

Annual Report on the Illinois Housing Market

FOR RESIDENTIAL REAL ESTATE ACTIVITY IN THE STATE OF ILLINOIS

Report Notes:

Information is based on multiple listing service (MLS) data from participating Illinois REALTORS® local boards/associations.

The Chicagoland PMSA, as defined by the U.S. Census Bureau, includes the counties of Cook, DeKalb, DuPage, Grundy, Kane, Kendall, Lake, McHenry and Will.

Activity for the Chicagoland region is based in whole or in part on data supplied by Midwest Real Estate Data LLC as of the 7th calendar day of each month. Midwest Real Estate Data LLC does not guarantee nor is it in any way responsible for its accuracy.

Source: Illinois Association of REALTORS®.



ILLINOIS
ASSOCIATION OF
REALTORS®

2013

2013 Annual Report on the Illinois Housing Market



**Change
from 2012:**

+ 17.5%

Single-Family

+ 22.7%

Condo

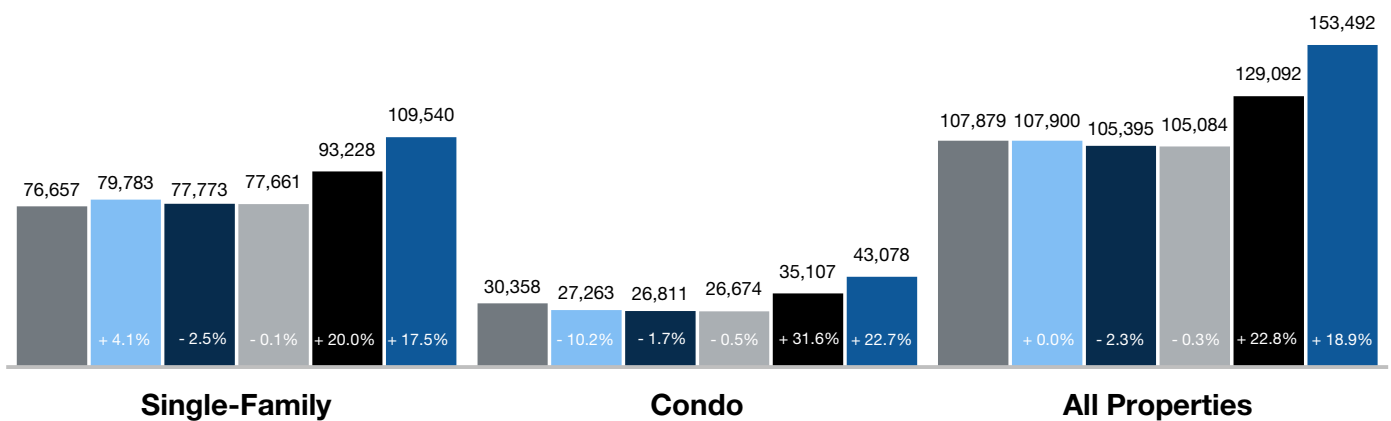
+ 18.9%

All Properties

Annual Closed Sales

Activity for all properties is not necessarily a sum of single-family and condo activity.

■ 2008 ■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013



**Change
from 2012:**

+ 7.6%

Single-Family

+ 12.2%

Condo

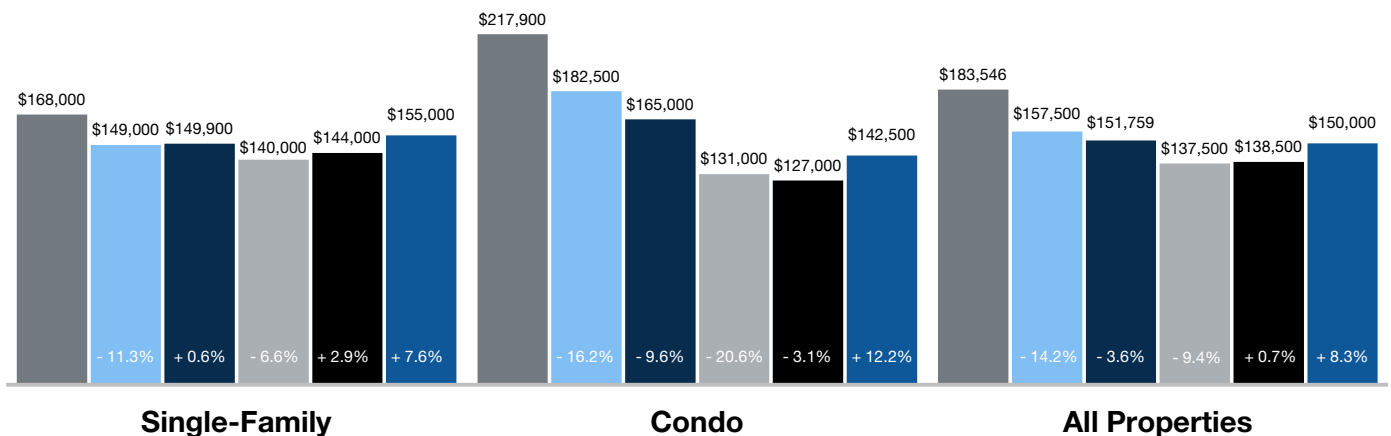
+ 8.3%

All Properties

Annual Median Sales Price

Does not account for seller concessions.

■ 2008 ■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013



2013 Annual Report on the Illinois Housing Market



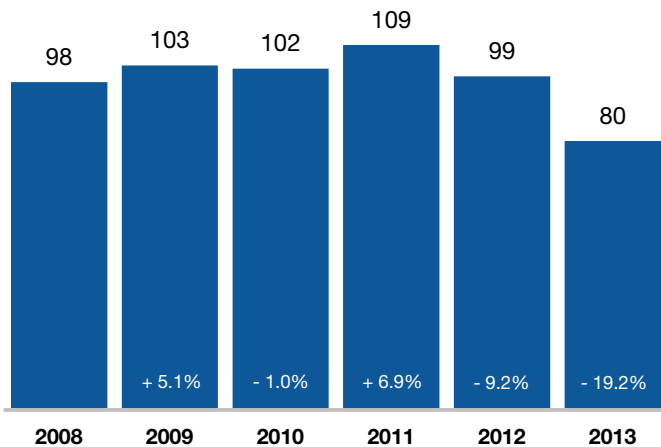
80

Days on Market in 2013

- 19.2%

Change from 2012

Days on Market Until Sale



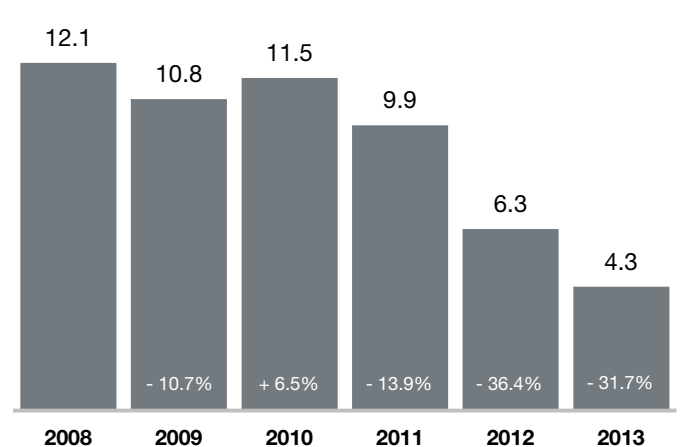
4.3

Months Supply in 2013

- 31.7%

Change from 2012

Months Supply of Inventory



Change from 2012:

- 14.9%

Single-Family

- 36.4%

Condo

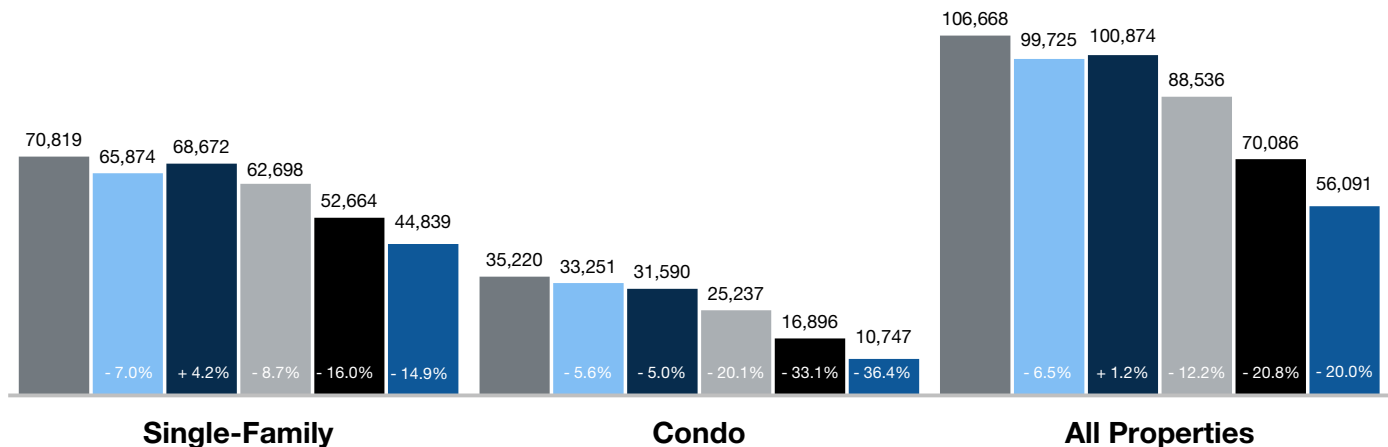
- 20.0%

All Properties

Inventory of Homes for Sale

Activity for all properties is not necessarily a sum of single-family and condo activity.

■ 2008 ■ 2009 ■ 2010 ■ 2011 ■ 2012 ■ 2013



2013 Annual Report on the Illinois Housing Market



	Closed Sales		Percentage Change	Median Sales Price		Percentage Change
	2012	2013		2012	2013	
State of Illinois	129,092	153,492	+ 18.9%	\$138,500	\$150,000	+ 8.3%
Chicagoland PMSA	90,608	111,427	+ 23.0%	\$160,000	\$177,500	+ 10.9%
City of Chicago	22,397	27,155	+ 21.2%	\$185,000	\$220,000	+ 18.9%
Bloomington-Normal MSA*	2,234	2,533	+ 13.4%	\$155,745	\$155,000	- 0.5%
Champaign-Urbana MSA*	2,333	2,631	+ 12.8%	\$140,000	\$133,000	- 5.0%
Chicago MSA*	90,608	111,427	+ 23.0%	\$160,000	\$177,500	+ 10.9%
Davenport-Moline-Rock Island MSA*	1,995	2,074	+ 4.0%	\$89,000	\$90,000	+ 1.1%
Decatur MSA*	1,169	1,156	- 1.1%	\$85,000	\$85,000	0.0%
Kankakee MSA*	685	941	+ 37.4%	\$118,000	\$114,900	- 2.6%
Metro-East MSA*	6,046	6,917	+ 14.4%	\$115,000	\$111,900	- 2.7%
Peoria-Pekin MSA*	4,769	4,774	+ 0.1%	\$125,000	\$120,000	- 4.0%
Rockford MSA*	4,148	4,690	+ 13.1%	\$83,825	\$85,000	+ 1.4%
Springfield MSA*	2,712	2,834	+ 4.5%	\$125,000	\$125,000	0.0%

	Days on Market		Percentage Change	Months Supply		Percentage Change
	2012	2013		2012	2013	
State of Illinois	99	80	- 19.2%	6.3	4.3	- 31.7%
Chicagoland PMSA	90	68	- 24.4%	5.7	3.3	- 42.1%
City of Chicago	78	56	- 28.2%	5.0	3.1	- 38.0%
Bloomington-Normal MSA*	116	85	- 26.7%	4.6	4.2	- 8.7%
Champaign-Urbana MSA*	96	95	- 1.0%	7.0	5.4	- 22.9%
Chicago MSA*	90	68	- 24.4%	5.7	3.3	- 42.1%
Davenport-Moline-Rock Island MSA*	85	79	- 7.1%	5.8	5.6	- 3.4%
Decatur MSA*	83	89	+ 7.2%	6.0	6.0	0.0%
Kankakee MSA*	111	104	- 6.3%	13.3	8.0	- 39.8%
Metro-East MSA*	149	144	- 3.4%	8.8	8.0	- 9.1%
Peoria-Pekin MSA*	95	82	- 13.7%	5.3	5.1	- 3.8%
Rockford MSA*	113	87	- 23.0%	6.5	5.7	- 12.3%
Springfield MSA*	82	82	0.0%	4.8	4.5	- 6.3%

* For a complete list of counties in each MSA, visit www.illinoisrealtor.org/marketstats.