

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 19, 2014

Data current as of July 28, 2014

Finding the truth behind housing statistics is like debating the best beer for summertime. On the beer side, you might pick an American wheat, Belgian white, shandy, Kolsch, cider or maybe a Coors Light if you're into the pickup truck and dirt road scene. On the housing side, you might say we're too heavy toward a seller's market as prices rise, that another buyer's market is over the horizon if inventory pushes up or that things are just right for the first time in years. No matter where your submarket sits on the scale, it's safe to say that MLS data is the best base for a meaningful opinion and that a doppelbock is not a good base for an outdoor barbecue in the middle of July.

SINGLE-FAMILY DETACHED

For the week ending July 19:

- New Listings increased 12.5% to 422
- Under Contract Sales increased 7.4% to 233
- Inventory decreased 11.5% to 4,145

For the month of June:

- Median Sales Price increased 11.1% to \$210,000
- Market Time decreased 19.6% to 78
- Pct of List Price Rec'd increased 0.2% to 94.8%
- Months Supply decreased 17.5% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending July 19:

- New Listings increased 15.5% to 649
- Under Contract Sales decreased 6.2% to 377
- Inventory increased 9.6% to 5,695

For the month of June:

- Median Sales Price increased 8.8% to \$310,000
- Market Time decreased 17.7% to 65
- Pct of List Price Rec'd increased 0.2% to 96.3%
- Months Supply increased 5.1% to 4.1

Quick Facts

+ 12.5%	+ 15.5%	+ 7.4%	- 6.2%	- 11.5%	+ 9.6%
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

New Listings	2
Under Contract (contingent or pending)	3
Inventory of Homes for Sale	4

Metrics by Month

Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

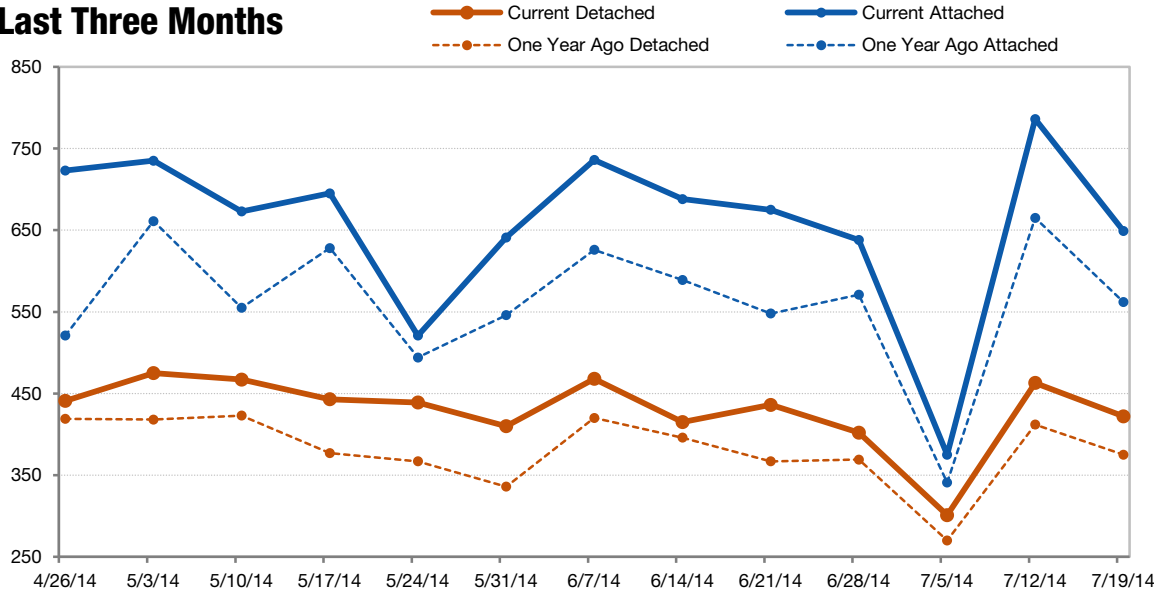
[Click on desired metric to jump to that page.](#)

New Listings

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

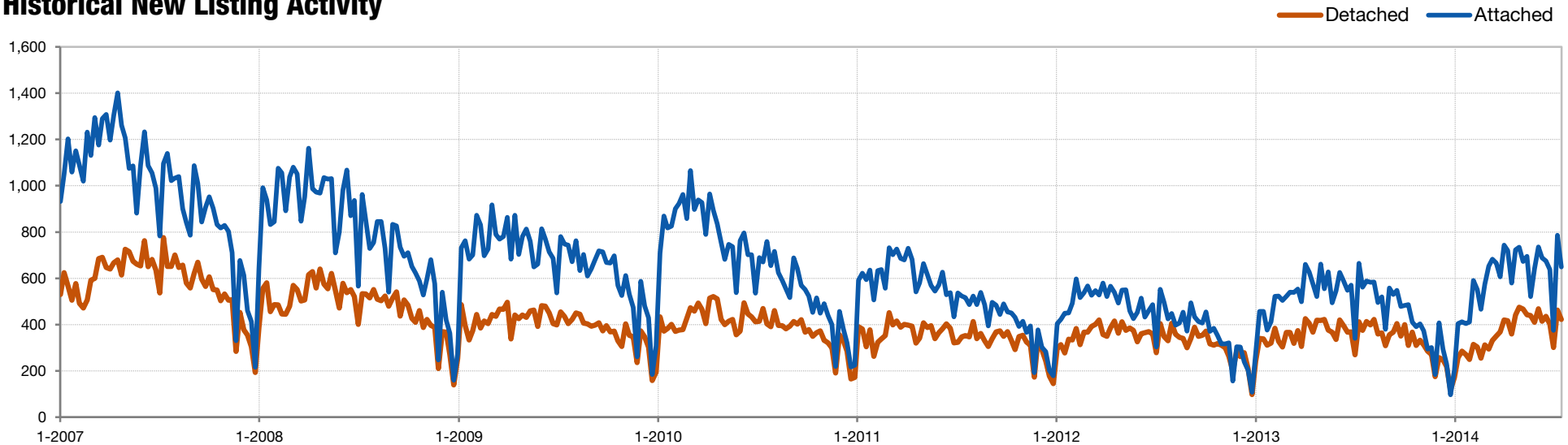


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/26/2014	441	+ 5.3%	723	+ 38.8%
5/3/2014	475	+ 13.6%	735	+ 11.2%
5/10/2014	467	+ 10.4%	673	+ 21.3%
5/17/2014	443	+ 17.5%	695	+ 10.7%
5/24/2014	439	+ 19.6%	521	+ 5.5%
5/31/2014	410	+ 22.0%	641	+ 17.4%
6/7/2014	468	+ 11.4%	736	+ 17.6%
6/14/2014	415	+ 4.8%	688	+ 16.8%
6/21/2014	436	+ 18.8%	675	+ 23.2%
6/28/2014	402	+ 8.9%	638	+ 11.7%
7/5/2014	301	+ 11.5%	375	+ 10.0%
7/12/2014	463	+ 12.4%	786	+ 18.2%
7/19/2014	422	+ 12.5%	649	+ 15.5%
3-Month Avg.	429	+ 12.8%	657	+ 16.8%

Historical New Listing Activity

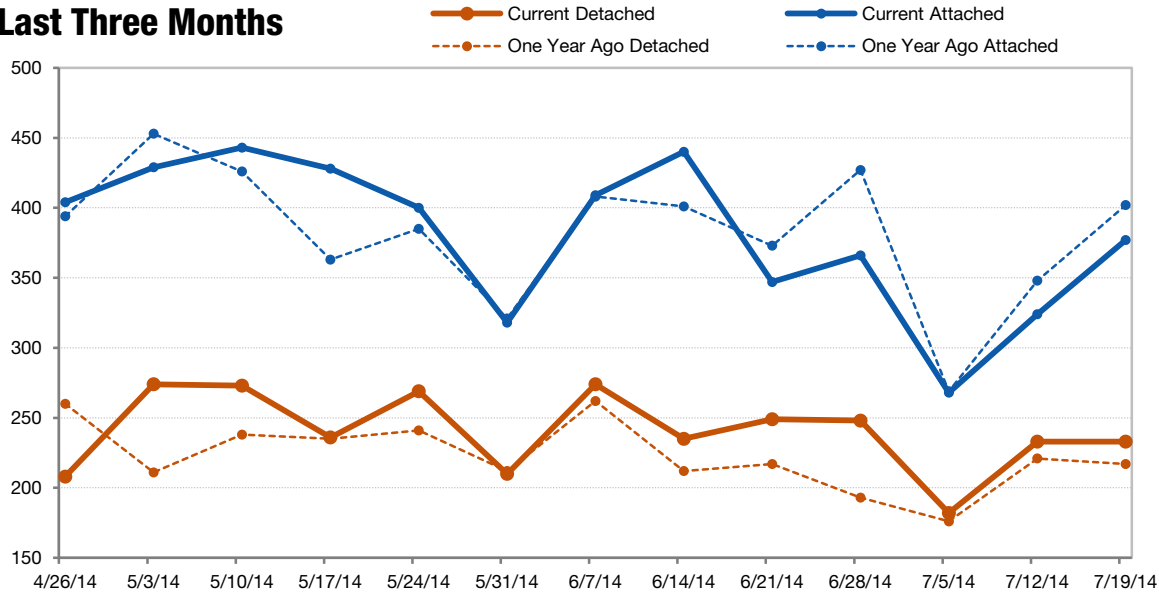


Under Contract

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

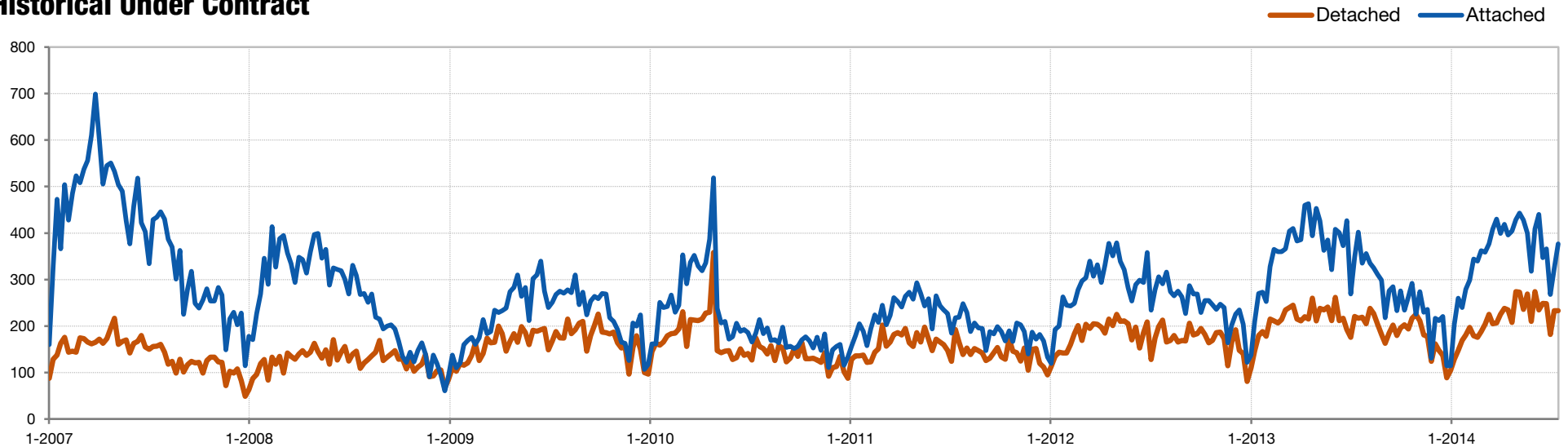


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/26/2014	208	- 20.0%	404	+ 2.5%
5/3/2014	274	+ 29.9%	429	- 5.3%
5/10/2014	273	+ 14.7%	443	+ 4.0%
5/17/2014	236	+ 0.4%	428	+ 17.9%
5/24/2014	269	+ 11.6%	400	+ 3.9%
5/31/2014	210	- 0.9%	318	- 0.9%
6/7/2014	274	+ 4.6%	409	+ 0.2%
6/14/2014	235	+ 10.8%	440	+ 9.7%
6/21/2014	249	+ 14.7%	347	- 7.0%
6/28/2014	248	+ 28.5%	366	- 14.3%
7/5/2014	182	+ 3.4%	268	- 0.4%
7/12/2014	233	+ 5.4%	324	- 6.9%
7/19/2014	233	+ 7.4%	377	- 6.2%
3-Month Avg.	240	+ 7.9%	381	- 0.3%

Historical Under Contract

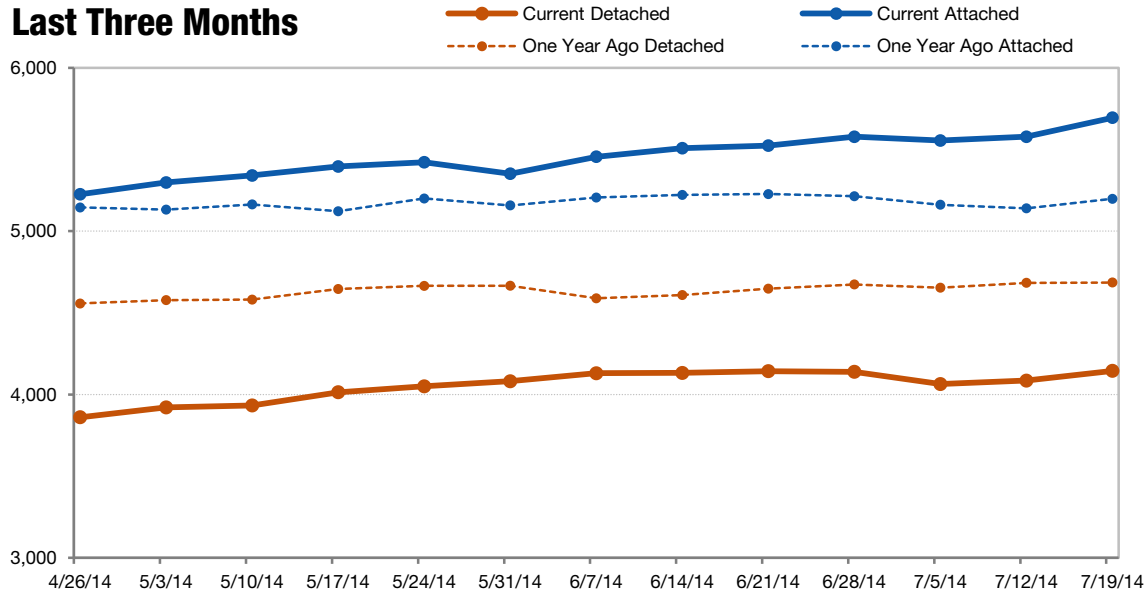


Inventory of Homes for Sale

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

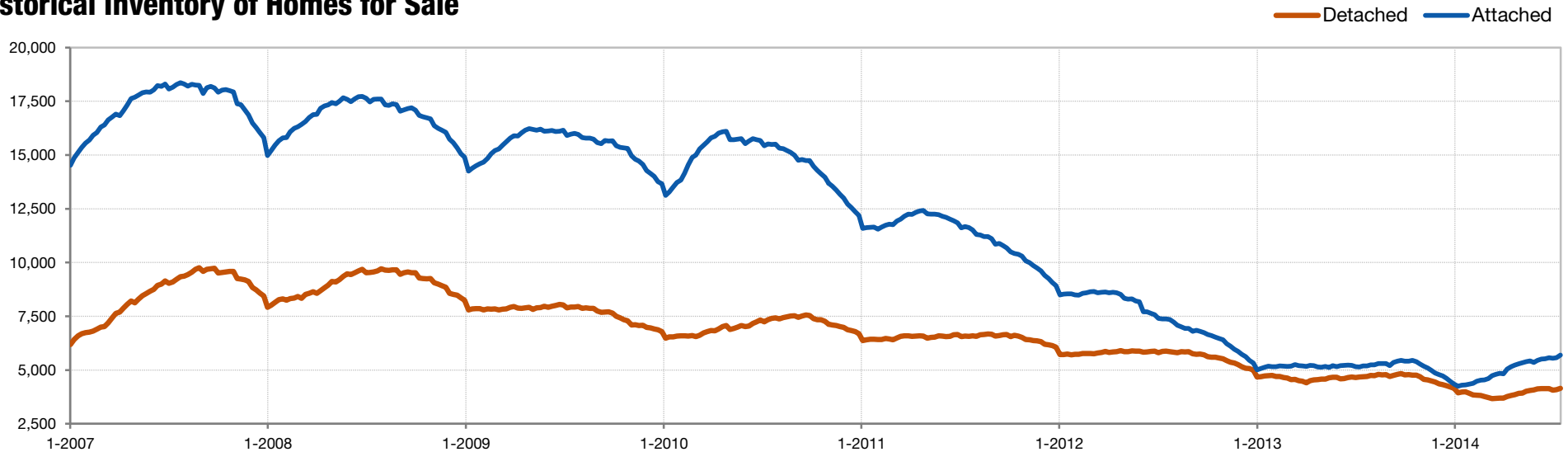


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/26/2014	3,861	- 15.3%	5,226	+ 1.6%
5/3/2014	3,921	- 14.4%	5,298	+ 3.2%
5/10/2014	3,933	- 14.1%	5,341	+ 3.4%
5/17/2014	4,014	- 13.6%	5,396	+ 5.3%
5/24/2014	4,050	- 13.2%	5,422	+ 4.3%
5/31/2014	4,081	- 12.5%	5,352	+ 3.8%
6/7/2014	4,130	- 10.0%	5,456	+ 4.8%
6/14/2014	4,132	- 10.3%	5,508	+ 5.5%
6/21/2014	4,143	- 10.9%	5,524	+ 5.7%
6/28/2014	4,139	- 11.4%	5,578	+ 7.0%
7/5/2014	4,064	- 12.7%	5,555	+ 7.6%
7/12/2014	4,085	- 12.8%	5,578	+ 8.5%
7/19/2014	4,145	- 11.5%	5,695	+ 9.6%
3-Month Avg.	4,054	- 12.5%	5,456	+ 5.4%

Historical Inventory of Homes for Sale

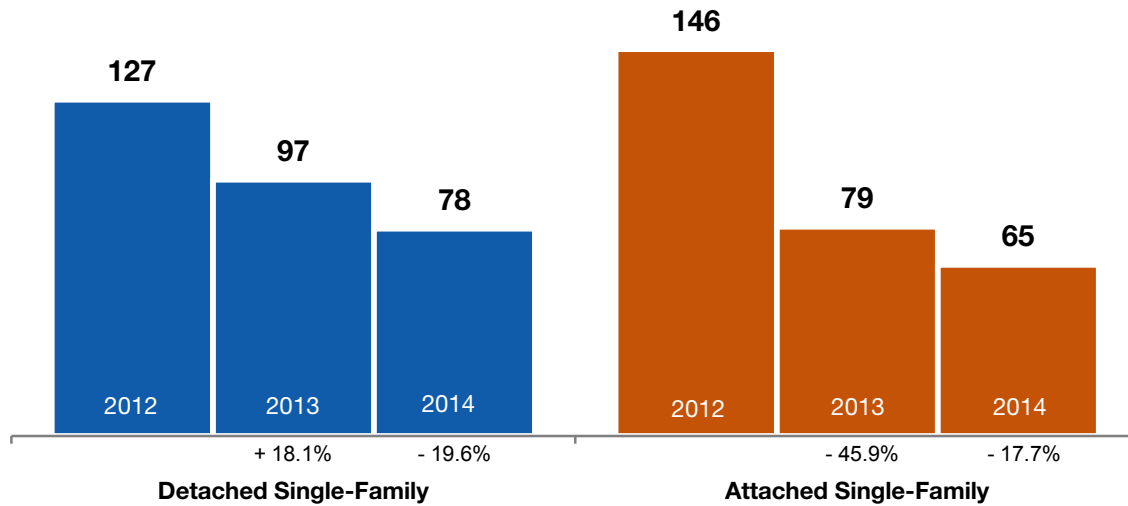


Market Time

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

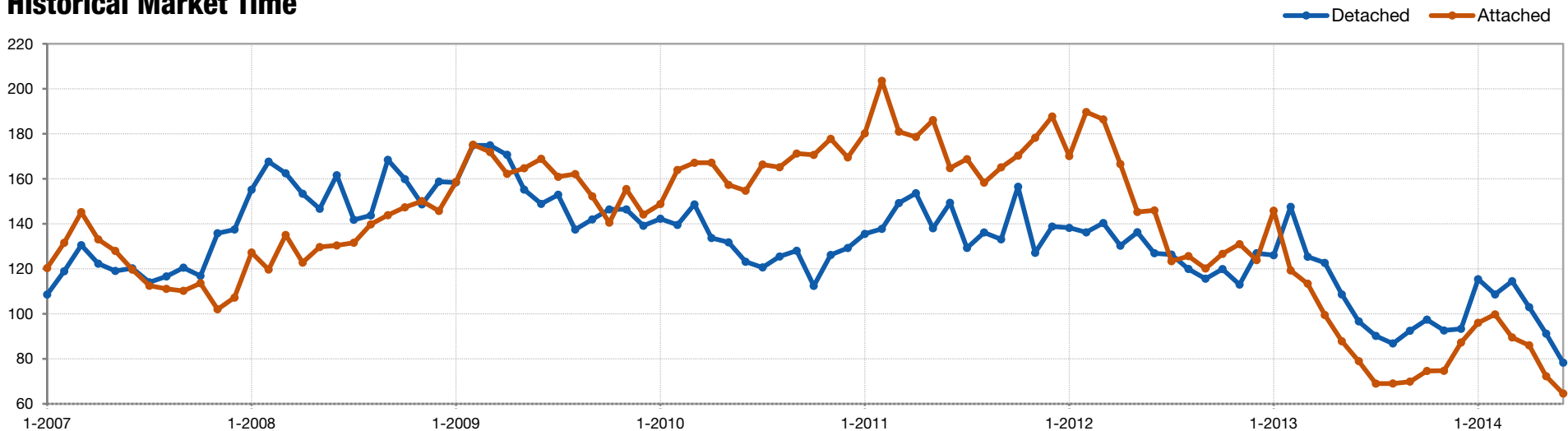


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-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	97	-19.2%	75	-40.9%
Nov-2013	93	-17.7%	75	-42.7%
Dec-2013	93	-26.8%	87	-29.8%
Jan-2014	115	-8.7%	96	-34.2%
Feb-2014	109	-26.4%	100	-16.0%
Mar-2014	115	-8.0%	90	-20.4%
Apr-2014	103	-16.3%	86	-13.1%
May-2014	91	-16.5%	72	-18.2%
Jun-2014	78	-19.6%	65	-17.7%
Average	95	-20.3%	77	-31.8%

Historical Market Time

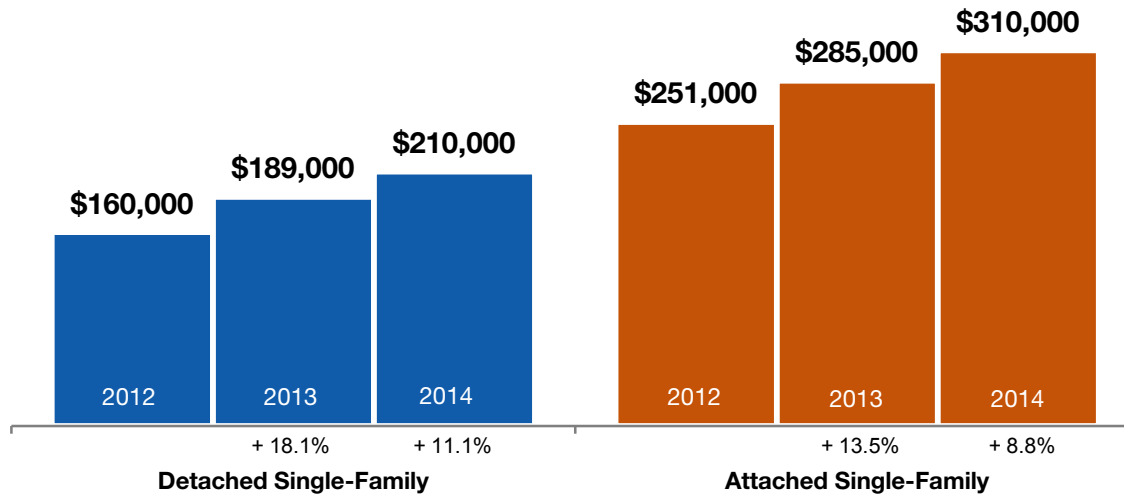


Median Sales Price

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

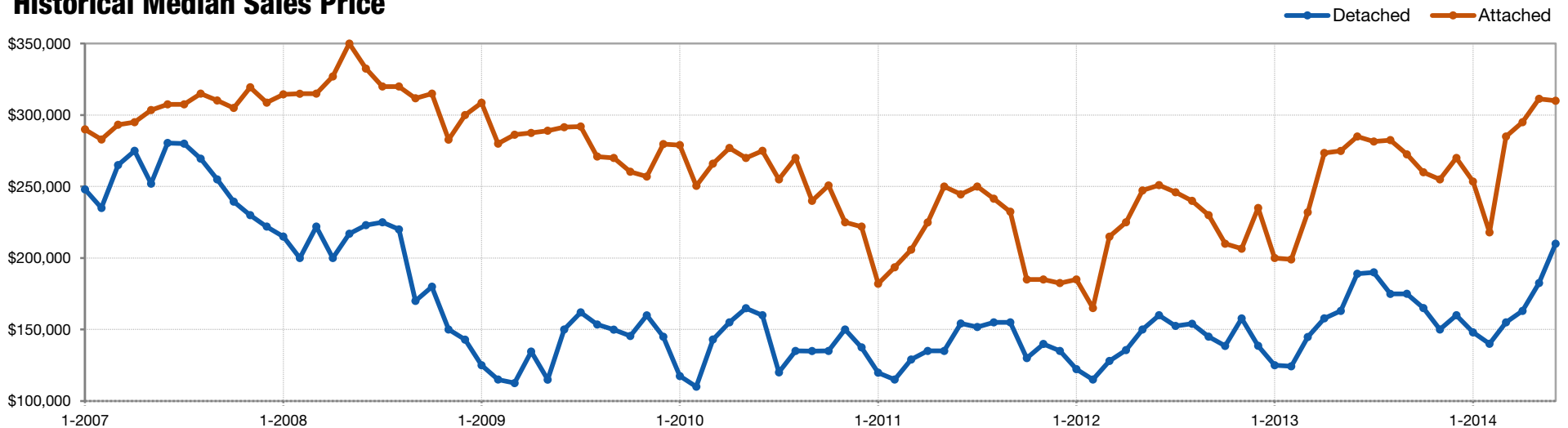


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2013	\$190,000	+ 24.6%	\$281,500	+ 14.4%
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	\$148,000	+ 18.4%	\$253,500	+ 26.8%
Feb-2014	\$140,000	+ 12.7%	\$217,950	+ 9.5%
Mar-2014	\$155,000	+ 7.1%	\$285,000	+ 22.8%
Apr-2014	\$163,000	+ 3.3%	\$295,000	+ 7.9%
May-2014	\$182,500	+ 12.0%	\$311,377	+ 13.3%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Median	\$170,000	+ 13.3%	\$280,000	+ 15.5%

Historical Median Sales Price

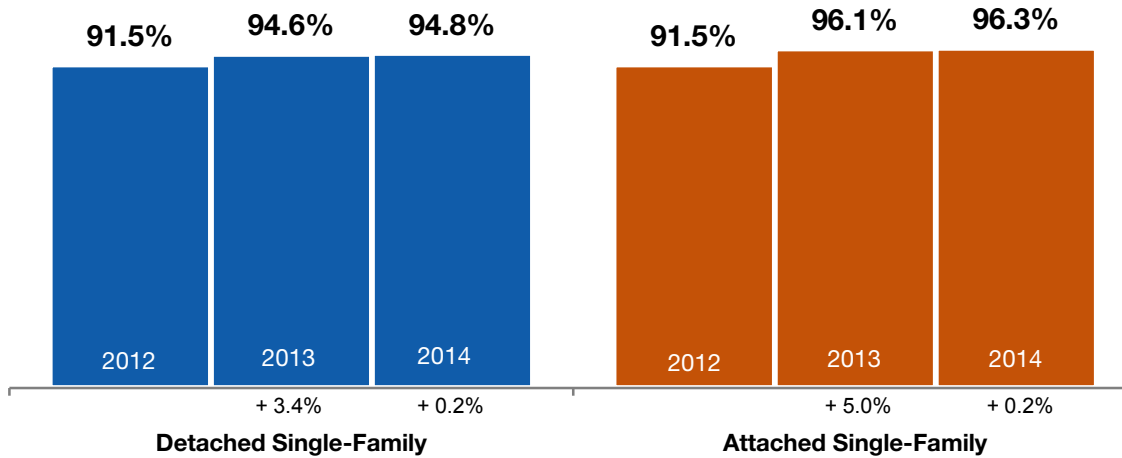


Percent of Original List Price Received

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.

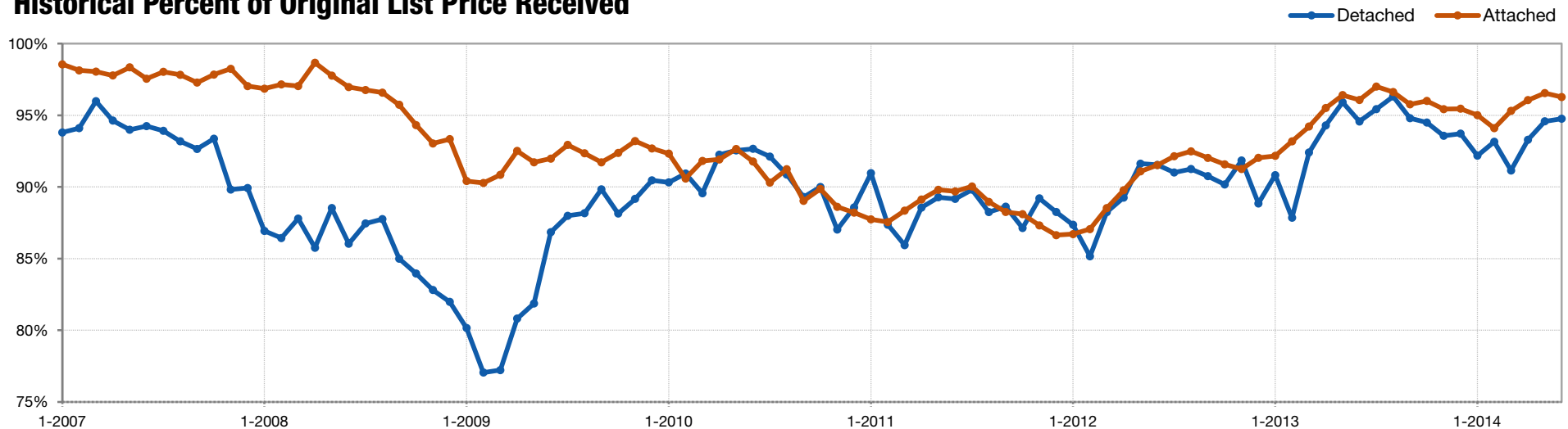


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-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	93.6%	+ 2.0%	95.4%	+ 4.5%
Dec-2013	93.7%	+ 5.5%	95.5%	+ 3.8%
Jan-2014	92.2%	+ 1.5%	95.0%	+ 3.0%
Feb-2014	93.2%	+ 6.0%	94.1%	+ 1.0%
Mar-2014	91.1%	- 1.4%	95.3%	+ 1.2%
Apr-2014	93.3%	- 1.1%	96.1%	+ 0.6%
May-2014	94.6%	- 1.4%	96.6%	+ 0.2%
Jun-2014	94.8%	+ 0.2%	96.3%	+ 0.2%
Average	94.2%	+ 2.5%	96.0%	+ 2.6%

Historical Percent of Original List Price Received

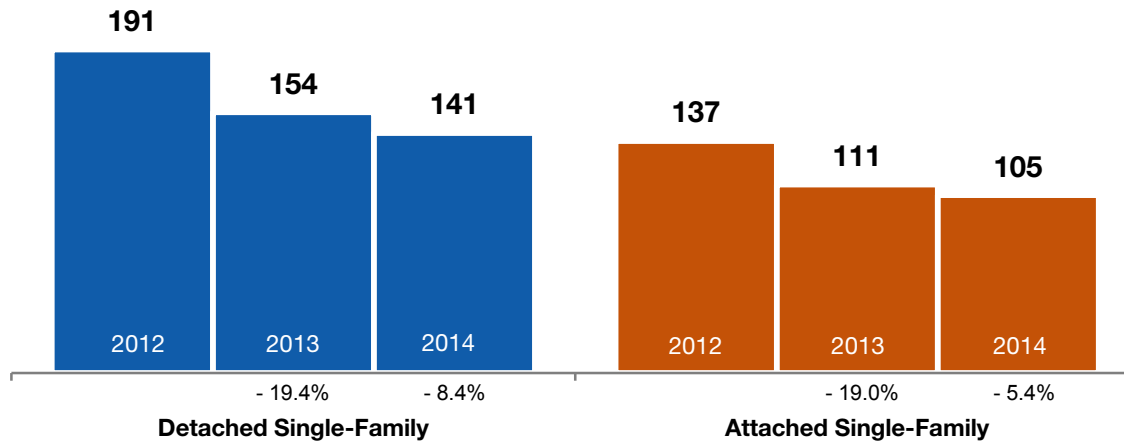


Housing Affordability Index

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.

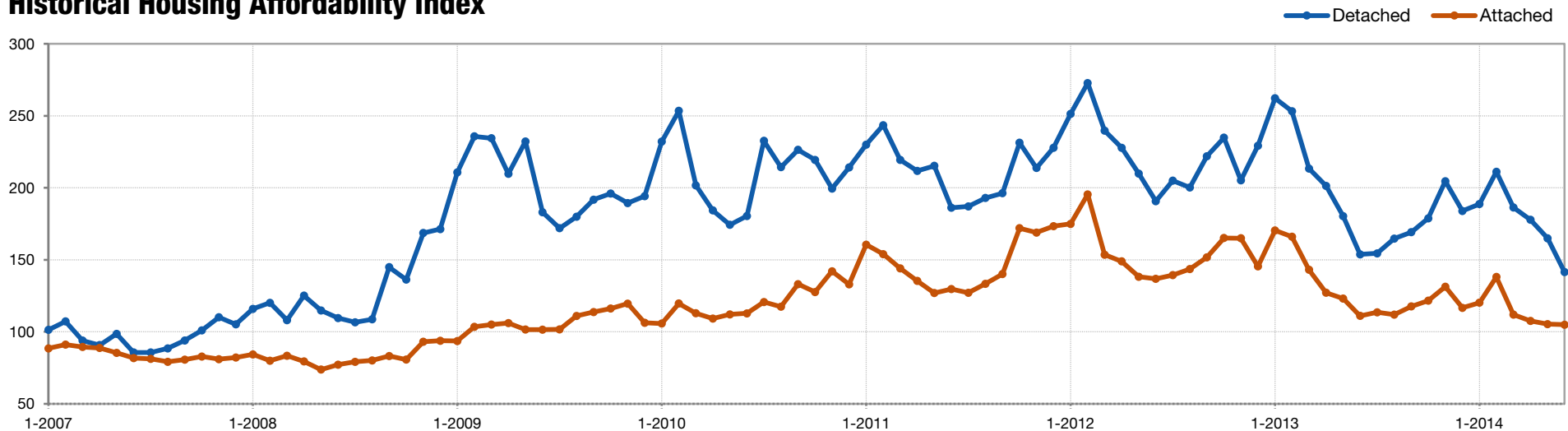


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2013	154	- 24.9%	114	- 18.0%
Aug-2013	165	- 17.5%	112	- 22.2%
Sep-2013	169	- 23.9%	118	- 22.4%
Oct-2013	179	- 23.8%	122	- 26.1%
Nov-2013	205	0.0%	131	- 20.6%
Dec-2013	184	- 19.7%	117	- 19.3%
Jan-2014	189	- 27.9%	120	- 29.4%
Feb-2014	211	- 16.6%	138	- 16.9%
Mar-2014	186	- 12.7%	112	- 21.7%
Apr-2014	178	- 11.4%	108	- 15.0%
May-2014	165	- 8.3%	105	- 14.6%
Jun-2014	141	- 8.4%	105	- 5.4%
Average	177	- 16.3%	117	- 19.3%

Historical Housing Affordability Index

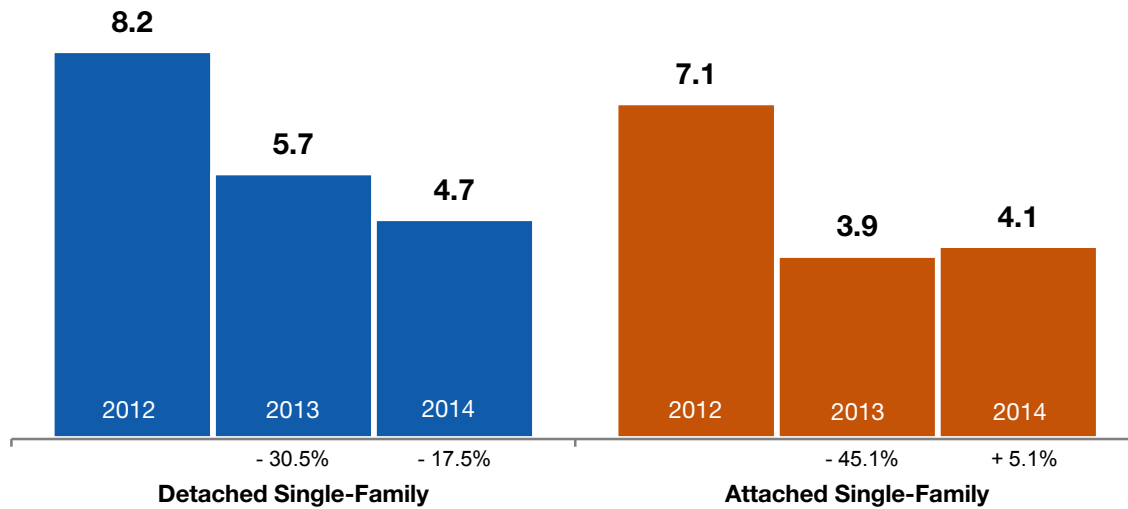


Months Supply of Inventory

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-2013	5.6	- 30.9%	3.9	- 41.8%
Aug-2013	5.5	- 31.3%	3.8	- 38.7%
Sep-2013	5.6	- 27.3%	4.0	- 33.3%
Oct-2013	5.3	- 27.4%	3.9	- 29.1%
Nov-2013	5.0	- 26.5%	3.5	- 30.0%
Dec-2013	4.6	- 24.6%	3.1	- 27.9%
Jan-2014	4.5	- 25.0%	3.2	- 25.6%
Feb-2014	4.4	- 24.1%	3.4	- 20.9%
Mar-2014	4.4	- 20.0%	3.6	- 14.3%
Apr-2014	4.6	- 17.9%	3.9	- 2.5%
May-2014	4.8	- 15.8%	4.0	- 2.4%
Jun-2014	4.7	- 17.5%	4.1	+ 5.1%
Average	4.9	- 24.7%	3.7	- 24.2%

Historical Months Supply of Inventory

