

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 November 29, 2014

Data current as of December 8, 2014

No good news goes unpunished. As the economy churned out more than 320,000 private jobs in November, some say the Federal Reserve is that much more likely to stick to the plan of raising rates by mid-2015. The truth is that the U.S. is on track for the strongest yearly job growth since 1999. That means more families are in a better position to buy a home, which is of course good news for housing. Let's take a look at the local housing market.

SINGLE-FAMILY DETACHED

For the week ending November 29:

- New Listings remained flat at 177
- Under Contract Sales increased 8.3% to 130
- Inventory decreased 5.3% to 4,255

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 1.3% to 92.4%
- Months Supply decreased 3.9% to 4.9

SINGLE-FAMILY ATTACHED

For the week ending November 29:

- New Listings decreased 11.9% to 163
- Under Contract Sales increased 31.3% to 172
- Inventory increased 6.3% to 5,196

For the month of November:

- Median Sales Price increased 8.2% to \$276,000
- Market Time increased 14.7% to 86
- Pct of List Price Rec'd decreased 0.8% to 94.6%
- Months Supply increased 8.6% to 3.8

Quick Facts

0.0%	- 11.9%	+ 8.3%	+ 31.3%	- 5.3%	+ 6.3%
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

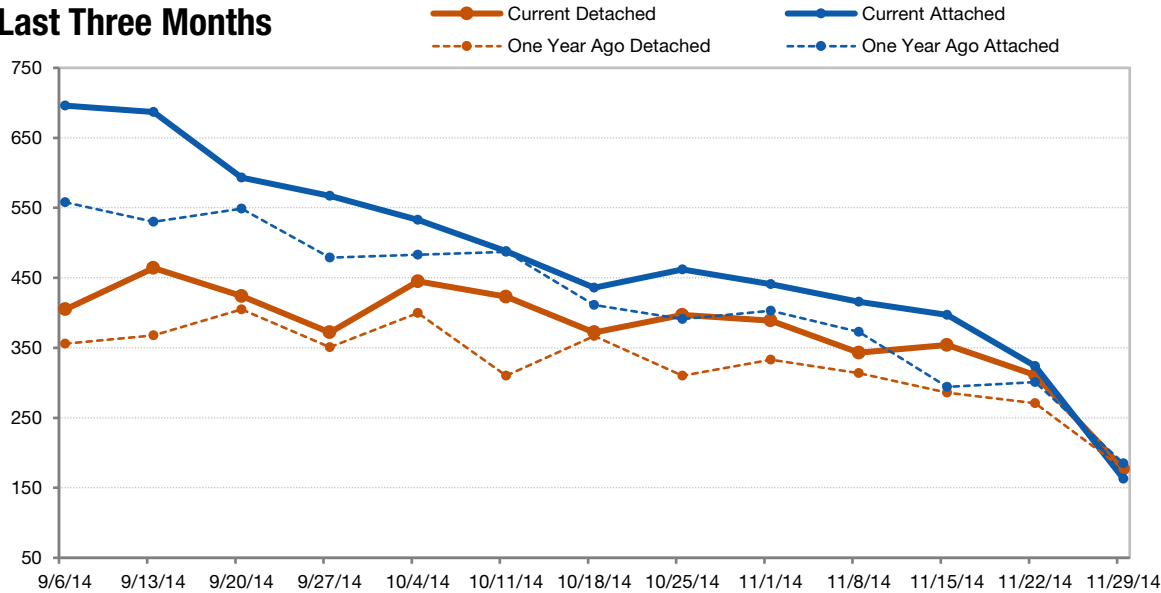
[Click on desired metric to jump to that page.](#)

New Listings

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

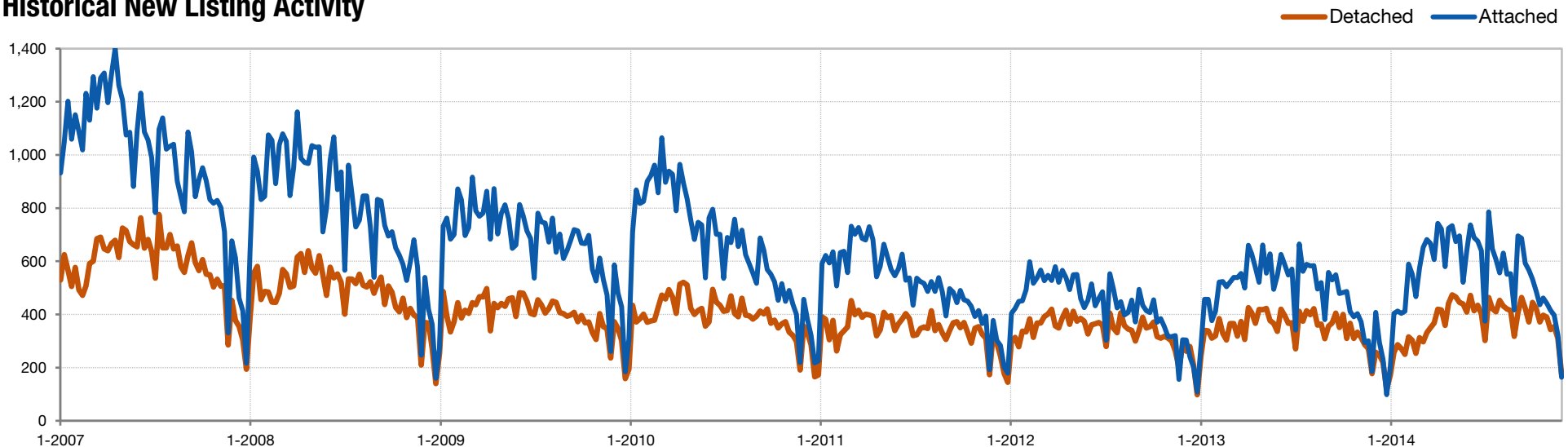


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/6/2014	405	+ 13.8%	696	+ 24.7%
9/13/2014	464	+ 26.1%	687	+ 29.6%
9/20/2014	424	+ 4.7%	593	+ 8.0%
9/27/2014	372	+ 6.0%	567	+ 18.4%
10/4/2014	445	+ 11.3%	533	+ 10.4%
10/11/2014	423	+ 36.5%	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	343	+ 9.2%	416	+ 11.5%
11/15/2014	354	+ 23.8%	397	+ 35.0%
11/22/2014	311	+ 14.8%	324	+ 7.6%
11/29/2014	177	0.0%	163	- 11.9%
3-Month Avg.	375	+ 14.8%	477	+ 13.9%

Historical New Listing Activity

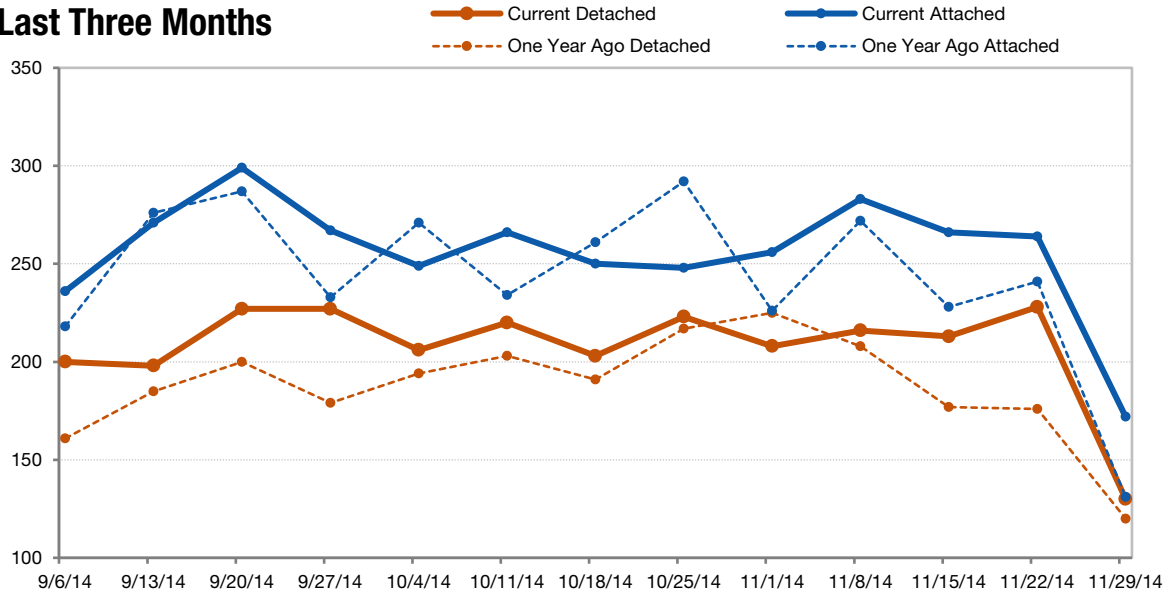


Under Contract

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

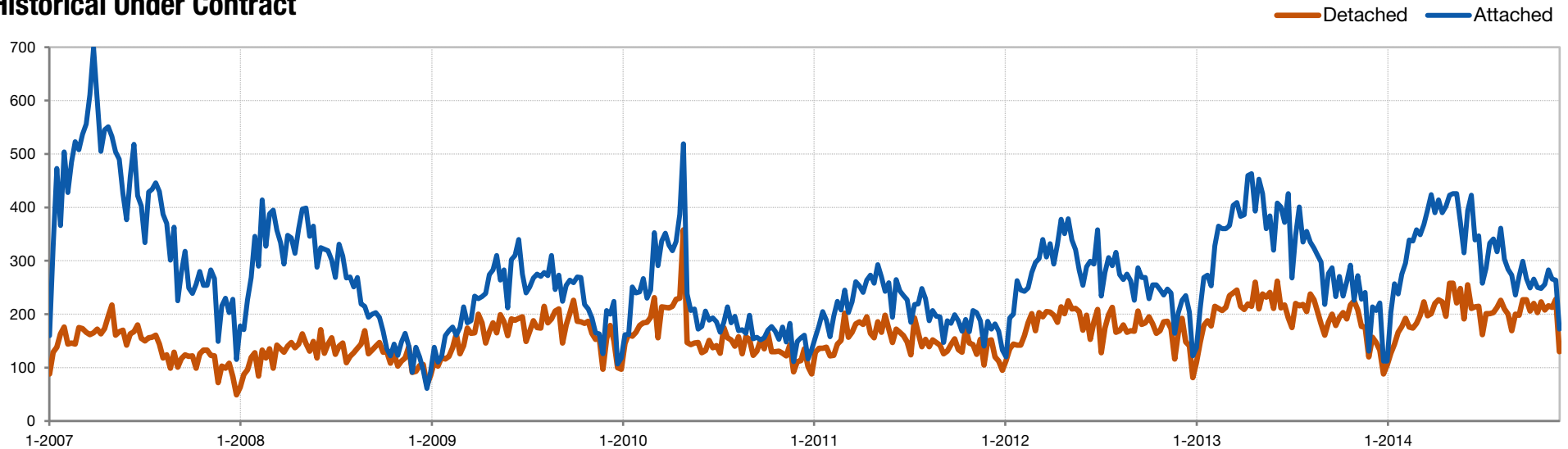


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/6/2014	200	+ 24.2%	236	+ 8.3%
9/13/2014	198	+ 7.0%	271	- 1.8%
9/20/2014	227	+ 13.5%	299	+ 4.2%
9/27/2014	227	+ 26.8%	267	+ 14.6%
10/4/2014	206	+ 6.2%	249	- 8.1%
10/11/2014	220	+ 8.4%	266	+ 13.7%
10/18/2014	203	+ 6.3%	250	- 4.2%
10/25/2014	223	+ 2.8%	248	- 15.1%
11/1/2014	208	- 7.6%	256	+ 13.3%
11/8/2014	216	+ 3.8%	283	+ 4.0%
11/15/2014	213	+ 20.3%	266	+ 16.7%
11/22/2014	228	+ 29.5%	264	+ 9.5%
11/29/2014	130	+ 8.3%	172	+ 31.3%
3-Month Avg.	208	+ 10.8%	256	+ 5.0%

Historical Under Contract

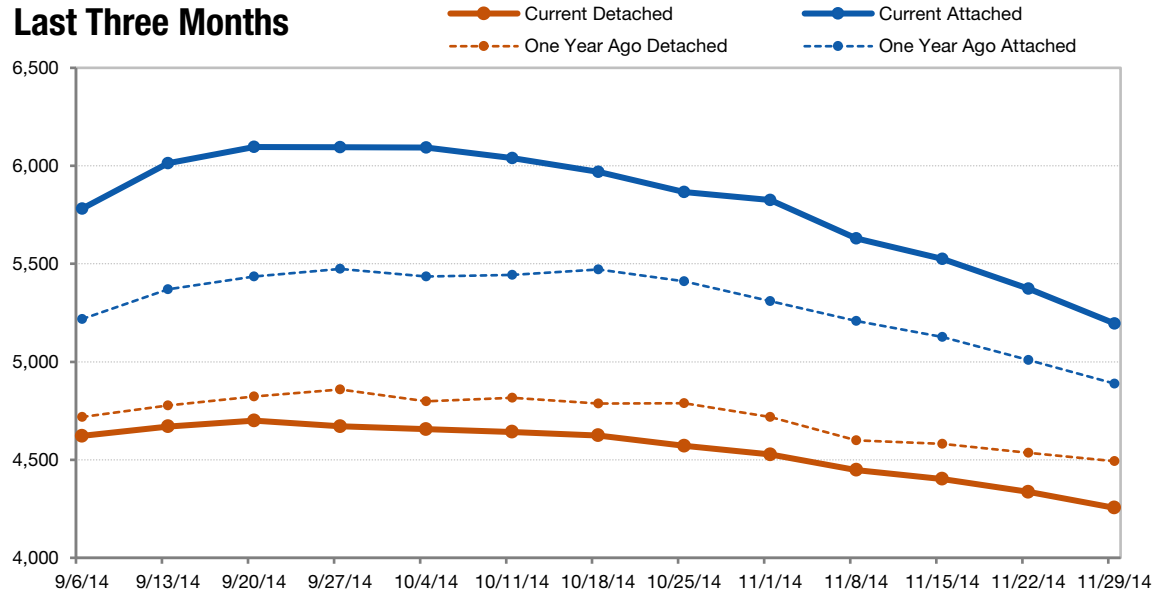


Inventory of Homes for Sale

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

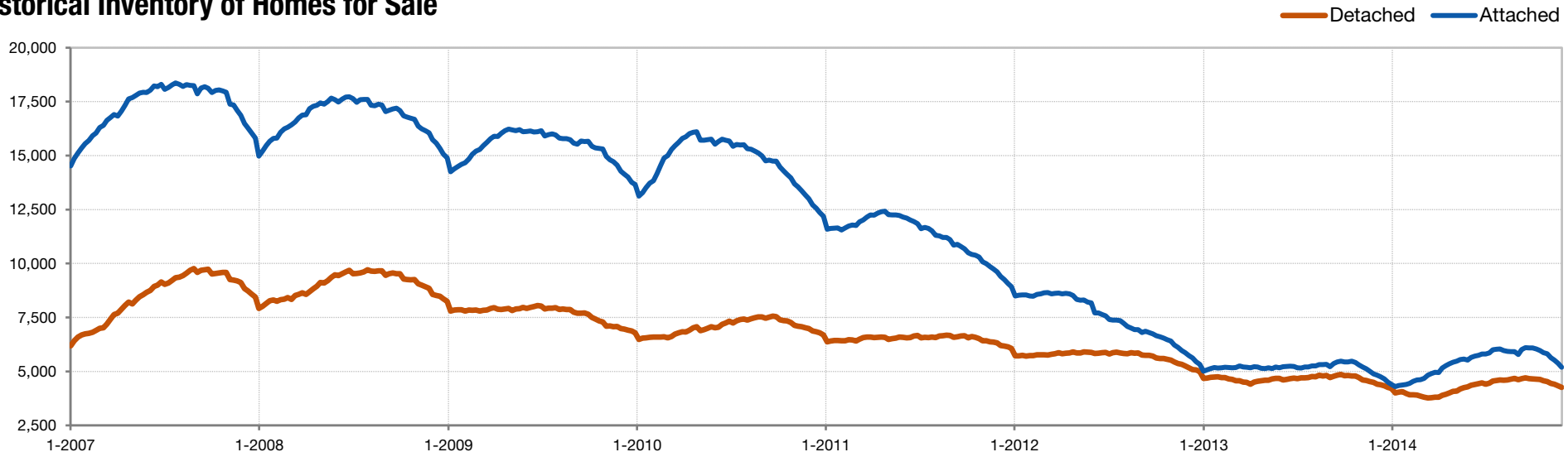


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/6/2014	4,622	- 2.0%	5,781	+ 10.8%
9/13/2014	4,670	- 2.2%	6,013	+ 12.0%
9/20/2014	4,700	- 2.6%	6,096	+ 12.1%
9/27/2014	4,671	- 3.9%	6,095	+ 11.3%
10/4/2014	4,656	- 3.0%	6,094	+ 12.1%
10/11/2014	4,642	- 3.6%	6,040	+ 11.0%
10/18/2014	4,624	- 3.4%	5,969	+ 9.1%
10/25/2014	4,571	- 4.5%	5,867	+ 8.4%
11/1/2014	4,527	- 4.1%	5,825	+ 9.7%
11/8/2014	4,448	- 3.3%	5,630	+ 8.1%
11/15/2014	4,402	- 3.9%	5,525	+ 7.8%
11/22/2014	4,336	- 4.4%	5,374	+ 7.3%
11/29/2014	4,255	- 5.3%	5,196	+ 6.3%
3-Month Avg.	4,548	- 3.5%	5,808	+ 9.7%

Historical Inventory of Homes for Sale

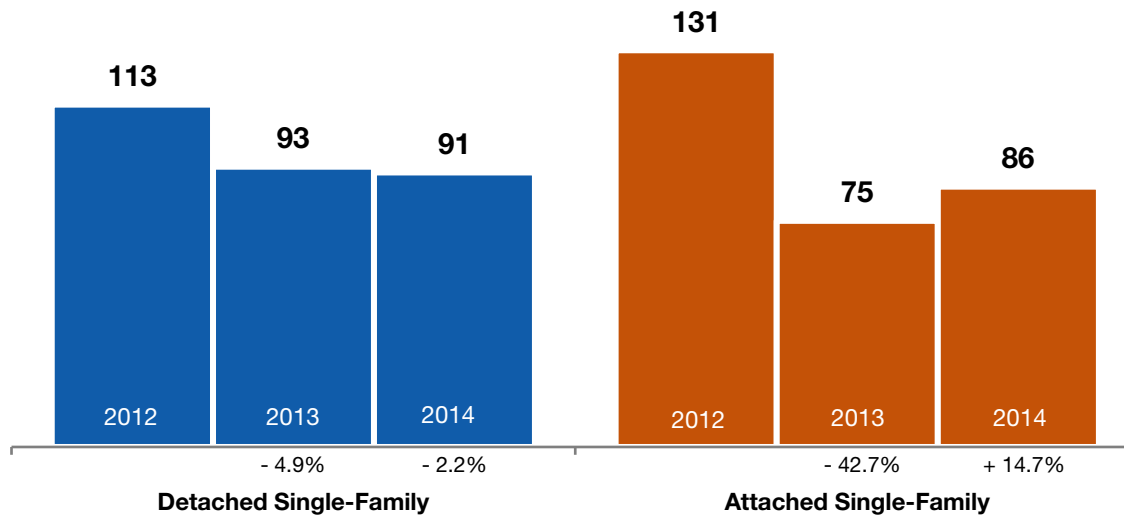


Market Time

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

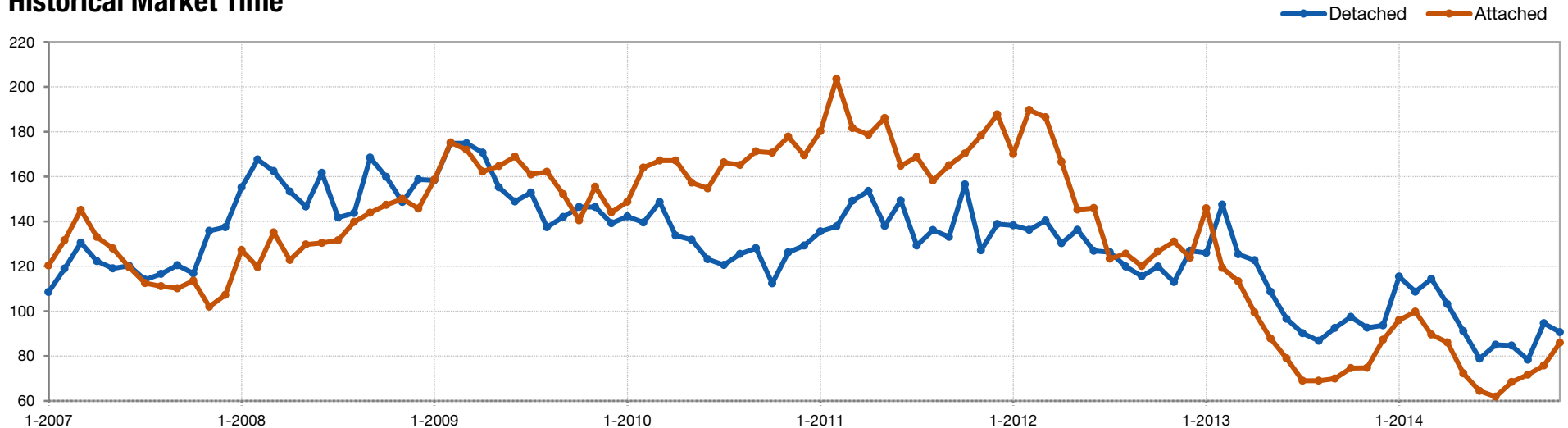


September



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	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%	86	+ 14.7%
Average	93	- 12.9%	77	- 13.2%

Historical Market Time

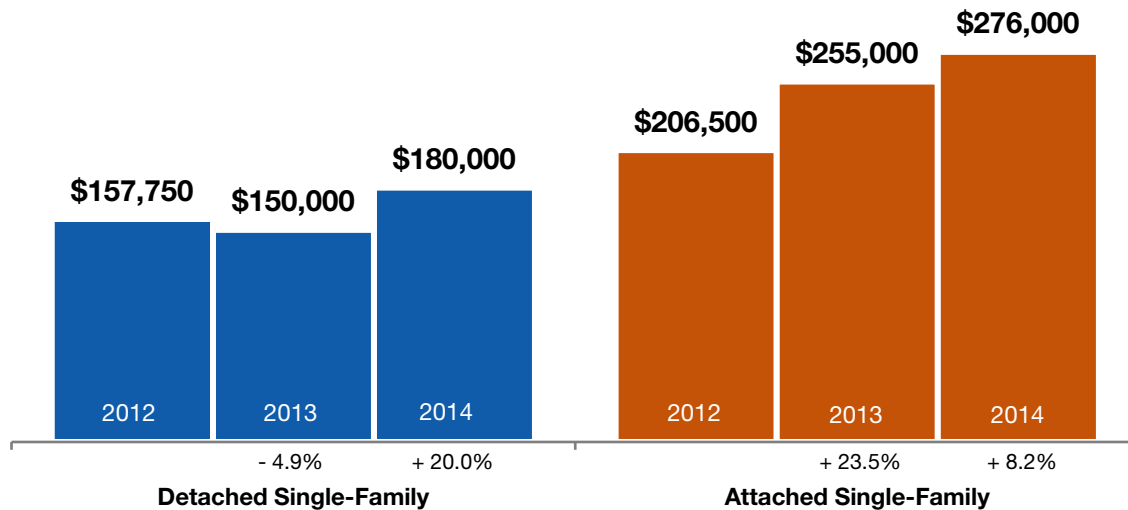


Median Sales Price

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

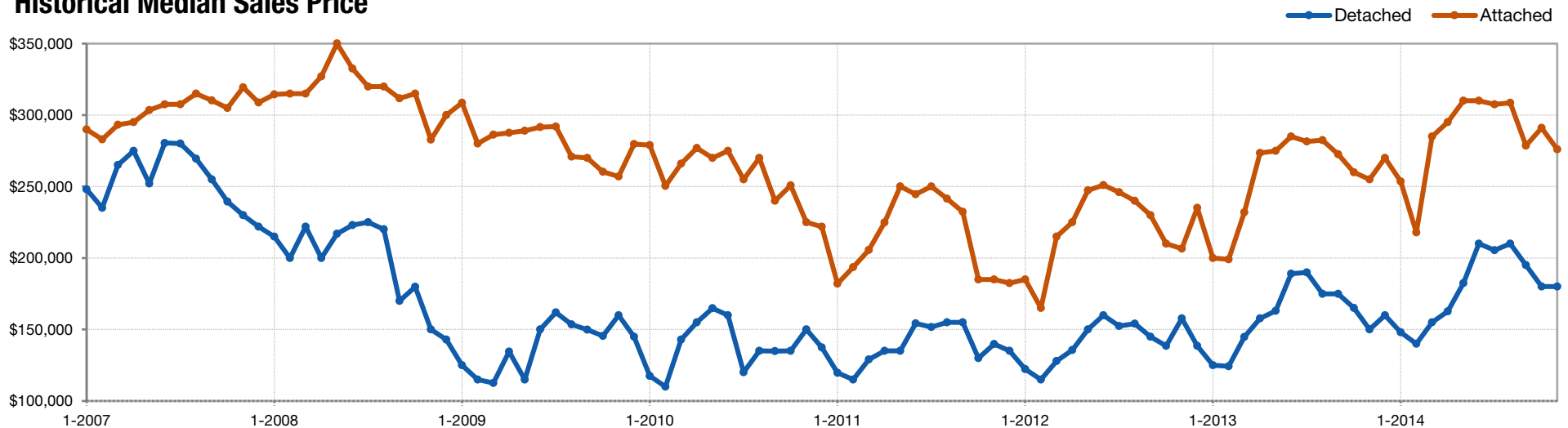


November



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	\$194,999	+ 11.4%	\$278,500	+ 2.2%
Oct-2014	\$180,000	+ 9.1%	\$291,000	+ 11.9%
Nov-2014	\$180,000	+ 20.0%	\$276,000	+ 8.2%
Median	\$179,000	+ 11.9%	\$290,000	+ 10.5%

Historical Median Sales Price

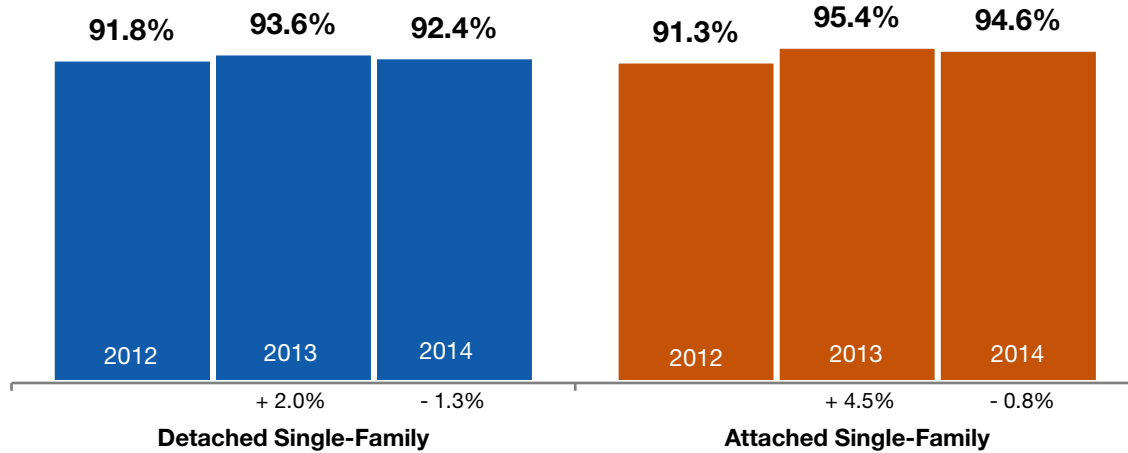


Percent of Original List Price Received

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.

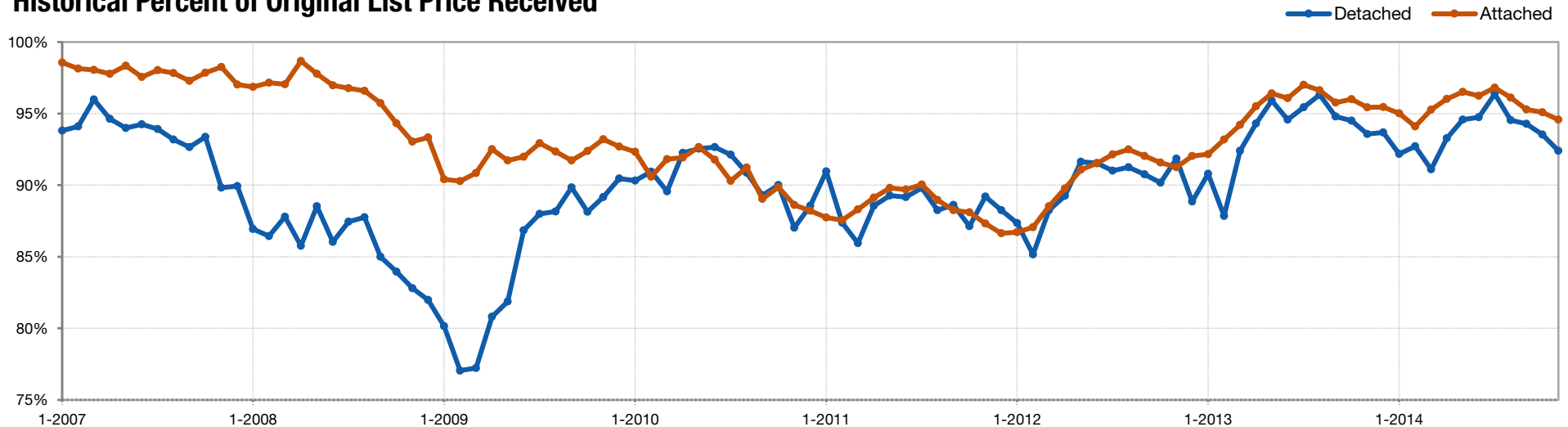


November



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	94.7%	+ 0.1%	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	94.3%	- 0.5%	95.3%	- 0.5%
Oct-2014	93.5%	- 1.1%	95.1%	- 0.9%
Nov-2014	92.4%	- 1.3%	94.6%	- 0.8%
Average	93.8%	+ 0.2%	95.7%	+ 0.3%

Historical Percent of Original List Price Received

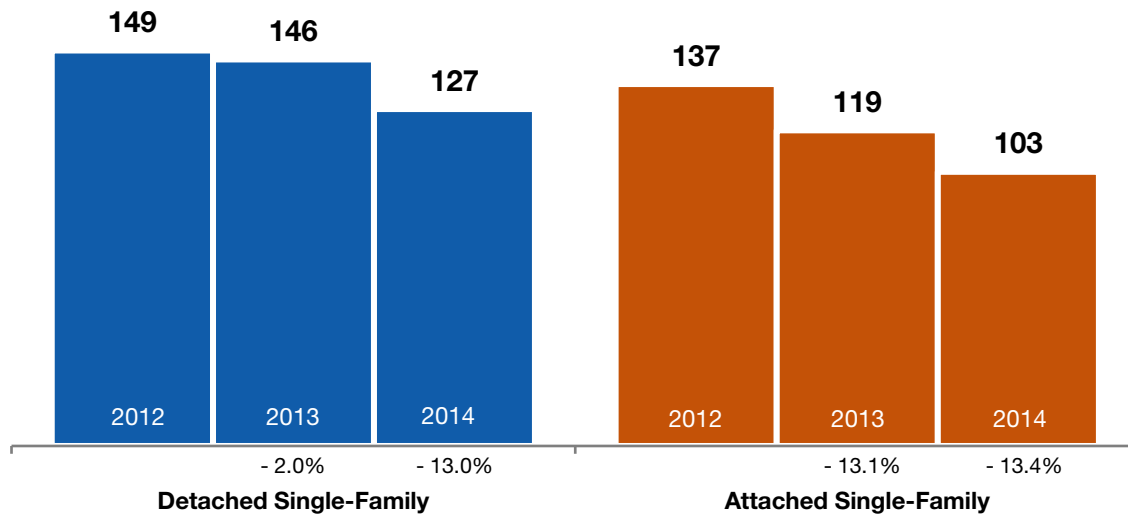


Housing Affordability Index

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.

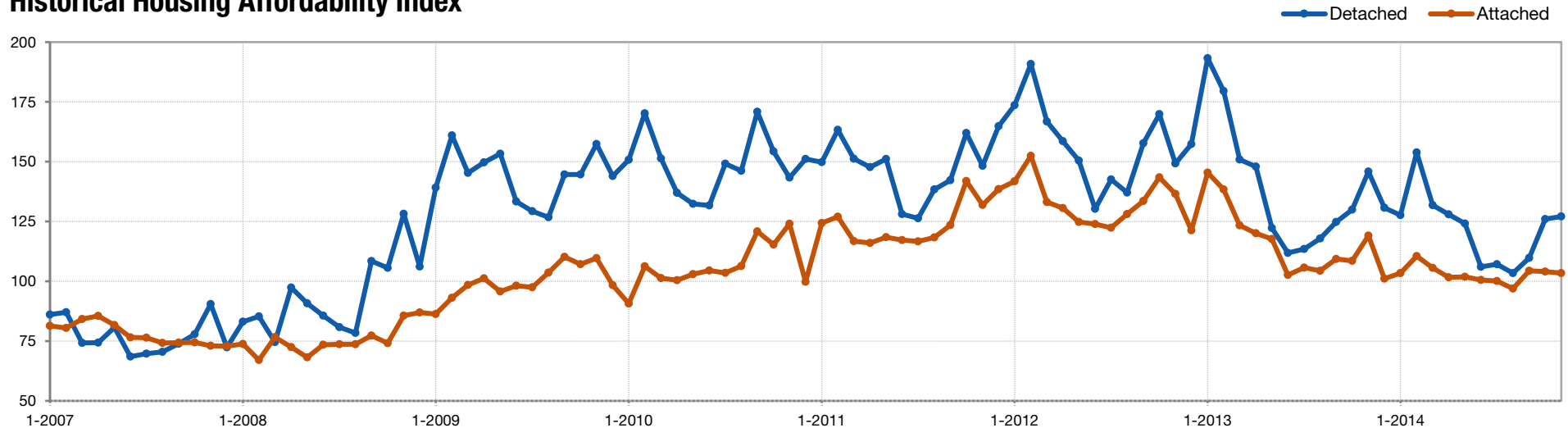


November



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%	103	- 13.4%
Average	123	- 11.7%	103	- 12.0%

Historical Housing Affordability Index

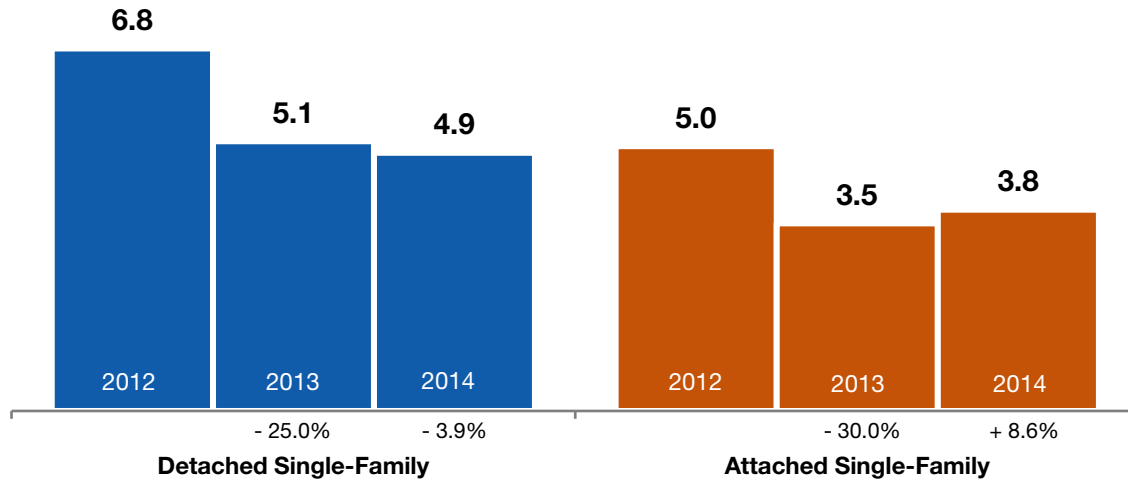


Months Supply of Inventory

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	5.2	- 8.8%	4.4	+ 12.8%
Jul-2014	5.5	- 3.5%	4.6	+ 17.9%
Aug-2014	5.6	0.0%	4.4	+ 12.8%
Sep-2014	5.5	- 1.8%	4.6	+ 15.0%
Oct-2014	5.3	- 1.9%	4.3	+ 10.3%
Nov-2014	4.9	- 3.9%	3.8	+ 8.6%
Average	5.0	- 11.0%	4.0	- 1.0%

Historical Months Supply of Inventory

