

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 December 3, 2016

Data current as of December 12, 2016

This has proven to be a steady year for buying and selling activity in the residential real estate market. Although inventory declined and prices increased throughout the year, it has been a rather strong year, and many are predicting that 2017 will remain about the same as long as inventory remains somewhat steady, unemployment rates continue to fall and mortgage rates remain low.

SINGLE-FAMILY DETACHED

For the week ending December 3:

- New Listings decreased 1.3% to 311
- Under Contract Sales increased 55.8% to 215
- Inventory decreased 7.8% to 4,128

For the month of November:

- Median Sales Price increased 19.8% to \$211,500
- Market Time increased 13.8% to 91
- Pct of List Price Rec'd increased 0.6% to 94.7%
- Months Supply decreased 15.7% to 4.3

SINGLE-FAMILY ATTACHED

For the week ending December 3:

- New Listings increased 23.3% to 397
- Under Contract Sales increased 56.4% to 283
- Inventory decreased 10.9% to 4,370

For the month of November:

- Median Sales Price increased 8.1% to \$308,000
- Market Time decreased 13.6% to 70
- Pct of List Price Rec'd increased 0.9% to 95.9%
- Months Supply decreased 17.1% to 2.9

Quick Facts

- 1.3%	+ 23.3%	+ 55.8%	+ 56.4%	- 7.8%	- 10.9%
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

New Listings	2
Under Contract (contingent or pending)	3
Inventory of Homes for Sale	4

Metrics by Month

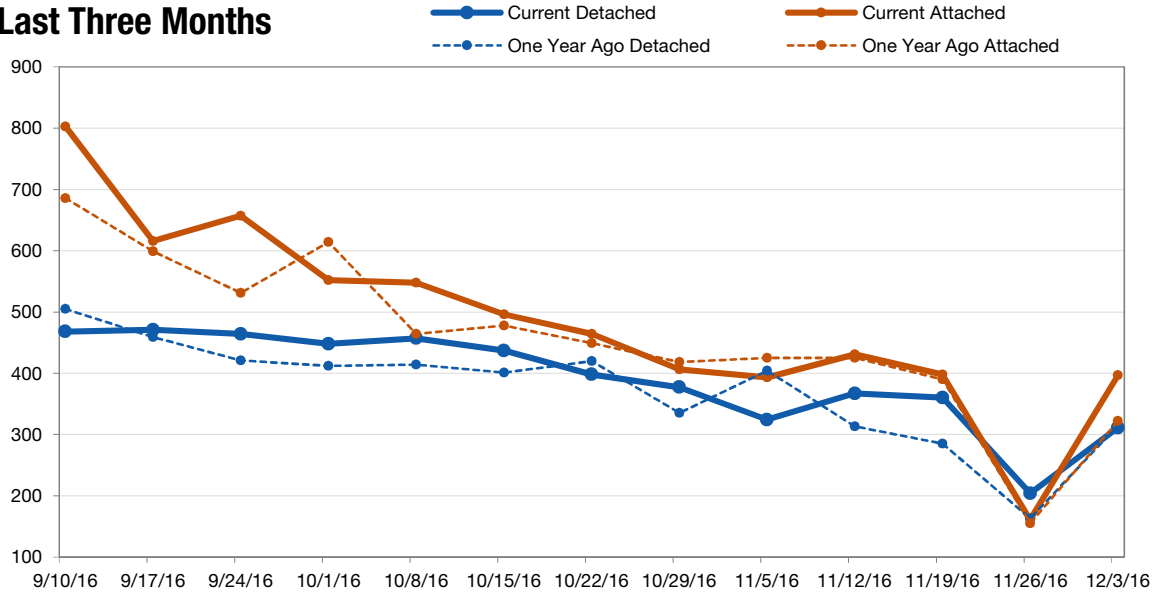
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

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

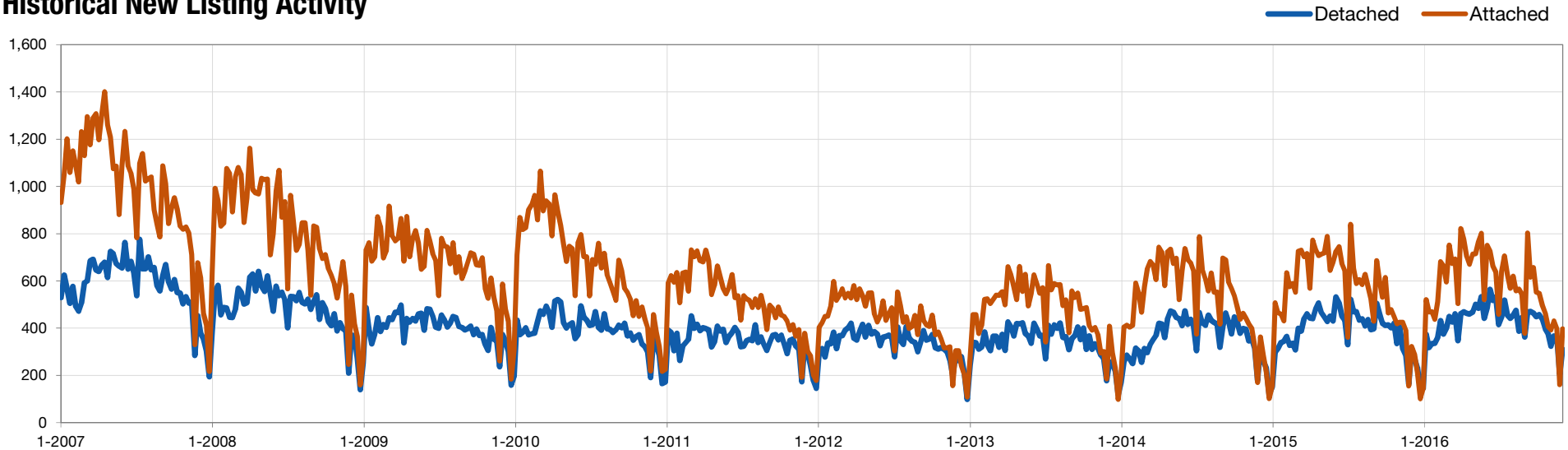


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/10/2016	468	- 7.3%	803	+ 17.1%
9/17/2016	471	+ 2.6%	616	+ 2.8%
9/24/2016	464	+ 10.2%	657	+ 23.7%
10/1/2016	448	+ 8.7%	552	- 10.1%
10/8/2016	457	+ 10.4%	548	+ 18.1%
10/15/2016	437	+ 9.0%	496	+ 3.8%
10/22/2016	398	- 5.2%	464	+ 3.3%
10/29/2016	377	+ 12.5%	406	- 2.9%
11/5/2016	324	- 19.8%	393	- 7.5%
11/12/2016	367	+ 17.3%	431	+ 1.4%
11/19/2016	360	+ 26.3%	398	+ 2.1%
11/26/2016	204	+ 25.2%	161	+ 3.9%
12/3/2016	311	- 1.3%	397	+ 23.3%
3-Month Avg.	391	+ 4.9%	486	+ 6.1%

Historical New Listing Activity

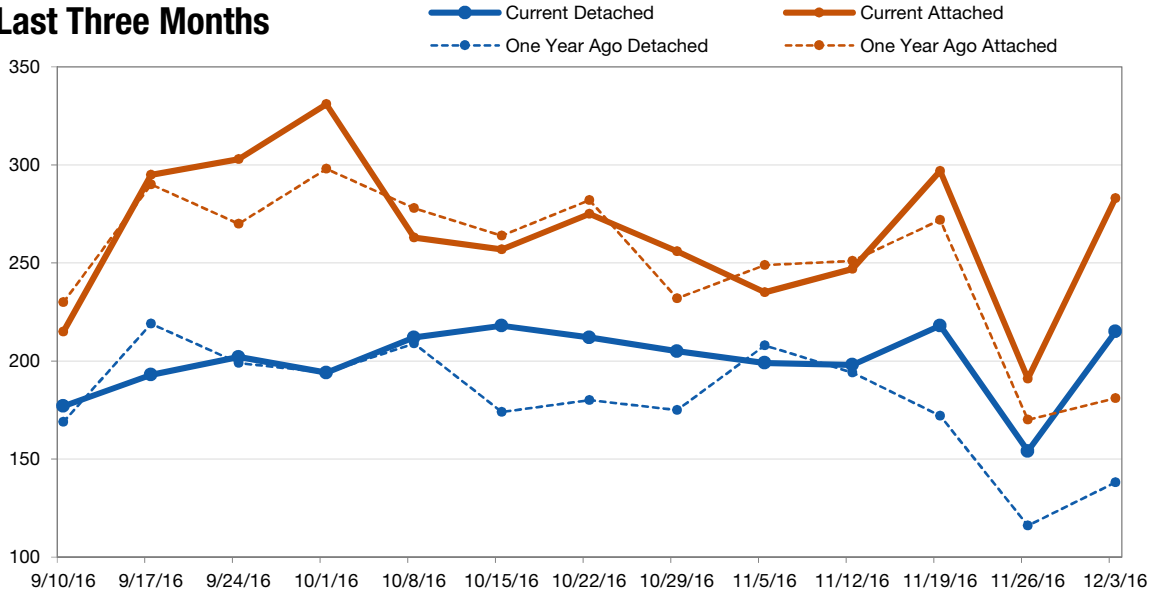


Under Contract

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

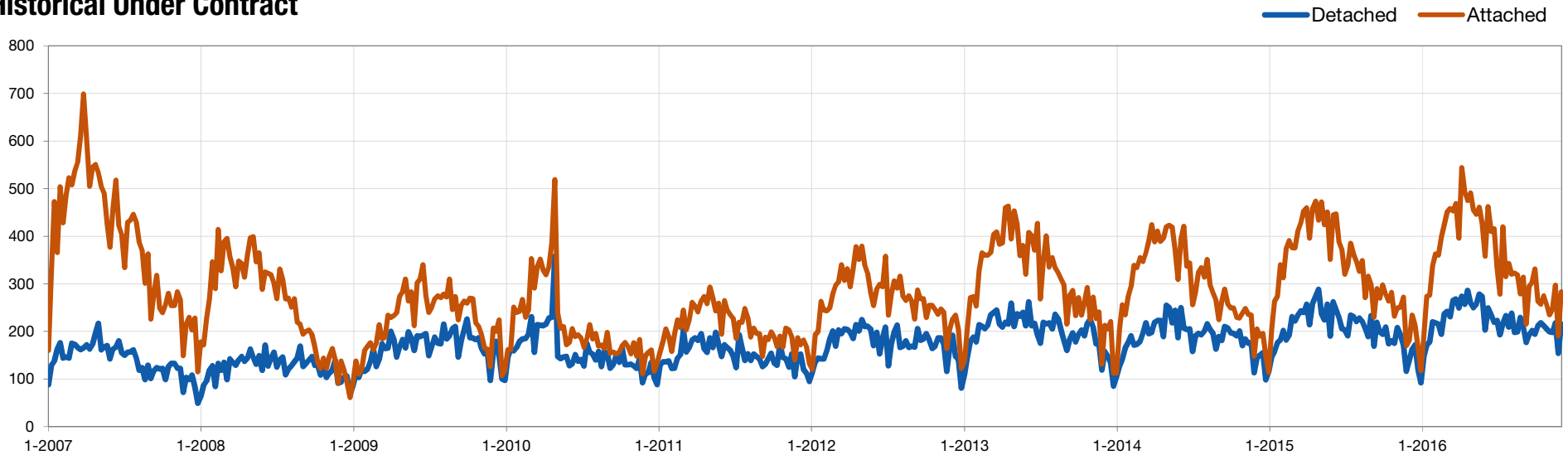


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/10/2016	177	+ 4.7%	215	- 6.5%
9/17/2016	193	- 11.9%	295	+ 1.7%
9/24/2016	202	+ 1.5%	303	+ 12.2%
10/1/2016	194	0.0%	331	+ 11.1%
10/8/2016	212	+ 1.4%	263	- 5.4%
10/15/2016	218	+ 25.3%	257	- 2.7%
10/22/2016	212	+ 17.8%	275	- 2.5%
10/29/2016	205	+ 17.1%	256	+ 10.3%
11/5/2016	199	- 4.3%	235	- 5.6%
11/12/2016	198	+ 2.1%	247	- 1.6%
11/19/2016	218	+ 26.7%	297	+ 9.2%
11/26/2016	154	+ 32.8%	191	+ 12.4%
12/3/2016	215	+ 55.8%	283	+ 56.4%
3-Month Avg.	200	+ 10.7%	265	+ 5.5%

Historical Under Contract

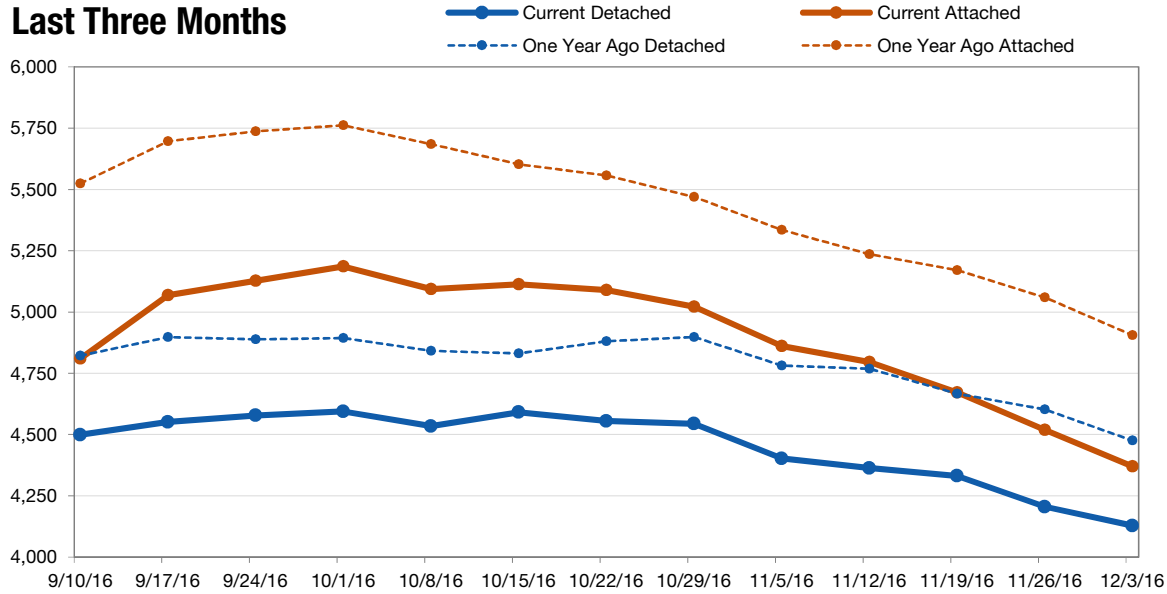


Inventory of Homes for Sale

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

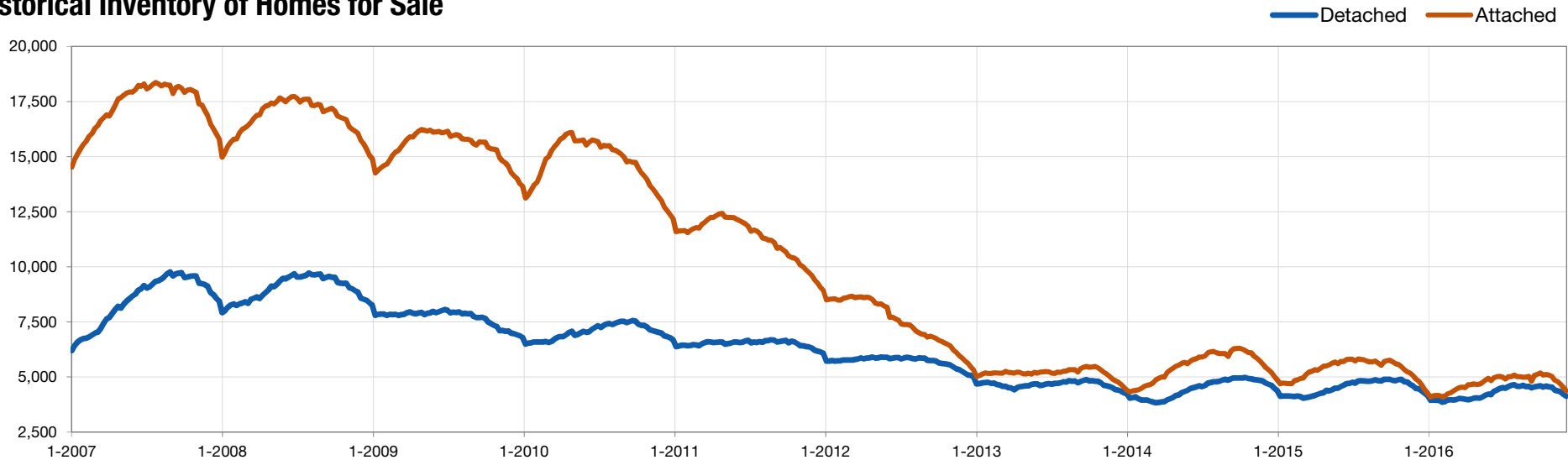


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/10/2016	4,499	- 6.7%	4,810	- 12.9%
9/17/2016	4,551	- 7.1%	5,069	- 11.0%
9/24/2016	4,578	- 6.3%	5,128	- 10.6%
10/1/2016	4,594	- 6.1%	5,186	- 10.0%
10/8/2016	4,534	- 6.3%	5,093	- 10.4%
10/15/2016	4,591	- 5.0%	5,113	- 8.7%
10/22/2016	4,555	- 6.7%	5,089	- 8.4%
10/29/2016	4,544	- 7.2%	5,021	- 8.2%
11/5/2016	4,402	- 7.9%	4,861	- 8.9%
11/12/2016	4,363	- 8.5%	4,796	- 8.4%
11/19/2016	4,331	- 7.2%	4,671	- 9.7%
11/26/2016	4,205	- 8.6%	4,519	- 10.7%
12/3/2016	4,128	- 7.8%	4,370	- 10.9%
3-Month Avg.	4,452	- 7.0%	4,902	- 9.9%

Historical Inventory of Homes for Sale

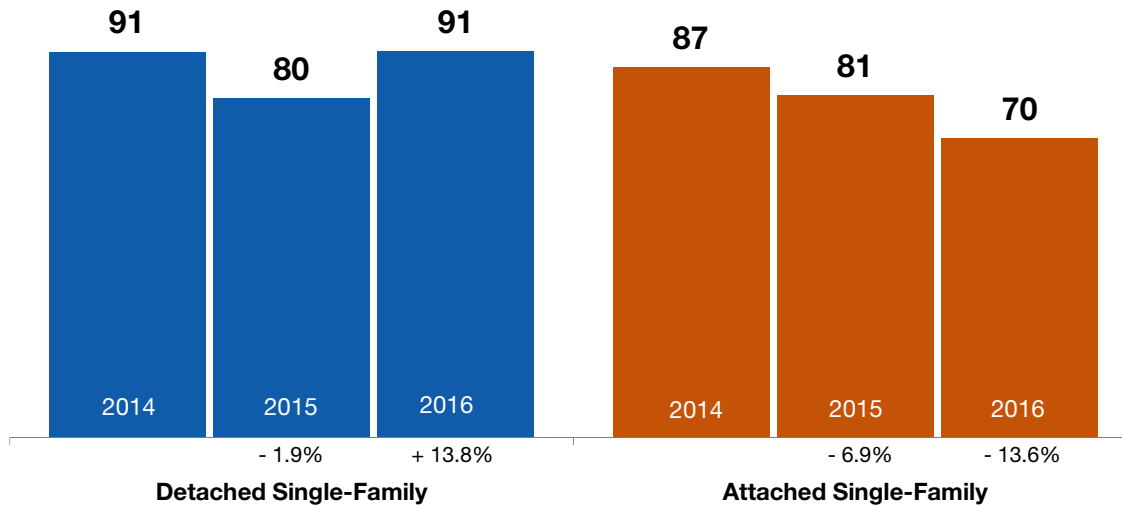


Market Time

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

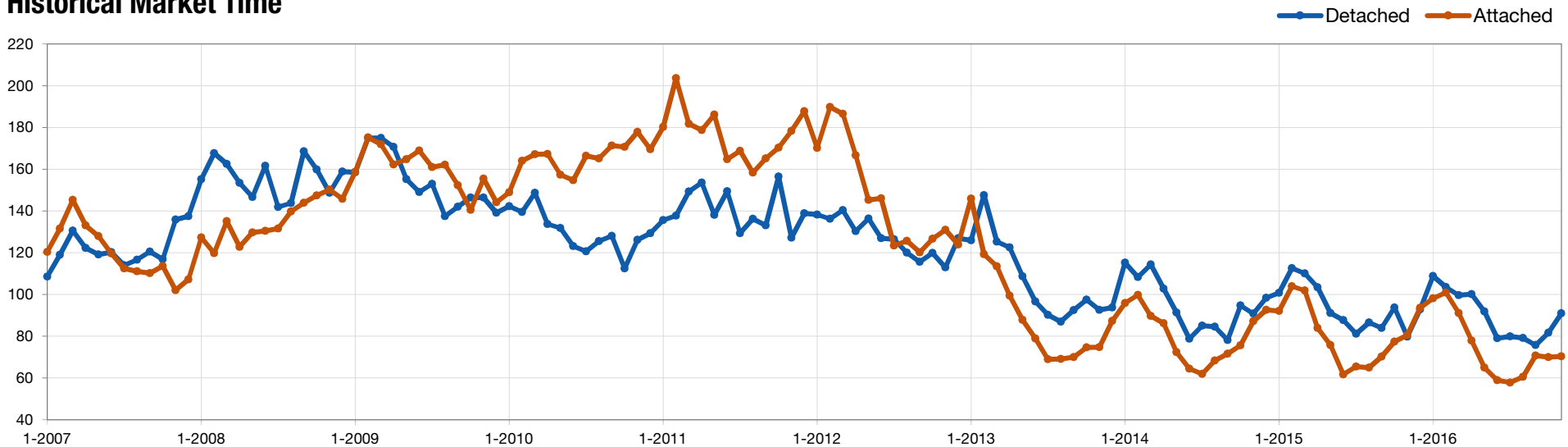


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2015	93	- 5.1%	94	+ 1.1%
Jan-2016	109	+ 7.9%	98	+ 6.5%
Feb-2016	104	- 8.0%	101	- 2.9%
Mar-2016	100	- 9.1%	91	- 10.8%
Apr-2016	100	- 2.9%	78	- 7.1%
May-2016	92	+ 1.1%	65	- 14.5%
Jun-2016	79	- 10.2%	59	- 4.8%
Jul-2016	80	- 1.2%	58	- 10.8%
Aug-2016	79	- 9.2%	60	- 7.7%
Sep-2016	76	- 9.5%	71	+ 1.4%
Oct-2016	82	- 12.8%	70	- 9.1%
Nov-2016	91	+ 13.8%	70	- 13.6%
Average	89	- 4.4%	73	- 6.4%

Historical Market Time

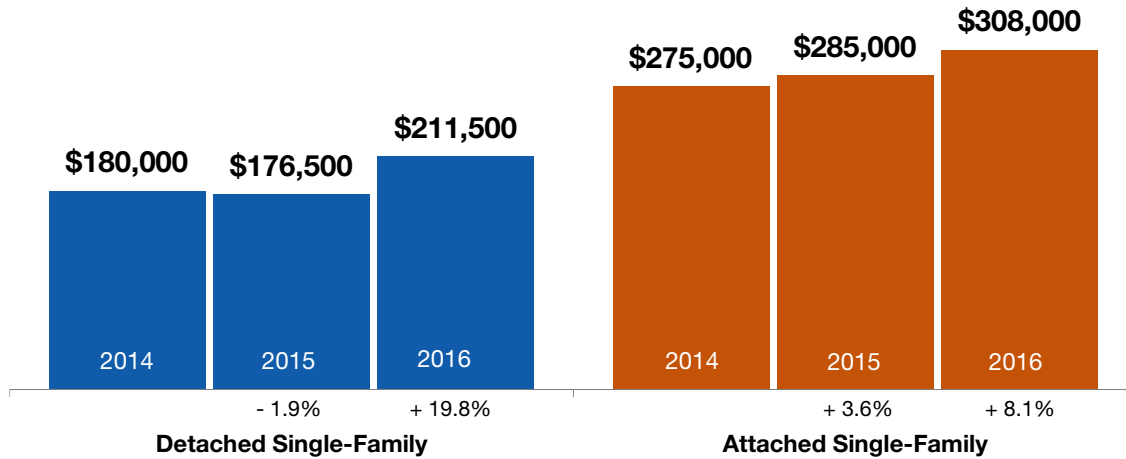


Median Sales Price

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

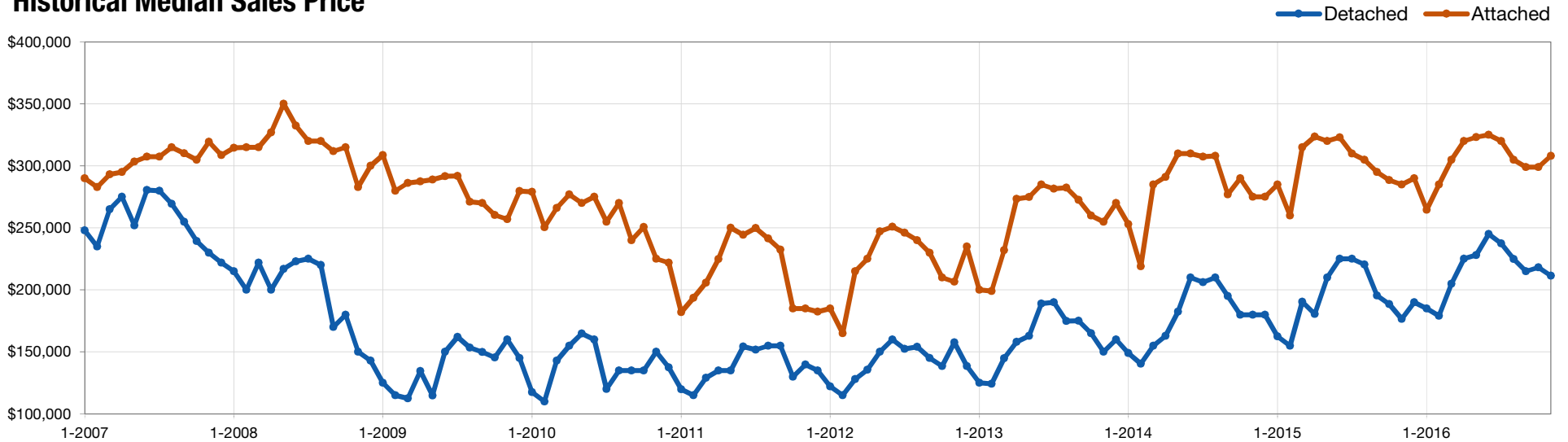


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2015	\$190,000	+ 5.6%	\$290,000	+ 5.5%
Jan-2016	\$184,950	+ 13.8%	\$264,500	- 7.2%
Feb-2016	\$179,000	+ 15.5%	\$285,000	+ 9.6%
Mar-2016	\$205,000	+ 7.6%	\$305,000	- 3.2%
Apr-2016	\$225,000	+ 24.7%	\$320,000	- 1.1%
May-2016	\$228,000	+ 8.6%	\$323,250	+ 1.0%
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Jul-2016	\$237,500	+ 5.6%	\$320,000	+ 3.2%
Aug-2016	\$224,900	+ 2.0%	\$305,000	0.0%
Sep-2016	\$215,000	+ 10.0%	\$299,000	+ 1.4%
Oct-2016	\$218,250	+ 15.8%	\$299,000	+ 3.6%
Nov-2016	\$211,500	+ 19.8%	\$308,000	+ 8.1%
Median	\$216,500	+ 11.0%	\$309,000	+ 1.3%

Historical Median Sales Price

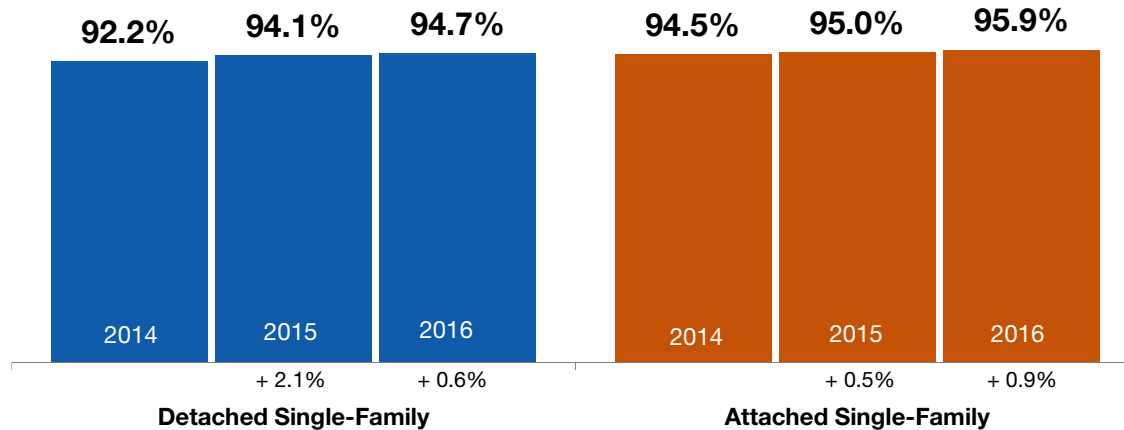


Percent of Original List Price Received

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.

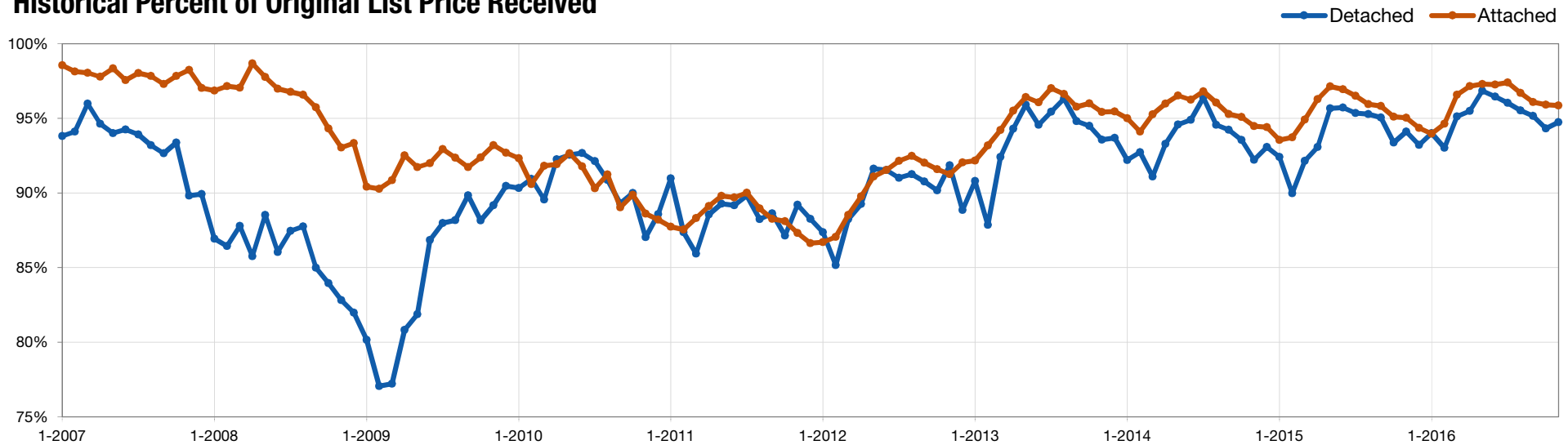


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2015	93.2%	+ 0.1%	94.4%	0.0%
Jan-2016	94.0%	+ 1.7%	94.0%	+ 0.4%
Feb-2016	93.0%	+ 3.3%	94.6%	+ 1.0%
Mar-2016	95.1%	+ 3.3%	96.6%	+ 1.8%
Apr-2016	95.5%	+ 2.6%	97.2%	+ 0.9%
May-2016	96.8%	+ 1.1%	97.3%	+ 0.2%
Jun-2016	96.5%	+ 0.8%	97.3%	+ 0.4%
Jul-2016	96.0%	+ 0.6%	97.4%	+ 0.9%
Aug-2016	95.5%	+ 0.2%	96.7%	+ 0.8%
Sep-2016	95.2%	+ 0.1%	96.1%	+ 0.3%
Oct-2016	94.3%	+ 1.0%	95.9%	+ 0.8%
Nov-2016	94.7%	+ 0.6%	95.9%	+ 0.9%
Average	95.1%	+ 1.2%	96.4%	+ 0.7%

Historical Percent of Original List Price Received

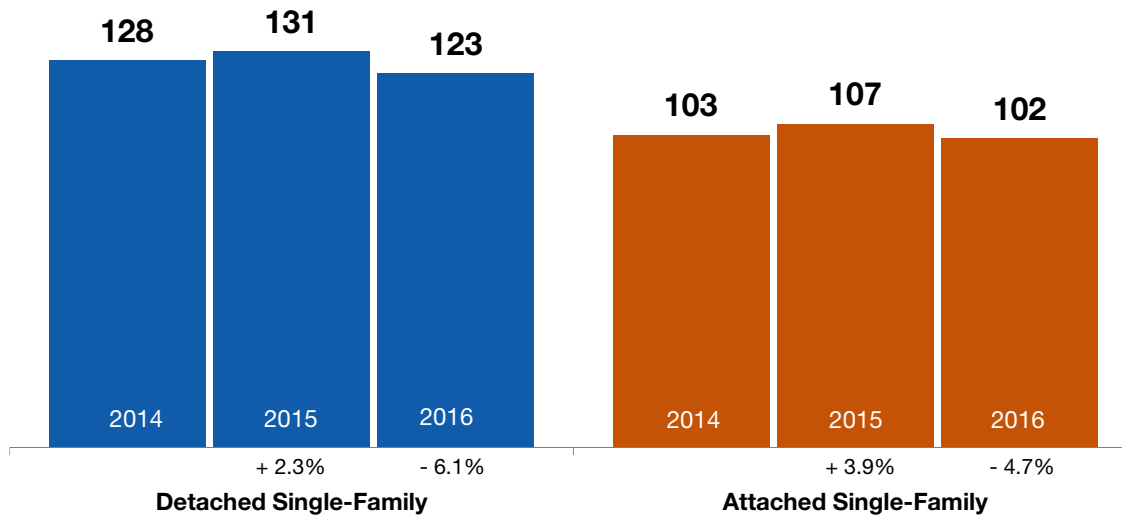


Housing Affordability Index

This index measures housing affordability for the region. For example, 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.

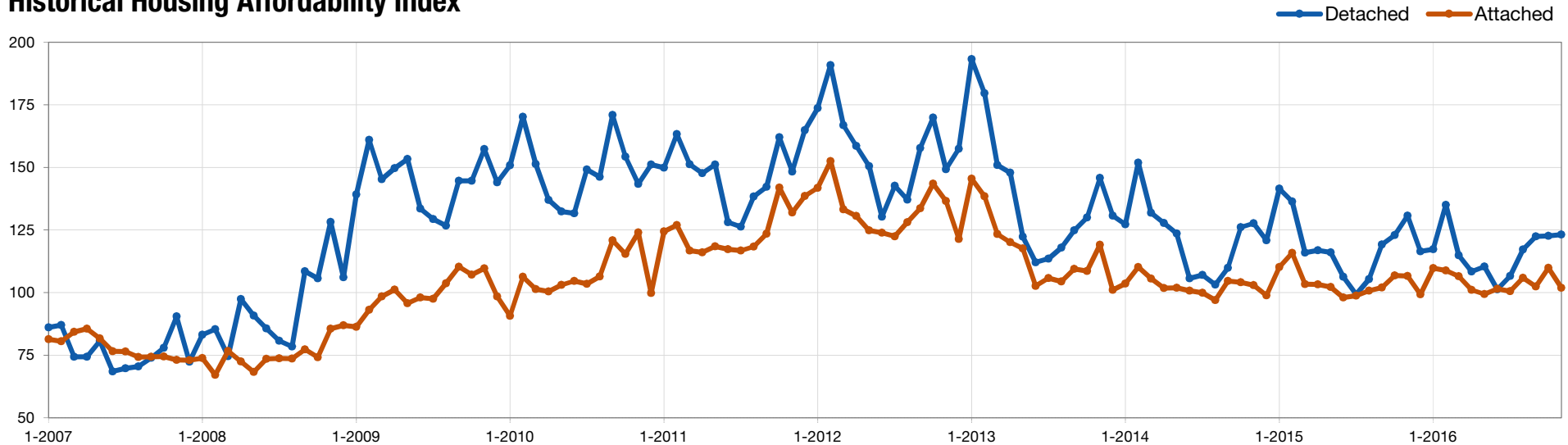


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2015	116	- 4.1%	99	0.0%
Jan-2016	117	- 17.6%	110	0.0%
Feb-2016	135	- 0.7%	109	- 6.0%
Mar-2016	115	- 0.9%	107	+ 3.9%
Apr-2016	108	- 7.7%	101	- 1.9%
May-2016	110	- 5.2%	99	- 2.9%
Jun-2016	101	- 4.7%	101	+ 3.1%
Jul-2016	107	+ 8.1%	100	+ 1.0%
Aug-2016	117	+ 11.4%	106	+ 5.0%
Sep-2016	122	+ 2.5%	102	0.0%
Oct-2016	123	0.0%	110	+ 2.8%
Nov-2016	123	- 6.1%	102	- 4.7%
Average	116	- 2.1%	104	+ 0.0%

Historical Housing Affordability Index

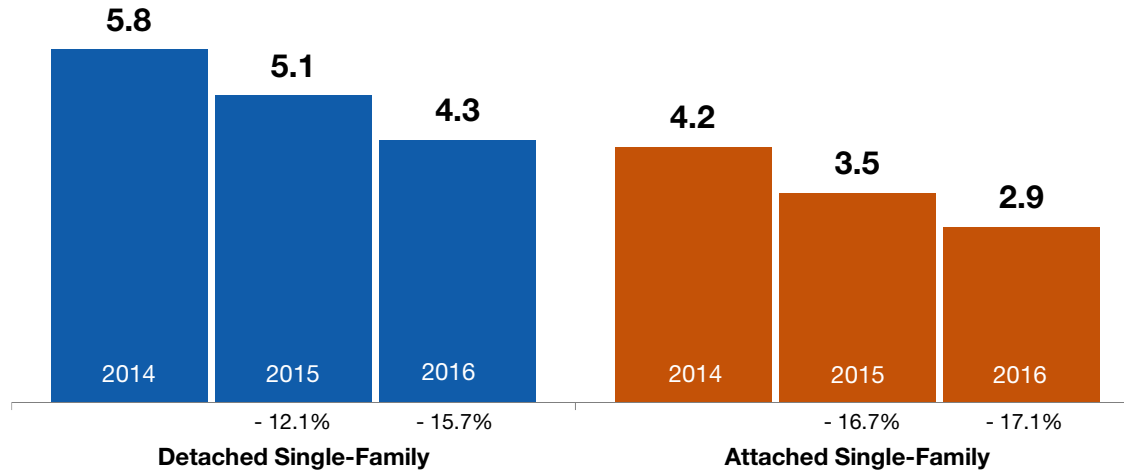


Months Supply of Inventory

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.



November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2015	4.4	- 13.7%	2.8	- 22.2%
Jan-2016	4.4	- 12.0%	2.9	- 19.4%
Feb-2016	4.4	- 10.2%	3.0	- 18.9%
Mar-2016	4.4	- 10.2%	3.2	- 20.0%
Apr-2016	4.5	- 11.8%	3.2	- 22.0%
May-2016	4.6	- 13.2%	3.3	- 21.4%
Jun-2016	4.9	- 10.9%	3.4	- 19.0%
Jul-2016	5.0	- 9.1%	3.4	- 17.1%
Aug-2016	4.9	- 10.9%	3.4	- 15.0%
Sep-2016	5.0	- 9.1%	3.5	- 14.6%
Oct-2016	4.8	- 12.7%	3.3	- 13.2%
Nov-2016	4.3	- 15.7%	2.9	- 17.1%
Average	4.6	- 11.3%	3.2	- 18.3%

Historical Months Supply of Inventory

