Housing Price Forecasts

Illinois MSAs

First Quarter, 2019

Presented To

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Regional Economics Applications Laboratory,
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Introduction

This report provides analysis of the housing market in the Fourth Quarter of 2018 with forecasts for the First Quarter of 2019. Complementary analysis of the economy is also provided to place the housing market into a broader perspective.

The Illinois Economy

Illinois added 13,600 jobs in December 2018. Compared to November 2018, Illinois has added 8,000 jobs. The three-month moving average, a more stable measure of labor market, showed an increase of 9,500 jobs per month. The state of Illinois now has 167,000 more jobs than in December 2007 when the recent recession started. Since January 2010, when Illinois employment growth resumed after the national recession, Illinois has added 568,500 new jobs.

The Illinois MSAs

Illinois Rural area added 10,300 jobs at 1.37% this month, compared to a revised 5,400-job gain in November 2018. At the same time, Metro added 3,300 jobs at 0.06% in December, compared to a revised 2,600-job gain in the previous month. Chicago added 2,900-job at 0.07% in December 2018, compared to a revised 2,300-job gain in November 2018. Meanwhile, Downstate added 10,700 jobs at 0.55%, compared to a revised 5,700-job loss in the previous month. In terms of the 12-month aggregated account, Metro registered a positive 1.14% growth by adding 60,900 jobs whereas Rural added 10,100 jobs at 1.34%. Chicago added 51,600 jobs at 1.24% and Downstate added 19,400 jobs at 1.01%.
Through December 2018, the cumulative job growth for Metro, Rural, Chicago and Downstate compared to January 1990 stood at 16.92%, 15.81%, 18.02% and 14.17% respectively. (Table 1). Table 2 provides the monthly and 12-month changes for each of the metro areas; in terms of growth performances, six MSAs posted net improvements from November to December and four declined in terms of rank. Eight out of ten MSAs recorded a 12-month increase in the number of jobs.

Table 3 provides a league table for the MSAs. Peoria (1st to 5th) and Decatur (6th to 10th) experienced the deepest fall in December 2018. The most remarkable upward move in December was recorded for Kankakee (10th to 1st). In the 12-month growth league table, upward moves were recorded for Chicago (6th to 2nd) and Davenport-Rock Island-Moline (7th to 3rd). Downward moves were recorded for Metro-East (2nd to 4th), Champaign-Urbana-Rantoul (3rd to 6th), and Rockford (4th to 7th). In the 12-month growth league table, Springfield remained in last place while Kankakee remained in the first place.

The Illinois MSAs' Housing Market

Overview

In the Fourth quarter of 2018, overall sales in Illinois decreased compared to last year. Positive growth was recorded in five MSAs and negative growth in the other five MSAs. For the First quarter of 2019, the overall sales in Illinois are forecast to decrease at a mild rate. Four MSAs are forecast to experience decrease in their sales, while Bloomington-Normal, Davenport-Moline-Rock Island, Metro-East, Peoria-Pekin, Rockford, and Springfield are forecast to experience year-over-year increases.

Increasing median prices for Illinois are found in eight MSAs (except Champaign-Urbana and Peoria-Pekin) in the Fourth quarter. The overall median price for Illinois is forecast to increase in seven MSAs, and decrease in three MSAs, Chicago PMSA, Kankakee, and Peoria-Pekin.

Housing Market Conditions

In the Fourth quarter of 2018, Illinois experienced decreases in sales, and five out of ten MSAs experienced annual decreases in sales with varying degree. The overall sales for Illinois decreased by -4.1% compared to a year ago. Five MSAs experienced positive changes in sales: Bloomington-Normal (7.9%), Champaign-Urbana (3.5%), Davenport-Moline-Rock Island (16.5%), Peoria-Pekin (5.4%), Rockford (1.7%); five MSAs experienced negative changes in sales: Chicago PMSA (-5.6%), Decatur (-14.4%), Kankakee (-19.4%), Metro-East (-3.8%), and Springfield (-7.5%).

In terms of housing prices, the overall median prices for Illinois presented moderate annual gains with a growth rate of 2.6%. The positive growth was led by eight MSAs: Bloomington-Normal (7.8%), Chicago PMSA (2.3%), Davenport-Moline-Rock Island (12.0%), Decatur (0.6%), Kankakee (11.2%), Metro-East (5.9%), Rockford (2.6%), Springfield (1.4%). Champaign-Urbana (-3.4%) and Peoria-Pekin (-4.6%) experienced negative changes in prices.

While the overall quarter's supply for Illinois remains at the same level of 1.6 quarters as a year ago, seven out of ten MSAs experienced decreases in the quarter's supply for homes with some variations. One MSA experienced an increase: Springfield (to 1.7 from 1.4 quarters). Seven MSAs experienced decreases: Bloomington-Normal (to 1.8 from 2.1 quarters), Champaign-Urbana (to 1.9 from 2.1 quarters), Davenport-Moline-Rock Island (to 1.5 from 1.6 quarters), Decatur (to 3.1 from 3.2 quarters), Metro-East (to 01.0 from 1.1 quarters), Peoria-Pekin (to 1.8 from 2.1 quarters), and Rockford (to 1.0 from 1.2 quarters). Chicago PMSA (to 1.2 from 1.2 quarters) and Kankakee (to 1.7 from 1.7 quarters) remained the same as a year ago.

Housing Market Forecasts

Table 4 provides the median price forecasts for the First quarter of 2019. The forecasts indicate near zero annual growth for the state as a whole. Seven out of ten MSAs are forecast to experience positive changes in the First quarter of 2019: Bloomington-Normal (2.3%),

Champaign-Urbana (0.2%), Davenport-Moline-Rock Island (3.5%), Decatur (91.0%), Metro-East (4.4%), Rockford (2.2%), and Springfield (3.7%). Chicago PMSA (-0.1%), Kankakee (-1.4%), and Peoria-Pekin (-3.0%) are forecast to decrease in their median price.

Table 5 provides the sales forecast for the First quarter of 2019. The overall sales in Illinois are forecast to decrease by -3.6% to -4.9% compared to a year ago. Six MSAs are forecast to experience gains in sales: Bloomington-Normal (6.1% to 8.3%), Davenport-Moline-Rock Island (8.5% to 11.5%), Metro-East (0.5% to 0.7%), Peoria-Pekin (3.8% to 5.1%), Rockford (2.5% to 3.4%), and Springfield (0.6% to 0.8%). Four MSAs are forecast to decrease their sales: Champaign-Urbana (-2.2% to -3.0%), Chicago (-4.6% to -6.2%), Decatur (-7.0% to -9.5%), Kankakee (-12.2% to -16.5%).

Detailed current conditions and forecasts for each MSA market are present in the next section.

MSA Detailed Notes (to accompany figures on median prices, sales, price stratification, and inventory)

Illinois
- Median price forecast indicates a mix trend with annual rates of change of -0.8% to 1.0% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change by an annual rate of -3.6% to -4.9%.
- Median prices in Q4 2018 were 2.6% higher on a yearly basis.
- Sales volume in Q4 2018 was 4.1% lower than a year ago.
- In Q4 2018, the decreases in market shares are concentrated on homes priced less than 100K. Homes priced below $100K captured 18.9% of the market against 19.7% a year ago.
- By Q4 2018, the overall quarter's supply 1.5 quarters, decreasing from 1.6 a year ago.

Chicago
- Median price forecast indicates a mixed trend with annual rates of change of -1.2% to 0.6% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change by -4.6% to -6.2% on a yearly basis.
- Median prices in Q4 2018 were 2.3% higher on a yearly basis.
- Sales volume in Q4 2018 was 5.6% lower than a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, decreasing from 9.8% a year ago to 8.8%.
- By Q4 2018, the overall quarter's supply remains at the same level of 1.2 quarters as a year ago.

Bloomington-Normal
- Median price forecast indicates a positive trend with an annual change rate of 0.0% to 6.4% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change by 6.1% to 8.3% on a yearly basis.
- Median prices in Q4 2018 experienced a change of 7.8% on a yearly basis.
- Sales volume in Q4 2018 was 7.9% higher than a year ago.

- In Q4 2018, the decreases in market shares are concentrated on homes priced less than $100K. Homes priced below $100K captured 14.3% of the market against 16.9% a year ago.
- By Q4 2018, the overall quarter's supply is 1.8 quarters, decreasing from 2.1 a year ago.

Champaign-Urbana
- Median price forecast indicates a mixed growth trend with rates of change between -6.3% and 5.5% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change by -2.2% to -3.0% on a yearly basis.
- Median prices in Q4 2018 experienced a change of -3.4% on a yearly basis.
- Sales volume in Q4 2018 was 3.5% higher than a year ago.
- In Q4 2018, market shares of homes priced at $100-200K experienced the largest change, decreasing from 45.4% to 41.8%.
- By Q4 2018, the overall quarter's supply is 1.9 quarters, decreasing from 2.1 a year ago.

Davenport-Moline-Rock Island
- Median price forecast indicates mixed rates of change between -1.2% and 8.9% in Q1 2019.
- Sales volume in Q1 2019 is forecast to experience a change of 8.5% to 11.5%.
- Median prices in Q4 2018 experienced a change of 12.0% on a yearly basis.
- Sales volume in Q4 2018 was 16.5% higher than a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, decreasing from 48.9% to 41.5%.
- By Q4 2018, the overall quarter's supply is 1.5 quarters, decreasing from 1.6 a year ago.

Decatur
- Median price forecast indicates mixed rates of change between -1.7% and 273.0% in Q1 2019.
- Sales volume in Q1 2019 is forecast to experience a change of -7.0% to -9.5%.
- Median prices in Q4 2018 experienced a change of 0.6% on a yearly basis.
- Sales volume in Q4 2018 was 14.4% lower than a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, increasing from 54.3% to 56.3%.
- By Q4 2018, the overall quarter's supply is 3.1 quarters, decreasing from 3.2 a year ago.

Kankakee
- Median price forecast indicates a mixed trend with rates of change between -10.0% and 7.3% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change by -12.2% to -16.5% on a yearly basis.
- Median prices in Q4 2018 experienced a change of 11.2% on a yearly basis.
- Sales volume in Q4 2018 was 19.4% lower than a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, decreasing from 37.0% to 29.1%.
- By Q4 2018, the overall quarter's supply remains at the same level of 1.7 quarters as a year ago.

Metro East

- Median price forecast indicates a positive trend with rates of change between 1.8% and 6.1% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change between 0.5% to 0.7% on an annual basis.
- Median prices in Q4 2018 experienced a change of 5.9% on a yearly basis.
- Sales volume in Q4 2018 was 3.8% lower than a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, decreasing from 37.8% to 36.7%.
- By Q4 2018, the overall quarter's supply is 1.0 quarters, decreasing from 1.1 a year ago.

Peoria-Pekin
- Median price forecast indicates mixed rates of change between -11.5% and 3.4% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change by 3.8% to 5.1% on an annual basis.
- Median prices in Q4 2018 experienced a change of -4.6% on a yearly basis.
- Sales volume in Q4 2018 was 5.4% higher than a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, increasing from 38.2% to 40.9%.
- By Q4 2018, the overall quarter's supply is 1.8 quarters, down from 2.1 quarters a year ago.

Rockford
- Median price forecast indicates a positive trend with rates of change between 0.2% and 3.8% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change by 2.5% to 3.4% on a yearly basis.
- Median prices in Q4 2018 experienced a change of 2.6% on a yearly basis.
- Sales volume in Q4 2018 was 1.7% higher than a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, decreasing from 43.2 % to 39.5%.
- By Q4 2018, the overall quarter's supply is 1.0 quarters, down from 1.2 quarters a year ago.

Springfield
- Median price forecast indicates a positive trend with rates of change between 1.5% and 4.9% in Q1 2019.
- Sales volume in Q1 2019 is forecast to change between 0.6% and 0.8% on a yearly basis.
- Median prices in Q4 2018 experienced a change of 1.4% on a yearly basis.
- Sales volume in Q4 2018 was 7.5% lower compared to a year ago.
- In Q4 2018, market shares of homes priced less than $100K experienced the largest change, decreasing from 35.4% to 33.8%.
- By Q4 2018, the overall quarter's supply is 1.7 quarters, up from 1.4 quarters a year ago.

Table 1: Illinois, US and Rest of the Midwest (RMW) Employment Change

	Total non-farm employment	Dec 2018 Number of Jobs	Nov 2018 – Dec 2018		Last 12 months	
			Growth Rate (%)	Number of Jobs	Growth Rate (%)	Number of Jobs
Dec 2018	**Nation**	150,270,000	0.15	222,000	1.81	2,674,000
	Rest of Midwest (RMW)	20,779,300	0.20	40,700	1.56	318,800
	Illinois	6,152,200	0.22	13,600	1.17	71,000
	Illinois Metro	5,387,313	0.06	3,300	1.14	60,900
	Illinois non-Metro (Rural)	764,887	1.37	10,300	1.34	10,100
	Illinois Chicago (Upstate)	4,214,027	0.07	2,900	1.24	51,600
	Illinois non-Chicago	1,938,173	0.55	10,700	1.01	19,400

Table 2: MSA Growth Rates, December 2018 and Last 12 Months

Market Area	Dec 2018 Number of Jobs	Nov 2018 – Dec 2018			Last 12 months	
		Growth compared to Illinois	Growth Rate %	Number Of Jobs	Growth Rate %	Number of Jobs
Bloomington-Normal (B-N)	93,500	-	-0.01	-10	-0.03	-30
Champaign-Urbana (C-U-R)	111,600	-	0.06	100	0.77	900
Chicago	4,214,000	-	0.07	2,900	1.24	51,600
Davenport-Rock Island-Moline (D-R-M)	188,200	-	-0.11	-200	1.16	2,200
Decatur	51,700	-	-0.26	-100	0.99	500
Kankakee	49,800	+	0.60	300	5.03	2,400
Peoria	172,500	-	0.05	100	0.26	500
Rockford	152,600	-	0.10	200	0.61	900
Springfield	112,000	-	-0.02	-20	-0.37	-400
Metro-East	241,400	-	0.05	100	1.02	2,400
Illinois			0.22	13,600	1.17	71,000

Table 3: MSA League Tables, Non-farm Employment Growth Rate

Monthly growth:

Rank	November 2018	December 2018	Rank	Change**
1	Peoria(0.54%)	Kankakee(0.6%)	1	🟢(+9)
2	Rockford (0.51%)	Rockford (0.1%)	2	⬅(+0)
3	Chicago(0.07%)	Chicago(0.07%)	3	⬅(+0)
4	Bloomington-Normal(-0.06%)	Champaign-Urbana-Rantoul(0.06%)	4	🟢(+1)
5	Champaign-Urbana-Rantoul(-0.11%)	Peoria(0.05%)	5	🔻(-4)
6	Decatur(-0.12%)	Metro-East(0.05%)	6	🟢(+1)
7	Metro-East(-0.17%)	Bloomington-Normal(-0.01%)	7	🔻(-3)
8	Springfield (-0.19%)	Springfield (-0.02%)	8	⬅(+0)
9	Davenport-Rock Island-Moline(-0.31%)	Davenport-Rock Island-Moline(-0.11%)	9	⬅(+0)
10	Kankakee(-0.43%)	Decatur(-0.26%)	10	🔻(-4)

Growth over last 12-months:

Rank	November 2018	December 2018	Rank	Change**
1	Kankakee (4.5%)	Kankakee (5.03%)	1	⬅(+0)
2	Metro-East (1.22%)	Chicago (1.24%)	2	🟢(+4)
3	Champaign-Urbana-Rantoul (1.21%)	Davenport-Rock Island-Moline (1.16%)	3	🟢(+4)
4	Rockford (1.04%)	Metro-East (1.02%)	4	🔻(-2)
5	Decatur (0.97%)	Decatur (0.99%)	5	⬅(+0)
6	Chicago (0.91%)	Champaign-Urbana-Rantoul (0.77%)	6	🔻(-3)
7	Davenport-Rock Island-Moline (0.88%)	Rockford (0.61%)	7	🔻(-3)
8	Peoria (0.87%)	Peoria (0.26%)	8	⬅(+0)
9	Bloomington-Normal (0.2%)	Bloomington-Normal (-0.03%)	9	⬅(+0)
10	Springfield (-0.63%)	Springfield (-0.37%)	10	⬅(+0)

Total non-farm Employment growth rate Jan 1990 – Dec 2018

Legend: IL(1), Bloomington-Normal (2), Champaign-Urbana-Rantoul (3), Chicago (4), Davenport-Rock Island-Moline (5), Decatur (6), Kankakee (7), Peoria (8), Rockford (9), Springfield (10), St.Louis (11)
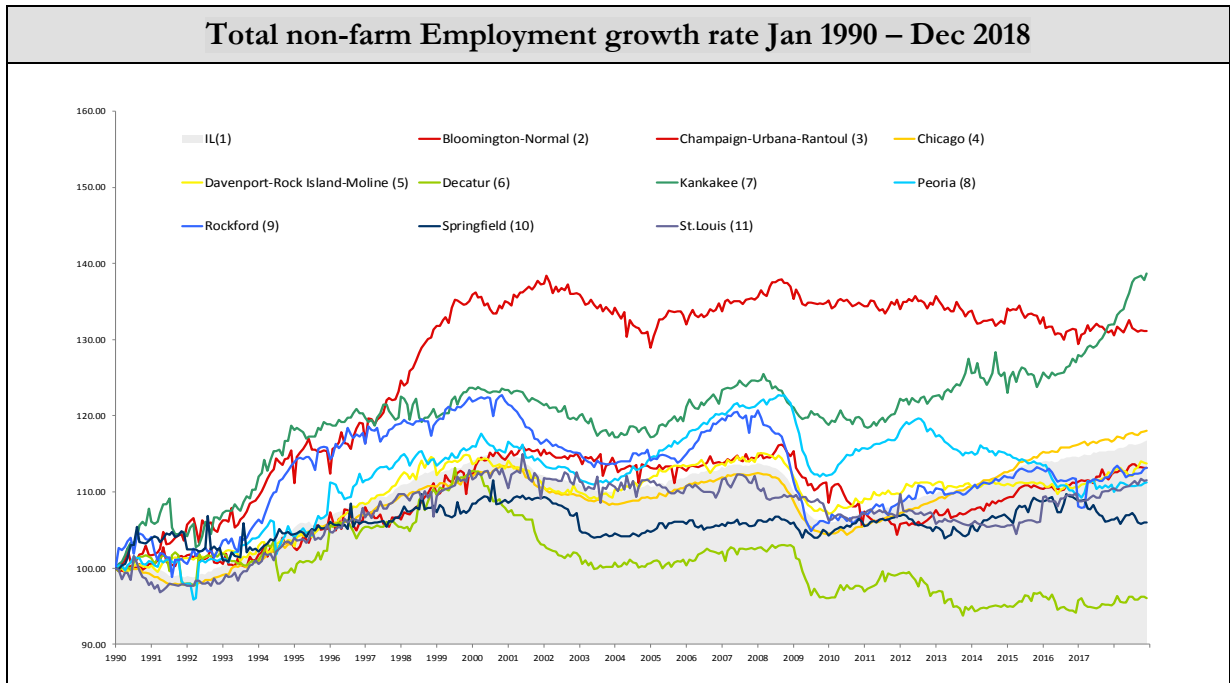
* The Illinois Department of Employment Security does not collect sector employment data for Metro-East

MSA Definitions (Data are provided for IL counties only in multi-state MSAs)
Bloomington-Normal (B-N): McLean Co. **Champaign-Urbana (C-U-R):** Champaign Co., Ford Co. & Piatt Co. **Chicago:** Cook Co. IL, DeKalb Co. IL, DuPage Co. IL, Grundy Co. IL, Kane Co. IL, Kendall Co. IL, Lake Co. IL, McHenry Co. IL, Will Co. IL & Kenosha Co. WI **Davenport-Moline-Rock Island (D-R-M):** Henry Co. IL, Mercer Co. IL, Rock Island Co. IL & Scott Co. IA **Decatur:** Macon Co. **Kankakee:** Kankakee Co. **Metro-East:** Bond Co., Calhoun Co., Clinton Co., Jersey Co., Macoupin Co., Madison Co., Monroe Co. & St. Clair Co. **Peoria-Pekin (Peoria):** Marshall Co., Peoria Co., Stark Co., Tazewell Co. & Woodford Co. **Rockford:** Boone Co. & Winnebago Co. **Springfield:** Menard Co. & Sangamon Co.

Table 4: Median Prices Forecast for the First Quarter 2019 and Median Prices for the Fourth Quarter 2018

|	2019 Q1 Forecast	Price (forecast)	Annually	2018 Q4	Price	Annually
IL State	Jan-19	184,469	-0.3%	Oct-18	190,000	2.7%
	Feb-19	183,452	-0.8%	Nov-18	190,000	2.7%
	Mar-19	199,966	1.0%	Dec-18	185,500	0.3%
	3M Average	189,296	0.0%	3M	189,900	2.6%
Bloomington-Normal	Jan-19	156,414	6.4%	Oct-18	176,000	14.7%
	Feb-19	157,316	0.0%	Nov-18	160,000	0.7%
	Mar-19	160,524	0.3%	Dec-18	163,500	13.5%
	3M Average	158,085	2.3%	3M	165,000	7.8%
Champaign- Urbana	Jan-19	141,350	5.5%	Oct-18	136,000	-11.1%
	Feb-19	141,034	-6.3%	Nov-18	132,500	-1.9%
	Mar-19	145,390	1.4%	Dec-18	143,500	-2.4%
	3M Average	142,591	0.2%	3M	138,100	-3.4%
Chicago PMSA	Jan-19	223,664	0.3%	Oct-18	230,000	3.6%
	Feb-19	224,841	-1.2%	Nov-18	232,000	3.1%
	Mar-19	241,493	0.6%	Dec-18	225,000	0.0%
	3M Average	229,999	-0.1%	3M	230,000	2.3%
Davenport-Moline-Rock Island	Jan-19	103,425	8.9%	Oct-18	116,000	24.7%
	Feb-19	99,831	-1.2%	Nov-18	112,750	18.7%
	Mar-19	107,777	2.6%	Dec-18	100,000	-8.0%
	3M Average	103,678	3.5%	3M	110,000	12.0%
Decatur	Jan-19	77,298	1.7%	Oct-18	92,500	3.4%
	Feb-19	67,140	273.0%	Nov-18	86,000	4.6%
	Mar-19	84,759	-1.7%	Dec-18	86,500	-3.2%
	3M Average	76,399	91.0%	3M	89,500	0.6%
Kankakee	Jan-19	117,364	-1.4%	Oct-18	139,500	21.8%
	Feb-19	125,987	-10.0%	Nov-18	143,250	10.3%
	Mar-19	136,222	7.3%	Dec-18	136,500	10.3%
	3M Average	126,524	-1.4%	3M	139,000	11.2%
Metro-East	Jan-19	121,930	6.1%	Oct-18	130,750	4.1%
	Feb-19	127,953	1.8%	Nov-18	130,000	0.1%
	Mar-19	133,258	5.3%	Dec-18	135,000	11.7%
	3M Average	127,714	4.4%	3M	132,400	5.9%
Peoria-Pekin	Jan-19	110,558	-11.5%	Oct-18	112,700	-11.1%
	Feb-19	110,776	-1.0%	Nov-18	113,500	-2.2%
	Mar-19	115,809	3.4%	Dec-18	125,450	5.0%
	3M Average	112,381	-3.0%	3M	116,250	-4.6%
Rockford	Jan-19	108,946	3.8%	Oct-18	118,000	2.6%
	Feb-19	107,829	2.7%	Nov-18	119,900	5.6%
	Mar-19	116,728	0.2%	Dec-18	111,500	1.4%
	3M Average	111,168	2.2%	3M	117,000	2.6%
Springfield	Jan-19	129,479	4.9%	Oct-18	144,000	12.7%
	Feb-19	127,423	4.7%	Nov-18	130,000	-3.3%
	Mar-19	131,970	1.5%	Dec-18	126,000	0.4%
	3M Average	129,624	3.7%	3M	131,250	1.4%

Table 5: Sales Forecast for the First Quarter 2019 & Sales Percentage Change for the Fourth Quarter 2018

	2019 Q1 Forecast	Annual		Monthly		2018 Q4	Annual	Monthly
IL State	Jan-19	-7.3%	-9.9%	-20.4%	-27.5%	Oct-18	1.6%	4.9%
	Feb-19	-1.1%	-1.5%	7.1%	9.6%	Nov-18	0.1%	-11.0%
	Mar-19	-2.8%	-3.9%	42.3%	57.3%	Dec-18	-14.7%	-15.7%
	3M	-3.6%	-4.9%	7.7%	10.4%	3M	-4.1%	-23.3%
Bloomington-Normal	Jan-19	14.2%	19.3%	-12.8%	-17.3%	Oct-18	25.4%	-11.8%
	Feb-19	9.9%	13.4%	11.1%	15.0%	Nov-18	3.2%	-24.9%
	Mar-19	-0.4%	-0.5%	38.0%	51.4%	Dec-18	-7.5%	-16.6%
	3M	6.1%	8.3%	11.8%	16.0%	3M	7.9%	-39.2%
Champaign- Urbana	Jan-19	-11.4%	-15.5%	-26.2%	-35.5%	Oct-18	20.2%	9.4%
	Feb-19	3.8%	5.2%	9.5%	12.8%	Nov-18	3.9%	-19.4%
	Mar-19	0.3%	0.4%	47.6%	64.5%	Dec-18	-13.0%	-7.0%
	3M	-2.2%	-3.0%	6.9%	9.3%	3M	3.5%	-30.2%
Chicago	Jan-19	-5.3%	-7.2%	-16.9%	-22.9%	Oct-18	-0.2%	5.1%
	Feb-19	-2.6%	-3.5%	2.5%	3.4%	Nov-18	-0.9%	-10.8%
	Mar-19	-5.3%	-7.2%	42.1%	56.9%	Dec-18	-16.5%	-16.0%
	3M	-4.6%	-6.2%	7.5%	10.2%	3M	-5.6%	-24.7%
Davenport-Moline-Rock Island	Jan-19	11.1%	15.0%	-10.9%	-14.8%	Oct-18	13.9%	17.0%
	Feb-19	14.8%	20.1%	7.1%	9.6%	Nov-18	27.4%	7.0%
	Mar-19	2.0%	2.6%	15.3%	20.7%	Dec-18	7.8%	-21.5%
	3M	8.5%	11.5%	3.5%	4.7%	3M	16.5%	-8.7%
Decatur	Jan-19	1.8%	2.5%	-5.3%	-7.2%	Oct-18	-16.2%	-4.4%
	Feb-19	-13.5%	-18.2%	-2.5%	-3.3%	Nov-18	15.5%	-11.0%
	Mar-19	-7.6%	-10.3%	54.7%	74.0%	Dec-18	-34.8%	-24.7%
	3M	-7.0%	-9.5%	14.8%	20.0%	3M	-14.4%	-20.7%
Kankakee	Jan-19	-8.4%	-11.4%	-26.2%	-35.5%	Oct-18	-17.2%	-7.7%
	Feb-19	-9.4%	-12.7%	-4.1%	-5.5%	Nov-18	-15.6%	-4.2%
	Mar-19	-15.8%	-21.3%	63.4%	85.8%	Dec-18	-26.3%	-20.7%
	3M	-12.2%	-16.5%	5.4%	7.3%	3M	-19.4%	-22.1%
Metro-East	Jan-19	-3.5%	-4.7%	-15.4%	-20.8%	Oct-18	7.1%	10.6%
	Feb-19	5.0%	6.7%	7.5%	10.1%	Nov-18	-6.9%	-20.9%
	Mar-19	0.2%	0.2%	30.6%	41.4%	Dec-18	-12.6%	-4.5%
	3M	0.5%	0.7%	6.6%	9.0%	3M	-3.8%	-19.5%
Peoria-Pekin	Jan-19	7.8%	10.6%	-12.8%	-17.3%	Oct-18	7.5%	-11.8%
	Feb-19	6.9%	9.3%	11.1%	15.0%	Nov-18	13.5%	-24.9%
	Mar-19	-1.0%	-1.3%	38.0%	51.4%	Dec-18	-4.6%	-16.6%
	3M	3.8%	5.1%	2.1%	2.8%	3M	5.4%	-23.0%
Rockford	Jan-19	1.8%	2.4%	-12.6%	-17.0%	Oct-18	0.0%	7.4%
	Feb-19	9.0%	12.2%	2.5%	3.3%	Nov-18	15.8%	4.3%
	Mar-19	-1.3%	-1.8%	27.5%	37.2%	Dec-18	-10.8%	-24.5%
	3M	2.5%	3.4%	5.0%	6.7%	3M	1.7%	-15.8%
Springfield	Jan-19	-2.0%	-2.7%	-16.1%	-21.7%	Oct-18	3.8%	9.9%
	Feb-19	2.7%	3.6%	2.5%	3.3%	Nov-18	-7.4%	-13.5%
	Mar-19	0.9%	1.2%	47.2%	63.9%	Dec-18	-19.4%	-13.7%
	3M	0.6%	0.8%	9.6%	13.0%	3M	-7.5%	-21.3%

Median Price MSAs and Illinois

Legend: Illinois, BN, CU, Chicago, DMRI, DEC, KAN, MetroE, PP, ROCK, SPR
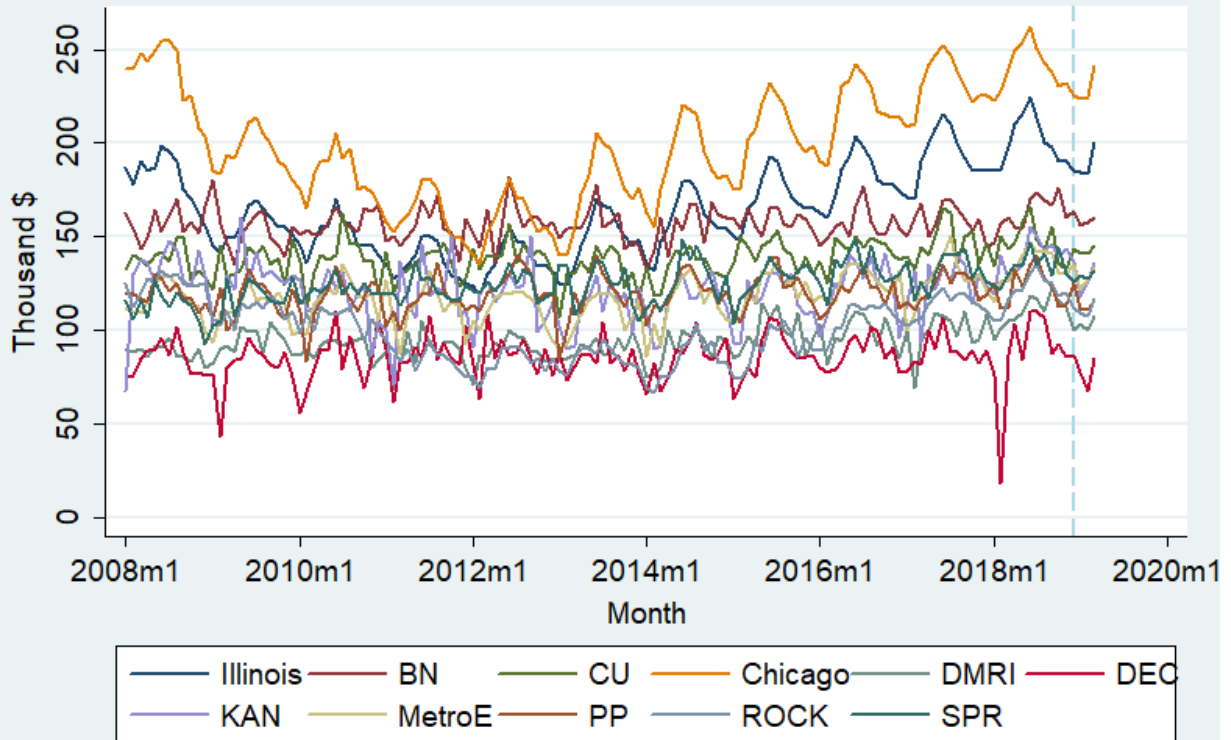
Illinois Median Home Sales Price
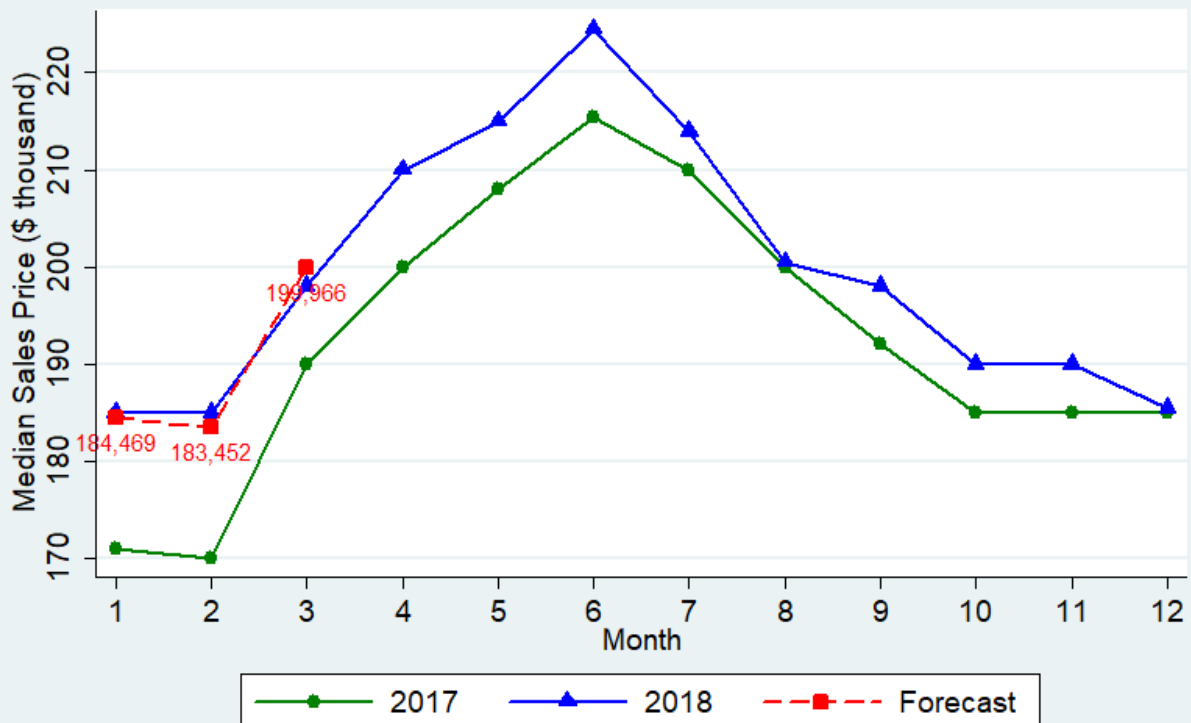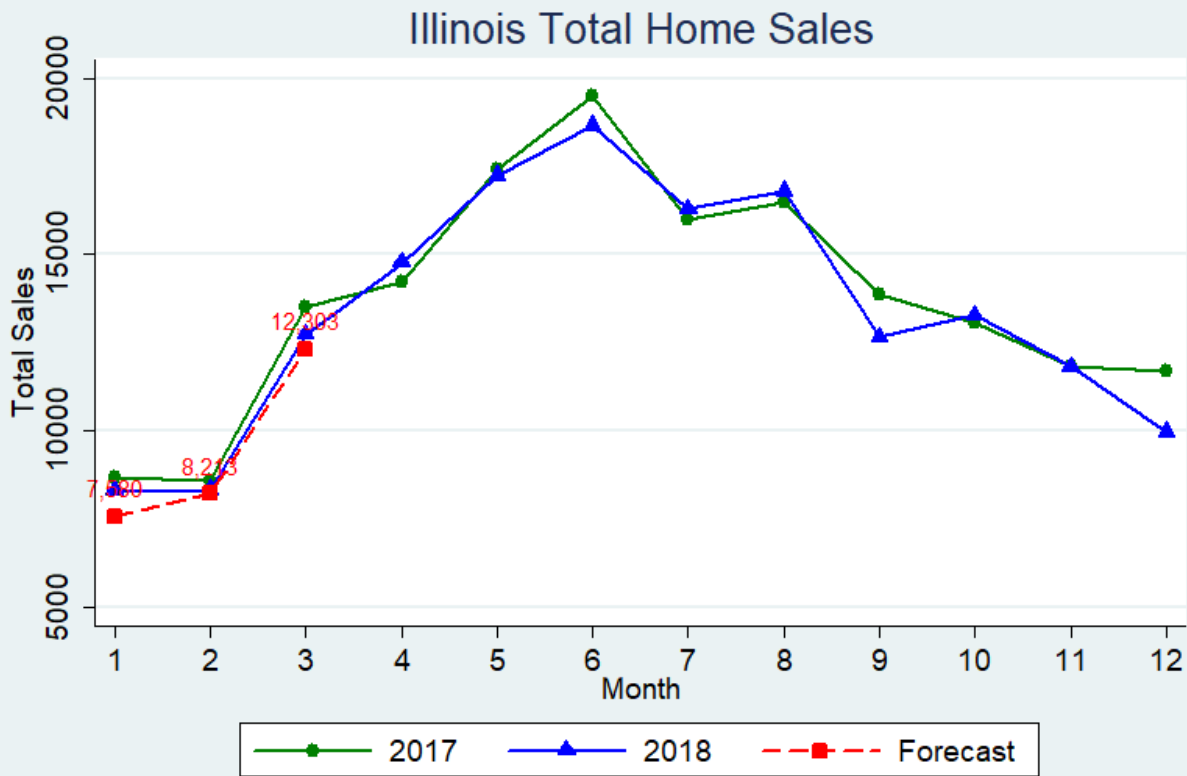
Legend: 2017, 2018, Forecast

Source: University of Illinois REAL, Illinois REALTORS

Illinois Total Home Sales

Source:University of Illinois REAL, Illinois REALTORS

Illinois Price Stratification
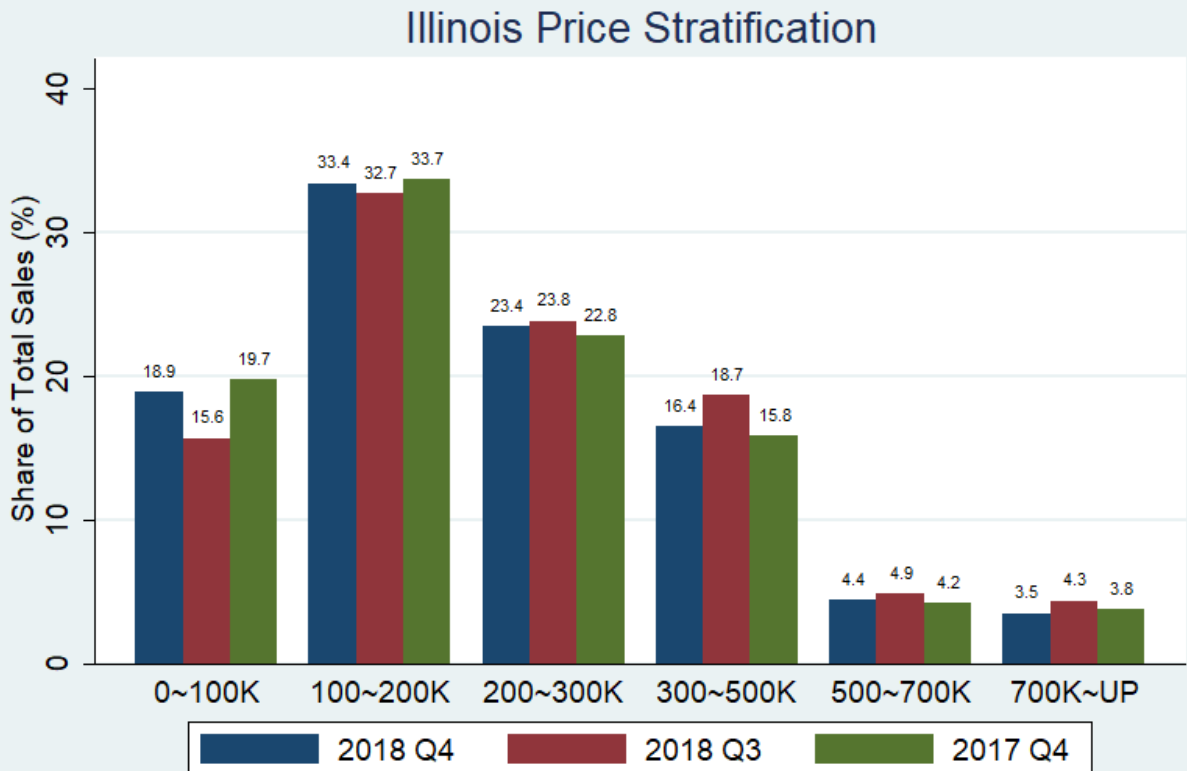
Source:University of Illinois REAL, Illinois REALTORS

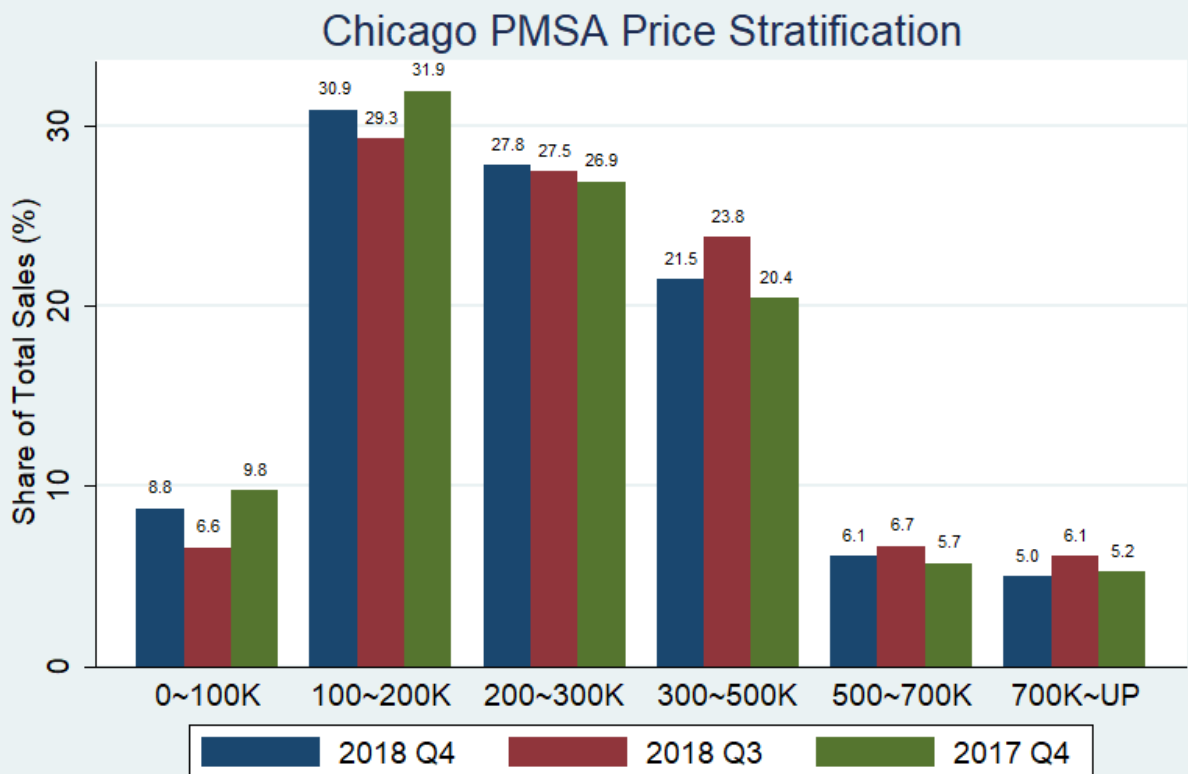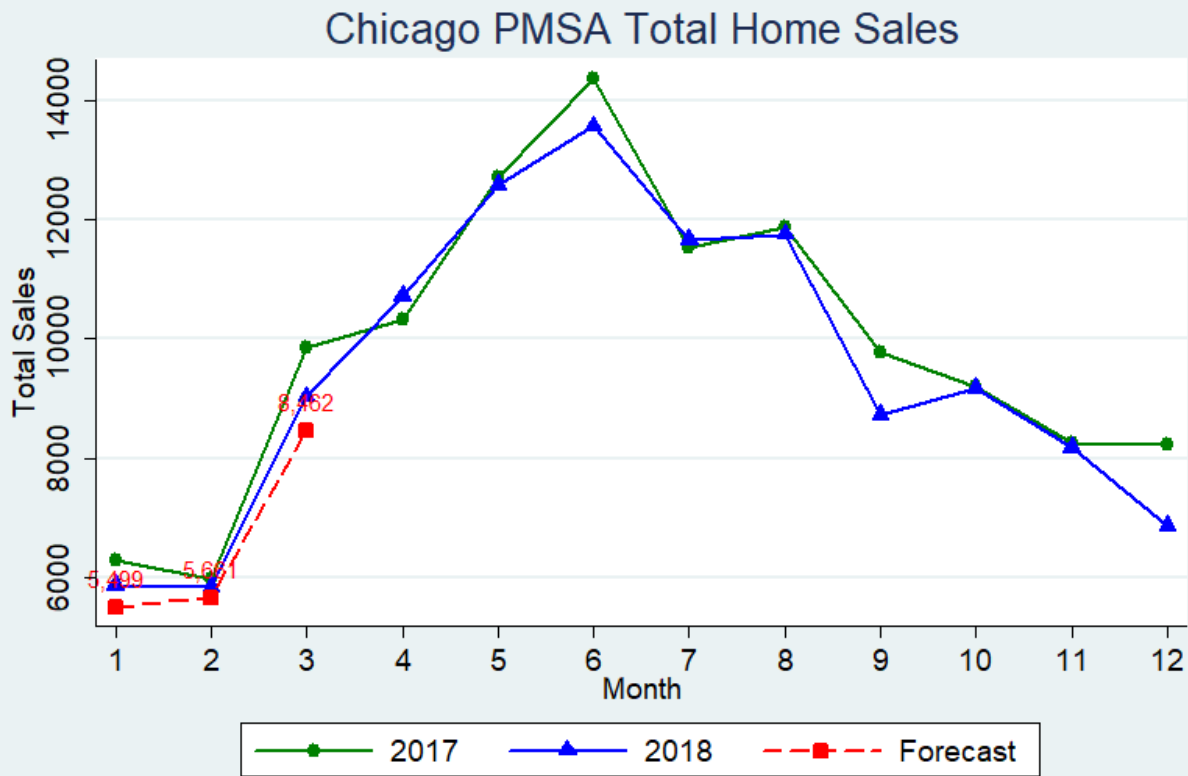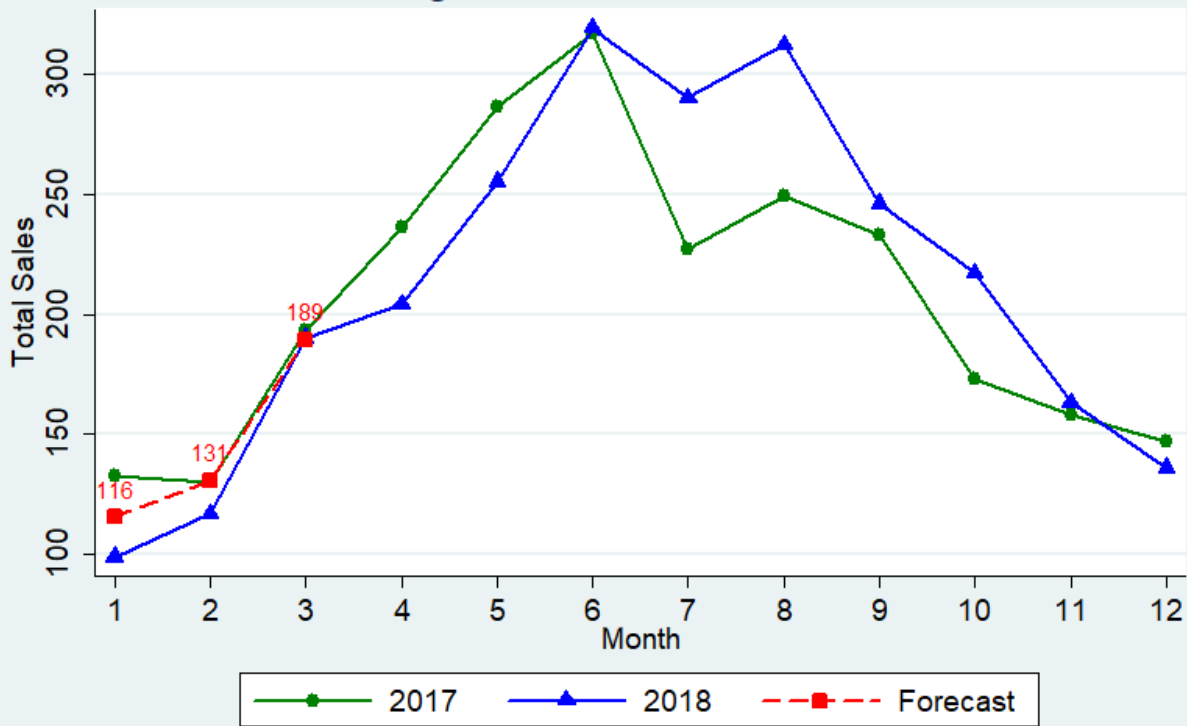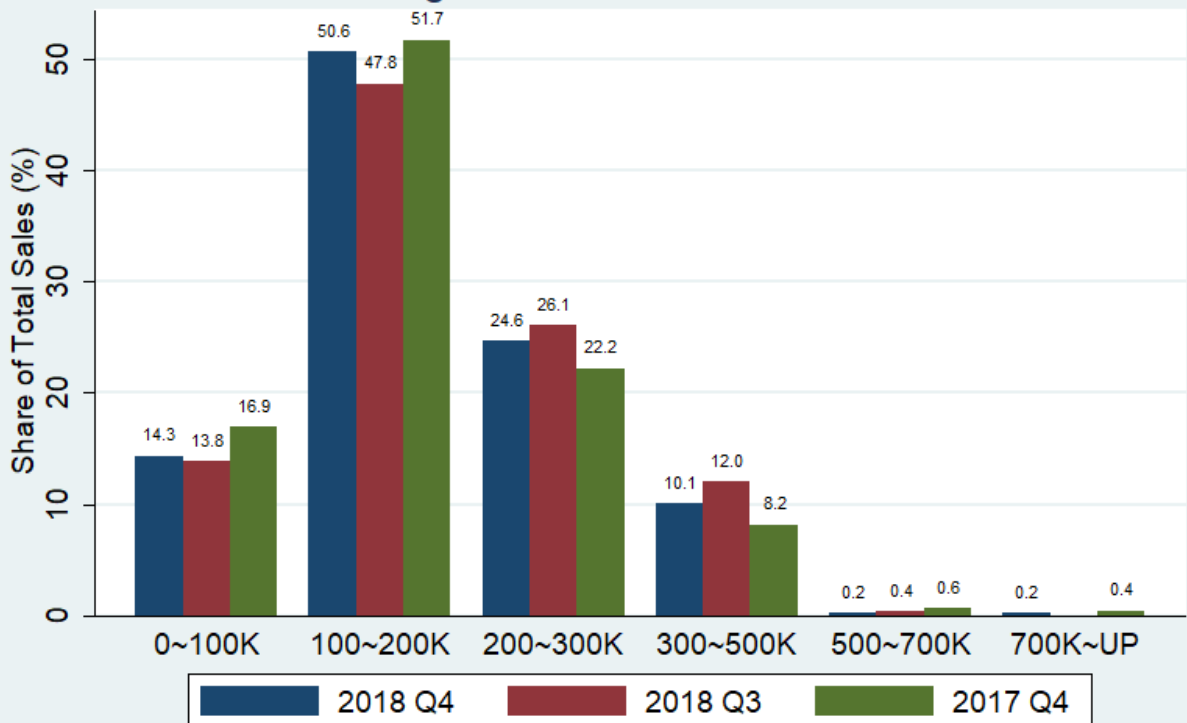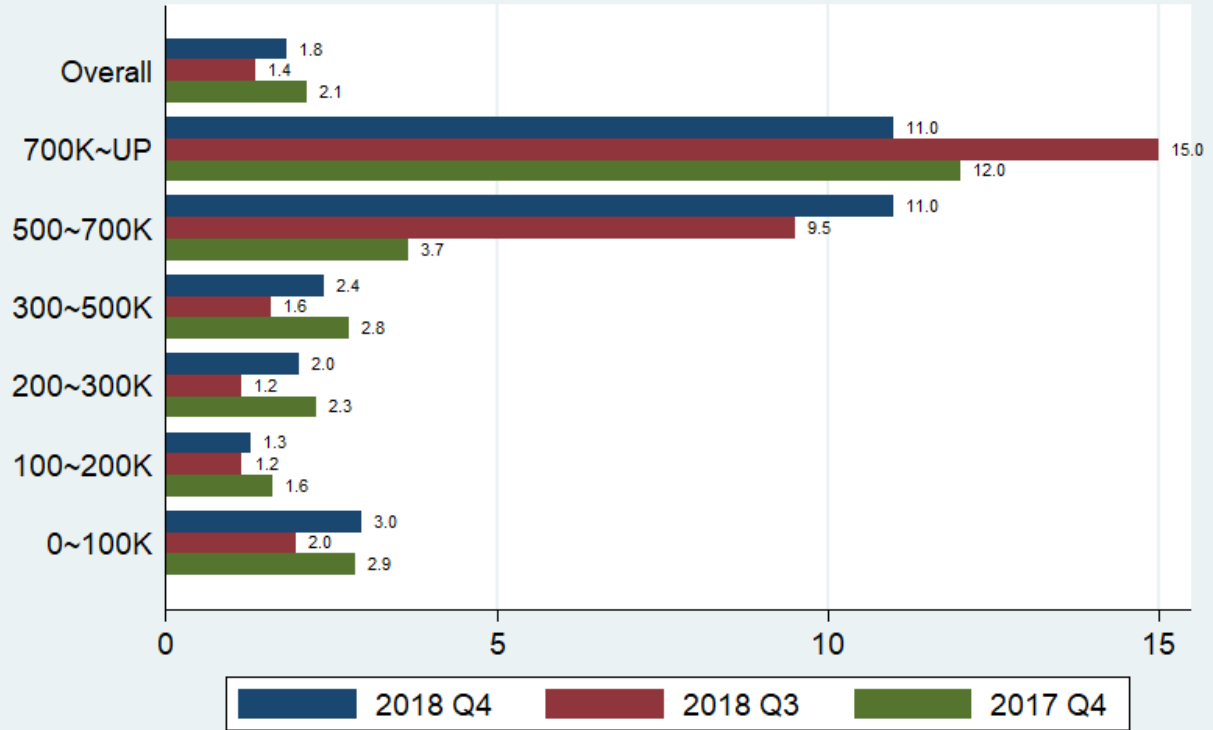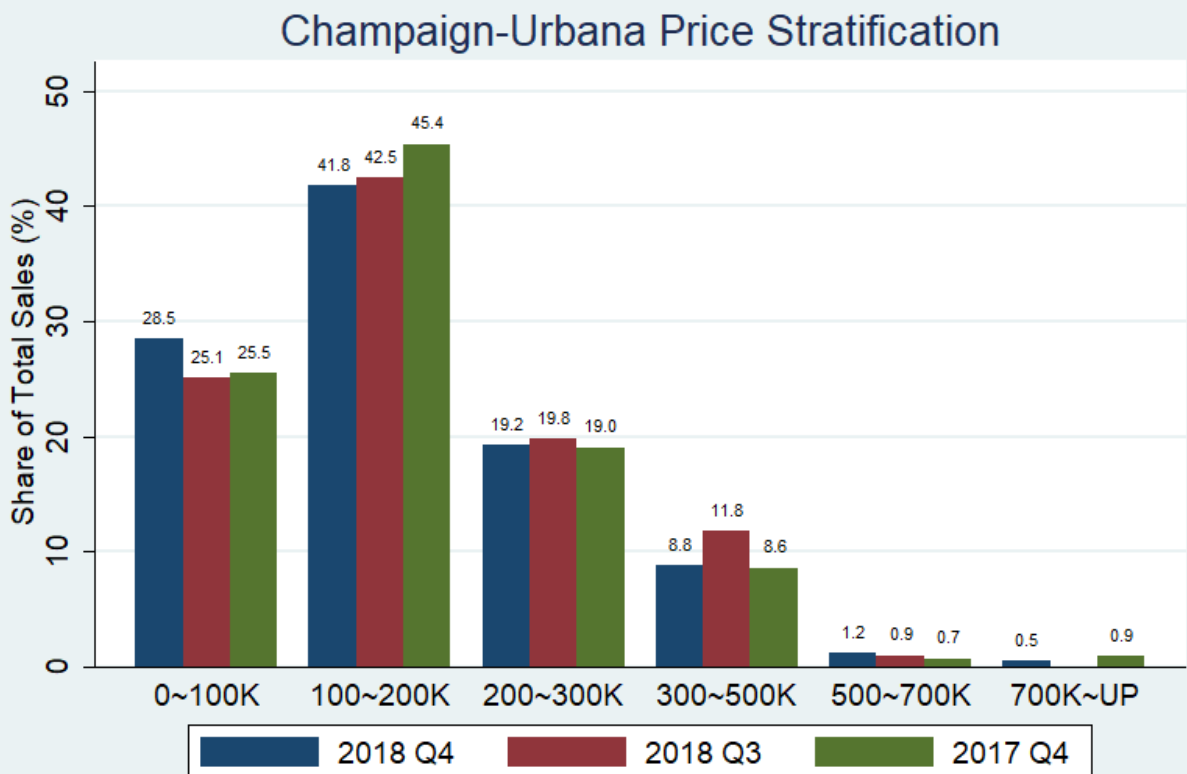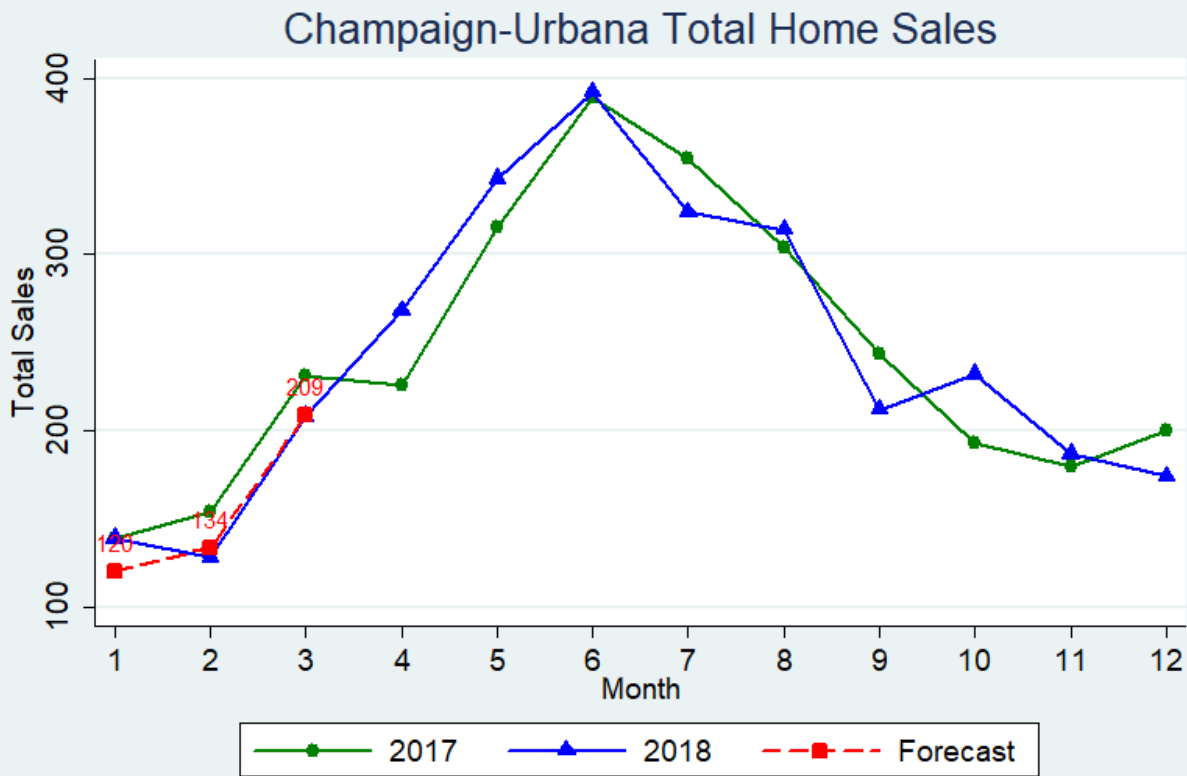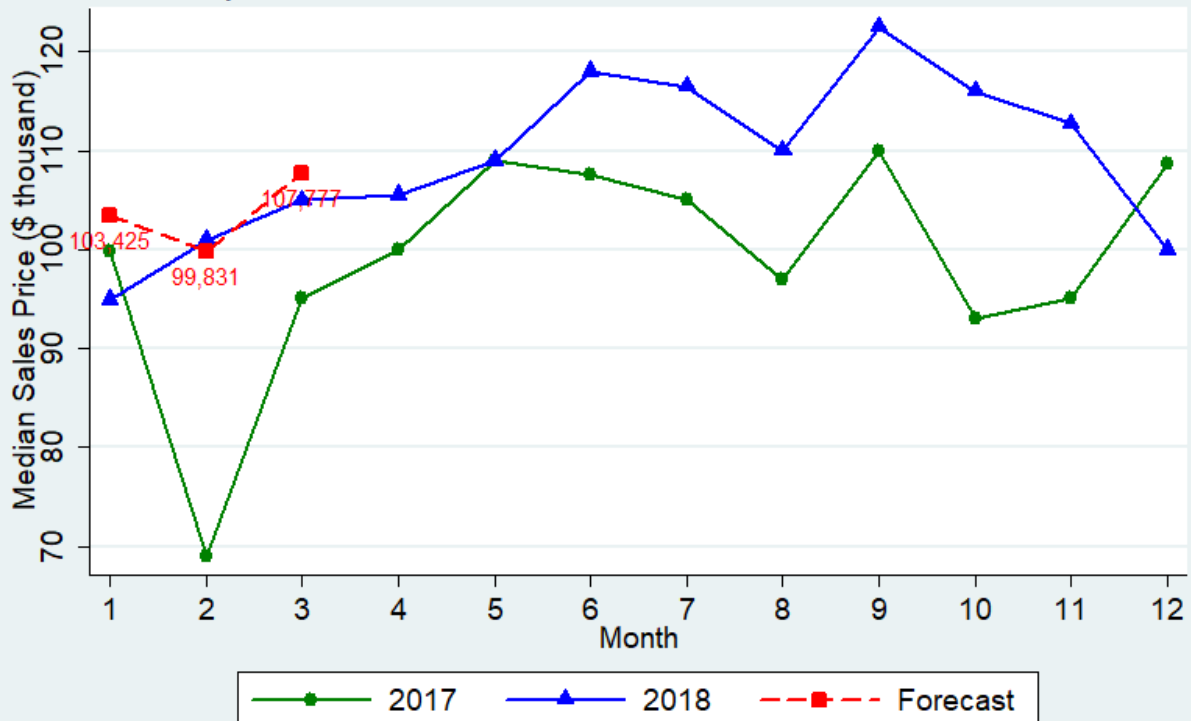## Illinois Unsold Inventory by Price Range (Quarter's Supply)

Price Range	2018 Q4	2018 Q3	2017 Q4
Overall	1.6	1.5	1.6
700K~UP	4.1	3.8	3.3
500~700K	2.5	2.6	2.3
300~500K	1.8	1.8	1.6
200~300K	1.3	1.3	1.3
100~200K	1.2	1.1	1.2
0~100K	1.6	1.6	1.8
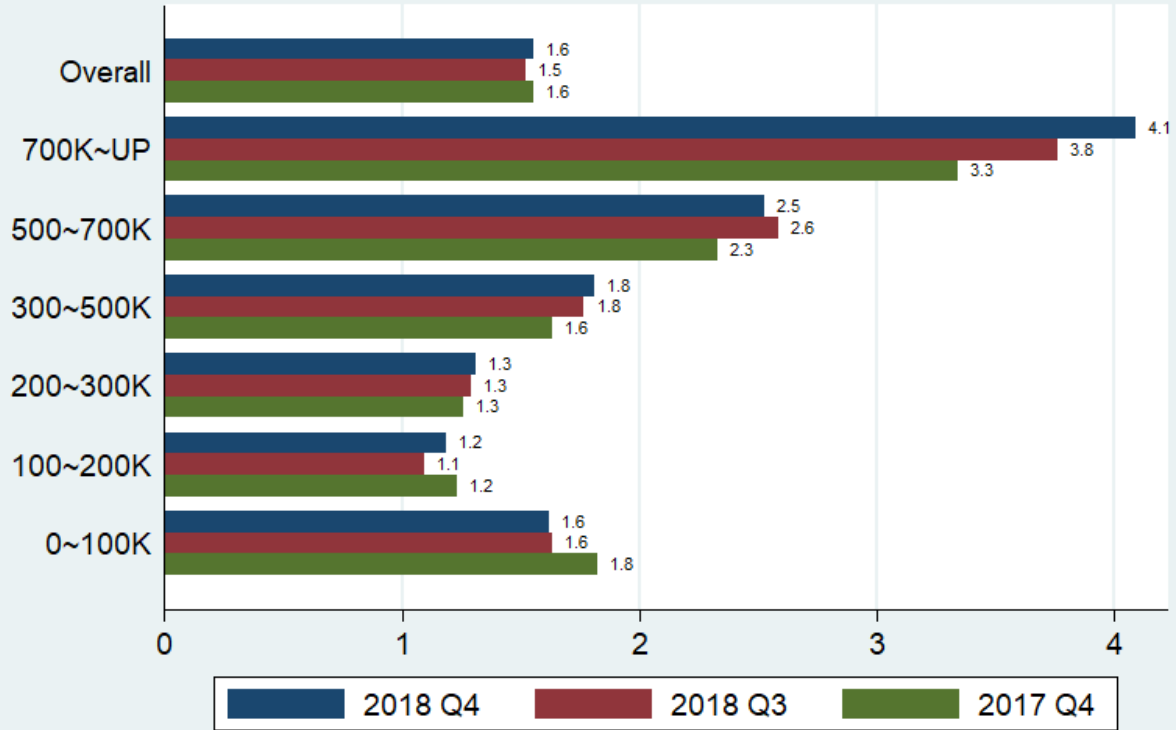
Source:University of Illinois REAL, Illinois REALTORS

Chicago PMSA Median Home Sales Price

Forecast values: 223,664 (Month 1), 224,841 (Month 2), 241,493 (Month 3)

Median Sales Price ($ thousand) vs Month

Legend: 2017, 2018, Forecast

Source:University of Illinois REAL, Illinois REALTORS

Chicago PMSA Total Home Sales

Source:University of Illinois REAL, Illinois REALTORS

Chicago PMSA Price Stratification
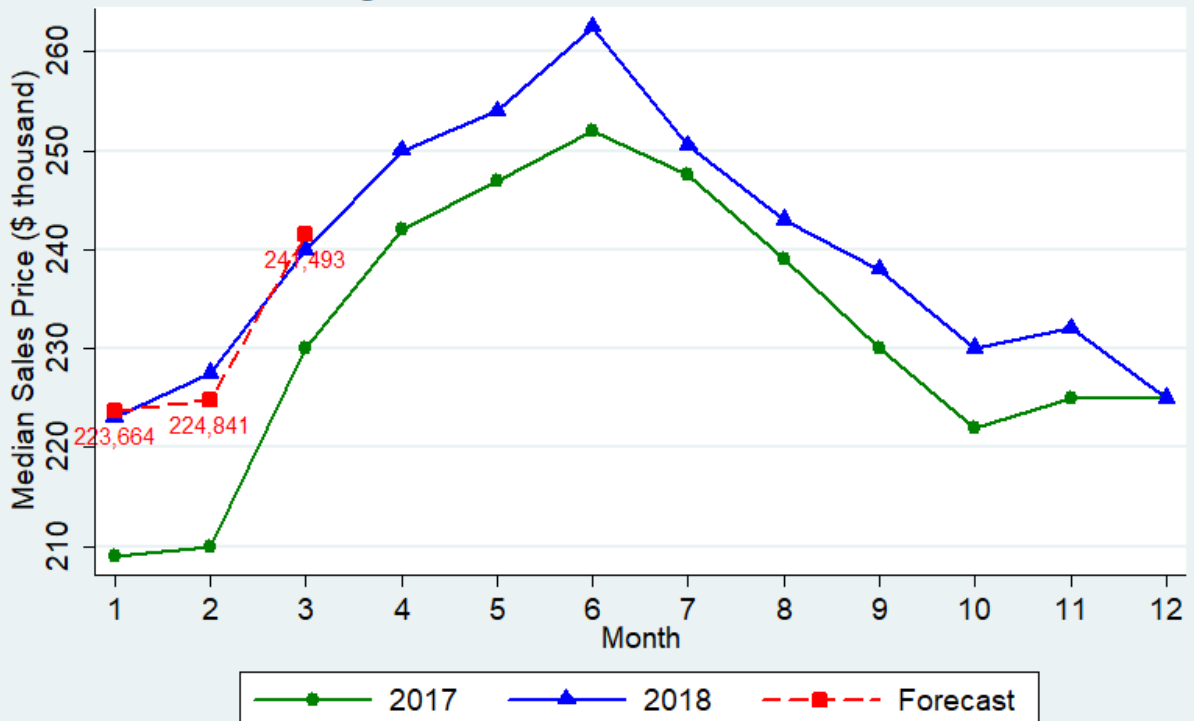
Source:University of Illinois REAL, Illinois REALTORS

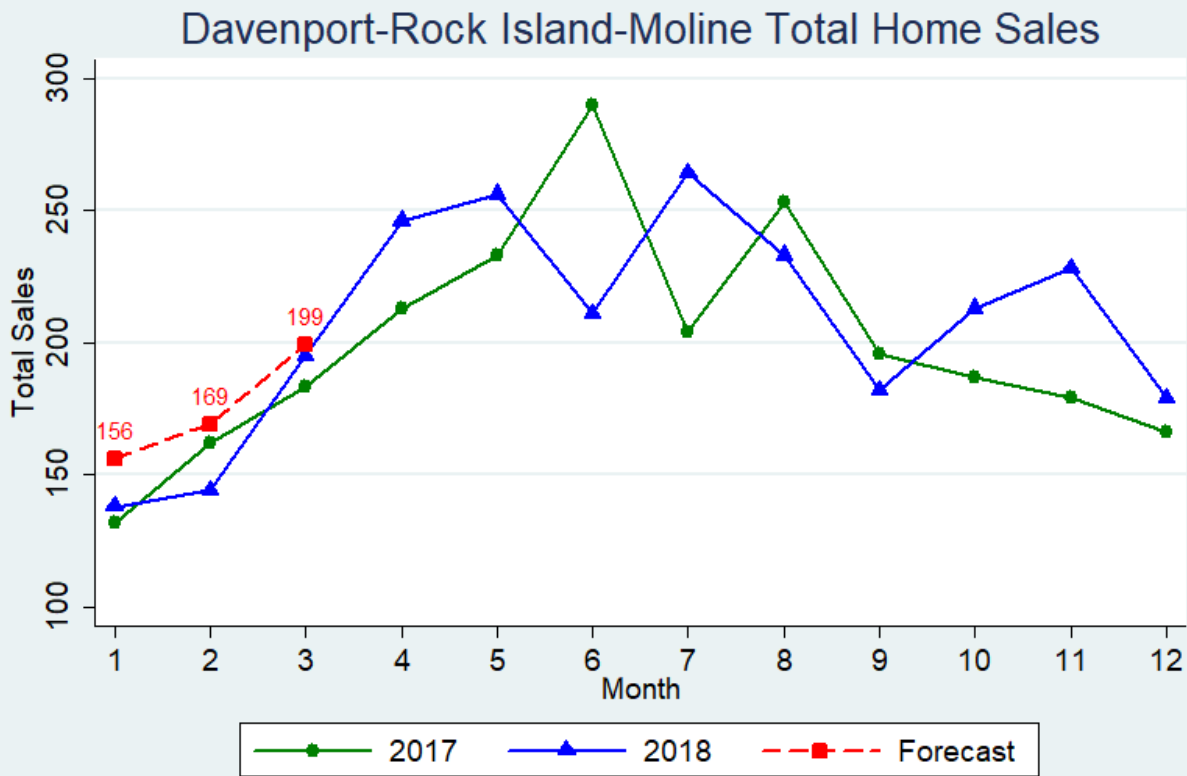## Chicago PMSA Unsold Inventory by Price Range (Quarter's Supply)
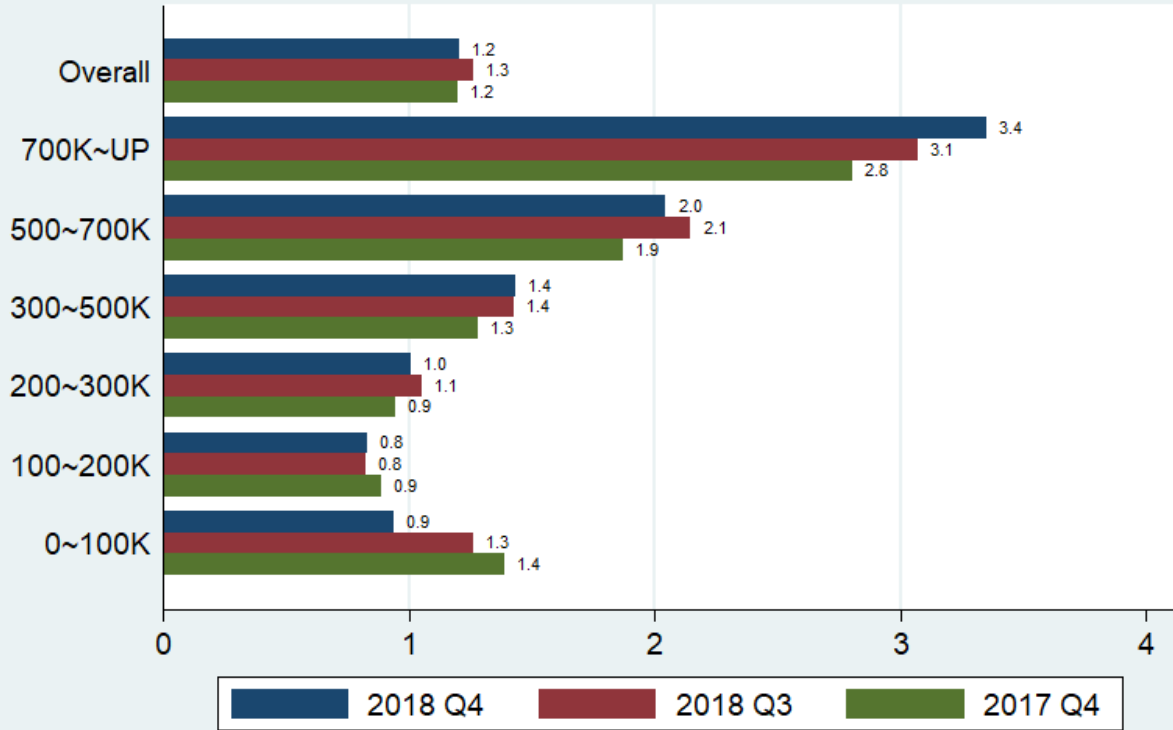
Source:University of Illinois REAL, Illinois REALTORS

Bloomington-Normal Median Home Sales Price
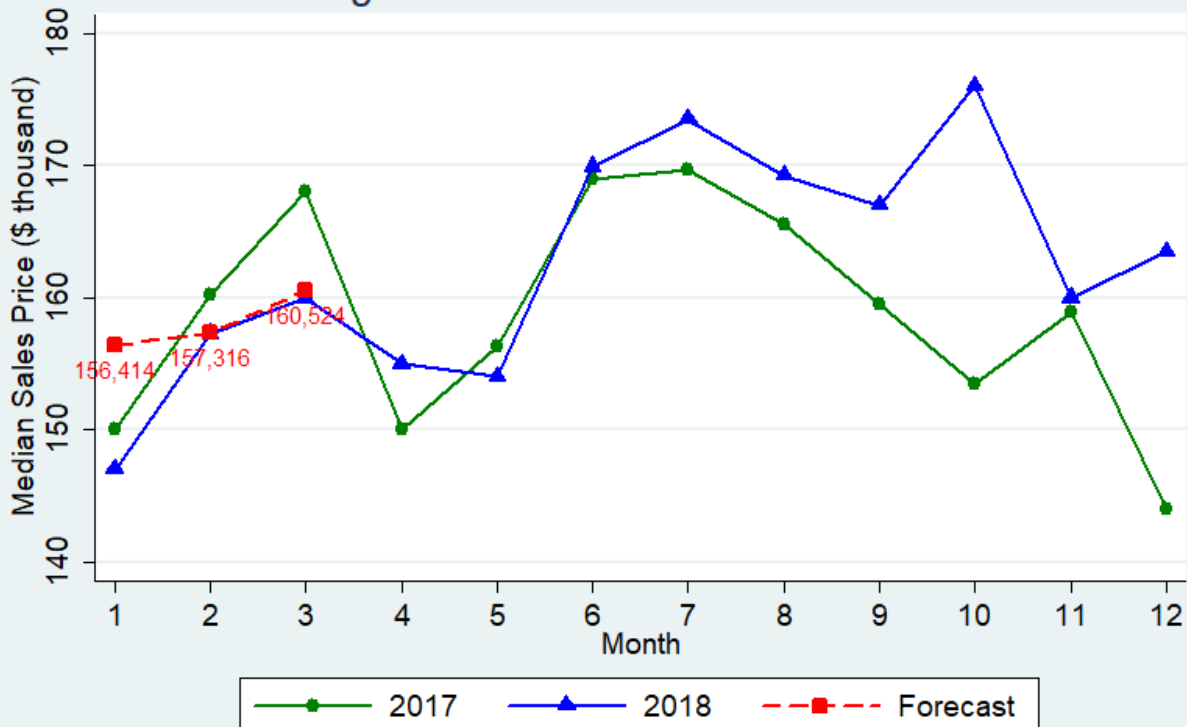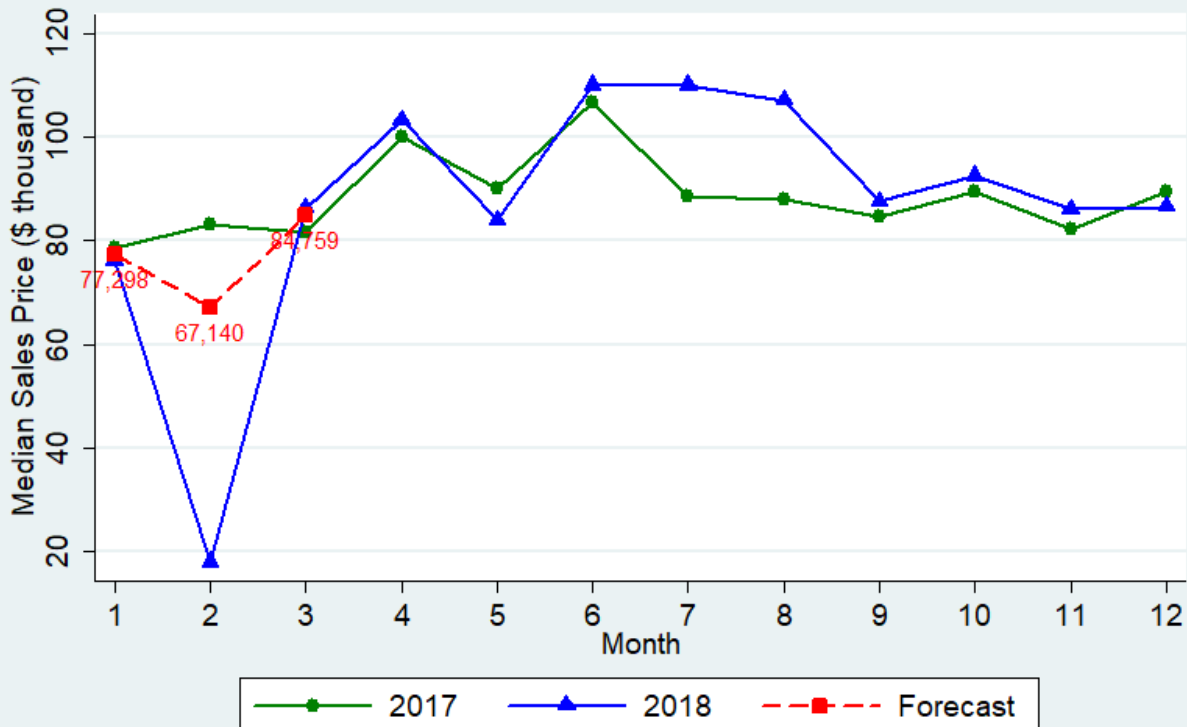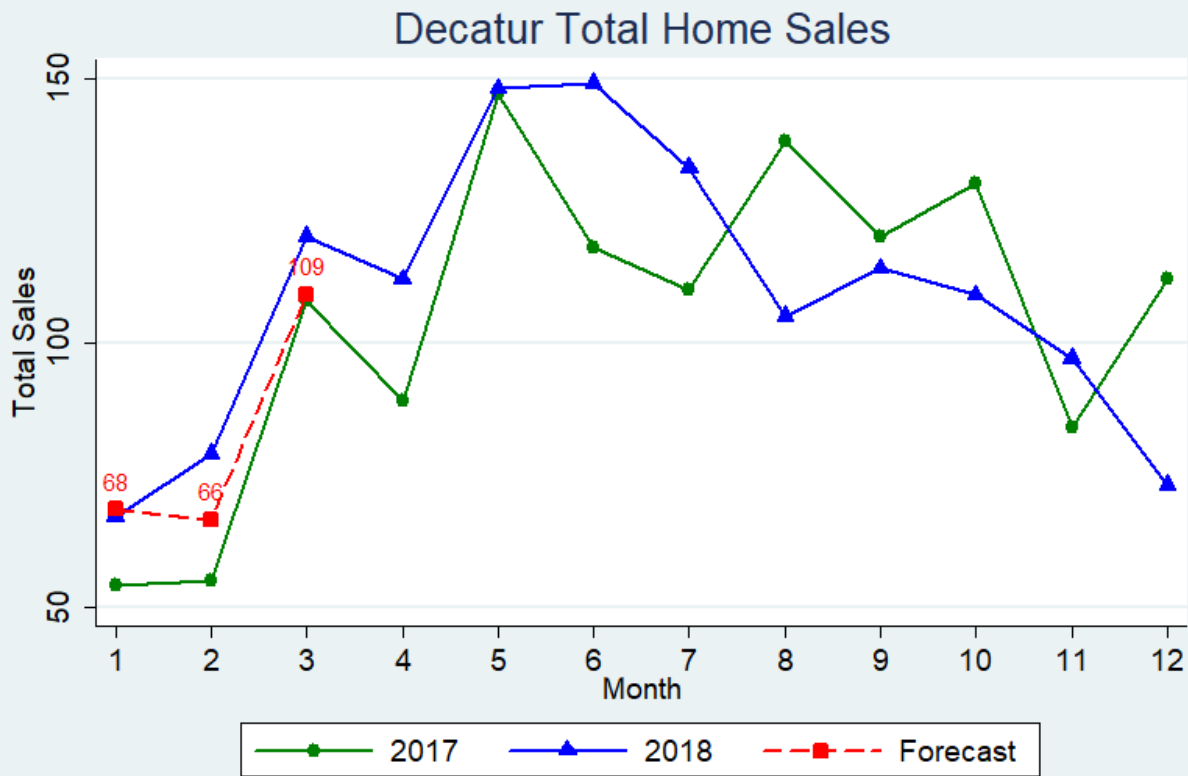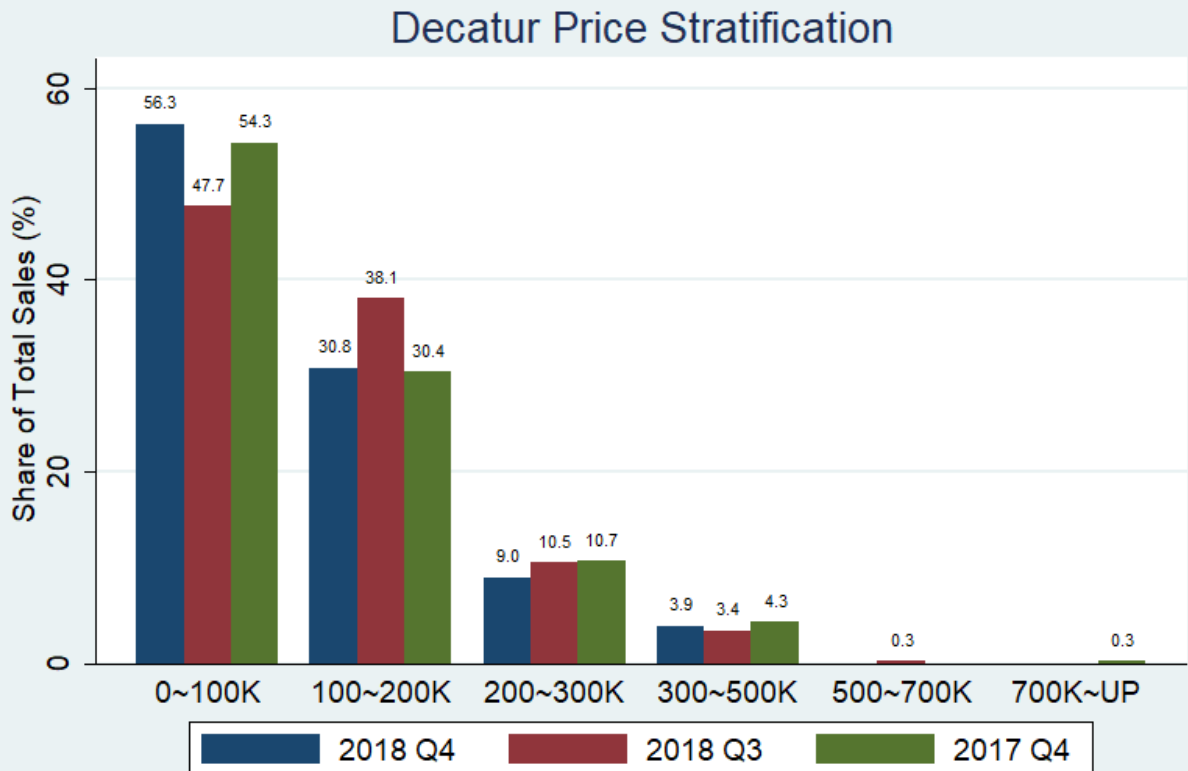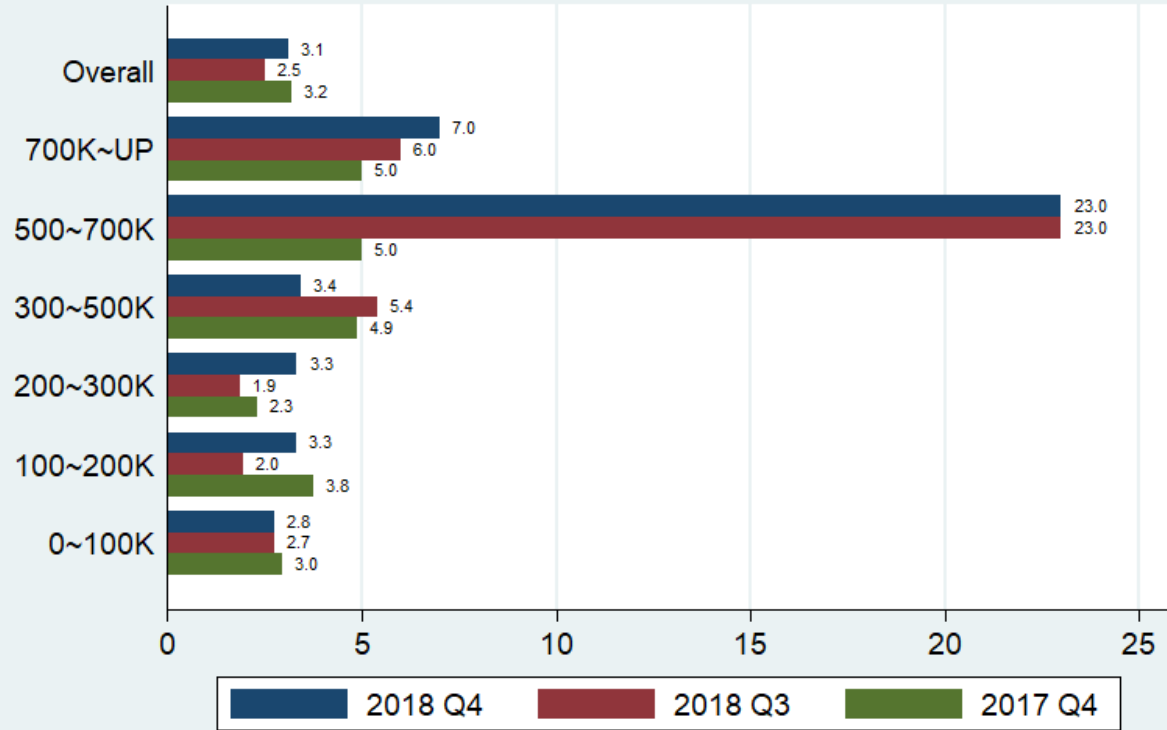

Source:University of Illinois REAL, Illinois REALTORS

Bloomington-Normal Total Home Sales

Source: University of Illinois REAL, Illinois REALTORS

Bloomington-Normal Price Stratification

Source: University of Illinois REAL, Illinois REALTORS

Bloomington-Normal Unsold Inventory by Price Range (Quarter's Supply)

Overall	1.8 / 1.4 / 2.1
700K~UP	11.0 / 15.0 / 12.0
500~700K	11.0 / 9.5 / 3.7
300~500K	2.4 / 1.6 / 2.8
200~300K	2.0 / 1.2 / 2.3
100~200K	1.3 / 1.2 / 1.6
0~100K	3.0 / 2.0 / 2.9

Legend: 2018 Q4, 2018 Q3, 2017 Q4

Source:University of Illinois REAL, Illinois REALTORS

Champaign-Urbana Median Home Sales Price

Forecast values: 141,350   141,034   148,390

Legend: 2017, 2018, Forecast

Source:University of Illinois REAL, Illinois REALTORS

Champaign-Urbana Total Home Sales

Source:University of Illinois REAL, Illinois REALTORS

Champaign-Urbana Price Stratification
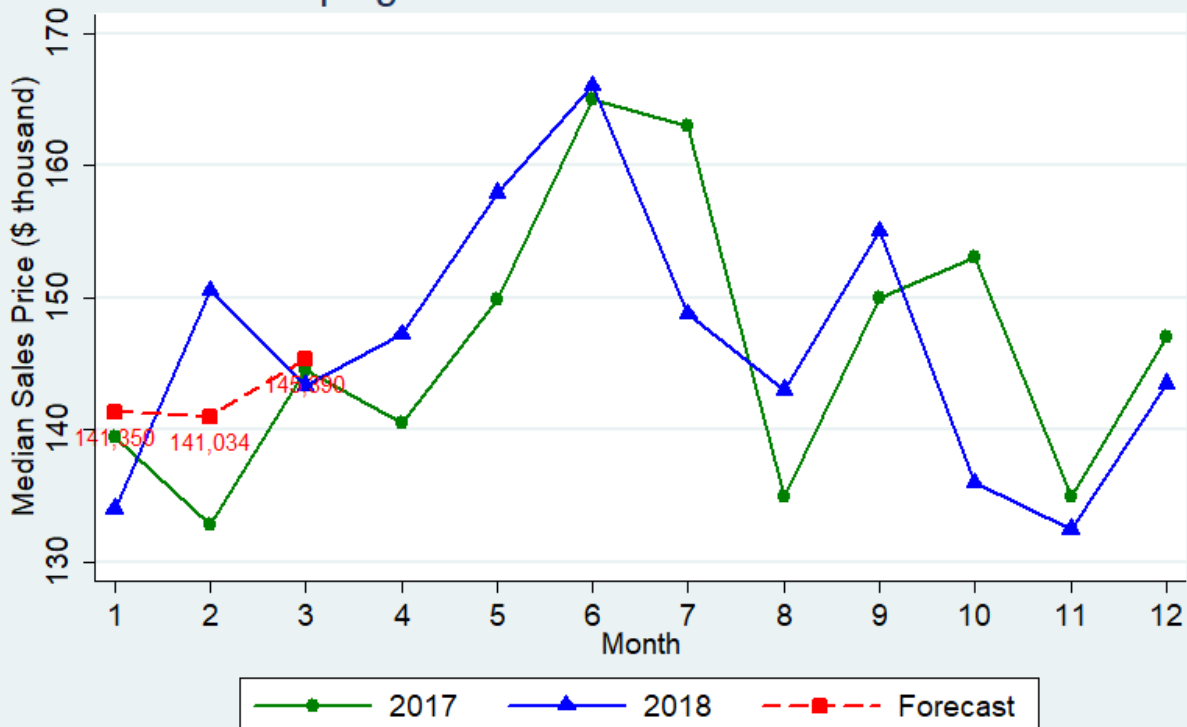
Source:University of Illinois REAL, Illinois REALTORS

Champaign-Urbana Unsold Inventory by Price Range (Quarter's Supply)

Price Range	2018 Q4	2018 Q3	2017 Q4
Overall	1.9	1.6	2.1
700K~UP	8.0	3.3	3.3
500~700K	2.9	9.3	39.0
300~500K	3.3	2.6	3.5
200~300K	1.8	1.5	2.0
100~200K	1.7	1.4	1.5
0~100K	1.6	1.4	2.2
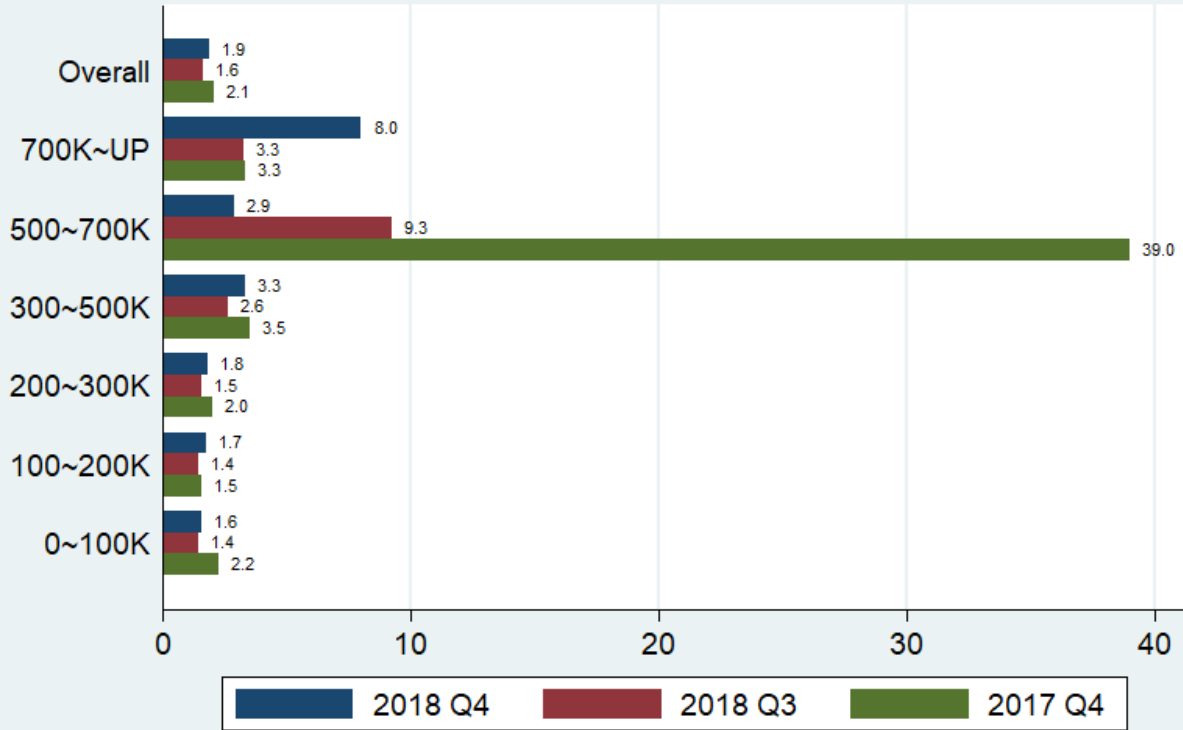
Source:University of Illinois REAL, Illinois REALTORS

Davenport-Rock Island-Moline Median Home Sales Price

Forecast values: 103,425; 99,831; 107,777

Source:University of Illinois REAL, Illinois REALTORS

Davenport-Rock Island-Moline Total Home Sales

Source:University of Illinois REAL, Illinois REALTORS

Davenport-Rock Island-Moline Price Stratification

Source:University of Illinois REAL, Illinois REALTORS
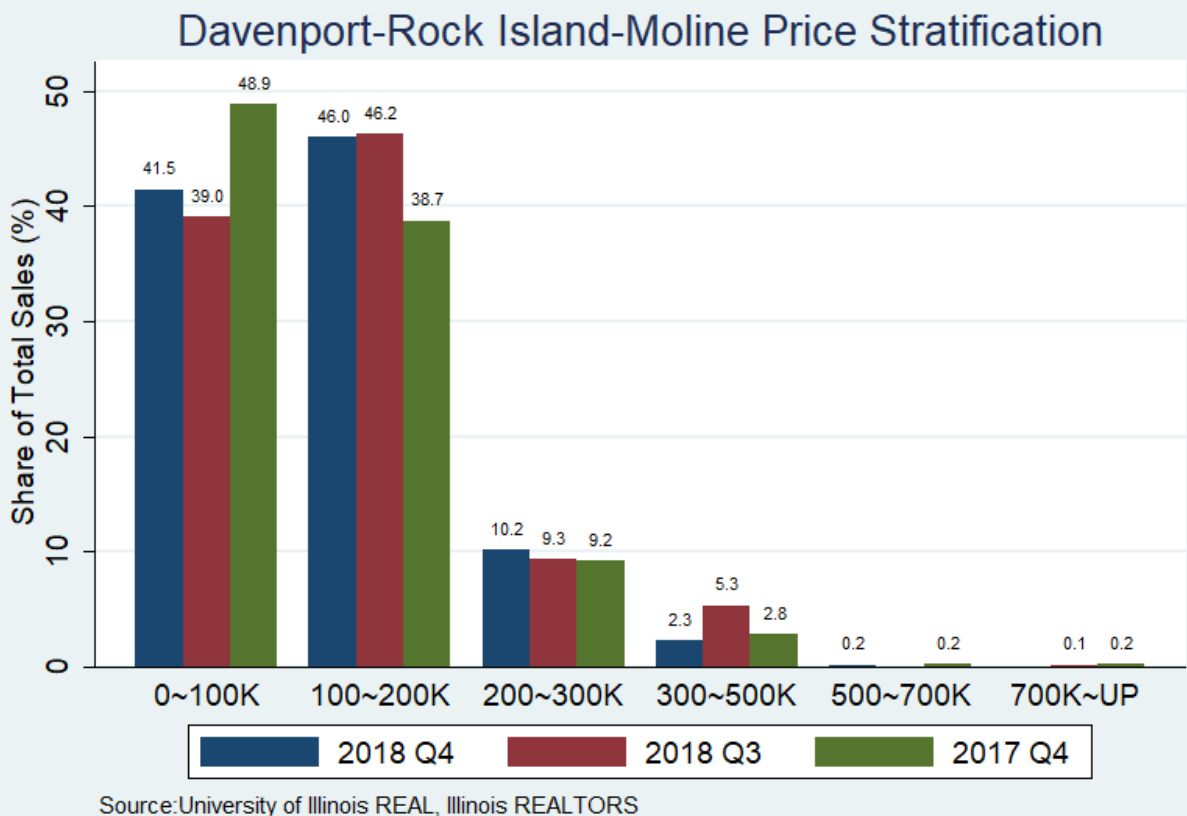
Davenport-Rock Island-Moline Unsold Inventory by Price Range (Quarter's Supp
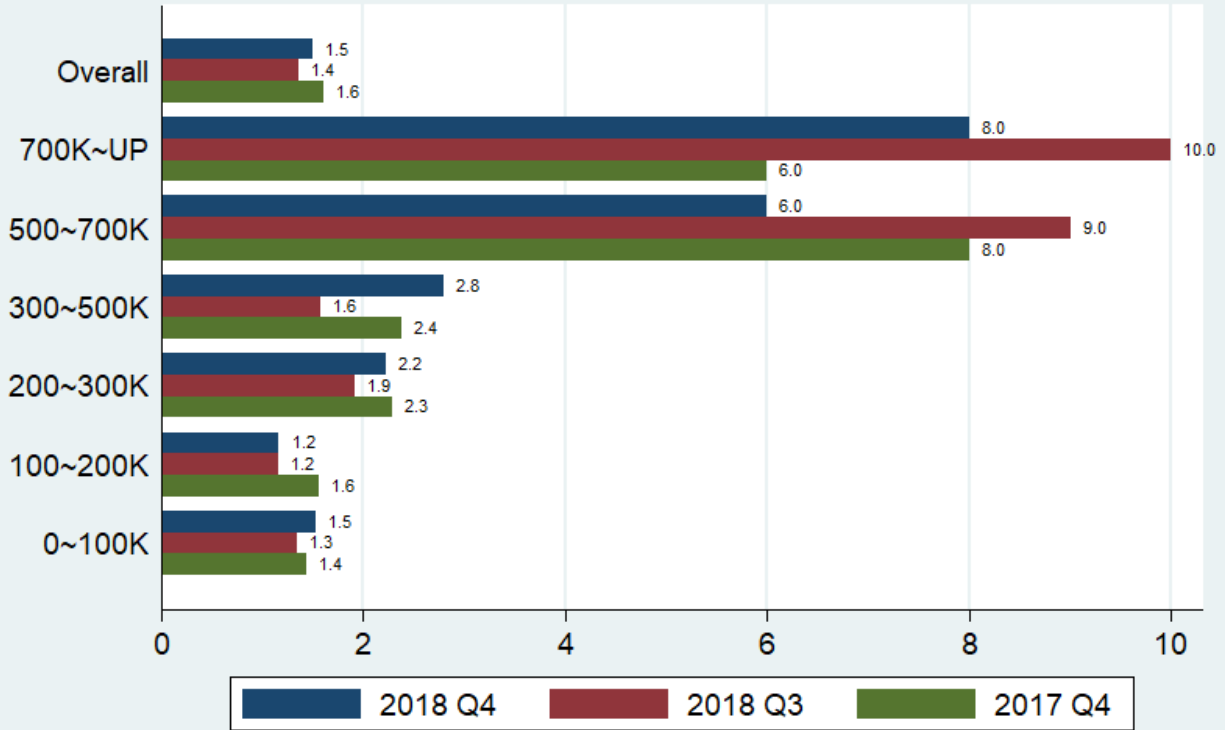
Source:University of Illinois REAL, Illinois REALTORS

Decatur Median Home Sales Price
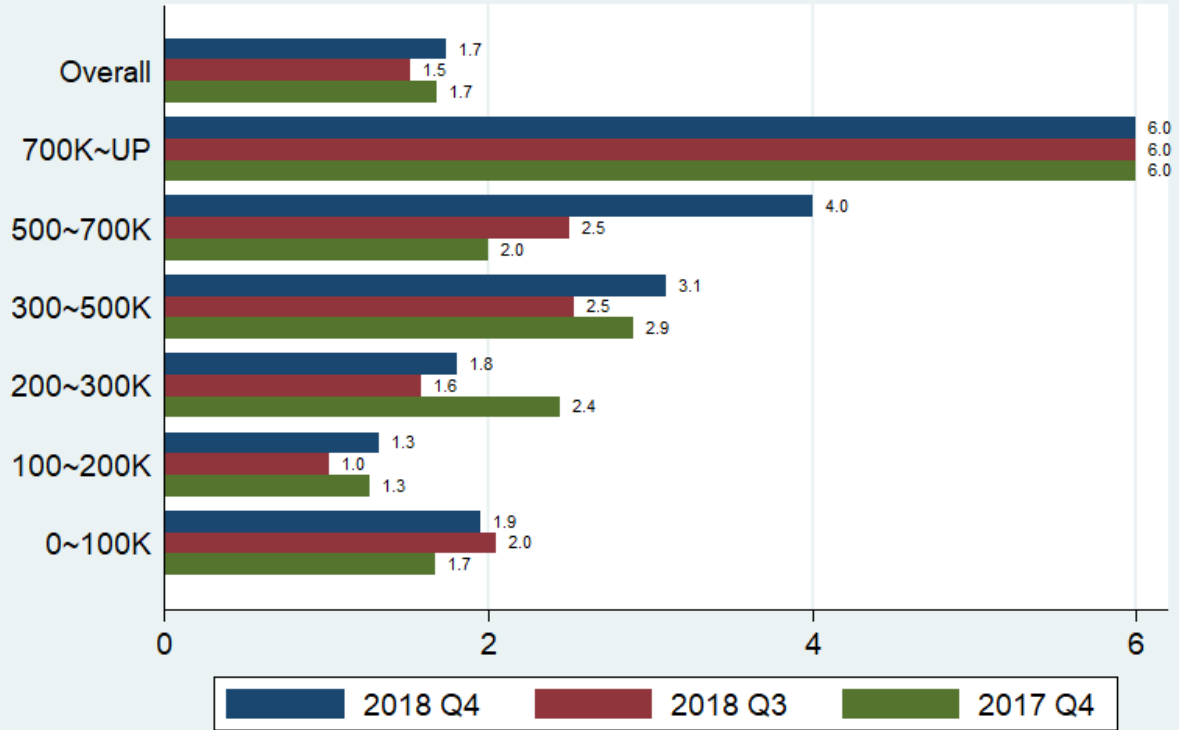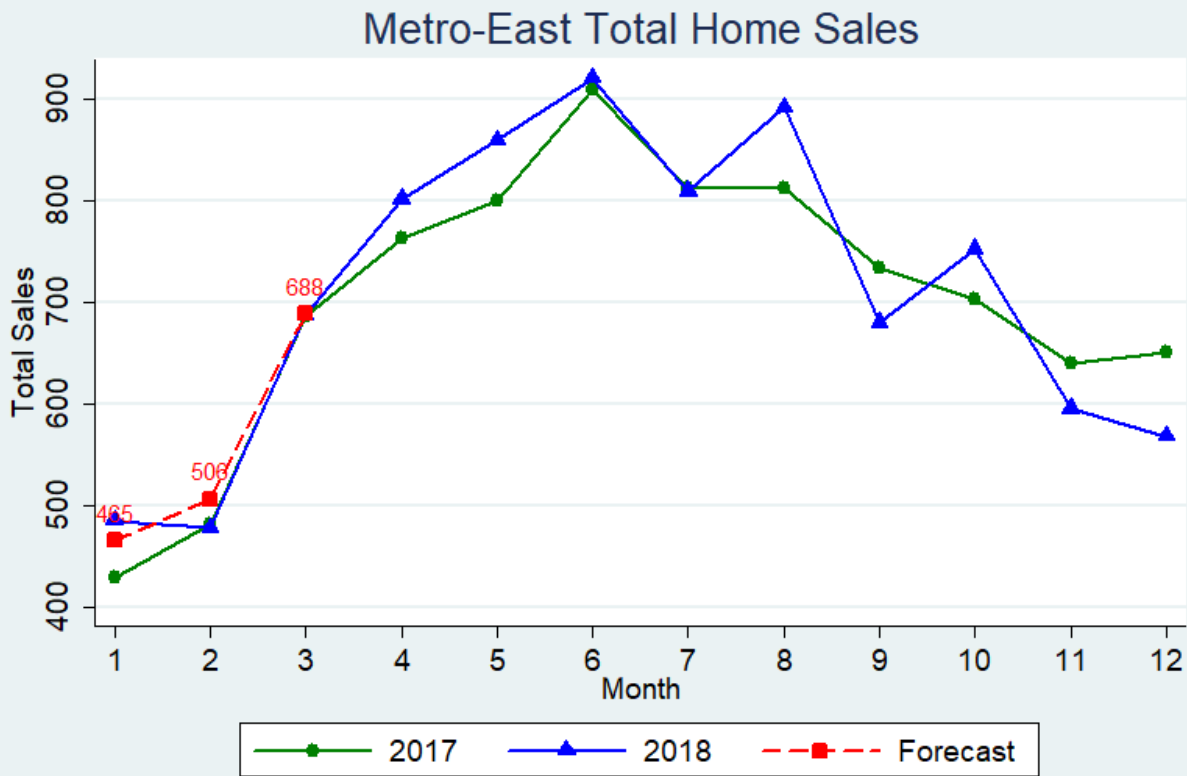

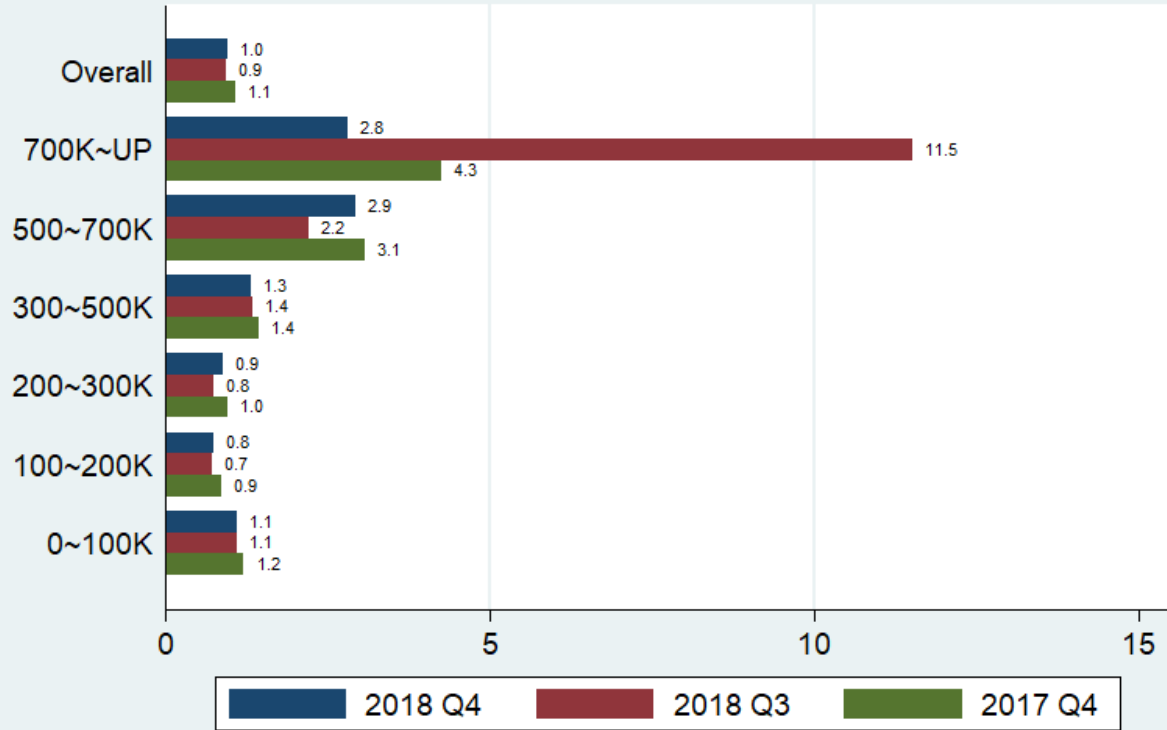Source:University of Illinois REAL, Illinois REALTORS

Decatur Total Home Sales

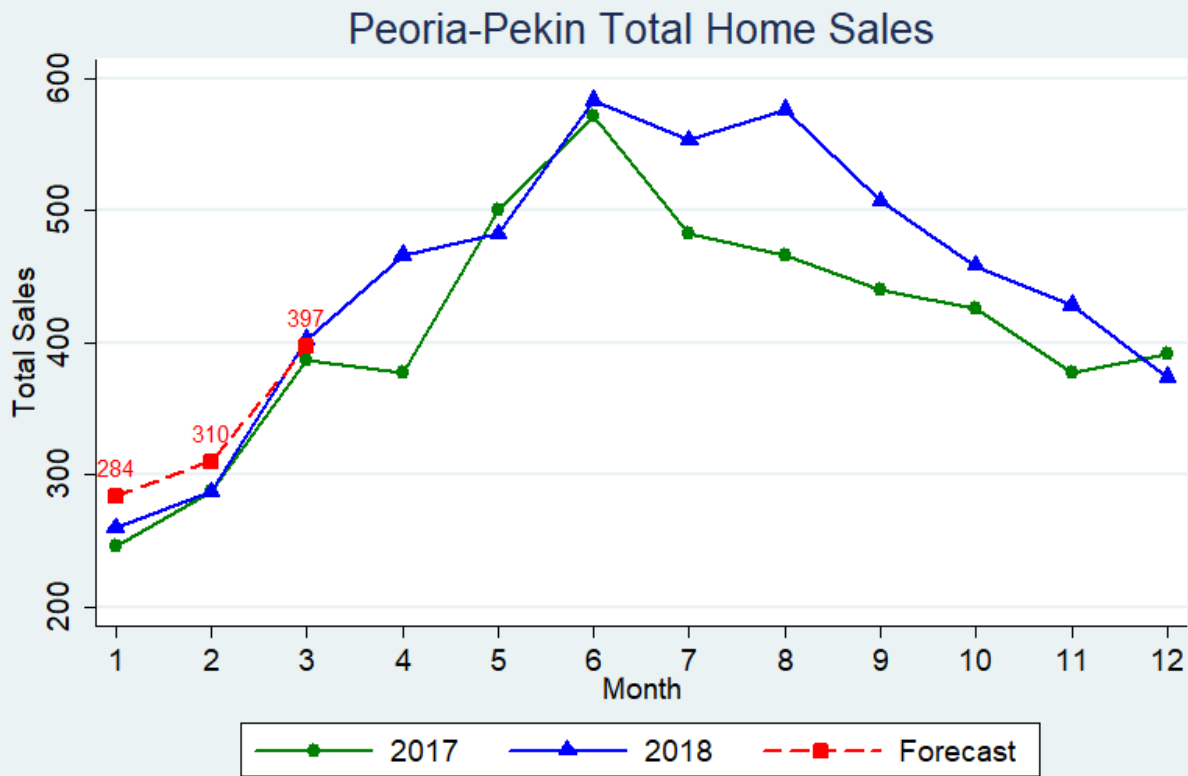Source:University of Illinois REAL, Illinois REALTORS

Decatur Price Stratification

Source:University of Illinois REAL, Illinois REALTORS

Decatur Unsold Inventory by Price Range (Quarter's Supply)

Price Range	2018 Q4	2018 Q3	2017 Q4
Overall	3.1	2.5	3.2
700K~UP	7.0	6.0	5.0
500~700K	23.0	23.0	5.0
300~500K	3.4	5.4	4.9
200~300K	3.3	1.9	2.3
100~200K	3.3	2.0	3.8
0~100K	2.8	2.7	3.0

Source:University of Illinois REAL, Illinois REALTORS

Kankakee Median Home Sales Price
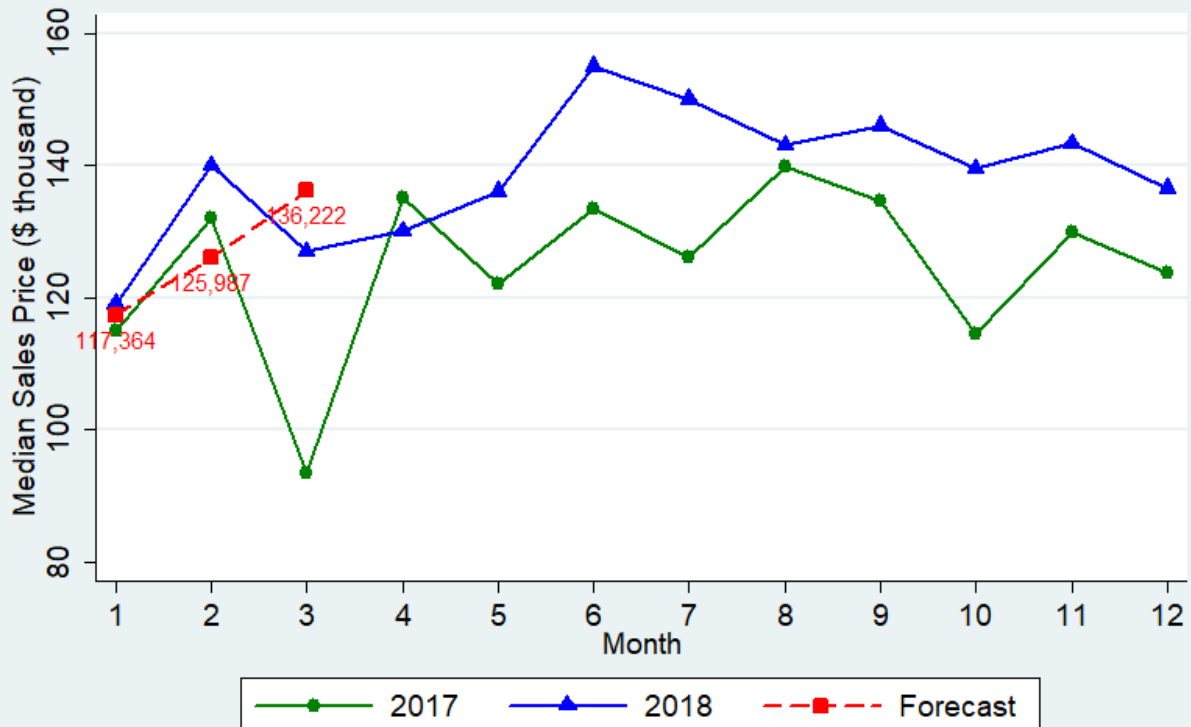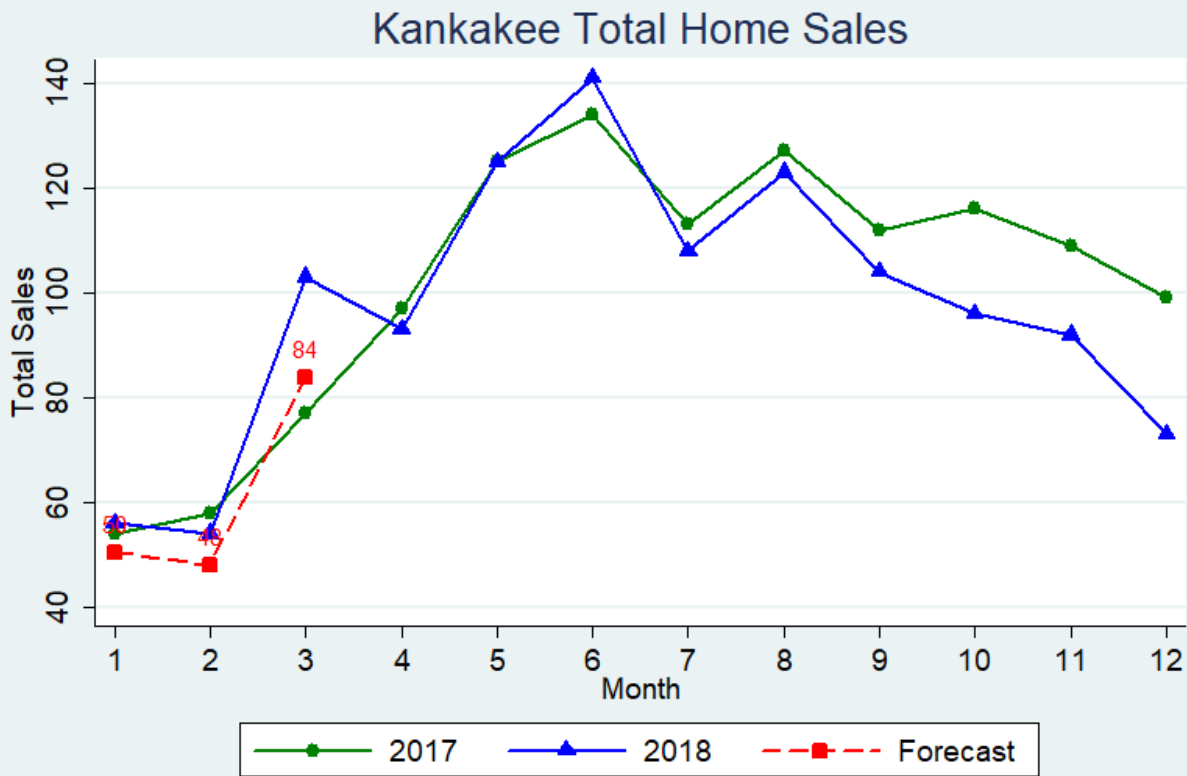
117,364

125,987

136,222

Source:University of Illinois REAL, Illinois REALTORS

Kankakee Total Home Sales

Source:University of Illinois REAL, Illinois REALTORS

Kankakee Price Stratification

Source:University of Illinois REAL, Illinois REALTORS

Kankakee Unsold Inventory by Price Range (Quarter's Supply)

	2018 Q4	2018 Q3	2017 Q4
Overall	1.7	1.5	1.7
700K~UP	6.0	6.0	6.0
500~700K	4.0	2.5	2.0
300~500K	3.1	2.5	2.9
200~300K	1.8	1.6	2.4
100~200K	1.3	1.0	1.3
0~100K	1.9	2.0	1.7
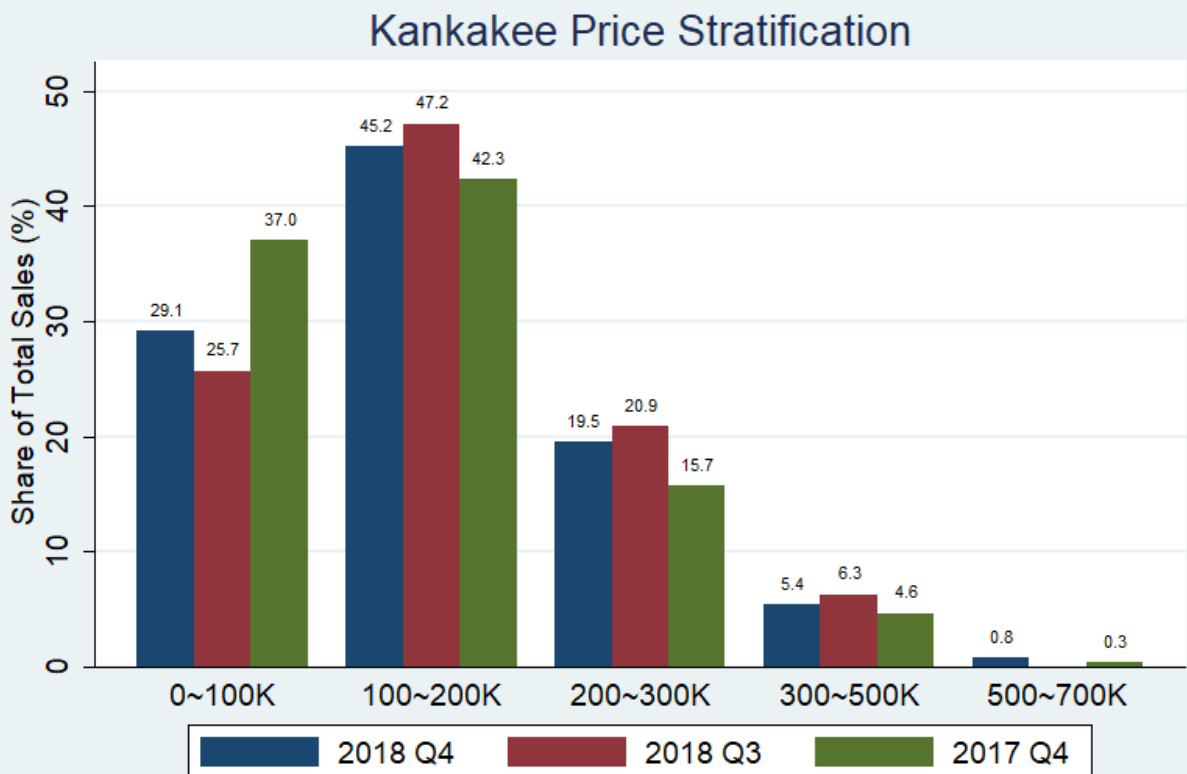
Source:University of Illinois REAL, Illinois REALTORS

Metro-East Median Home Sales Price
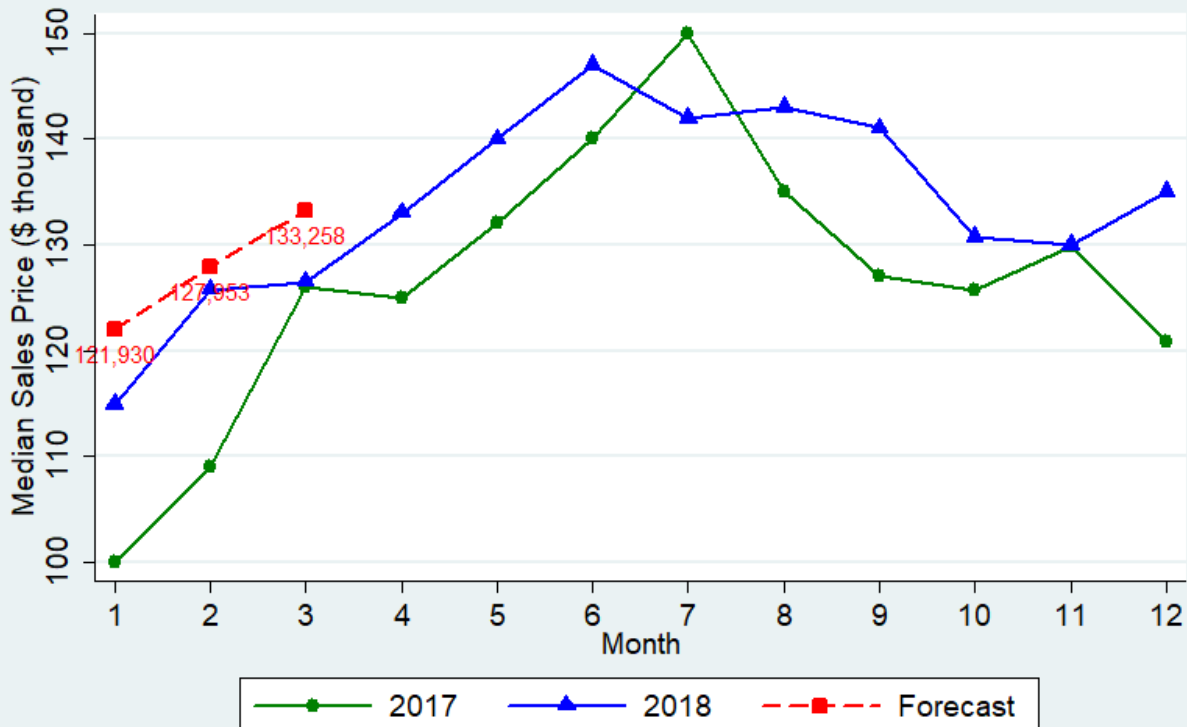
Source:University of Illinois REAL, Illinois REALTORS

Metro-East Total Home Sales

Source:University of Illinois REAL, Illinois REALTORS

Metro-East Price Stratification
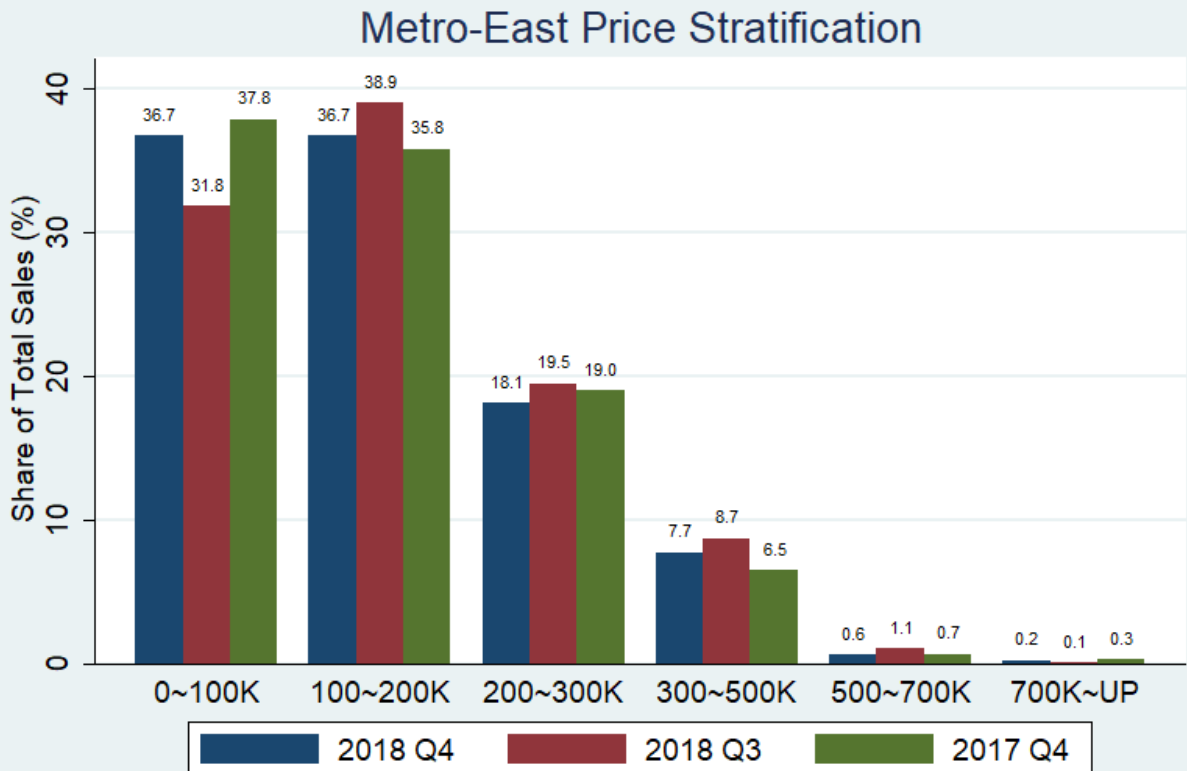
Source:University of Illinois REAL, Illinois REALTORS

Metro-East Unsold Inventory by Price Range (Quarter's Supply)

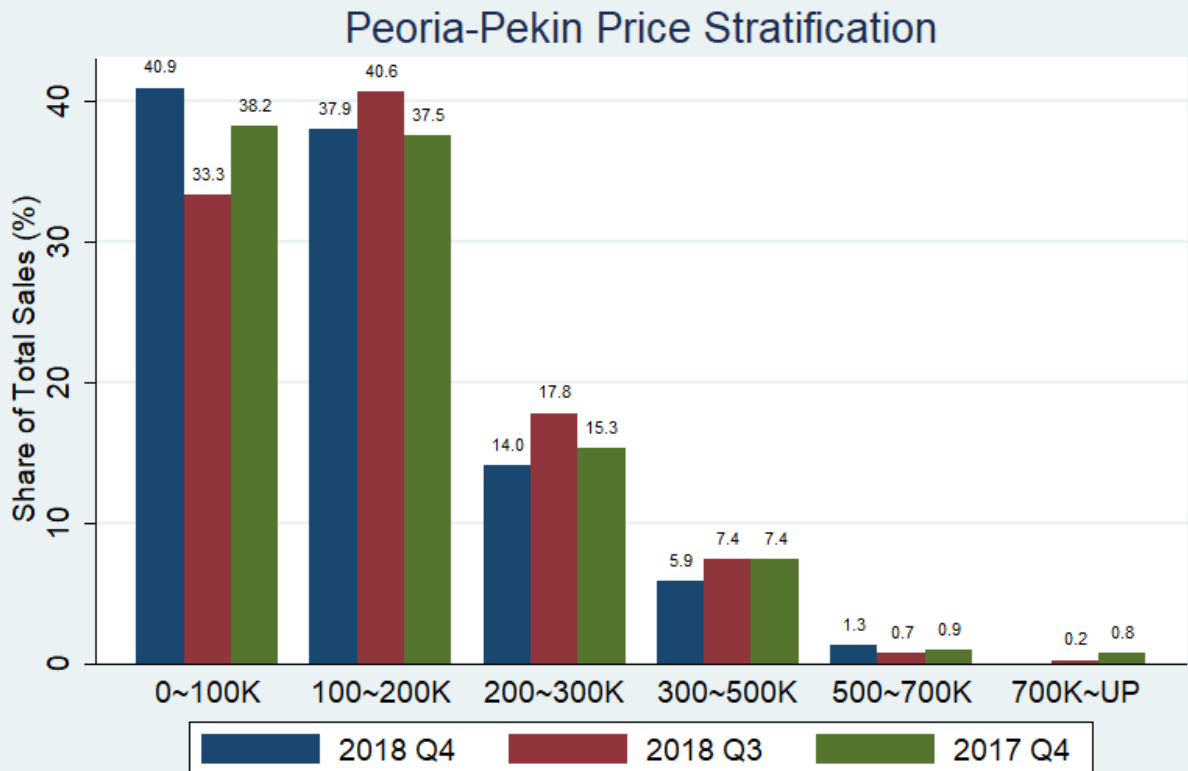Source:University of Illinois REAL, Illinois REALTORS

Peoria-Pekin Median Home Sales Price
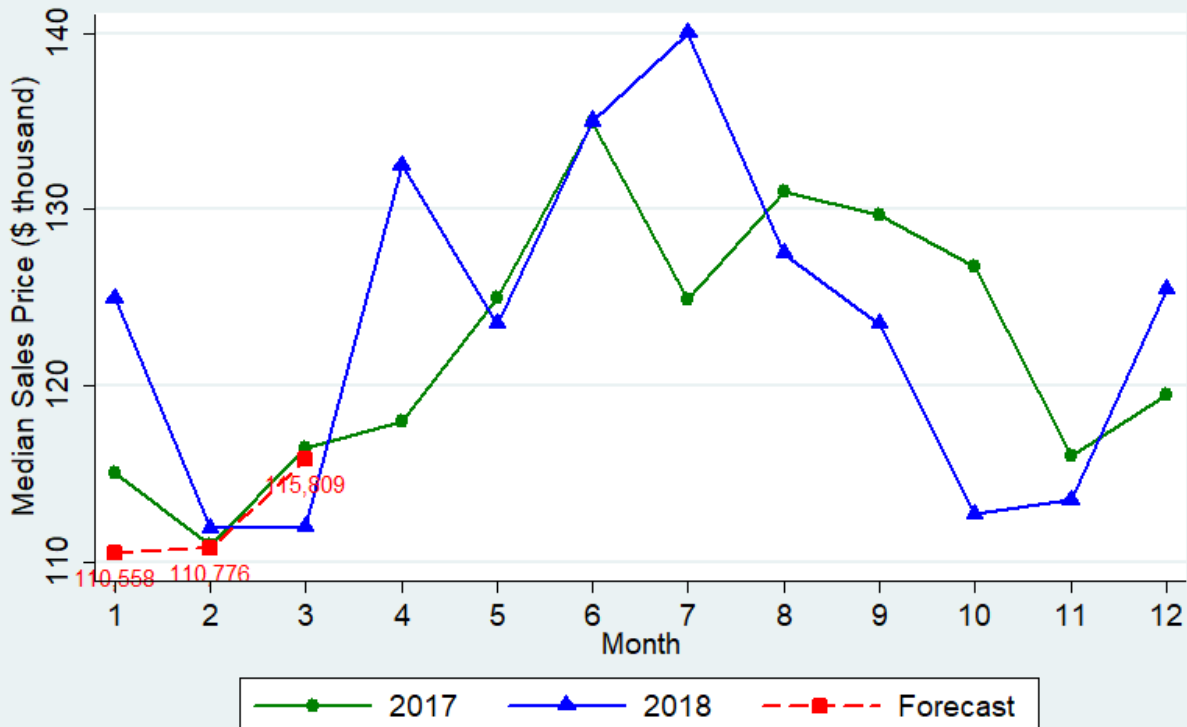
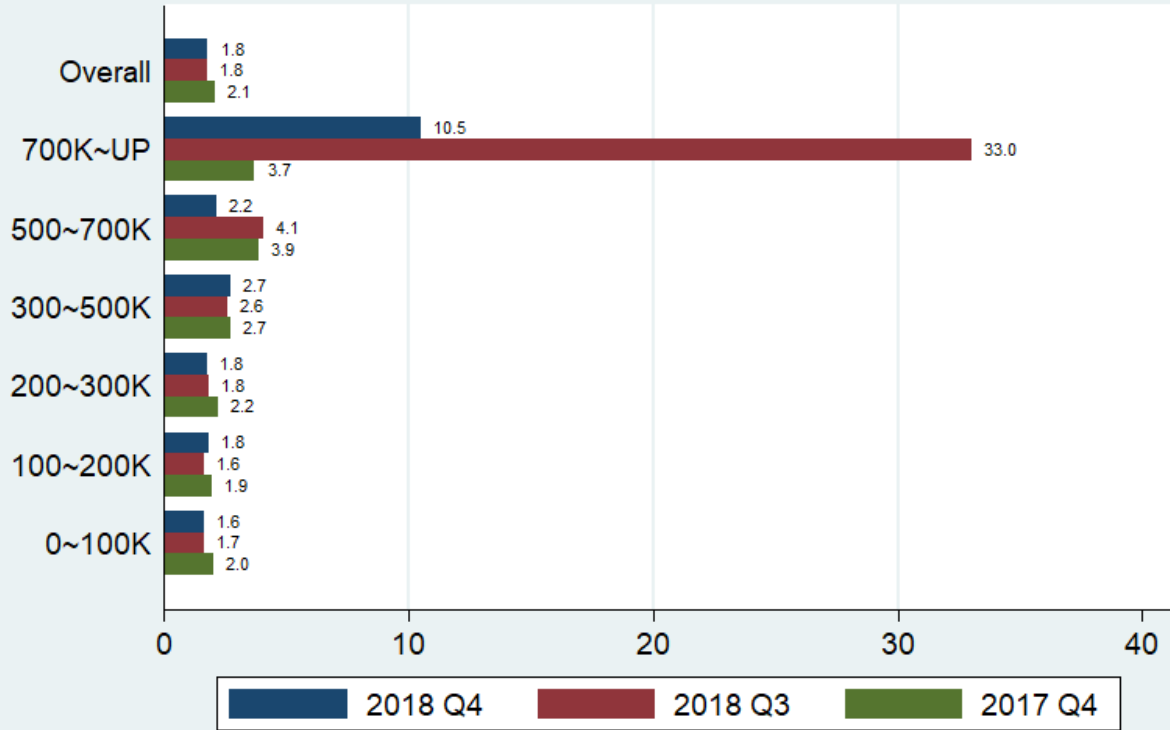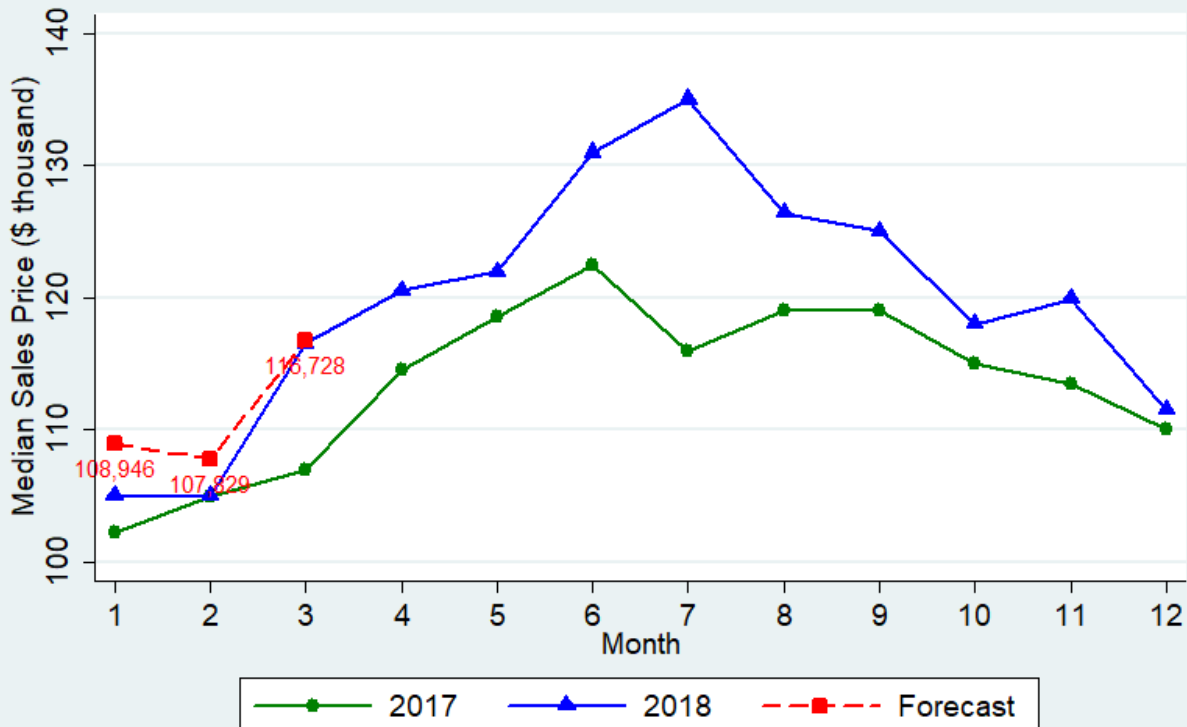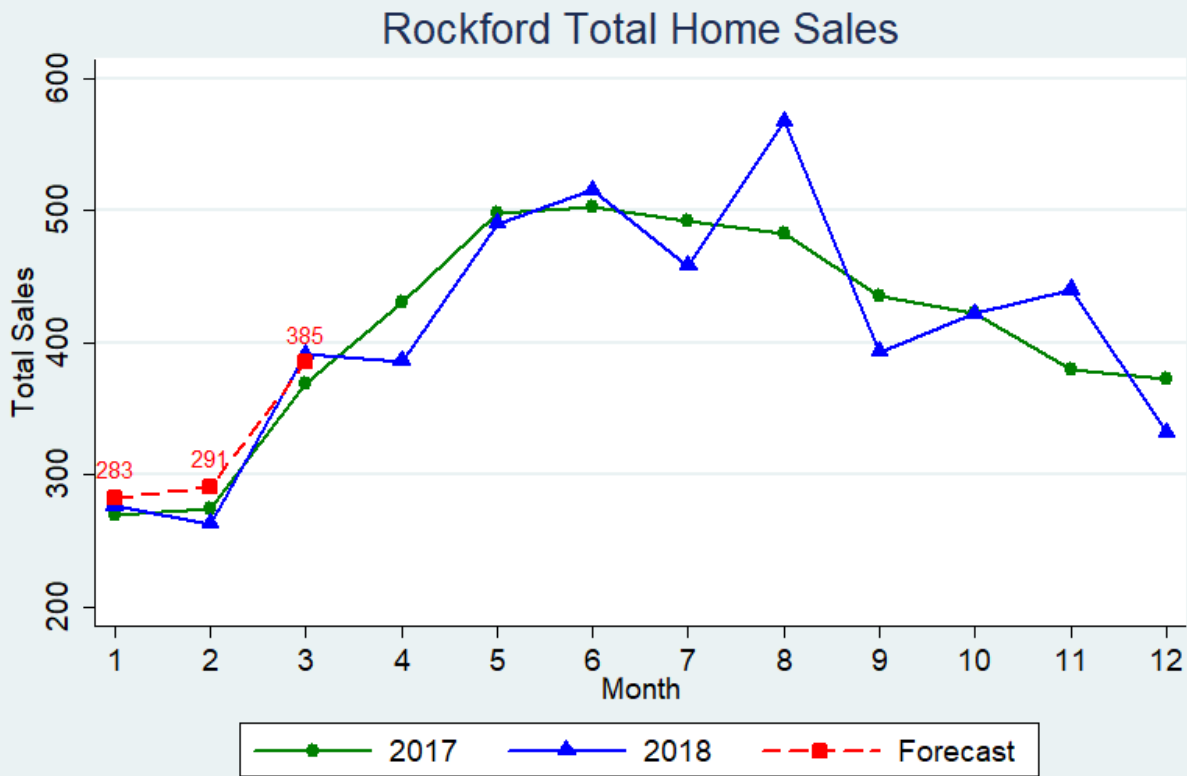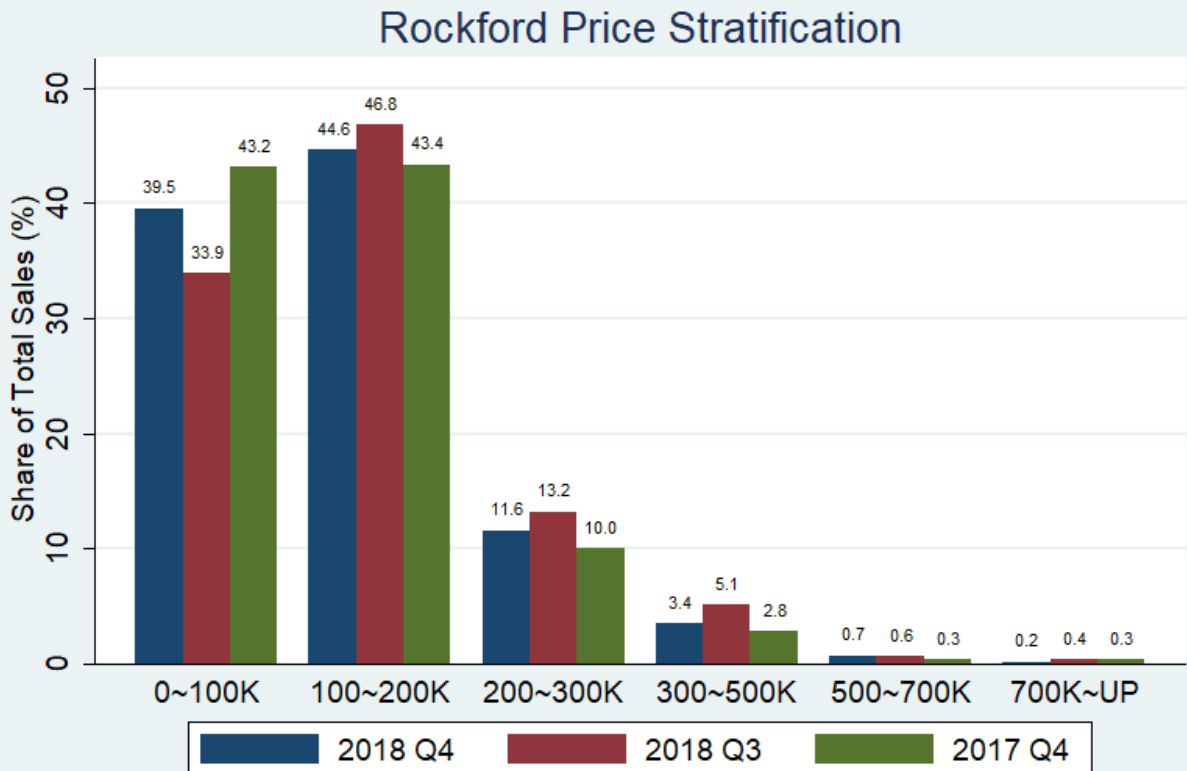Source:University of Illinois REAL, Illinois REALTORS

Peoria-Pekin Total Home Sales

Source: University of Illinois REAL, Illinois REALTORS

Peoria-Pekin Price Stratification

Source: University of Illinois REAL, Illinois REALTORS

Peoria-Pekin Unsold Inventory by Price Range (Quarter's Supply)

Overall
- 2018 Q4: 1.8
- 2018 Q3: 1.8
- 2017 Q4: 2.1

700K~UP
- 2018 Q4: 10.5
- 2018 Q3: 33.0
- 2017 Q4: 3.7

500~700K
- 2018 Q4: 2.2
- 2018 Q3: 4.1
- 2017 Q4: 3.9

300~500K
- 2018 Q4: 2.7
- 2018 Q3: 2.6
- 2017 Q4: 2.7

200~300K
- 2018 Q4: 1.8
- 2018 Q3: 1.8
- 2017 Q4: 2.2

100~200K
- 2018 Q4: 1.8
- 2018 Q3: 1.6
- 2017 Q4: 1.9

0~100K
- 2018 Q4: 1.6
- 2018 Q3: 1.7
- 2017 Q4: 2.0

Legend: 2018 Q4, 2018 Q3, 2017 Q4

Source:University of Illinois REAL, Illinois REALTORS

Rockford Median Home Sales Price

Median Sales Price ($ thousand) vs Month

Forecast values: 108,946; 107,829; 115,728

Legend: 2017, 2018, Forecast

Source:University of Illinois REAL, Illinois REALTORS

Rockford Total Home Sales
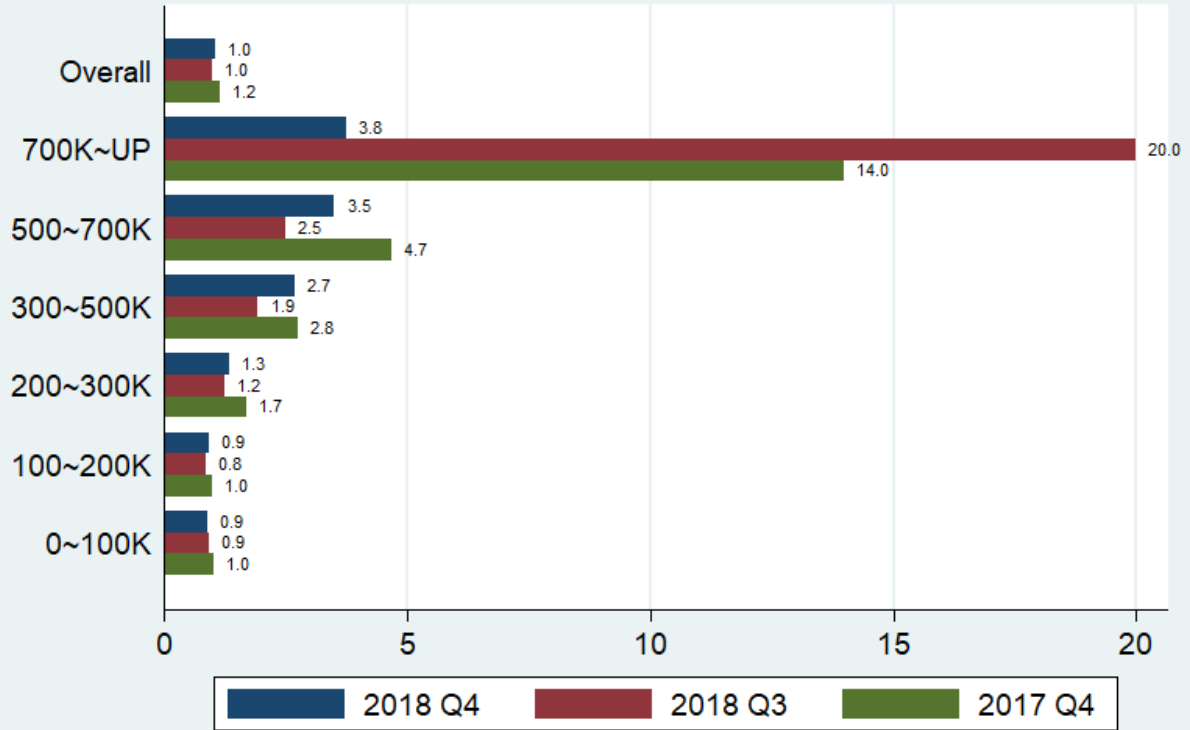

Source:University of Illinois REAL, Illinois REALTORS
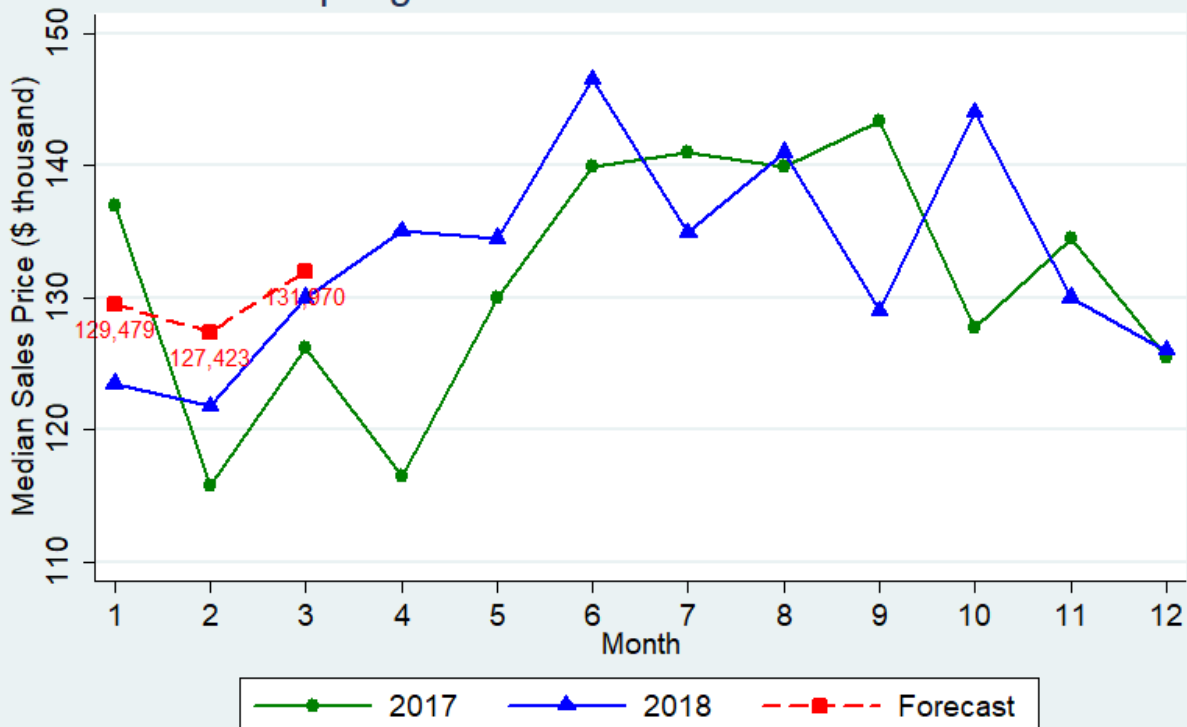
Rockford Price Stratification

Source:University of Illinois REAL, Illinois REALTORS

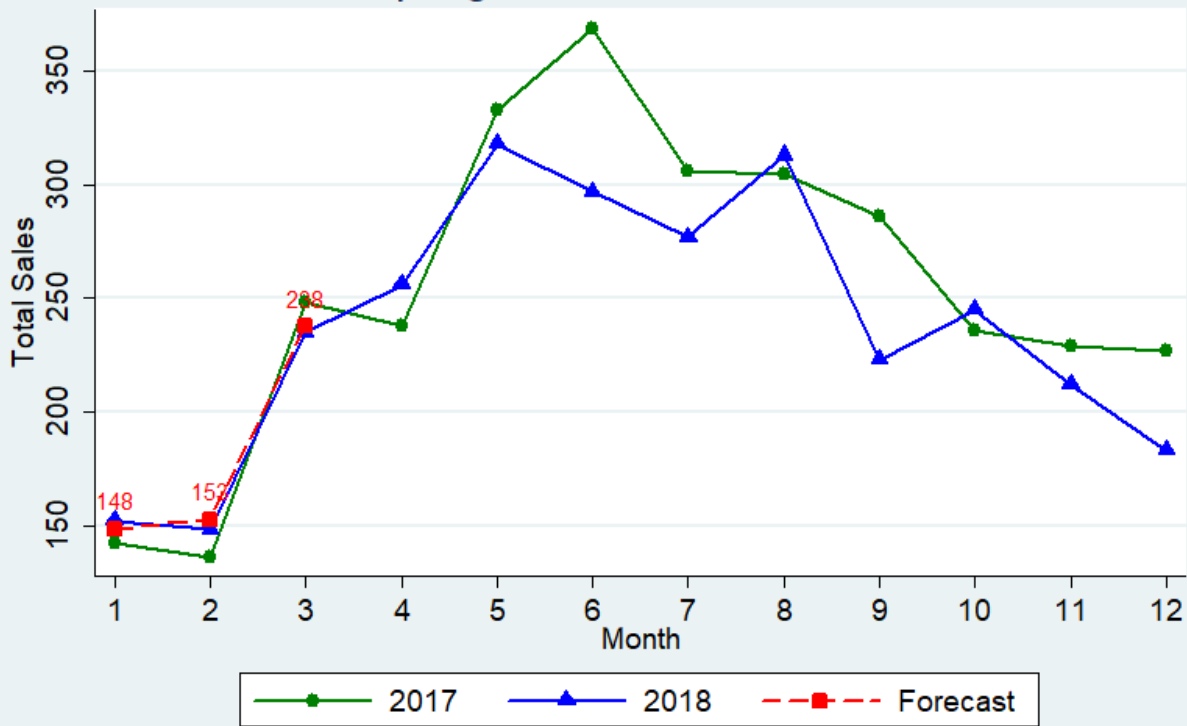## Rockford Unsold Inventory by Price Range (Quarter's Supply)

Source:University of Illinois REAL, Illinois REALTORS
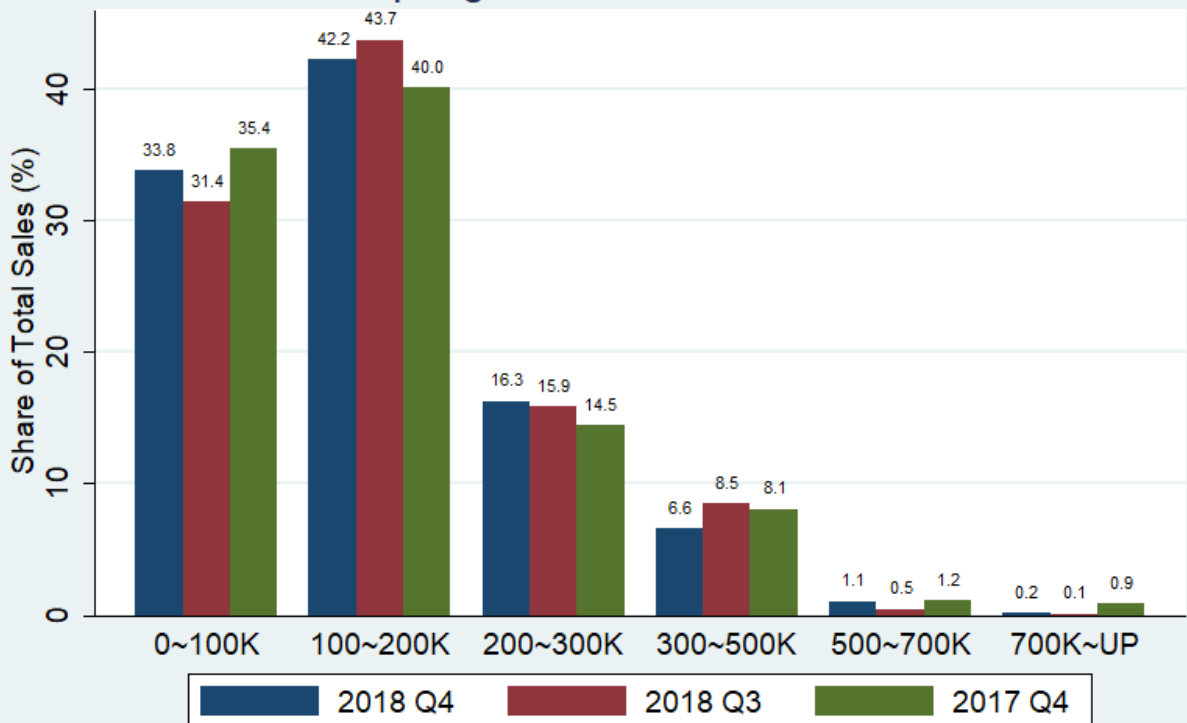
Springfield Median Home Sales Price

Source:University of Illinois REAL, Illinois REALTORS
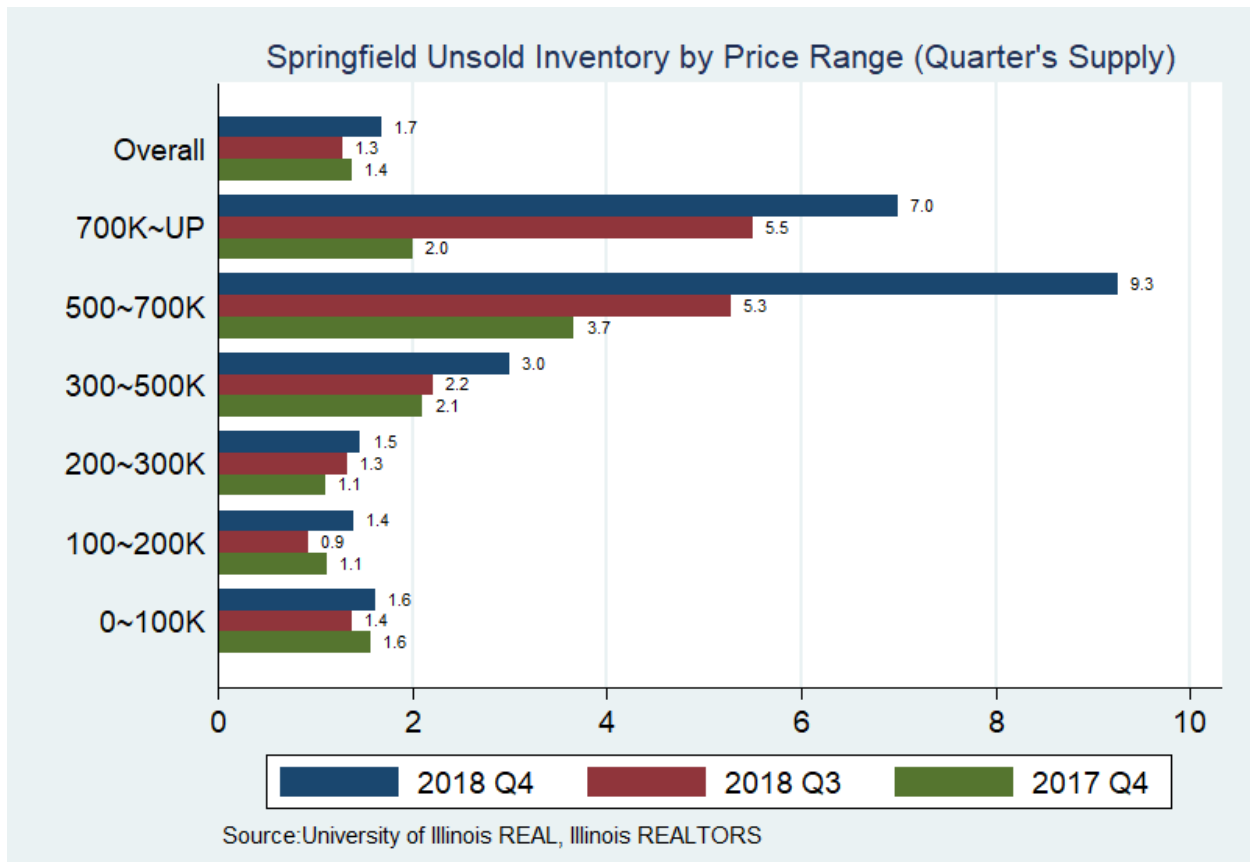
Springfield Total Home Sales

Source:University of Illinois REAL, Illinois REALTORS

Springfield Price Stratification

Source:University of Illinois REAL, Illinois REALTORS

Springfield Unsold Inventory by Price Range (Quarter's Supply)

Source: University of Illinois REAL, Illinois REALTORS

Leading economists from the University of Illinois Regional Economics Applications Laboratory (REAL) developed the Illinois housing price forecast using an augmented distributed lag model as the framework to relate house pricing and the economic business cycle. This "ARIMA" model is considered a highly accurate forecasting method and one that can be easily updated with data provided by the Illinois Association of REALTORS® each month and quarter and selected monthly economic data available for the state and metropolitan regions. Leading the research team is Dr. Geoffrey J.D. Hewings, director of REAL and a professor of Geography, Economics and Urban and Regional Planning.