

# 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 August 19, 2017

Data current as of August 28, 2017

With each passing August day, fewer households with school-aged children are willing to embark upon a big move for fear of unsettling kids from the important routines that lay the groundwork for a good education. But savvy sellers and buyers know that there are good deals to be made in August and well into the school months, as household formations take on many shapes and sizes.

### SINGLE-FAMILY DETACHED

For the week ending August 19:

- New Listings increased 11.1% to 441
- Under Contract Sales increased 18.8% to 227
- Inventory decreased 9.6% to 4,310

For the month of July:

- Median Sales Price increased 5.0% to \$250,000
- Market Time decreased 7.5% to 74
- Pct of List Price Rec'd increased 0.4% to 96.4%
- Months Supply decreased 7.7% to 4.8

### SINGLE-FAMILY ATTACHED

For the week ending August 19:

- New Listings increased 21.2% to 685
- Under Contract Sales increased 12.8% to 362
- Inventory decreased 2.0% to 5,006

For the month of July:

- Median Sales Price increased 1.6% to \$325,000
- Market Time decreased 12.1% to 51
- Pct of List Price Rec'd increased 0.1% to 97.5%
- Months Supply decreased 5.7% to 3.3

## Quick Facts

+ 11.1%	+ 21.2%	+ 18.8%	+ 12.8%	- 9.6%	- 2.0%
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

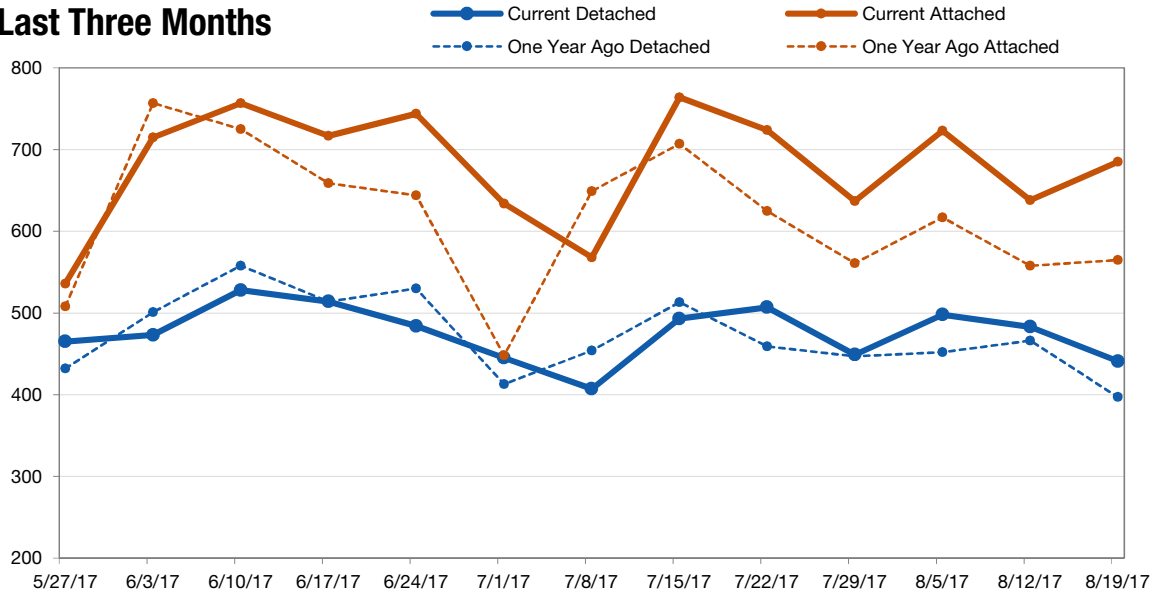
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# New Listings

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

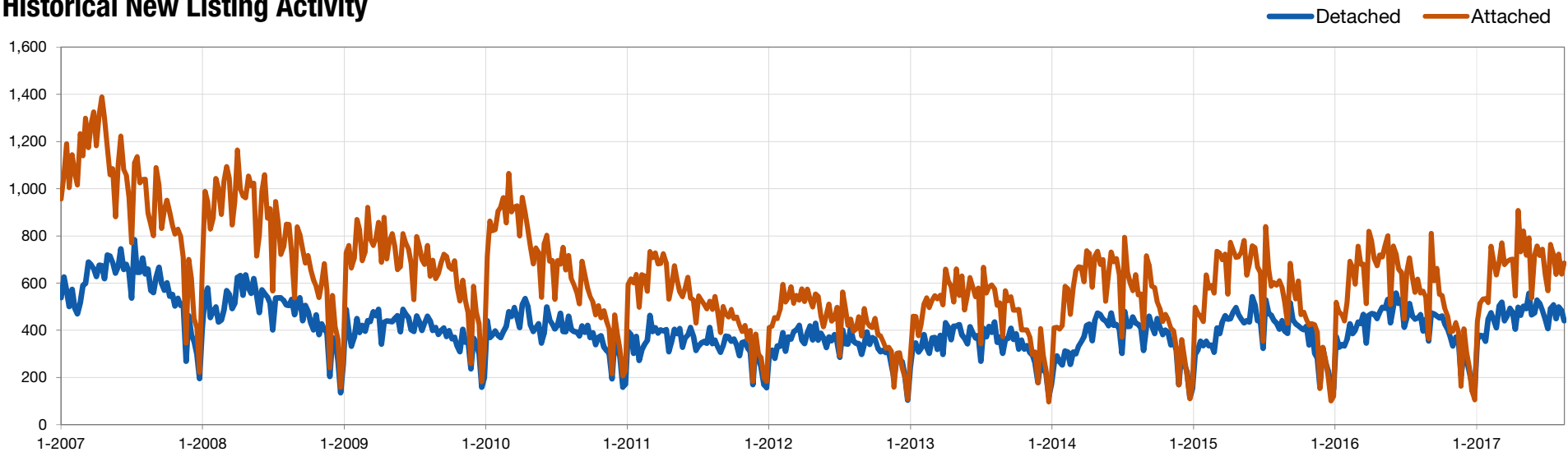


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/27/2017	465	+ 7.6%	536	+ 5.5%
6/3/2017	473	- 5.6%	715	- 5.5%
6/10/2017	528	- 5.4%	757	+ 4.4%
6/17/2017	514	0.0%	717	+ 8.8%
6/24/2017	484	- 8.7%	744	+ 15.5%
7/1/2017	445	+ 7.7%	634	+ 41.5%
7/8/2017	407	- 10.4%	568	- 12.5%
7/15/2017	493	- 3.9%	764	+ 8.1%
7/22/2017	507	+ 10.5%	724	+ 15.8%
7/29/2017	449	+ 0.4%	637	+ 13.5%
8/5/2017	498	+ 10.2%	723	+ 17.2%
8/12/2017	483	+ 3.6%	638	+ 14.3%
8/19/2017	441	+ 11.1%	685	+ 21.2%
3-Month Avg.	476	+ 0.8%	680	+ 10.2%

## Historical New Listing Activity

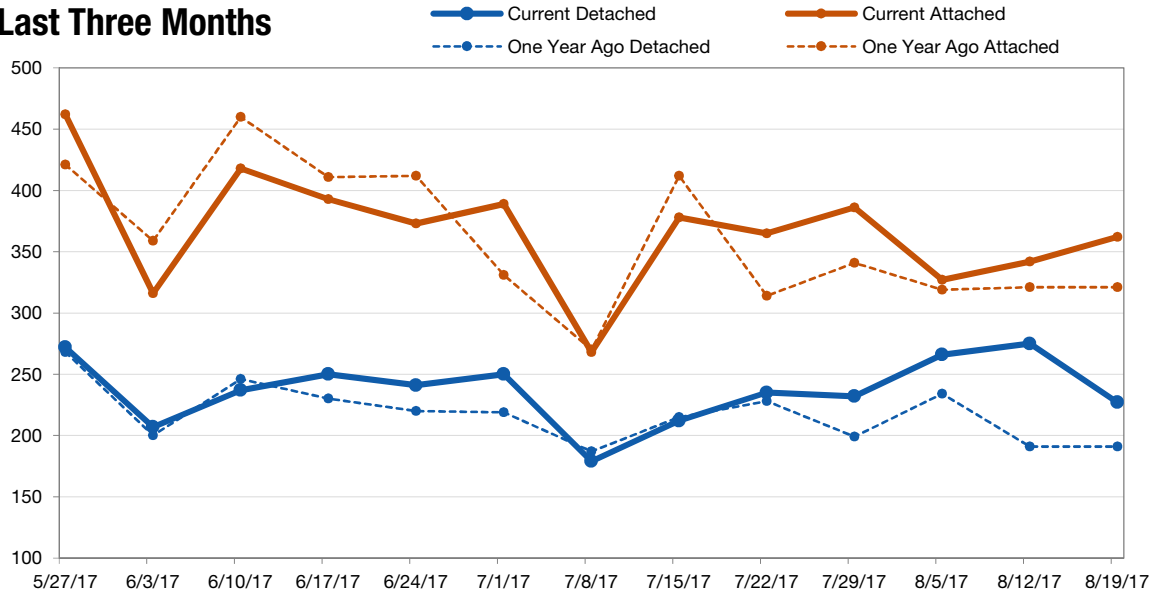


# Under Contract

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

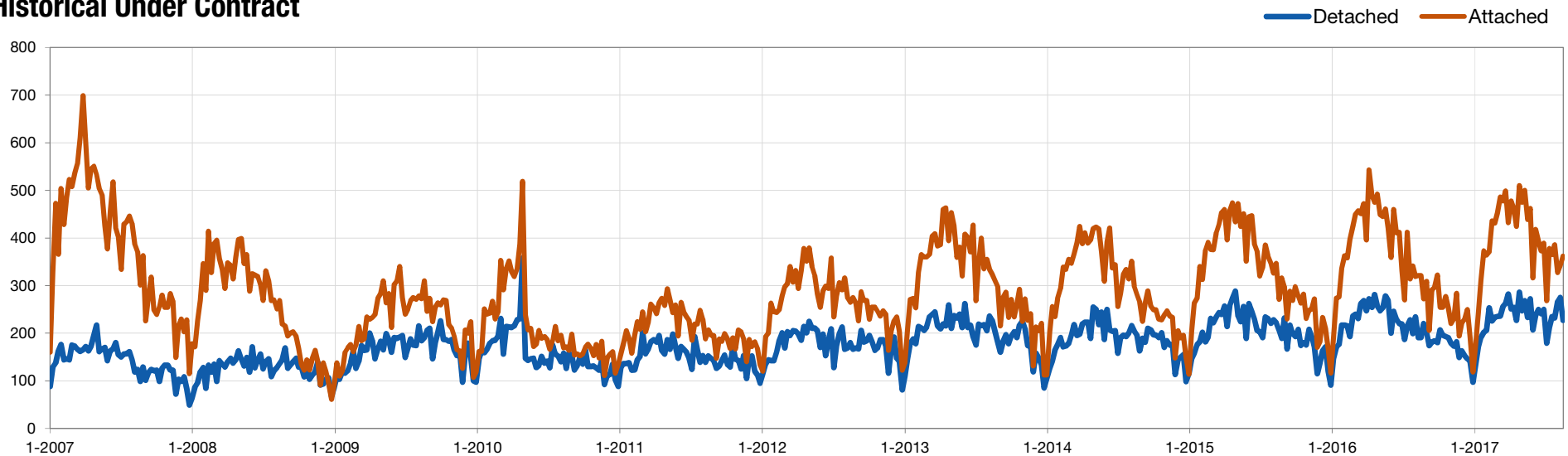


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/27/2017	272	+ 1.5%	462	+ 9.7%
6/3/2017	207	+ 3.5%	316	- 12.0%
6/10/2017	237	- 3.7%	418	- 9.1%
6/17/2017	250	+ 8.7%	393	- 4.4%
6/24/2017	241	+ 9.5%	373	- 9.5%
7/1/2017	250	+ 14.2%	389	+ 17.5%
7/8/2017	179	- 4.3%	268	- 0.7%
7/15/2017	212	- 1.4%	378	- 8.3%
7/22/2017	235	+ 3.1%	365	+ 16.2%
7/29/2017	232	+ 16.6%	386	+ 13.2%
8/5/2017	266	+ 13.7%	327	+ 2.5%
8/12/2017	275	+ 44.0%	342	+ 6.5%
8/19/2017	227	+ 18.8%	362	+ 12.8%
3-Month Avg.	237	+ 9.0%	368	+ 1.9%

## Historical Under Contract

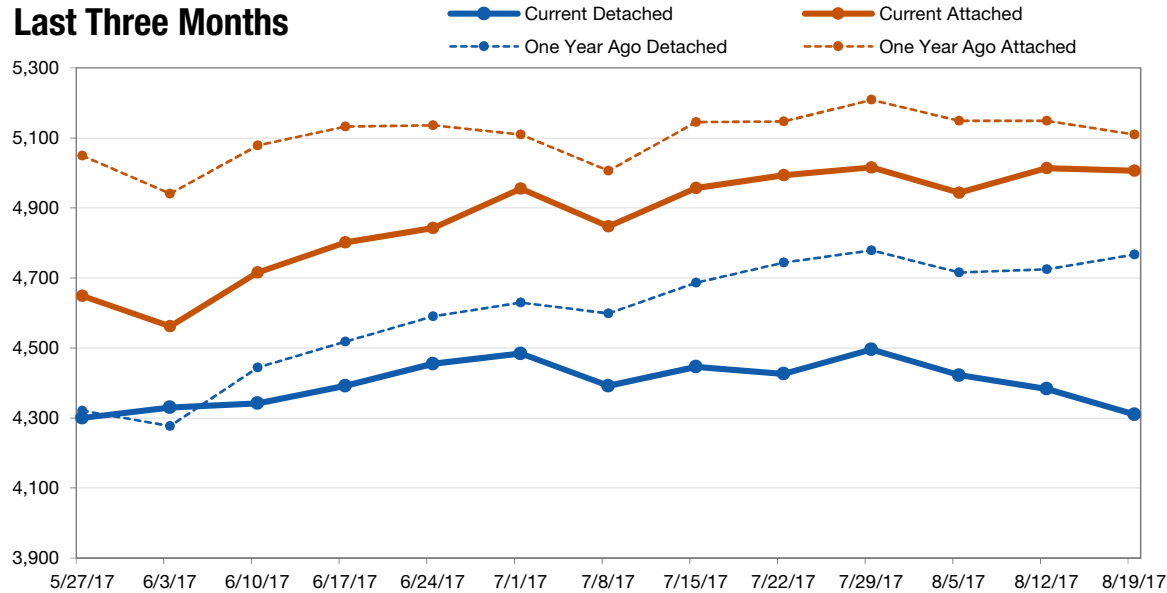


# Inventory of Homes for Sale

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

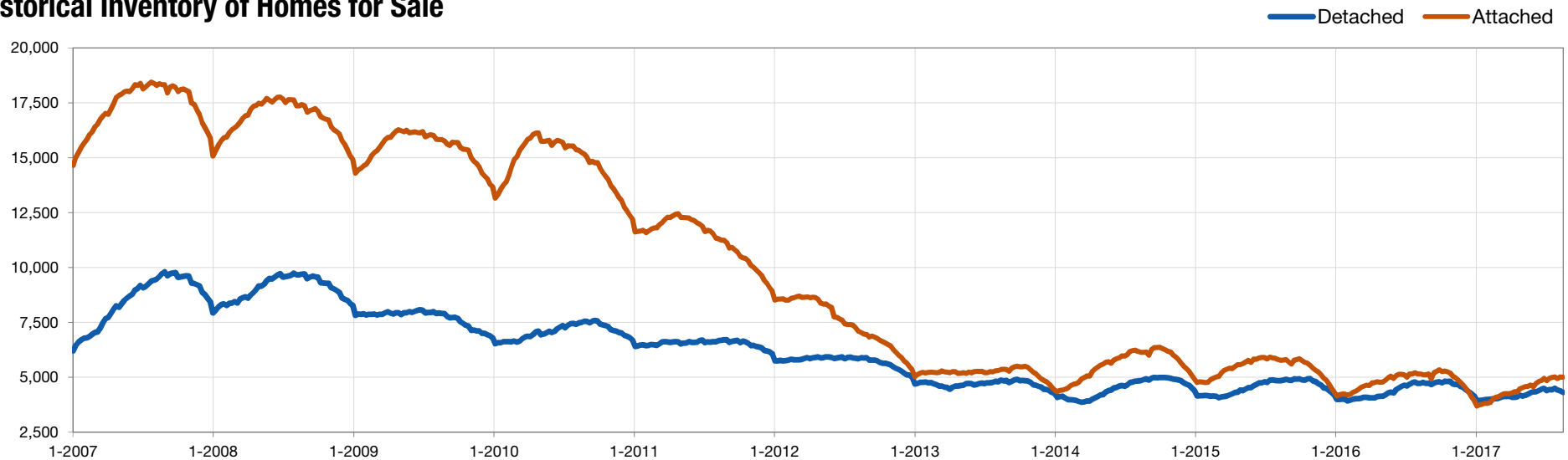


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
5/27/2017	4,300	- 0.5%	4,649	- 7.9%
6/3/2017	4,330	+ 1.2%	4,562	- 7.7%
6/10/2017	4,342	- 2.3%	4,716	- 7.1%
6/17/2017	4,392	- 2.8%	4,802	- 6.4%
6/24/2017	4,455	- 2.9%	4,843	- 5.7%
7/1/2017	4,484	- 3.2%	4,955	- 3.0%
7/8/2017	4,392	- 4.5%	4,847	- 3.2%
7/15/2017	4,446	- 5.1%	4,957	- 3.7%
7/22/2017	4,426	- 6.7%	4,994	- 3.0%
7/29/2017	4,496	- 5.9%	5,016	- 3.7%
8/5/2017	4,422	- 6.2%	4,943	- 4.0%
8/12/2017	4,383	- 7.2%	5,014	- 2.6%
8/19/2017	4,310	- 9.6%	5,006	- 2.0%
3-Month Avg.	4,398	- 4.4%	4,870	- 4.6%

## Historical Inventory of Homes for Sale

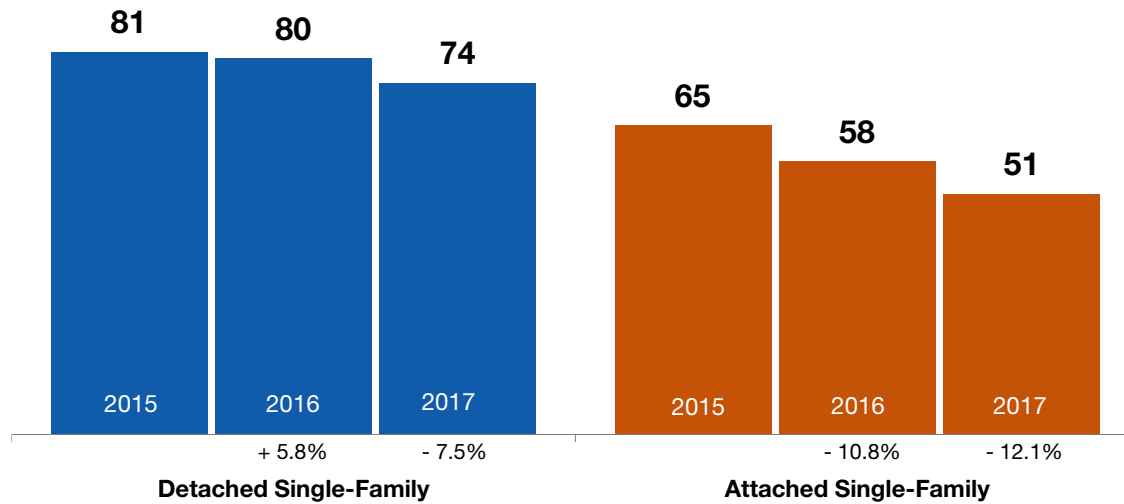


# Market Time

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

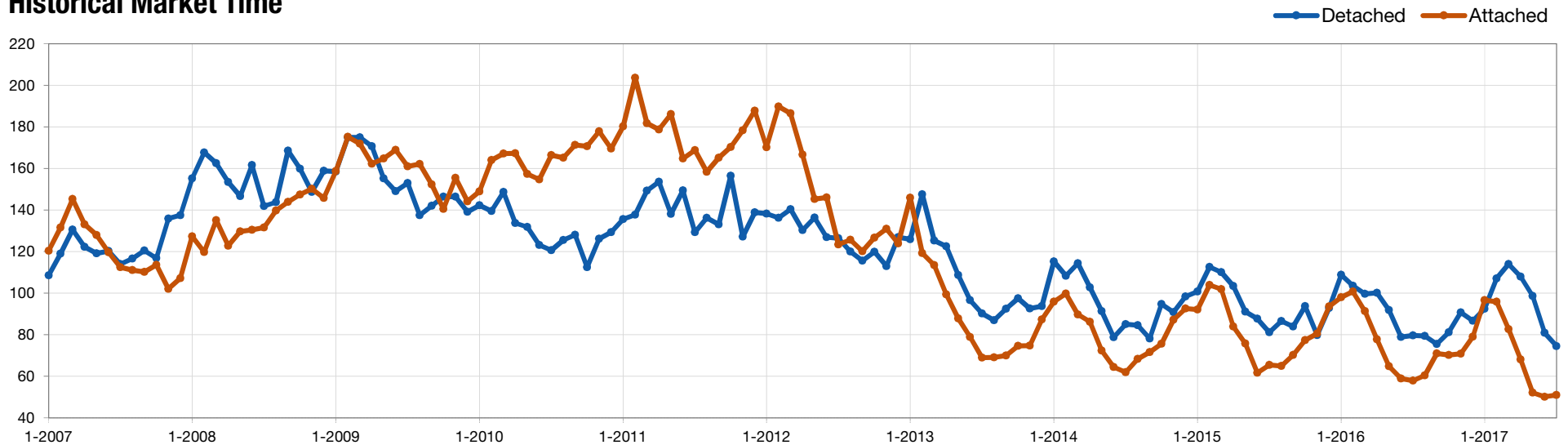


## July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Jul-2017	74	- 7.5%	51	- 12.1%
Average	90	- 0.4%	67	- 9.9%

## Historical Market Time

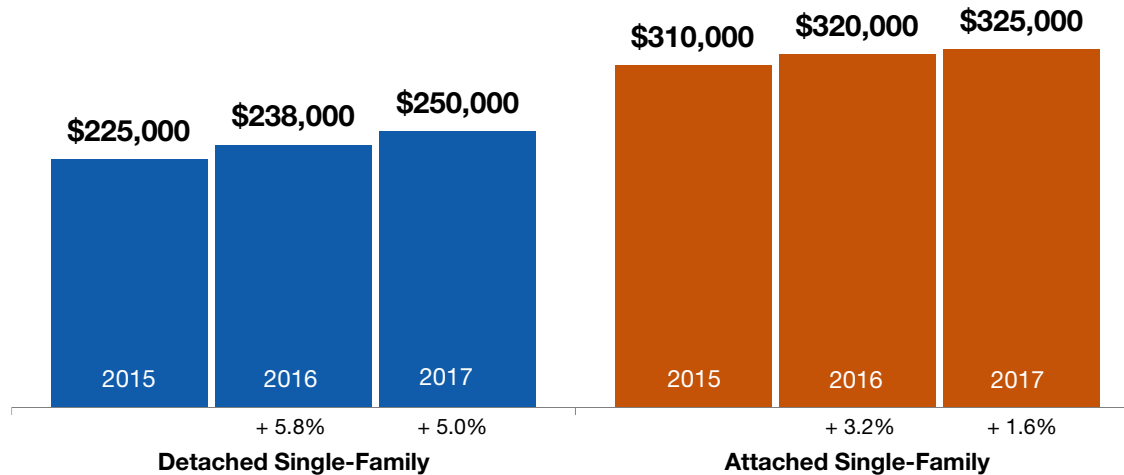


# Median Sales Price

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

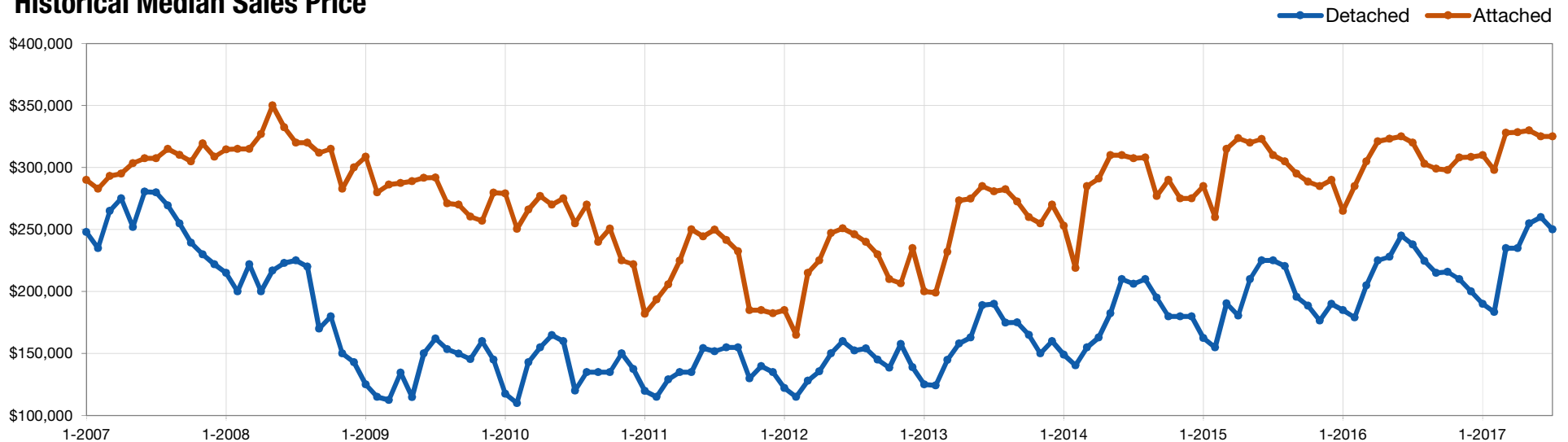


## July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$328,500	+ 2.3%
May-2017	\$255,000	+ 11.8%	\$330,000	+ 2.1%
Jun-2017	\$260,000	+ 6.1%	\$325,000	0.0%
Jul-2017	\$250,000	+ 5.0%	\$325,000	+ 1.6%
Median	\$225,000	+ 7.2%	\$317,000	+ 3.9%

## Historical Median Sales Price

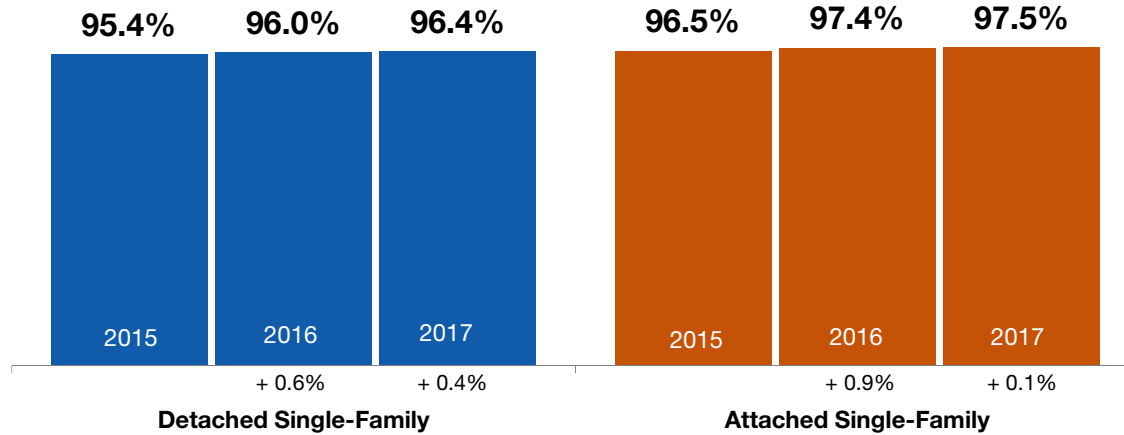


# Percent of Original List Price Received

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.

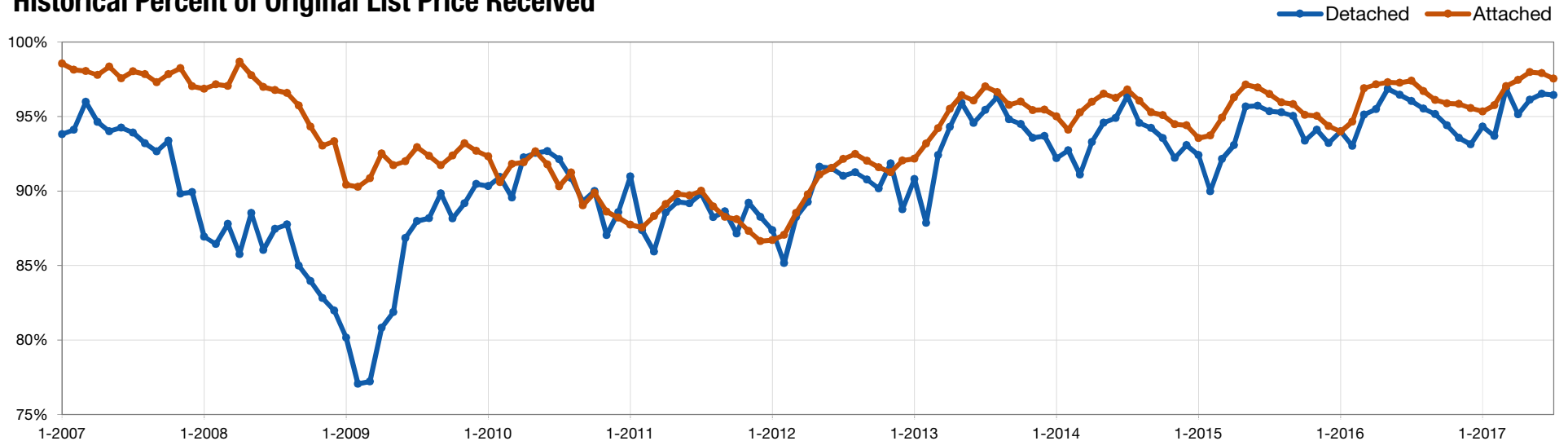


July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	96.5%	0.0%	97.9%	+ 0.6%
Jul-2017	96.4%	+ 0.4%	97.5%	+ 0.1%
Average	95.2%	+ 0.2%	96.8%	+ 0.6%

## Historical Percent of Original List Price Received

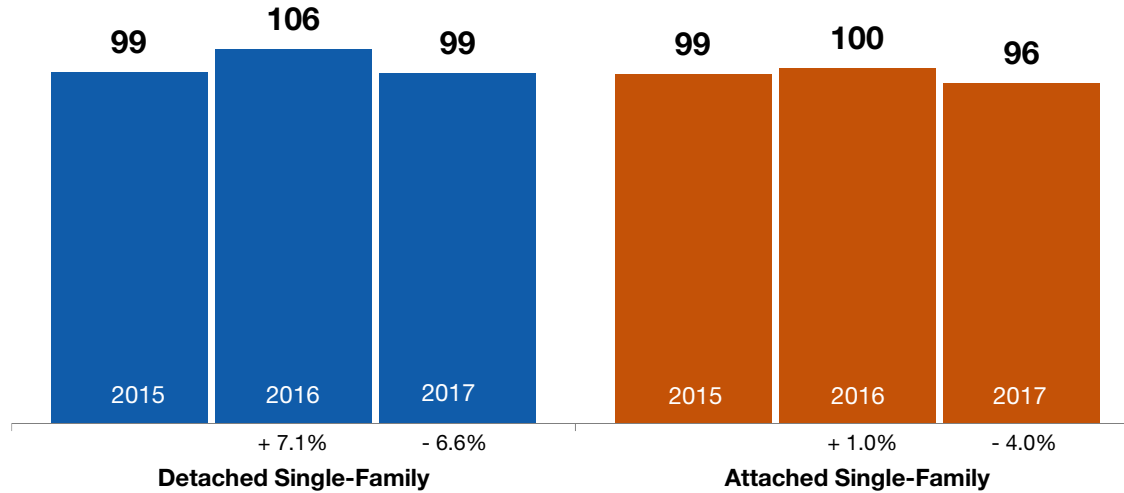


# Housing Affordability Index

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.

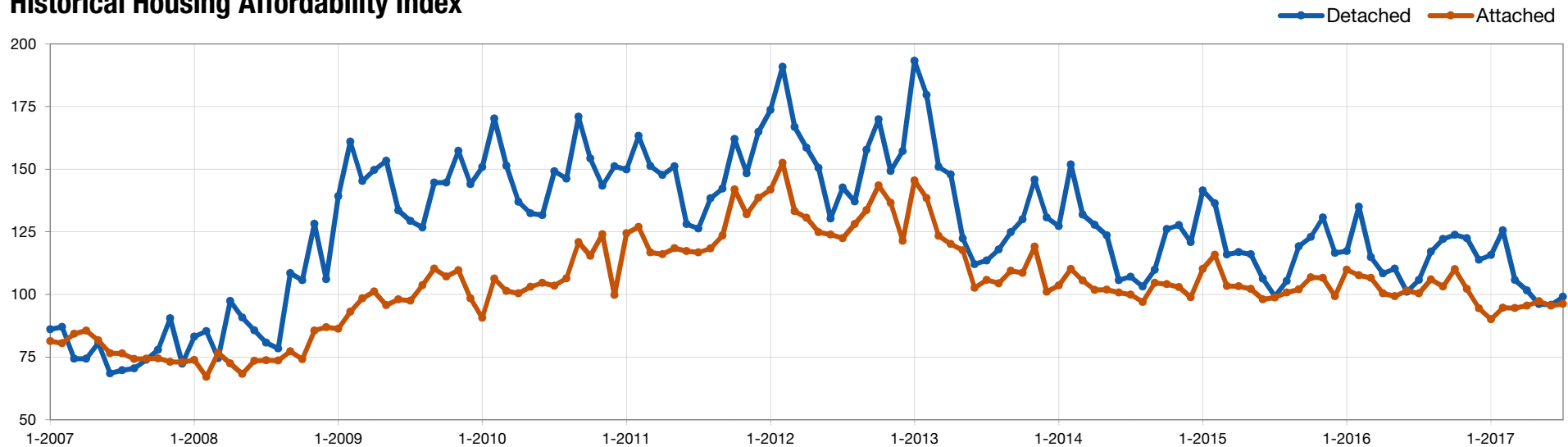


## July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	96	- 5.0%
Jul-2017	99	- 6.6%	96	- 4.0%
Average	112	- 3.3%	98	- 4.9%

## Historical Housing Affordability Index



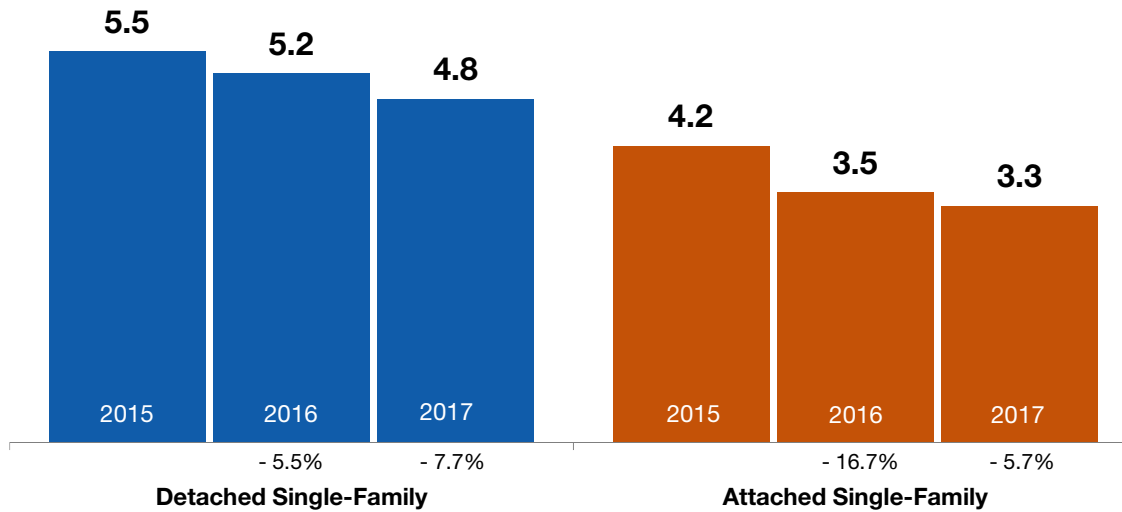


# Months Supply of Inventory

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.



July



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	4.6	0.0%	3.0	- 9.1%
May-2017	4.8	+ 2.1%	3.1	- 8.8%
Jun-2017	4.9	- 2.0%	3.3	- 2.9%
Jul-2017	4.8	- 7.7%	3.3	- 5.7%
Average	4.8	- 3.1%	3.1	- 9.8%

## Historical Months Supply of Inventory

