

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 9, 2014

Data current as of August 18, 2014

On a national level, home prices have dipped slightly. Instead of freaking out about this on 24-hour cable news channels, analysts are happy to see more sustainable trends settling into the U.S. housing market. With slower, healthier price growth, homeowners will have the opportunity to steadily build equity while buyers won't be priced out of the market. Price normalization is not a negative trend, but rather a sign of stabilization and market athleticism.

SINGLE-FAMILY DETACHED

For the week ending August 9:

- New Listings increased 2.6% to 433
- Under Contract Sales increased 16.0% to 276
- Inventory decreased 11.2% to 4,205

For the month of July:

- Median Sales Price increased 7.9% to \$205,000
- Market Time decreased 5.6% to 85
- Pct of List Price Rec'd increased 0.9% to 96.3%
- Months Supply decreased 12.5% to 4.9

SINGLE-FAMILY ATTACHED

For the week ending August 9:

- New Listings increased 8.4% to 633
- Under Contract Sales increased 18.5% to 397
- Inventory increased 8.9% to 5,711

For the month of July:

- Median Sales Price increased 9.6% to \$308,500
- 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

+ 2.6%	+ 8.4%	+ 16.0%	+ 18.5%	- 11.2%	+ 8.9%
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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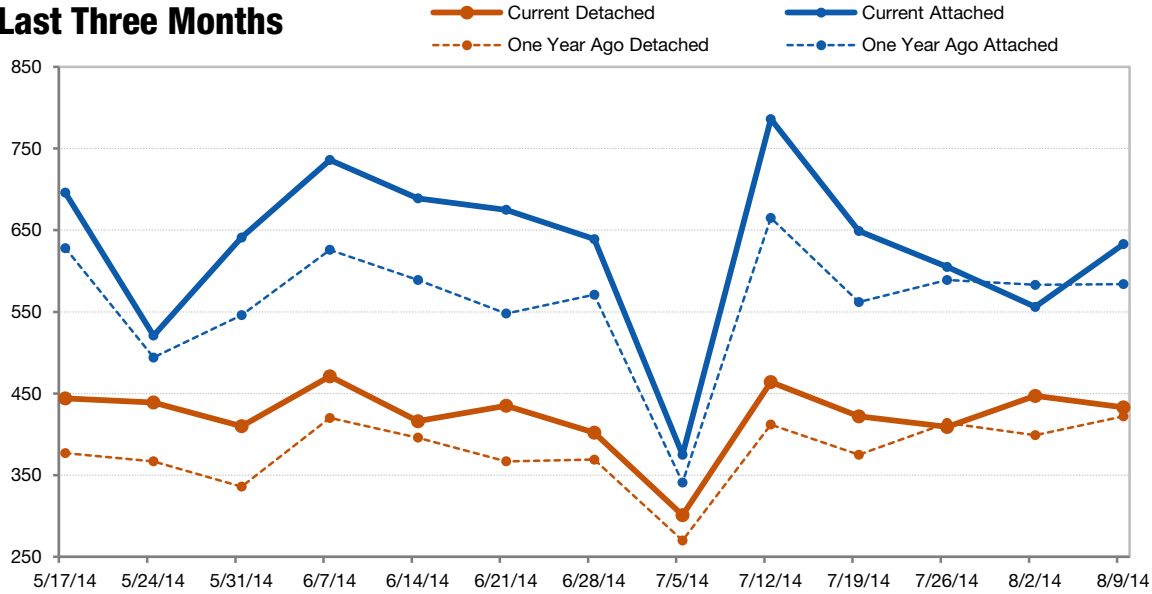
[Click on desired metric to jump to that page.](#)

New Listings

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

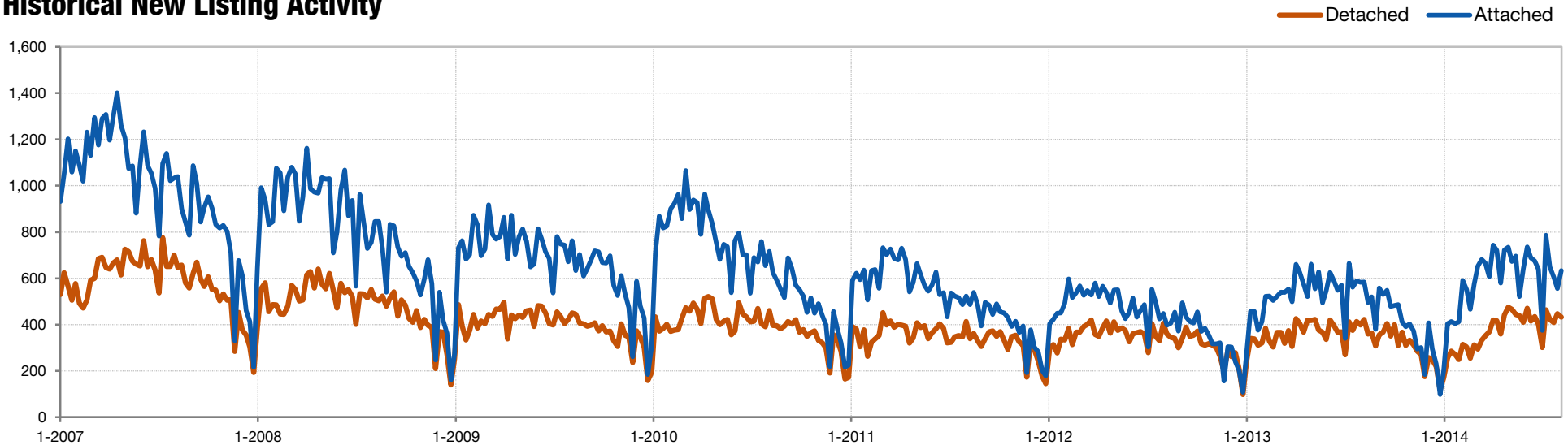


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/17/2014	444	+ 17.8%	696	+ 10.8%
5/24/2014	439	+ 19.6%	521	+ 5.5%
5/31/2014	410	+ 22.0%	641	+ 17.4%
6/7/2014	471	+ 12.1%	736	+ 17.6%
6/14/2014	416	+ 5.1%	689	+ 17.0%
6/21/2014	435	+ 18.5%	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%	649	+ 15.5%
7/26/2014	409	- 1.2%	605	+ 2.7%
8/2/2014	447	+ 12.0%	556	- 4.6%
8/9/2014	433	+ 2.6%	633	+ 8.4%
3-Month Avg.	423	+ 11.6%	631	+ 11.9%

Historical New Listing Activity

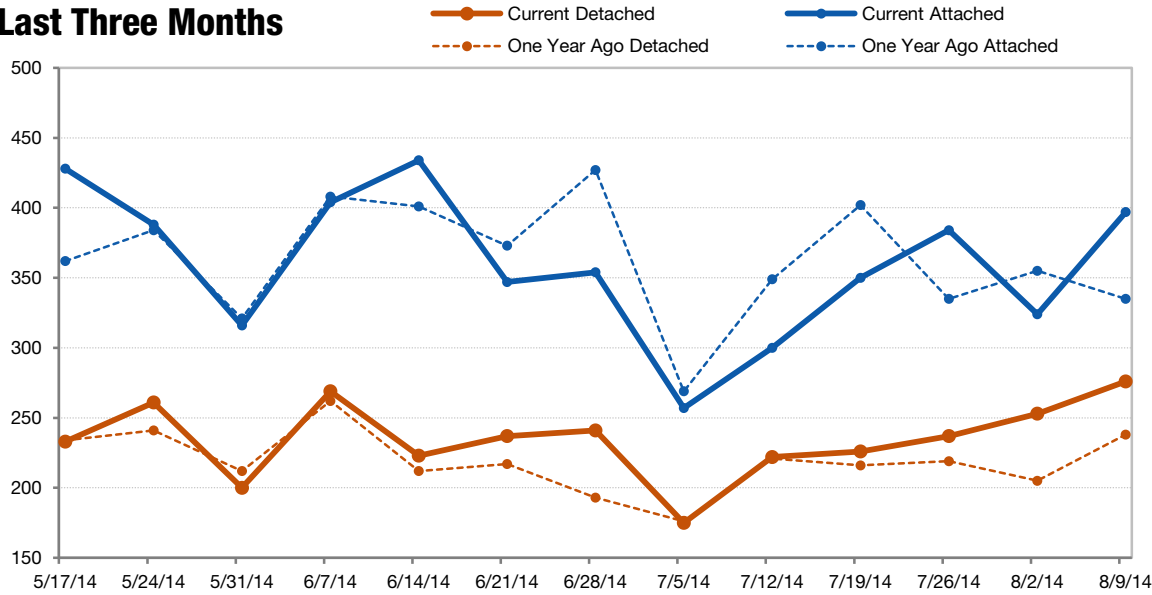


Under Contract

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

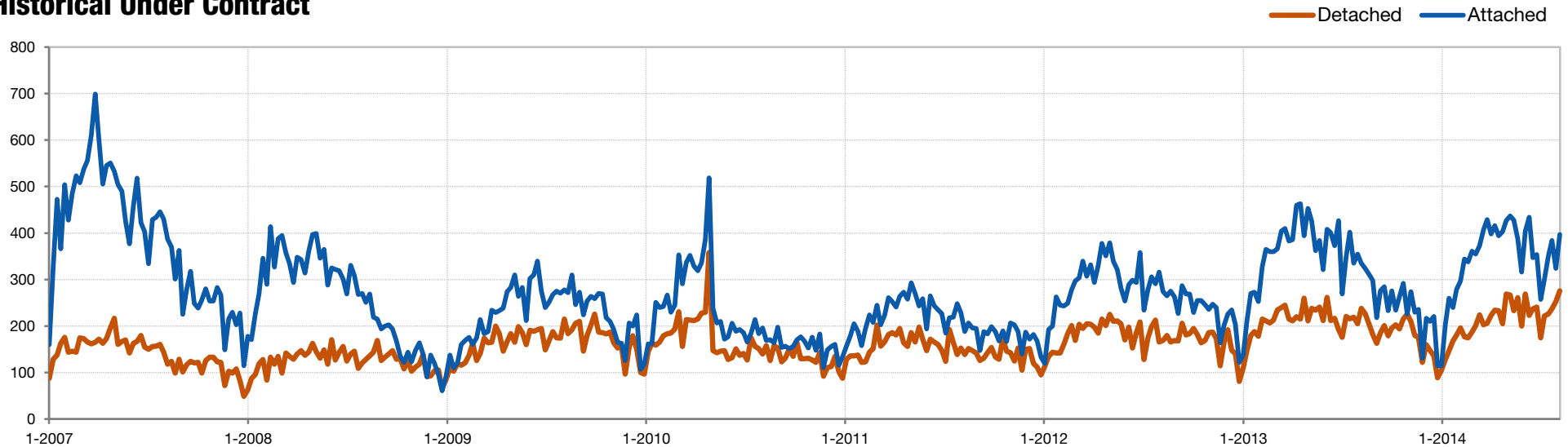


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/17/2014	233	- 0.4%	428	+ 18.2%
5/24/2014	261	+ 8.3%	388	+ 1.0%
5/31/2014	200	- 5.7%	316	- 1.6%
6/7/2014	269	+ 2.7%	404	- 1.0%
6/14/2014	223	+ 5.2%	434	+ 8.2%
6/21/2014	237	+ 9.2%	347	- 7.0%
6/28/2014	241	+ 24.9%	354	- 17.1%
7/5/2014	175	- 0.6%	257	- 4.5%
7/12/2014	222	+ 0.5%	300	- 14.0%
7/19/2014	226	+ 4.6%	350	- 12.9%
7/26/2014	237	+ 8.2%	384	+ 14.6%
8/2/2014	253	+ 23.4%	324	- 8.7%
8/9/2014	276	+ 16.0%	397	+ 18.5%
3-Month Avg.	235	+ 7.3%	360	- 0.8%

Historical Under Contract

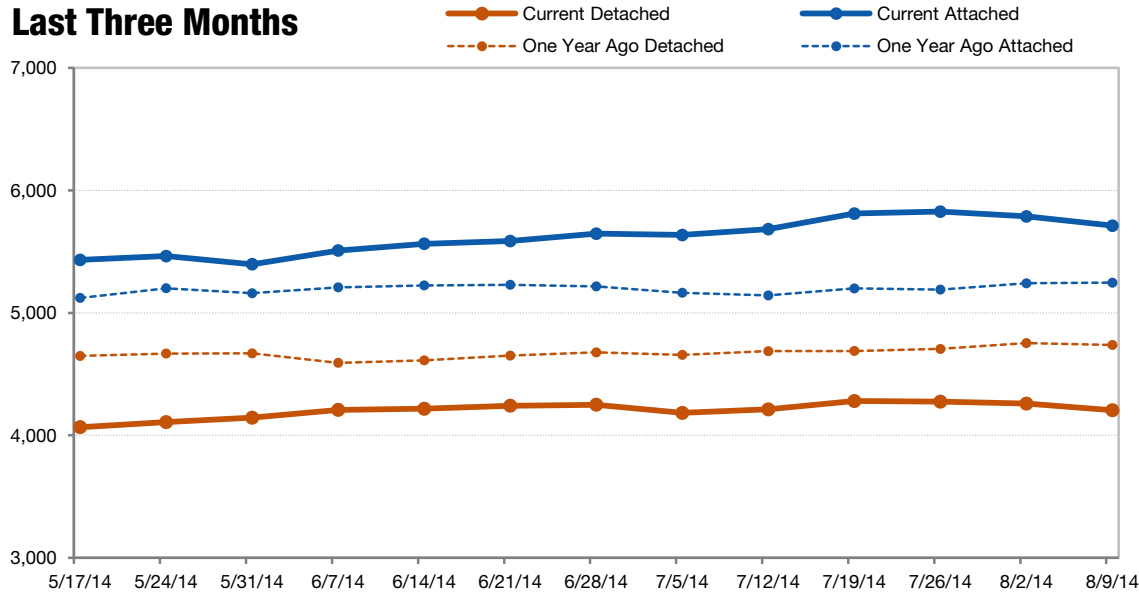


Inventory of Homes for Sale

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

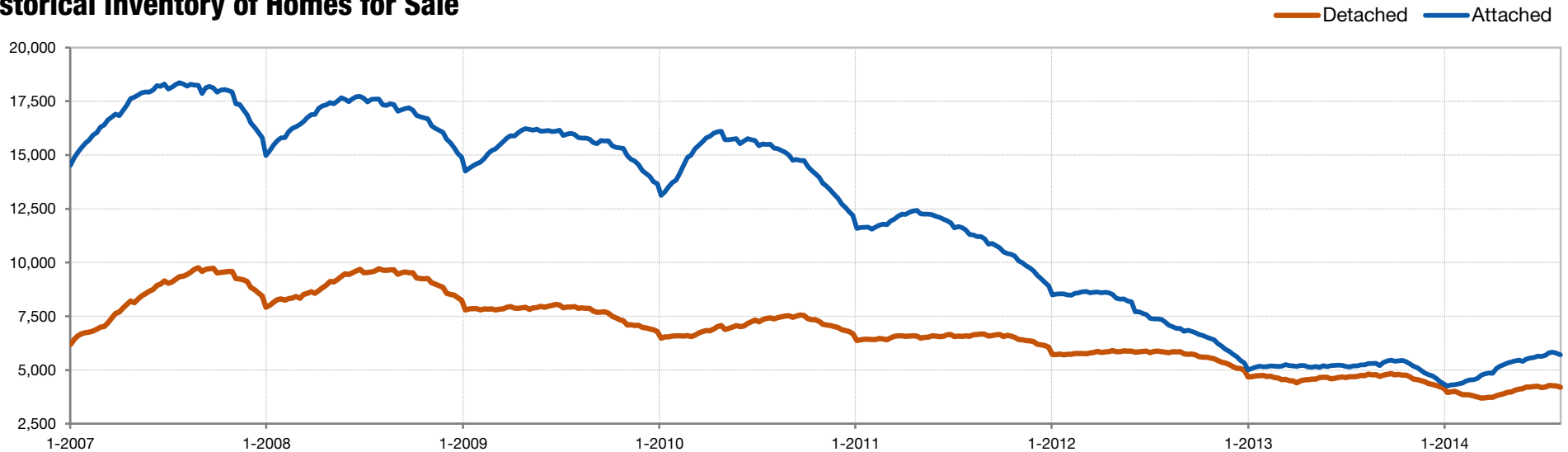


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/17/2014	4,067	- 12.5%	5,432	+ 6.1%
5/24/2014	4,108	- 12.0%	5,463	+ 5.0%
5/31/2014	4,144	- 11.2%	5,397	+ 4.6%
6/7/2014	4,208	- 8.4%	5,509	+ 5.8%
6/14/2014	4,217	- 8.6%	5,564	+ 6.5%
6/21/2014	4,242	- 8.8%	5,586	+ 6.8%
6/28/2014	4,250	- 9.1%	5,646	+ 8.2%
7/5/2014	4,183	- 10.2%	5,635	+ 9.1%
7/12/2014	4,212	- 10.1%	5,683	+ 10.5%
7/19/2014	4,280	- 8.7%	5,810	+ 11.8%
7/26/2014	4,275	- 9.1%	5,826	+ 12.3%
8/2/2014	4,259	- 10.4%	5,787	+ 10.4%
8/9/2014	4,205	- 11.2%	5,711	+ 8.9%
3-Month Avg.	4,204	- 10.0%	5,619	+ 8.2%

Historical Inventory of Homes for Sale

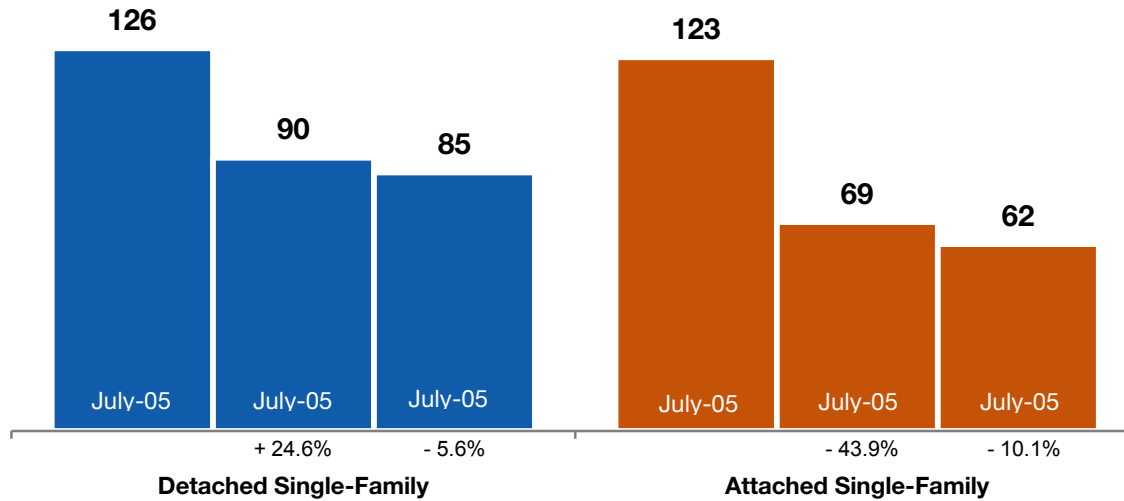


Market Time

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

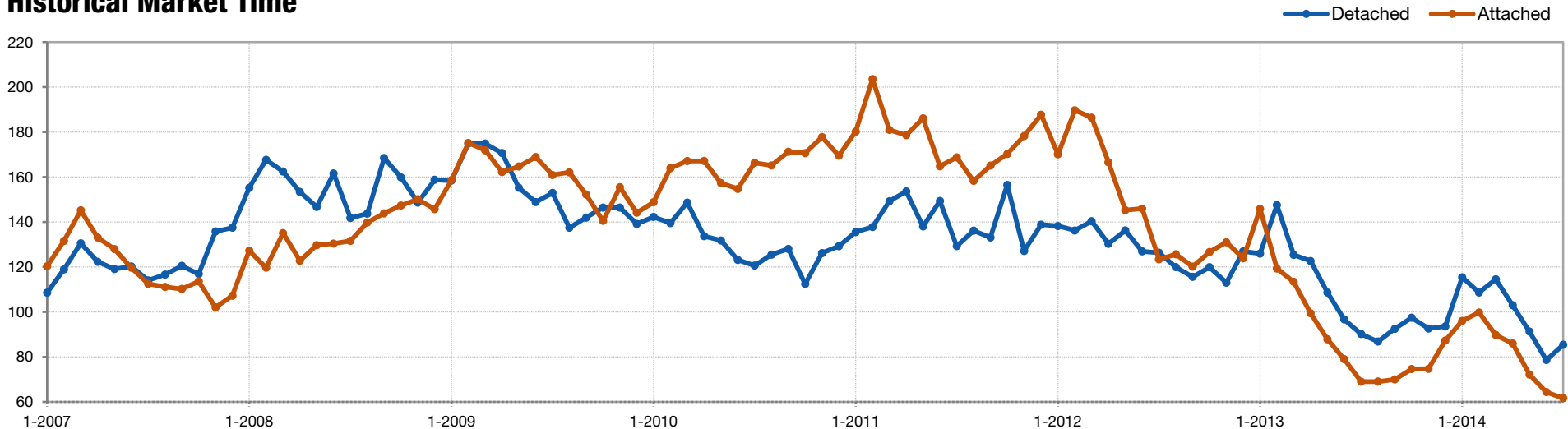


July



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	115	-8.0%	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	-18.0%	76	-28.6%

Historical Market Time

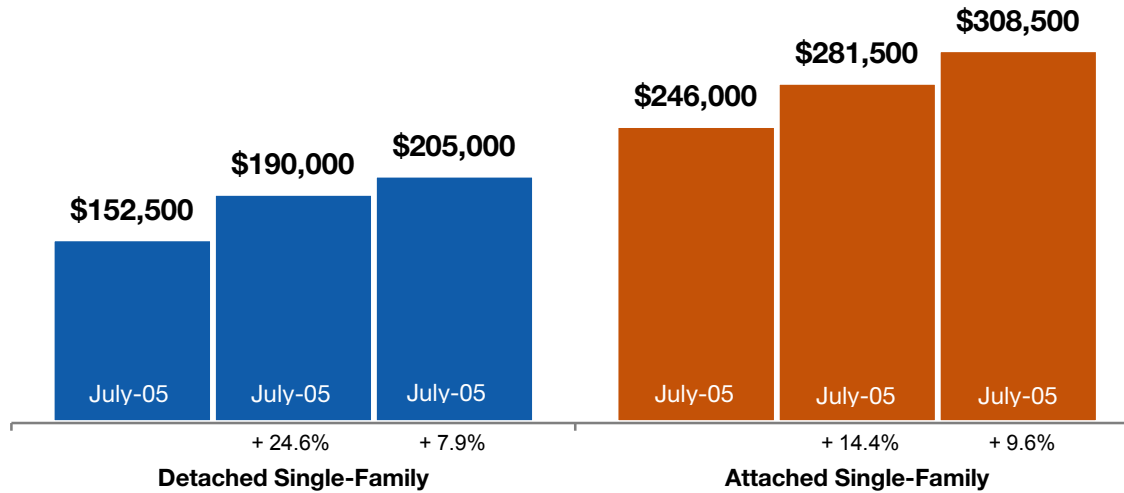


Median Sales Price

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

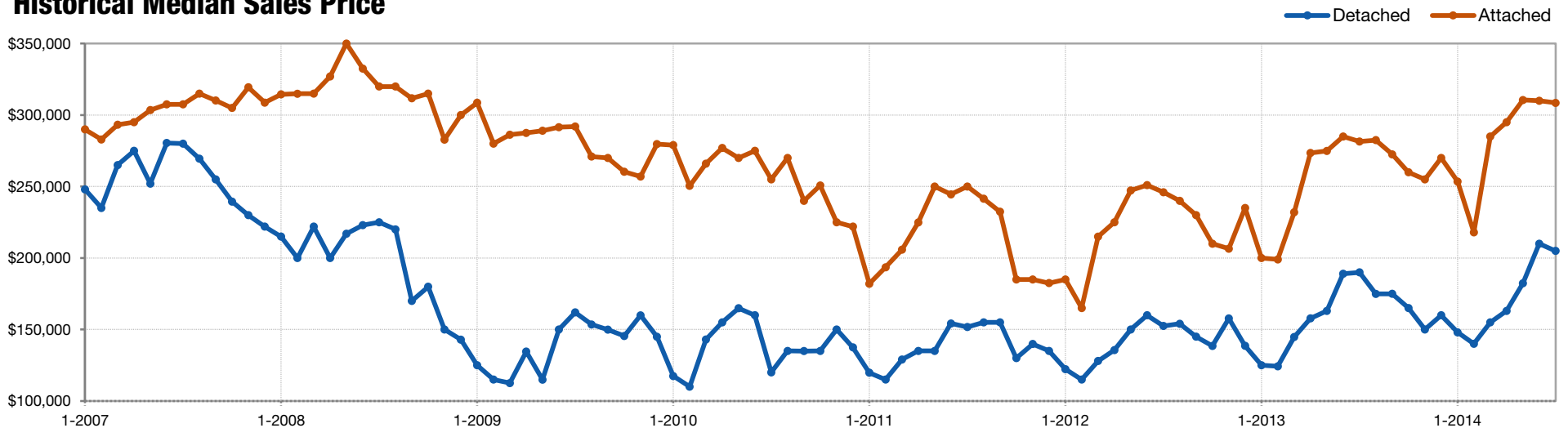


July



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	\$205,000	+ 7.9%	\$308,500	+ 9.6%
Median	\$170,000	+ 11.1%	\$284,700	+ 14.8%

Historical Median Sales Price

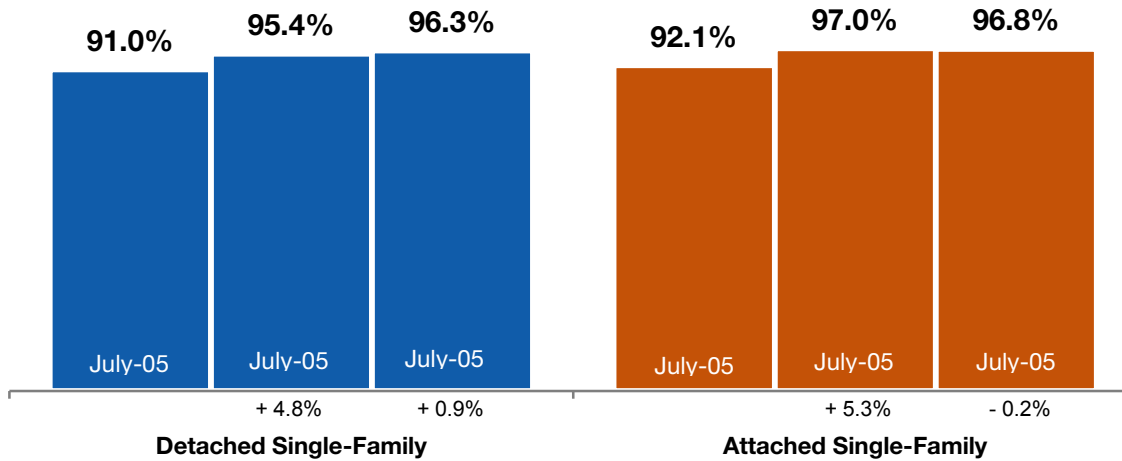


Percent of Original List Price Received



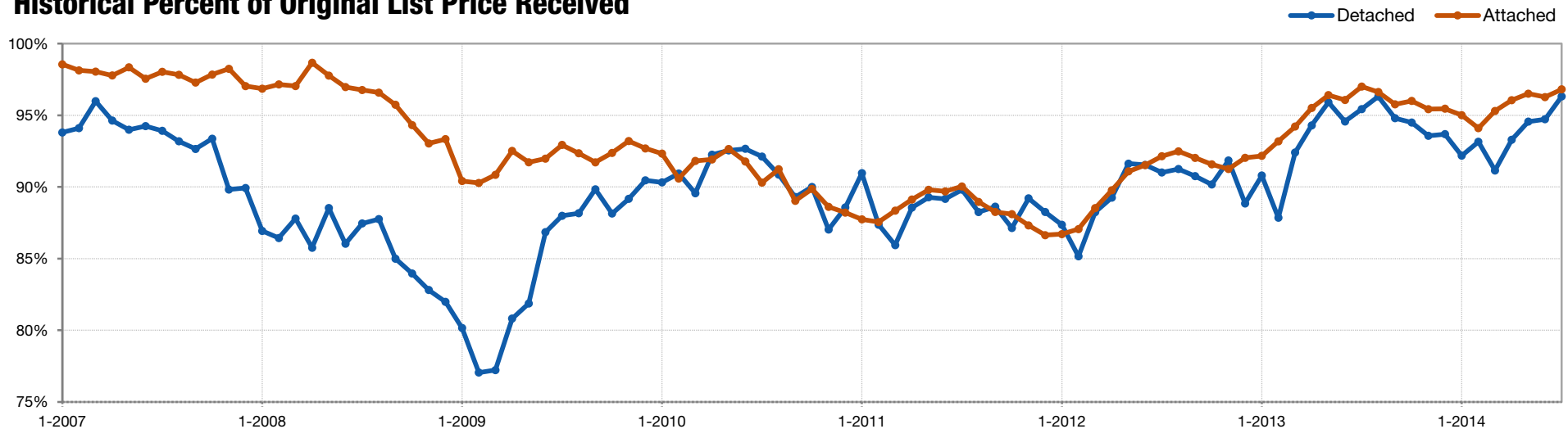
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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	93.2%	+ 6.0%	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%

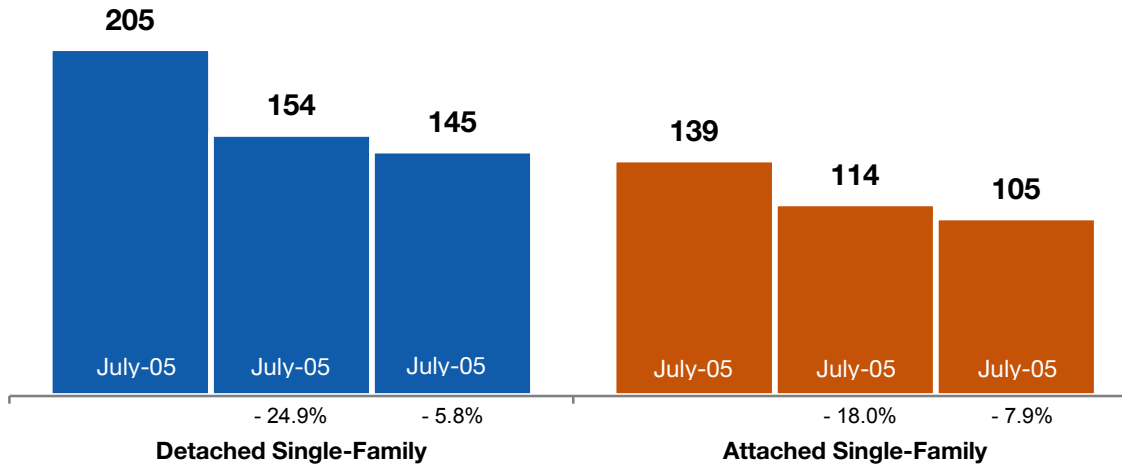
Historical Percent of Original List Price Received



Housing Affordability Index

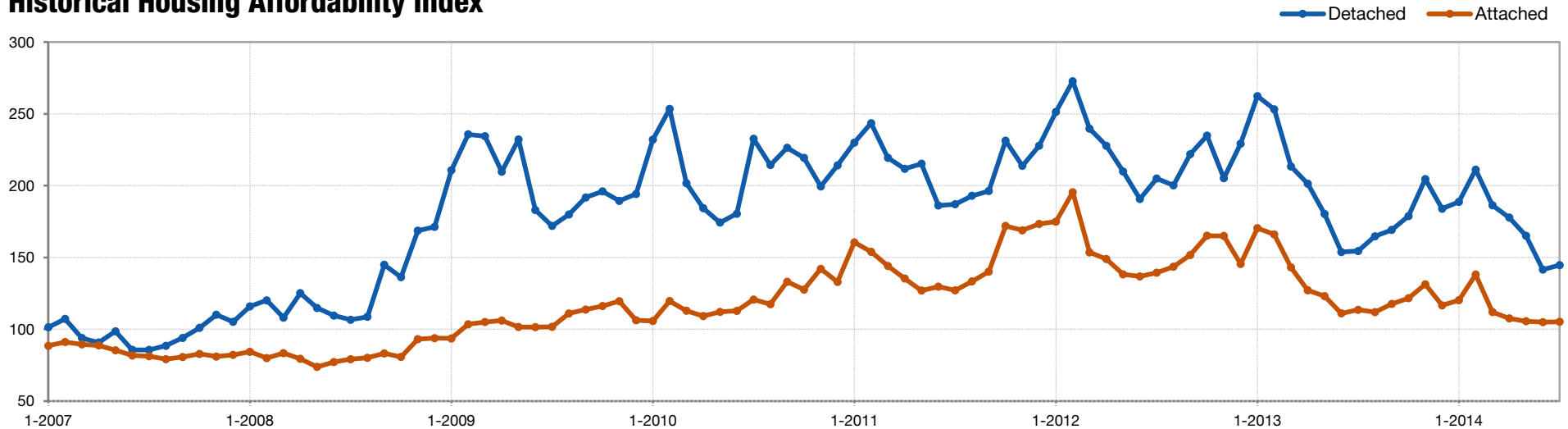


July



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

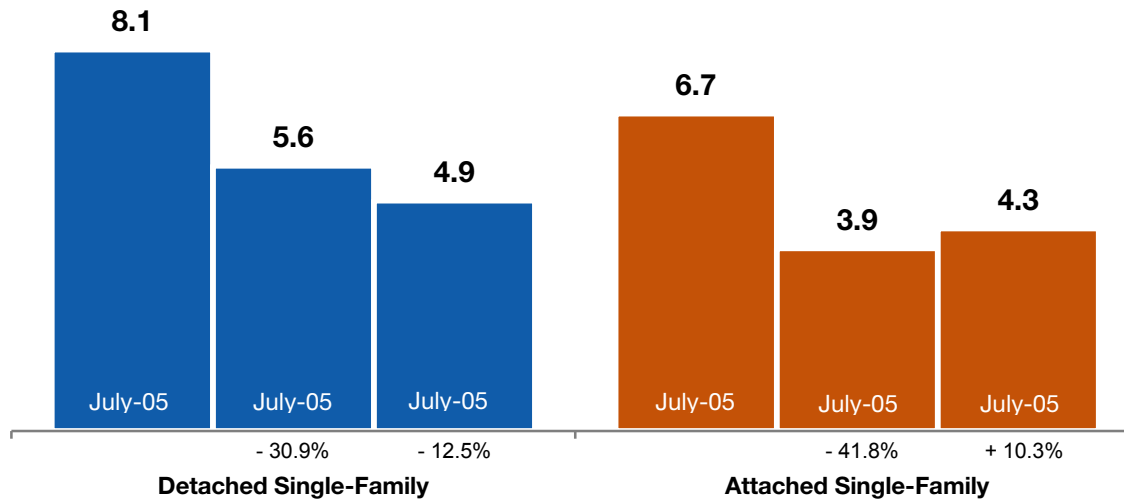


Months Supply of Inventory

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	- 25.0%	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	4.9	- 14.0%	4.1	0.0%
Jun-2014	4.9	- 14.0%	4.2	+ 7.7%
Jul-2014	4.9	- 12.5%	4.3	+ 10.3%
Average	4.9	- 22.5%	3.8	- 19.1%

Historical Months Supply of Inventory

