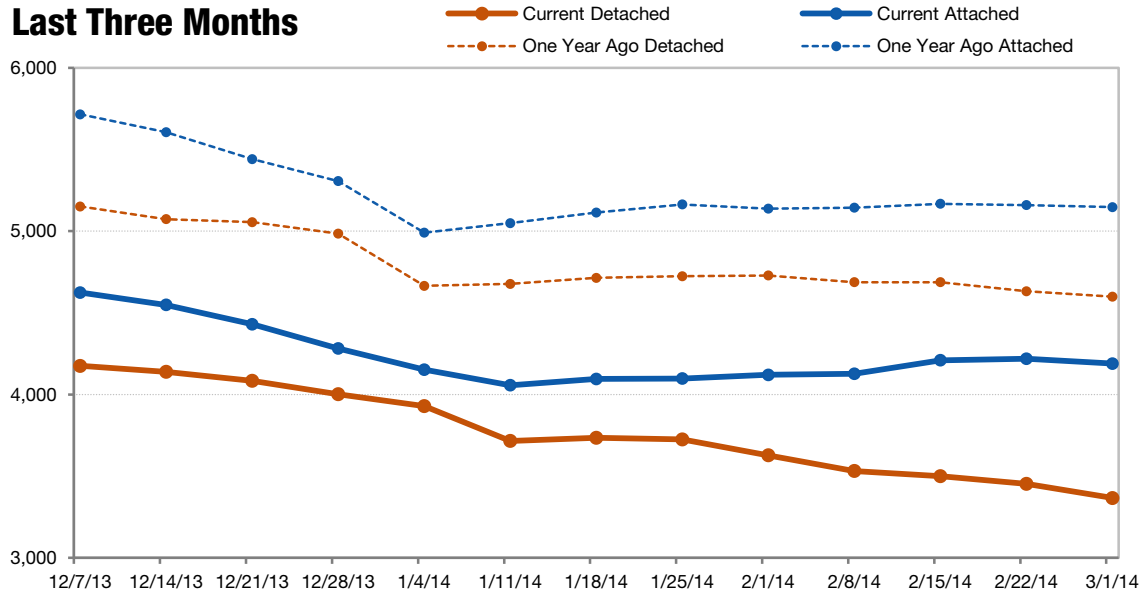


Inventory of Homes for Sale

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

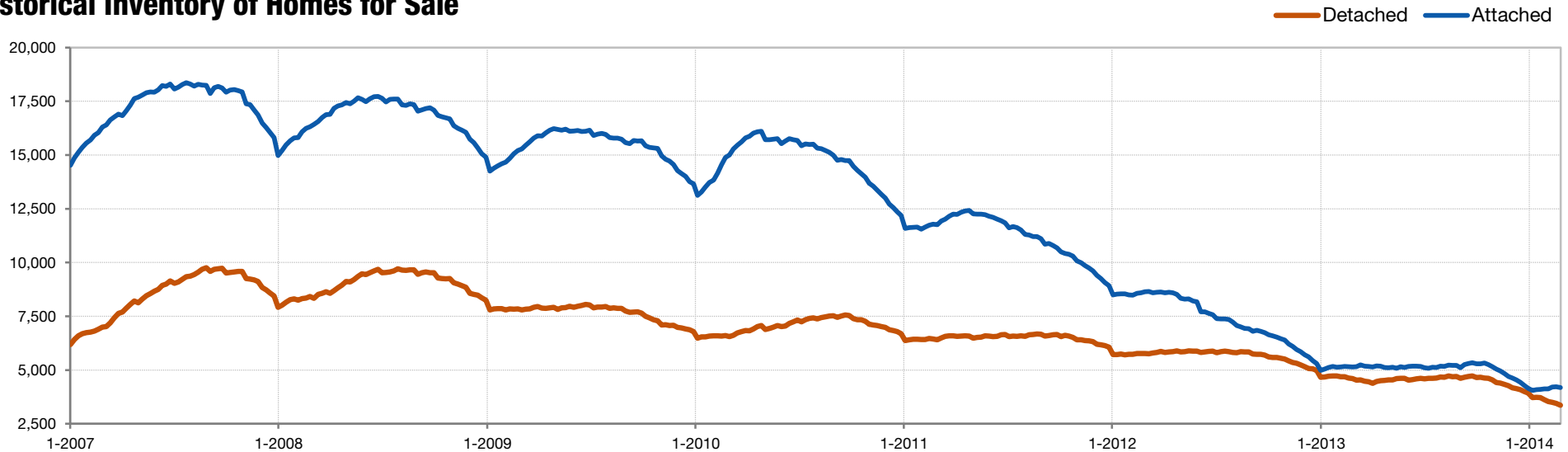


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
12/7/2013	4,175	- 18.9%	4,624	- 19.1%
12/14/2013	4,139	- 18.4%	4,549	- 18.9%
12/21/2013	4,084	- 19.2%	4,430	- 18.6%
12/28/2013	4,002	- 19.7%	4,282	- 19.3%
1/4/2014	3,929	- 15.8%	4,152	- 16.8%
1/11/2014	3,716	- 20.5%	4,057	- 19.6%
1/18/2014	3,735	- 20.8%	4,095	- 19.9%
1/25/2014	3,725	- 21.1%	4,098	- 20.6%
2/1/2014	3,628	- 23.3%	4,120	- 19.8%
2/8/2014	3,532	- 24.7%	4,127	- 19.8%
2/15/2014	3,500	- 25.3%	4,210	- 18.5%
2/22/2014	3,453	- 25.5%	4,219	- 18.2%
3/1/2014	3,366	- 26.8%	4,189	- 18.6%
3-Month Avg.	3,768	- 21.5%	4,242	- 19.1%

Historical Inventory of Homes for Sale

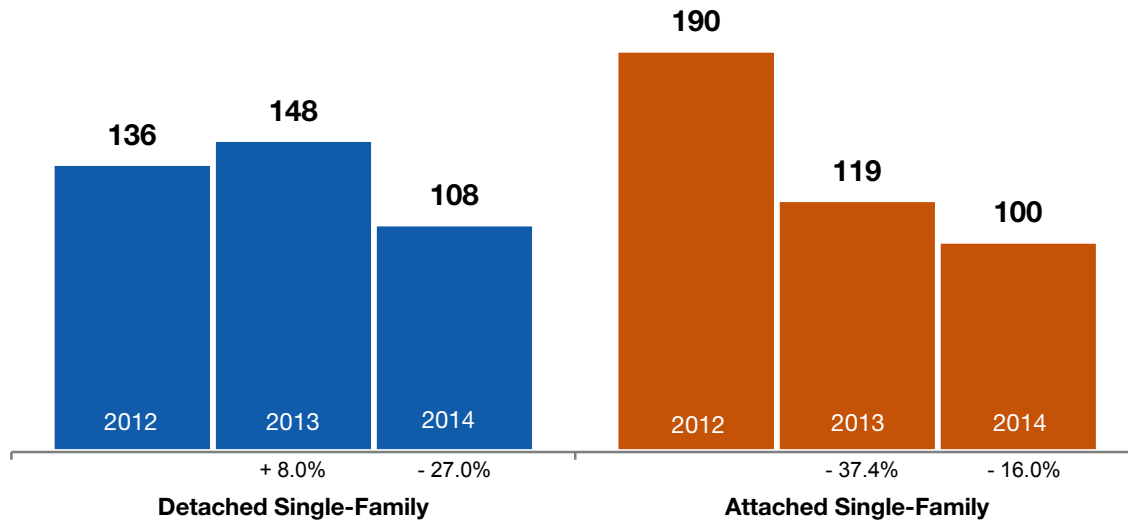


Market Time

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

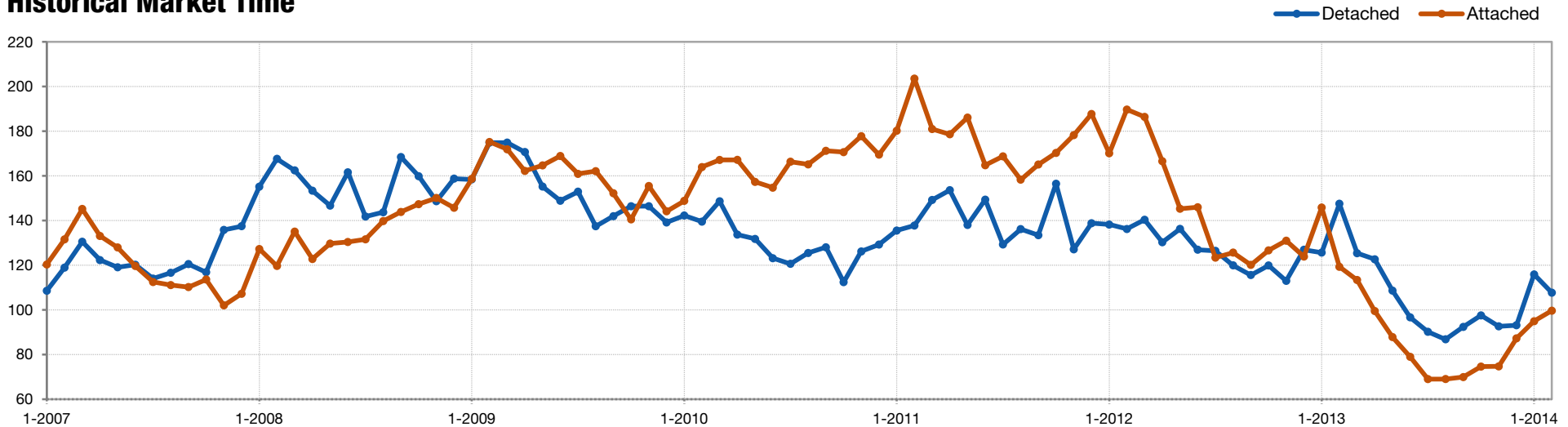


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2013	125	- 10.7%	113	- 39.2%
Apr-2013	123	- 5.4%	99	- 40.7%
May-2013	109	- 19.9%	88	- 39.3%
Jun-2013	97	- 23.6%	79	- 45.9%
Jul-2013	90	- 28.6%	69	- 43.9%
Aug-2013	87	- 27.5%	69	- 45.2%
Sep-2013	92	- 20.7%	70	- 41.7%
Oct-2013	98	- 18.3%	75	- 40.9%
Nov-2013	93	- 17.7%	75	- 42.7%
Dec-2013	93	- 26.8%	87	- 29.8%
Jan-2014	116	- 7.9%	95	- 34.9%
Feb-2014	108	- 27.0%	100	- 16.0%
Average	101	- 20.2%	83	- 39.8%

Historical Market Time

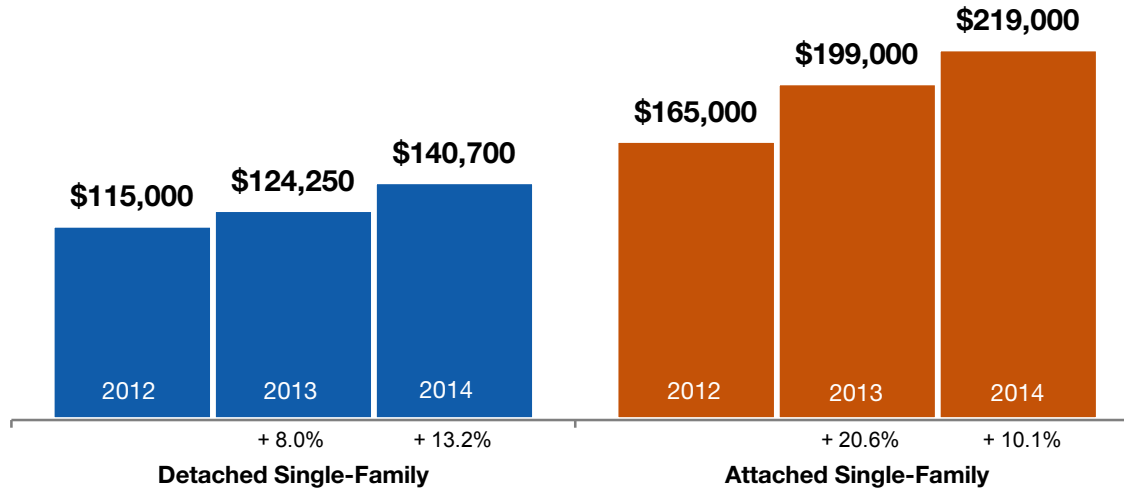


Median Sales Price

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

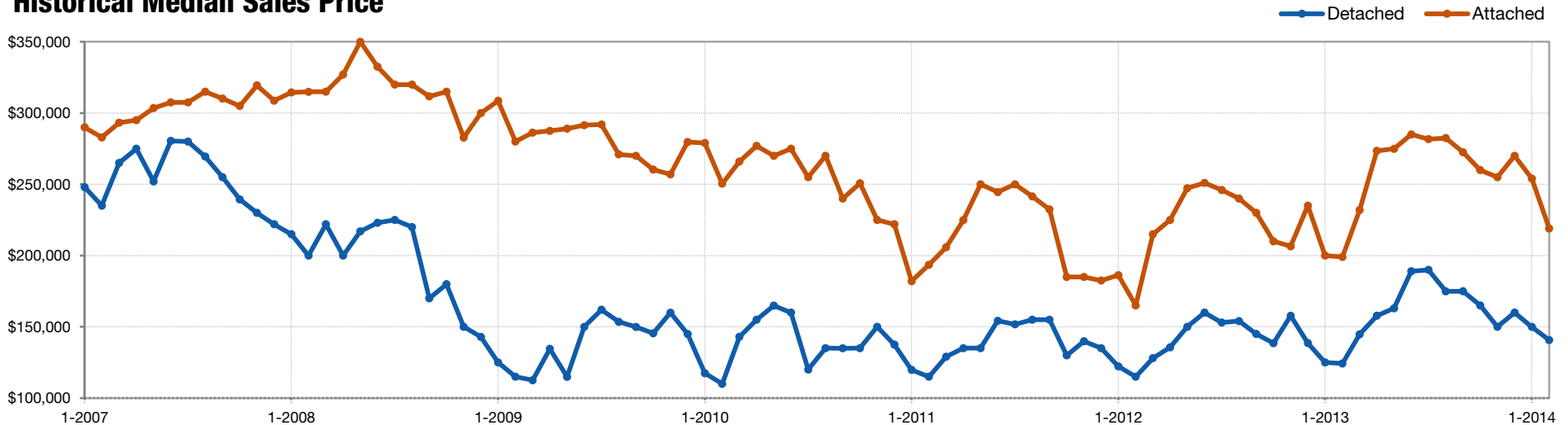


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2013	\$144,750	+ 13.1%	\$232,000	+ 7.9%
Apr-2013	\$157,800	+ 16.4%	\$273,500	+ 21.6%
May-2013	\$163,000	+ 8.7%	\$274,900	+ 11.2%
Jun-2013	\$189,000	+ 18.1%	\$285,000	+ 13.5%
Jul-2013	\$190,000	+ 24.2%	\$281,750	+ 14.5%
Aug-2013	\$174,900	+ 13.6%	\$282,500	+ 17.7%
Sep-2013	\$175,000	+ 20.7%	\$272,500	+ 18.5%
Oct-2013	\$165,000	+ 19.1%	\$260,000	+ 23.8%
Nov-2013	\$150,000	- 4.9%	\$255,000	+ 23.5%
Dec-2013	\$160,000	+ 15.4%	\$270,000	+ 14.9%
Jan-2014	\$149,950	+ 20.0%	\$254,000	+ 27.0%
Feb-2014	\$140,700	+ 13.2%	\$219,000	+ 10.1%
Median	\$165,000	+ 16.6%	\$268,800	+ 18.6%

Historical Median Sales Price

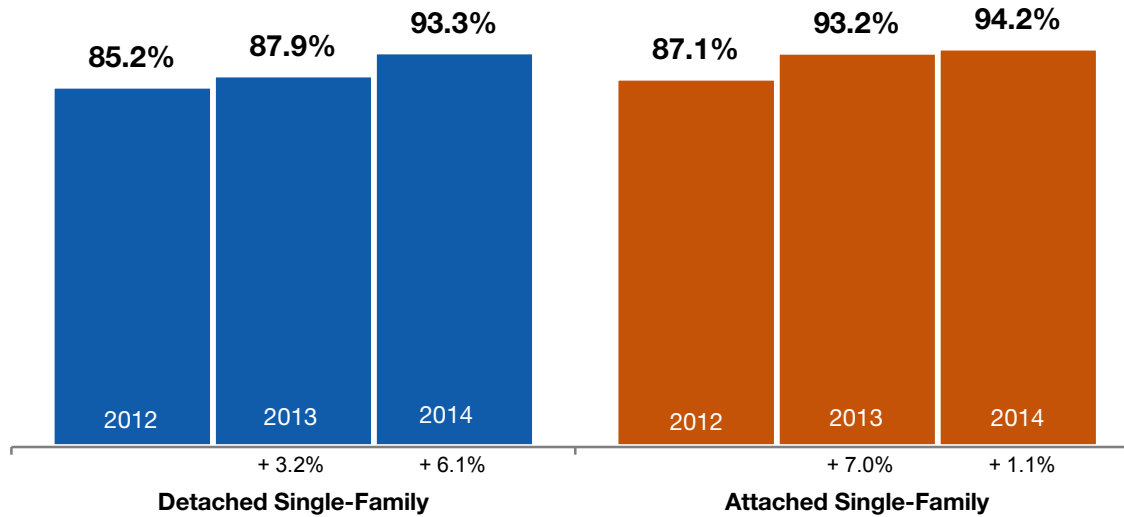


Percent of Original List Price Received

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.

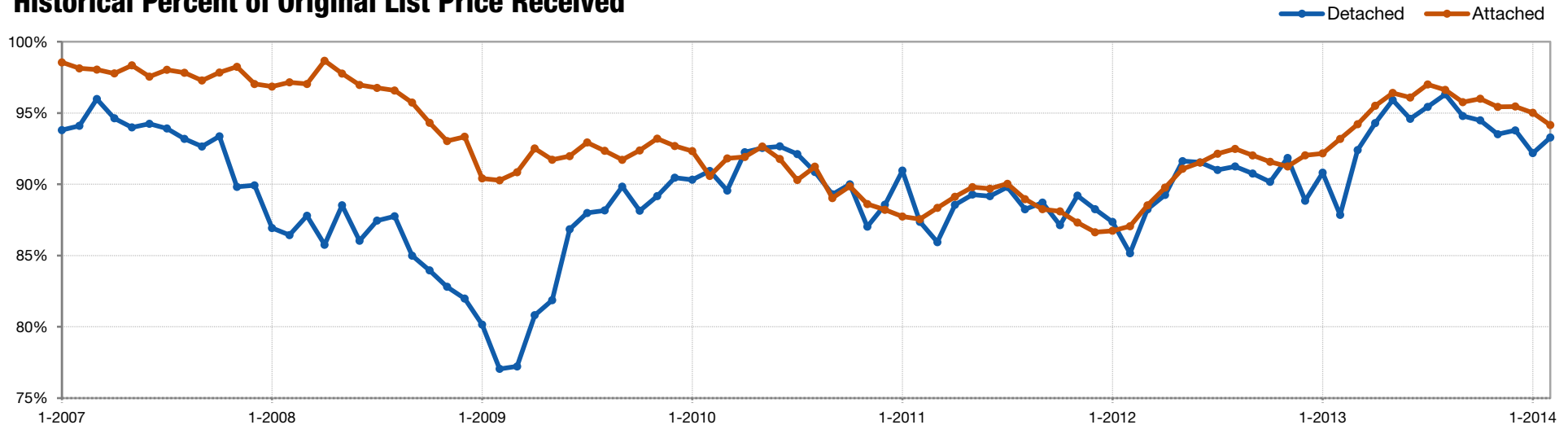


February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2013	92.4%	+ 4.8%	94.2%	+ 6.4%
Apr-2013	94.3%	+ 5.6%	95.5%	+ 6.3%
May-2013	95.9%	+ 4.7%	96.4%	+ 5.8%
Jun-2013	94.6%	+ 3.4%	96.1%	+ 5.0%
Jul-2013	95.4%	+ 4.8%	97.0%	+ 5.3%
Aug-2013	96.3%	+ 5.5%	96.6%	+ 4.4%
Sep-2013	94.8%	+ 4.4%	95.8%	+ 4.1%
Oct-2013	94.5%	+ 4.8%	96.0%	+ 4.8%
Nov-2013	93.5%	+ 1.9%	95.4%	+ 4.5%
Dec-2013	93.8%	+ 5.6%	95.5%	+ 3.8%
Jan-2014	92.2%	+ 1.5%	95.0%	+ 3.0%
Feb-2014	93.3%	+ 6.1%	94.2%	+ 1.1%
Average	94.4%	+ 4.5%	95.8%	+ 4.8%

Historical Percent of Original List Price Received

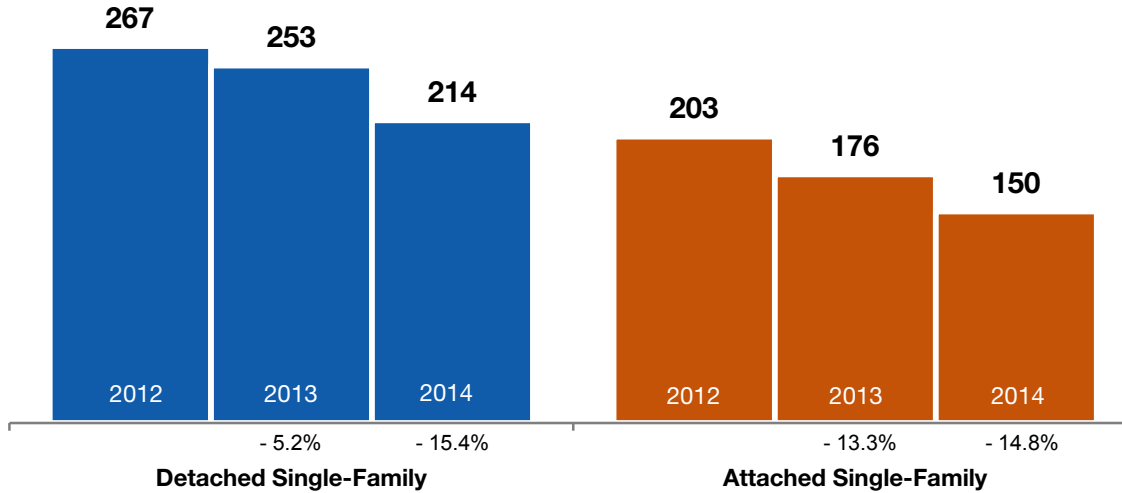


Housing Affordability Index



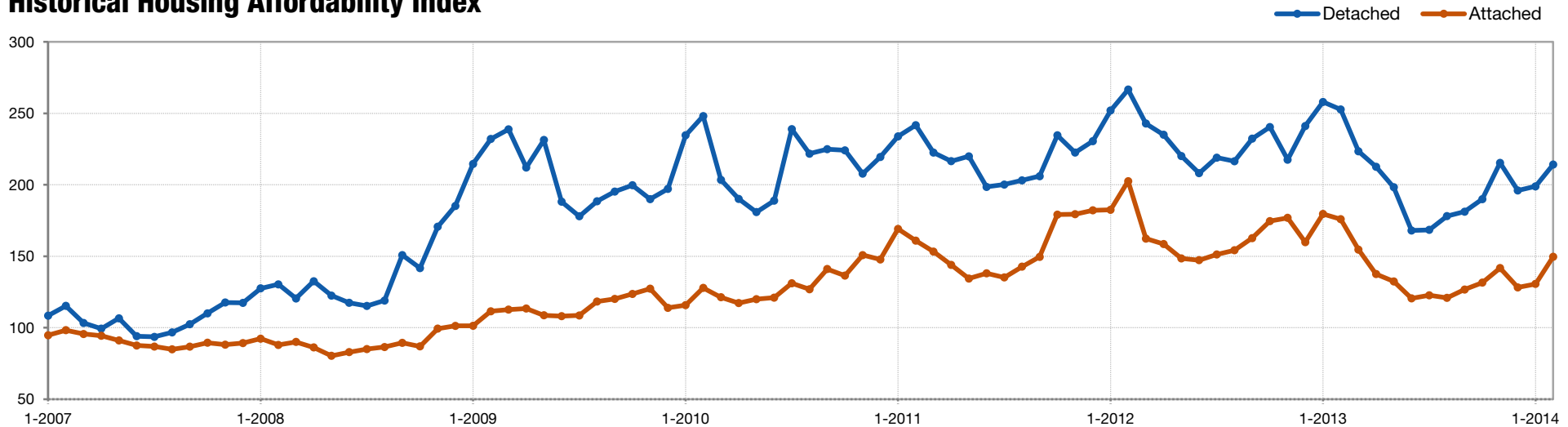
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2013	223	- 8.2%	155	- 4.3%
Apr-2013	213	- 9.4%	138	- 13.2%
May-2013	198	- 10.0%	132	- 11.4%
Jun-2013	168	- 19.2%	121	- 17.7%
Jul-2013	169	- 22.8%	123	- 18.5%
Aug-2013	178	- 17.6%	121	- 21.4%
Sep-2013	181	- 22.0%	127	- 22.1%
Oct-2013	190	- 20.8%	132	- 24.6%
Nov-2013	215	- 1.4%	142	- 19.8%
Dec-2013	196	- 18.7%	128	- 20.0%
Jan-2014	199	- 22.9%	131	- 27.2%
Feb-2014	214	- 15.4%	150	- 14.8%
Average	195	- 15.7%	133	- 17.9%

Historical Housing Affordability Index

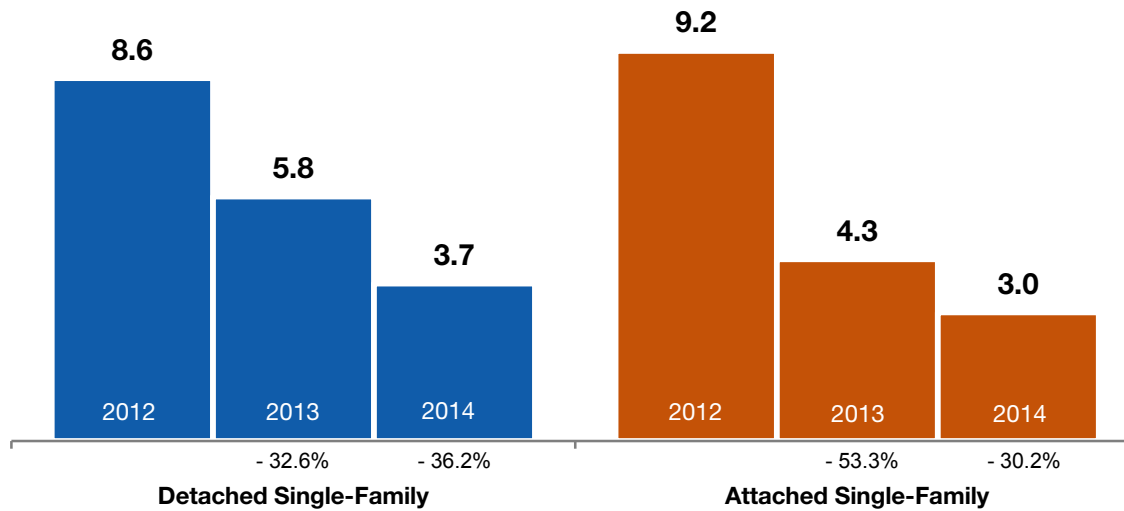


Months Supply of Inventory

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.



February



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Mar-2013	5.5	- 36.0%	4.1	- 53.9%
Apr-2013	5.5	- 36.0%	4.0	- 52.4%
May-2013	5.6	- 33.3%	4.0	- 50.0%
Jun-2013	5.5	- 32.9%	3.9	- 45.1%
Jul-2013	5.5	- 32.1%	3.8	- 43.3%
Aug-2013	5.4	- 32.5%	3.8	- 38.7%
Sep-2013	5.4	- 28.9%	3.9	- 33.9%
Oct-2013	5.1	- 30.1%	3.7	- 32.7%
Nov-2013	4.7	- 30.9%	3.4	- 32.0%
Dec-2013	4.3	- 29.5%	2.9	- 32.6%
Jan-2014	4.0	- 33.3%	3.0	- 30.2%
Feb-2014	3.7	- 36.2%	3.0	- 30.2%
Average	5.0	- 32.7%	3.6	- 41.8%

Historical Months Supply of Inventory

