

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 26, 2014

Data current as of August 4, 2014

Like a broken digital music player, analysts continue to skip to housing market stability. Although residential real estate activity may not have the same pep as last year's summer hits, sales are still fancy enough to attract fresh sellers. New listings are up in certain submarkets, which is a needed thing for continued optimism. The highs and lows present a few short years ago are about as visible as a forgotten app, but those days are still just an errant thumb press away.

SINGLE-FAMILY DETACHED

For the week ending July 26:

- New Listings decreased 1.2% to 409
- Under Contract Sales increased 13.7% to 249
- Inventory decreased 10.9% to 4,190

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 0.1% to 94.7%
- Months Supply decreased 15.8% to 4.8

SINGLE-FAMILY ATTACHED

For the week ending July 26:

- New Listings increased 2.7% to 605
- Under Contract Sales increased 20.6% to 404
- Inventory increased 10.2% to 5,721

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

- 1.2%	+ 2.7%	+ 13.7%	+ 20.6%	- 10.9%	+ 10.2%
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

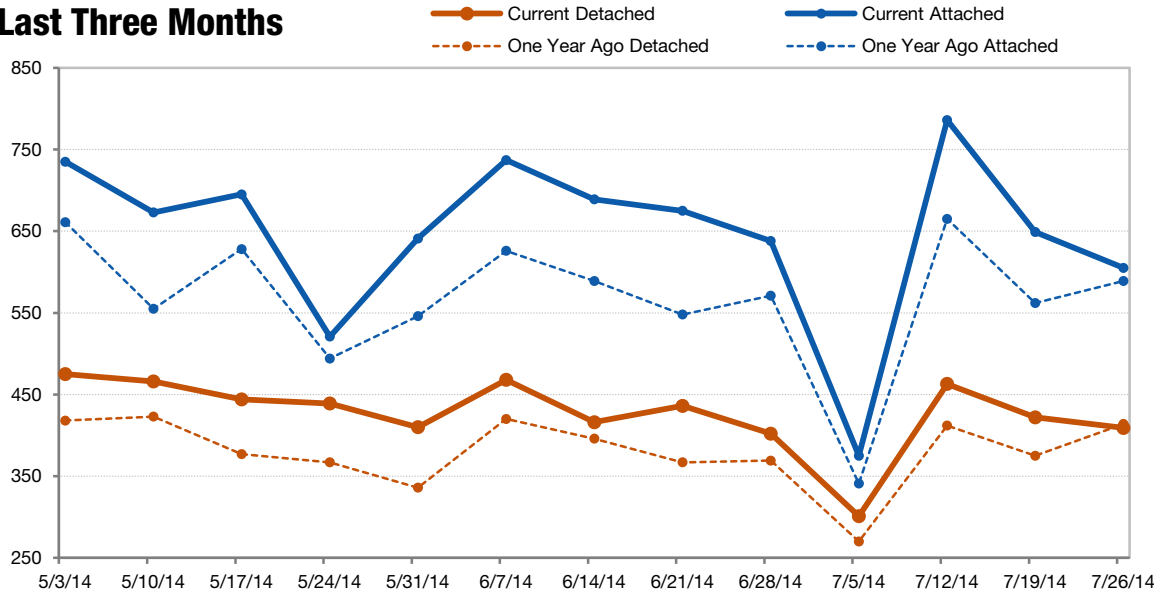
[Click on desired metric to jump to that page.](#)

New Listings

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

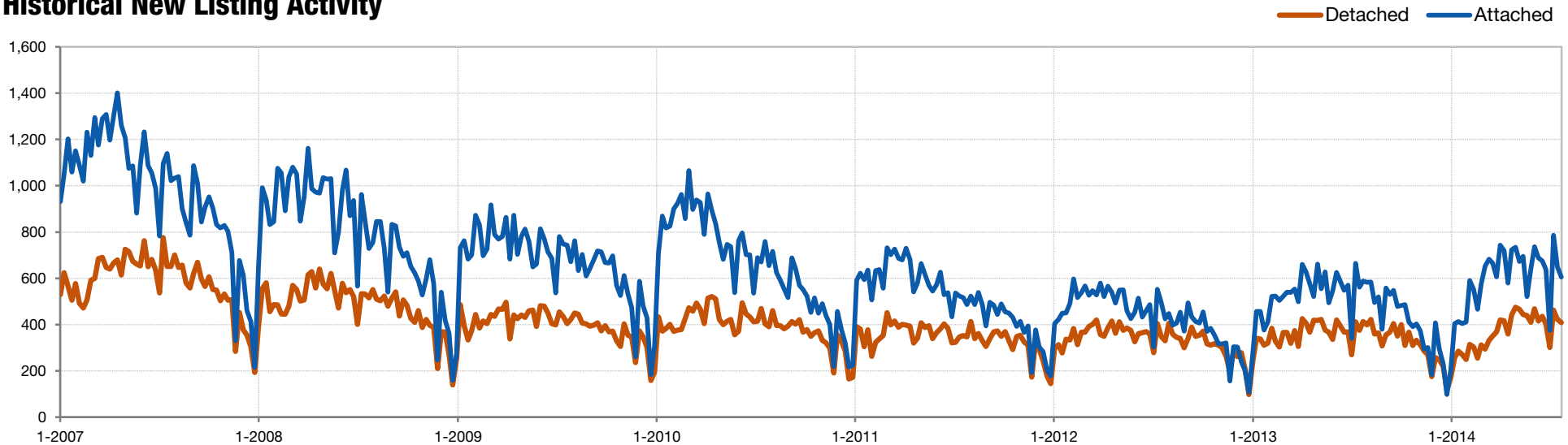


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/3/2014	475	+ 13.6%	735	+ 11.2%
5/10/2014	466	+ 10.2%	673	+ 21.3%
5/17/2014	444	+ 17.8%	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%	737	+ 17.7%
6/14/2014	416	+ 5.1%	689	+ 17.0%
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%
7/26/2014	409	- 1.2%	605	+ 2.7%
3-Month Avg.	427	+ 12.3%	648	+ 14.2%

Historical New Listing Activity

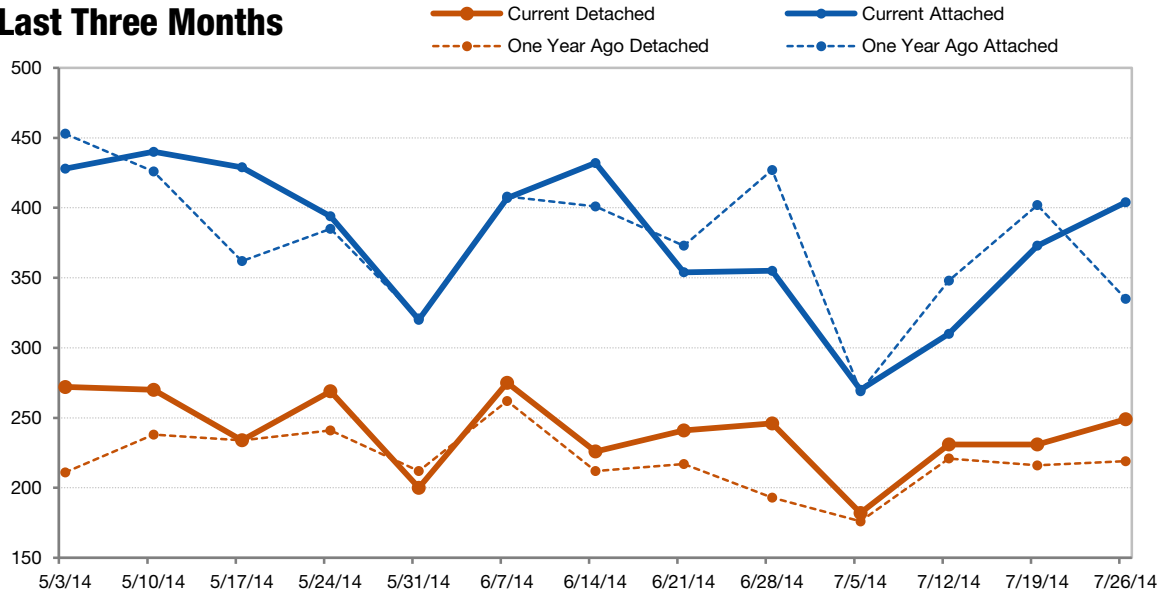


Under Contract

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

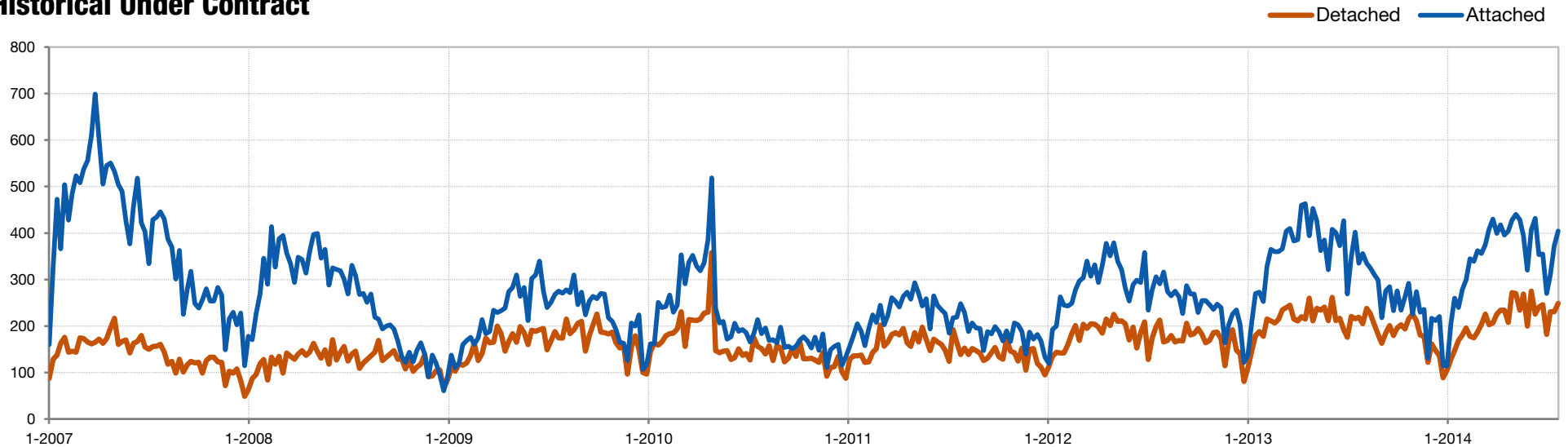


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/3/2014	272	+ 28.9%	428	- 5.5%
5/10/2014	270	+ 13.4%	440	+ 3.3%
5/17/2014	234	0.0%	429	+ 18.5%
5/24/2014	269	+ 11.6%	394	+ 2.3%
5/31/2014	200	- 5.7%	320	- 0.3%
6/7/2014	275	+ 5.0%	407	- 0.2%
6/14/2014	226	+ 6.6%	432	+ 7.7%
6/21/2014	241	+ 11.1%	354	- 5.1%
6/28/2014	246	+ 27.5%	355	- 16.9%
7/5/2014	182	+ 3.4%	270	+ 0.4%
7/12/2014	231	+ 4.5%	310	- 10.9%
7/19/2014	231	+ 6.9%	373	- 7.2%
7/26/2014	249	+ 13.7%	404	+ 20.6%
3-Month Avg.	240	+ 9.6%	378	+ 0.1%

Historical Under Contract

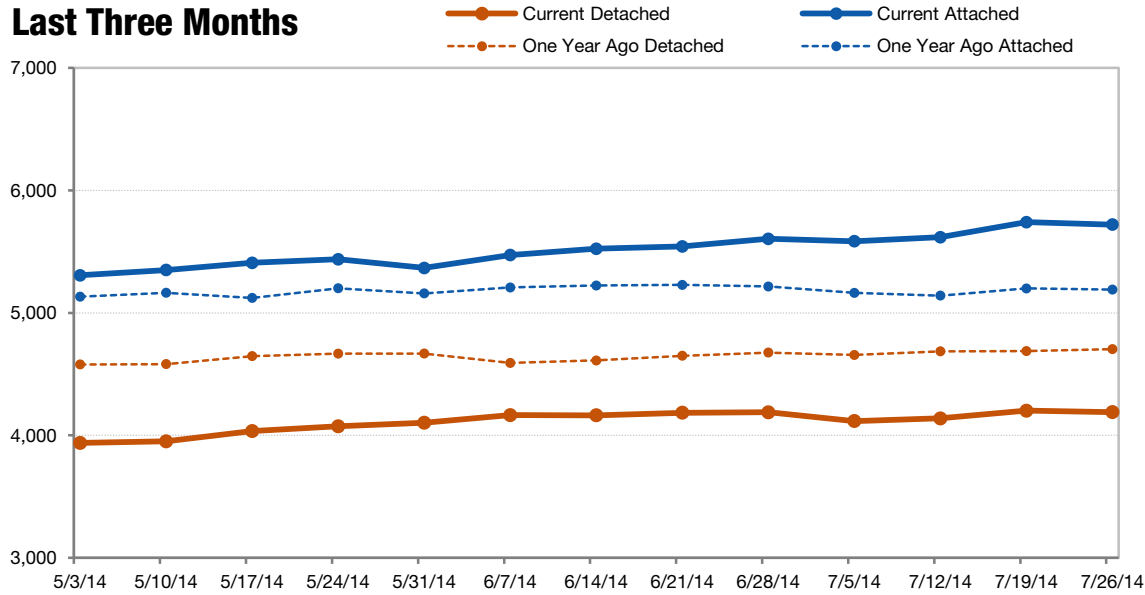


Inventory of Homes for Sale

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

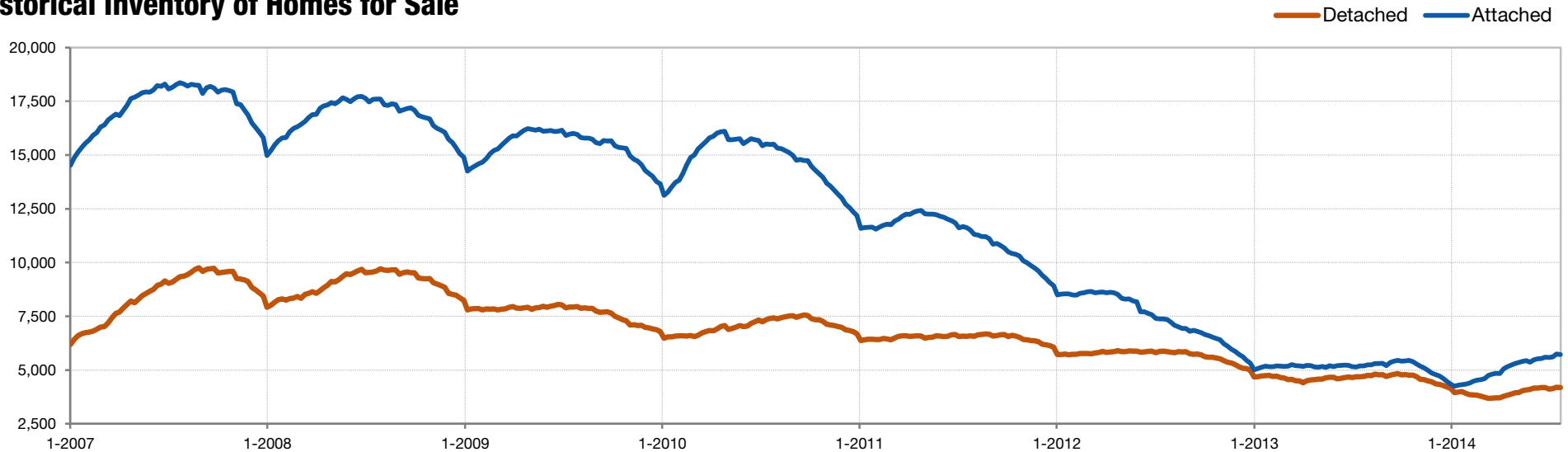


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/3/2014	3,938	- 14.0%	5,306	+ 3.4%
5/10/2014	3,951	- 13.8%	5,350	+ 3.6%
5/17/2014	4,035	- 13.2%	5,408	+ 5.6%
5/24/2014	4,074	- 12.7%	5,437	+ 4.5%
5/31/2014	4,103	- 12.1%	5,366	+ 4.0%
6/7/2014	4,165	- 9.3%	5,472	+ 5.1%
6/14/2014	4,164	- 9.7%	5,523	+ 5.7%
6/21/2014	4,185	- 10.0%	5,542	+ 6.0%
6/28/2014	4,188	- 10.4%	5,604	+ 7.5%
7/5/2014	4,117	- 11.6%	5,585	+ 8.2%
7/12/2014	4,138	- 11.7%	5,617	+ 9.3%
7/19/2014	4,201	- 10.4%	5,740	+ 10.4%
7/26/2014	4,190	- 10.9%	5,721	+ 10.2%
3-Month Avg.	4,111	- 11.5%	5,513	+ 6.4%

Historical Inventory of Homes for Sale

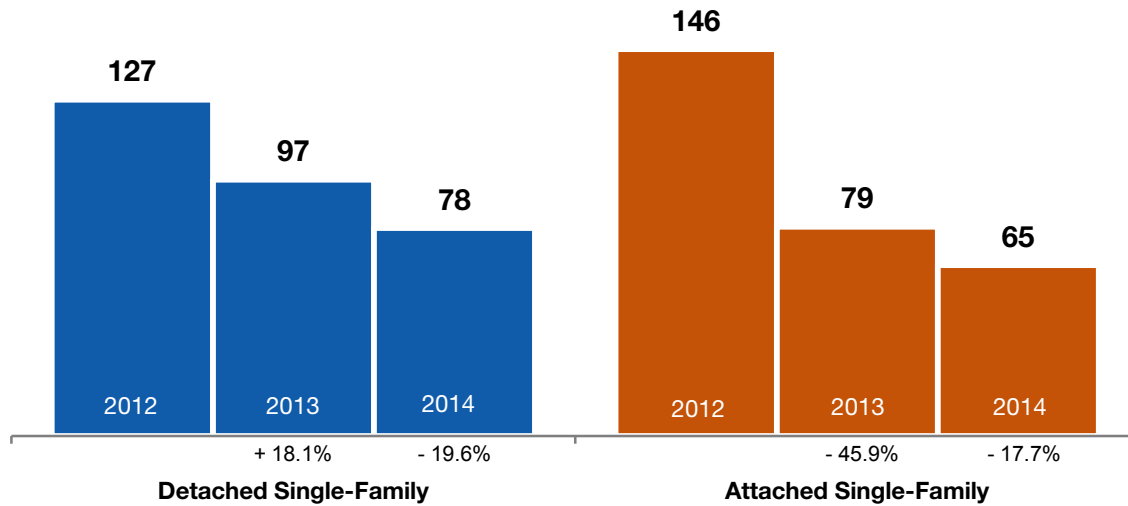


Market Time

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

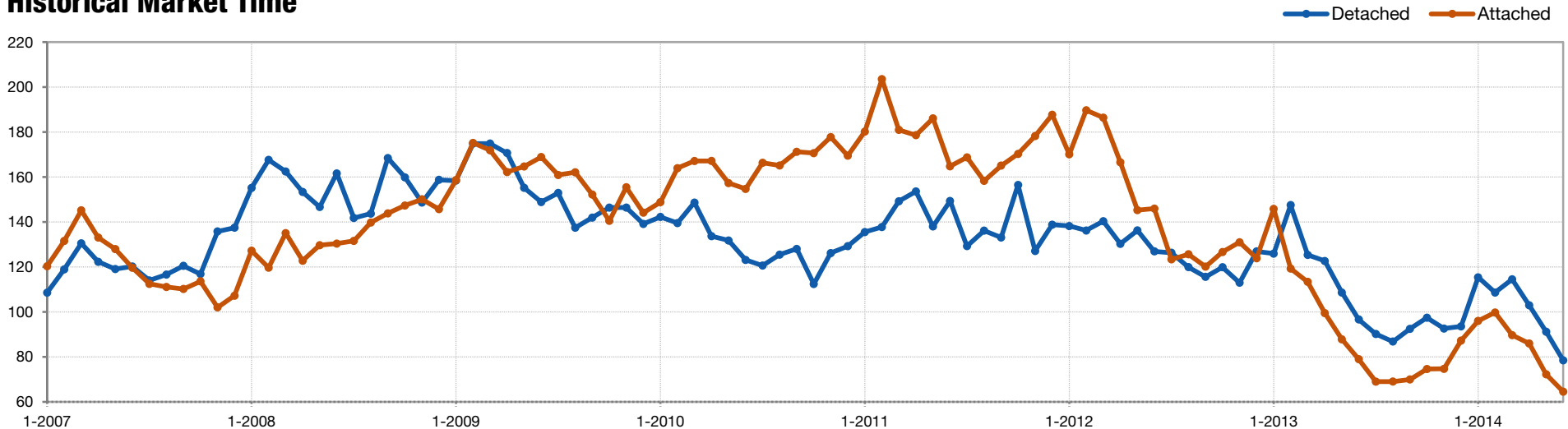


June



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	94	- 26.0%	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	- 20.2%	77	- 31.8%

Historical Market Time

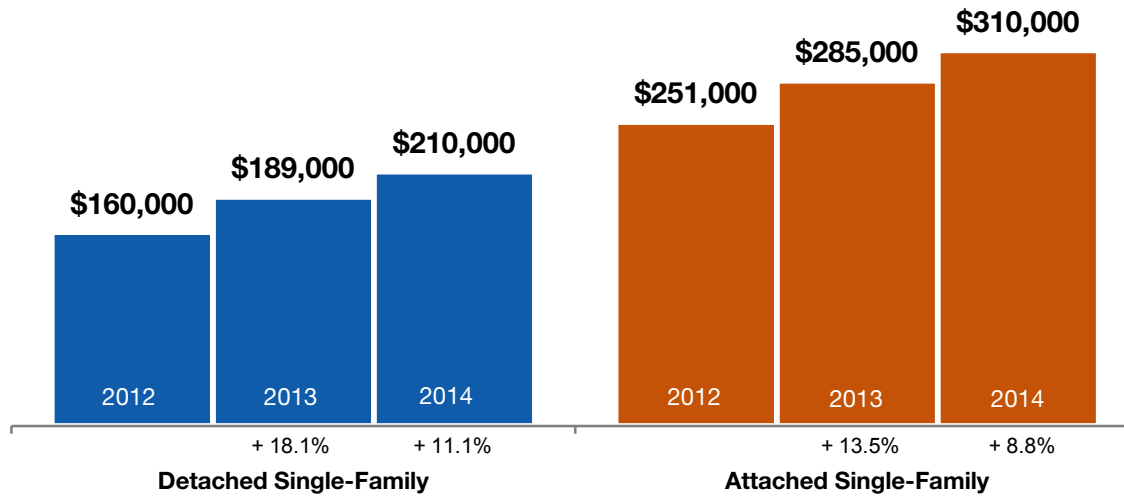


Median Sales Price

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

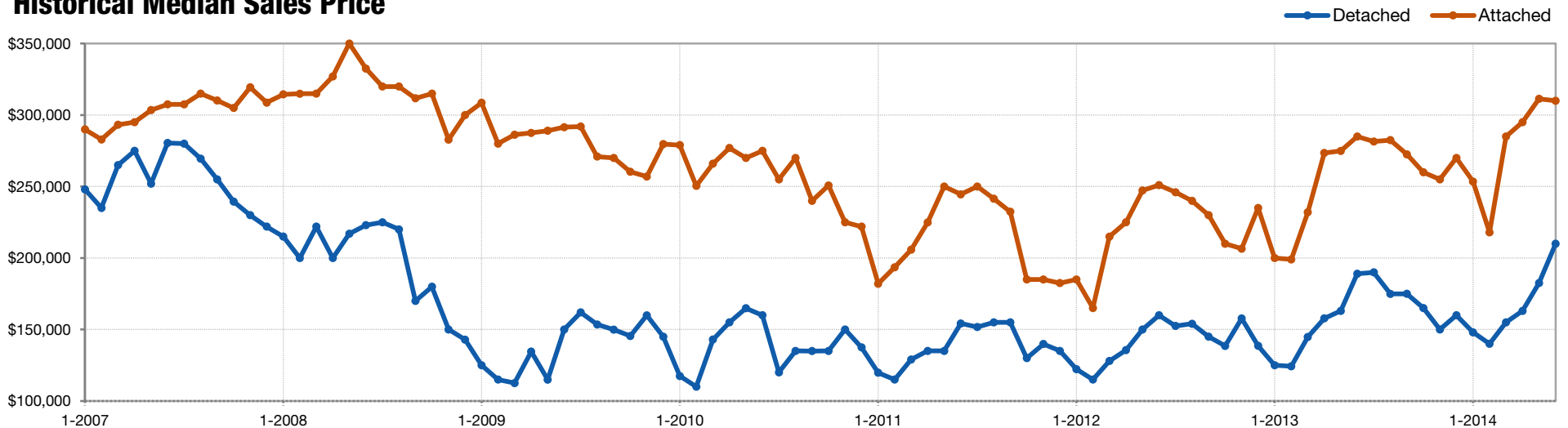


June



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

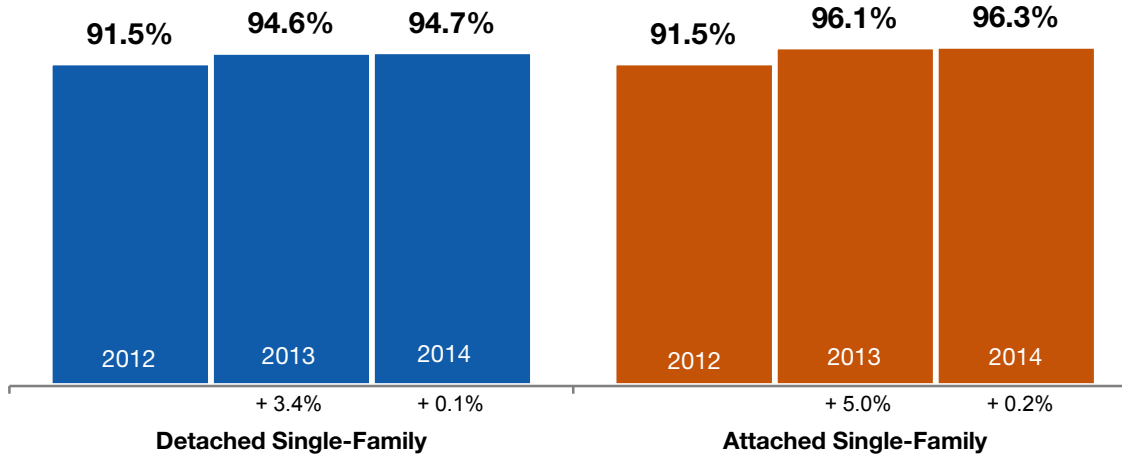


Percent of Original List Price Received

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.

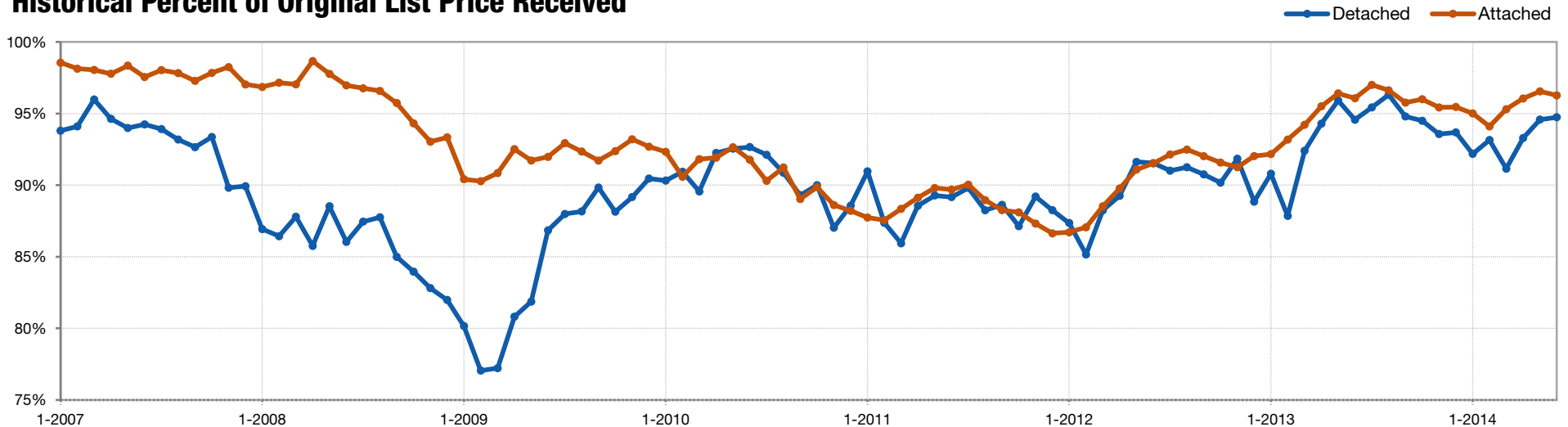


June



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	94.7%	+ 0.1%	96.3%	+ 0.2%
Average	94.2%	+ 2.5%	96.0%	+ 2.6%

Historical Percent of Original List Price Received

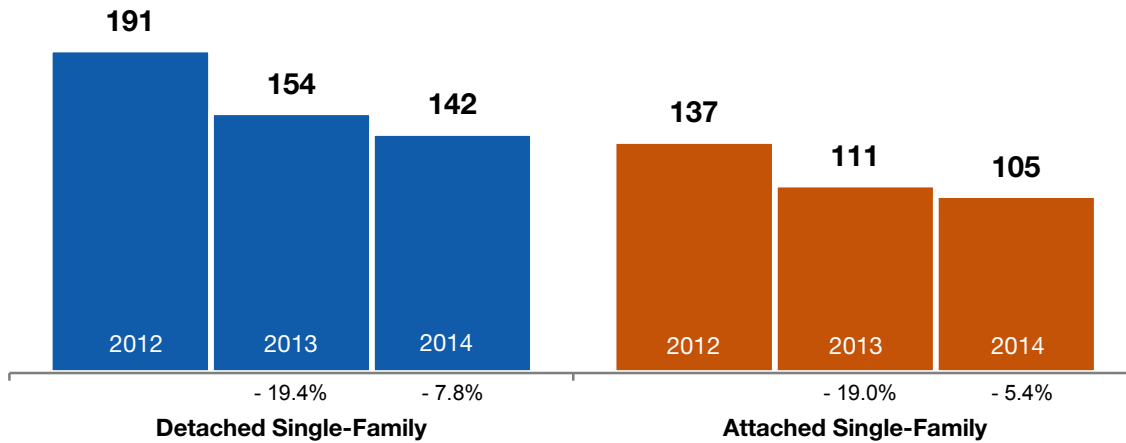


Housing Affordability Index



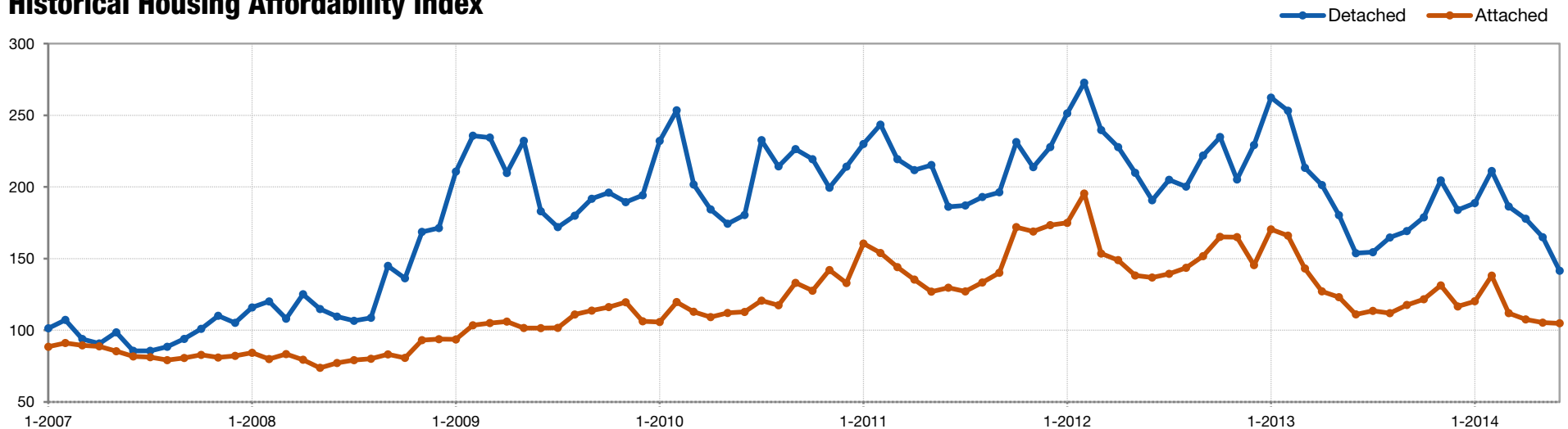
This index measures housing affordability for the region. An index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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	142	- 7.8%	105	- 5.4%
Average	177	- 16.2%	117	- 19.3%

Historical Housing Affordability Index

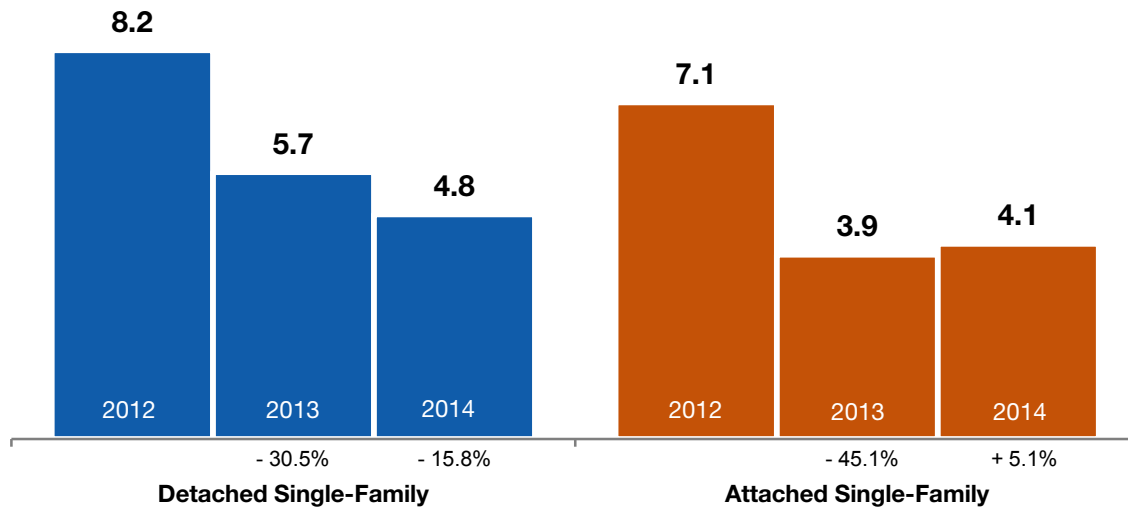


Months Supply of Inventory

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	4.7	-16.1%	3.9	-2.5%
May-2014	4.9	-14.0%	4.0	-2.4%
Jun-2014	4.8	-15.8%	4.1	+5.1%
Average	4.9	-24.4%	3.7	-24.0%

Historical Months Supply of Inventory

