

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 October 4, 2014

Data current as of October 13, 2014

Every story needs a hero, and housing's current starlet is (drum roll, please) inventory. More markets continue to see increases in homes for sale, giving buyers more options and keeping prices from trying to overshadow the popularity of inventory with unsustainable stardom. As autumnal extracurriculars pick up and department store decorations trend towards the mustard palate, sales may drop off some, but the subplots of normalization and stabilization should remain popular with year-over-year inventory increases in the leading role.

SINGLE-FAMILY DETACHED

For the week ending October 4:

- New Listings increased 10.5% to 442
- Under Contract Sales increased 33.5% to 259
- Inventory decreased 7.5% to 4,431

For the month of September:

- Median Sales Price increased 14.3% to \$200,000
- Market Time decreased 16.3% to 77
- Pct of List Price Rec'd decreased 0.7% to 94.1%
- Months Supply decreased 7.1% to 5.2

SINGLE-FAMILY ATTACHED

For the week ending October 4:

- New Listings increased 10.6% to 534
- Under Contract Sales decreased 0.7% to 271
- Inventory increased 8.9% to 5,914

For the month of September:

- Median Sales Price increased 4.6% to \$284,950
- Market Time decreased 10.0% to 63
- Pct of List Price Rec'd decreased 0.4% to 95.4%
- Months Supply increased 12.5% to 4.5

Quick Facts

+ 10.5%	+ 10.6%	+ 33.5%	- 0.7%	- 7.5%	+ 8.9%
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
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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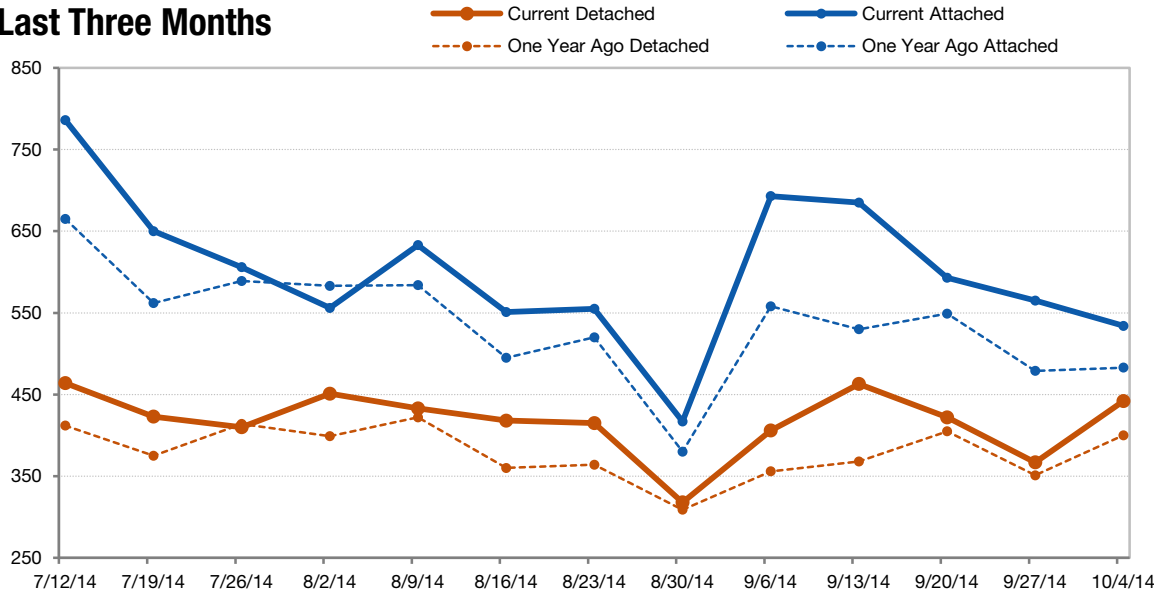
[Click on desired metric to jump to that page.](#)

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
7/12/2014	464	+ 12.6%	786	+ 18.2%
7/19/2014	423	+ 12.8%	650	+ 15.7%
7/26/2014	410	- 1.0%	606	+ 2.9%
8/2/2014	451	+ 13.0%	556	- 4.6%
8/9/2014	433	+ 2.6%	633	+ 8.4%
8/16/2014	418	+ 16.1%	551	+ 11.3%
8/23/2014	415	+ 14.0%	555	+ 6.7%
8/30/2014	318	+ 2.9%	417	+ 9.7%
9/6/2014	406	+ 14.0%	693	+ 24.2%
9/13/2014	463	+ 25.8%	685	+ 29.2%
9/20/2014	422	+ 4.2%	593	+ 8.0%
9/27/2014	367	+ 4.6%	565	+ 18.0%
10/4/2014	442	+ 10.5%	534	+ 10.6%
3-Month Avg.	418	+ 10.1%	602	+ 12.1%

Historical New Listing Activity

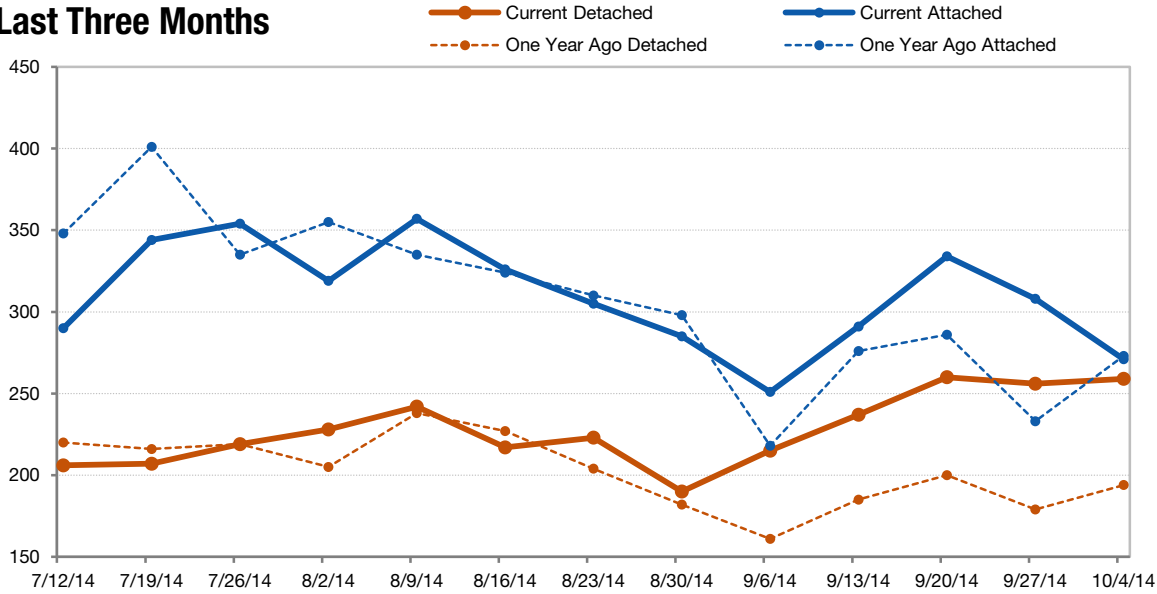


Under Contract

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

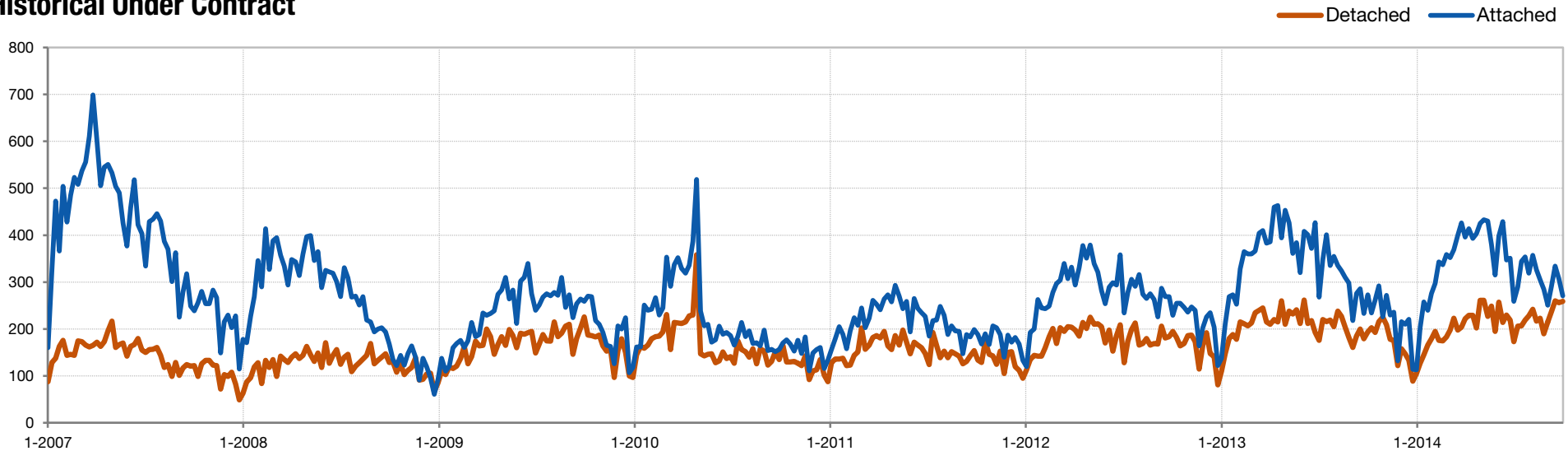


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/12/2014	206	- 6.4%	290	- 16.7%
7/19/2014	207	- 4.2%	344	- 14.2%
7/26/2014	219	0.0%	354	+ 5.7%
8/2/2014	228	+ 11.2%	319	- 10.1%
8/9/2014	242	+ 1.7%	357	+ 6.6%
8/16/2014	217	- 4.4%	326	+ 0.6%
8/23/2014	223	+ 9.3%	305	- 1.6%
8/30/2014	190	+ 4.4%	285	- 4.4%
9/6/2014	215	+ 33.5%	251	+ 15.1%
9/13/2014	237	+ 28.1%	291	+ 5.4%
9/20/2014	260	+ 30.0%	334	+ 16.8%
9/27/2014	256	+ 43.0%	308	+ 32.2%
10/4/2014	259	+ 33.5%	271	- 0.7%
3-Month Avg.	228	+ 12.5%	310	+ 1.1%

Historical Under Contract

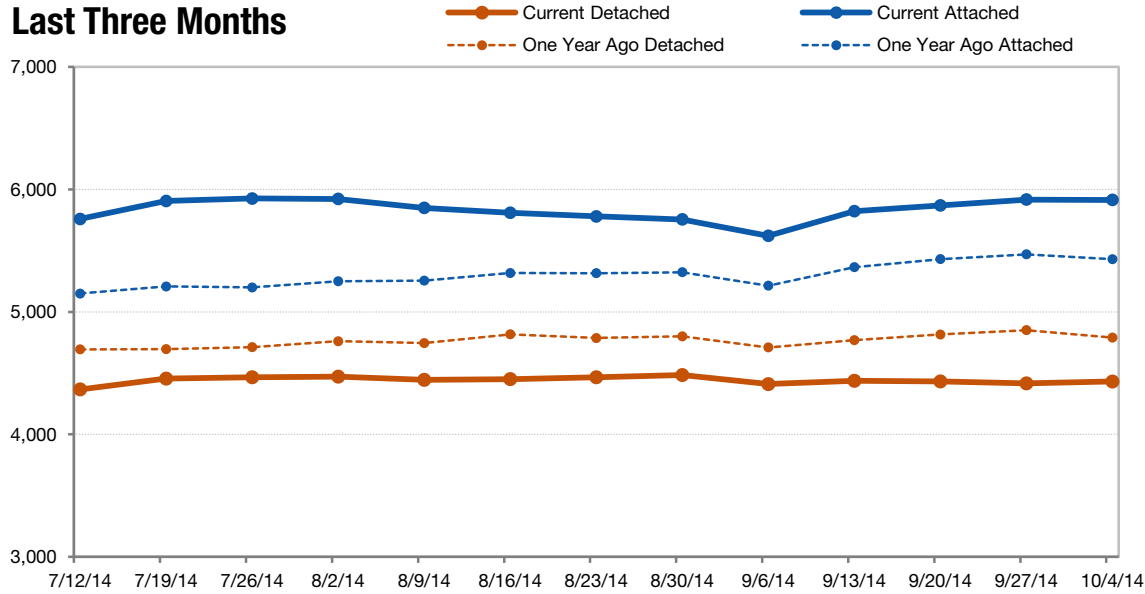


Inventory of Homes for Sale

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

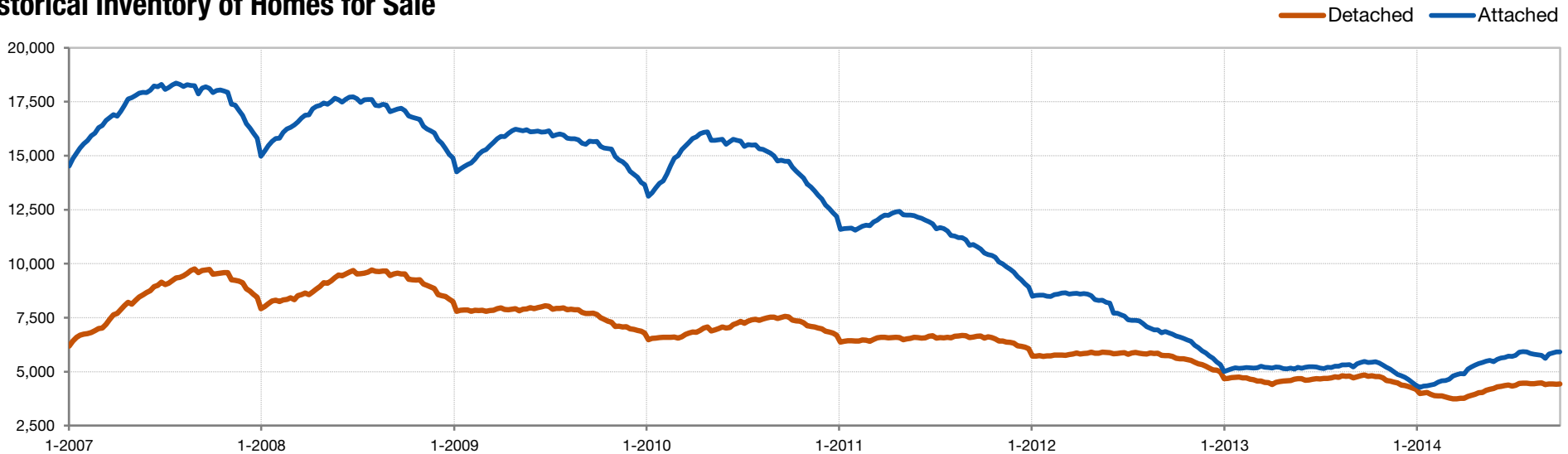


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/12/2014	4,367	- 7.0%	5,758	+ 11.8%
7/19/2014	4,455	- 5.1%	5,905	+ 13.4%
7/26/2014	4,466	- 5.2%	5,925	+ 14.0%
8/2/2014	4,471	- 6.1%	5,922	+ 12.8%
8/9/2014	4,445	- 6.3%	5,849	+ 11.3%
8/16/2014	4,451	- 7.6%	5,809	+ 9.3%
8/23/2014	4,466	- 6.7%	5,779	+ 8.7%
8/30/2014	4,484	- 6.6%	5,755	+ 8.1%
9/6/2014	4,410	- 6.4%	5,621	+ 7.8%
9/13/2014	4,437	- 7.0%	5,822	+ 8.5%
9/20/2014	4,432	- 8.0%	5,869	+ 8.1%
9/27/2014	4,416	- 9.0%	5,917	+ 8.2%
10/4/2014	4,431	- 7.5%	5,914	+ 8.9%
3-Month Avg.	4,441	- 6.8%	5,834	+ 10.0%

Historical Inventory of Homes for Sale

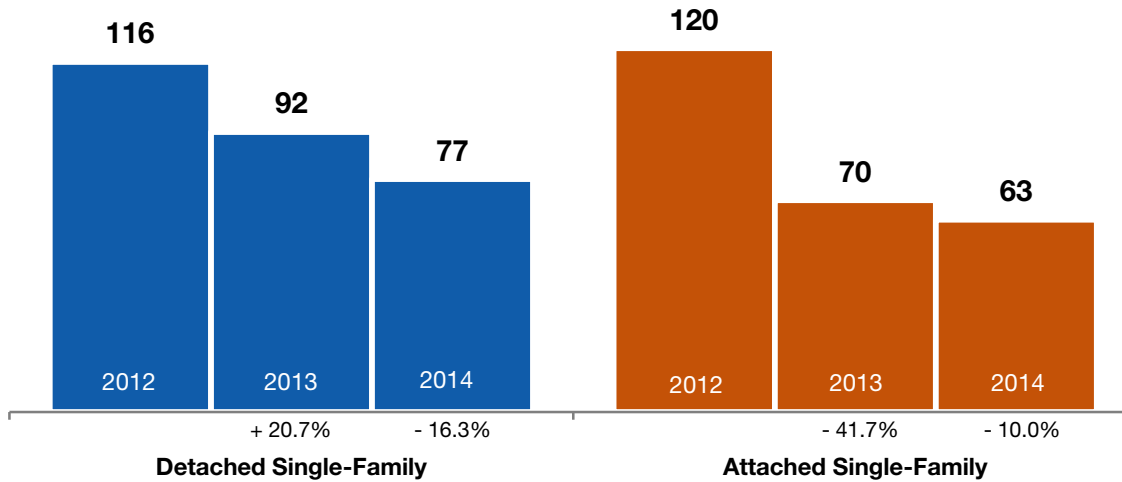


Market Time

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

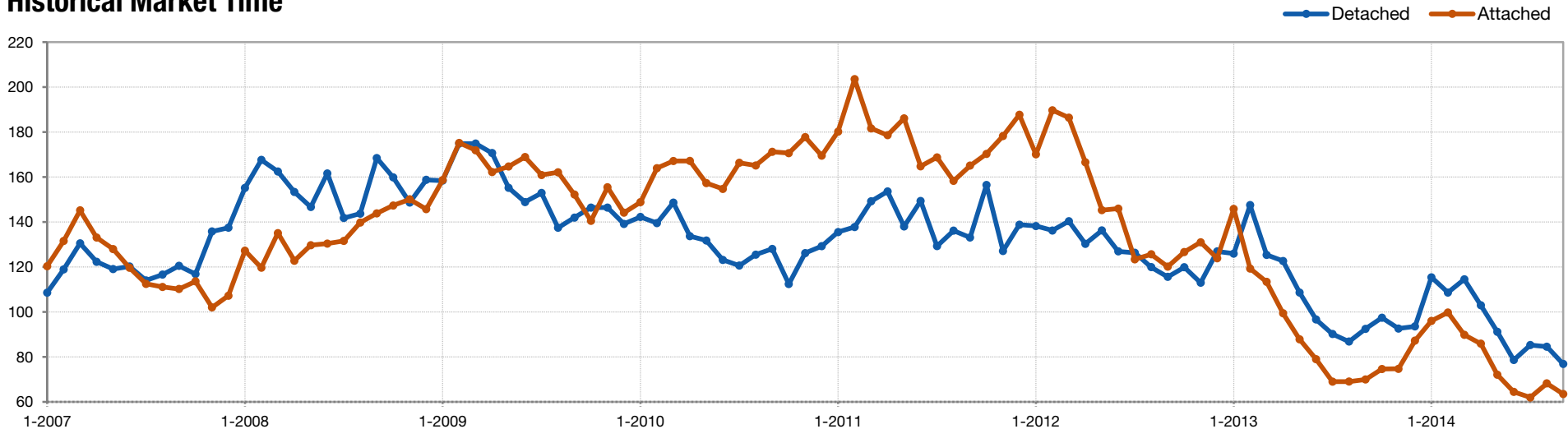


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Aug-2014	85	- 2.3%	68	- 1.4%
Sep-2014	77	- 16.3%	63	- 10.0%
Average	94	- 15.3%	76	- 21.0%

Historical Market Time

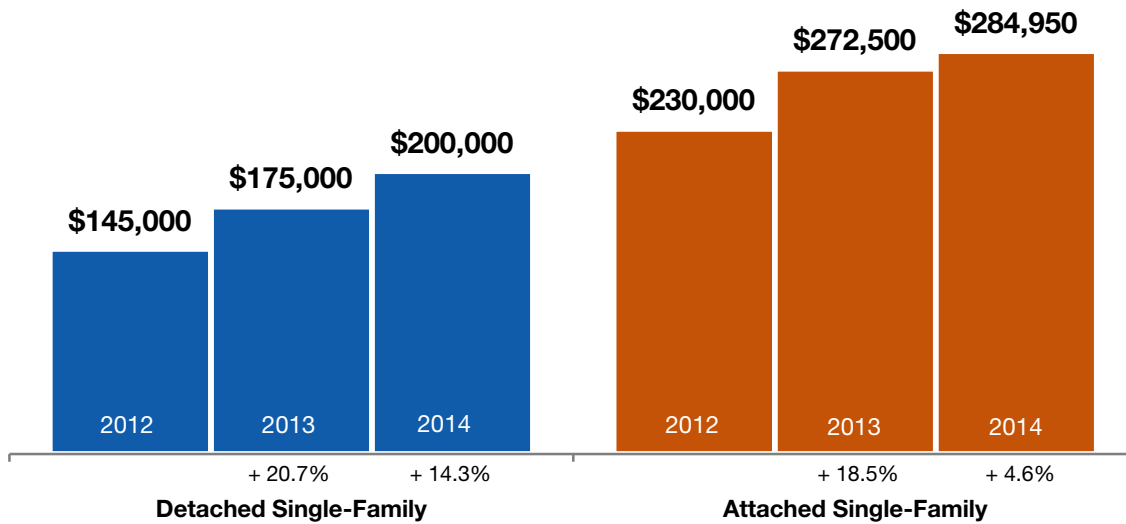


Median Sales Price

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

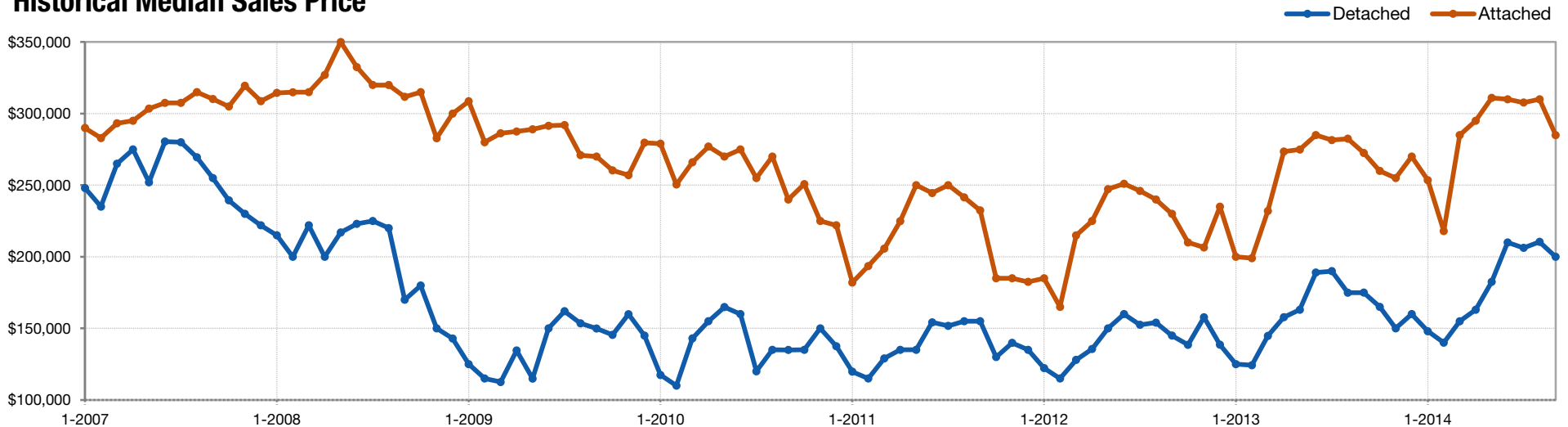


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	\$154,950	+ 7.0%	\$285,000	+ 22.8%
Apr-2014	\$163,000	+ 3.3%	\$295,000	+ 7.9%
May-2014	\$182,500	+ 12.0%	\$311,000	+ 13.1%
Jun-2014	\$210,000	+ 11.1%	\$310,000	+ 8.8%
Jul-2014	\$206,250	+ 8.6%	\$307,750	+ 9.3%
Aug-2014	\$210,450	+ 20.3%	\$310,000	+ 9.7%
Sep-2014	\$200,000	+ 14.3%	\$284,950	+ 4.6%
Median	\$175,000	+ 10.4%	\$287,500	+ 12.6%

Historical Median Sales Price

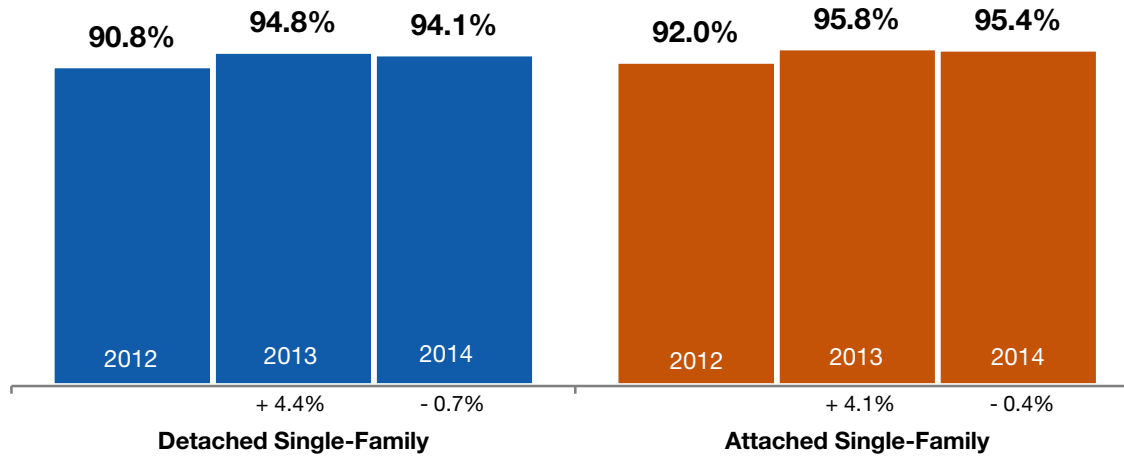


Percent of Original List Price Received

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.

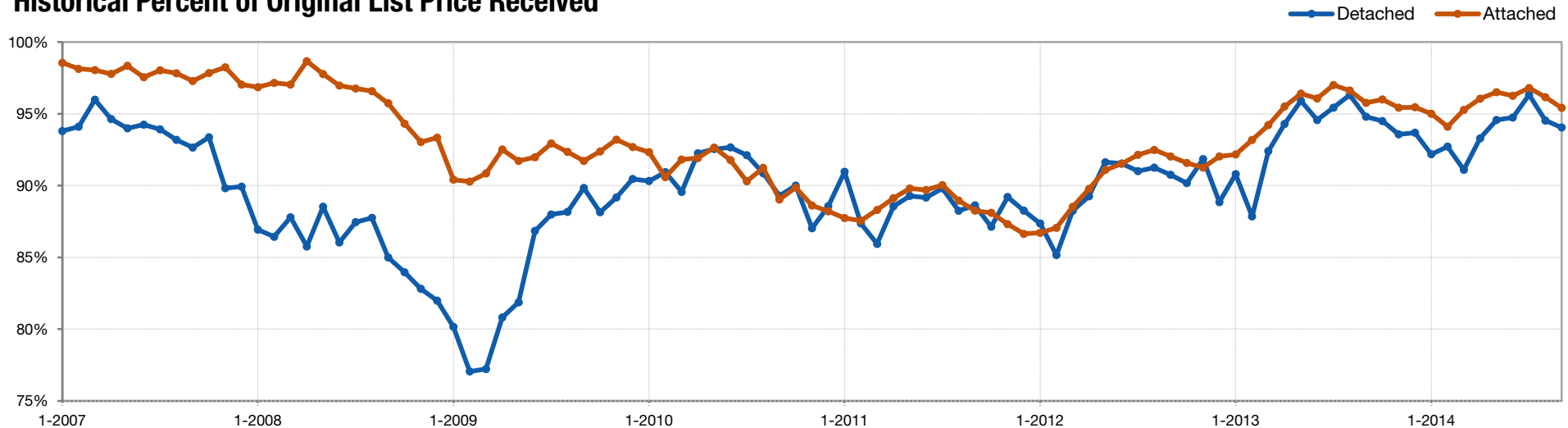


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Aug-2014	94.5%	- 1.9%	96.2%	- 0.4%
Sep-2014	94.1%	- 0.7%	95.4%	- 0.4%
Average	94.0%	+ 0.8%	95.9%	+ 1.1%

Historical Percent of Original List Price Received

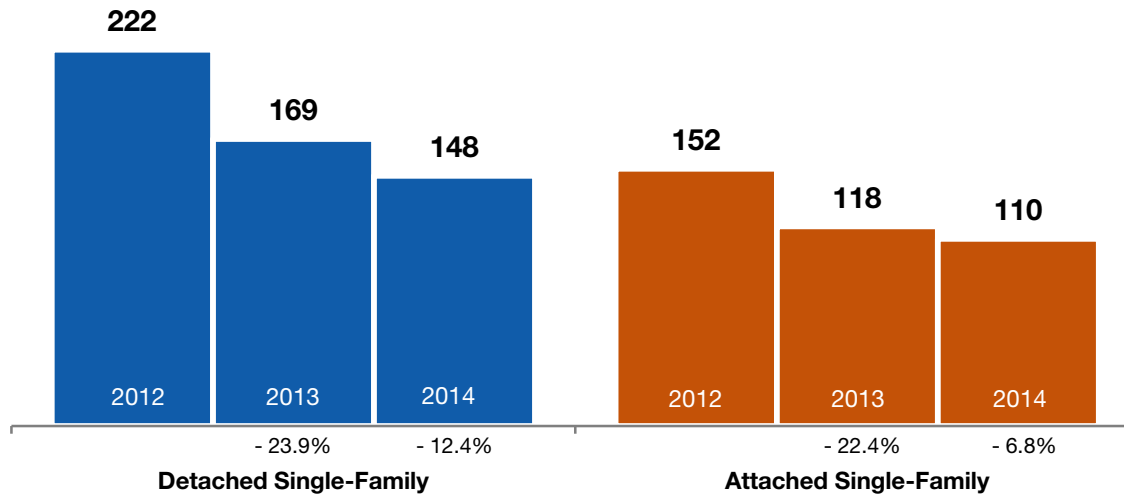


Housing Affordability Index

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.

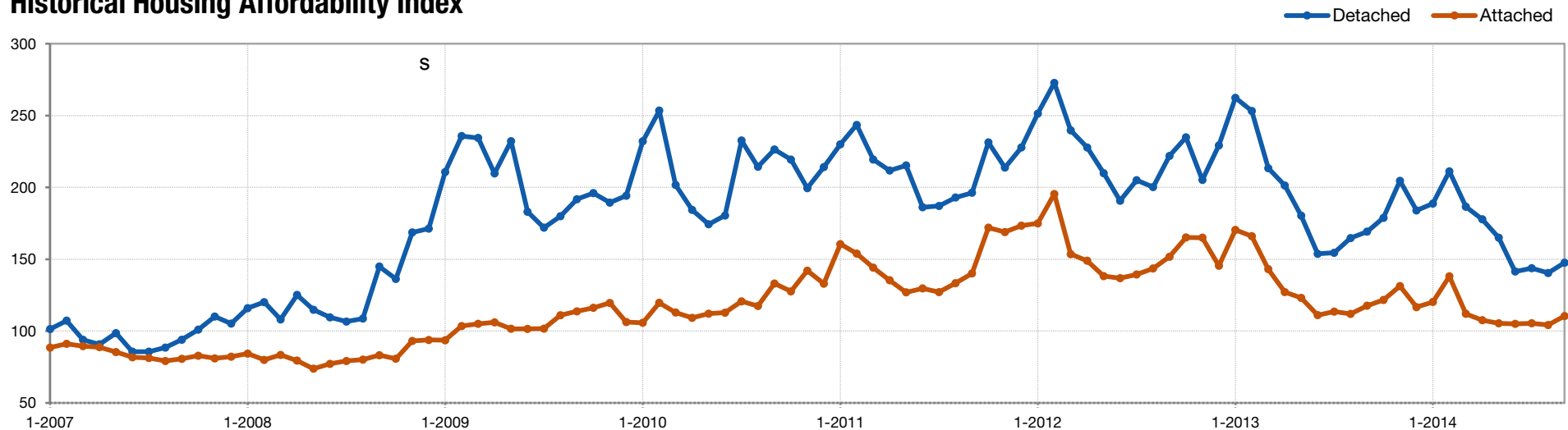


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	187	- 12.2%	112	- 21.7%
Apr-2014	178	- 11.4%	108	- 15.0%
May-2014	165	- 8.3%	105	- 14.6%
Jun-2014	141	- 8.4%	105	- 5.4%
Jul-2014	144	- 6.5%	105	- 7.9%
Aug-2014	140	- 15.2%	104	- 7.1%
Sep-2014	148	- 12.4%	110	- 6.8%
Average	172	- 13.5%	115	- 15.9%

Historical Housing Affordability Index

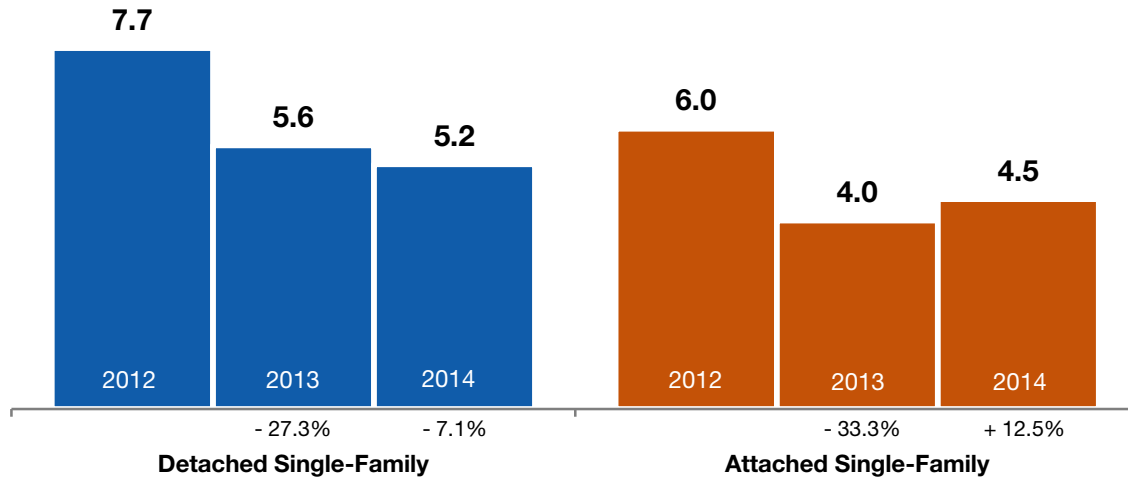


Months Supply of Inventory

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.



September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2013	5.3	-27.4%	3.9	-29.1%
Nov-2013	5.1	-25.0%	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	4.5	-22.4%	3.4	-20.9%
Mar-2014	4.5	-18.2%	3.6	-14.3%
Apr-2014	4.8	-14.3%	4.0	0.0%
May-2014	5.0	-12.3%	4.1	0.0%
Jun-2014	5.0	-12.3%	4.2	+7.7%
Jul-2014	5.2	-7.1%	4.4	+12.8%
Aug-2014	5.1	-7.3%	4.2	+7.7%
Sep-2014	5.2	-7.1%	4.5	+12.5%
Average	5.0	-16.6%	3.9	-9.4%

Historical Months Supply of Inventory

