

REALTOR NEWS

Peoria Area Association of Realtors® news and information
Contact: Chris Shay, 309 840-3702 or cshay@dba-designteam.com

Greater Peoria Home Sales Showed Continued Economic Recovery In 2013.

The story to watch: New Construction growth in 2014.

Peoria, Ill. – January 28, 2014 – The Peoria Area Association of Realtors® (PAAR) housing market data results for 2013 demonstrate a continued housing recovery and sustained stability in central Illinois, with numbers slightly higher than in 2012. Home Sales in the greater Peoria area maintained the 2012 increase of 17.1 percent and added another 0.4 percent in 2013 to reach 4,946. Home inventories continued to shrink, down 3.6 percent to 2,111, the lowest number that we've seen since 2007. This compares to 2,190 homes on the market at the end of 2012.

“The dramatic impact of this continued stability is clearly seen when you look back seven years,” said Phil Harvey, PAAR president elect. “While not quite back to 2007 levels, at a minimum the market has stopped the downward trend we saw for five years between 2007 and 2011, a trend that was only partially alleviated by the boost from tax credits. 2012 was a turning point in central Illinois, with significant recoveries in nearly every housing statistic. 2013 has maintained this trend.”

Home Sales: Home Sales in the greater Peoria area maintained the 2012 increase of 17.1 percent, or 4,928, and added another 0.4 percent in 2013 to reach 4,946.

Inventory: Home inventories continued to shrink, down 3.6 percent to 2,111, the lowest number that we've seen since before 2007. This compares to 2,190 homes on the market at the end of 2012.

New Listings: The number of new home listings increased 2.1 percent in 2013 to 7,695, compared to 2012's listings of 7,538.

Days on the Market until Sale: it took less time to sell a home in 2013, only 82 days on average, which was 15.5 percent quicker than the 97 days it took in 2012, taking us back below the 2009 level of 86 days.

Months Supply of Inventory, which had dropped 28.4 percent in 2012 to 5.3 months, remained low, dropping an additional 1.9 percent in 2013 to 5.2 months.

Median Sales Price The Median Sales price decreased 3.2 percent in 2013, down to \$118,200 from \$121,900 in 2012. This lower median price can largely be attributed to more sales activity in the "less than \$75,000" range. When we look at a rolling average of activity, it shows that between December 2013 and January 2013, the most sales activity was seen in the "starter home" \$75,000 and under price range – increasing 10.2% over December of 2012. The price range with the largest drop in activity was the \$400,001 to \$500,000 price range that went down 36.3 percent.

Even though the median price ended up lower for the year, in the month of June of 2013, we had an all-time-high median sales price of \$138,000. [The median is the sales price at the midpoint of all home sales, where half the homes sold for more, half sold for less.]

The Nation: Peoria started its housing recovery ahead of the rest of the country, beginning in late 2011, continuing in 2012 and stabilizing in 2013. The rest of the country did in 2013 what Peoria did in 2012. Home sales and prices were broadly higher across the nation, while foreclosure loads, the number of homes for sale and the number of days it took to sell a home were all much lower.

Fourth Quarter 2013 / December Results

Home sales picked up in December 2013, increasing 18 percent to 398, compared to December 2012 at 327. The median sales price was up 3.7% to \$117,700, compared to \$113,500 for December 2012.

For the fourth quarter of 2013, home sales were up .9 percent, as compared to 2012. The median sales price in the fourth quarter of 2013 was 1.9 percent lower – \$115,000 compared to \$117,000 in Q4 of 2012 – in all probability impacted by the large numbers of \$75,000-and-under sales during 2013.

“The big story of the fourth quarter of 2013 really can’t be told yet!” said Harvey. “That story began November 17, when Pekin, East Peoria and Washington were hit with tornados, with hundreds of homes destroyed and many additional damaged. We expect new construction to increase dramatically in the first and second quarters of 2014 and continue throughout the year. How will the significant loss of properties in these communities impacted the overall real estate market? It’s obvious the trades will be busy for several years rebuilding these communities and the rest is yet to be seen. But overall we remain optimistic for the real estate

market in the Greater Peoria Area for 2014 with reports of the mortgage interest rates remaining attractive and stable economic forecasts.

**PEORIA AREA ASSOCIATION OF REALTORS®
YEAR-END SALES, AVERAGE & MEDIAN SALES PRICES**

YEAR	HOME SALES	AVE. SALE PRICE	MEDIAN
2013	4,946	\$141,215	\$118,000
2012	4,928	\$146,292	\$121,900
2011	4,210	\$137,345	\$115,000
2010	4,318	\$136,829	\$113,000
2009	4,491	\$134,304	\$114,500
2008	5,142	\$138,650	\$114,646
2007	5,820	\$139,663	\$115,000
2006	6,139	\$135,675	\$110,000
2005	6,152	\$129,930	
2004	5,795	\$119,342	
2003	5,525	\$114,807	
2002	5,002	\$106,592	
2001	4,737	\$107,951	
2000	4,579	\$102,896	
1999	4,190	\$103,200	
1998	4,279	\$ 98,993	
1997	3,744	\$ 95,557	
1996	3,407	\$ 90,046	
1995	3,273	\$ 84,835	
1994	3,309	\$ 81,219	
1993	3,348	\$ 74,395	
1992	3,070	\$ 71,328	
1991	2,992	\$ 67,931	
1990	3,173	\$ 61,798	
1989	3,246	\$ 57,050	
1988	3,380	\$ 53,350	
1987	2,801	\$ 52,135	
1986	2,347	\$ 52,225	
1985	1,538	\$ 52,566	
1984	1,686	\$ 55,400	
1983	1,589	\$ 57,000	
1982	1,239	\$ 61,500	
1981	1,806	\$ 59,850	
1980	2,035	\$ 55,941	
1979	3,449	\$ 52,951	

**INVENTORY NUMBERS
4TH QUARTER BY MONTH**

2013

2012

OCTOBER	2,663	2,565
NOVEMBER	2,412	2,467
DECEMBER	2,111	2,190

ABOUT THE PEORIA ASSOCIATION OF REALTORS® (PAAR)

PAAR is the “Voice for Real Estate” in the Greater Peoria area, with over 700 members engaged in all facets of the real estate industry. PAAR advocates for property owners and on behalf of a healthy business community. PAAR publishes the Central Illinois HOMES Guide, a monthly guide of homes for sale in the Peoria area.

Links to open houses can be found at: www.peoriaopenhouse.com

More information on purchasing a home in the Peoria area can be found at <http://www.yourhometools.com>

PAAR videos and monthly updates on the central Illinois homes marketplace can be found at: <http://www.youtube.com/user/peoriarealtors>

###

Phil Harvey, PAAR President Elect, is available for interviews.

This update will also be put into a video. Find it at:

<http://www.youtube.com/user/peoriarealtors>

For more information, interviews or additional information —

Please contact: Chris Shay, 309 840-3702

cshay@dba-designteam.com