

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 September 2, 2017

Data current as of September 11, 2017

Market trends have remained steady for the last couple of years, which has allowed residential real estate to flourish in terms of sales activity and buyer demand. Even when total sales are not measuring forward in year-over-year comparisons, it is evident that the market is responding positively to wider economic indicators. Higher prices, fewer days on market and lower months of supply are all usual indicators of healthy activity.

SINGLE-FAMILY DETACHED

For the week ending September 2:

- New Listings increased 17.7% to 418
- Under Contract Sales increased 20.3% to 243
- Inventory decreased 8.4% to 4,340

For the month of August:

- Median Sales Price increased 2.4% to \$230,000
- Market Time increased 1.3% to 80
- Pct of List Price Rec'd decreased 0.2% to 95.3%
- Months Supply decreased 11.5% to 4.6

SINGLE-FAMILY ATTACHED

For the week ending September 2:

- New Listings increased 27.4% to 465
- Under Contract Sales increased 5.8% to 327
- Inventory decreased 1.1% to 5,089

For the month of August:

- Median Sales Price increased 5.6% to \$320,000
- Market Time decreased 15.0% to 51
- Pct of List Price Rec'd increased 1.6% to 98.2%
- Months Supply decreased 2.9% to 3.4

Quick Facts

+ 17.7%	+ 27.4%	+ 20.3%	+ 5.8%	- 8.4%	- 1.1%
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

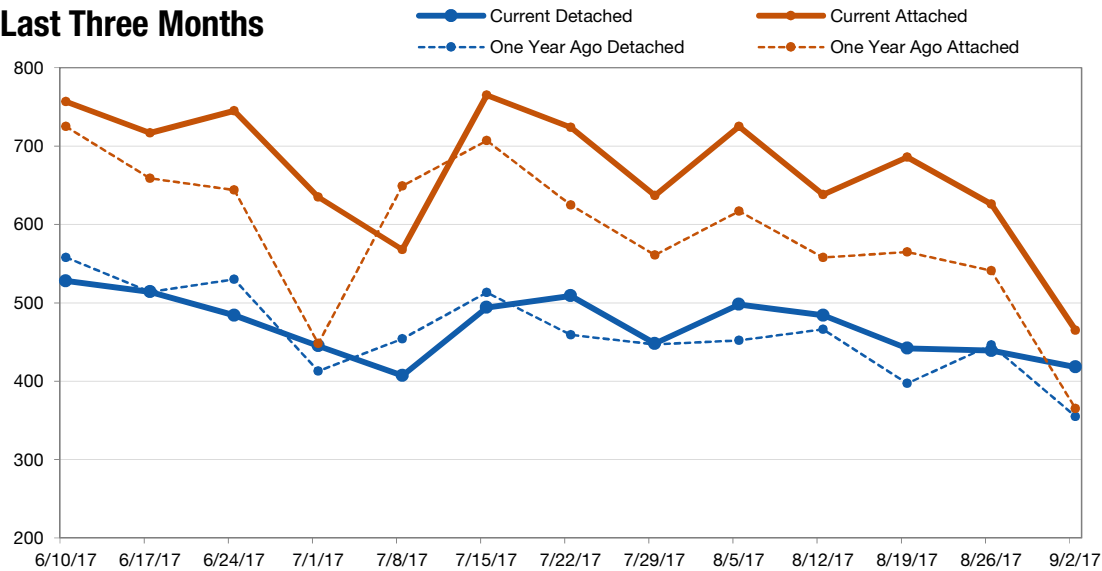
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New Listings

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

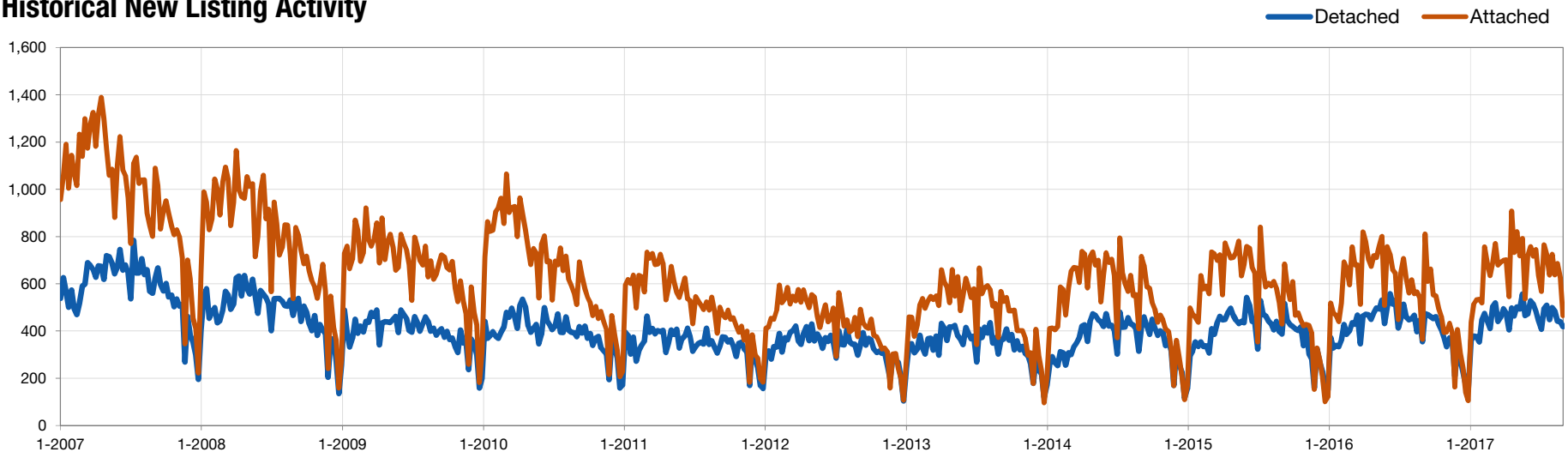


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/10/2017	528	- 5.4%	757	+ 4.4%
6/17/2017	514	0.0%	717	+ 8.8%
6/24/2017	484	- 8.7%	745	+ 15.7%
7/1/2017	445	+ 7.7%	635	+ 41.7%
7/8/2017	407	- 10.4%	568	- 12.5%
7/15/2017	494	- 3.7%	765	+ 8.2%
7/22/2017	509	+ 10.9%	724	+ 15.8%
7/29/2017	448	+ 0.2%	637	+ 13.5%
8/5/2017	498	+ 10.2%	725	+ 17.5%
8/12/2017	484	+ 3.9%	638	+ 14.3%
8/19/2017	442	+ 11.3%	686	+ 21.4%
8/26/2017	439	- 1.6%	626	+ 15.7%
9/2/2017	418	+ 17.7%	465	+ 27.4%
3-Month Avg.	470	+ 1.8%	668	+ 13.4%

Historical New Listing Activity

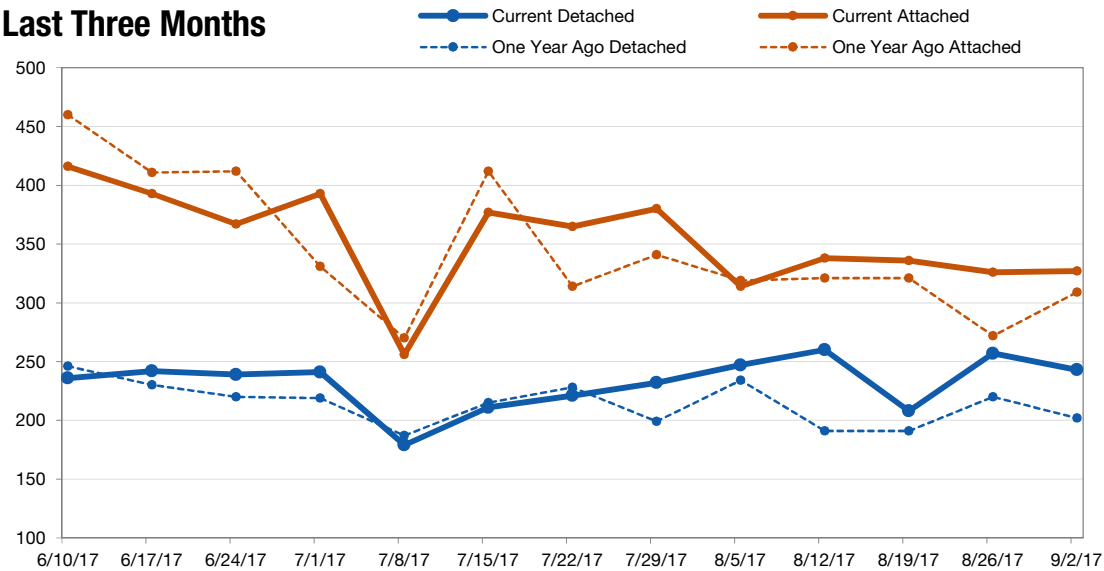


Under Contract

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

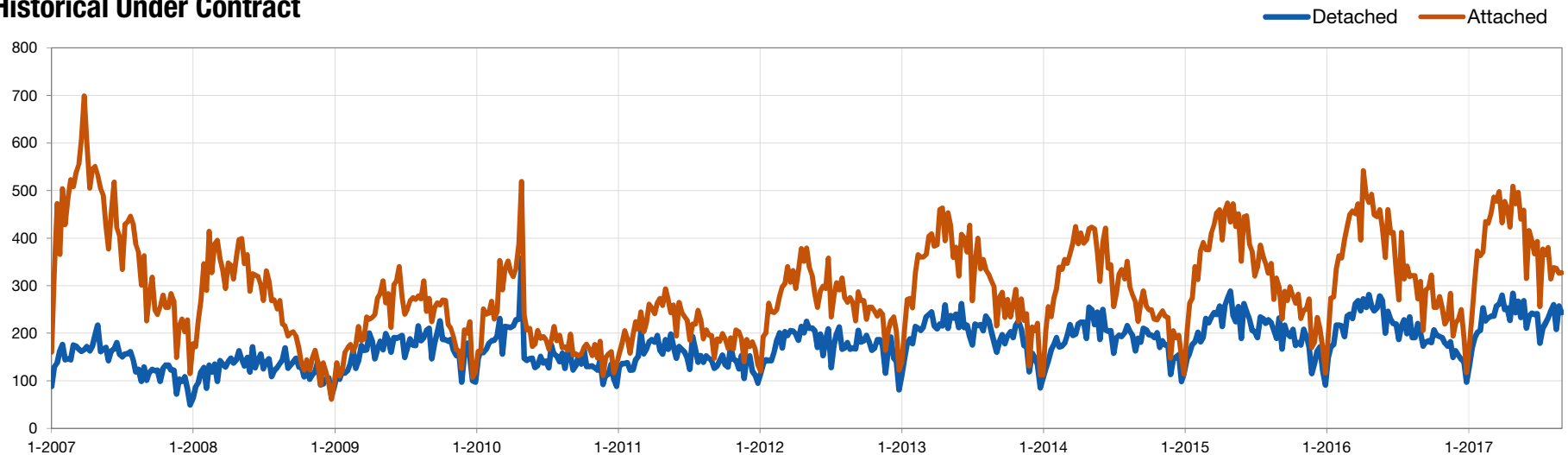


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/10/2017	236	- 4.1%	416	- 9.6%
6/17/2017	242	+ 5.2%	393	- 4.4%
6/24/2017	239	+ 8.6%	367	- 10.9%
7/1/2017	241	+ 10.0%	393	+ 18.7%
7/8/2017	179	- 4.3%	256	- 5.2%
7/15/2017	211	- 1.9%	377	- 8.5%
7/22/2017	221	- 3.1%	365	+ 16.2%
7/29/2017	232	+ 16.6%	380	+ 11.4%
8/5/2017	247	+ 5.6%	314	- 1.6%
8/12/2017	260	+ 36.1%	338	+ 5.3%
8/19/2017	208	+ 8.9%	336	+ 4.7%
8/26/2017	257	+ 16.8%	326	+ 19.9%
9/2/2017	243	+ 20.3%	327	+ 5.8%
3-Month Avg.	232	+ 8.4%	353	+ 2.1%

Historical Under Contract

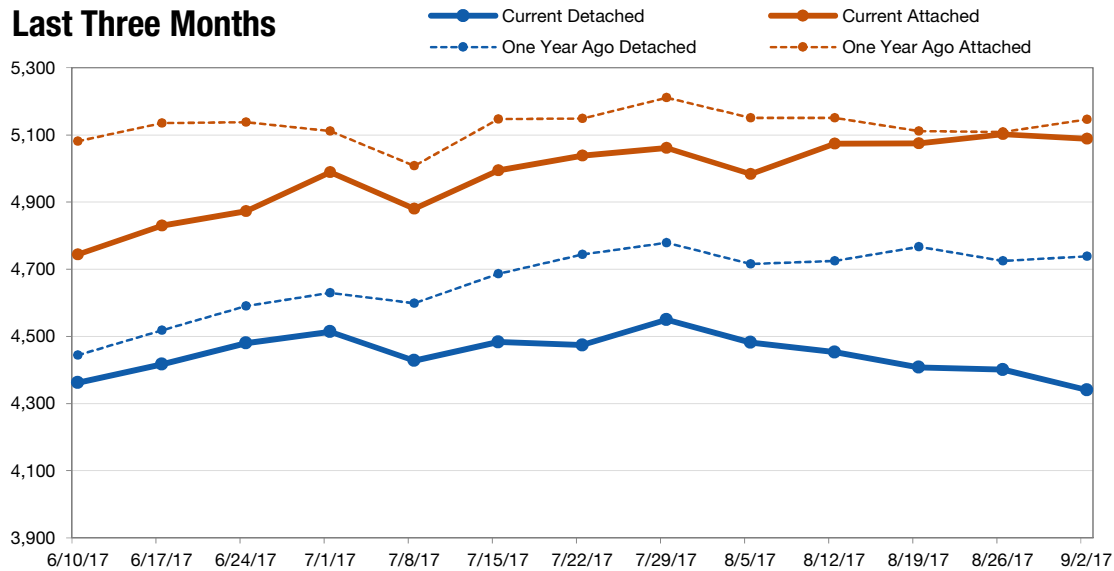


Inventory of Homes for Sale

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

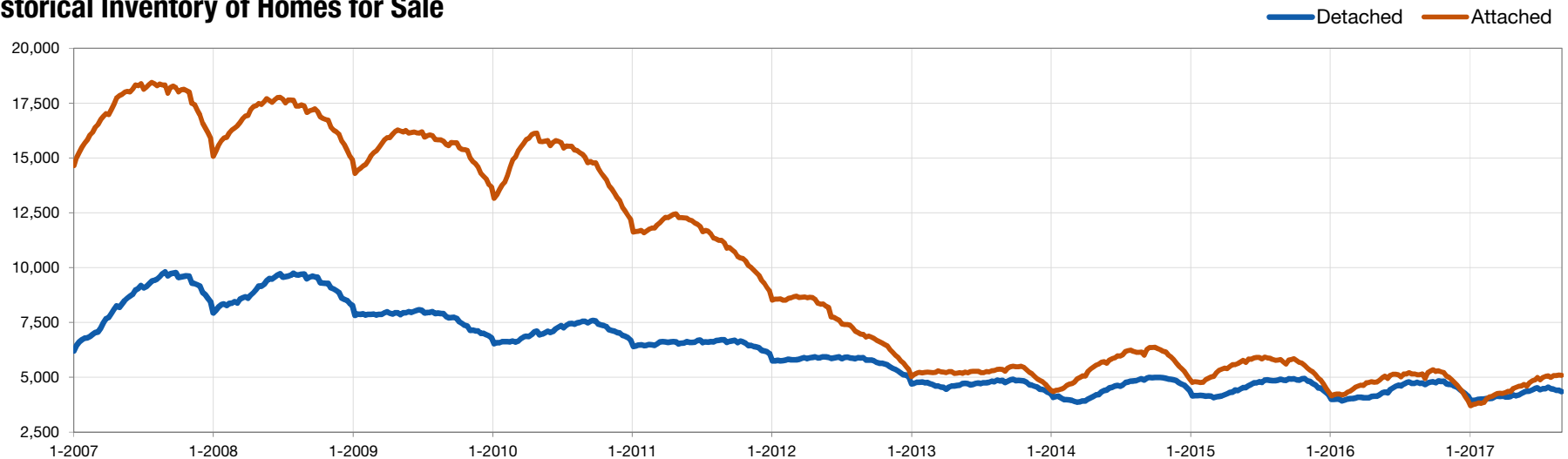


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/10/2017	4,362	- 1.8%	4,744	- 6.6%
6/17/2017	4,417	- 2.2%	4,830	- 5.9%
6/24/2017	4,480	- 2.4%	4,873	- 5.2%
7/1/2017	4,514	- 2.5%	4,989	- 2.4%
7/8/2017	4,428	- 3.7%	4,880	- 2.6%
7/15/2017	4,483	- 4.3%	4,995	- 3.0%
7/22/2017	4,474	- 5.7%	5,038	- 2.2%
7/29/2017	4,550	- 4.8%	5,061	- 2.9%
8/5/2017	4,482	- 5.0%	4,984	- 3.2%
8/12/2017	4,453	- 5.8%	5,074	- 1.5%
8/19/2017	4,408	- 7.5%	5,075	- 0.7%
8/26/2017	4,401	- 6.9%	5,102	- 0.1%
9/2/2017	4,340	- 8.4%	5,089	- 1.1%
3-Month Avg.	4,446	- 4.7%	4,980	- 2.9%

Historical Inventory of Homes for Sale

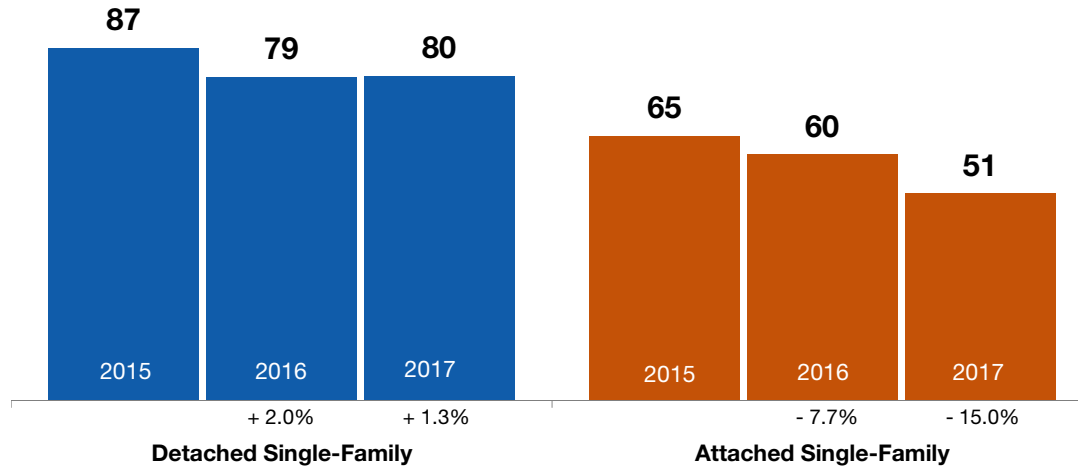


Market Time

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

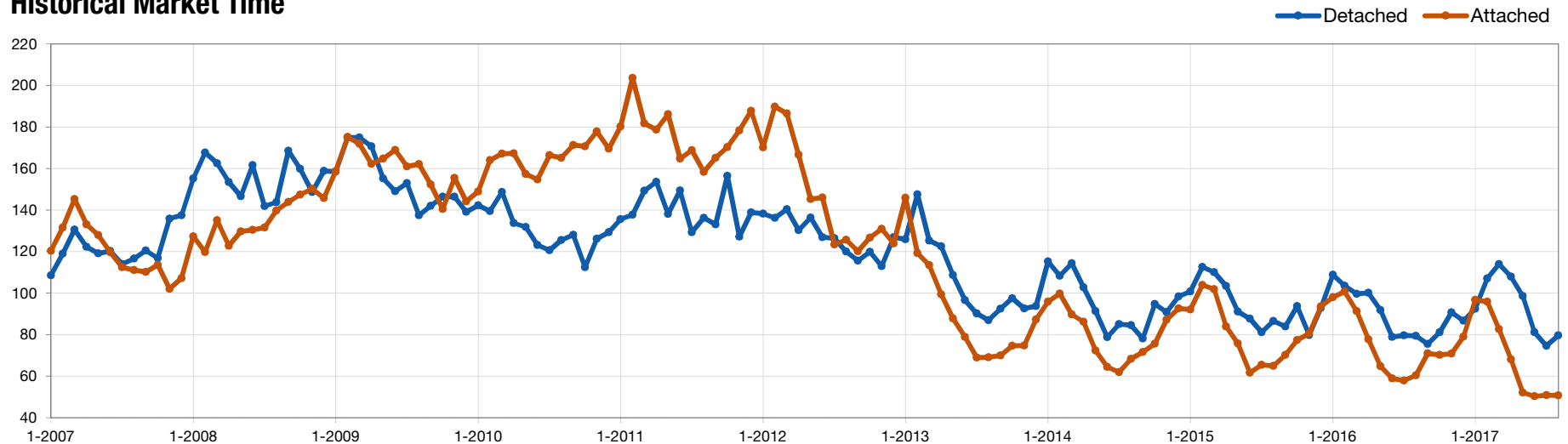


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	75	- 6.3%	51	- 12.1%
Aug-2017	80	+ 1.3%	51	- 15.0%
Average	90	+ 0.5%	66	- 10.5%

Historical Market Time

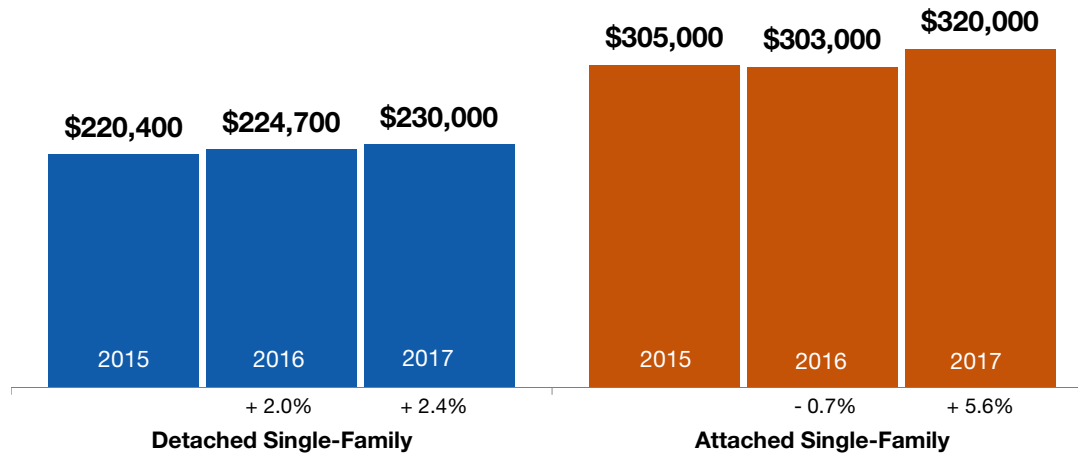


Median Sales Price

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

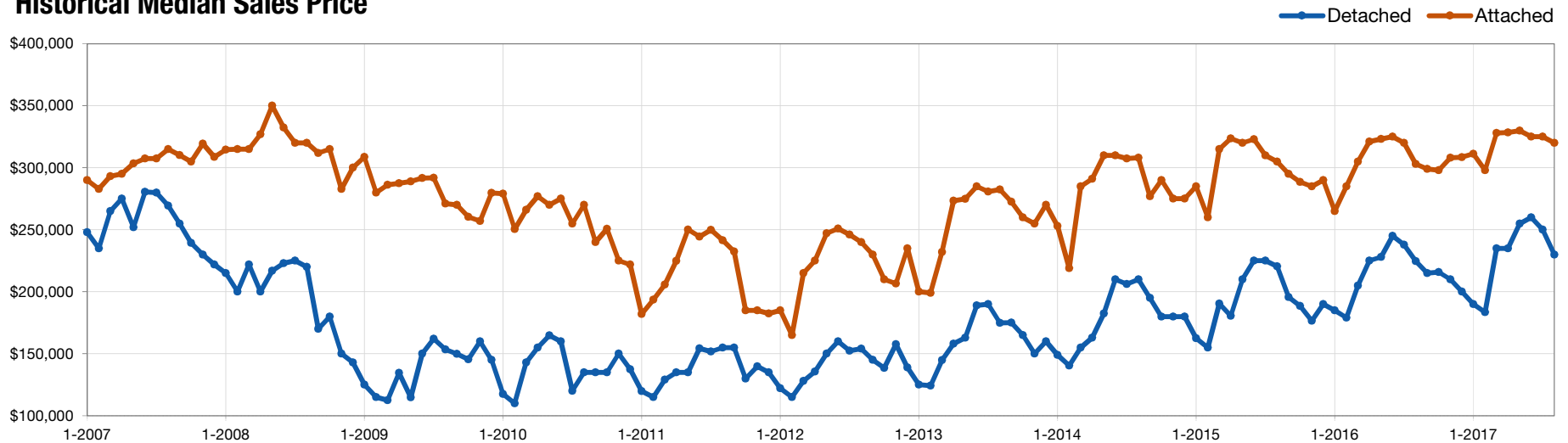


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$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%	\$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%
Aug-2017	\$230,000	+ 2.4%	\$320,000	+ 5.6%
Median	\$226,000	+ 7.6%	\$319,450	+ 4.7%

Historical Median Sales Price

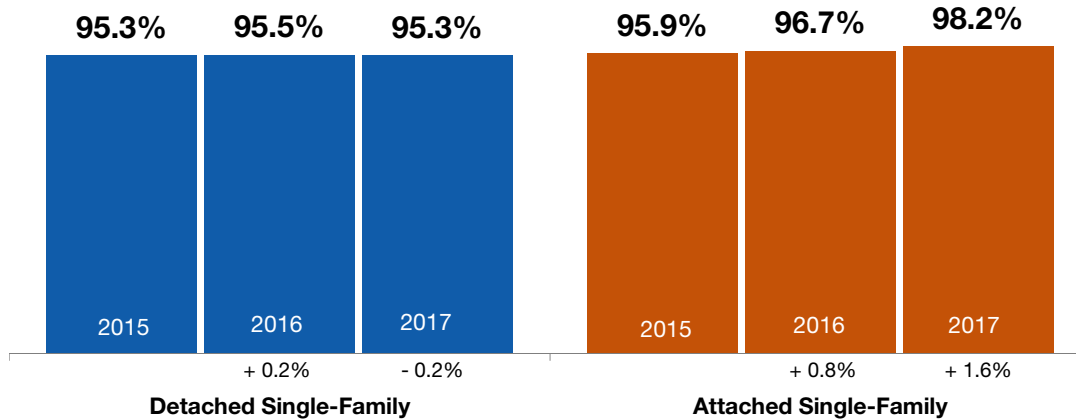


Percent of Original List Price Received

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.

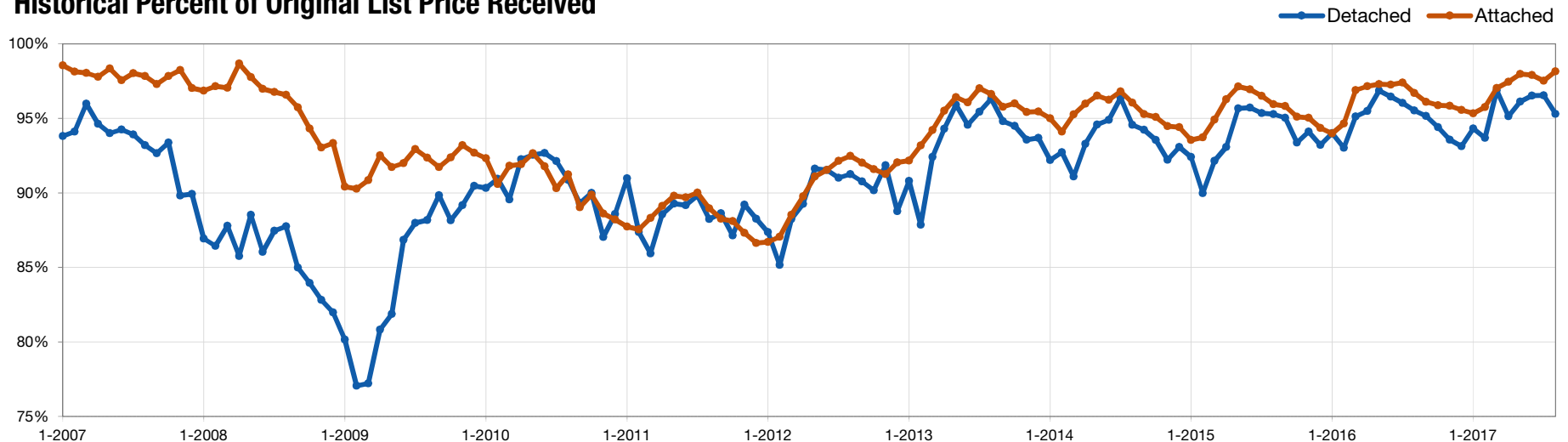


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	96.5%	+ 0.5%	97.5%	+ 0.1%
Aug-2017	95.3%	- 0.2%	98.2%	+ 1.6%
Average	95.2%	+ 0.2%	97.0%	+ 0.7%

Historical Percent of Original List Price Received

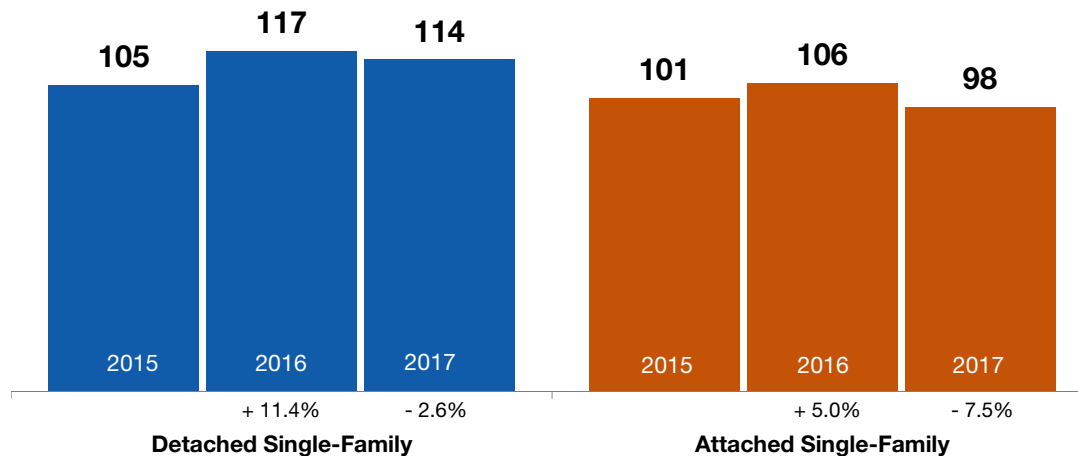


Housing Affordability Index

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.

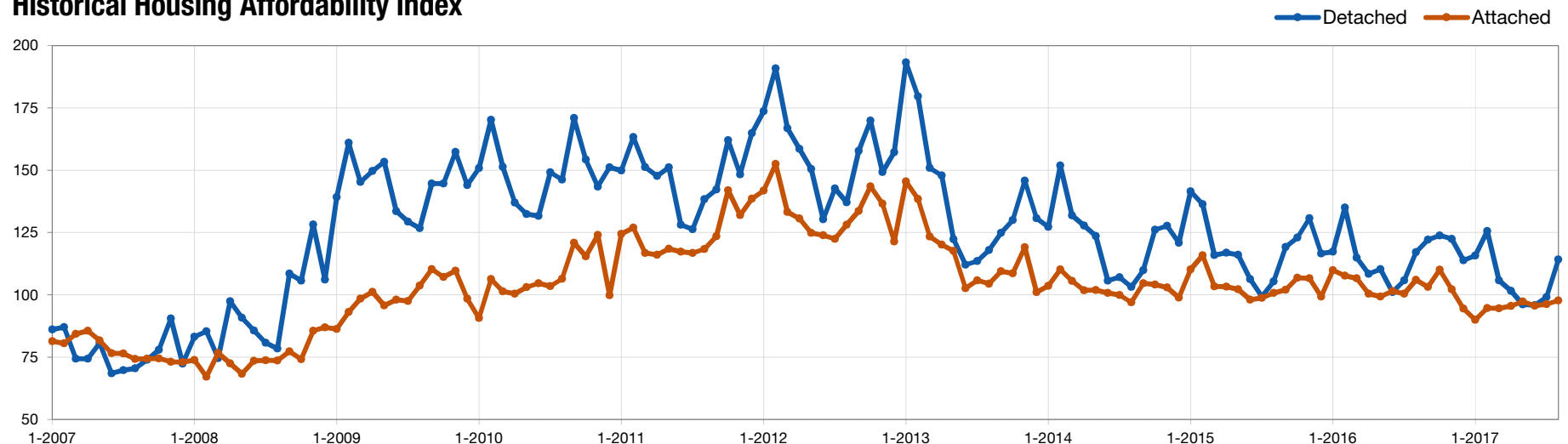


August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Aug-2017	114	- 2.6%	98	- 7.5%
Average	111	- 4.5%	98	- 5.9%

Historical Housing Affordability Index

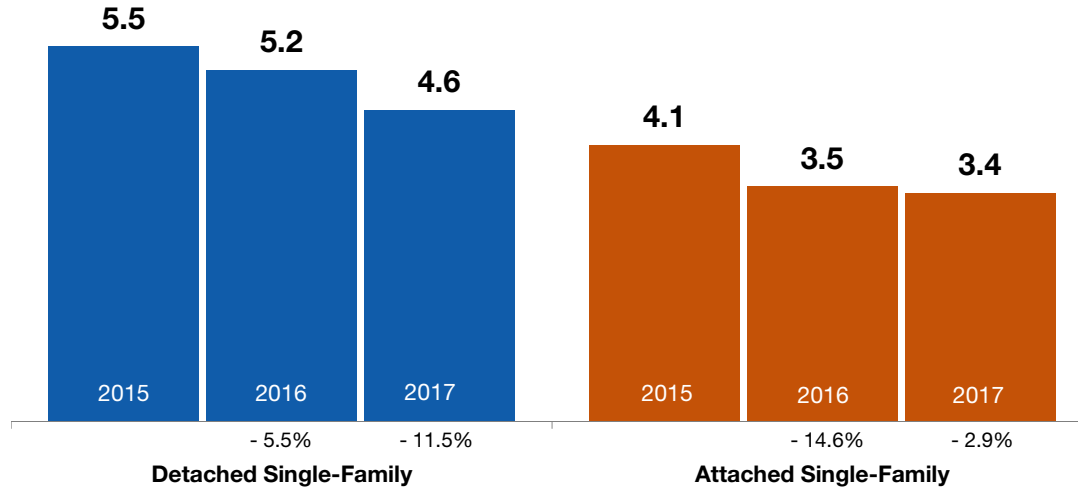


Months Supply of Inventory

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.



August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	2.6	- 10.3%
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%	3.1	- 6.1%
May-2017	4.8	+ 2.1%	3.2	- 5.9%
Jun-2017	4.9	- 2.0%	3.4	0.0%
Jul-2017	4.9	- 5.8%	3.4	- 2.9%
Aug-2017	4.6	- 11.5%	3.4	- 2.9%
Average	4.7	- 3.1%	3.1	- 8.4%

Historical Months Supply of Inventory

