

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 5, 2014

Data current as of July 14, 2014

Pending sales are back and ready to rumble along with their trusty comrade, inventory. After a slower start to the year, the numbers are rallying for a comeback. However, one number not rising is the number of people filing for unemployment. According to the U.S. Department of Labor, jobless applications continued their downward trend. This could help families pad downpayment funds. With more inventory to choose from, there aren't any cheap shots in this boxing match.

SINGLE-FAMILY DETACHED

For the week ending July 5:

- New Listings increased 11.9% to 302
- Under Contract Sales increased 11.9% to 198
- Inventory decreased 14.9% to 3,957

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 0.7% to 95.3%
- Months Supply decreased 21.1% to 4.5

SINGLE-FAMILY ATTACHED

For the week ending July 5:

- New Listings increased 10.0% to 375
- Under Contract Sales increased 10.0% to 297
- Inventory increased 5.6% to 5,453

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 0.1% to 96.2%
- Months Supply increased 2.6% to 4.0

Quick Facts

+ 11.9%		+ 10.0%		+ 11.9%		+ 10.0%		- 14.9%		+ 5.6%	
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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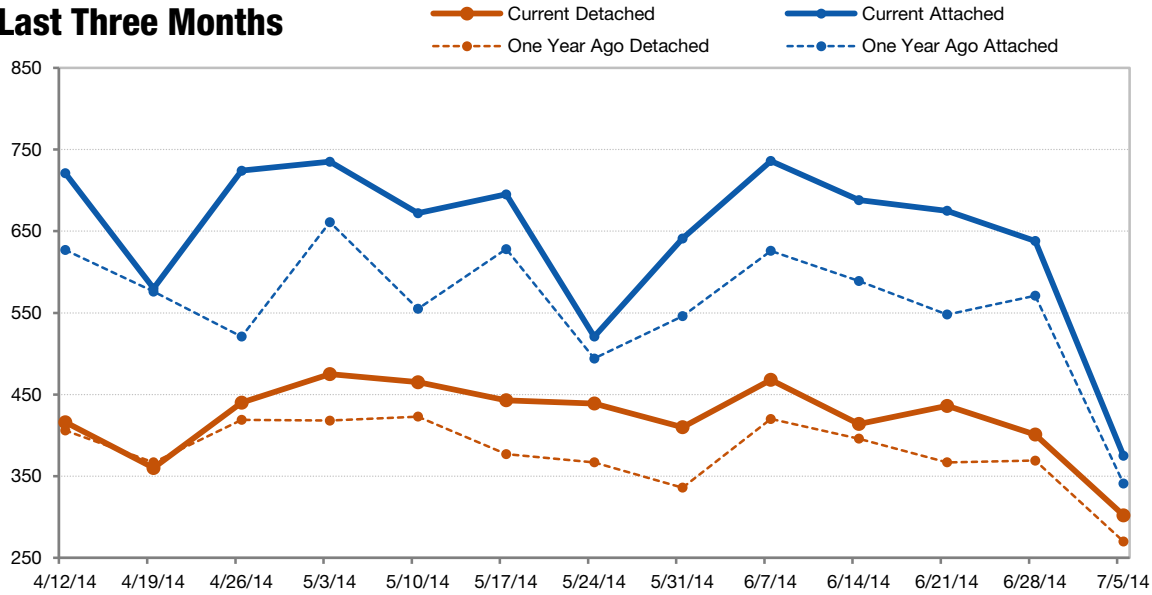
[Click on desired metric to jump to that page.](#)

New Listings

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

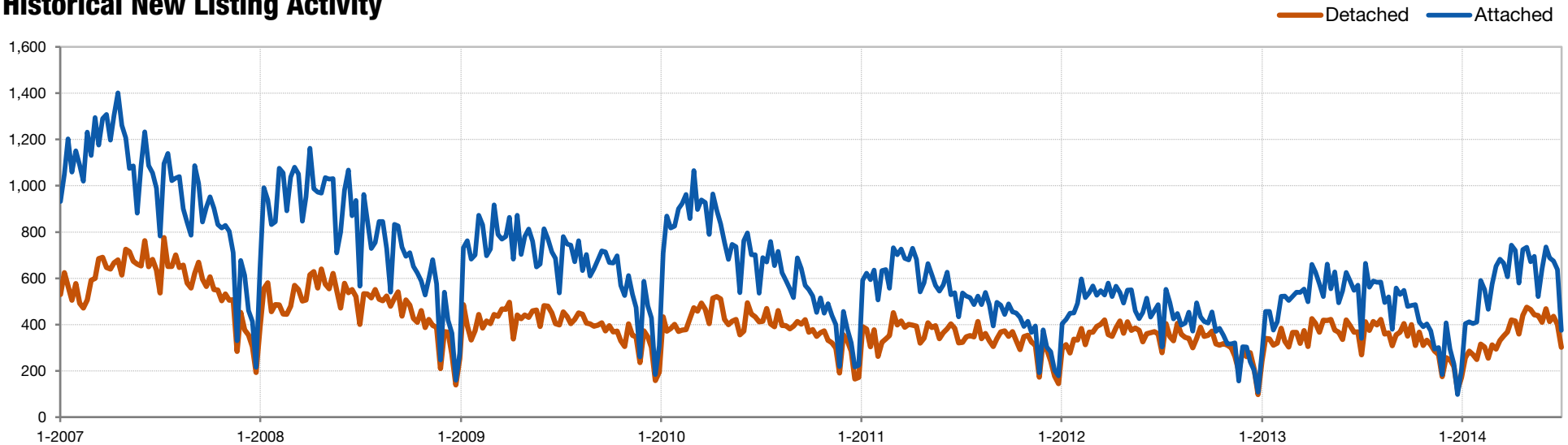


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/12/2014	416	+ 2.5%	721	+ 15.0%
4/19/2014	360	- 1.9%	580	+ 0.7%
4/26/2014	440	+ 5.0%	724	+ 39.0%
5/3/2014	475	+ 13.6%	735	+ 11.2%
5/10/2014	465	+ 9.9%	672	+ 21.1%
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	414	+ 4.5%	688	+ 16.8%
6/21/2014	436	+ 18.8%	675	+ 23.2%
6/28/2014	401	+ 8.7%	638	+ 11.7%
7/5/2014	302	+ 11.9%	375	+ 10.0%
3-Month Avg.	421	+ 10.8%	646	+ 15.4%

Historical New Listing Activity

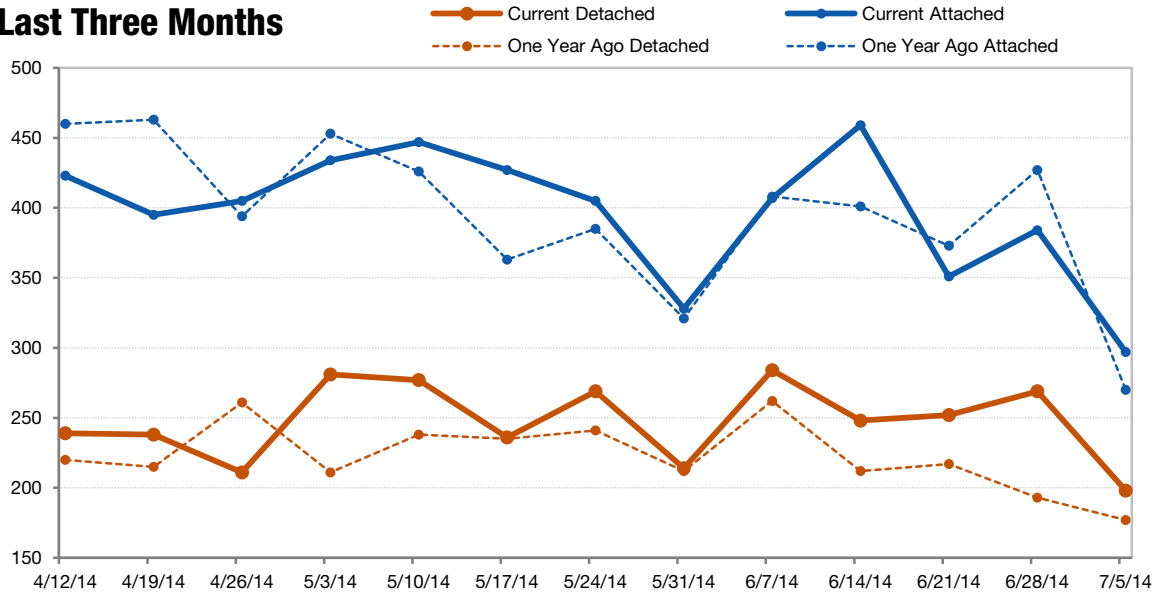


Under Contract

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

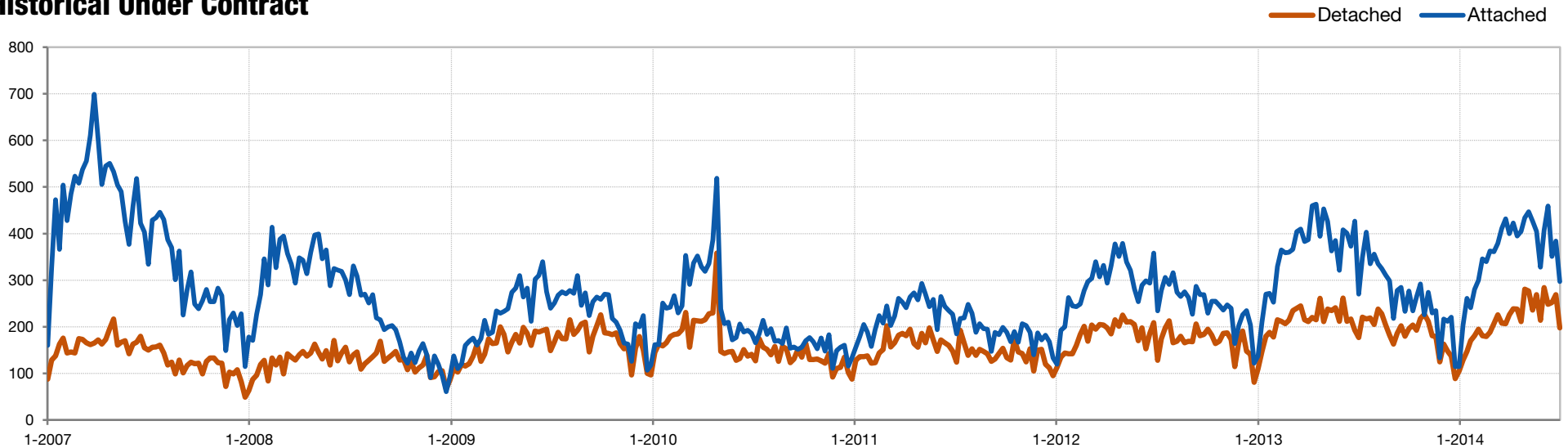


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/12/2014	239	+ 8.6%	423	- 8.0%
4/19/2014	238	+ 10.7%	395	- 14.7%
4/26/2014	211	- 19.2%	405	+ 2.8%
5/3/2014	281	+ 33.2%	434	- 4.2%
5/10/2014	277	+ 16.4%	447	+ 4.9%
5/17/2014	236	+ 0.4%	427	+ 17.6%
5/24/2014	269	+ 11.6%	405	+ 5.2%
5/31/2014	214	+ 0.9%	328	+ 2.2%
6/7/2014	284	+ 8.4%	407	- 0.2%
6/14/2014	248	+ 17.0%	459	+ 14.5%
6/21/2014	252	+ 16.1%	351	- 5.9%
6/28/2014	269	+ 39.4%	384	- 10.1%
7/5/2014	198	+ 11.9%	297	+ 10.0%
3-Month Avg.	247	+ 11.1%	397	+ 0.3%

Historical Under Contract

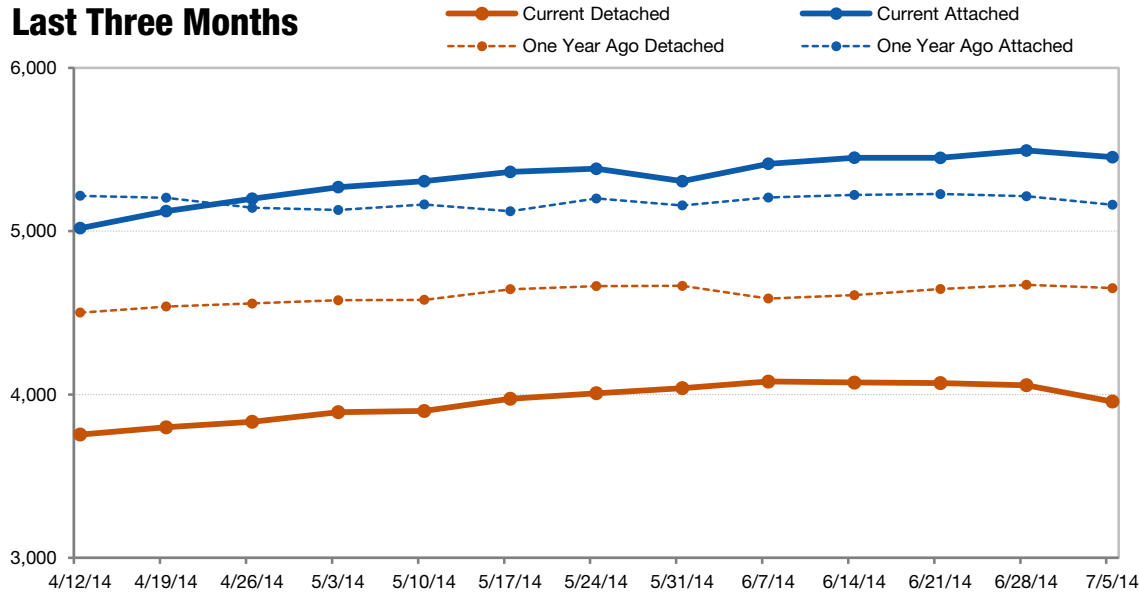


Inventory of Homes for Sale

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

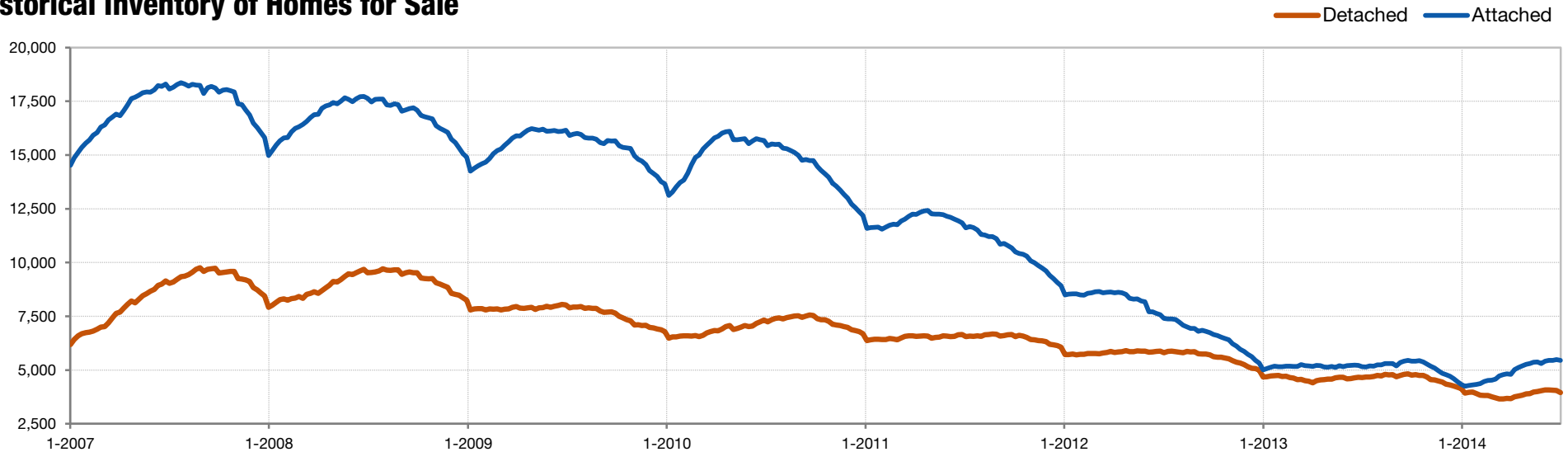


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
4/12/2014	3,755	- 16.6%	5,019	- 3.8%
4/19/2014	3,799	- 16.3%	5,123	- 1.6%
4/26/2014	3,833	- 15.9%	5,199	+ 1.1%
5/3/2014	3,892	- 15.0%	5,270	+ 2.7%
5/10/2014	3,899	- 14.9%	5,306	+ 2.7%
5/17/2014	3,974	- 14.4%	5,363	+ 4.7%
5/24/2014	4,008	- 14.1%	5,382	+ 3.5%
5/31/2014	4,039	- 13.4%	5,306	+ 2.9%
6/7/2014	4,079	- 11.1%	5,413	+ 4.0%
6/14/2014	4,073	- 11.6%	5,450	+ 4.4%
6/21/2014	4,070	- 12.4%	5,449	+ 4.2%
6/28/2014	4,057	- 13.2%	5,494	+ 5.4%
7/5/2014	3,957	- 14.9%	5,453	+ 5.6%
3-Month Avg.	3,957	- 14.1%	5,325	+ 2.8%

Historical Inventory of Homes for Sale

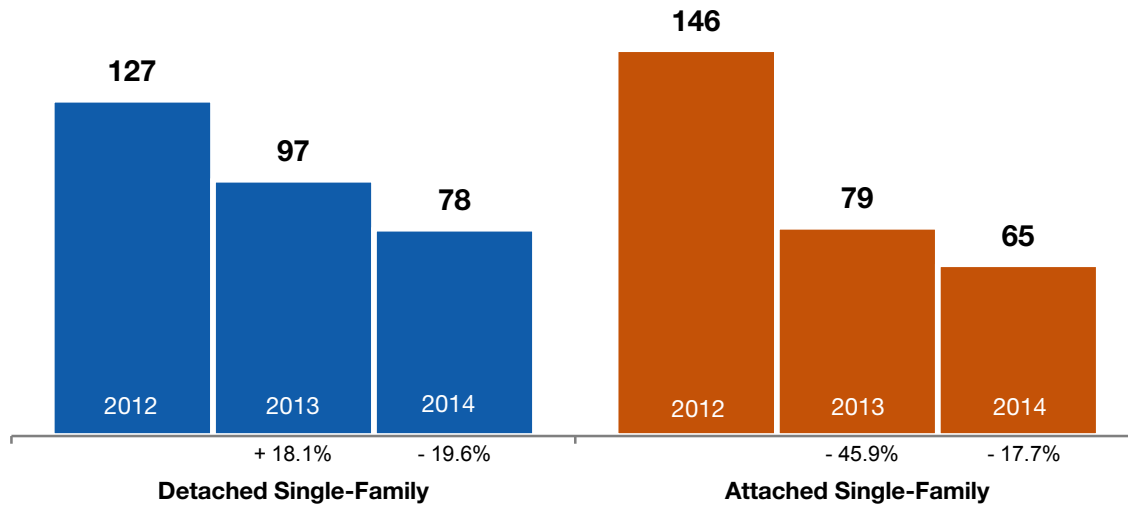


Market Time

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

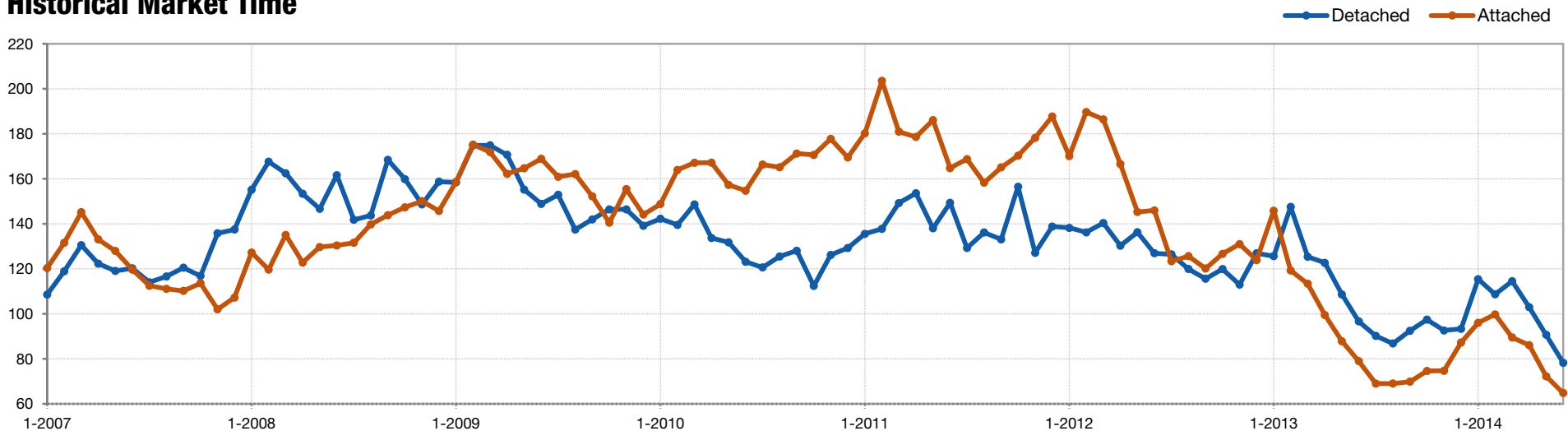


June



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

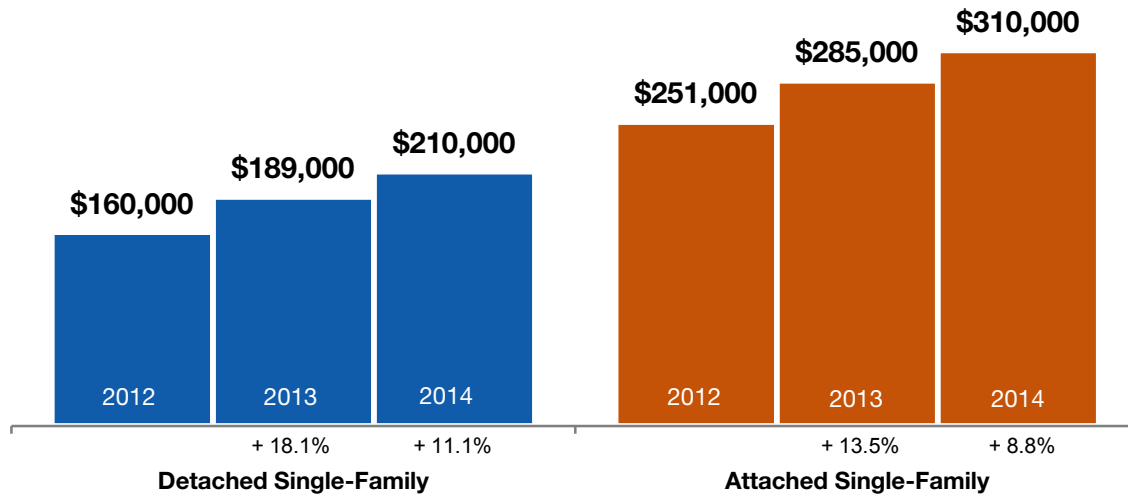


Median Sales Price

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

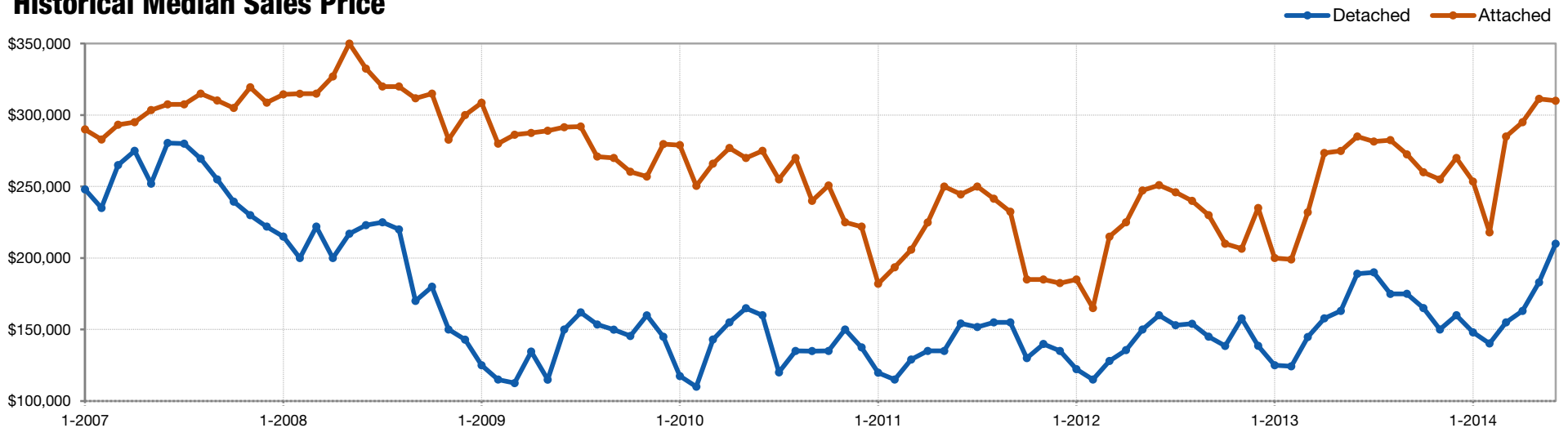


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2013	\$190,000	+ 24.2%	\$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	\$140,250	+ 12.9%	\$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	\$183,000	+ 12.3%	\$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

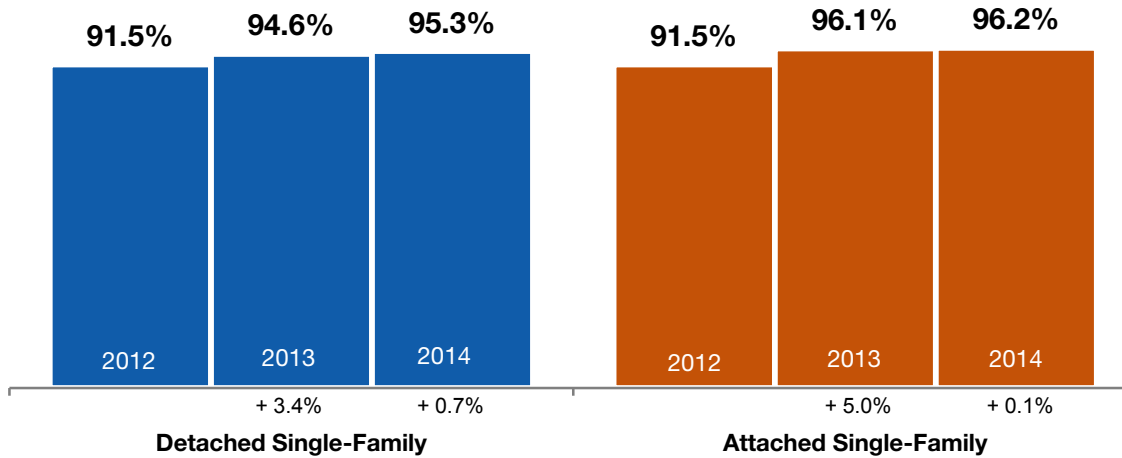


Percent of Original List Price Received

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.

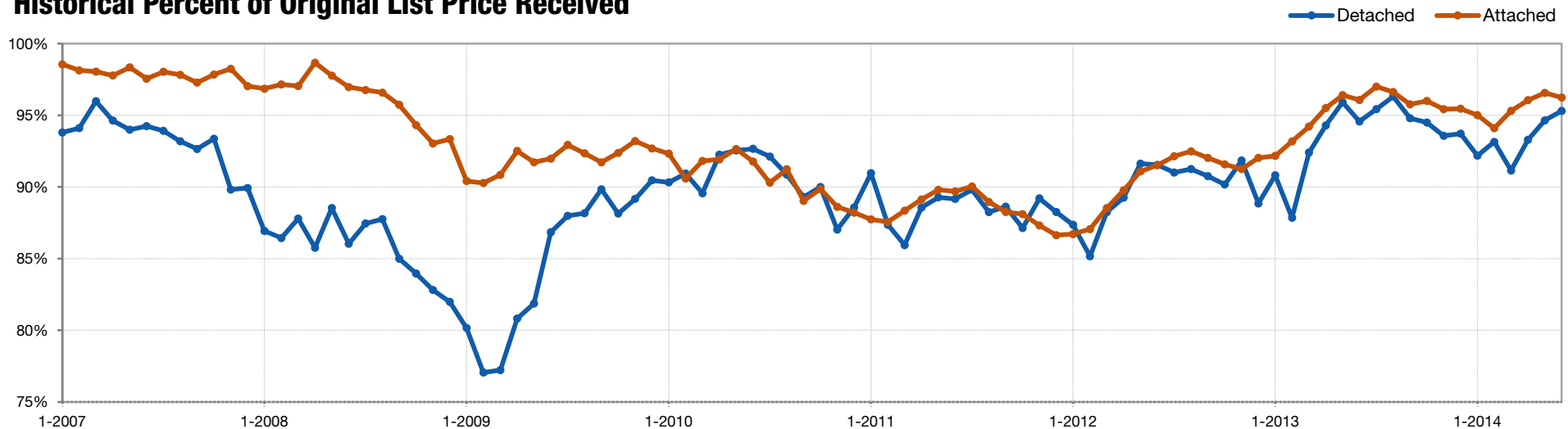


June



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	93.1%	+ 5.9%	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	95.3%	+ 0.7%	96.2%	+ 0.1%
Average	94.2%	+ 2.5%	96.0%	+ 2.6%

Historical Percent of Original List Price Received

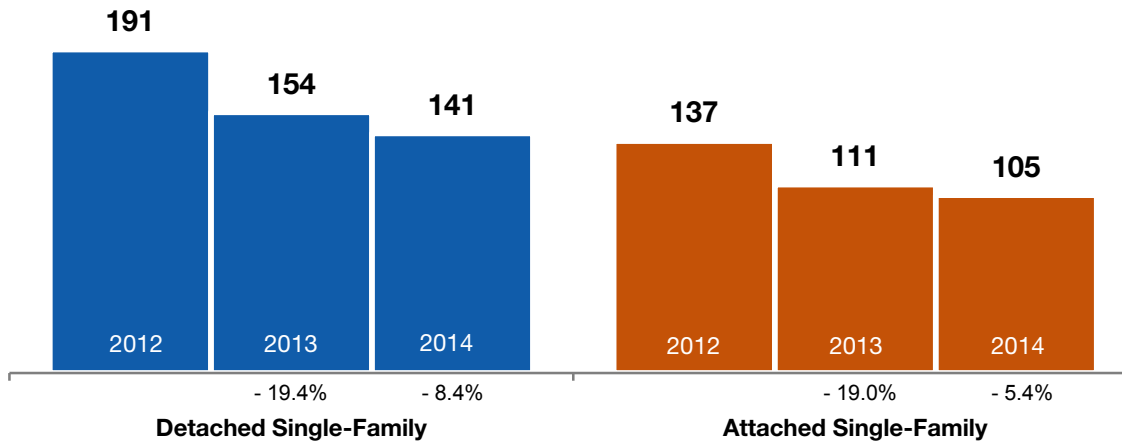


Housing Affordability Index

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.

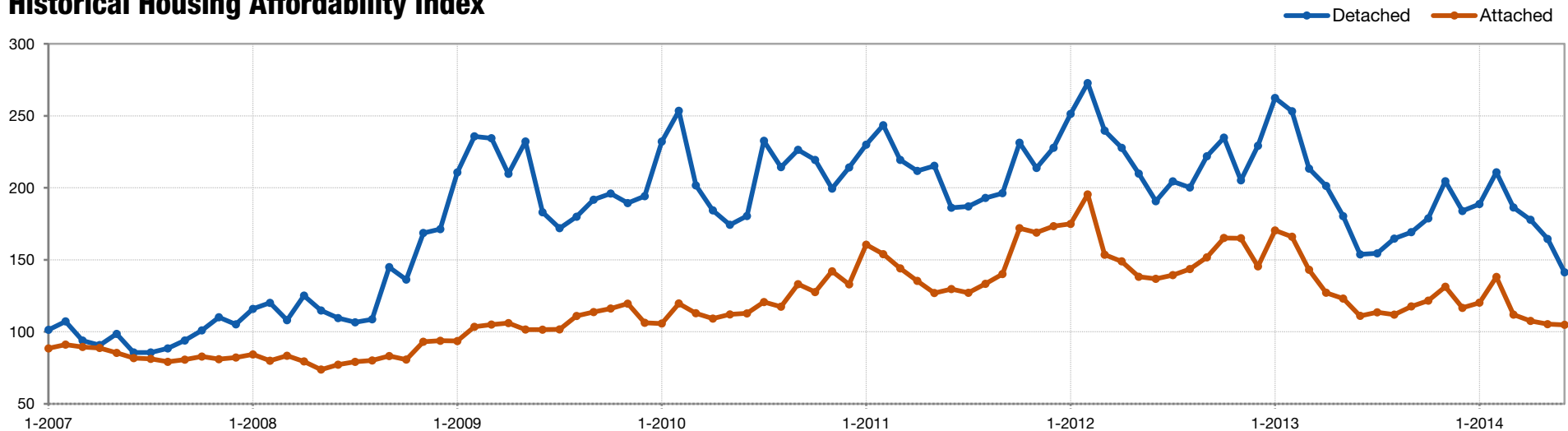


June



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

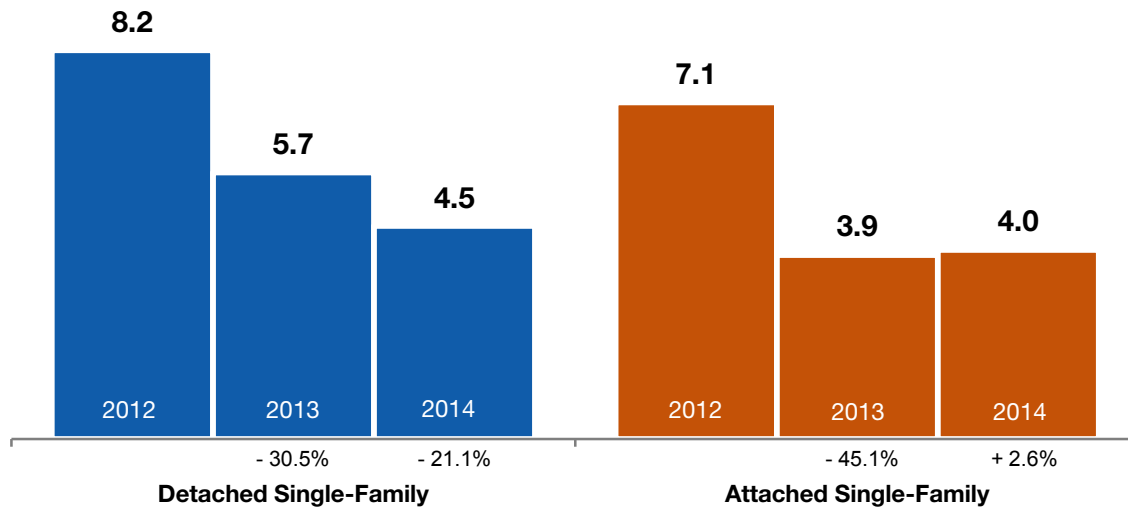


Months Supply of Inventory

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	4.4	-26.7%	3.2	-25.6%
Feb-2014	4.4	-24.1%	3.4	-20.9%
Mar-2014	4.3	-21.8%	3.5	-16.7%
Apr-2014	4.6	-17.9%	3.9	-2.5%
May-2014	4.7	-17.5%	4.0	-2.4%
Jun-2014	4.5	-21.1%	4.0	+2.6%
Average	4.9	-25.3%	3.7	-24.6%

Historical Months Supply of Inventory

