

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 24, 2016

Data current as of January 2, 2017

As we look toward 2017, the entirety of the U.S. housing market has never been worth as much as it is right now. Housing stock value grew to \$29.6 trillion in 2016, regaining all of the value that was lost during the last recession. An upward trend in mortgage rates, mortgage credit and new construction are all common predictions for 2017.

SINGLE-FAMILY DETACHED

For the week ending December 24:

- New Listings increased 24.3% to 179
- Under Contract Sales increased 45.8% to 175
- Inventory decreased 9.0% to 3,875

For the month of November:

- Median Sales Price increased 19.0% to \$210,000
- Market Time increased 13.8% to 91
- Pct of List Price Rec'd increased 0.6% to 94.7%
- Months Supply decreased 11.8% to 4.5

SINGLE-FAMILY ATTACHED

For the week ending December 24:

- New Listings increased 44.6% to 146
- Under Contract Sales increased 31.7% to 220
- Inventory decreased 12.8% to 3,863

For the month of November:

- Median Sales Price increased 8.1% to \$308,000
- Market Time decreased 12.3% to 71
- Pct of List Price Rec'd increased 0.8% to 95.8%
- Months Supply decreased 14.3% to 3.0

Quick Facts

+ 24.3%	+ 44.6%	+ 45.8%	+ 31.7%	- 9.0%	- 12.8%
<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>	<small>Detached</small>	<small>Attached</small>
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

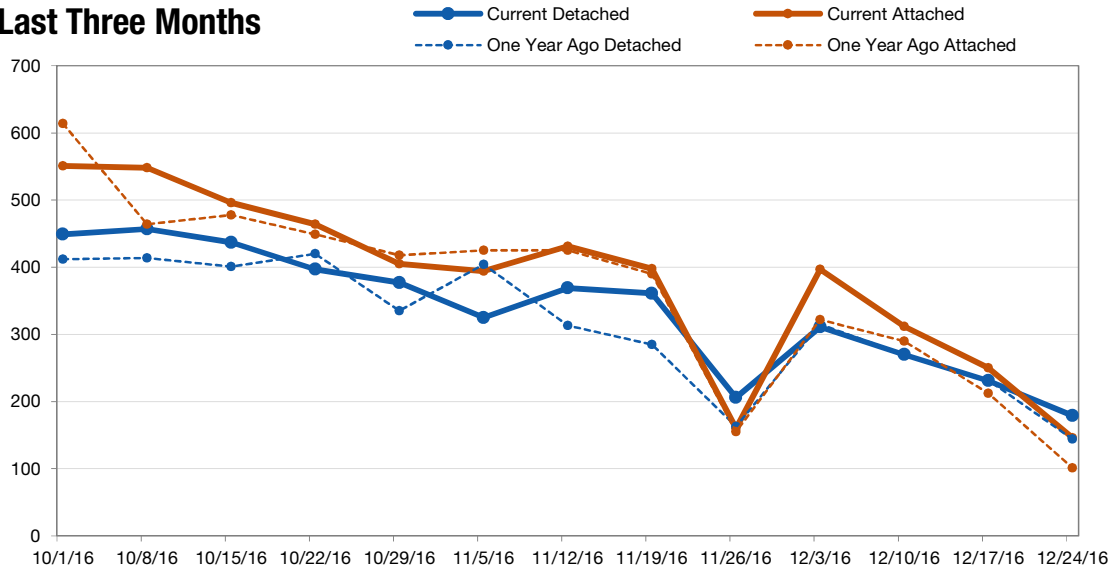
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New Listings

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

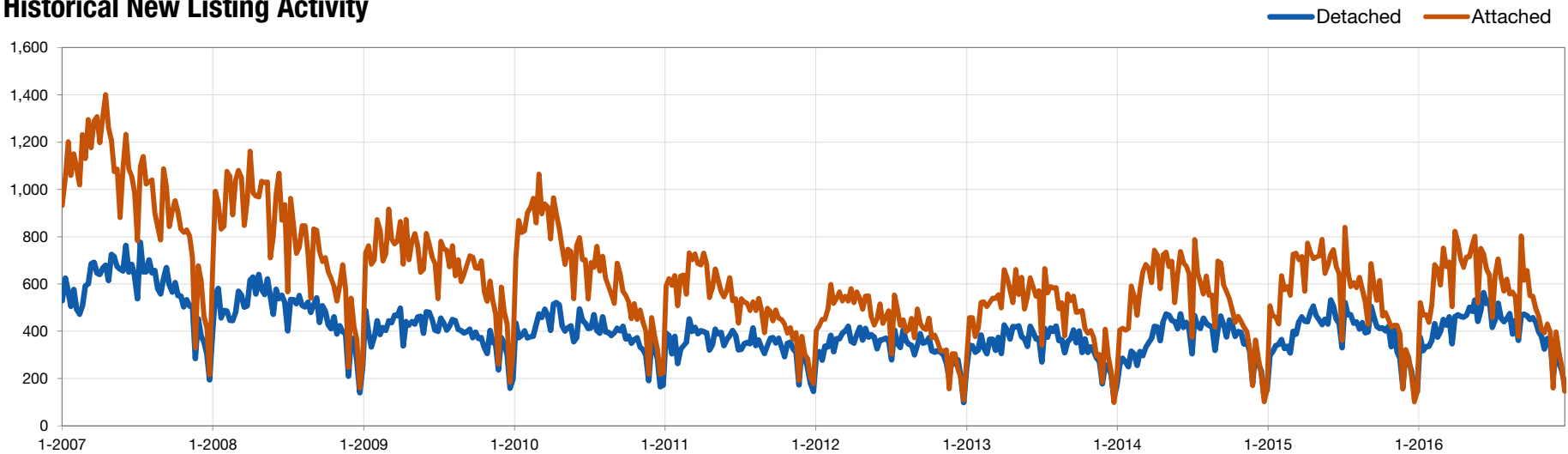


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/1/2016	449	+ 9.0%	551	- 10.3%
10/8/2016	457	+ 10.4%	548	+ 18.1%
10/15/2016	437	+ 9.0%	496	+ 3.8%
10/22/2016	397	- 5.5%	464	+ 3.3%
10/29/2016	377	+ 12.5%	405	- 3.1%
11/5/2016	325	- 19.6%	394	- 7.3%
11/12/2016	369	+ 17.9%	431	+ 1.4%
11/19/2016	361	+ 26.7%	398	+ 2.1%
11/26/2016	206	+ 26.4%	160	+ 3.2%
12/3/2016	311	- 1.3%	397	+ 23.3%
12/10/2016	270	0.0%	312	+ 7.6%
12/17/2016	231	- 0.4%	250	+ 17.9%
12/24/2016	179	+ 24.3%	146	+ 44.6%
3-Month Avg.	336	+ 6.4%	381	+ 4.4%

Historical New Listing Activity

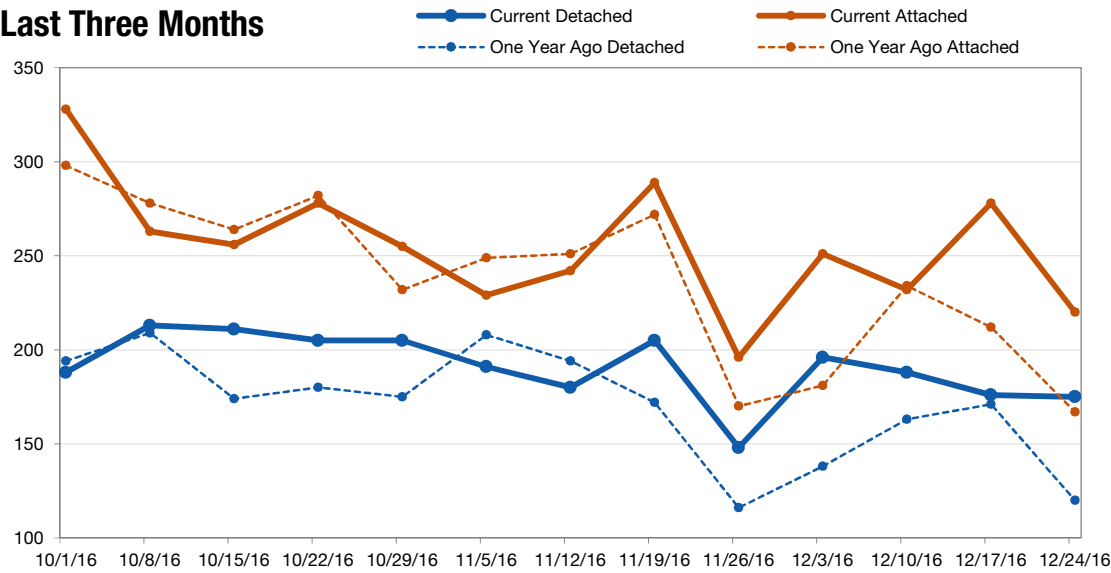


Under Contract

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

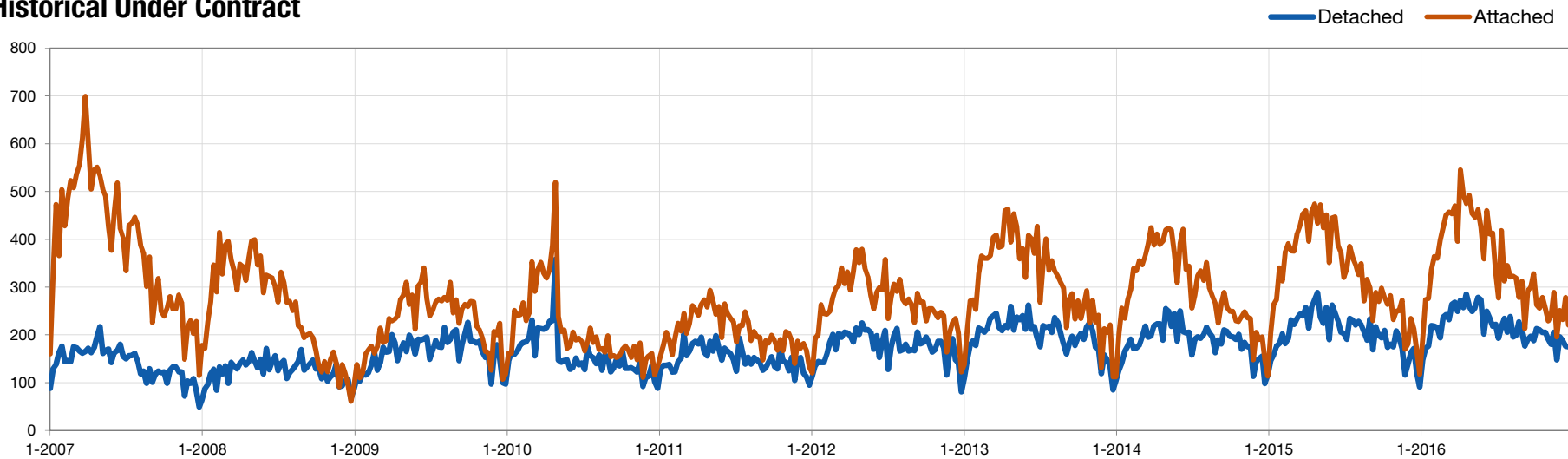


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/1/2016	188	- 3.1%	328	+ 10.1%
10/8/2016	213	+ 1.9%	263	- 5.4%
10/15/2016	211	+ 21.3%	256	- 3.0%
10/22/2016	205	+ 13.9%	278	- 1.4%
10/29/2016	205	+ 17.1%	255	+ 9.9%
11/5/2016	191	- 8.2%	229	- 8.0%
11/12/2016	180	- 7.2%	242	- 3.6%
11/19/2016	205	+ 19.2%	289	+ 6.3%
11/26/2016	148	+ 27.6%	196	+ 15.3%
12/3/2016	196	+ 42.0%	251	+ 38.7%
12/10/2016	188	+ 15.3%	232	- 0.9%
12/17/2016	176	+ 2.9%	278	+ 31.1%
12/24/2016	175	+ 45.8%	220	+ 31.7%
3-Month Avg.	191	+ 12.1%	255	+ 7.3%

Historical Under Contract

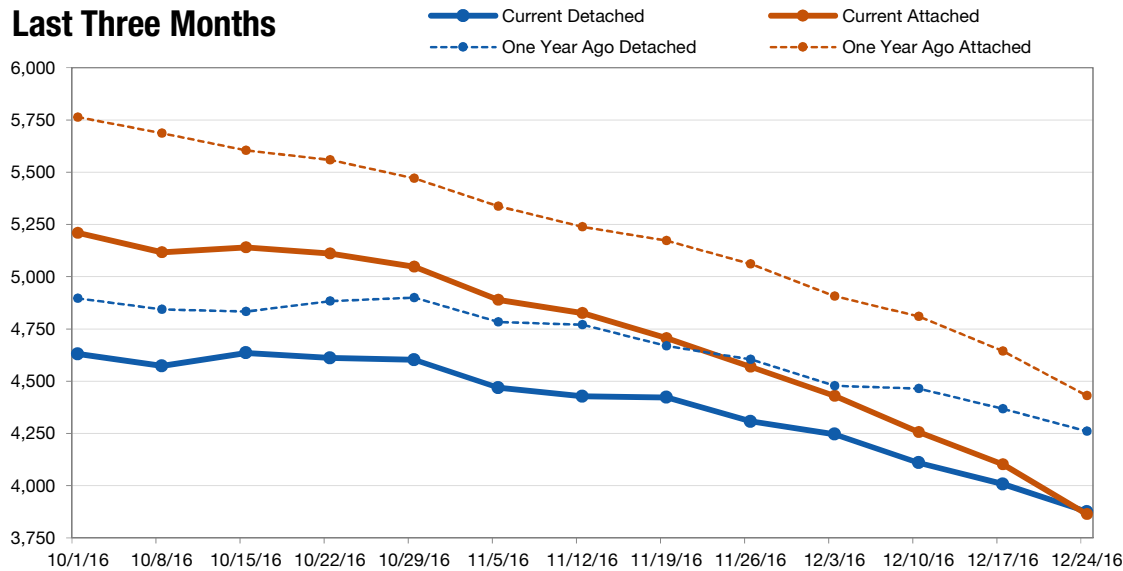


Inventory of Homes for Sale

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

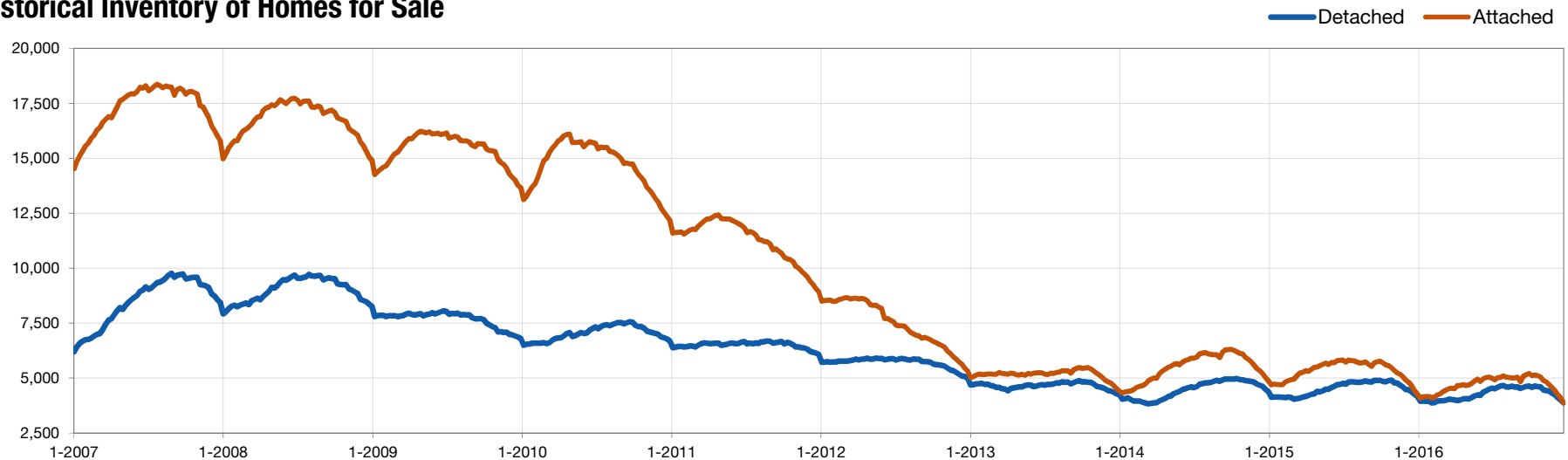


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/1/2016	4,630	- 5.4%	5,210	- 9.6%
10/8/2016	4,573	- 5.6%	5,117	- 10.0%
10/15/2016	4,635	- 4.1%	5,140	- 8.3%
10/22/2016	4,611	- 5.6%	5,111	- 8.1%
10/29/2016	4,602	- 6.1%	5,048	- 7.7%
11/5/2016	4,468	- 6.6%	4,889	- 8.4%
11/12/2016	4,427	- 7.2%	4,826	- 7.9%
11/19/2016	4,422	- 5.3%	4,706	- 9.0%
11/26/2016	4,307	- 6.5%	4,569	- 9.7%
12/3/2016	4,246	- 5.2%	4,429	- 9.7%
12/10/2016	4,109	- 8.0%	4,255	- 11.5%
12/17/2016	4,007	- 8.2%	4,102	- 11.7%
12/24/2016	3,875	- 9.0%	3,863	- 12.8%
3-Month Avg.	4,378	- 6.3%	4,713	- 9.5%

Historical Inventory of Homes for Sale

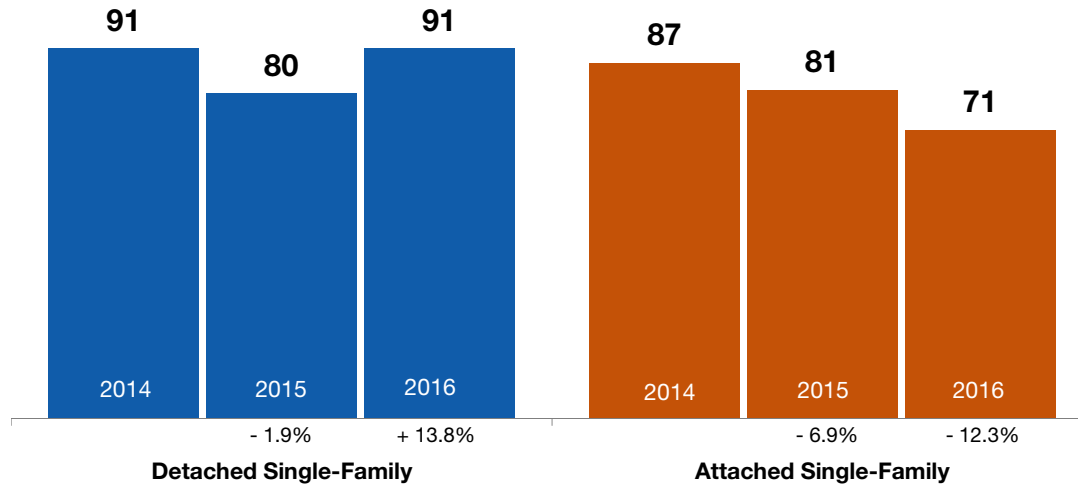


Market Time

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

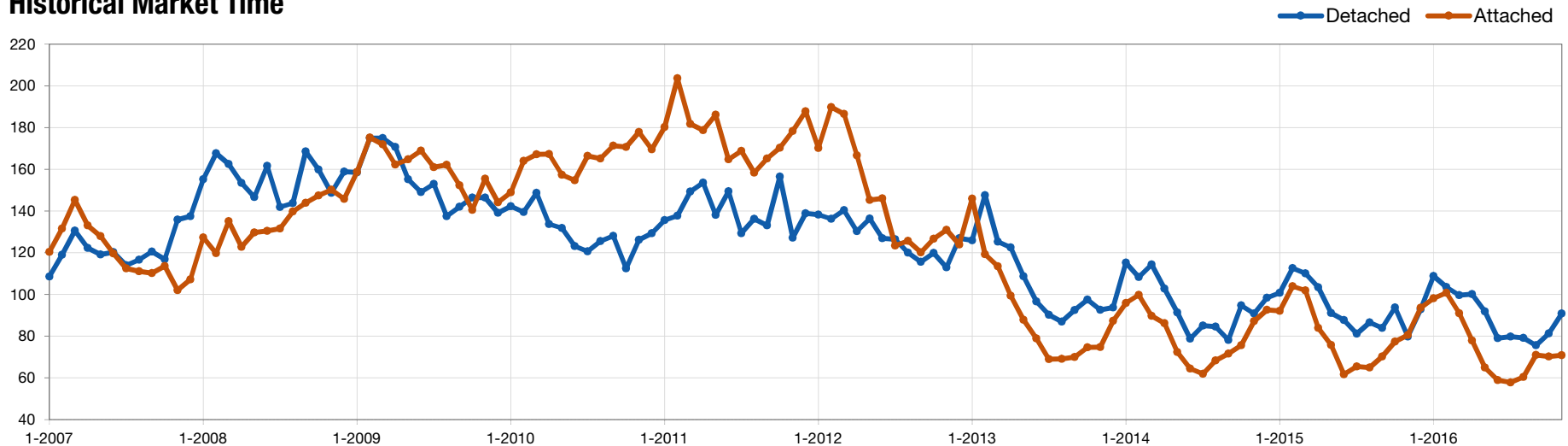


November



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	81	- 13.8%	70	- 9.1%
Nov-2016	91	+ 13.8%	71	- 12.3%
Average	89	- 4.4%	73	- 6.3%

Historical Market Time

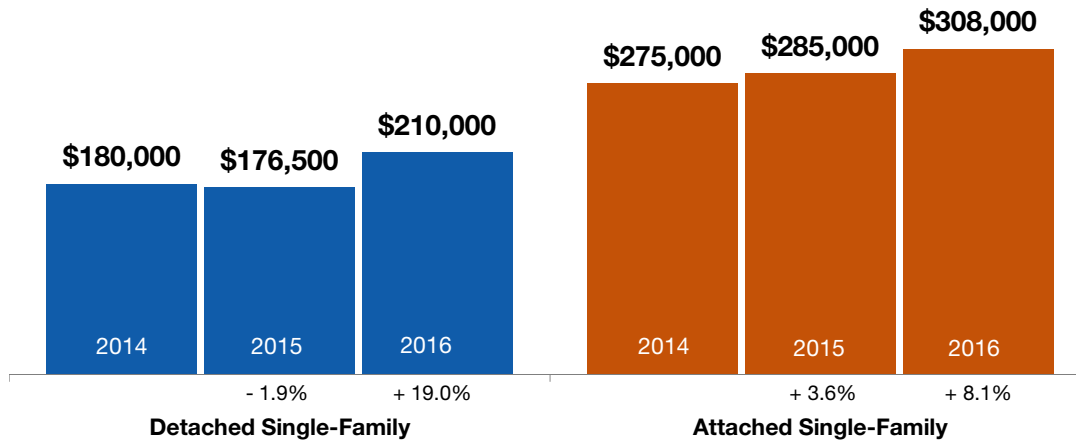


Median Sales Price

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

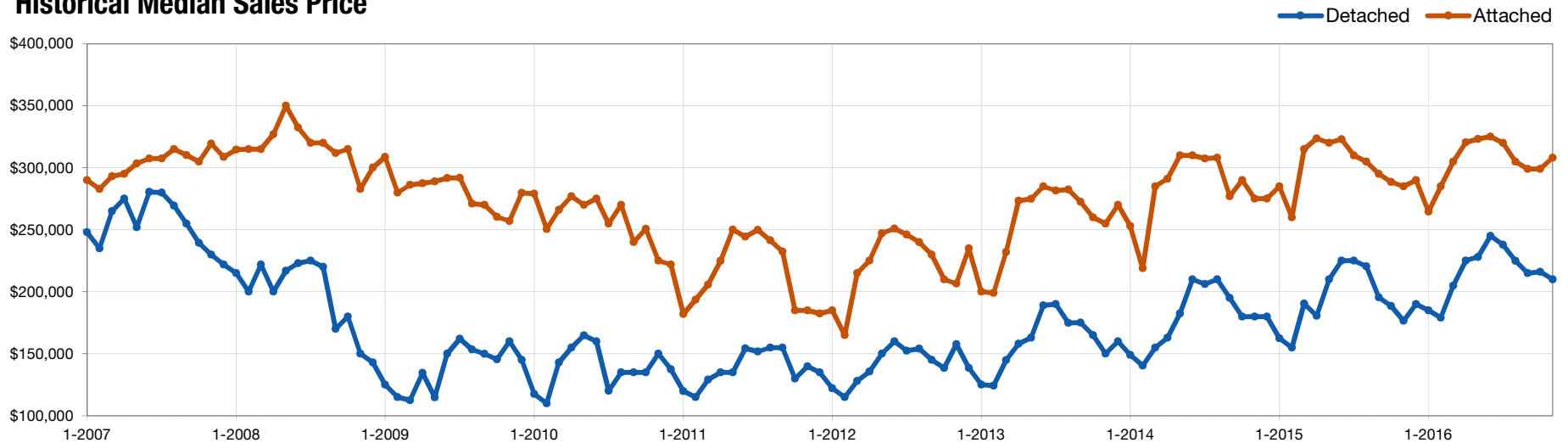


November



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%	\$320,500	- 0.9%
May-2016	\$228,000	+ 8.6%	\$323,250	+ 1.0%
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Jul-2016	\$237,990	+ 5.8%	\$320,000	+ 3.2%
Aug-2016	\$224,950	+ 2.1%	\$305,000	0.0%
Sep-2016	\$215,000	+ 10.0%	\$299,000	+ 1.4%
Oct-2016	\$216,000	+ 14.6%	\$299,000	+ 3.6%
Nov-2016	\$210,000	+ 19.0%	\$308,000	+ 8.1%
Median	\$216,006	+ 10.8%	\$309,000	+ 1.3%

Historical Median Sales Price

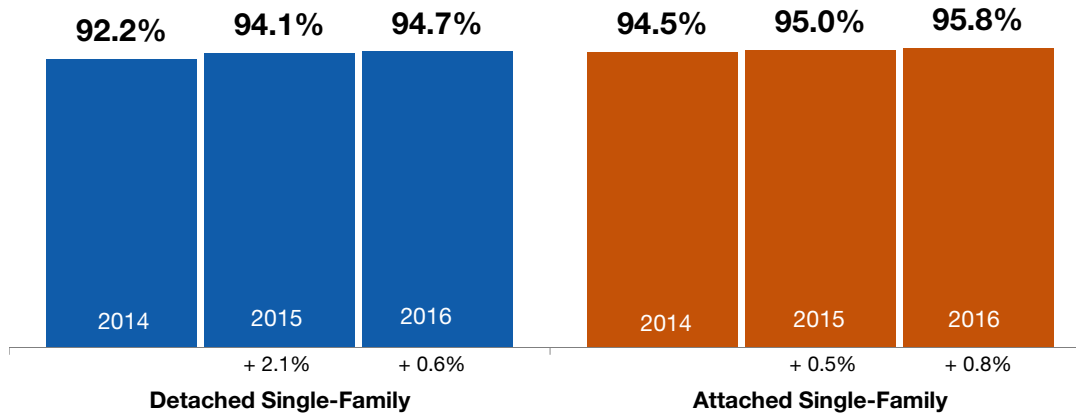


Percent of Original List Price Received

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.

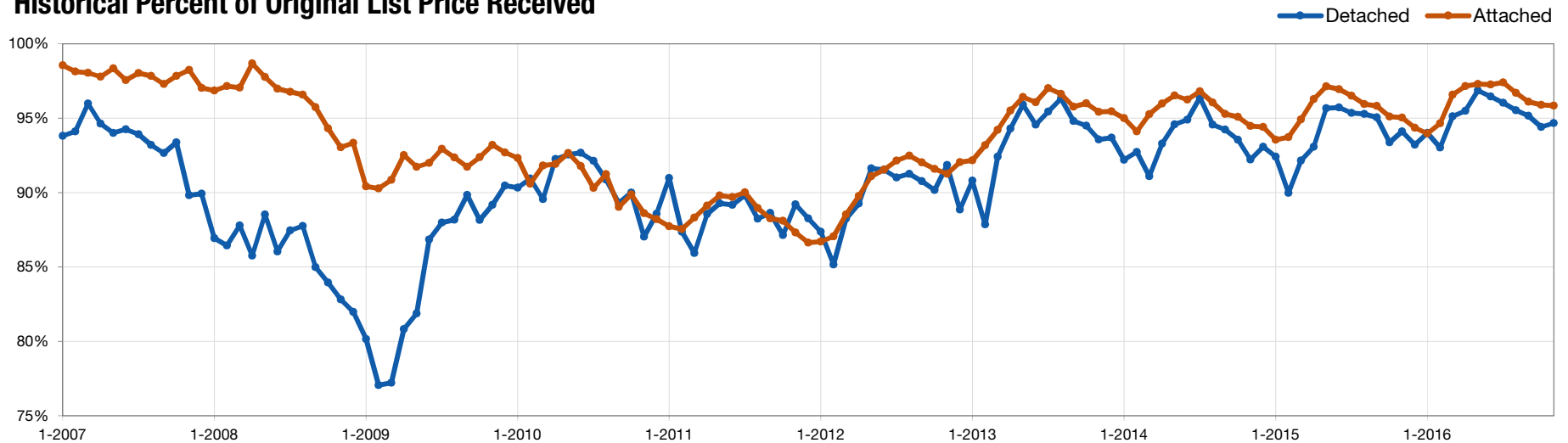


November



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	96.9%	+ 1.3%	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	94.4%	+ 1.1%	95.9%	+ 0.8%
Nov-2016	94.7%	+ 0.6%	95.8%	+ 0.8%
Average	95.2%	+ 1.2%	96.4%	+ 0.7%

Historical Percent of Original List Price Received

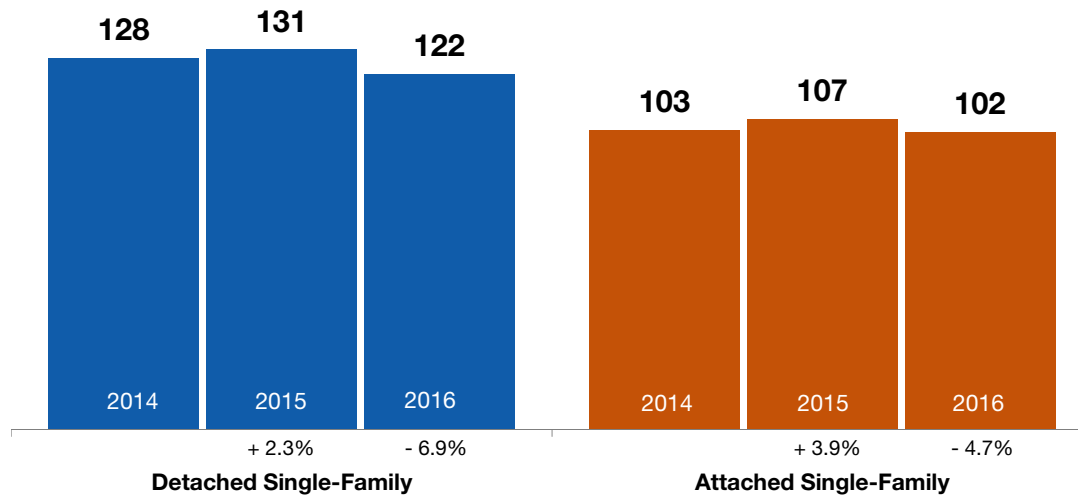


Housing Affordability Index

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.

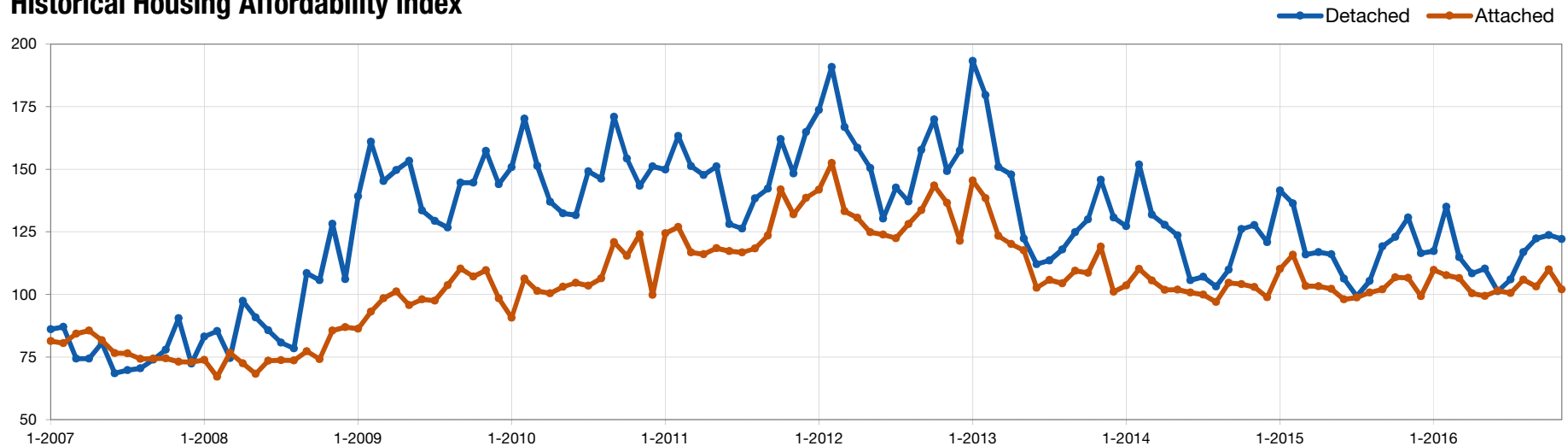


November



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%	108	-6.9%
Mar-2016	115	-0.9%	107	+3.9%
Apr-2016	108	-7.7%	100	-2.9%
May-2016	110	-5.2%	99	-2.9%
Jun-2016	101	-4.7%	101	+3.1%
Jul-2016	106	+7.1%	100	+1.0%
Aug-2016	117	+11.4%	106	+5.0%
Sep-2016	122	+2.5%	103	+1.0%
Oct-2016	124	+0.8%	110	+2.8%
Nov-2016	122	-6.9%	102	-4.7%
Average	116	-2.2%	104	-0.1%

Historical Housing Affordability Index

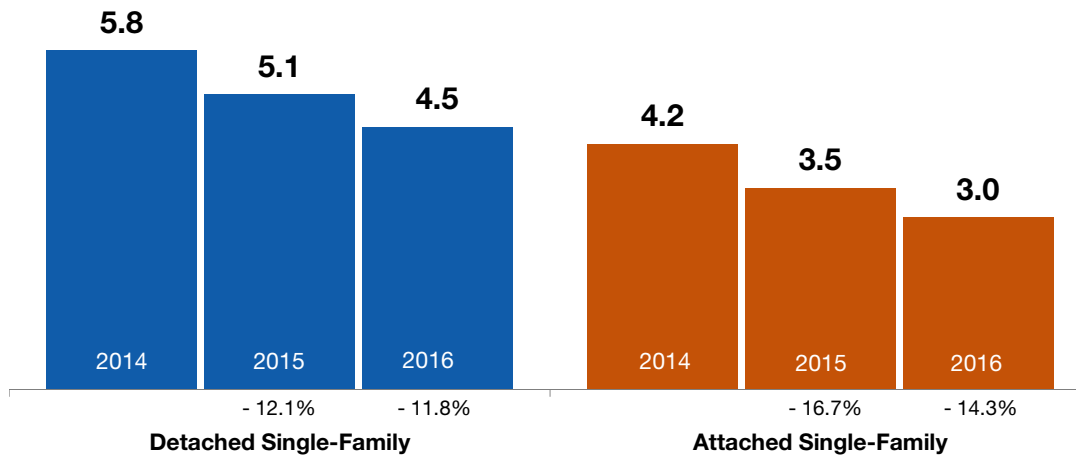


Months Supply of Inventory

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	4.5	- 11.8%	2.9	- 19.4%
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	5.1	- 7.3%	3.4	- 17.1%
Aug-2016	5.0	- 9.1%	3.4	- 15.0%
Sep-2016	5.0	- 9.1%	3.5	- 14.6%
Oct-2016	4.9	- 10.9%	3.3	- 13.2%
Nov-2016	4.5	- 11.8%	3.0	- 14.3%
Average	4.7	- 10.5%	3.2	- 18.0%

Historical Months Supply of Inventory

