

# 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 January 10, 2015

Data current as of January 20, 2015

Some goodbyes are easier than others. As we bid farewell to the economic uncertainties of 2014, all eyes are fixated on what 2015 might bring. The economy – specifically job growth – picked up steam in the second half of the year, and that should continue. Housing performed reasonably well, but some metrics didn't improve as much as in 2013. The new year should bring new listings, new inventory and new buyers to the marketplace.

### SINGLE-FAMILY DETACHED

For the week ending January 10:

- New Listings increased 12.8% to 291
- Under Contract Sales increased 48.8% to 189
- Inventory decreased 8.6% to 3,666

For the month of December:

- Median Sales Price increased 12.5% to \$180,000
- Market Time increased 3.2% to 97
- Pct of List Price Rec'd decreased 0.6% to 93.1%
- Months Supply decreased 6.4% to 4.4

### SINGLE-FAMILY ATTACHED

For the week ending January 10:

- New Listings increased 24.4% to 504
- Under Contract Sales increased 14.3% to 232
- Inventory remained flat at 4,302

For the month of December:

- Median Sales Price increased 2.1% to \$275,710
- Market Time increased 6.9% to 93
- Pct of List Price Rec'd decreased 1.2% to 94.4%
- Months Supply increased 6.5% to 3.3

## Quick Facts

<b>+ 12.8%</b>	<b>+ 24.4%</b>	<b>+ 48.8%</b>	<b>+ 14.3%</b>	<b>- 8.6%</b>	<b>0.0%</b>
<b>Detached</b>	<b>Attached</b>	<b>Detached</b>	<b>Attached</b>	<b>Detached</b>	<b>Attached</b>
Year-Over-Year Change <b>New Listings</b>		Year-Over-Year Change <b>Under Contract</b>		Year-Over-Year Change <b>Homes for Sale</b>	

### Metrics by Week

New Listings	<b>2</b>
Under Contract (contingent or pending)	<b>3</b>
Inventory of Homes for Sale	<b>4</b>

### Metrics by Month

Market Time	<b>5</b>
Median Sales Price	<b>6</b>
Percent of Original List Price Received	<b>7</b>
Housing Affordability Index	<b>8</b>
Months Supply of Inventory	<b>9</b>

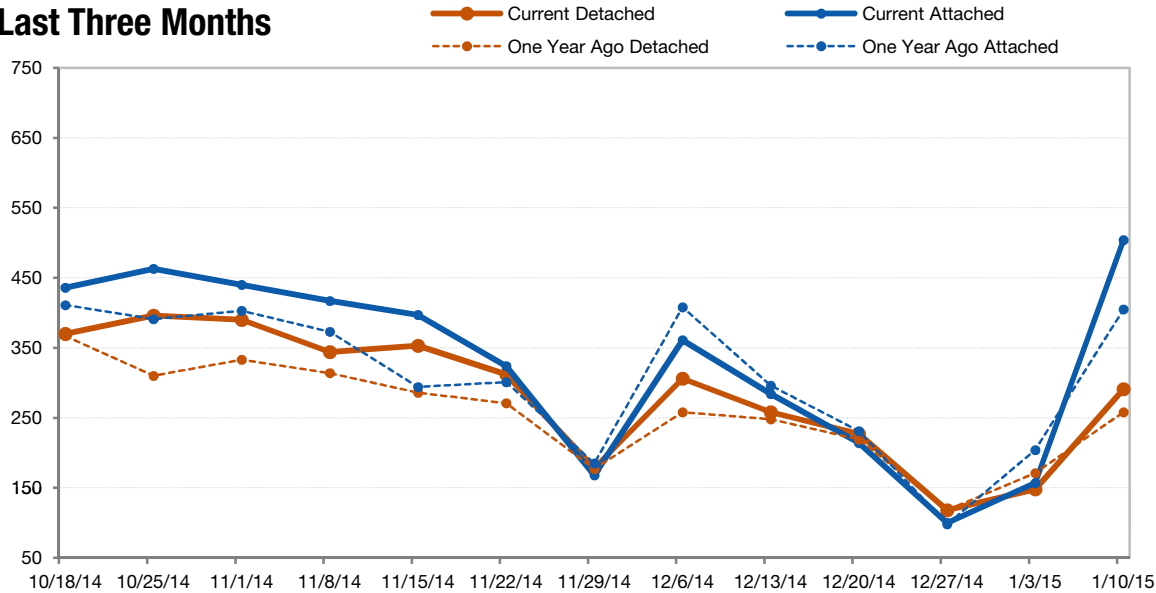
[Click on desired metric to jump to that page.](#)

# New Listings

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

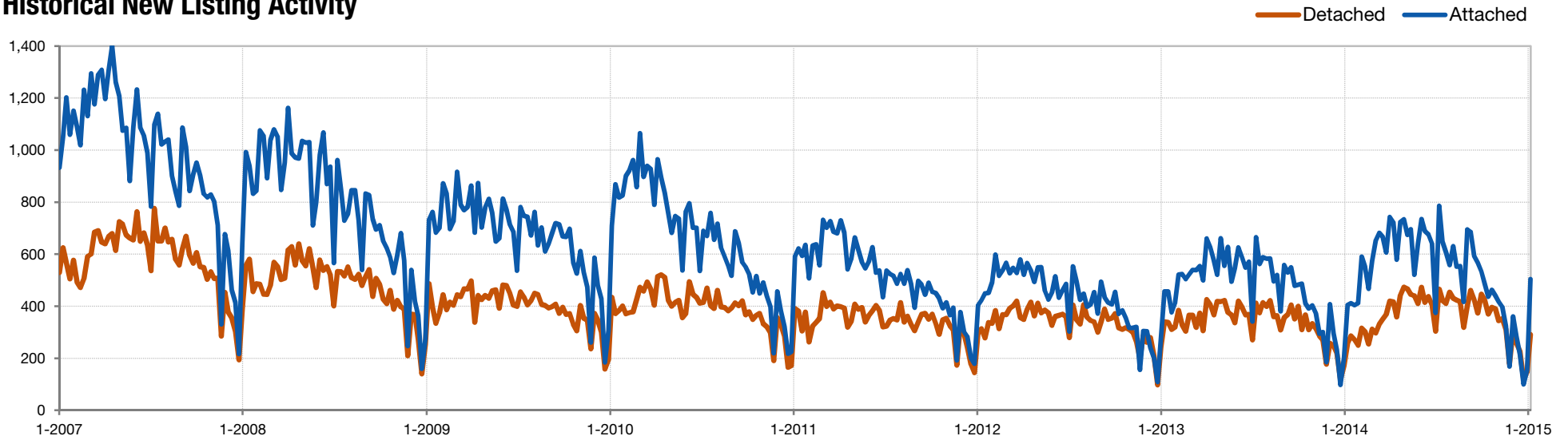


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/18/2014	370	+ 0.8%	436	+ 6.1%
10/25/2014	396	+ 27.7%	463	+ 18.4%
11/1/2014	390	+ 17.1%	440	+ 9.2%
11/8/2014	344	+ 9.6%	417	+ 11.8%
11/15/2014	353	+ 23.4%	397	+ 35.0%
11/22/2014	312	+ 15.1%	324	+ 7.6%
11/29/2014	178	+ 0.6%	168	- 9.2%
12/6/2014	306	+ 18.6%	361	- 11.5%
12/13/2014	258	+ 4.0%	284	- 4.1%
12/20/2014	227	+ 3.7%	214	- 7.4%
12/27/2014	118	0.0%	100	+ 2.0%
1/3/2015	148	- 13.5%	157	- 23.0%
1/10/2015	291	+ 12.8%	504	+ 24.4%
3-Month Avg.	284	+ 10.8%	328	+ 6.6%

## Historical New Listing Activity

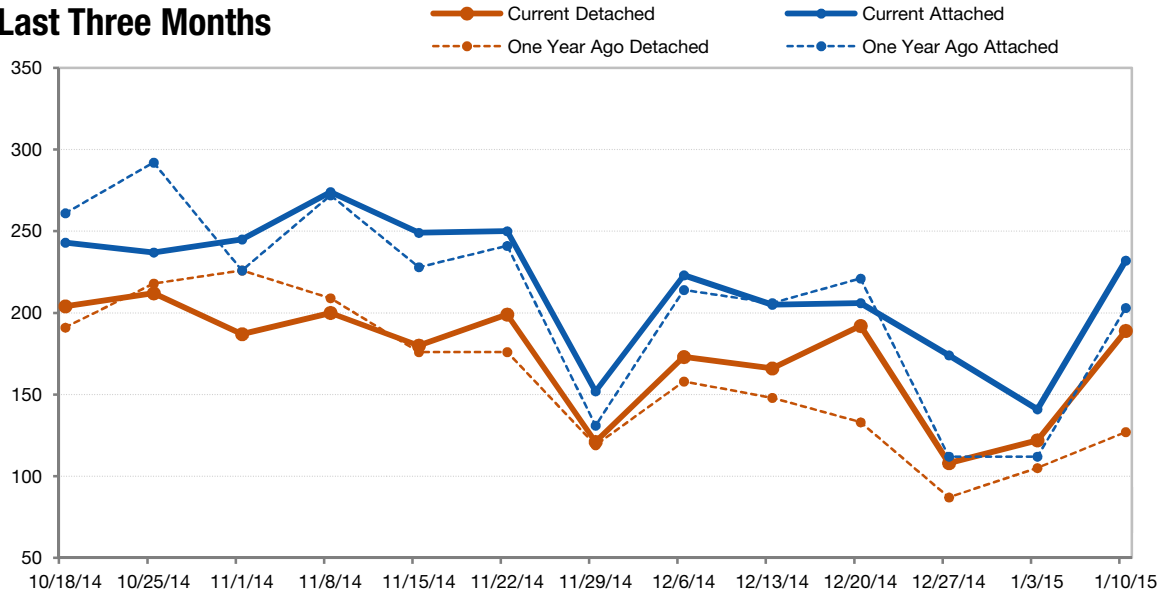


# Under Contract

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

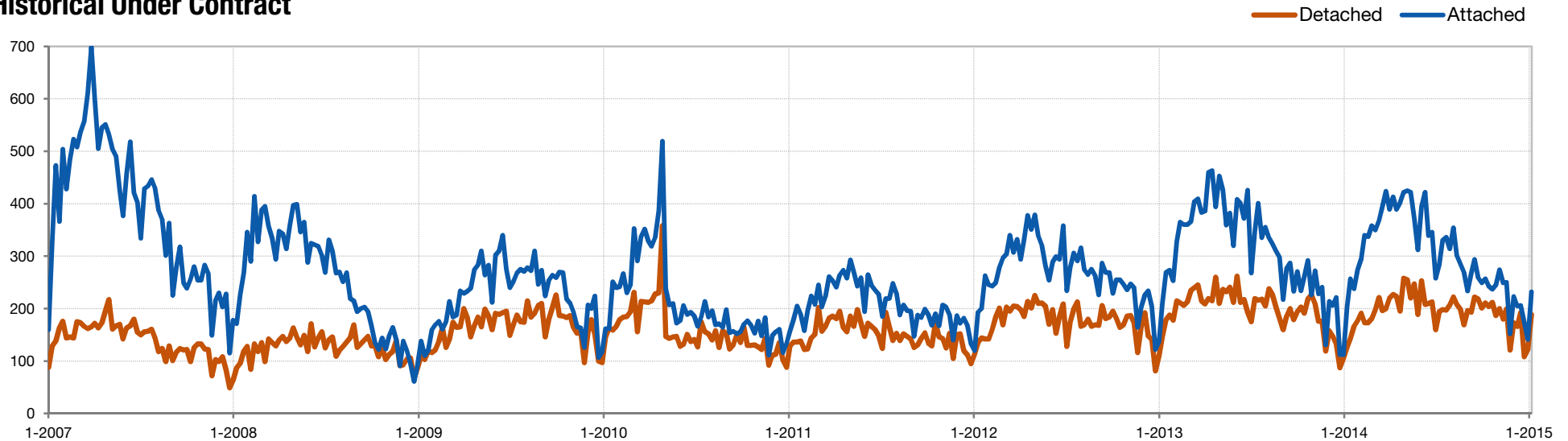


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/18/2014	204	+ 6.8%	243	- 6.9%
10/25/2014	212	- 2.8%	237	- 18.8%
11/1/2014	187	- 17.3%	245	+ 8.4%
11/8/2014	200	- 4.3%	274	+ 0.7%
11/15/2014	180	+ 2.3%	249	+ 9.2%
11/22/2014	199	+ 13.1%	250	+ 3.7%
11/29/2014	121	+ 1.7%	152	+ 16.0%
12/6/2014	173	+ 9.5%	223	+ 4.2%
12/13/2014	166	+ 12.2%	205	- 0.5%
12/20/2014	192	+ 44.4%	206	- 6.8%
12/27/2014	108	+ 24.1%	174	+ 55.4%
1/3/2015	122	+ 16.2%	141	+ 25.9%
1/10/2015	189	+ 48.8%	232	+ 14.3%
3-Month Avg.	173	+ 8.7%	218	+ 4.1%

## Historical Under Contract

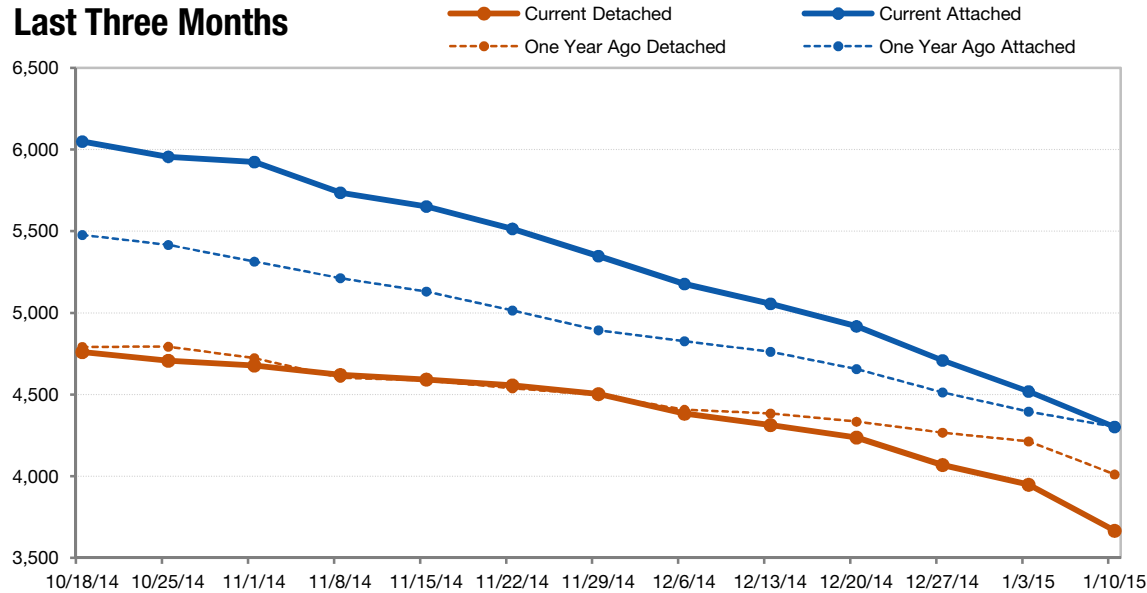


# Inventory of Homes for Sale

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

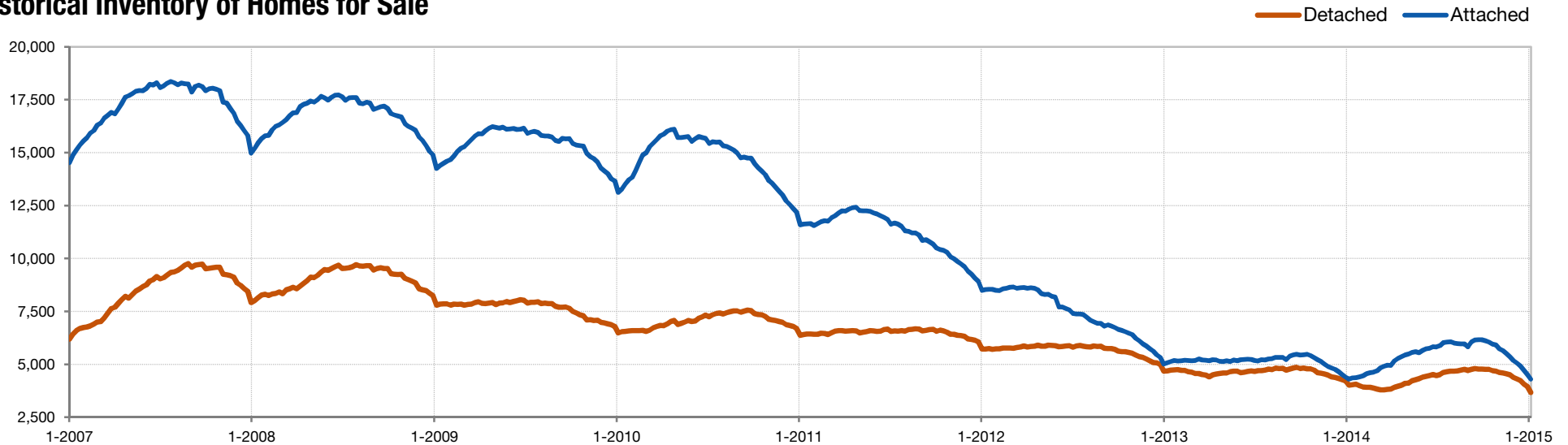


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/18/2014	4,760	- 0.7%	6,049	+ 10.4%
10/25/2014	4,707	- 1.8%	5,956	+ 10.0%
11/1/2014	4,678	- 1.0%	5,924	+ 11.5%
11/8/2014	4,620	+ 0.4%	5,736	+ 10.0%
11/15/2014	4,592	+ 0.2%	5,652	+ 10.2%
11/22/2014	4,556	+ 0.4%	5,515	+ 10.0%
11/29/2014	4,503	+ 0.1%	5,348	+ 9.3%
12/6/2014	4,383	- 0.5%	5,177	+ 7.3%
12/13/2014	4,313	- 1.6%	5,056	+ 6.2%
12/20/2014	4,237	- 2.2%	4,918	+ 5.6%
12/27/2014	4,069	- 4.6%	4,709	+ 4.3%
1/3/2015	3,948	- 6.3%	4,519	+ 2.8%
1/10/2015	3,666	- 8.6%	4,302	0.0%
3-Month Avg.	4,387	- 1.9%	5,297	+ 7.7%

## Historical Inventory of Homes for Sale

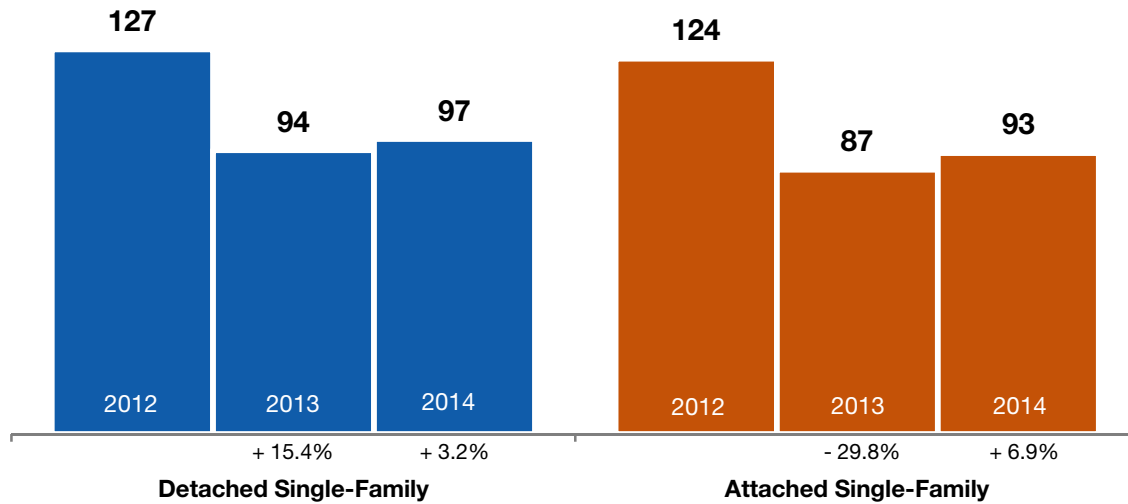


# Market Time

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

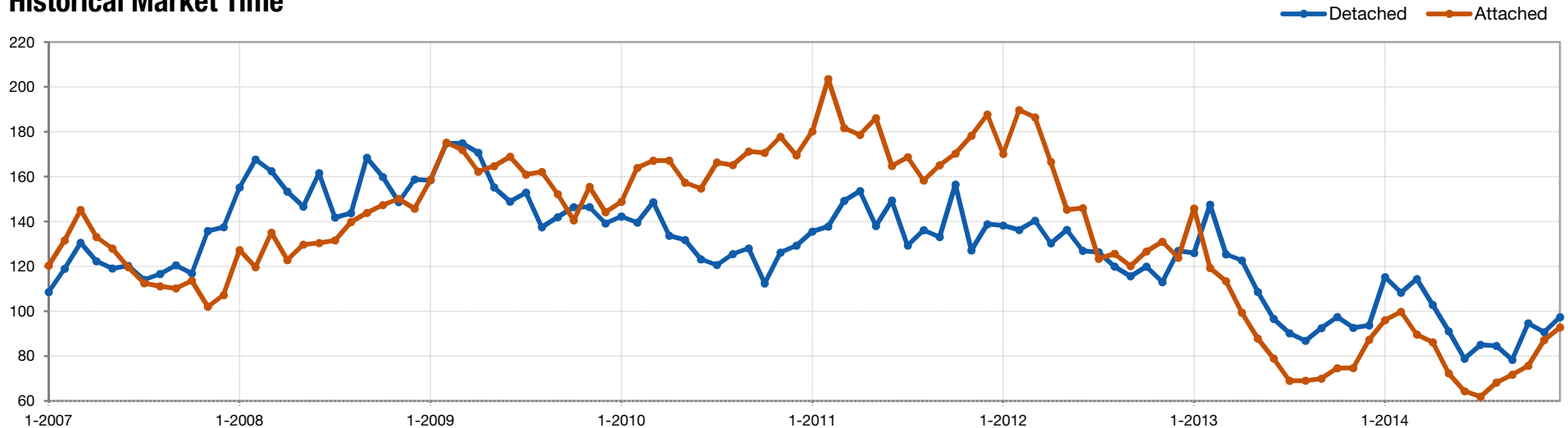


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Dec-2014	97	+ 3.2%	93	+ 6.9%
Average	94	- 10.4%	78	- 10.4%

## Historical Market Time

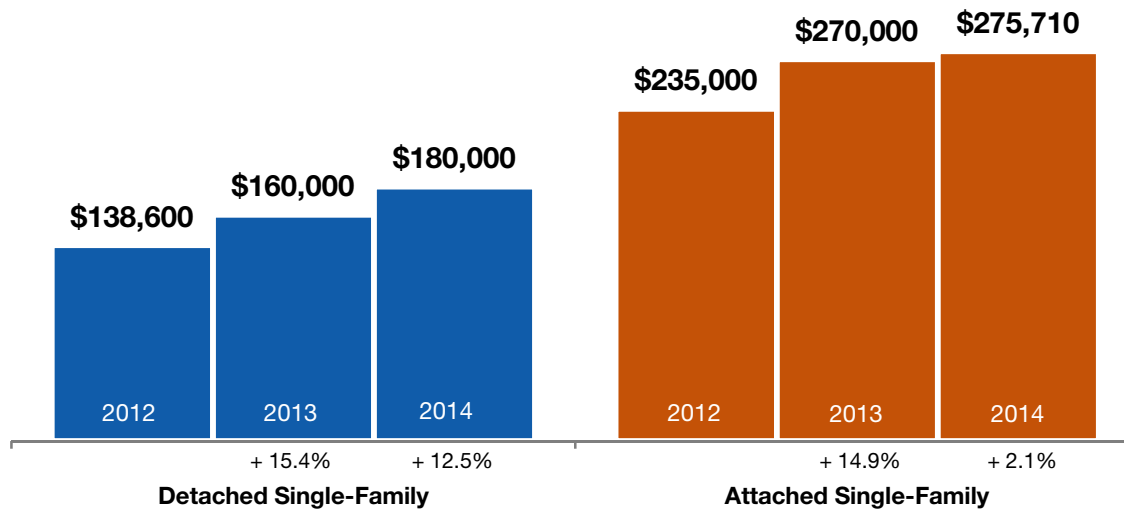


# Median Sales Price

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

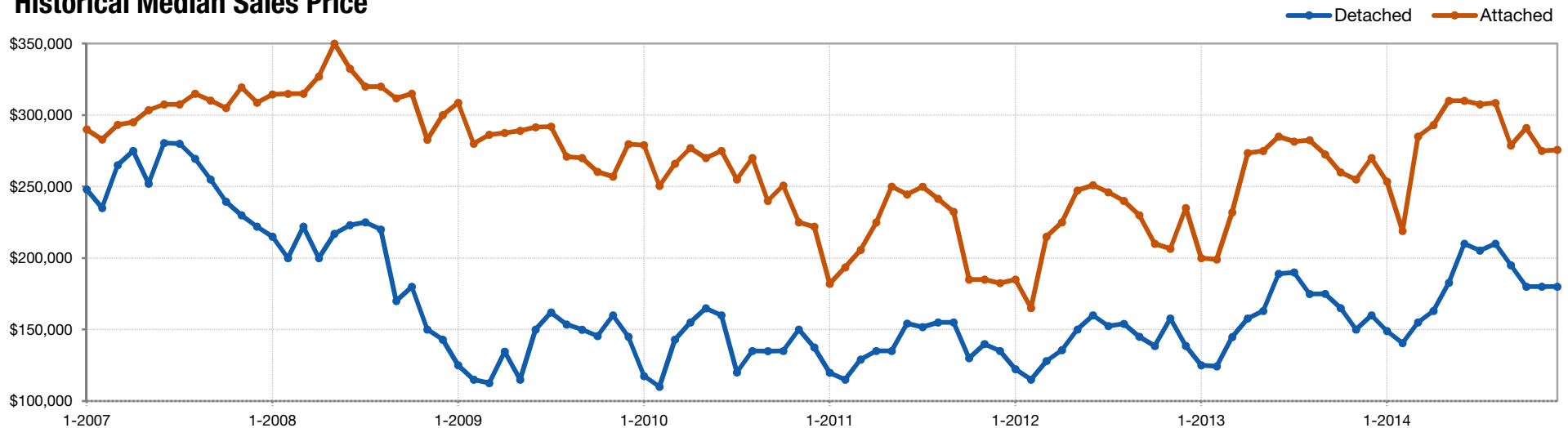


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2014	\$148,950	+ 19.2%	\$253,500	+ 26.8%
Feb-2014	\$140,500	+ 13.1%	\$219,000	+ 10.1%
Mar-2014	\$155,000	+ 7.1%	\$285,000	+ 22.8%
Apr-2014	\$163,000	+ 3.3%	\$293,000	+ 7.1%
May-2014	\$182,750	+ 12.1%	\$310,000	+ 12.8%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,250	+ 8.0%	\$307,500	+ 9.2%
Aug-2014	\$210,000	+ 20.1%	\$308,500	+ 9.2%
Sep-2014	\$194,999	+ 11.4%	\$278,750	+ 2.3%
Oct-2014	\$180,000	+ 9.1%	\$291,000	+ 11.9%
Nov-2014	\$180,000	+ 20.0%	\$275,000	+ 7.8%
Dec-2014	\$180,000	+ 12.5%	\$275,710	+ 2.1%
Median	\$180,000	+ 11.5%	\$290,500	+ 9.6%

## Historical Median Sales Price

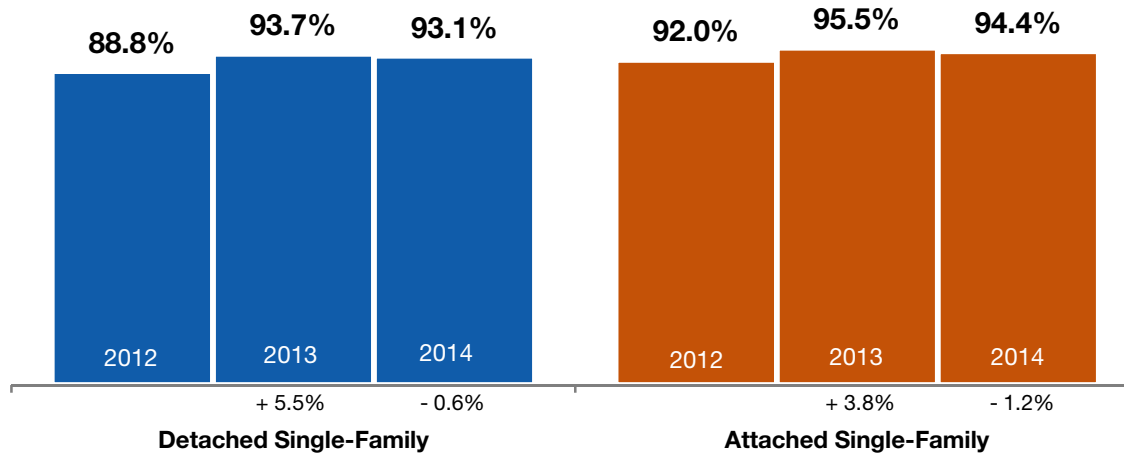


# Percent of Original List Price Received

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.

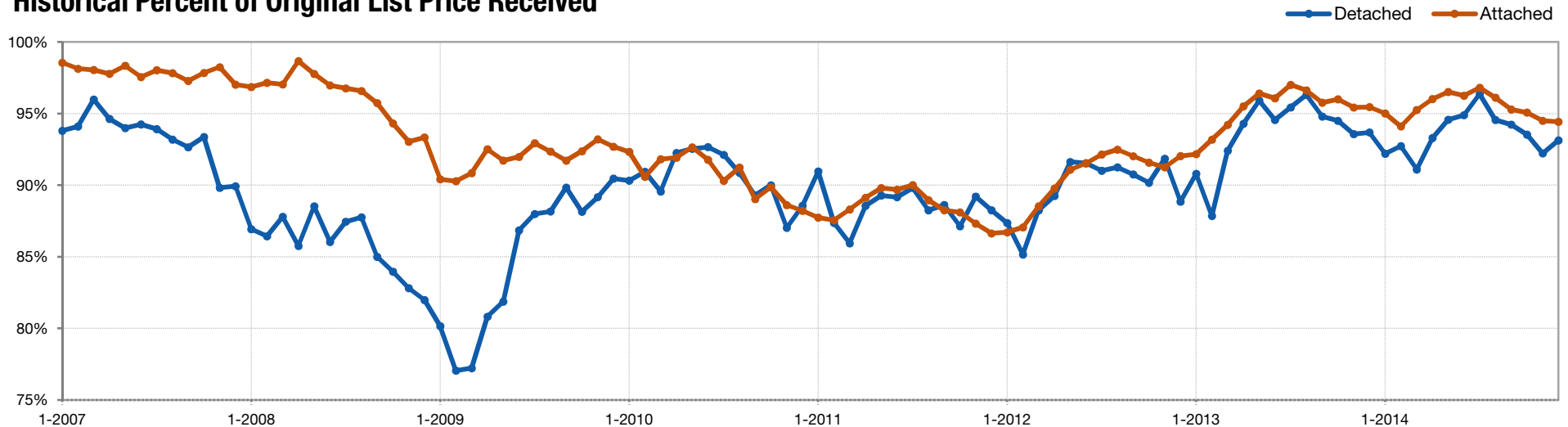


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	94.6%	- 1.8%	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%
Dec-2014	93.1%	- 0.6%	94.4%	- 1.2%
Average	93.7%	- 0.3%	95.6%	+ 0.0%

## Historical Percent of Original List Price Received

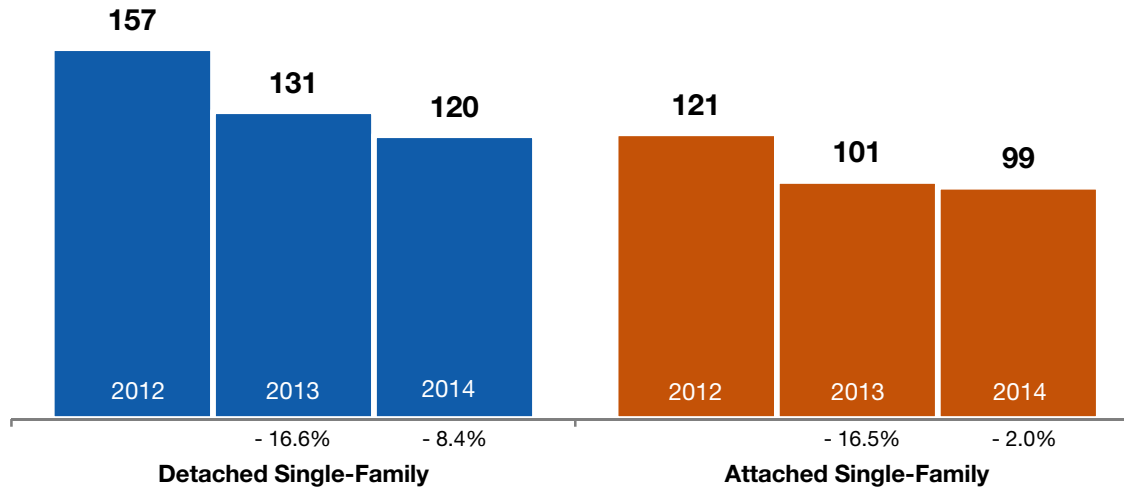


# Housing Affordability Index

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.

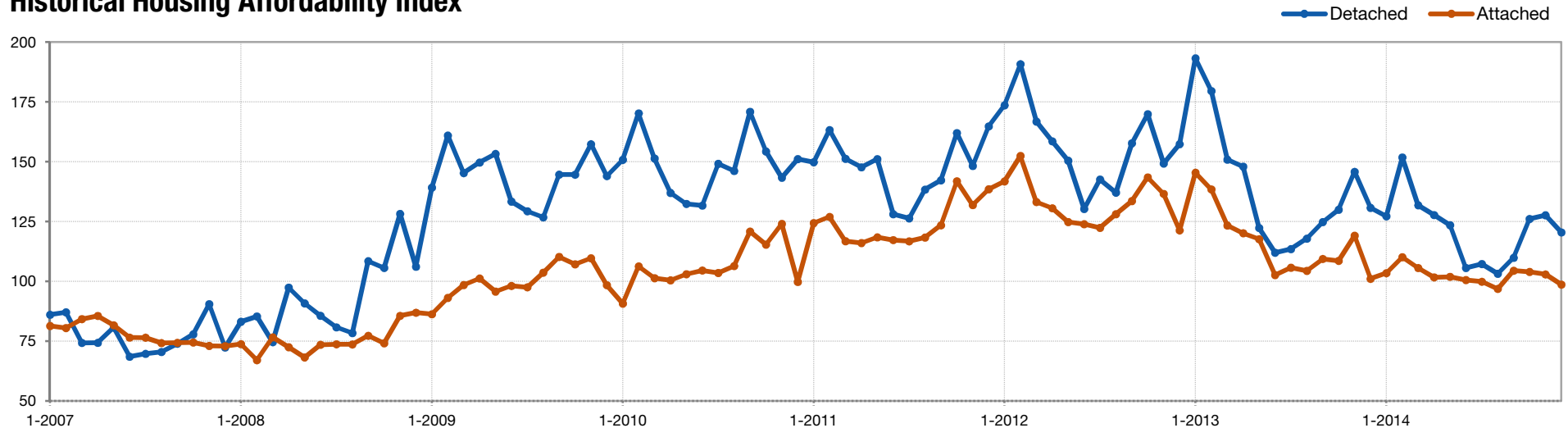


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2014	127	- 34.2%	103	- 29.0%
Feb-2014	152	- 15.6%	110	- 20.3%
Mar-2014	132	- 12.6%	106	- 13.8%
Apr-2014	128	- 13.5%	102	- 15.0%
May-2014	123	+ 0.8%	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%
Dec-2014	120	- 8.4%	99	- 2.0%
Average	122	- 11.2%	102	- 10.9%

## Historical Housing Affordability Index



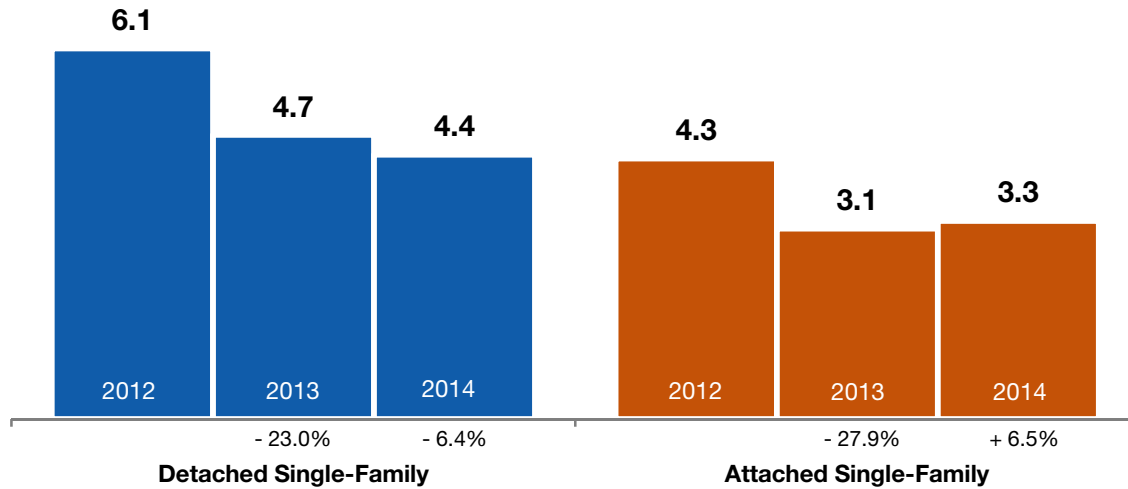


# Months Supply of Inventory

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.



## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2014	4.6	- 24.6%	3.2	- 25.6%
Feb-2014	4.5	- 22.4%	3.5	- 18.6%
Mar-2014	4.6	- 16.4%	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	5.7	+ 1.8%	4.5	+ 15.4%
Sep-2014	5.7	+ 1.8%	4.7	+ 17.5%
Oct-2014	5.6	+ 3.7%	4.4	+ 12.8%
Nov-2014	5.3	+ 3.9%	4.0	+ 14.3%
Dec-2014	4.4	- 6.4%	3.3	+ 6.5%
Average	5.1	- 7.5%	4.0	+ 2.8%

## Historical Months Supply of Inventory

