

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 November 26, 2016

Data current as of December 5, 2016

National home prices reached a record high, increasing 0.1 percent from the pre-recession peak in 2006. This height – driven by low inventory, solid demand and responsible lending practices – is much different from the previous high mark. Inflation is also a factor. Interest rates, unemployment, prices and wage trends will continue to be factors to monitor for trend analysis as we reach toward 2017.

SINGLE-FAMILY DETACHED

For the week ending November 26:

- New Listings increased 24.5% to 203
- Under Contract Sales increased 37.1% to 159
- Inventory decreased 9.8% to 4,149

For the month of October:

- Median Sales Price increased 16.2% to \$219,000
- Market Time decreased 12.8% to 82
- Pct of List Price Rec'd increased 1.0% to 94.3%
- Months Supply decreased 14.5% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending November 26:

- New Listings increased 3.2% to 160
- Under Contract Sales increased 16.5% to 198
- Inventory decreased 11.3% to 4,487

For the month of October:

- Median Sales Price increased 3.6% to \$299,000
- Market Time decreased 9.1% to 70
- Pct of List Price Rec'd increased 0.8% to 95.9%
- Months Supply decreased 13.2% to 3.3

Quick Facts

+ 24.5%	+ 3.2%	+ 37.1%	+ 16.5%	- 9.8%	- 11.3%
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

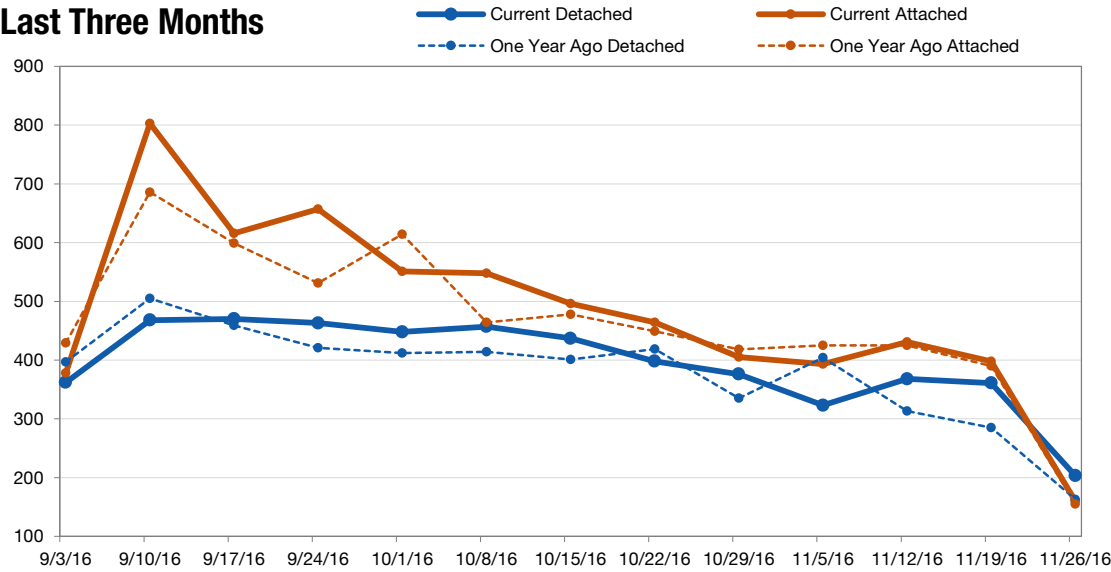
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New Listings

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

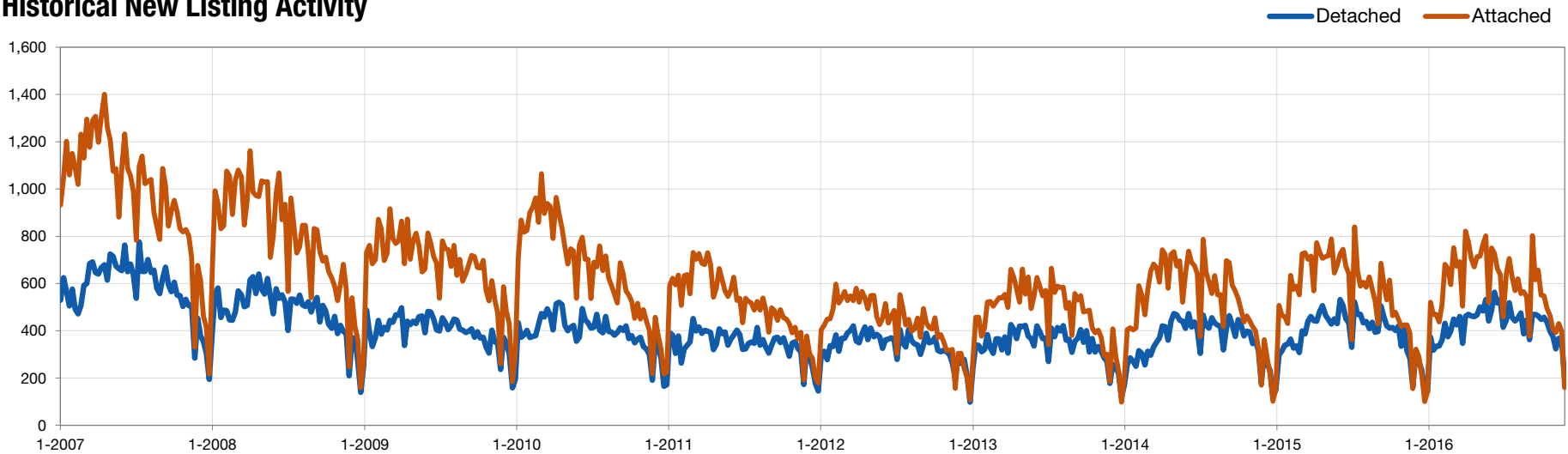


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/3/2016	362	- 8.8%	378	- 11.9%
9/10/2016	468	- 7.3%	803	+ 17.1%
9/17/2016	470	+ 2.4%	616	+ 2.8%
9/24/2016	463	+ 10.0%	657	+ 23.7%
10/1/2016	448	+ 8.7%	551	- 10.3%
10/8/2016	457	+ 10.4%	548	+ 18.1%
10/15/2016	437	+ 9.0%	496	+ 3.8%
10/22/2016	398	- 5.0%	464	+ 3.3%
10/29/2016	376	+ 12.2%	405	- 3.1%
11/5/2016	323	- 20.0%	393	- 7.5%
11/12/2016	368	+ 17.6%	431	+ 1.4%
11/19/2016	361	+ 26.7%	398	+ 2.1%
11/26/2016	203	+ 24.5%	160	+ 3.2%
3-Month Avg.	395	+ 4.2%	485	+ 3.9%

Historical New Listing Activity

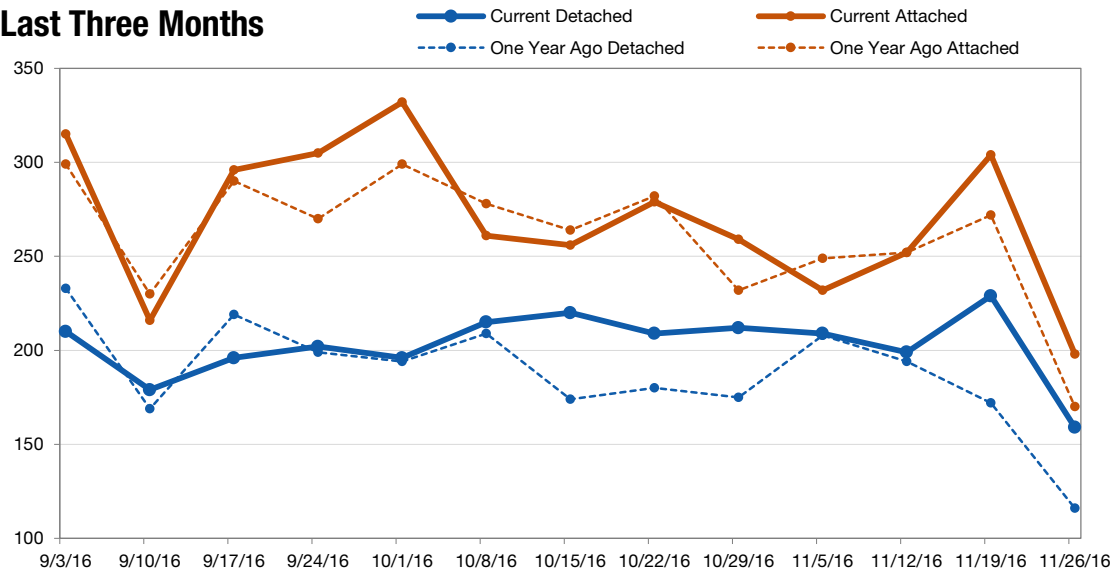


Under Contract

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

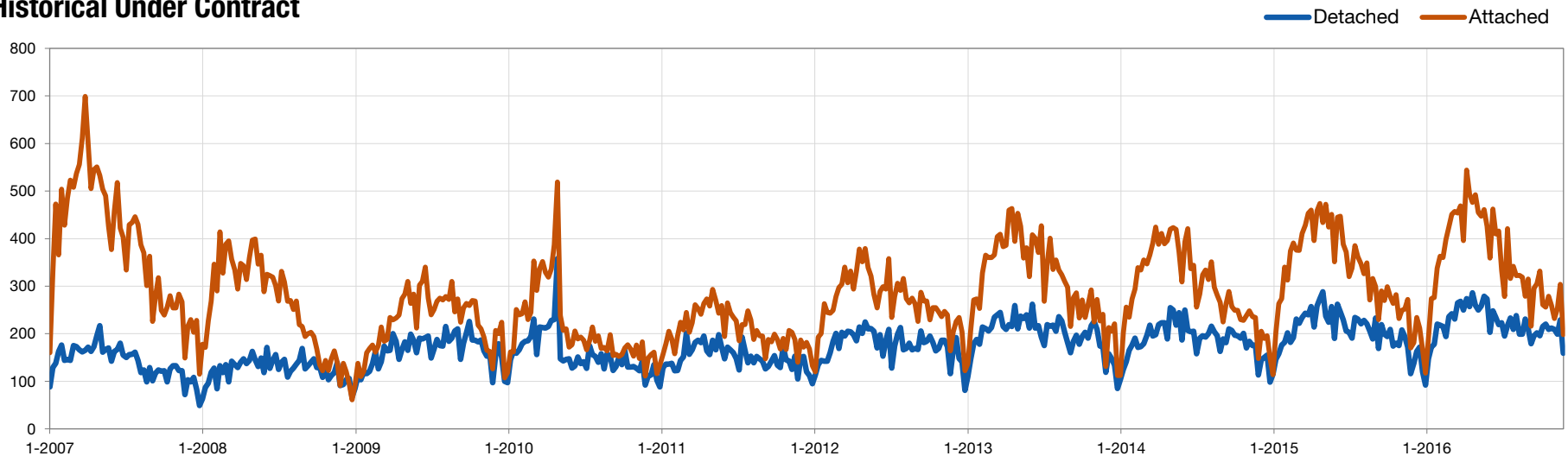


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/3/2016	210	- 9.9%	315	+ 5.4%
9/10/2016	179	+ 5.9%	216	- 6.1%
9/17/2016	196	- 10.5%	296	+ 2.1%
9/24/2016	202	+ 1.5%	305	+ 13.0%
10/1/2016	196	+ 1.0%	332	+ 11.0%
10/8/2016	215	+ 2.9%	261	- 6.1%
10/15/2016	220	+ 26.4%	256	- 3.0%
10/22/2016	209	+ 16.1%	279	- 1.1%
10/29/2016	212	+ 21.1%	259	+ 11.6%
11/5/2016	209	+ 0.5%	232	- 6.8%
11/12/2016	199	+ 2.6%	252	0.0%
11/19/2016	229	+ 33.1%	304	+ 11.8%
11/26/2016	159	+ 37.1%	198	+ 16.5%
3-Month Avg.	203	+ 7.9%	270	+ 3.5%

Historical Under Contract

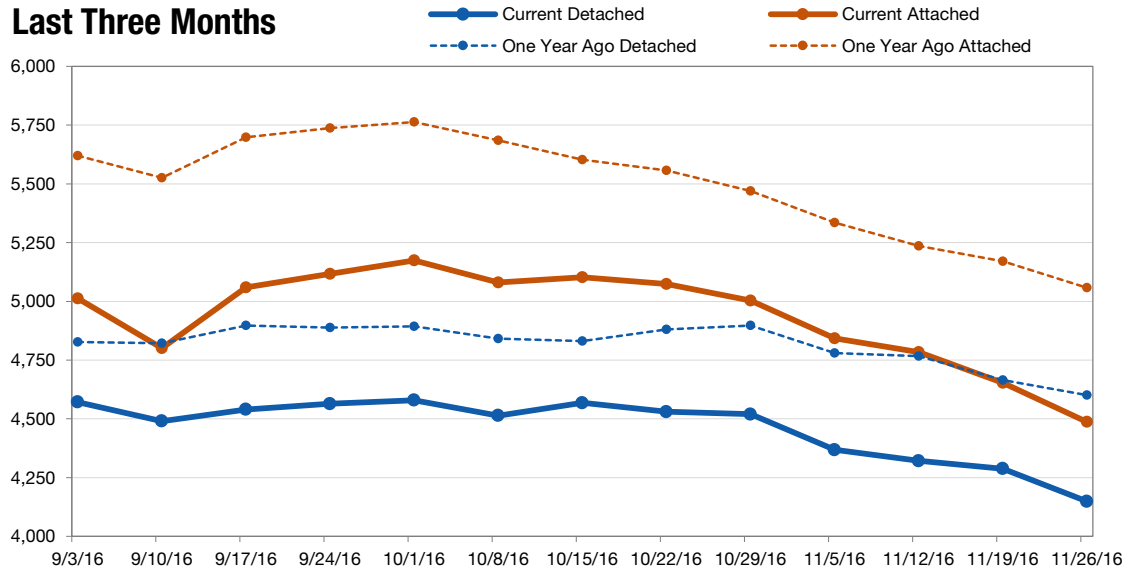


Inventory of Homes for Sale

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

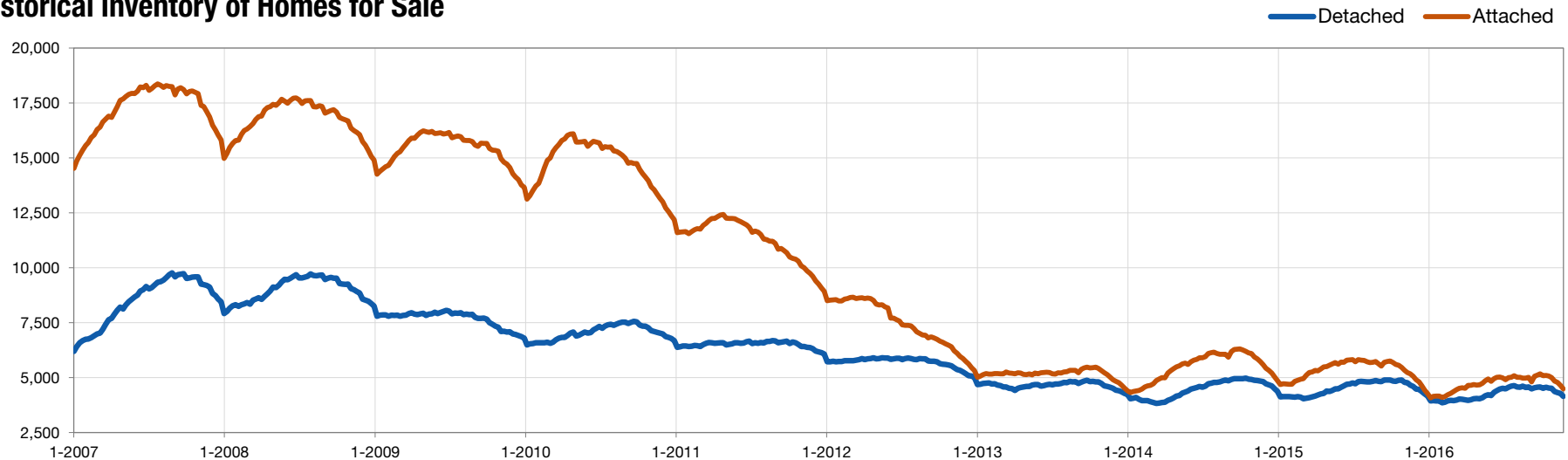


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/3/2016	4,571	- 5.3%	5,012	- 10.8%
9/10/2016	4,490	- 6.9%	4,801	- 13.1%
9/17/2016	4,540	- 7.3%	5,060	- 11.2%
9/24/2016	4,564	- 6.6%	5,117	- 10.8%
10/1/2016	4,579	- 6.4%	5,174	- 10.2%
10/8/2016	4,514	- 6.8%	5,081	- 10.6%
10/15/2016	4,568	- 5.4%	5,102	- 8.9%
10/22/2016	4,530	- 7.2%	5,074	- 8.7%
10/29/2016	4,520	- 7.7%	5,003	- 8.5%
11/5/2016	4,368	- 8.6%	4,842	- 9.2%
11/12/2016	4,321	- 9.4%	4,784	- 8.6%
11/19/2016	4,288	- 8.1%	4,653	- 10.0%
11/26/2016	4,149	- 9.8%	4,487	- 11.3%
3-Month Avg.	4,462	- 7.3%	4,938	- 10.2%

Historical Inventory of Homes for Sale

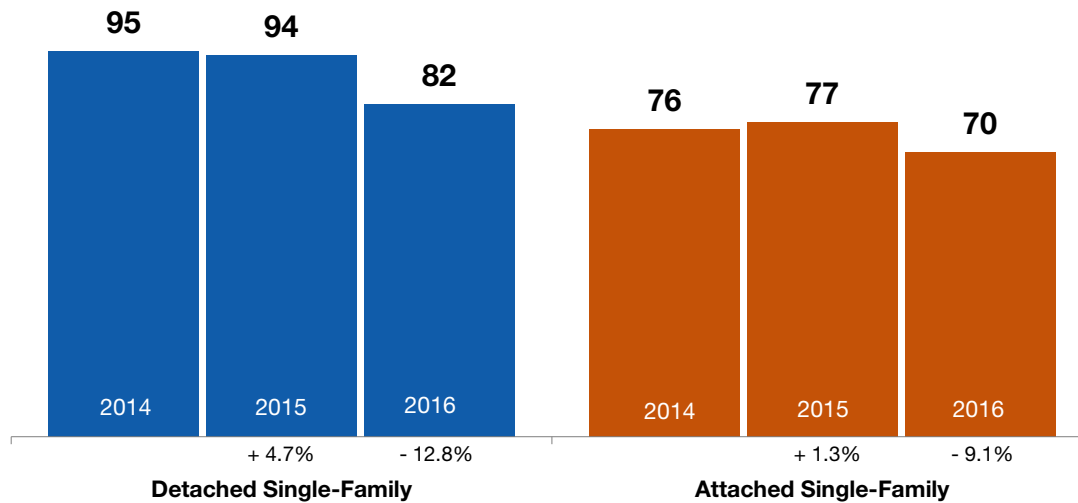


Market Time

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

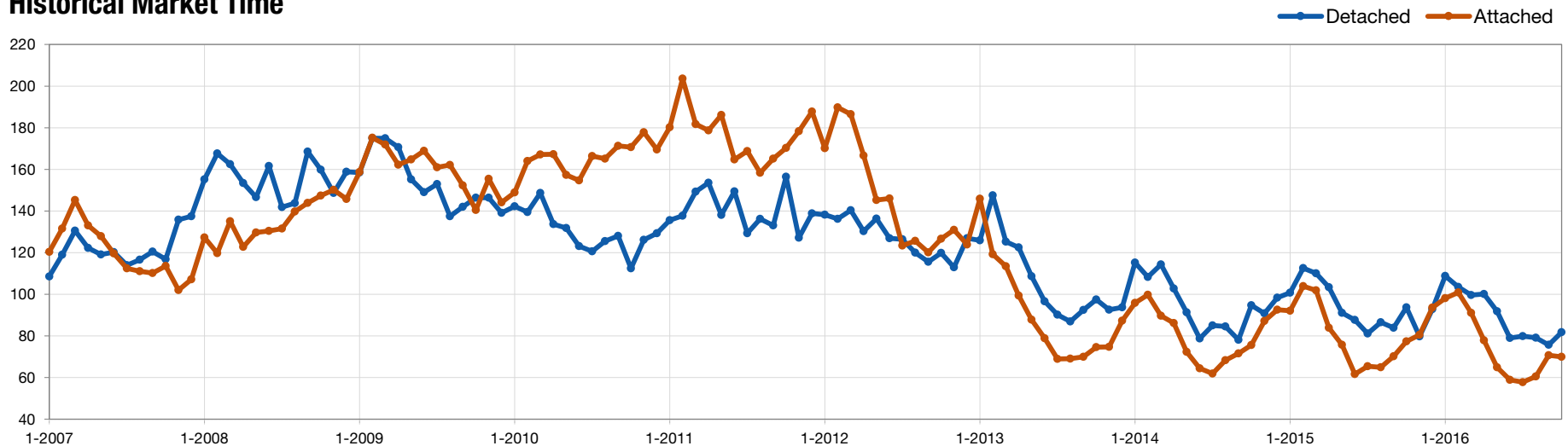


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2015	80	- 12.1%	81	- 6.9%
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%
Average	88	- 5.9%	73	- 6.1%

Historical Market Time

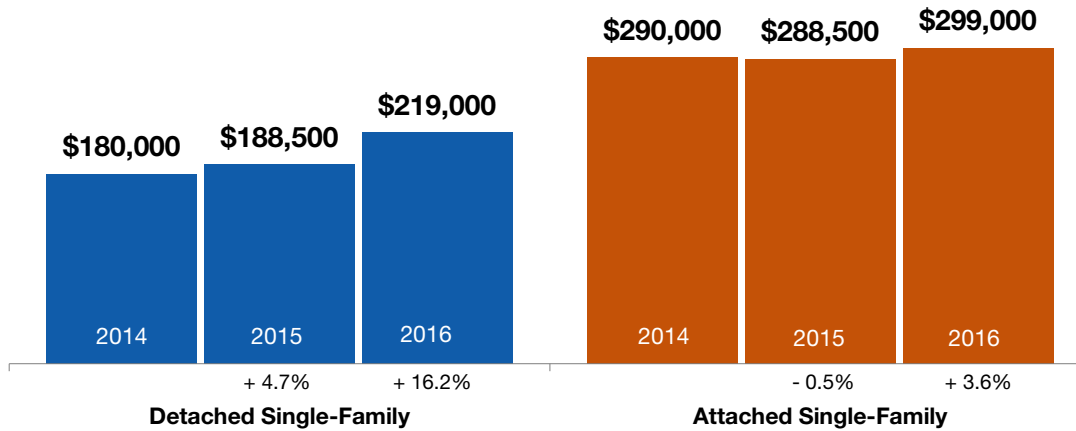


Median Sales Price

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

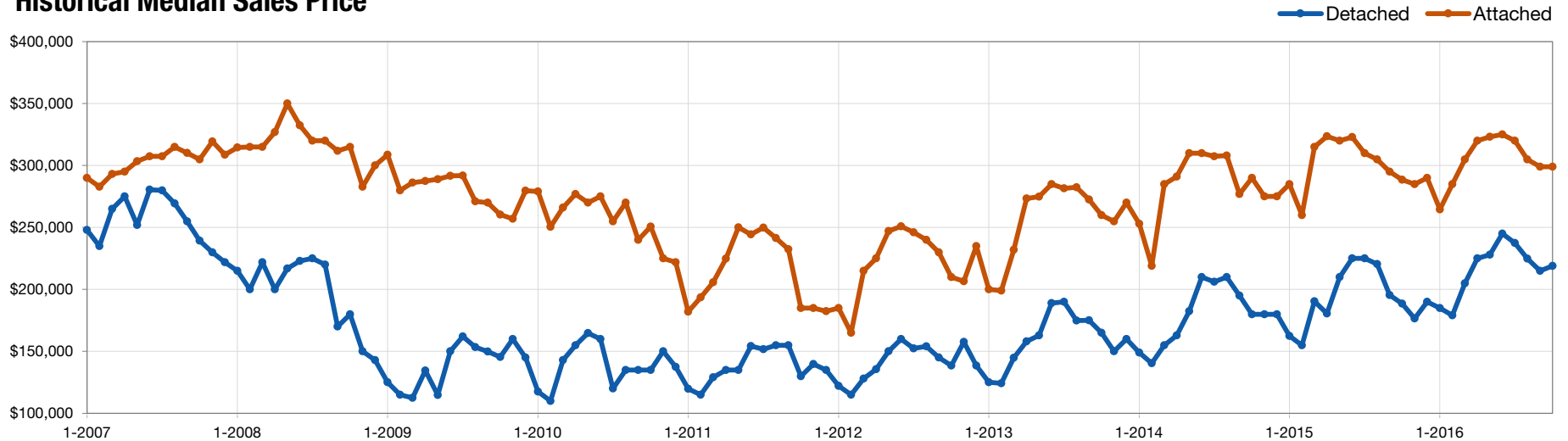


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2015	\$176,500	- 1.9%	\$285,000	+ 3.6%
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	\$219,000	+ 16.2%	\$299,000	+ 3.6%
Median	\$215,000	+ 10.3%	\$307,500	+ 0.8%

Historical Median Sales Price

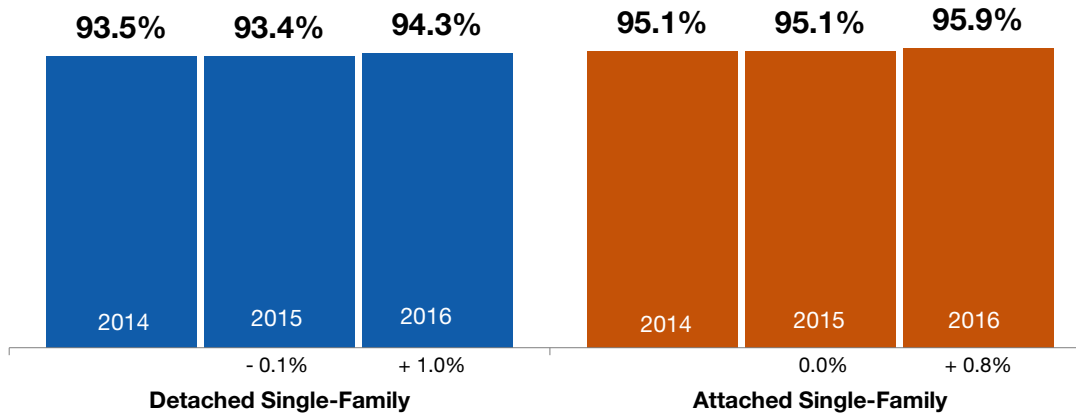


Percent of Original List Price Received

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.

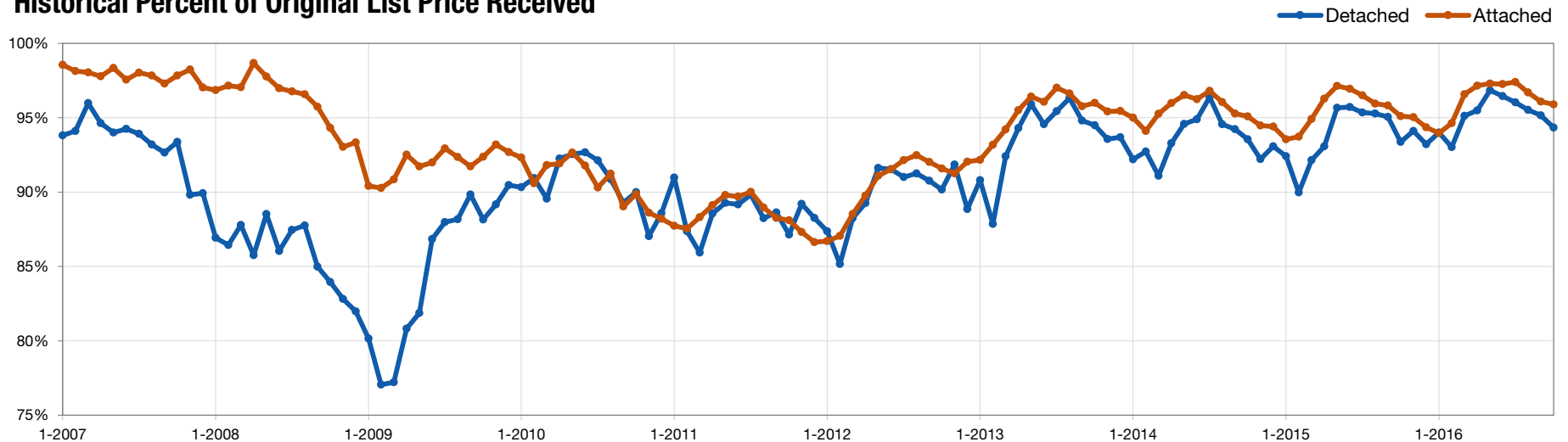


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2015	94.1%	+ 2.1%	95.0%	+ 0.5%
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%	97.1%	+ 0.8%
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%
Average	95.1%	+ 1.3%	96.4%	+ 0.7%

Historical Percent of Original List Price Received

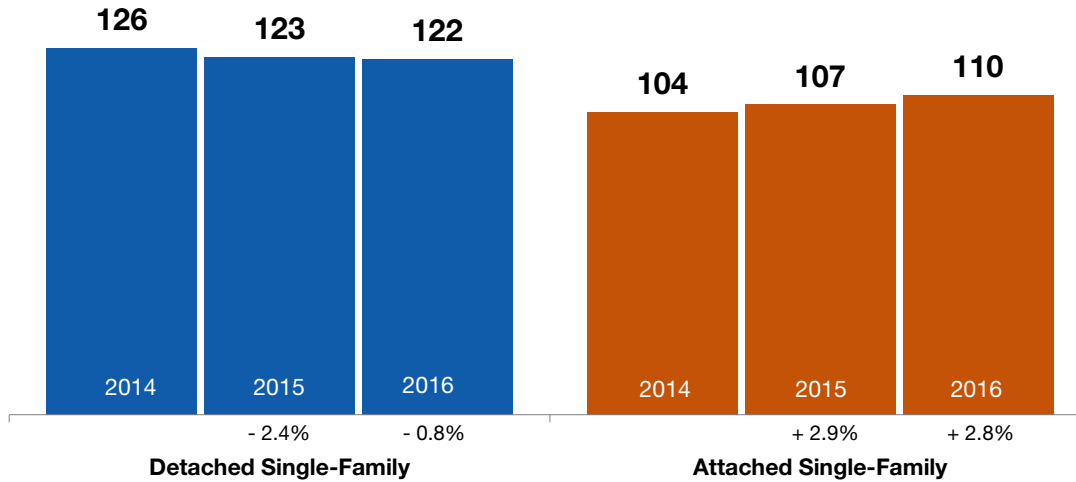


Housing Affordability Index

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.

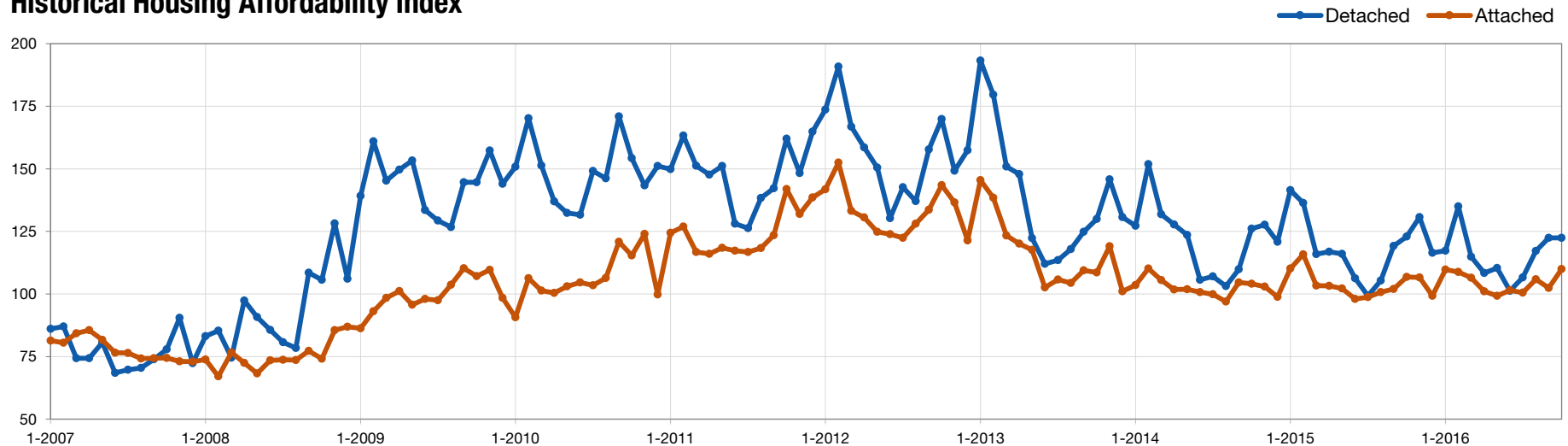


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2015	131	+ 2.3%	107	+ 3.9%
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	122	- 0.8%	110	+ 2.8%
Average	117	- 1.4%	104	+ 0.7%

Historical Housing Affordability Index

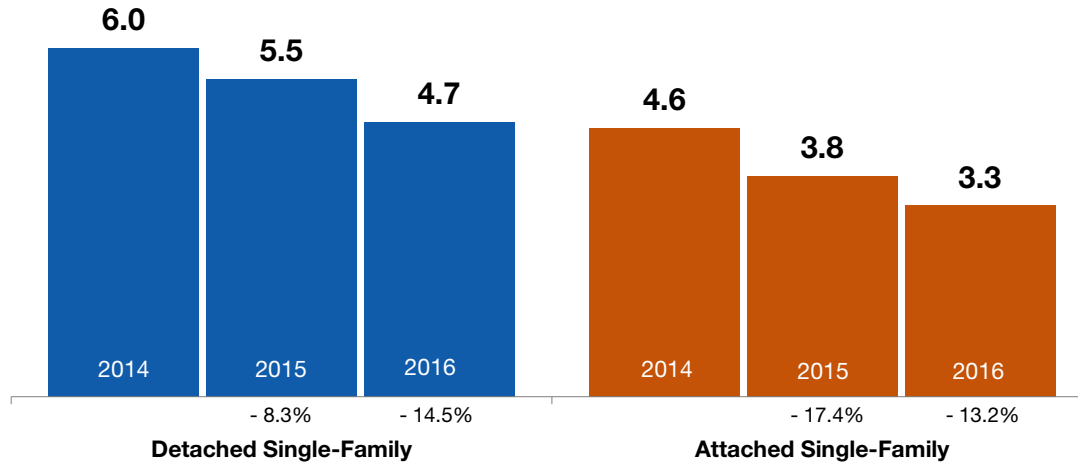


Months Supply of Inventory

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.



October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2015	5.1	- 12.1%	3.5	- 16.7%
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%	3.3	- 17.5%
Sep-2016	5.0	- 9.1%	3.5	- 14.6%
Oct-2016	4.7	- 14.5%	3.3	- 13.2%
Average	4.7	- 11.4%	3.2	- 18.5%

Historical Months Supply of Inventory

