

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 August 16, 2014

Data current as of August 25, 2014

Recent data would suggest that inflation is mostly under control, which hopefully indicates that the Federal Reserve will have enough room to comfortably maintain its accommodative monetary policy stance. So rather than losing momentum, the housing market has found even sturdier ground upon which it can sustain itself. With economic strength and increased consumer confidence, expectations of more inventory and more sales is not out of line.

SINGLE-FAMILY DETACHED

For the week ending August 16:

- New Listings increased 16.1% to 418
- Under Contract Sales increased 7.5% to 244
- Inventory decreased 11.5% to 4,260

For the month of July:

- Median Sales Price increased 8.0% to \$205,250
- Market Time decreased 5.6% to 85
- Pct of List Price Rec'd increased 0.9% to 96.3%
- Months Supply decreased 10.7% to 5.0

SINGLE-FAMILY ATTACHED

For the week ending August 16:

- New Listings increased 11.3% to 551
- Under Contract Sales increased 12.3% to 364
- Inventory increased 6.5% to 5,654

For the month of July:

- Median Sales Price increased 9.4% to \$308,000
- Market Time decreased 10.1% to 62
- Pct of List Price Rec'd decreased 0.2% to 96.8%
- Months Supply increased 10.3% to 4.3

Quick Facts

+ 16.1%	+ 11.3%	+ 7.5%	+ 12.3%	- 11.5%	+ 6.5%
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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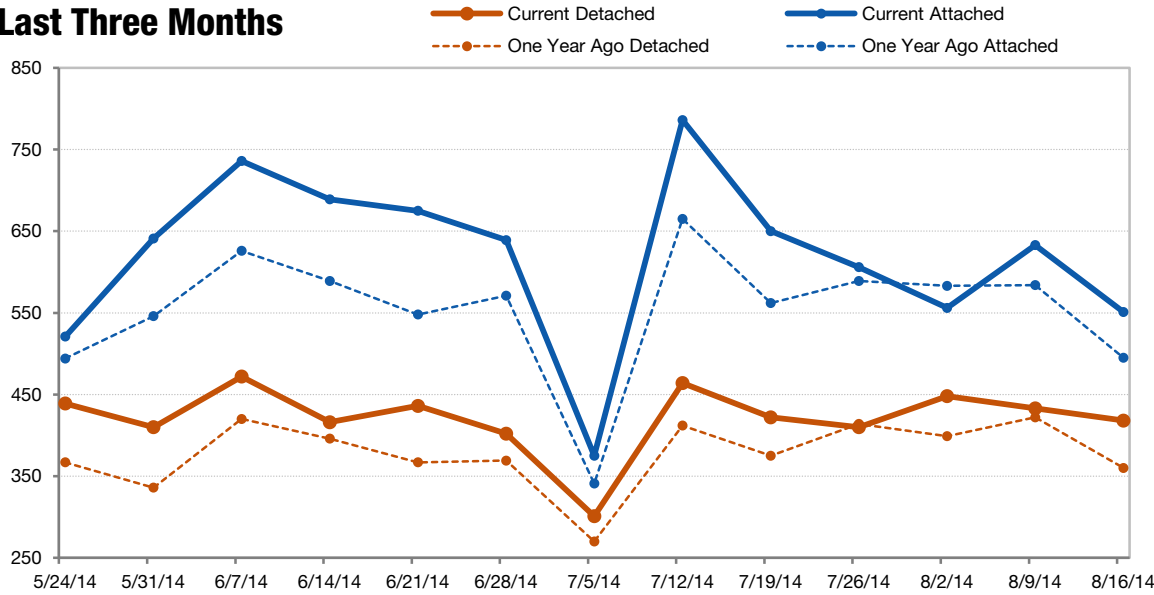
[Click on desired metric to jump to that page.](#)

New Listings

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

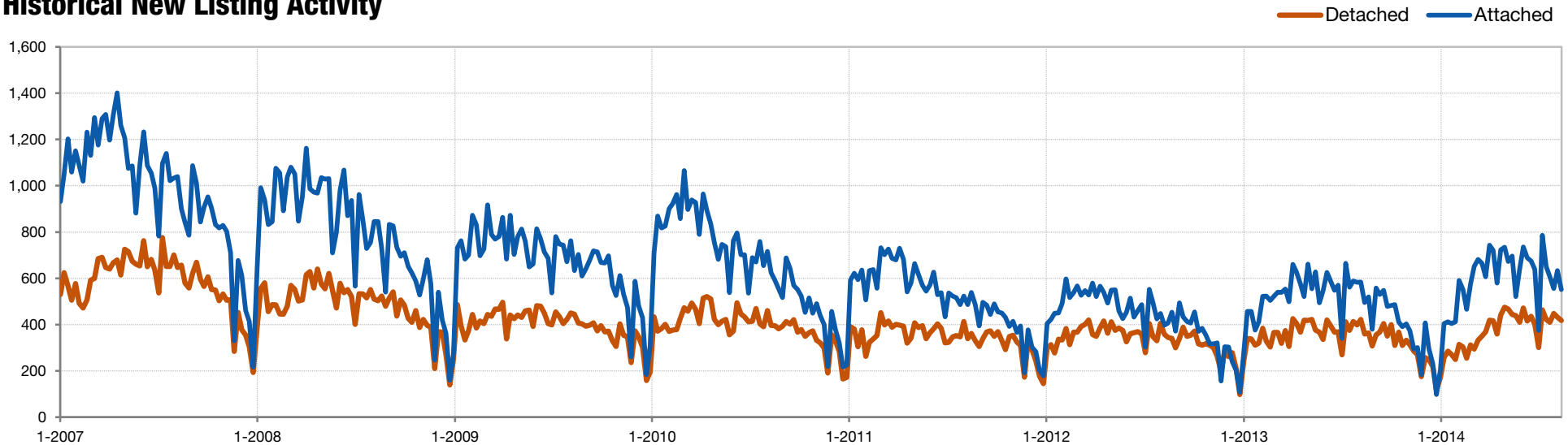


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/24/2014	439	+ 19.6%	521	+ 5.5%
5/31/2014	410	+ 22.0%	641	+ 17.4%
6/7/2014	472	+ 12.4%	736	+ 17.6%
6/14/2014	416	+ 5.1%	689	+ 17.0%
6/21/2014	436	+ 18.8%	675	+ 23.2%
6/28/2014	402	+ 8.9%	639	+ 11.9%
7/5/2014	301	+ 11.5%	375	+ 10.0%
7/12/2014	464	+ 12.6%	786	+ 18.2%
7/19/2014	422	+ 12.5%	650	+ 15.7%
7/26/2014	410	- 1.0%	606	+ 2.9%
8/2/2014	448	+ 12.3%	556	- 4.6%
8/9/2014	433	+ 2.6%	633	+ 8.4%
8/16/2014	418	+ 16.1%	551	+ 11.3%
3-Month Avg.	421	+ 11.5%	620	+ 12.0%

Historical New Listing Activity

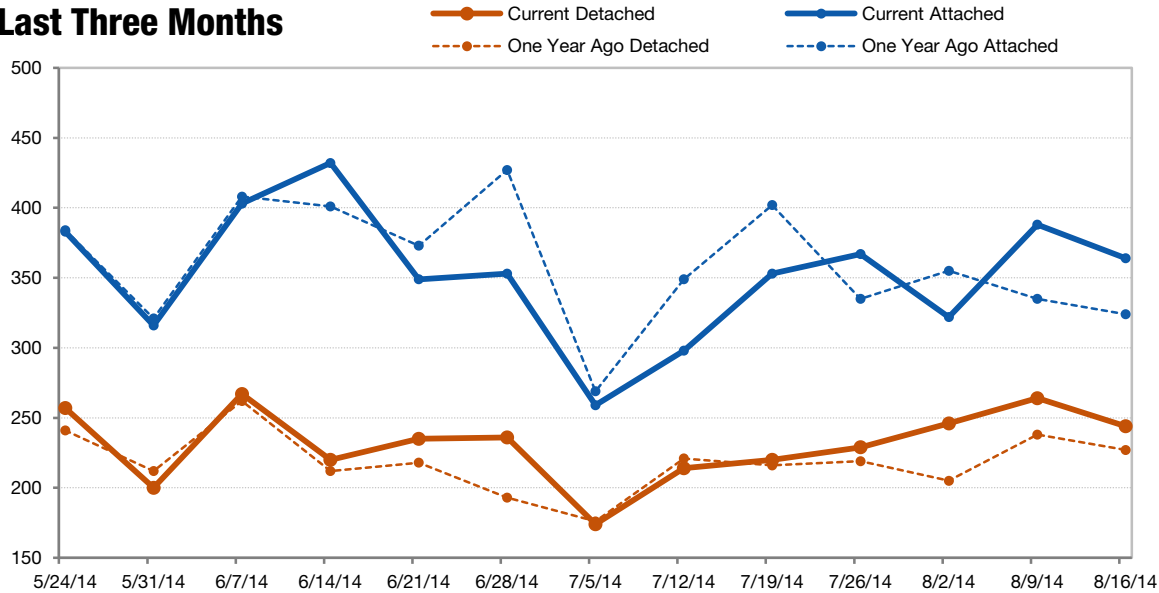


Under Contract

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

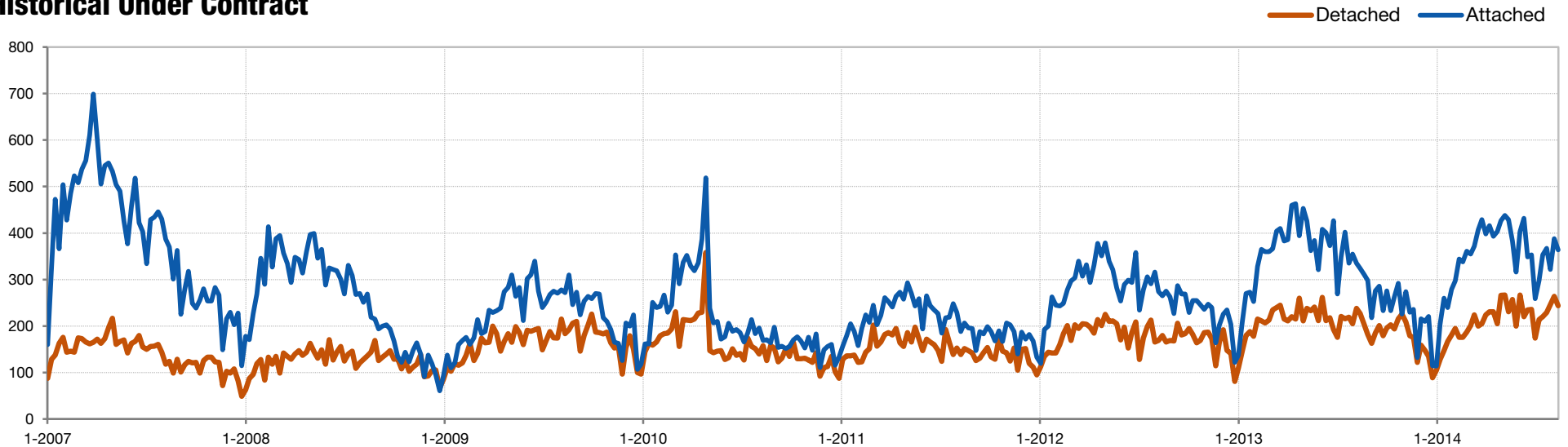


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/24/2014	257	+ 6.6%	383	- 0.3%
5/31/2014	200	- 5.7%	316	- 1.6%
6/7/2014	267	+ 1.9%	403	- 1.2%
6/14/2014	220	+ 3.8%	432	+ 7.7%
6/21/2014	235	+ 7.8%	349	- 6.4%
6/28/2014	236	+ 22.3%	353	- 17.3%
7/5/2014	174	- 1.1%	259	- 3.7%
7/12/2014	214	- 3.2%	298	- 14.6%
7/19/2014	220	+ 1.9%	353	- 12.2%
7/26/2014	229	+ 4.6%	367	+ 9.6%
8/2/2014	246	+ 20.0%	322	- 9.3%
8/9/2014	264	+ 10.9%	388	+ 15.8%
8/16/2014	244	+ 7.5%	364	+ 12.3%
3-Month Avg.	231	+ 5.8%	353	- 2.0%

Historical Under Contract

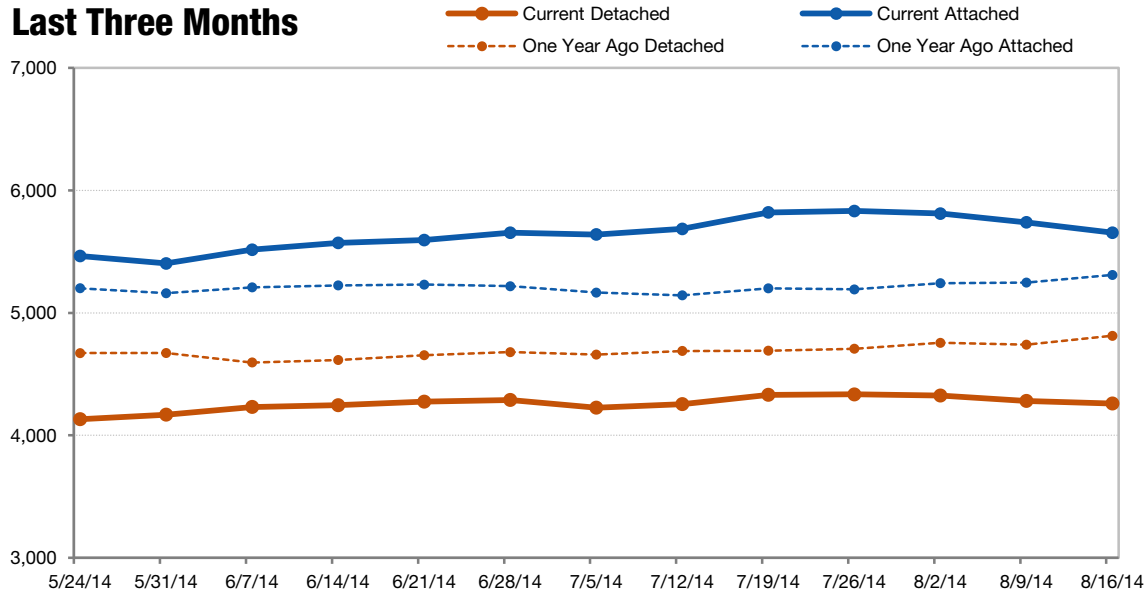


Inventory of Homes for Sale

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

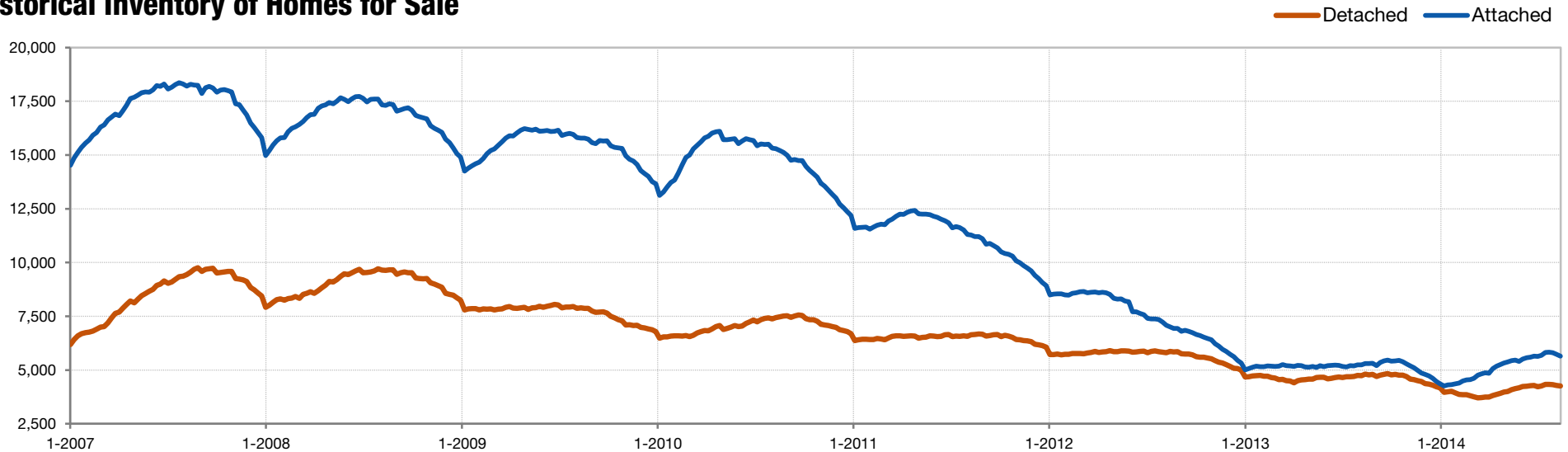


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/24/2014	4,132	- 11.5%	5,464	+ 5.1%
5/31/2014	4,169	- 10.8%	5,403	+ 4.7%
6/7/2014	4,232	- 7.9%	5,515	+ 5.9%
6/14/2014	4,246	- 8.0%	5,571	+ 6.6%
6/21/2014	4,275	- 8.1%	5,594	+ 7.0%
6/28/2014	4,289	- 8.3%	5,654	+ 8.4%
7/5/2014	4,226	- 9.3%	5,640	+ 9.2%
7/12/2014	4,255	- 9.3%	5,685	+ 10.5%
7/19/2014	4,331	- 7.7%	5,820	+ 11.9%
7/26/2014	4,334	- 7.9%	5,831	+ 12.3%
8/2/2014	4,325	- 9.0%	5,810	+ 10.8%
8/9/2014	4,281	- 9.7%	5,739	+ 9.4%
8/16/2014	4,260	- 11.5%	5,654	+ 6.5%
3-Month Avg.	4,258	- 9.2%	5,645	+ 8.3%

Historical Inventory of Homes for Sale

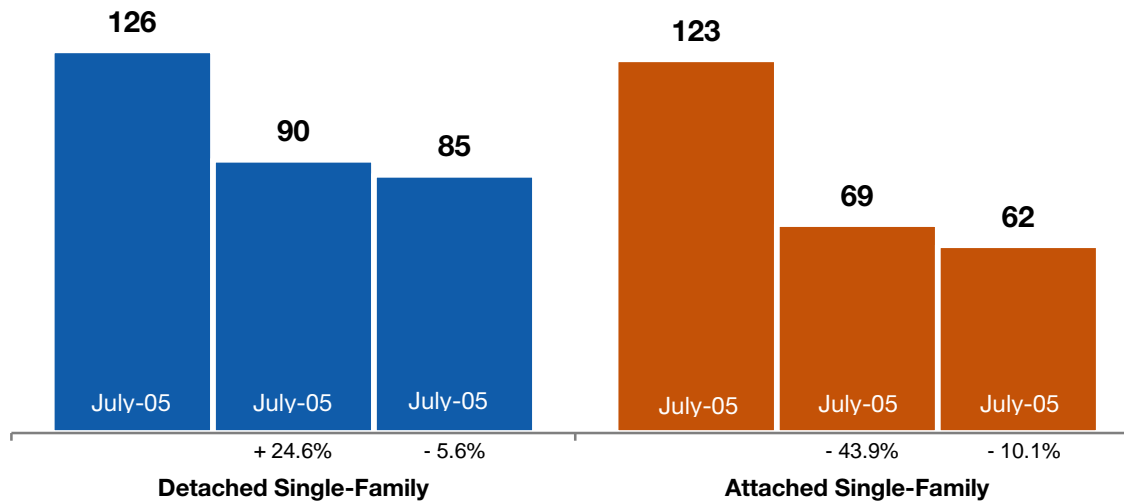


Market Time

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

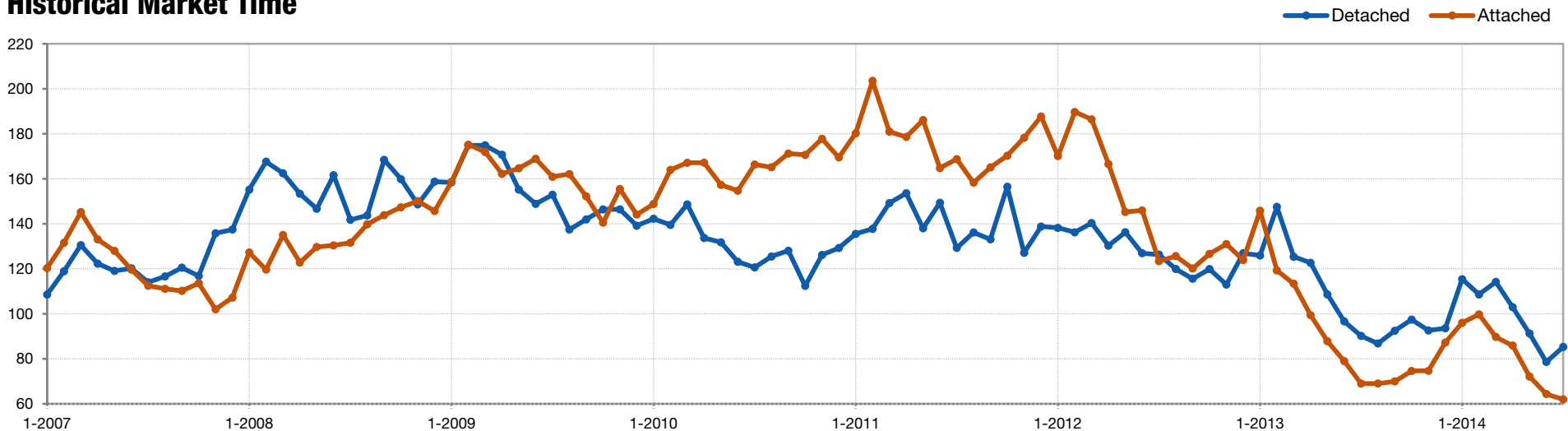


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	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%
Average	95	- 18.1%	76	- 28.6%

Historical Market Time

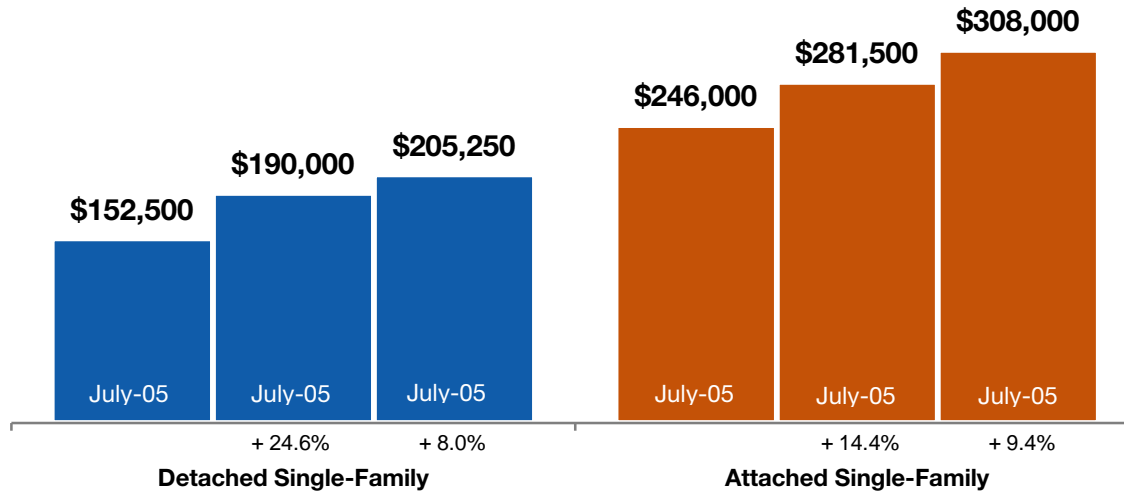


Median Sales Price

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

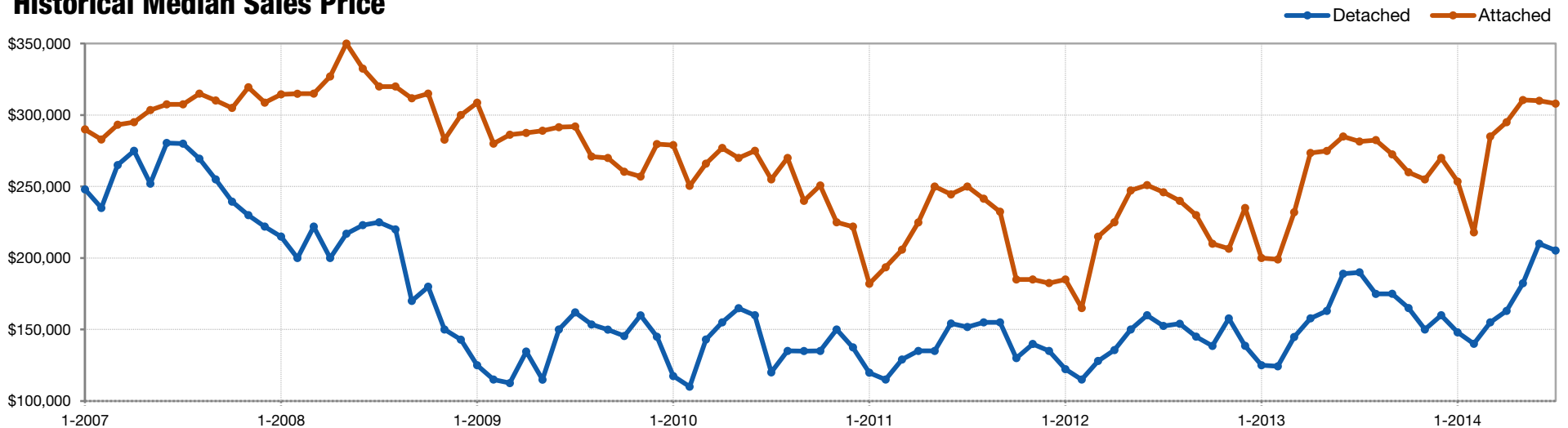


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$182,348	+ 11.9%	\$310,500	+ 13.0%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$205,250	+ 8.0%	\$308,000	+ 9.4%
Median	\$170,000	+ 11.1%	\$284,900	+ 14.9%

Historical Median Sales Price

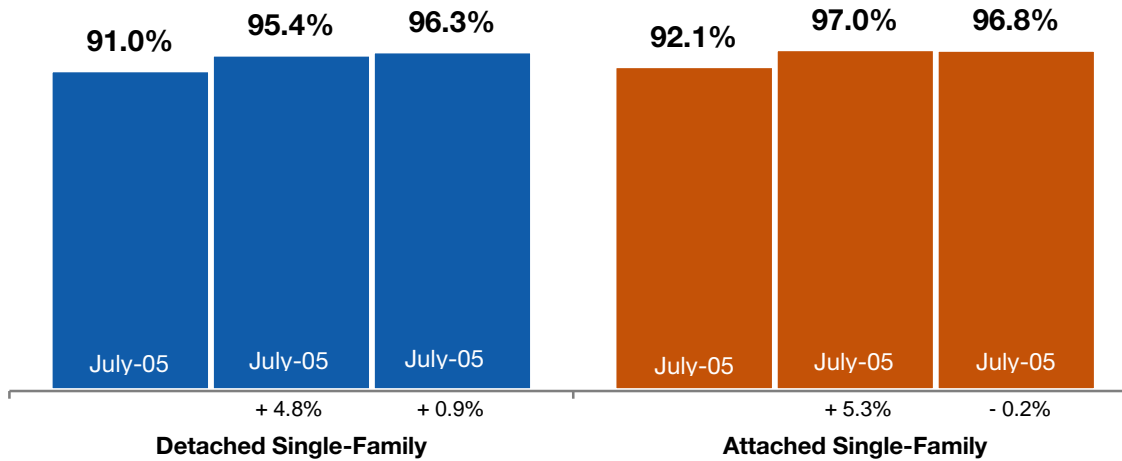


Percent of Original List Price Received



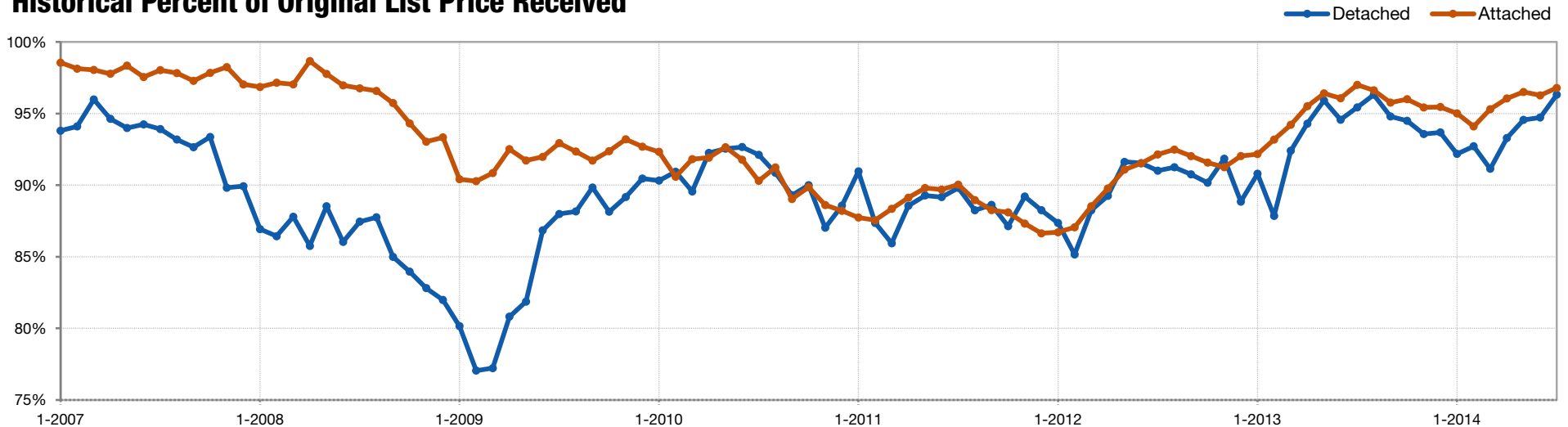
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	92.7%	+ 5.5%	94.1%	+ 1.0%
Mar-2014	91.1%	- 1.4%	95.3%	+ 1.2%
Apr-2014	93.3%	- 1.1%	96.1%	+ 0.6%
May-2014	94.6%	- 1.4%	96.5%	+ 0.1%
Jun-2014	94.7%	+ 0.1%	96.3%	+ 0.2%
Jul-2014	96.3%	+ 0.9%	96.8%	- 0.2%
Average	94.2%	+ 2.0%	96.0%	+ 2.0%

Historical Percent of Original List Price Received

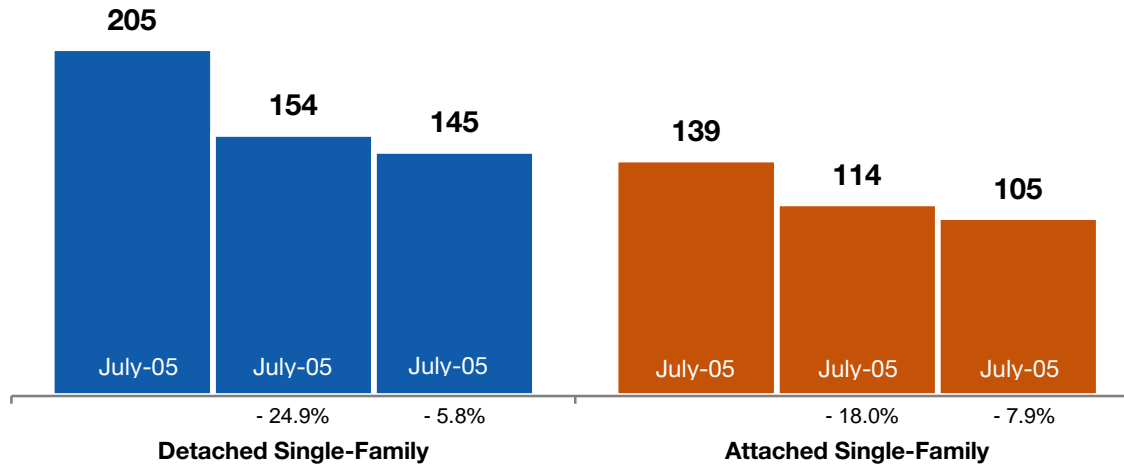


Housing Affordability Index

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.

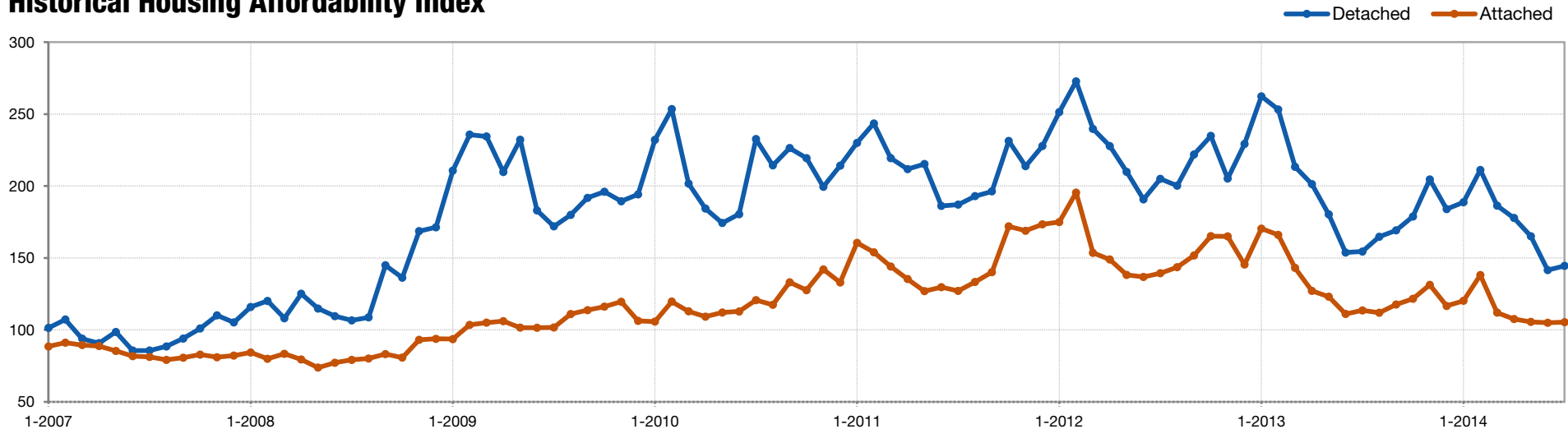


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	106	-13.8%
Jun-2014	142	-7.8%	105	-5.4%
Jul-2014	145	-5.8%	105	-7.9%
Average	176	-14.6%	116	-18.4%

Historical Housing Affordability Index

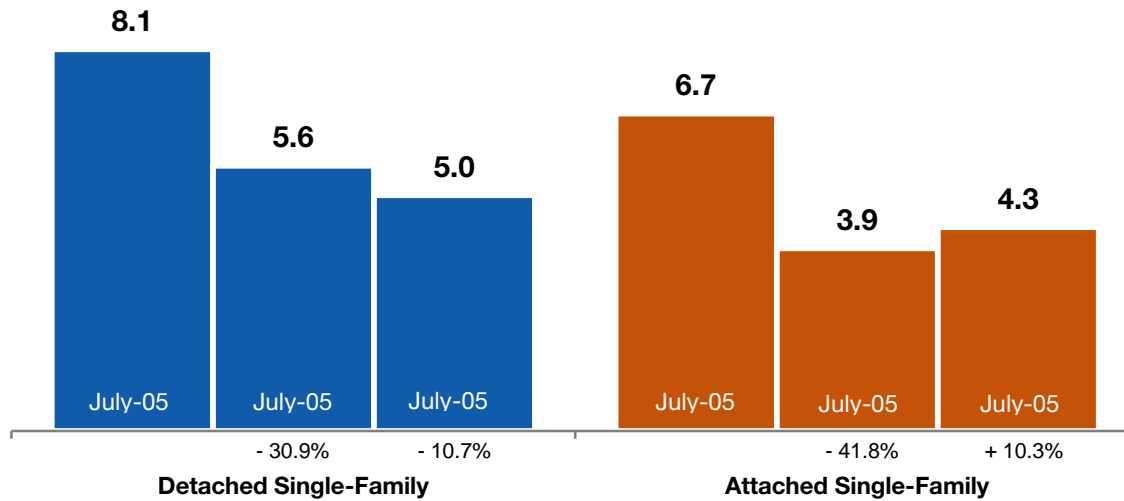


Months Supply of Inventory

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.



July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Aug-2013	5.5	-31.3%	3.9	-37.1%
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	-26.2%	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%	4.0	0.0%
May-2014	5.0	-12.3%	4.1	0.0%
Jun-2014	4.9	-14.0%	4.2	+7.7%
Jul-2014	5.0	-10.7%	4.3	+10.3%
Average	4.9	-22.1%	3.8	-19.0%

Historical Months Supply of Inventory

