

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 6, 2014

Data current as of December 15, 2014

Trendsetters in economic analysis have lately been choosing comparative figures between the present and 2007 as the must-have items of the season. Comparing recent data on unemployment, spending habits and housing starts to the vintage days of 2007 are opening up the conversation of the economy's future. Recovery is in style and may even continue as we dive headlong into the heart of the winter months.

SINGLE-FAMILY DETACHED

For the week ending December 6:

- New Listings increased 17.8% to 304
- Under Contract Sales increased 33.1% to 209
- Inventory decreased 5.3% to 4,168

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 1.4% to 92.3%
- Months Supply decreased 2.0% to 5.0

SINGLE-FAMILY ATTACHED

For the week ending December 6:

- New Listings decreased 11.8% to 360
- Under Contract Sales increased 17.3% to 251
- Inventory increased 5.0% to 5,064

For the month of November:

- Median Sales Price increased 8.0% to \$275,500
- Market Time increased 16.0% to 87
- Pct of List Price Rec'd decreased 0.8% to 94.6%
- Months Supply increased 11.4% to 3.9

Quick Facts

+ 17.8%	- 11.8%	+ 33.1%	+ 17.3%	- 5.3%	+ 5.0%
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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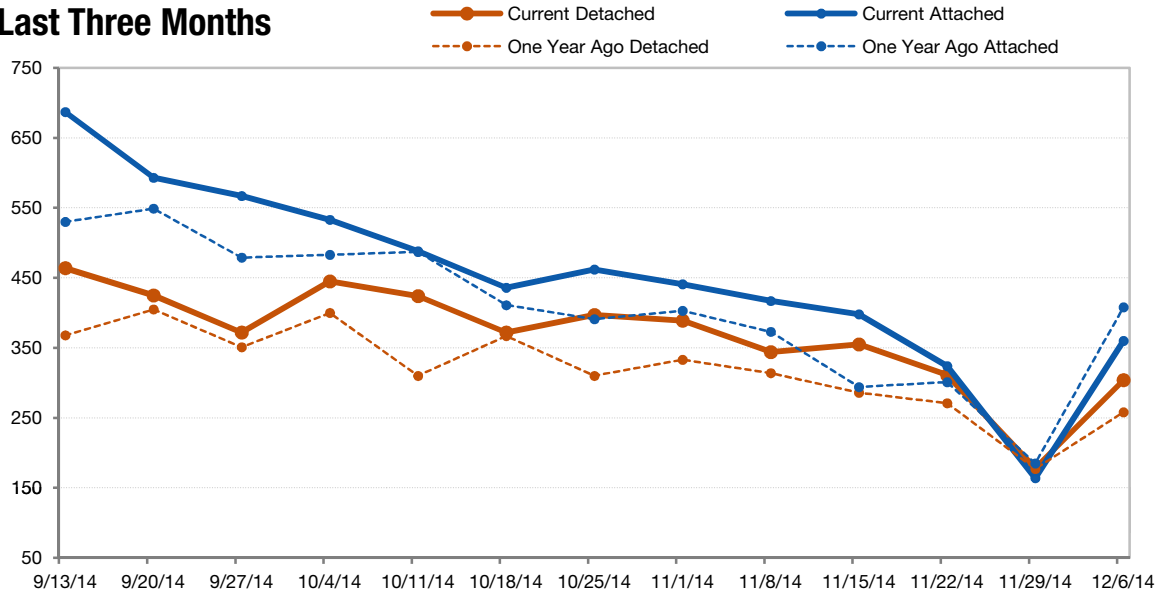
[Click on desired metric to jump to that page.](#)

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
9/13/2014	464	+ 26.1%	687	+ 29.6%
9/20/2014	425	+ 4.9%	593	+ 8.0%
9/27/2014	372	+ 6.0%	567	+ 18.4%
10/4/2014	445	+ 11.3%	533	+ 10.4%
10/11/2014	424	+ 36.8%	488	+ 0.2%
10/18/2014	372	+ 1.4%	436	+ 6.1%
10/25/2014	397	+ 28.1%	462	+ 18.2%
11/1/2014	389	+ 16.8%	441	+ 9.4%
11/8/2014	344	+ 9.6%	417	+ 11.8%
11/15/2014	355	+ 24.1%	398	+ 35.4%
11/22/2014	311	+ 14.8%	324	+ 7.6%
11/29/2014	178	+ 0.6%	164	- 11.4%
12/6/2014	304	+ 17.8%	360	- 11.8%
3-Month Avg.	368	+ 15.2%	452	+ 10.9%

Historical New Listing Activity

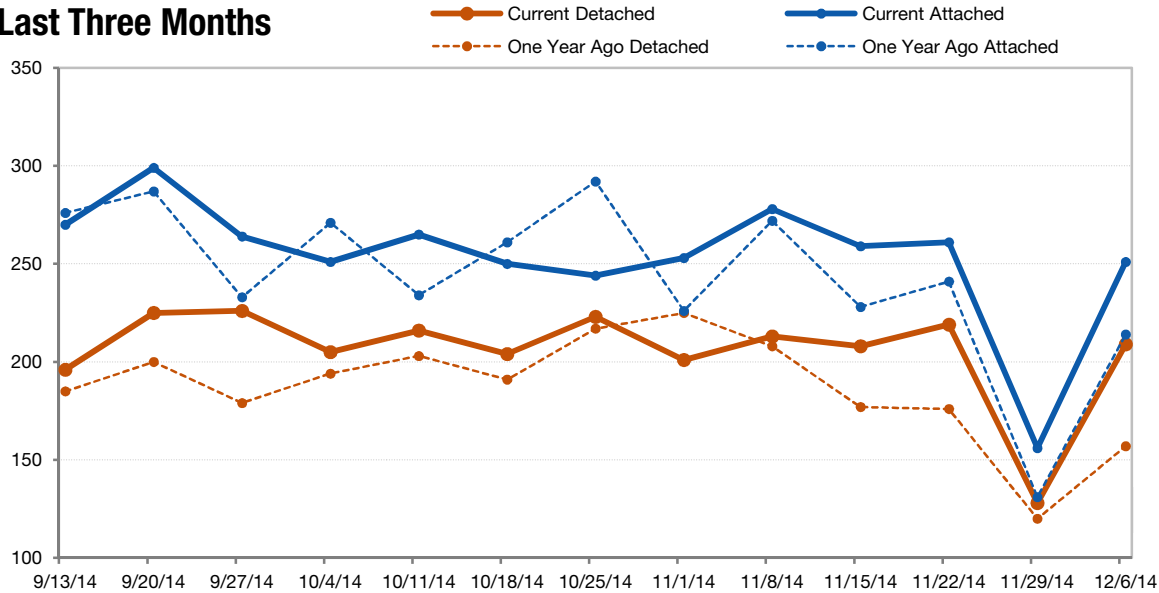


Under Contract

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

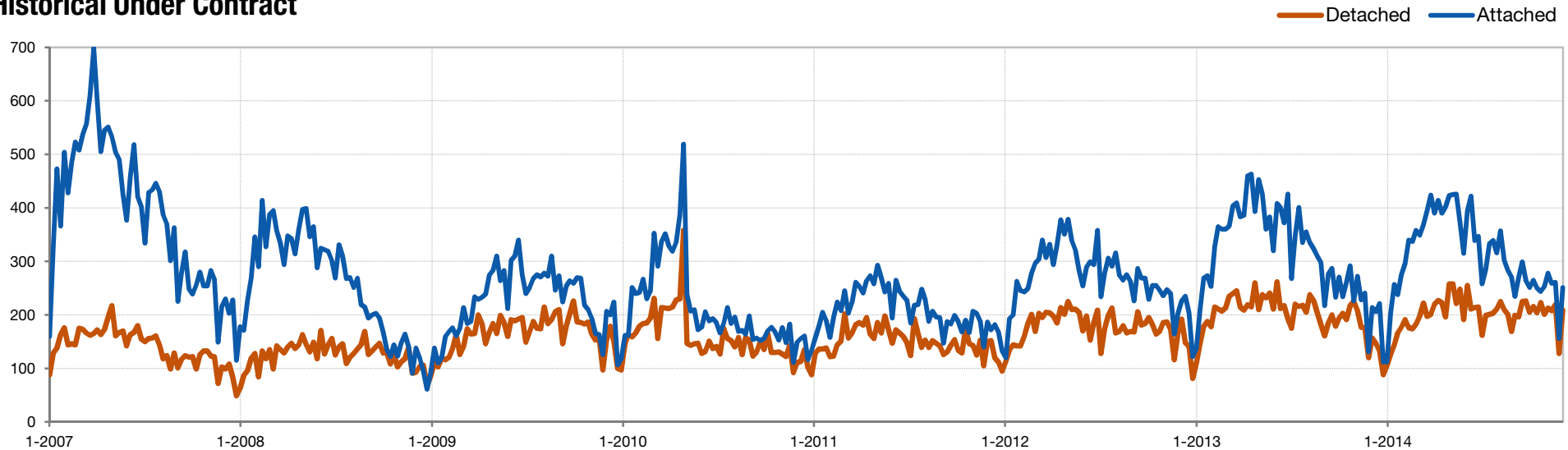


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/13/2014	196	+ 5.9%	270	- 2.2%
9/20/2014	225	+ 12.5%	299	+ 4.2%
9/27/2014	226	+ 26.3%	264	+ 13.3%
10/4/2014	205	+ 5.7%	251	- 7.4%
10/11/2014	216	+ 6.4%	265	+ 13.2%
10/18/2014	204	+ 6.8%	250	- 4.2%
10/25/2014	223	+ 2.8%	244	- 16.4%
11/1/2014	201	- 10.7%	253	+ 11.9%
11/8/2014	213	+ 2.4%	278	+ 2.2%
11/15/2014	208	+ 17.5%	259	+ 13.6%
11/22/2014	219	+ 24.4%	261	+ 8.3%
11/29/2014	128	+ 6.7%	156	+ 19.1%
12/6/2014	209	+ 33.1%	251	+ 17.3%
3-Month Avg.	206	+ 9.9%	254	+ 4.3%

Historical Under Contract

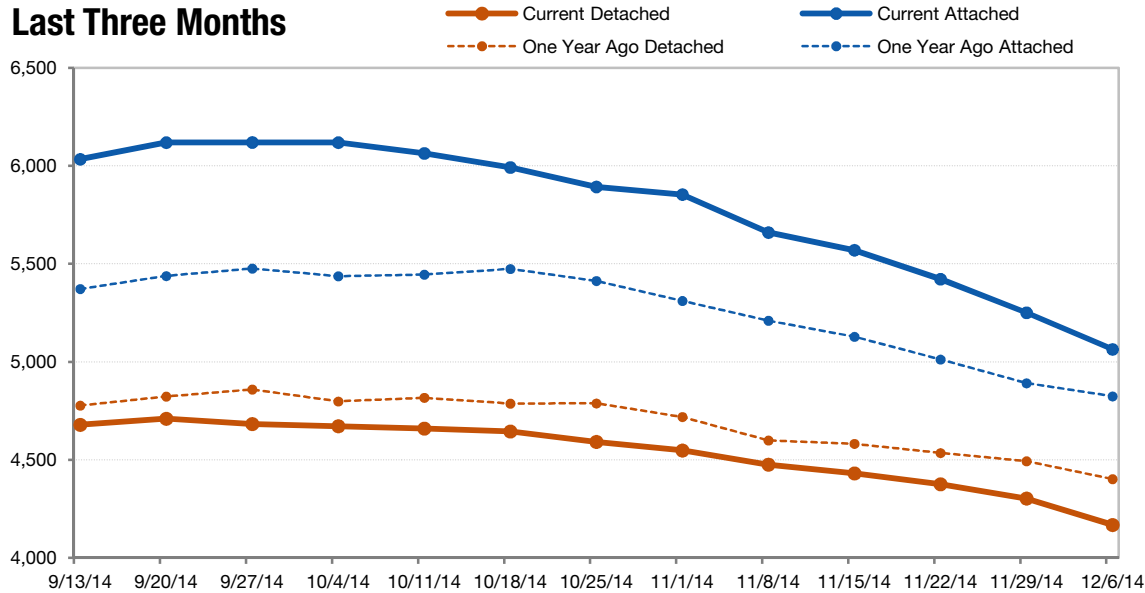


Inventory of Homes for Sale

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

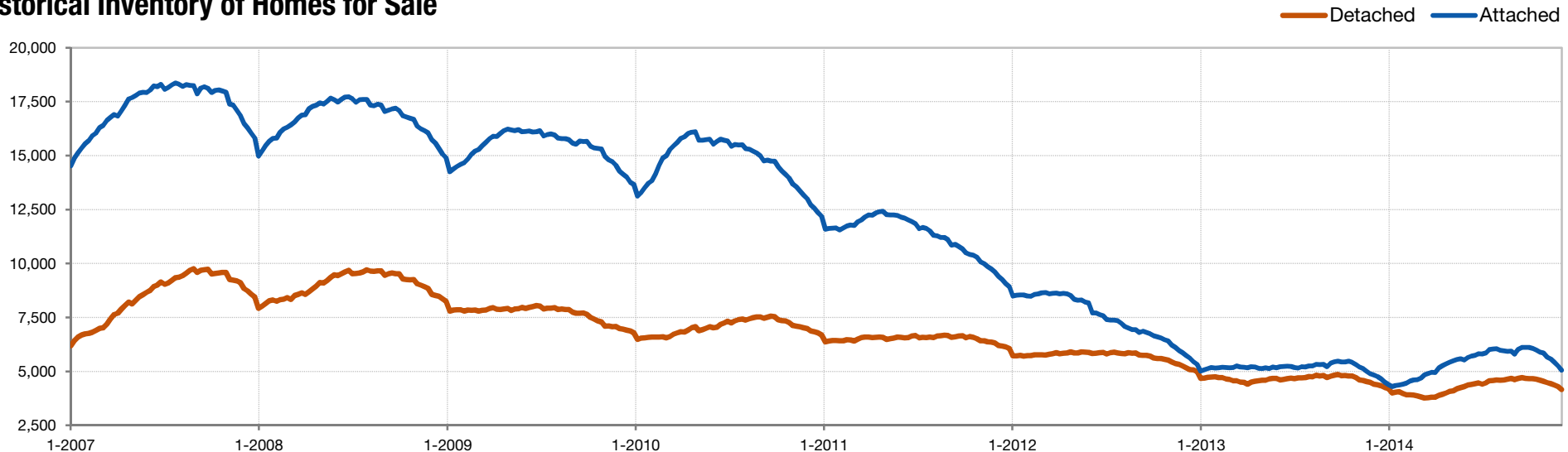


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/13/2014	4,679	- 2.1%	6,034	+ 12.3%
9/20/2014	4,710	- 2.3%	6,119	+ 12.5%
9/27/2014	4,683	- 3.6%	6,120	+ 11.8%
10/4/2014	4,672	- 2.6%	6,119	+ 12.5%
10/11/2014	4,660	- 3.3%	6,064	+ 11.4%
10/18/2014	4,645	- 3.0%	5,992	+ 9.5%
10/25/2014	4,592	- 4.1%	5,893	+ 8.9%
11/1/2014	4,548	- 3.6%	5,854	+ 10.2%
11/8/2014	4,476	- 2.7%	5,660	+ 8.6%
11/15/2014	4,431	- 3.3%	5,570	+ 8.6%
11/22/2014	4,376	- 3.5%	5,422	+ 8.2%
11/29/2014	4,303	- 4.2%	5,251	+ 7.4%
12/6/2014	4,168	- 5.3%	5,064	+ 5.0%
3-Month Avg.	4,534	- 3.3%	5,782	+ 9.8%

Historical Inventory of Homes for Sale

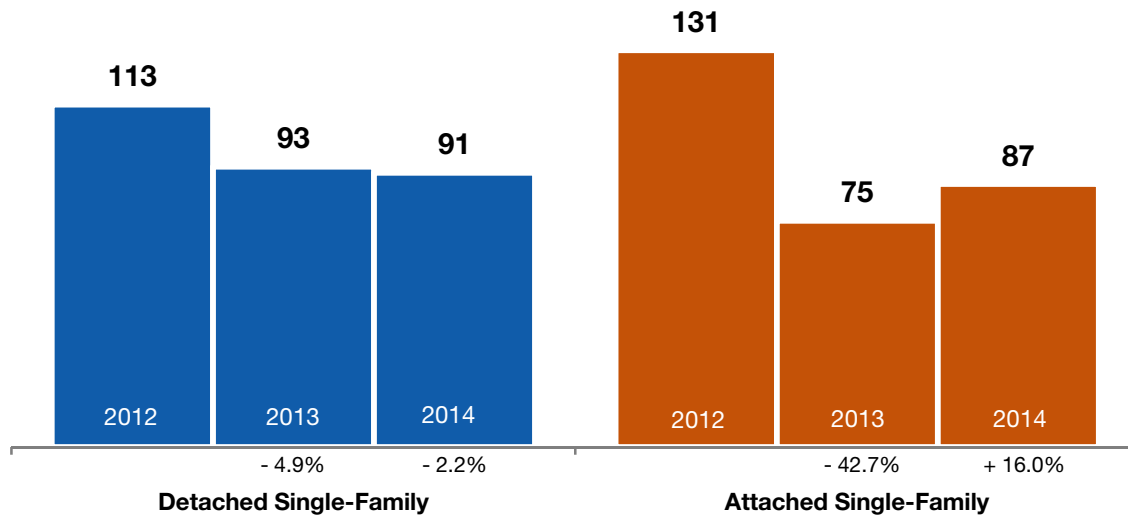


Market Time

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

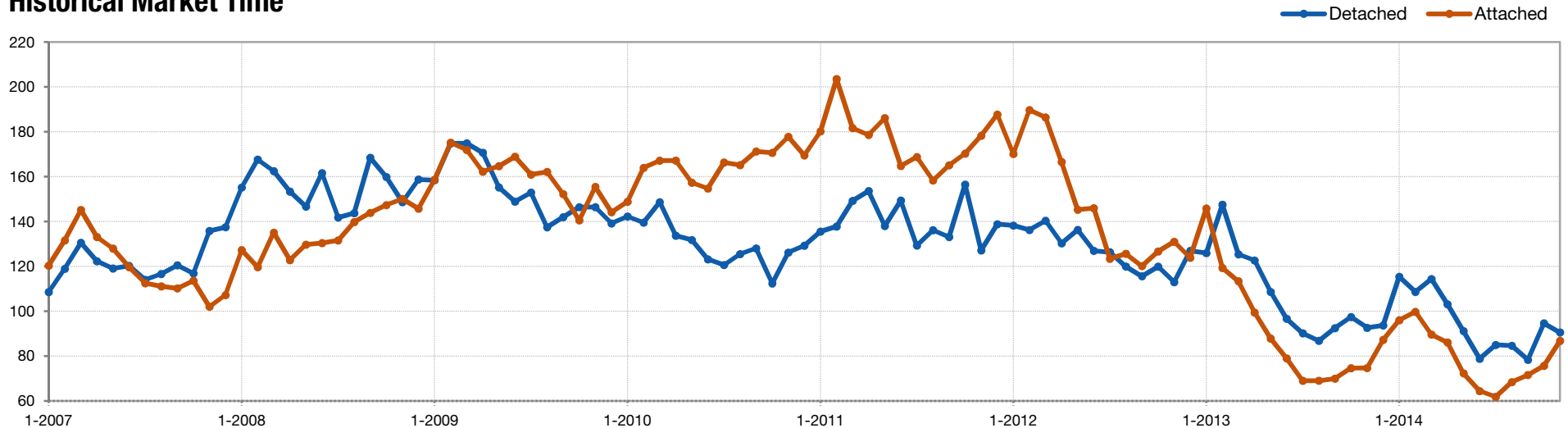


November



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	109	- 26.4%	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

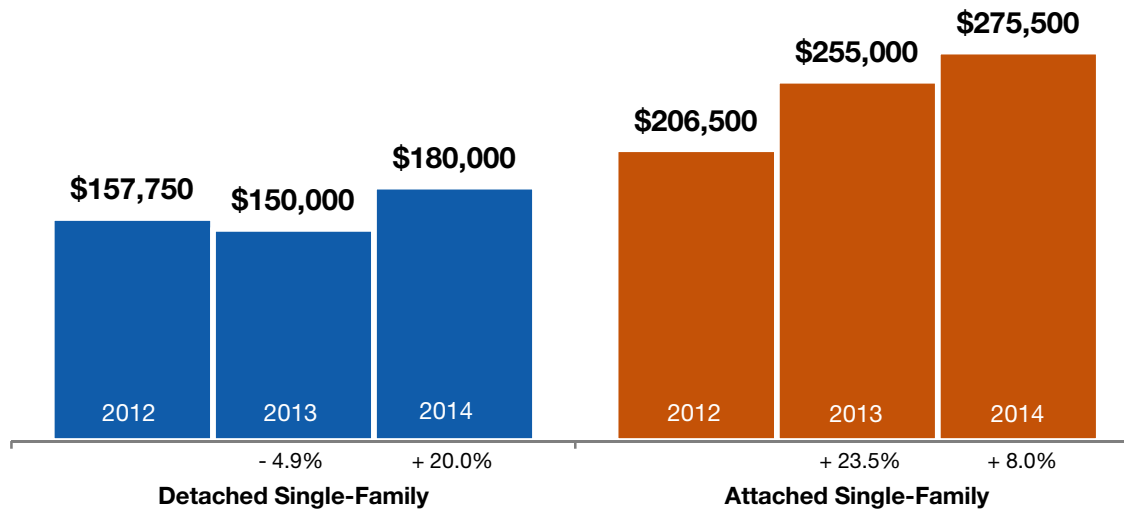


Median Sales Price

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

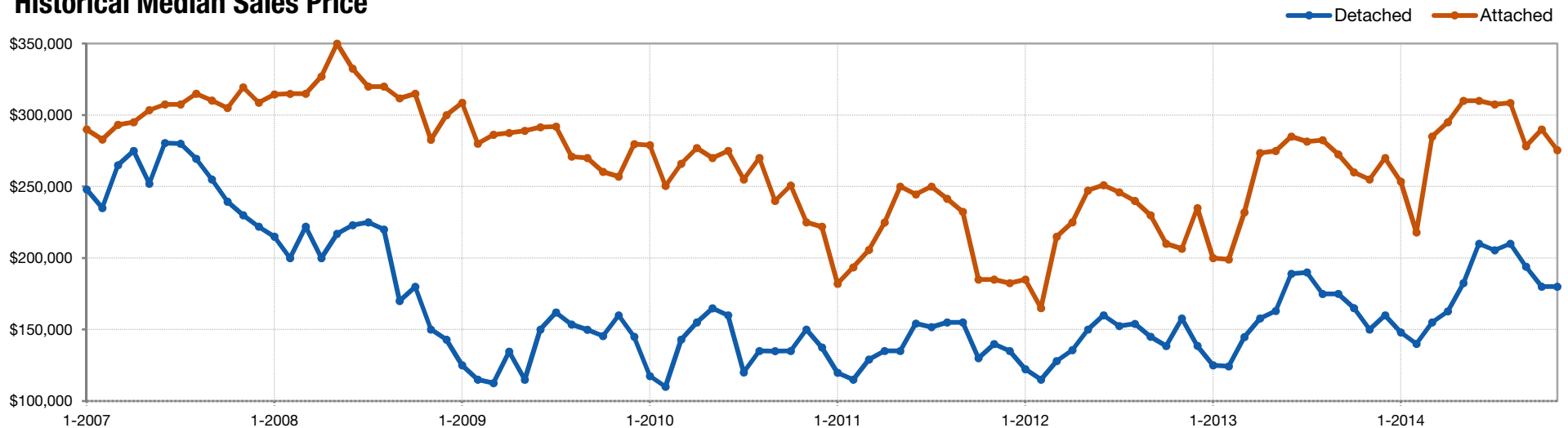


November



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	\$140,000	+ 12.7%	\$217,950	+ 9.5%
Mar-2014	\$155,000	+ 7.1%	\$285,000	+ 22.8%
Apr-2014	\$162,750	+ 3.1%	\$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%	\$308,500	+ 9.2%
Sep-2014	\$194,000	+ 10.9%	\$278,250	+ 2.1%
Oct-2014	\$180,000	+ 9.1%	\$290,000	+ 11.5%
Nov-2014	\$180,000	+ 20.0%	\$275,500	+ 8.0%
Median	\$179,000	+ 11.9%	\$290,000	+ 10.5%

Historical Median Sales Price

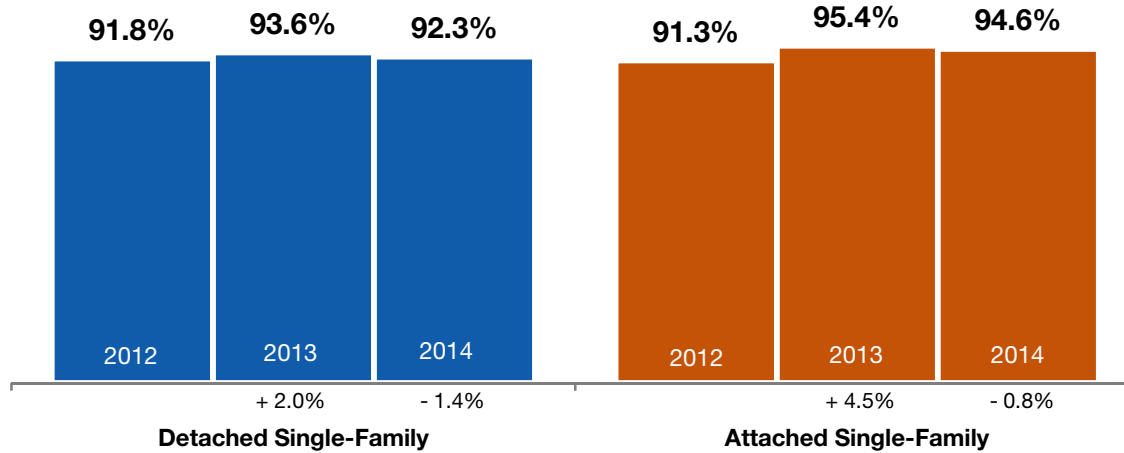


Percent of Original List Price Received

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.

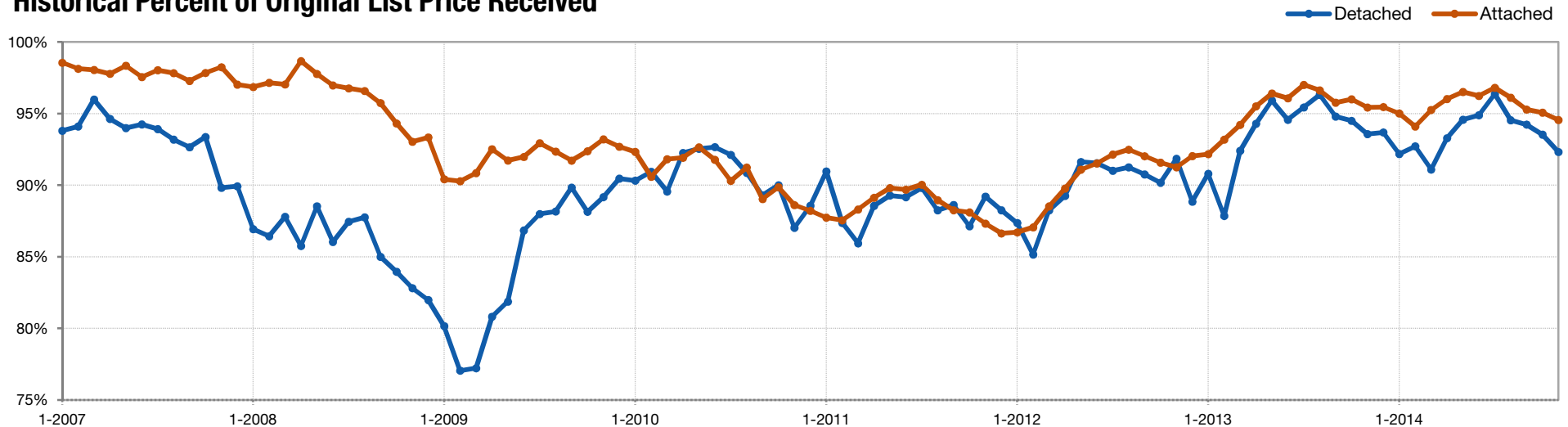


November



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%	96.2%	+ 0.1%
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	92.3%	- 1.4%	94.6%	- 0.8%
Average	93.8%	+ 0.2%	95.7%	+ 0.3%

Historical Percent of Original List Price Received

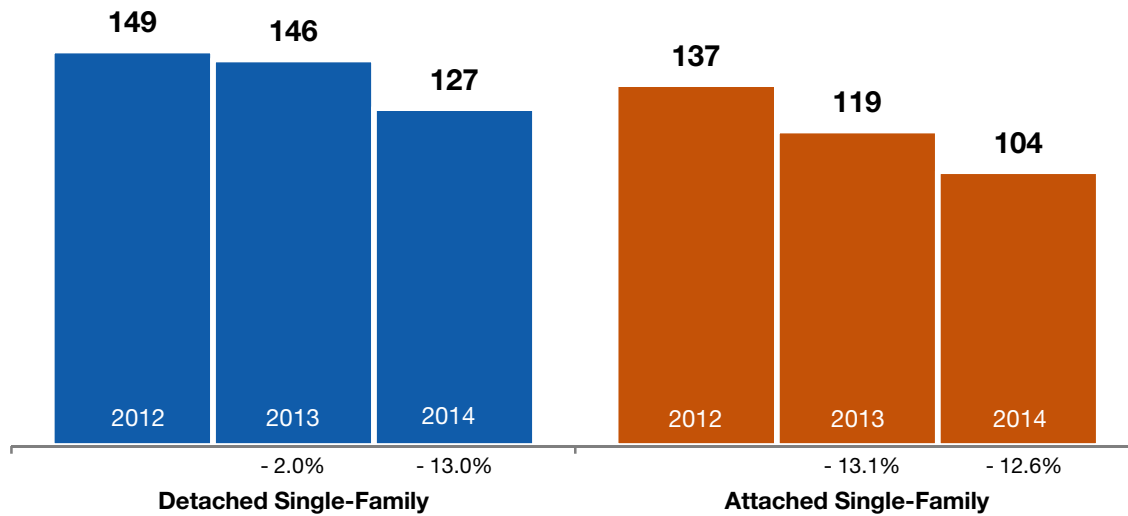


Housing Affordability Index

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.

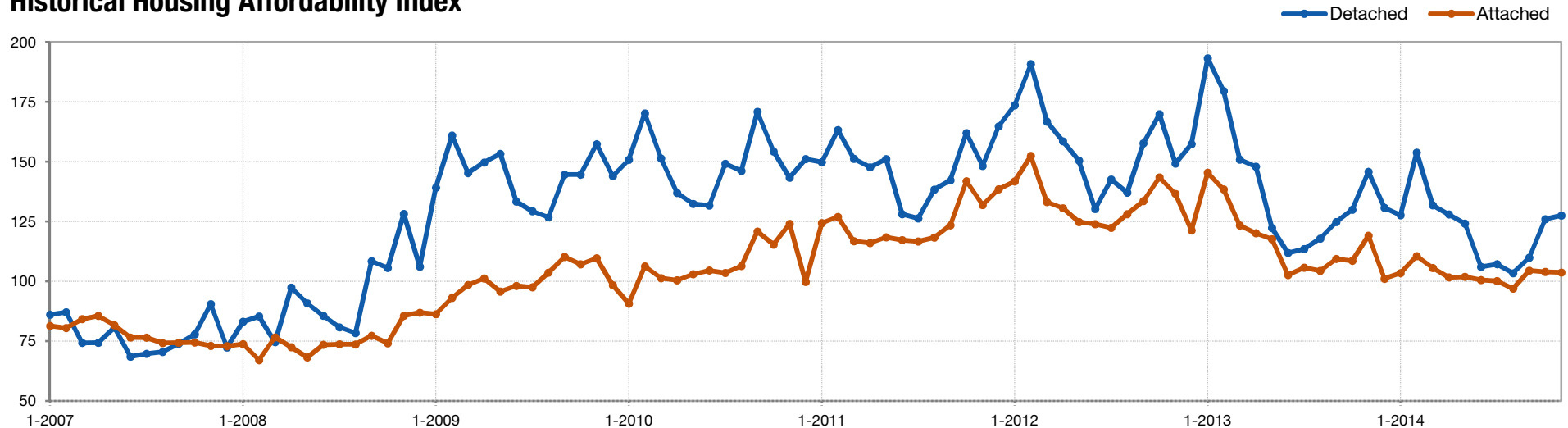


November



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	154	- 14.4%	111	- 19.6%
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	127	- 13.0%	104	- 12.6%
Average	123	- 11.7%	103	- 12.0%

Historical Housing Affordability Index

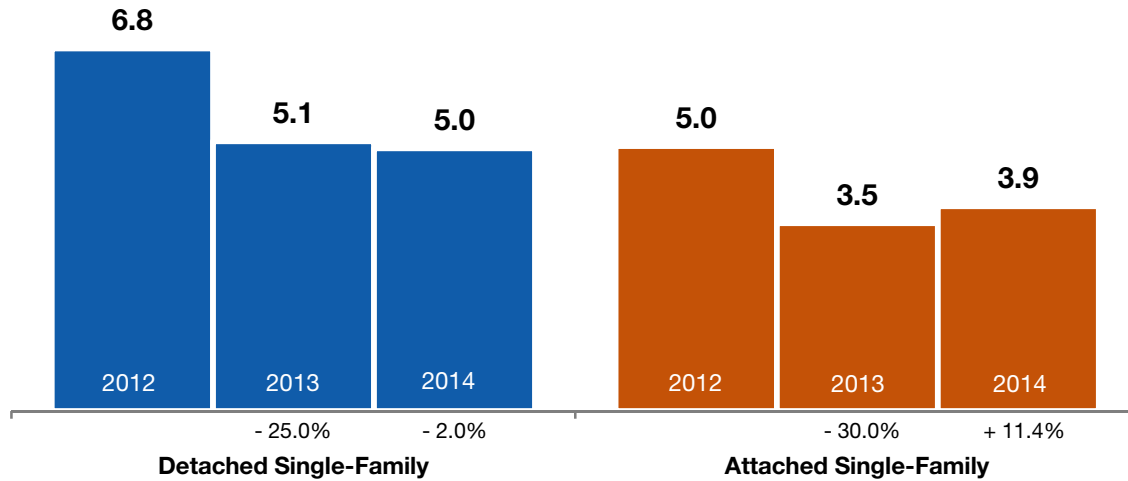


Months Supply of Inventory

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	5.5	- 3.5%	4.6	+ 17.9%
Aug-2014	5.6	0.0%	4.5	+ 15.4%
Sep-2014	5.5	- 1.8%	4.6	+ 15.0%
Oct-2014	5.3	- 1.9%	4.4	+ 12.8%
Nov-2014	5.0	- 2.0%	3.9	+ 11.4%
Average	5.0	- 10.7%	4.0	- 0.6%

Historical Months Supply of Inventory

