

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 July 29, 2017

Data current as of August 7, 2017

A favorable economy has kept buyers active amidst a summer of stiff competition that has led prices upward and often over the asking price. The latest recorded national unemployment rate of 4.3 is historically low and has served as a general indicator of a strong economy. If wage growth shifts into overdrive from its current state of patient increases, we may see even higher prices or, conversely, more willingness by sellers to increase the inventory pool.

SINGLE-FAMILY DETACHED

For the week ending July 29:

- New Listings decreased 0.4% to 445
- Under Contract Sales increased 37.7% to 274
- Inventory decreased 8.3% to 4,379

For the month of June:

- Median Sales Price increased 6.1% to \$260,000
- Market Time increased 2.5% to 81
- Pct of List Price Rec'd increased 0.1% to 96.6%
- Months Supply decreased 4.0% to 4.8

SINGLE-FAMILY ATTACHED

For the week ending July 29:

- New Listings increased 13.5% to 637
- Under Contract Sales increased 19.6% to 408
- Inventory decreased 5.0% to 4,948

For the month of June:

- Median Sales Price increased 0.3% to \$325,960
- Market Time decreased 15.3% to 50
- Pct of List Price Rec'd increased 0.6% to 97.9%
- Months Supply decreased 2.9% to 3.3

Quick Facts

- 0.4%	+ 13.5%	+ 37.7%	+ 19.6%	- 8.3%	- 5.0%
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

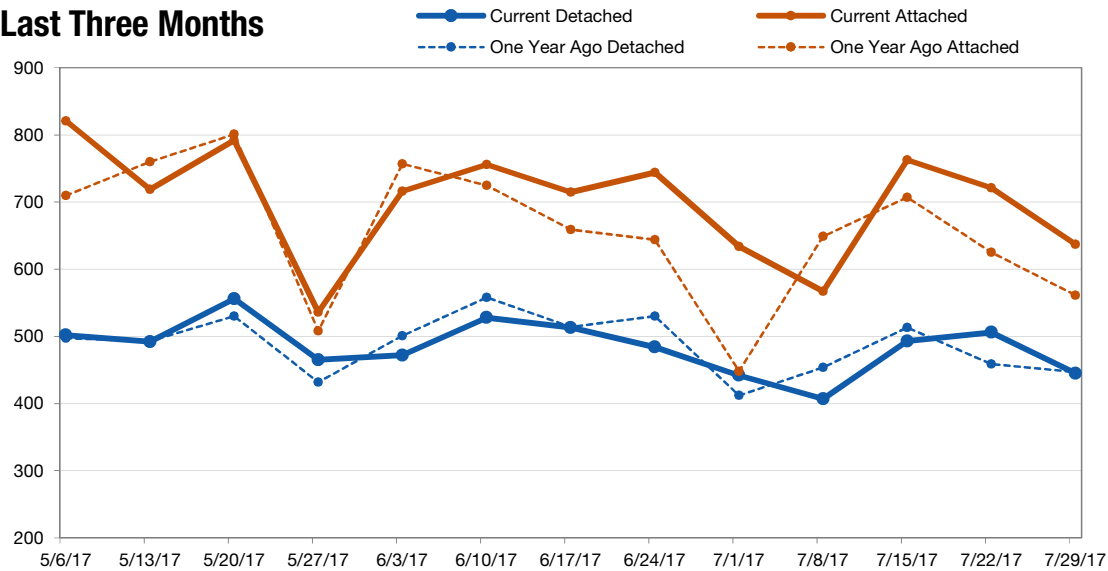
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New Listings

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

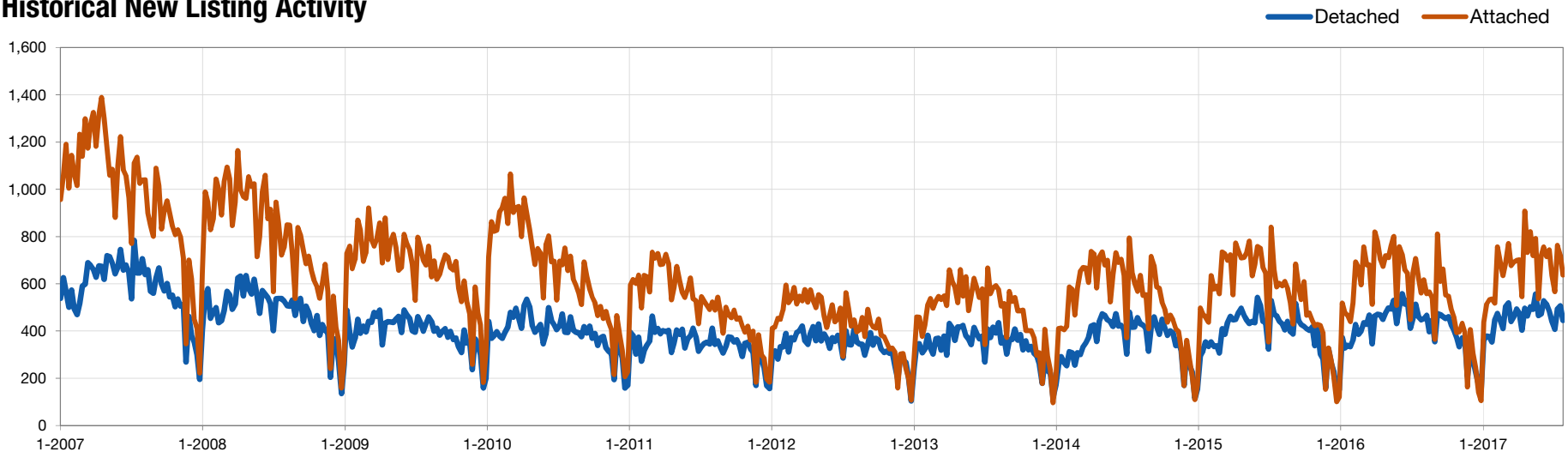


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/6/2017	502	+ 1.0%	821	+ 15.6%
5/13/2017	492	- 0.2%	719	- 5.4%
5/20/2017	556	+ 4.9%	792	- 1.1%
5/27/2017	465	+ 7.6%	536	+ 5.5%
6/3/2017	472	- 5.8%	716	- 5.4%
6/10/2017	528	- 5.4%	756	+ 4.3%
6/17/2017	513	- 0.2%	715	+ 8.5%
6/24/2017	484	- 8.7%	744	+ 15.5%
7/1/2017	442	+ 7.3%	634	+ 41.5%
7/8/2017	407	- 10.4%	567	- 12.6%
7/15/2017	493	- 3.9%	763	+ 7.9%
7/22/2017	506	+ 10.2%	721	+ 15.4%
7/29/2017	445	- 0.4%	637	+ 13.5%
3-Month Avg.	485	- 0.6%	702	+ 6.6%

Historical New Listing Activity

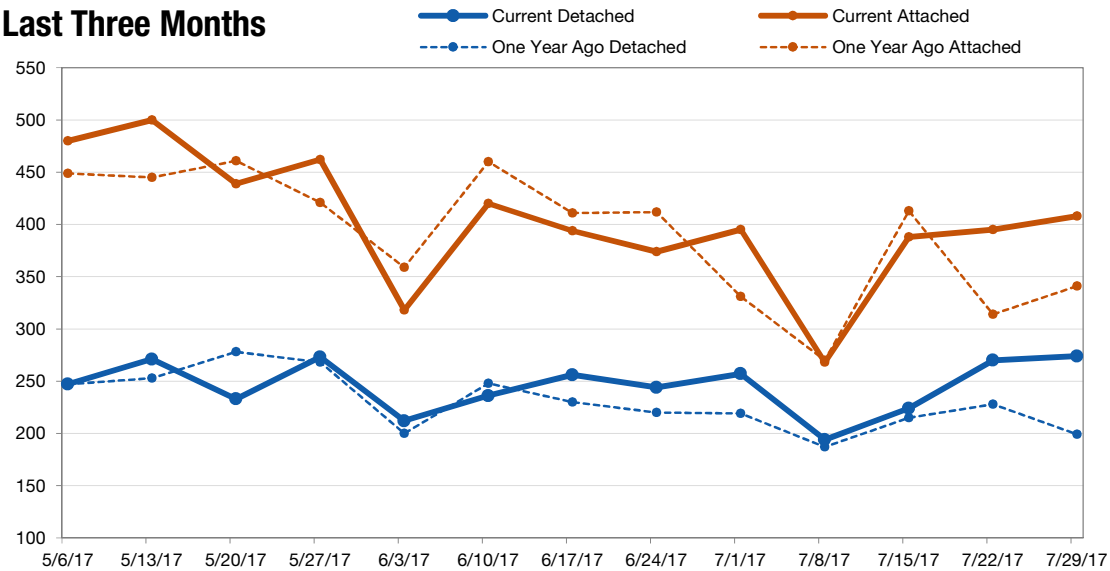


Under Contract

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

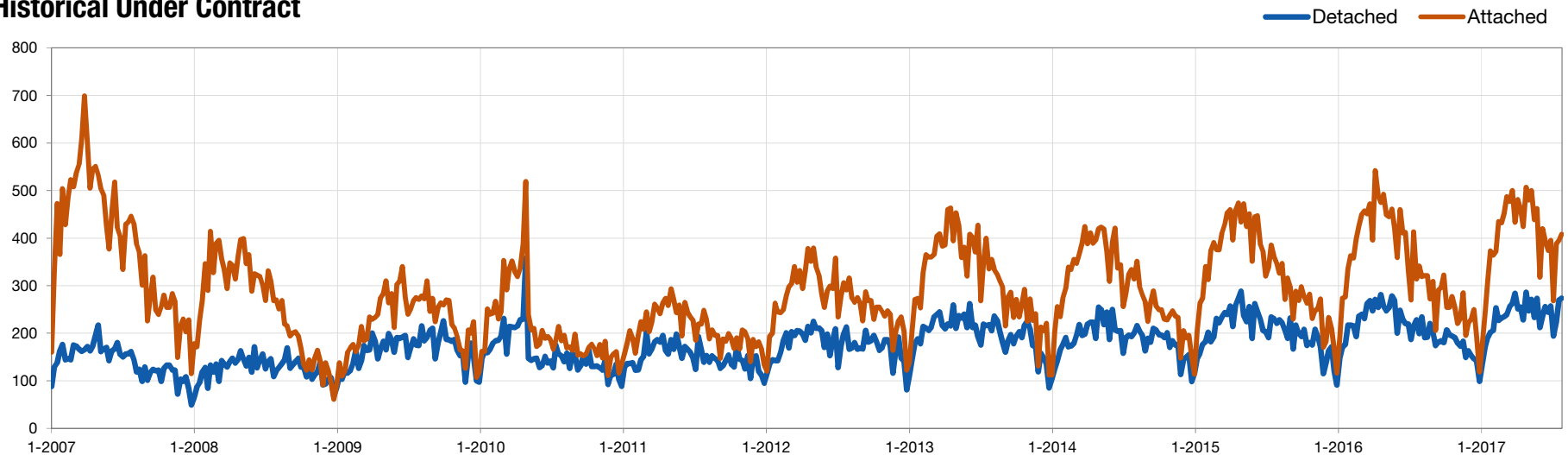


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/6/2017	247	0.0%	480	+ 6.9%
5/13/2017	271	+ 7.1%	500	+ 12.4%
5/20/2017	233	- 16.2%	439	- 4.8%
5/27/2017	273	+ 1.9%	462	+ 9.7%
6/3/2017	212	+ 6.0%	318	- 11.4%
6/10/2017	236	- 4.8%	420	- 8.7%
6/17/2017	256	+ 11.3%	394	- 4.1%
6/24/2017	244	+ 10.9%	374	- 9.2%
7/1/2017	257	+ 17.4%	395	+ 19.3%
7/8/2017	194	+ 3.7%	268	- 0.7%
7/15/2017	224	+ 4.2%	388	- 6.1%
7/22/2017	270	+ 18.4%	395	+ 25.8%
7/29/2017	274	+ 37.7%	408	+ 19.6%
3-Month Avg.	245	+ 6.7%	403	+ 3.0%

Historical Under Contract

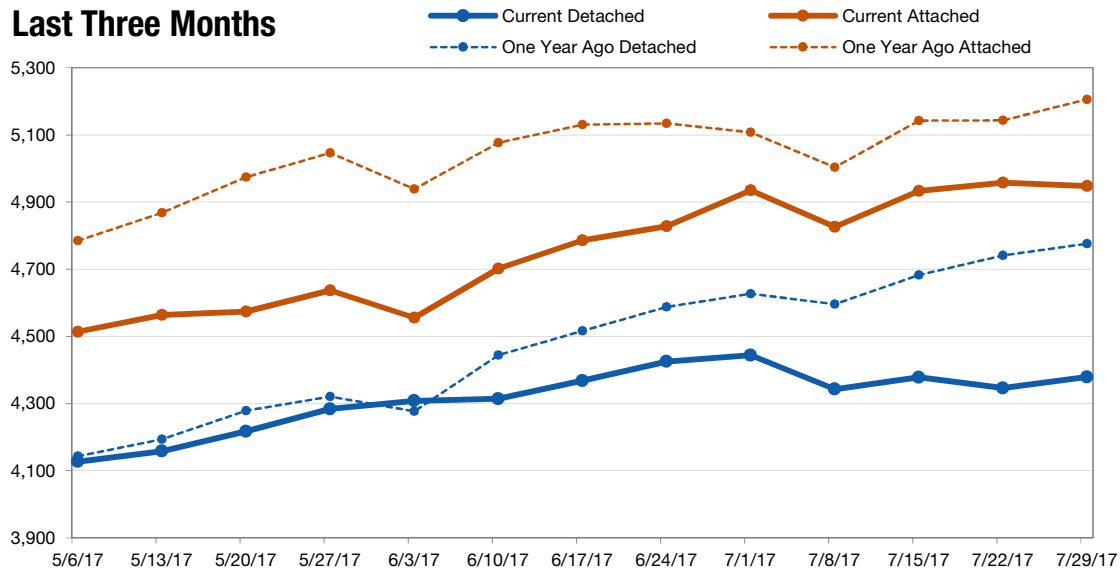


Inventory of Homes for Sale

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

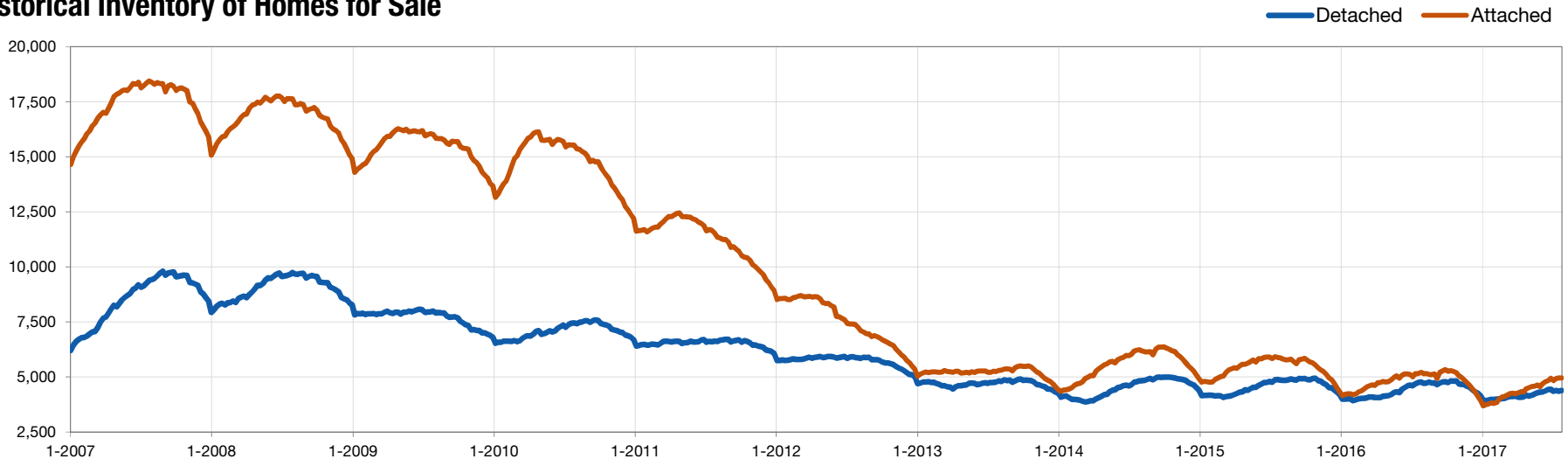


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/6/2017	4,127	- 0.4%	4,514	- 5.7%
5/13/2017	4,158	- 0.9%	4,564	- 6.2%
5/20/2017	4,217	- 1.4%	4,574	- 8.0%
5/27/2017	4,284	- 0.9%	4,637	- 8.1%
6/3/2017	4,308	+ 0.7%	4,556	- 7.8%
6/10/2017	4,314	- 2.9%	4,702	- 7.4%
6/17/2017	4,368	- 3.3%	4,786	- 6.7%
6/24/2017	4,425	- 3.6%	4,828	- 6.0%
7/1/2017	4,444	- 4.0%	4,935	- 3.4%
7/8/2017	4,343	- 5.5%	4,826	- 3.6%
7/15/2017	4,378	- 6.5%	4,933	- 4.1%
7/22/2017	4,346	- 8.3%	4,958	- 3.6%
7/29/2017	4,379	- 8.3%	4,948	- 5.0%
3-Month Avg.	4,315	- 3.6%	4,751	- 5.8%

Historical Inventory of Homes for Sale

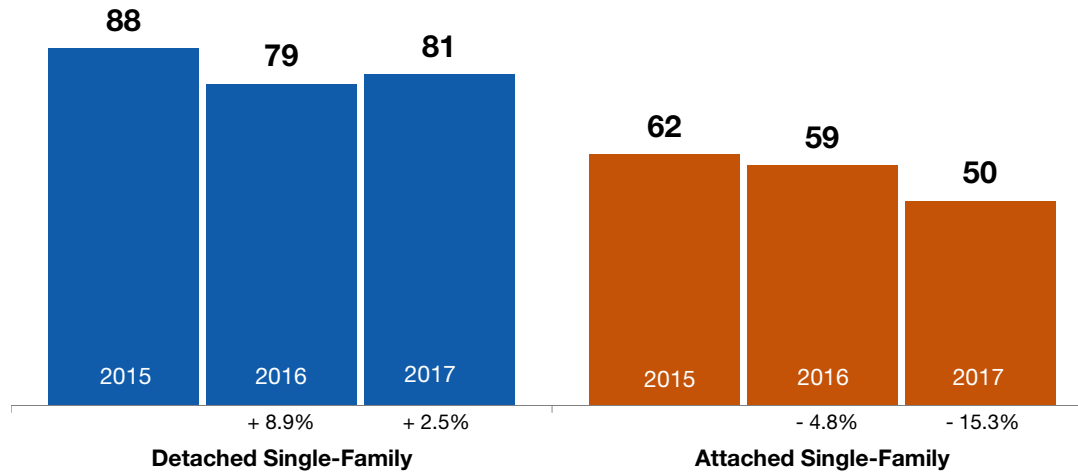


Market Time

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

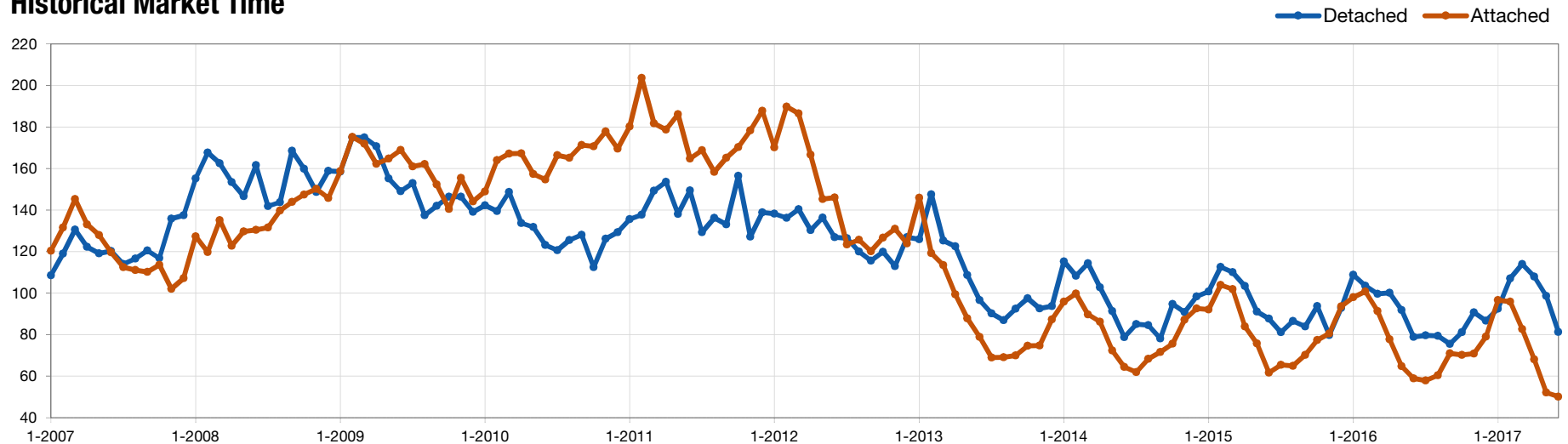


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jun-2017	81	+ 2.5%	50	- 15.3%
Average	91	- 0.1%	68	- 9.8%

Historical Market Time

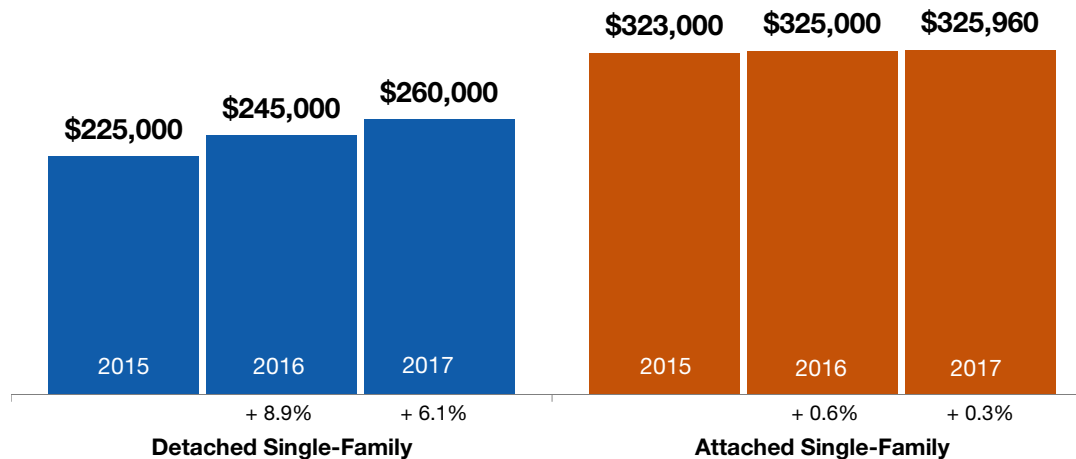


Median Sales Price

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

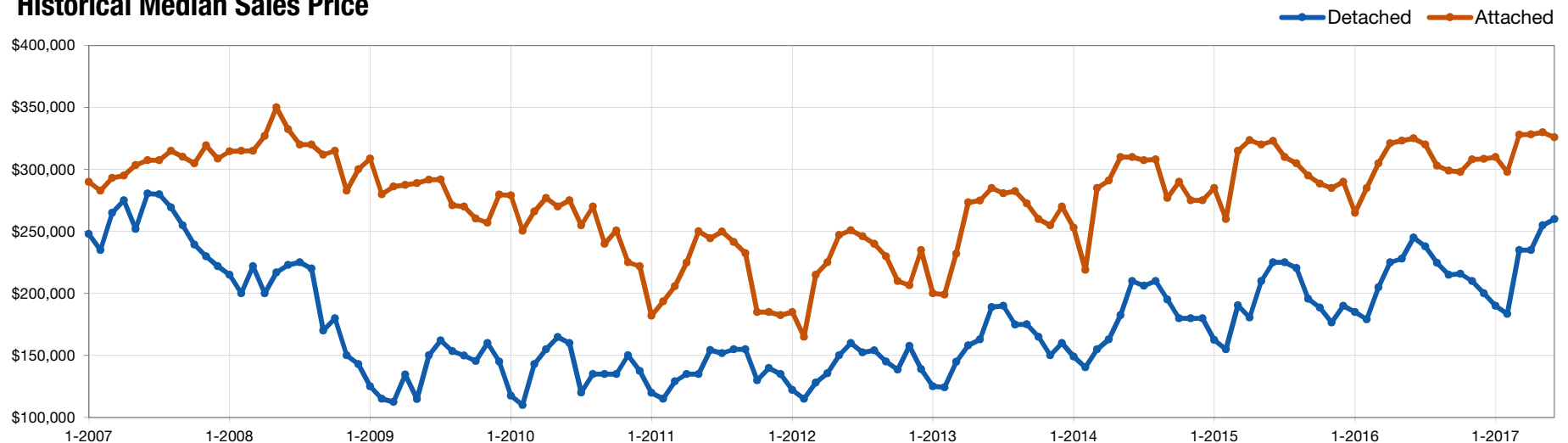


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$298,000	+ 3.3%
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%	\$310,000	+ 17.0%
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%	\$328,250	+ 2.3%
May-2017	\$255,000	+ 11.8%	\$330,000	+ 2.1%
Jun-2017	\$260,000	+ 6.1%	\$325,960	+ 0.3%
Median	\$225,000	+ 9.2%	\$315,000	+ 3.3%

Historical Median Sales Price

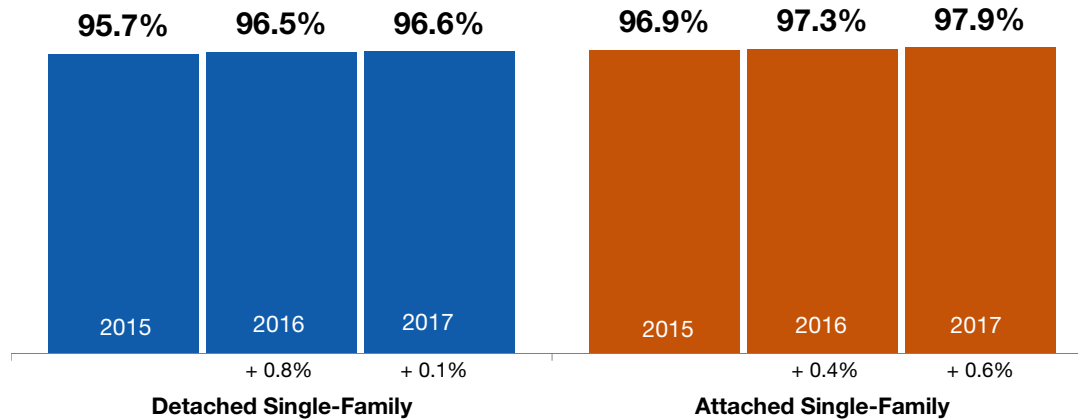


Percent of Original List Price Received

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.

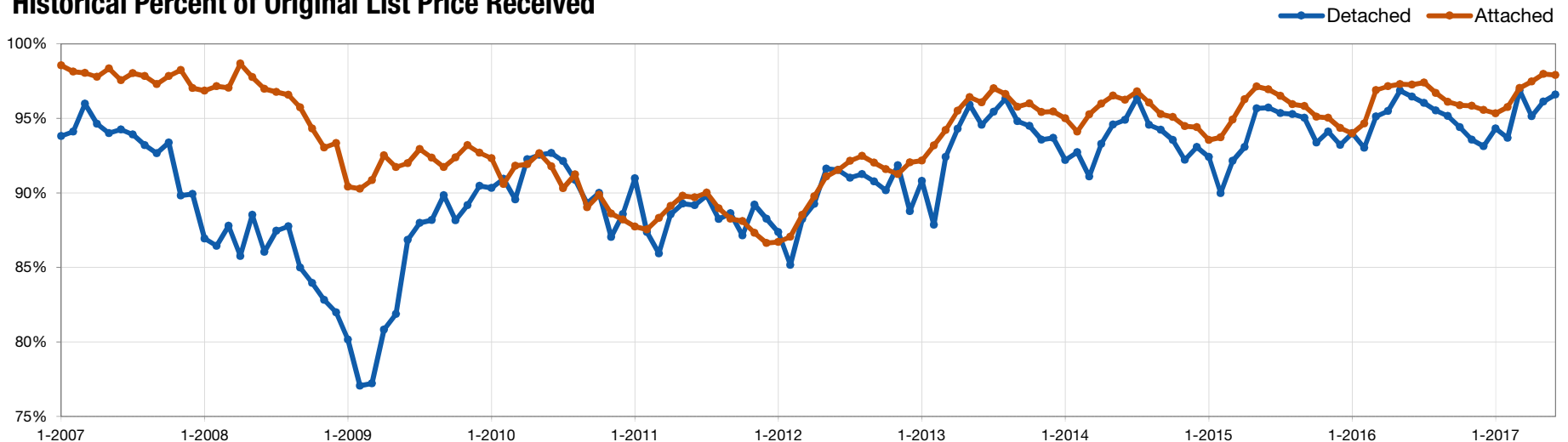


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	95.3%	+ 1.4%
Feb-2017	93.7%	+ 0.8%	95.8%	+ 1.3%
Mar-2017	96.9%	+ 1.9%	97.0%	+ 0.1%
Apr-2017	95.1%	- 0.4%	97.5%	+ 0.3%
May-2017	96.1%	- 0.8%	98.0%	+ 0.7%
Jun-2017	96.6%	+ 0.1%	97.9%	+ 0.6%
Average	95.2%	+ 0.3%	96.8%	+ 0.7%

Historical Percent of Original List Price Received

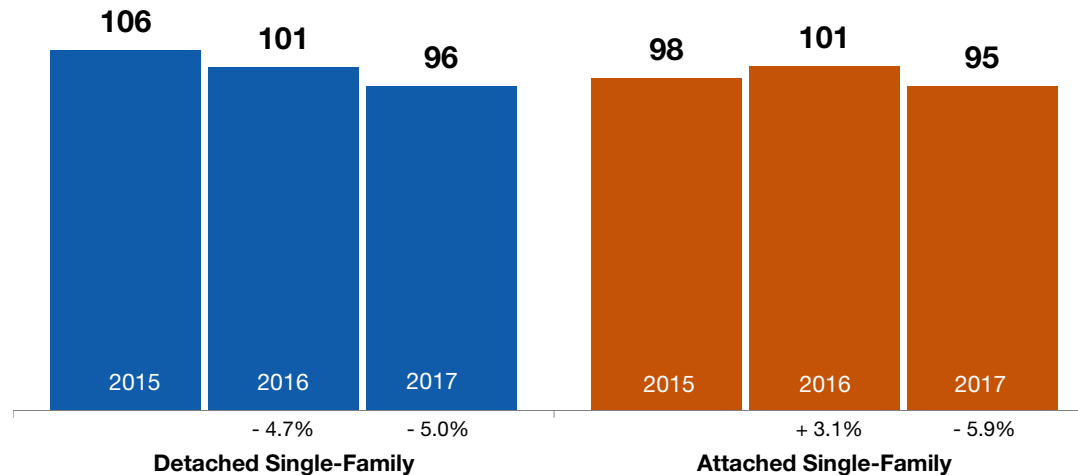


Housing Affordability Index

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.

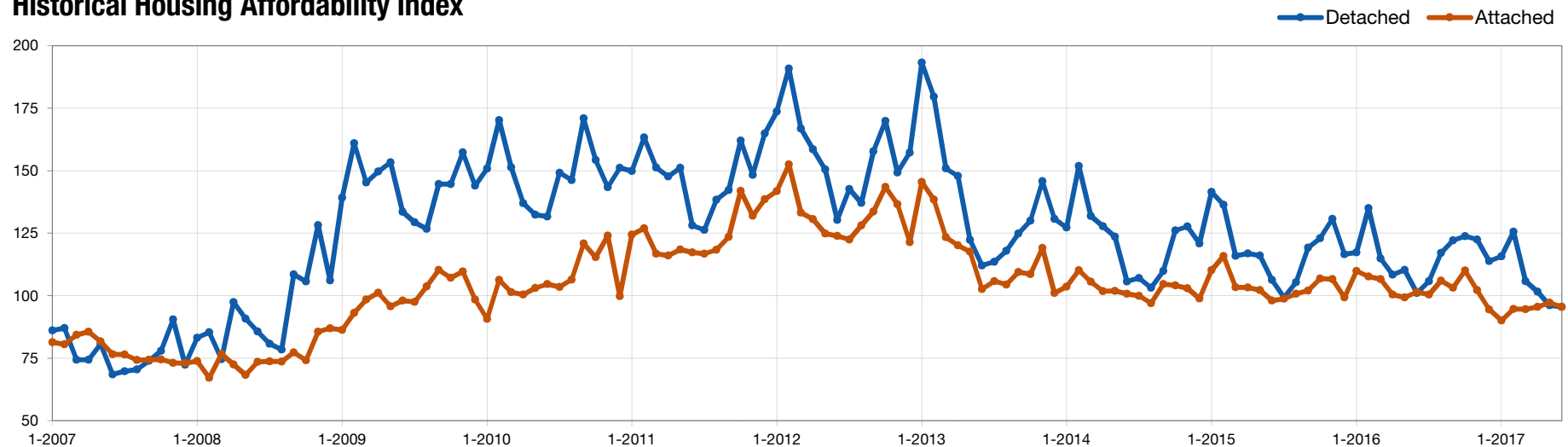


June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	102	- 5.6%	95	- 5.0%
May-2017	96	- 12.7%	97	- 2.0%
Jun-2017	96	- 5.0%	95	- 5.9%
Average	112	- 2.2%	99	- 4.5%

Historical Housing Affordability Index

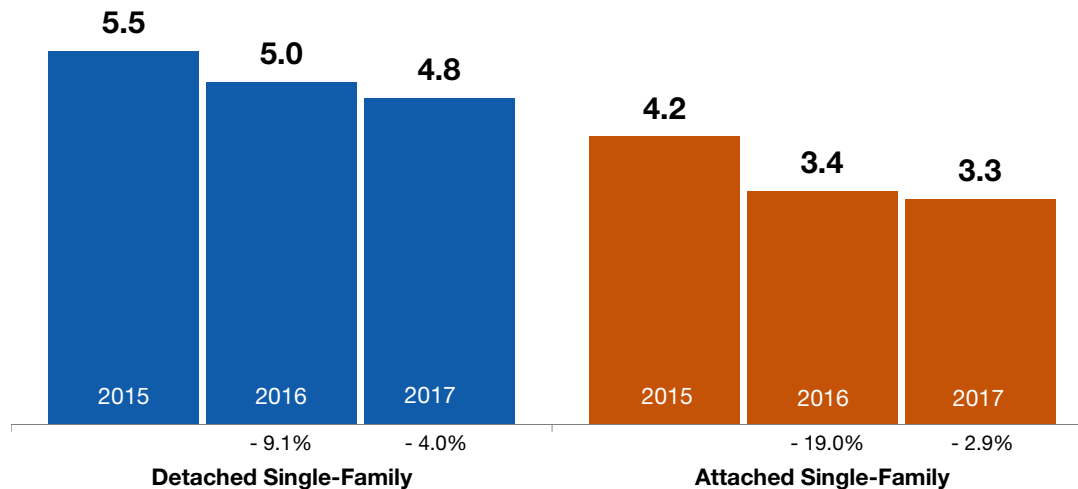


Months Supply of Inventory

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.



June



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jul-2016	5.2	- 5.5%	3.5	- 16.7%
Aug-2016	5.2	- 5.5%	3.5	- 14.6%
Sep-2016	5.3	- 3.6%	3.6	- 12.2%
Oct-2016	5.2	- 5.5%	3.5	- 7.9%
Nov-2016	4.9	- 3.9%	3.1	- 11.4%
Dec-2016	4.3	- 4.4%	2.5	- 13.8%
Jan-2017	4.4	0.0%	2.5	- 13.8%
Feb-2017	4.4	- 2.2%	2.8	- 9.7%
Mar-2017	4.5	0.0%	2.9	- 12.1%
Apr-2017	4.5	- 2.2%	3.0	- 9.1%
May-2017	4.7	0.0%	3.1	- 8.8%
Jun-2017	4.8	- 4.0%	3.3	- 2.9%
Average	4.8	- 3.3%	3.1	- 10.9%

Historical Months Supply of Inventory

