

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 December 20, 2014

Data current as of December 29, 2014

Even though interest rates remain low, there is talk of homeownership numbers being at 20-year lows. Tight lending restrictions may be partly to blame for the dip in the number of people flocking to buy a home. A turnover of the trend could be possible in the new year, but during the weeks surrounding the big winter holidays, we all tend to have to play the wait-and-see game.

SINGLE-FAMILY DETACHED

For the week ending December 20:

- New Listings increased 3.7% to 227
- Under Contract Sales increased 68.4% to 224
- Inventory decreased 5.9% to 4,074

For the month of November:

- Median Sales Price increased 20.0% to \$180,000
- Market Time decreased 2.2% to 91
- Pct of List Price Rec'd decreased 1.5% to 92.2%
- Months Supply remained flat at 5.1

SINGLE-FAMILY ATTACHED

For the week ending December 20:

- New Listings decreased 7.8% to 213
- Under Contract Sales increased 2.7% to 227
- Inventory increased 2.9% to 4,792

For the month of November:

- Median Sales Price increased 7.8% to \$275,000
- Market Time increased 16.0% to 87
- Pct of List Price Rec'd decreased 0.9% to 94.5%
- Months Supply increased 11.4% to 3.9

Quick Facts

+ 3.7%	- 7.8%	+ 68.4%	+ 2.7%	- 5.9%	+ 2.9%
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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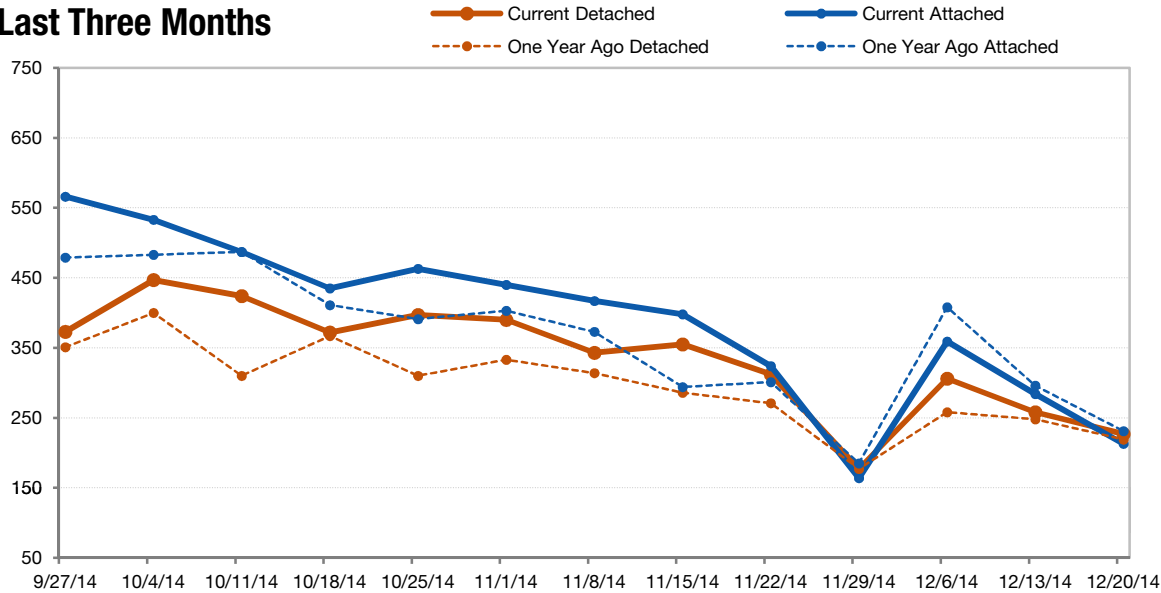
[Click on desired metric to jump to that page.](#)

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
9/27/2014	373	+ 6.3%	566	+ 18.2%
10/4/2014	447	+ 11.8%	533	+ 10.4%
10/11/2014	424	+ 36.8%	487	0.0%
10/18/2014	372	+ 1.4%	435	+ 5.8%
10/25/2014	397	+ 28.1%	463	+ 18.4%
11/1/2014	390	+ 17.1%	440	+ 9.2%
11/8/2014	343	+ 9.2%	417	+ 11.8%
11/15/2014	355	+ 24.1%	398	+ 35.4%
11/22/2014	312	+ 15.1%	324	+ 7.6%
11/29/2014	177	0.0%	164	- 11.4%
12/6/2014	306	+ 18.6%	359	- 12.0%
12/13/2014	258	+ 4.0%	284	- 4.1%
12/20/2014	227	+ 3.7%	213	- 7.8%
3-Month Avg.	337	+ 14.0%	391	+ 7.2%

Historical New Listing Activity

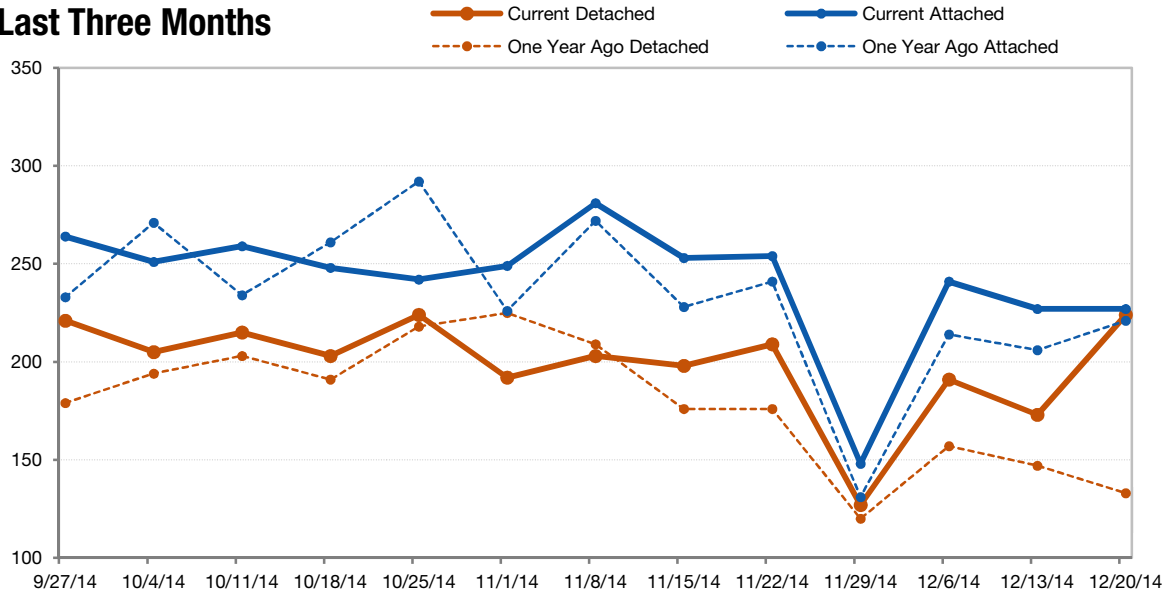


Under Contract

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

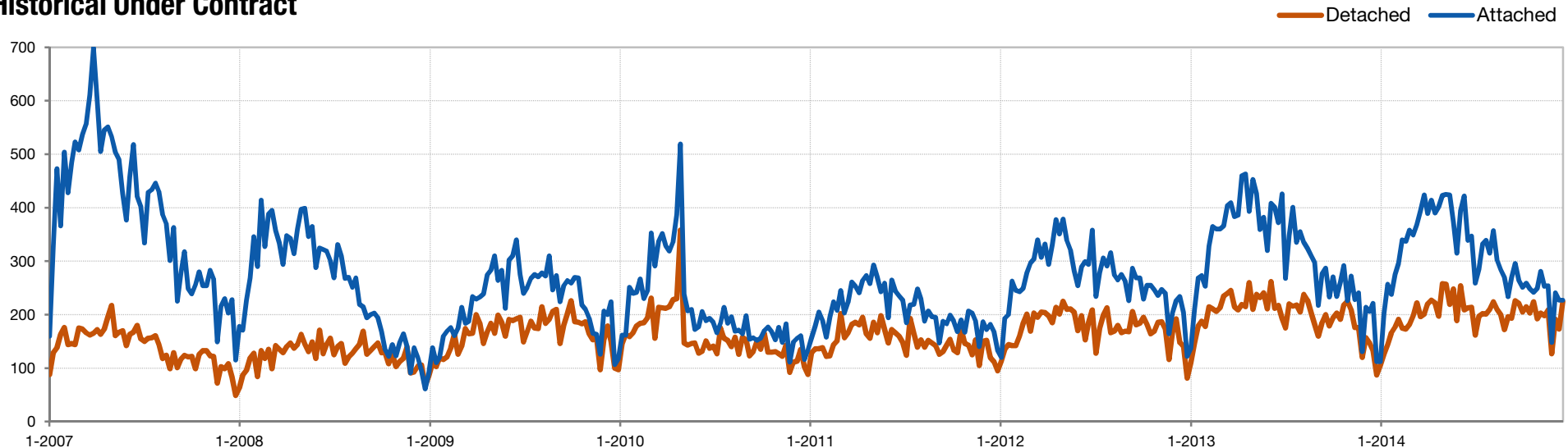


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/27/2014	221	+ 23.5%	264	+ 13.3%
10/4/2014	205	+ 5.7%	251	- 7.4%
10/11/2014	215	+ 5.9%	259	+ 10.7%
10/18/2014	203	+ 6.3%	248	- 5.0%
10/25/2014	224	+ 2.8%	242	- 17.1%
11/1/2014	192	- 14.7%	249	+ 10.2%
11/8/2014	203	- 2.9%	281	+ 3.3%
11/15/2014	198	+ 12.5%	253	+ 11.0%
11/22/2014	209	+ 18.8%	254	+ 5.4%
11/29/2014	127	+ 5.8%	148	+ 13.0%
12/6/2014	191	+ 21.7%	241	+ 12.6%
12/13/2014	173	+ 17.7%	227	+ 10.2%
12/20/2014	224	+ 68.4%	227	+ 2.7%
3-Month Avg.	199	+ 11.0%	242	+ 3.8%

Historical Under Contract

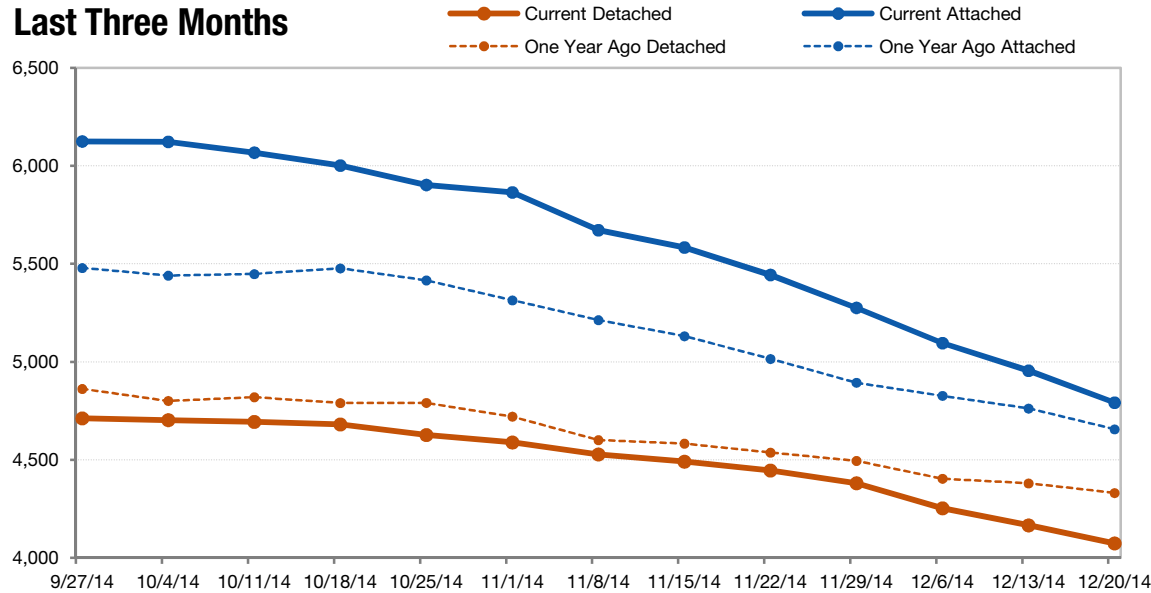


Inventory of Homes for Sale

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

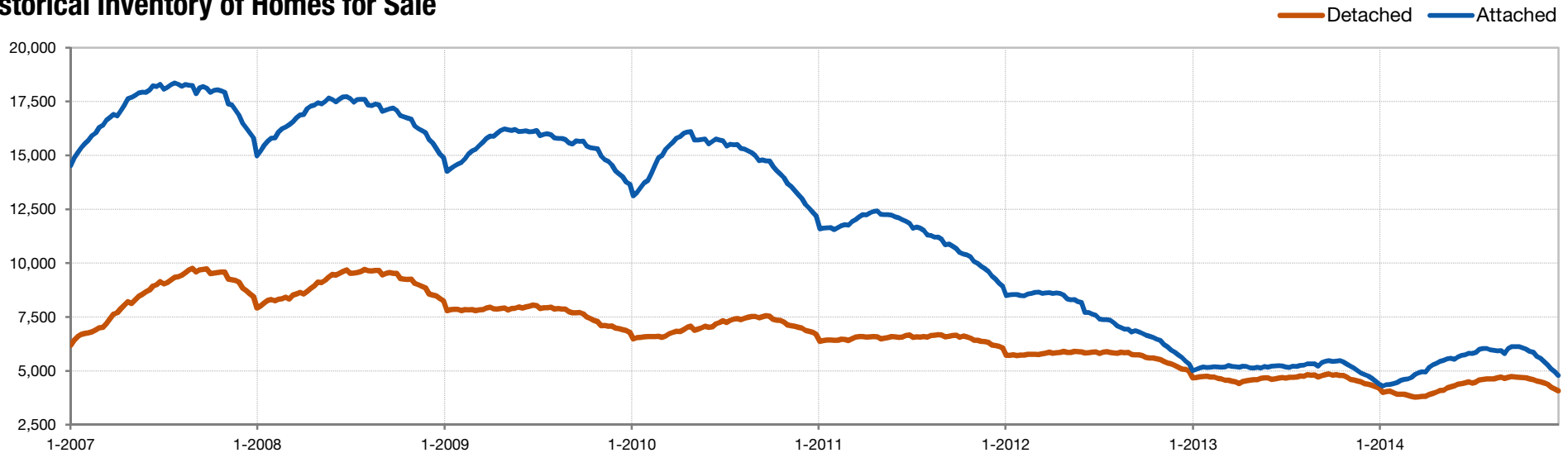


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/27/2014	4,712	- 3.1%	6,125	+ 11.8%
10/4/2014	4,703	- 2.0%	6,123	+ 12.6%
10/11/2014	4,694	- 2.6%	6,068	+ 11.4%
10/18/2014	4,681	- 2.3%	6,002	+ 9.6%
10/25/2014	4,627	- 3.4%	5,903	+ 9.0%
11/1/2014	4,589	- 2.8%	5,865	+ 10.4%
11/8/2014	4,528	- 1.6%	5,672	+ 8.8%
11/15/2014	4,491	- 2.0%	5,584	+ 8.8%
11/22/2014	4,446	- 2.0%	5,444	+ 8.6%
11/29/2014	4,381	- 2.5%	5,276	+ 7.8%
12/6/2014	4,253	- 3.4%	5,096	+ 5.6%
12/13/2014	4,166	- 4.9%	4,955	+ 4.1%
12/20/2014	4,074	- 5.9%	4,792	+ 2.9%
3-Month Avg.	4,488	- 2.9%	5,608	+ 8.7%

Historical Inventory of Homes for Sale

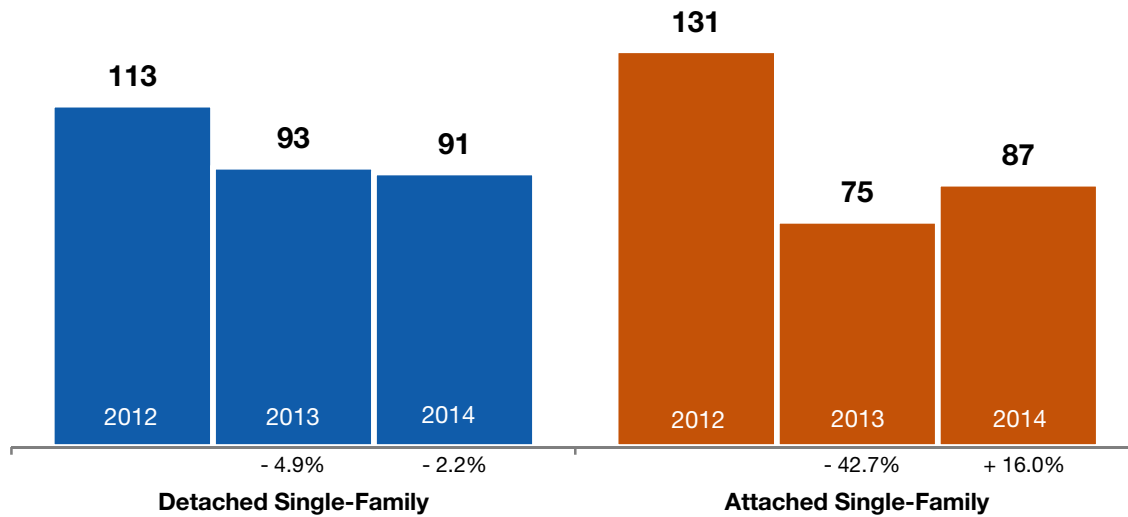


Market Time

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

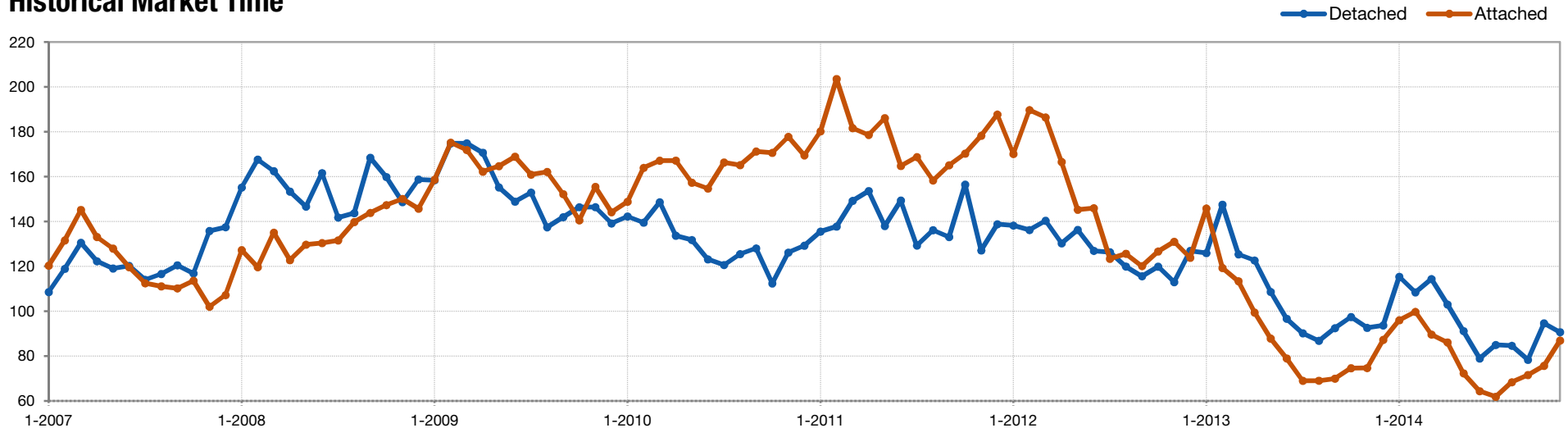


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2013	94	- 26.0%	87	- 29.8%
Jan-2014	115	- 8.7%	96	- 34.2%
Feb-2014	108	- 27.0%	100	- 16.0%
Mar-2014	114	- 8.8%	90	- 20.4%
Apr-2014	103	- 16.3%	86	- 13.1%
May-2014	91	- 16.5%	72	- 18.2%
Jun-2014	79	- 18.6%	64	- 19.0%
Jul-2014	85	- 5.6%	62	- 10.1%
Aug-2014	85	- 2.3%	68	- 1.4%
Sep-2014	78	- 15.2%	72	+ 2.9%
Oct-2014	95	- 2.1%	76	+ 1.3%
Nov-2014	91	- 2.2%	87	+ 16.0%
Average	93	- 12.9%	77	- 13.2%

Historical Market Time

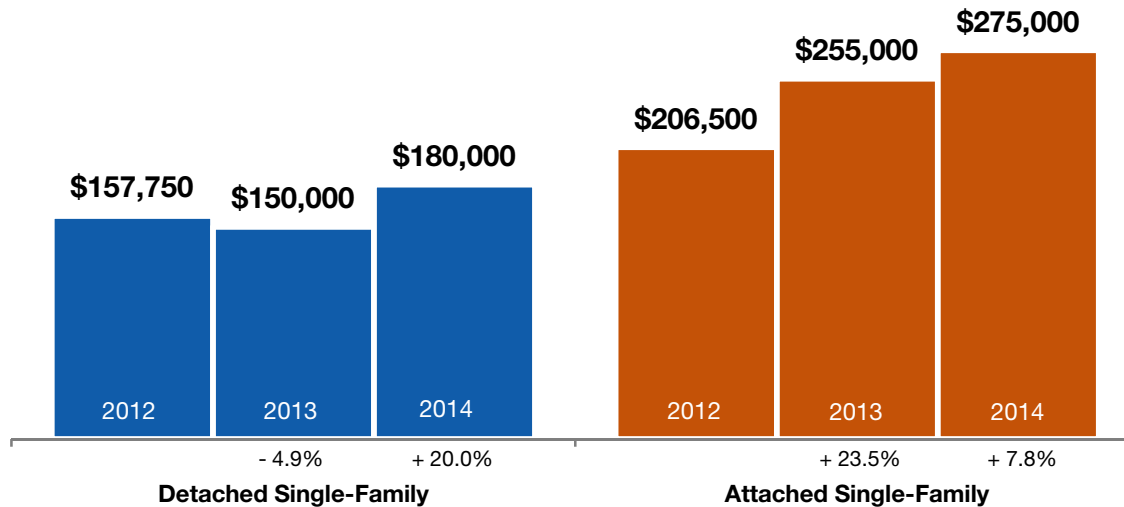


Median Sales Price

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

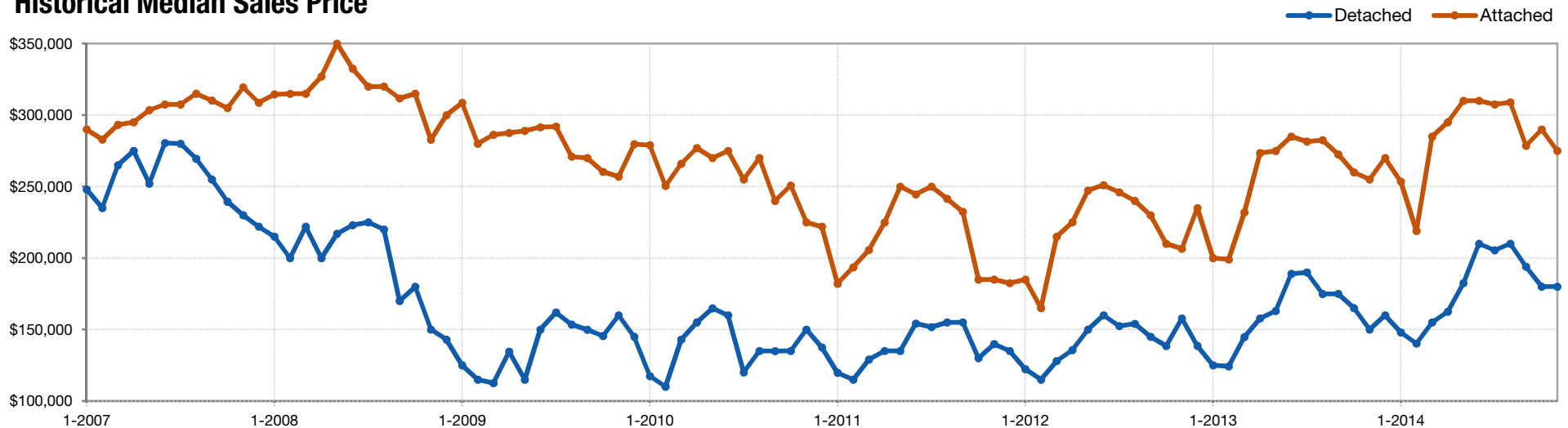


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$219,000	+ 10.1%
Mar-2014	\$155,000	+ 7.1%	\$285,000	+ 22.8%
Apr-2014	\$162,500	+ 3.0%	\$295,000	+ 7.9%
May-2014	\$182,500	+ 12.0%	\$310,000	+ 12.8%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,500	+ 8.2%	\$307,500	+ 9.2%
Aug-2014	\$210,000	+ 20.1%	\$309,000	+ 9.4%
Sep-2014	\$194,000	+ 10.9%	\$278,500	+ 2.2%
Oct-2014	\$180,000	+ 9.1%	\$290,000	+ 11.5%
Nov-2014	\$180,000	+ 20.0%	\$275,000	+ 7.8%
Median	\$179,000	+ 11.9%	\$290,000	+ 10.5%

Historical Median Sales Price

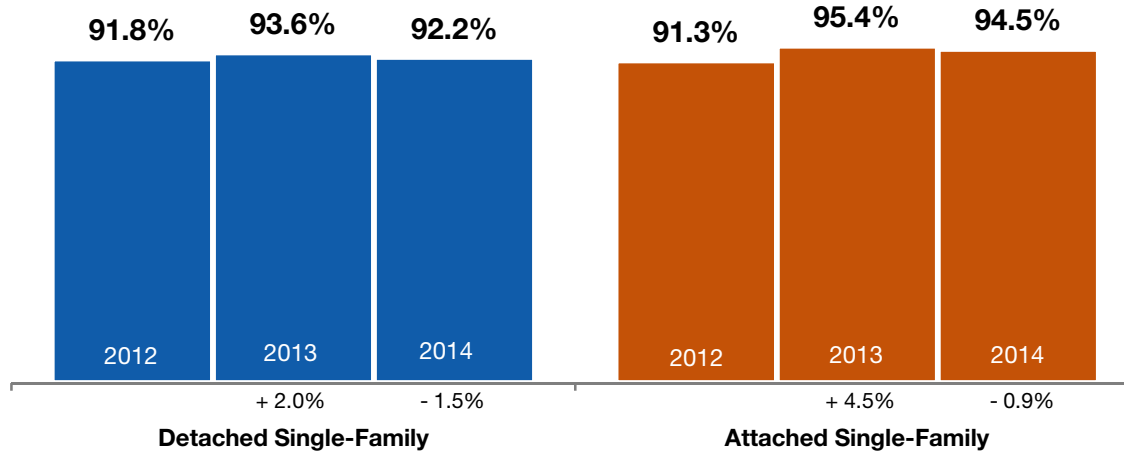


Percent of Original List Price Received

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.

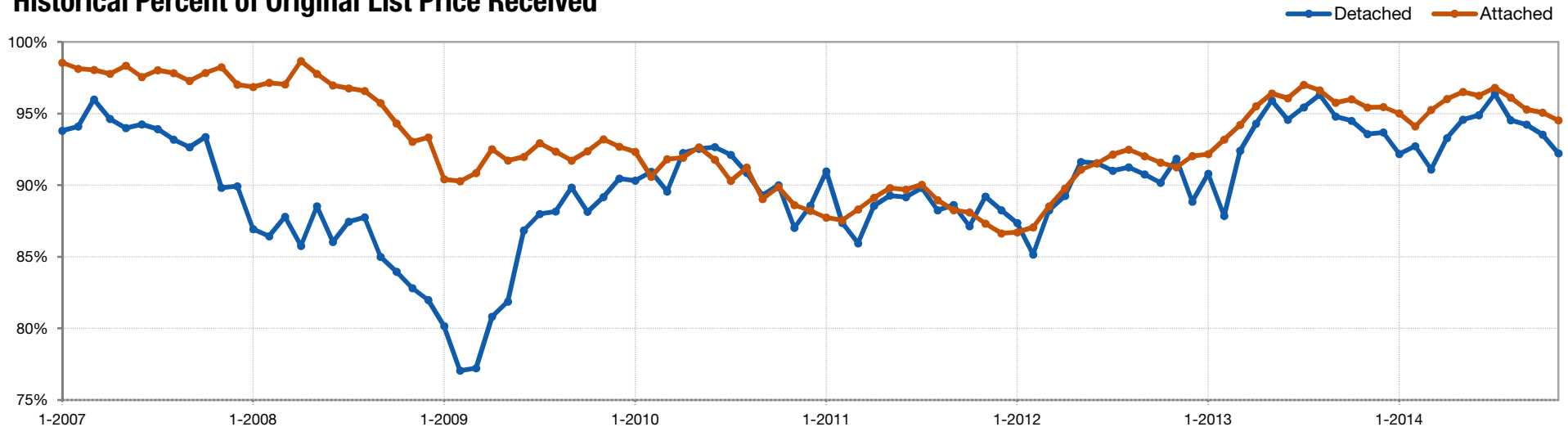


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2013	93.7%	+ 5.5%	95.5%	+ 3.8%
Jan-2014	92.2%	+ 1.5%	95.0%	+ 3.0%
Feb-2014	92.7%	+ 5.5%	94.1%	+ 1.0%
Mar-2014	91.1%	- 1.4%	95.3%	+ 1.2%
Apr-2014	93.3%	- 1.1%	96.0%	+ 0.5%
May-2014	94.6%	- 1.4%	96.5%	+ 0.1%
Jun-2014	94.9%	+ 0.3%	96.3%	+ 0.2%
Jul-2014	96.4%	+ 1.0%	96.8%	- 0.2%
Aug-2014	94.5%	- 1.9%	96.1%	- 0.5%
Sep-2014	94.2%	- 0.6%	95.3%	- 0.5%
Oct-2014	93.5%	- 1.1%	95.1%	- 0.9%
Nov-2014	92.2%	- 1.5%	94.5%	- 0.9%
Average	93.8%	+ 0.2%	95.7%	+ 0.3%

Historical Percent of Original List Price Received

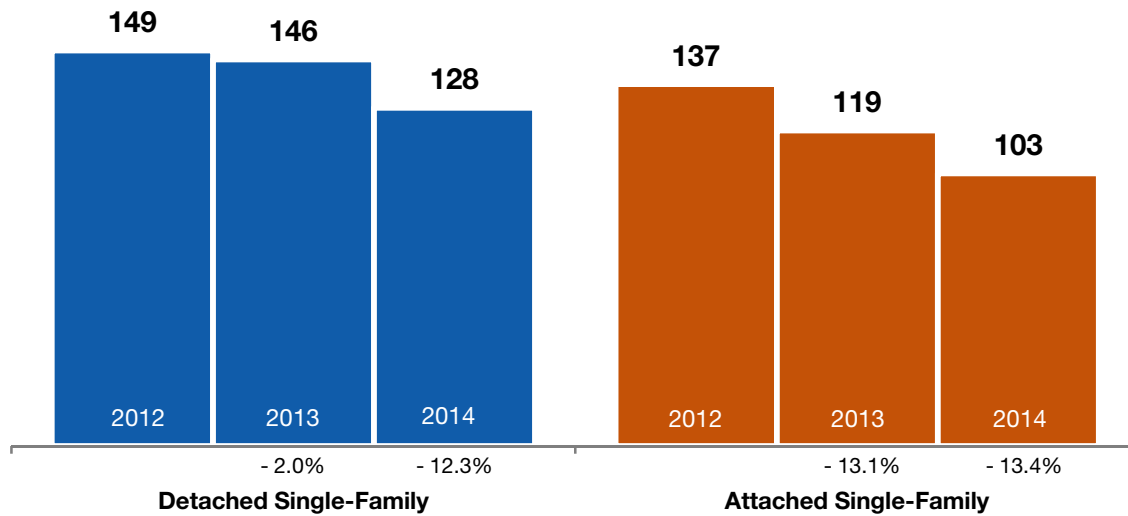


Housing Affordability Index

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.

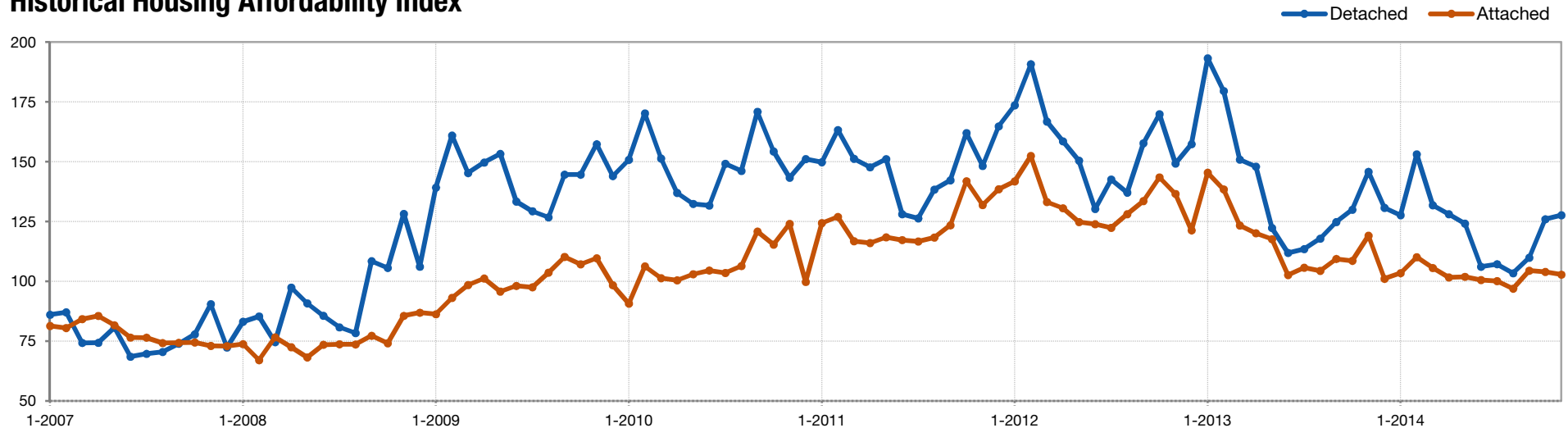


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2013	131	- 16.6%	101	- 16.5%
Jan-2014	128	- 33.7%	103	- 29.0%
Feb-2014	153	- 15.0%	110	- 20.3%
Mar-2014	132	- 12.6%	106	- 13.8%
Apr-2014	128	- 13.5%	102	- 15.0%
May-2014	124	+ 1.6%	102	- 13.6%
Jun-2014	106	- 5.4%	101	- 1.9%
Jul-2014	107	- 5.3%	100	- 5.7%
Aug-2014	103	- 12.7%	97	- 6.7%
Sep-2014	110	- 12.0%	104	- 4.6%
Oct-2014	126	- 3.1%	104	- 4.6%
Nov-2014	128	- 12.3%	103	- 13.4%
Average	123	- 11.7%	103	- 12.1%

Historical Housing Affordability Index

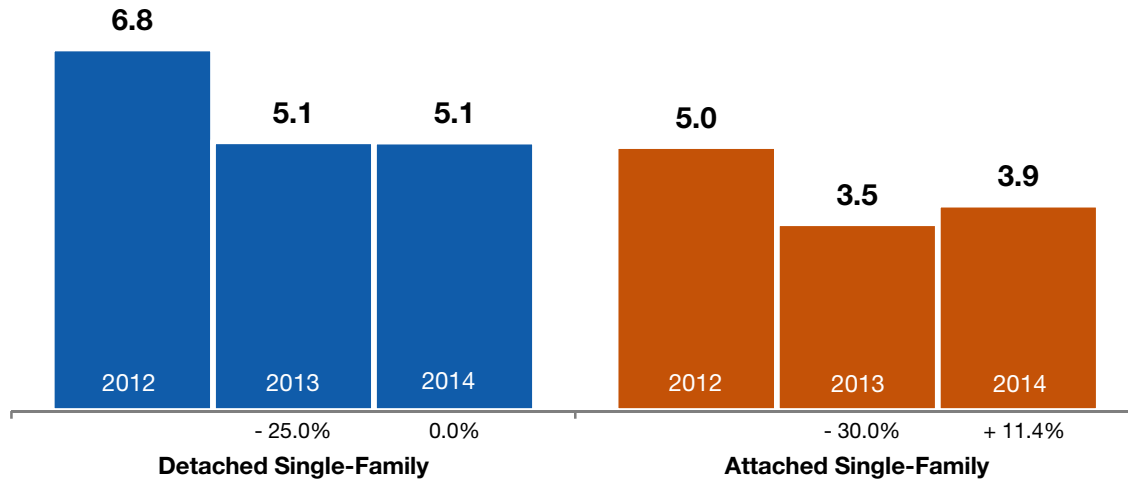


Months Supply of Inventory

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.



November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2013	4.7	- 23.0%	3.1	- 27.9%
Jan-2014	4.6	- 24.6%	3.2	- 25.6%
Feb-2014	4.5	- 22.4%	3.5	- 18.6%
Mar-2014	4.5	- 18.2%	3.7	- 11.9%
Apr-2014	4.9	- 12.5%	4.1	+ 2.5%
May-2014	5.2	- 8.8%	4.2	+ 2.4%
Jun-2014	5.3	- 7.0%	4.4	+ 12.8%
Jul-2014	5.6	- 1.8%	4.6	+ 17.9%
Aug-2014	5.6	0.0%	4.5	+ 15.4%
Sep-2014	5.6	0.0%	4.6	+ 15.0%
Oct-2014	5.4	0.0%	4.4	+ 12.8%
Nov-2014	5.1	0.0%	3.9	+ 11.4%
Average	5.1	- 10.0%	4.0	- 0.5%

Historical Months Supply of Inventory

