

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 June 3, 2017

Data current as of June 12, 2017

Whether or not new listings or total sales are up or down in week-to-week measures, there are two universal truths in residential real estate across the country at the moment: the market is quite active, and, thus, overall inventory is still trending downward compared to last year. That will likely be the case for the entirety of 2017, especially at the pace that homes are coming off the market.

SINGLE-FAMILY DETACHED

For the week ending June 3:

- New Listings decreased 7.2% to 465
- Under Contract Sales increased 39.0% to 278
- Inventory decreased 4.2% to 4,090

For the month of May:

- Median Sales Price increased 12.7% to \$257,000
- Market Time increased 7.6% to 99
- Pct of List Price Rec'd decreased 0.5% to 96.4%
- Months Supply decreased 6.4% to 4.4

SINGLE-FAMILY ATTACHED

For the week ending June 3:

- New Listings decreased 5.5% to 715
- Under Contract Sales decreased 2.8% to 350
- Inventory decreased 10.7% to 4,407

For the month of May:

- Median Sales Price increased 2.3% to \$330,750
- Market Time decreased 20.0% to 52
- Pct of List Price Rec'd increased 0.7% to 98.0%
- Months Supply decreased 11.8% to 3.0

Quick Facts

- 7.2%	- 5.5%	+ 39.0%	- 2.8%	- 4.2%	- 10.7%
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

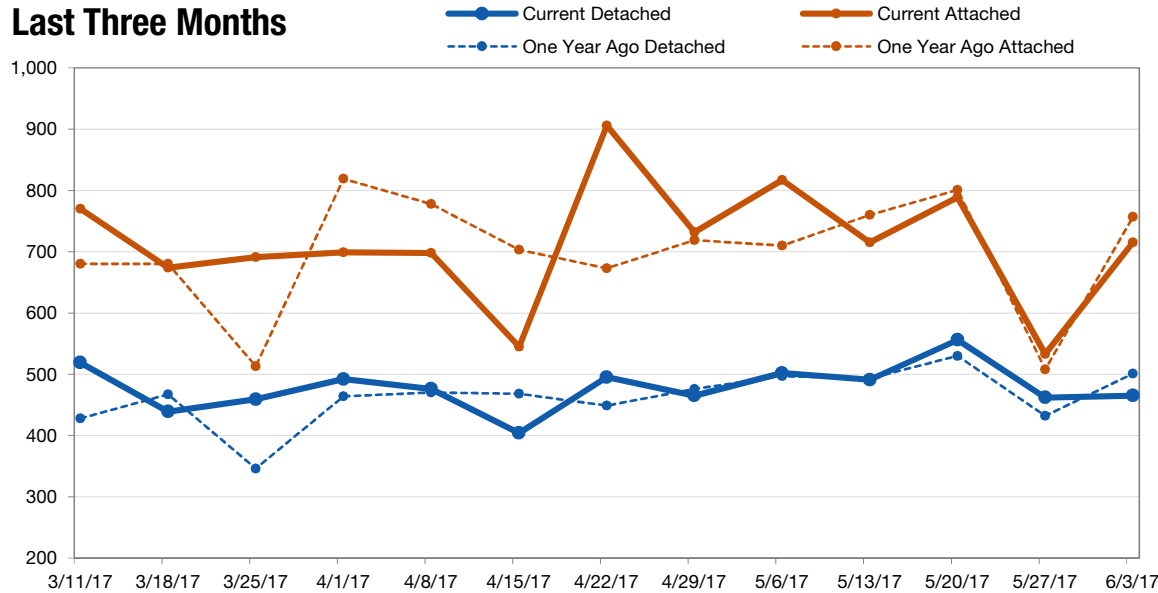
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New Listings

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

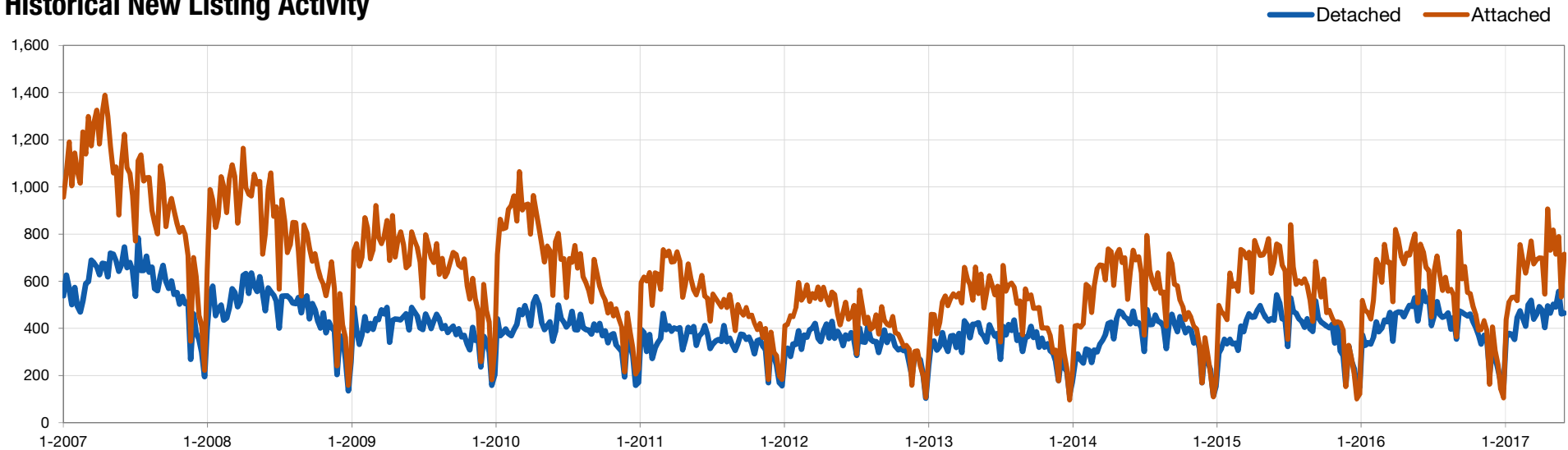


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/11/2017	519	+ 21.3%	770	+ 13.2%
3/18/2017	439	- 6.0%	674	- 0.9%
3/25/2017	459	+ 32.7%	691	+ 34.7%
4/1/2017	492	+ 6.0%	699	- 14.7%
4/8/2017	476	+ 1.3%	698	- 10.3%
4/15/2017	404	- 13.7%	545	- 22.5%
4/22/2017	495	+ 10.2%	906	+ 34.6%
4/29/2017	465	- 2.3%	732	+ 1.8%
5/6/2017	502	+ 1.0%	817	+ 15.1%
5/13/2017	491	- 0.4%	715	- 5.9%
5/20/2017	556	+ 4.9%	789	- 1.5%
5/27/2017	462	+ 6.9%	533	+ 4.9%
6/3/2017	465	- 7.2%	715	- 5.5%
3-Month Avg.	479	+ 3.4%	714	+ 2.0%

Historical New Listing Activity

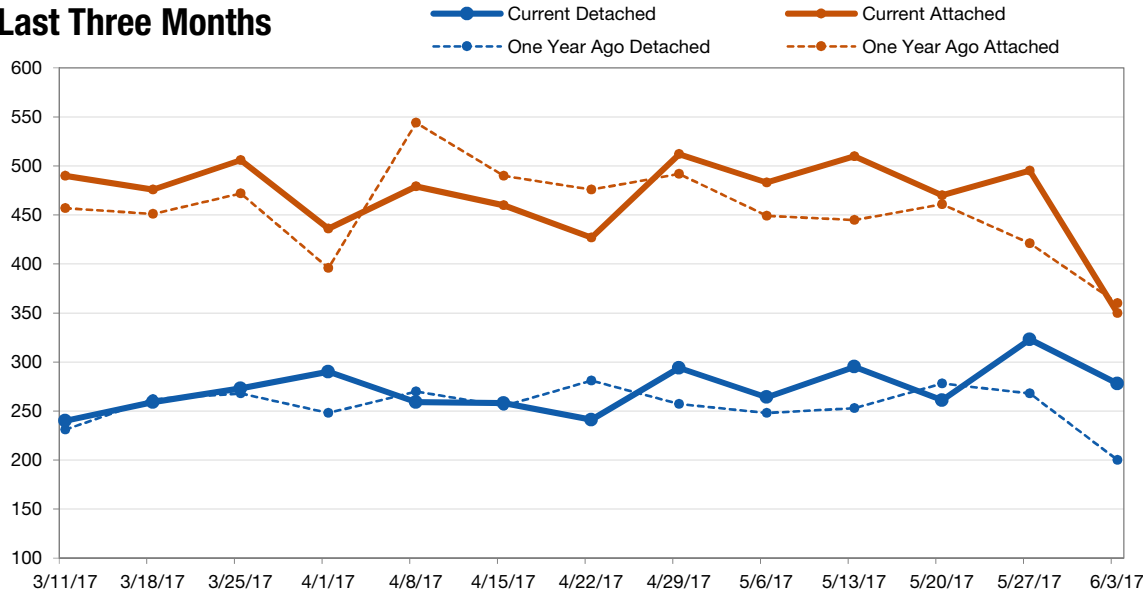


Under Contract

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

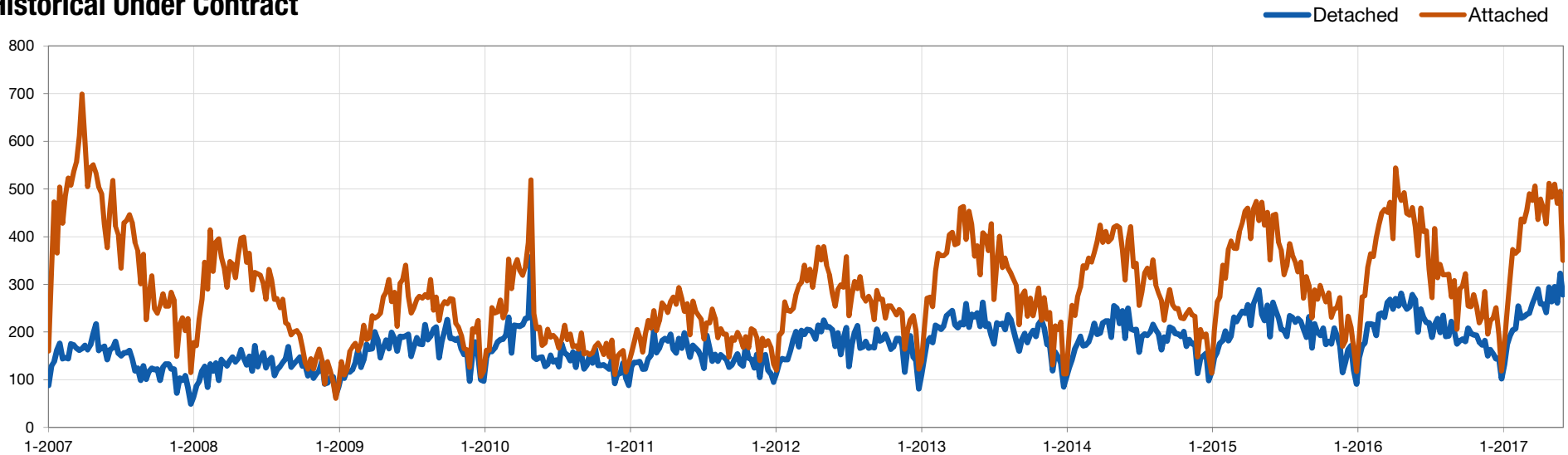


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/11/2017	240	+ 3.9%	490	+ 7.2%
3/18/2017	259	- 1.1%	476	+ 5.5%
3/25/2017	273	+ 1.9%	506	+ 7.2%
4/1/2017	290	+ 16.9%	436	+ 10.1%
4/8/2017	259	- 4.1%	479	- 11.9%
4/15/2017	258	+ 1.2%	460	- 6.1%
4/22/2017	241	- 14.2%	427	- 10.3%
4/29/2017	294	+ 14.4%	512	+ 4.1%
5/6/2017	264	+ 6.5%	483	+ 7.6%
5/13/2017	295	+ 16.6%	510	+ 14.6%
5/20/2017	261	- 6.1%	470	+ 2.0%
5/27/2017	323	+ 20.5%	495	+ 17.6%
6/3/2017	278	+ 39.0%	350	- 2.8%
3-Month Avg.	272	+ 6.5%	469	+ 3.0%

Historical Under Contract

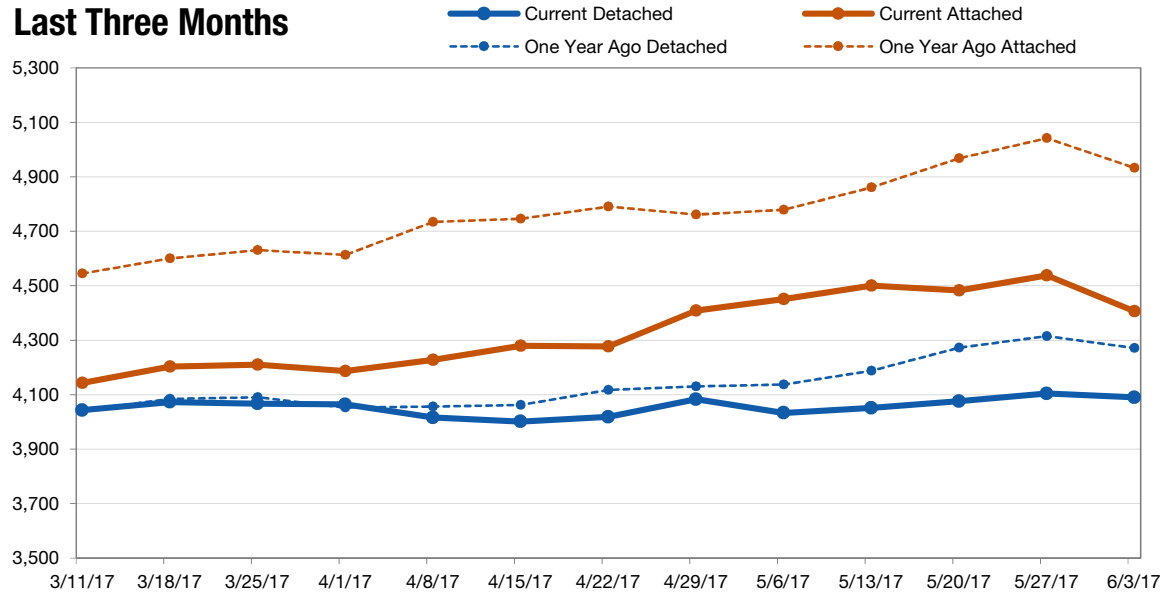


Inventory of Homes for Sale

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

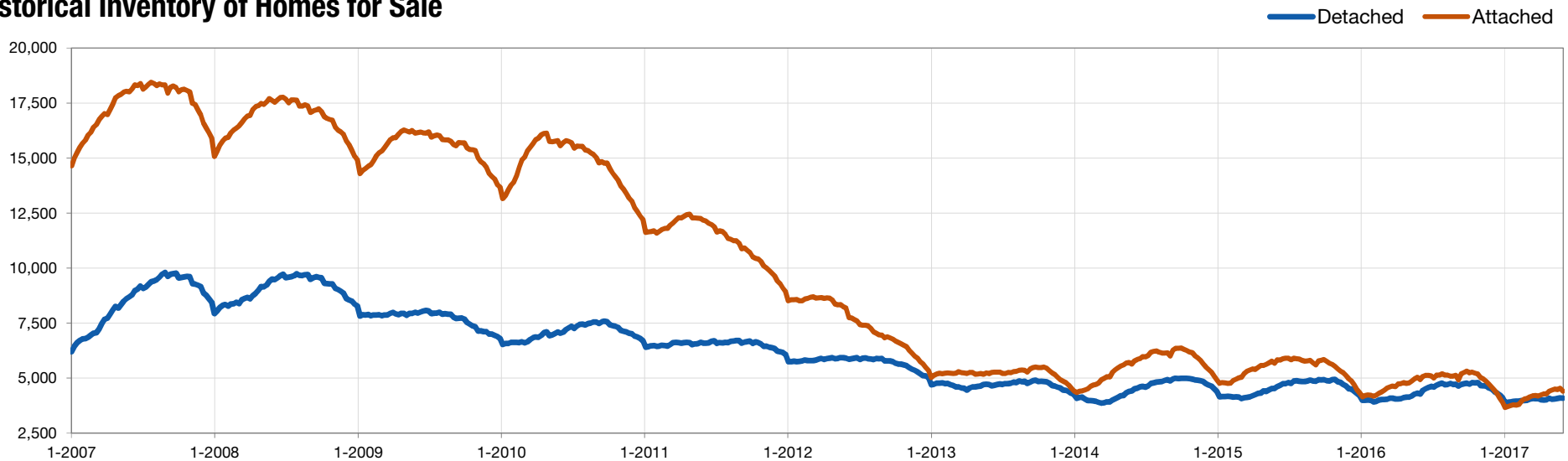


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
3/11/2017	4,043	+ 0.0%	4,143	- 8.8%
3/18/2017	4,073	- 0.3%	4,203	- 8.6%
3/25/2017	4,067	- 0.6%	4,210	- 9.1%
4/1/2017	4,064	+ 0.3%	4,187	- 9.2%
4/8/2017	4,016	- 1.0%	4,228	- 10.7%
4/15/2017	4,001	- 1.5%	4,279	- 9.8%
4/22/2017	4,018	- 2.4%	4,277	- 10.7%
4/29/2017	4,083	- 1.1%	4,409	- 7.4%
5/6/2017	4,033	- 2.5%	4,451	- 6.9%
5/13/2017	4,051	- 3.3%	4,501	- 7.4%
5/20/2017	4,076	- 4.6%	4,483	- 9.8%
5/27/2017	4,104	- 4.9%	4,538	- 10.0%
6/3/2017	4,090	- 4.2%	4,407	- 10.7%
3-Month Avg.	4,055	- 2.0%	4,332	- 9.2%

Historical Inventory of Homes for Sale

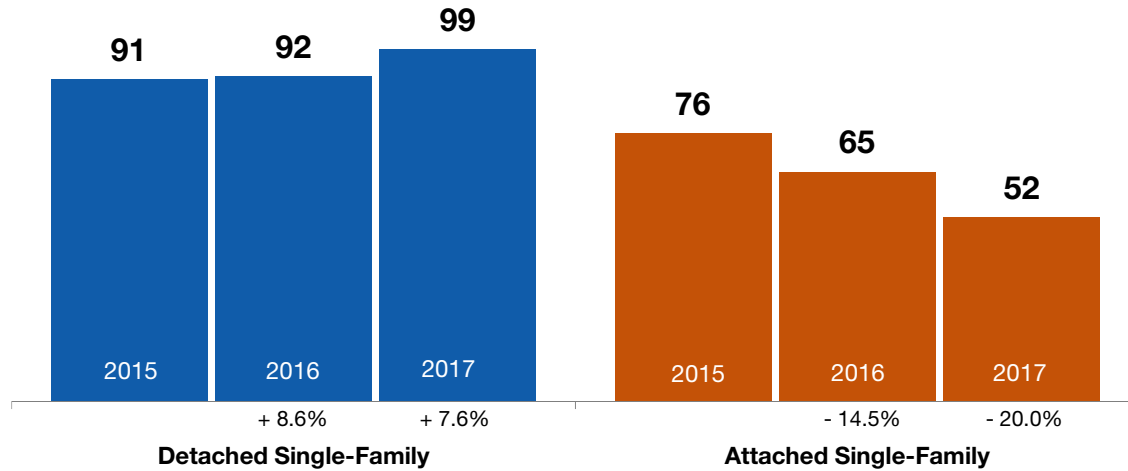


Market Time

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

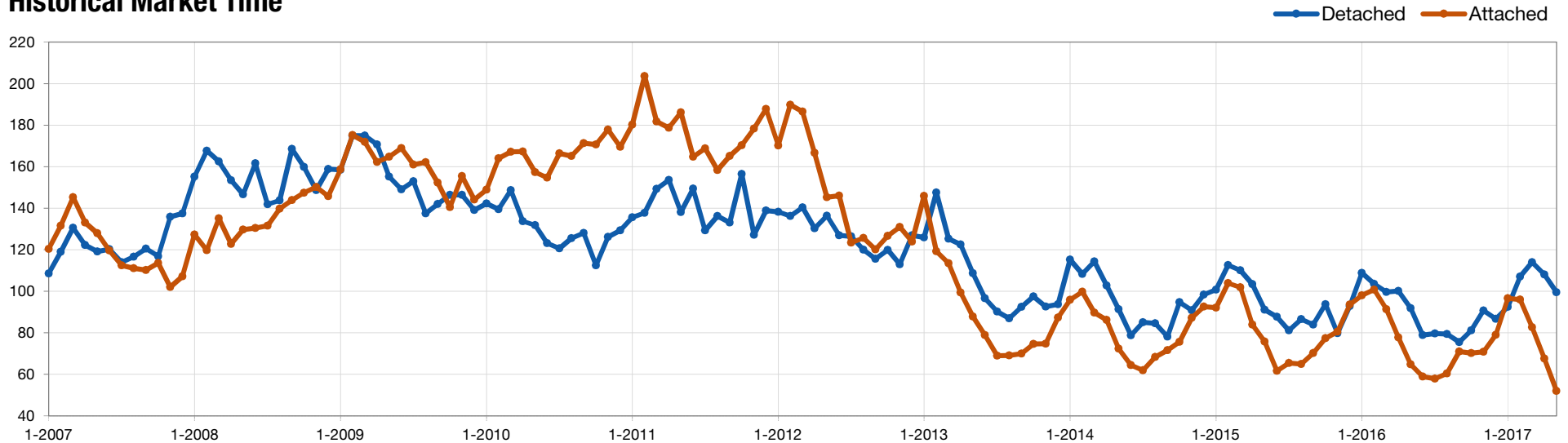


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Dec-2016	87	- 6.5%	79	- 16.0%
Jan-2017	92	- 15.6%	97	- 1.0%
Feb-2017	107	+ 2.9%	96	- 5.0%
Mar-2017	114	+ 14.0%	83	- 8.8%
Apr-2017	108	+ 8.0%	68	- 12.8%
May-2017	99	+ 7.6%	52	- 20.0%
Average	90	- 1.3%	69	- 8.8%

Historical Market Time

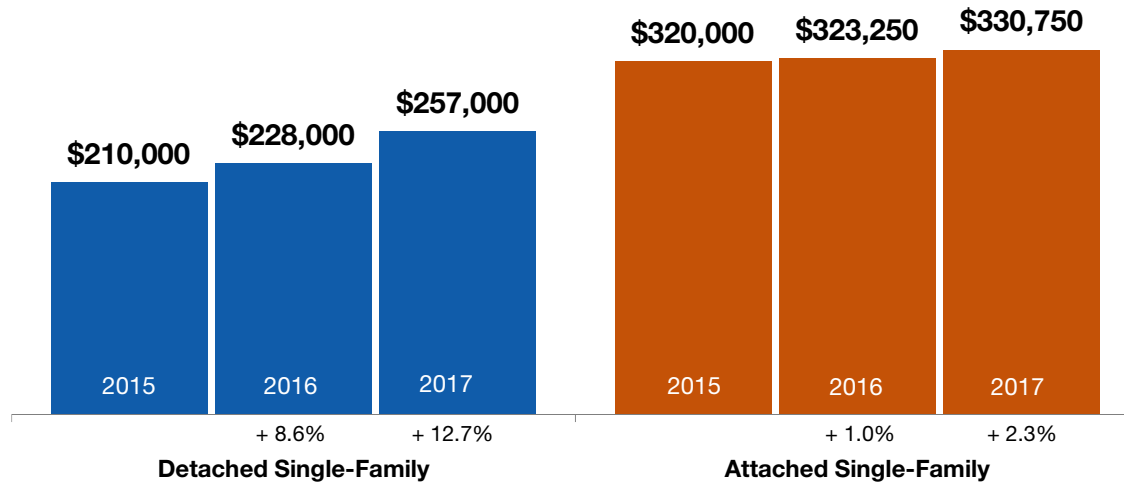


Median Sales Price

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

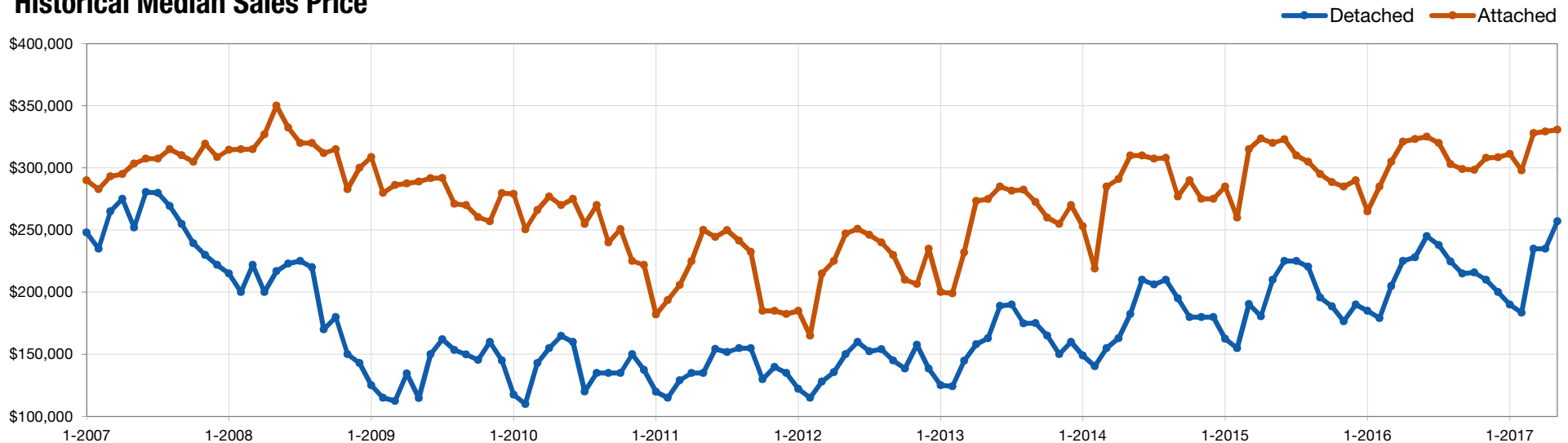


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Jul-2016	\$238,000	+ 5.8%	\$320,000	+ 3.2%
Aug-2016	\$224,700	+ 2.0%	\$303,000	- 0.7%
Sep-2016	\$215,000	+ 9.9%	\$299,000	+ 1.4%
Oct-2016	\$215,750	+ 14.5%	\$298,500	+ 3.5%
Nov-2016	\$210,000	+ 19.0%	\$308,000	+ 8.1%
Dec-2016	\$200,000	+ 5.3%	\$308,500	+ 6.4%
Jan-2017	\$190,000	+ 2.7%	\$311,250	+ 17.5%
Feb-2017	\$183,450	+ 2.5%	\$298,000	+ 4.6%
Mar-2017	\$235,000	+ 14.6%	\$328,000	+ 7.5%
Apr-2017	\$235,000	+ 4.4%	\$329,200	+ 2.6%
May-2017	\$257,000	+ 12.7%	\$330,750	+ 2.3%
Median	\$225,000	+ 10.1%	\$315,000	+ 3.3%

Historical Median Sales Price

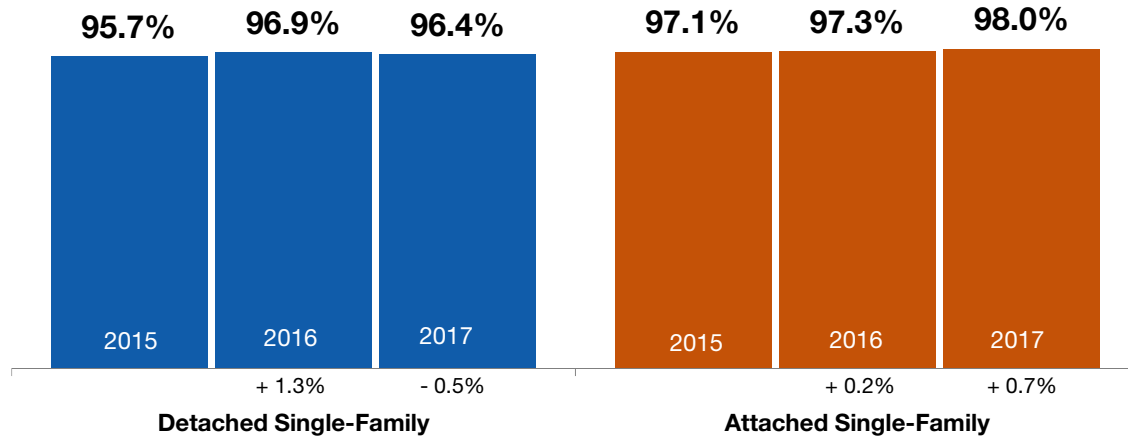


Percent of Original List Price Received

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.

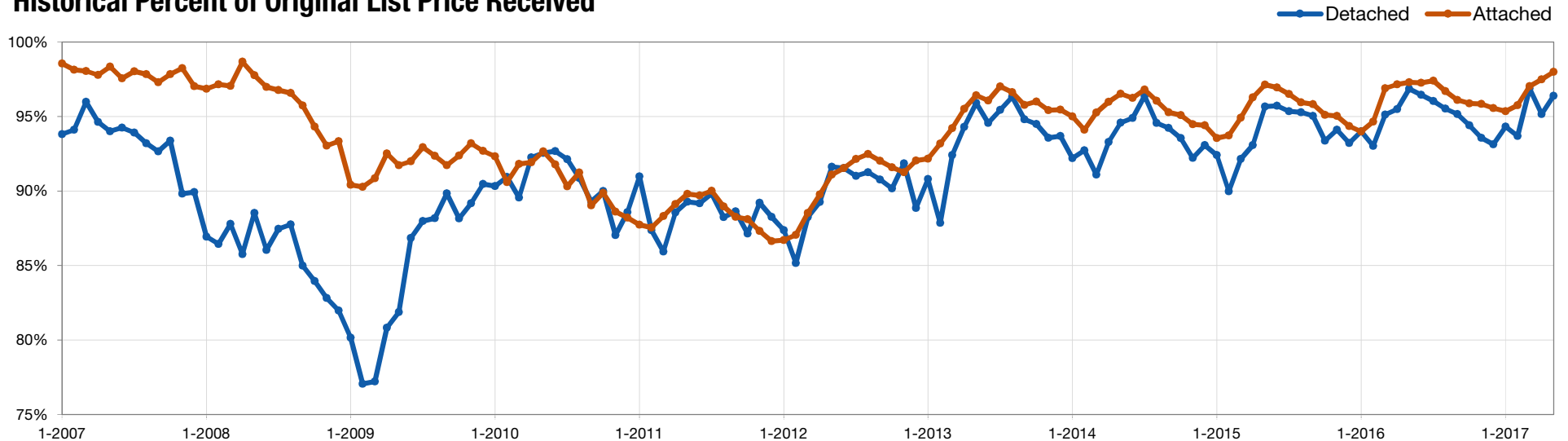


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	+ 0.2%	96.1%	+ 0.3%
Oct-2016	94.4%	+ 1.1%	95.9%	+ 0.8%
Nov-2016	93.6%	- 0.5%	95.8%	+ 0.8%
Dec-2016	93.1%	- 0.1%	95.6%	+ 1.3%
Jan-2017	94.3%	+ 0.3%	95.4%	+ 1.5%
Feb-2017	93.7%	+ 0.8%	95.7%	+ 1.2%
Mar-2017	96.9%	+ 1.9%	97.0%	+ 0.1%
Apr-2017	95.2%	- 0.3%	97.5%	+ 0.3%
May-2017	96.4%	- 0.5%	98.0%	+ 0.7%
Average	95.2%	+ 0.4%	96.7%	+ 0.7%

Historical Percent of Original List Price Received

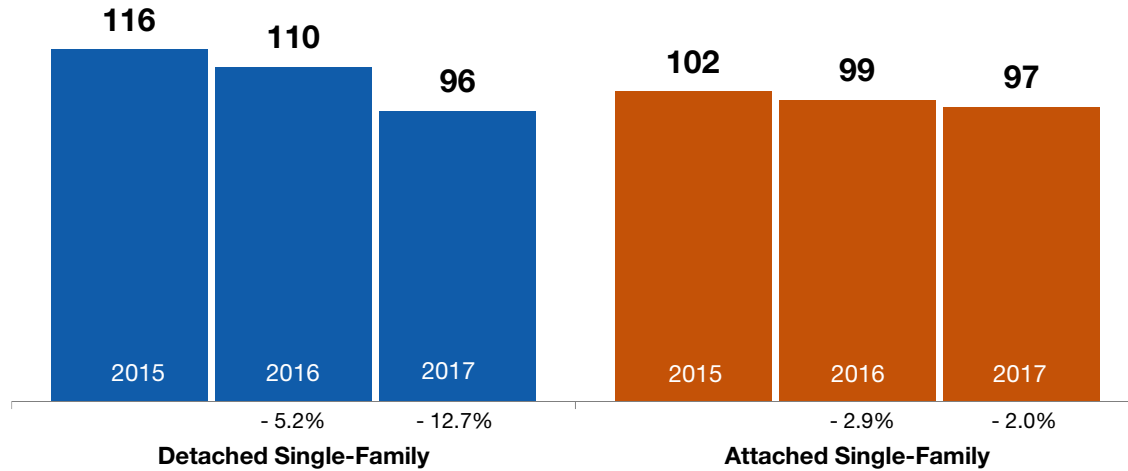


Housing Affordability Index

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.

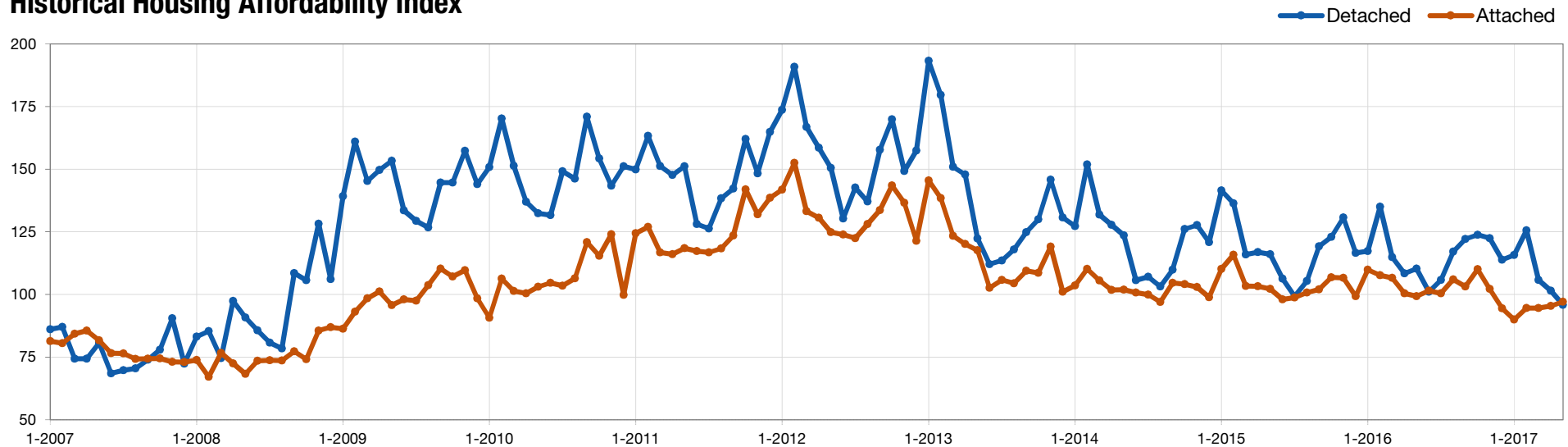


May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Dec-2016	114	- 2.6%	94	- 5.1%
Jan-2017	116	- 0.9%	90	- 18.2%
Feb-2017	126	- 6.7%	95	- 12.0%
Mar-2017	106	- 7.8%	95	- 11.2%
Apr-2017	101	- 6.5%	95	- 5.0%
May-2017	96	- 12.7%	97	- 2.0%
Average	113	- 2.2%	99	- 3.8%

Historical Housing Affordability Index

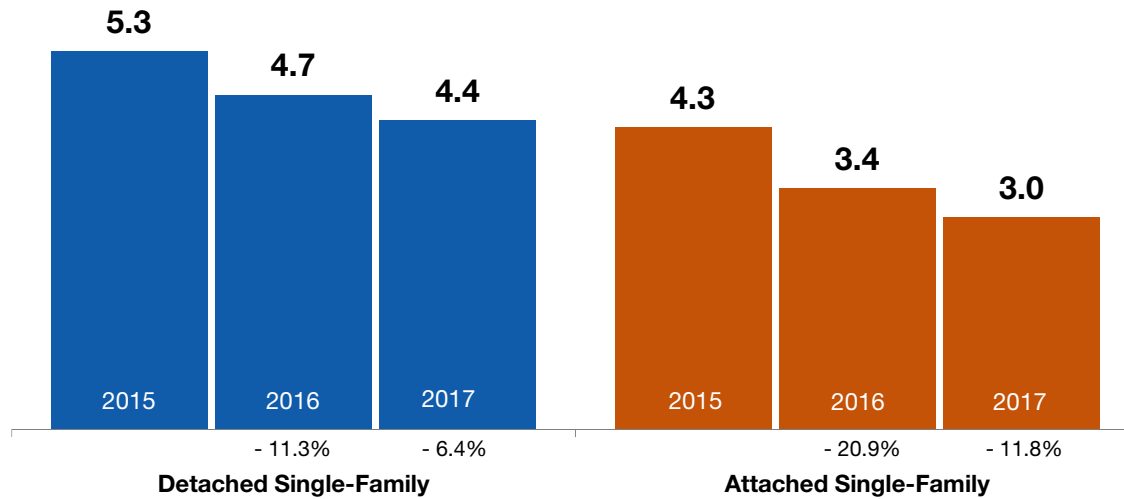


Months Supply of Inventory

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.



May



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jun-2016	5.0	-9.1%	3.4	-19.0%
Jul-2016	5.2	-5.5%	3.5	-16.7%
Aug-2016	5.1	-7.3%	3.4	-17.1%
Sep-2016	5.3	-3.6%	3.6	-12.2%
Oct-2016	5.2	-5.5%	3.4	-10.5%
Nov-2016	4.9	-3.9%	3.1	-11.4%
Dec-2016	4.3	-4.4%	2.5	-13.8%
Jan-2017	4.3	-2.3%	2.5	-13.8%
Feb-2017	4.4	-2.2%	2.7	-12.9%
Mar-2017	4.4	-2.2%	2.9	-12.1%
Apr-2017	4.4	-4.3%	3.0	-9.1%
May-2017	4.4	-6.4%	3.0	-11.8%
Average	4.7	-5.0%	3.1	-13.2%

Historical Months Supply of Inventory

