

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 30, 2017

Data current as of October 9, 2017

Few cities and neighborhoods – around the nation and locally – are turning heads as hotbeds of new housing inventory. Residential real estate markets that have had a hard time dealing with a reduction in the number of homes available for sale are now also struggling to keep up with new listings levels from last year. While it's true that builder confidence is up, it will take time before any sort of new development spawns a significant change in trend direction.

SINGLE-FAMILY DETACHED

For the week ending September 30:

- New Listings decreased 1.8% to 445
- Under Contract Sales increased 45.6% to 262
- Inventory decreased 8.6% to 4,379

For the month of September:

- Median Sales Price increased 5.1% to \$226,000
- Market Time increased 3.9% to 79
- Pct of List Price Rec'd decreased 0.4% to 94.8%
- Months Supply decreased 13.2% to 4.6

SINGLE-FAMILY ATTACHED

For the week ending September 30:

- New Listings increased 8.9% to 602
- Under Contract Sales decreased 5.3% to 305
- Inventory increased 0.0% to 5,344

For the month of September:

- Median Sales Price increased 3.7% to \$310,000
- Market Time decreased 22.5% to 55
- Pct of List Price Rec'd increased 0.7% to 96.8%
- Months Supply remained flat at 3.6

Quick Facts

- 1.8%	+ 8.9%	+ 45.6%	- 5.3%	- 8.6%	+ 0.0%
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

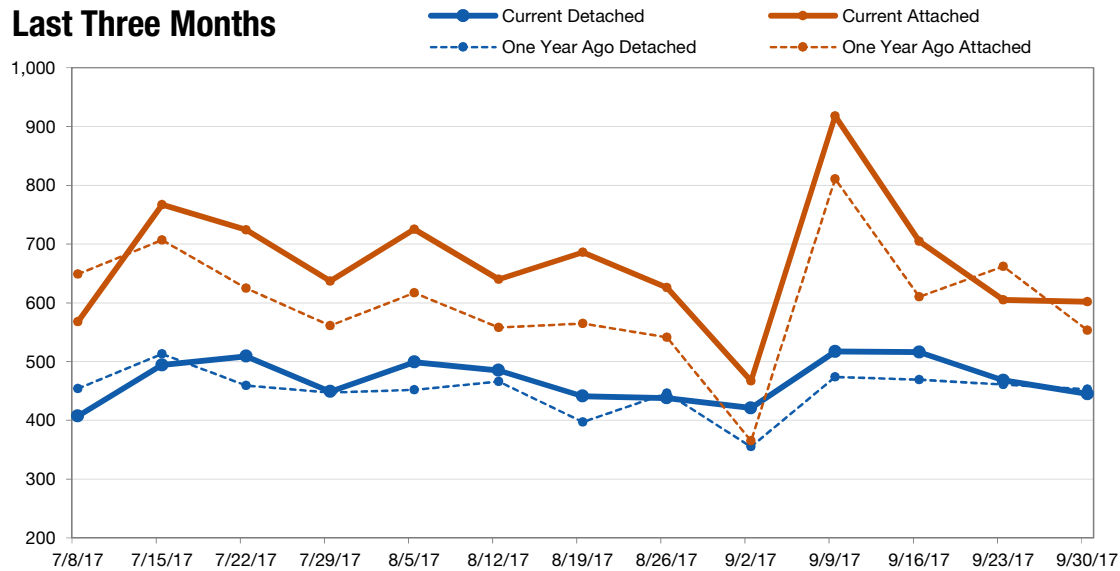
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

New Listings

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

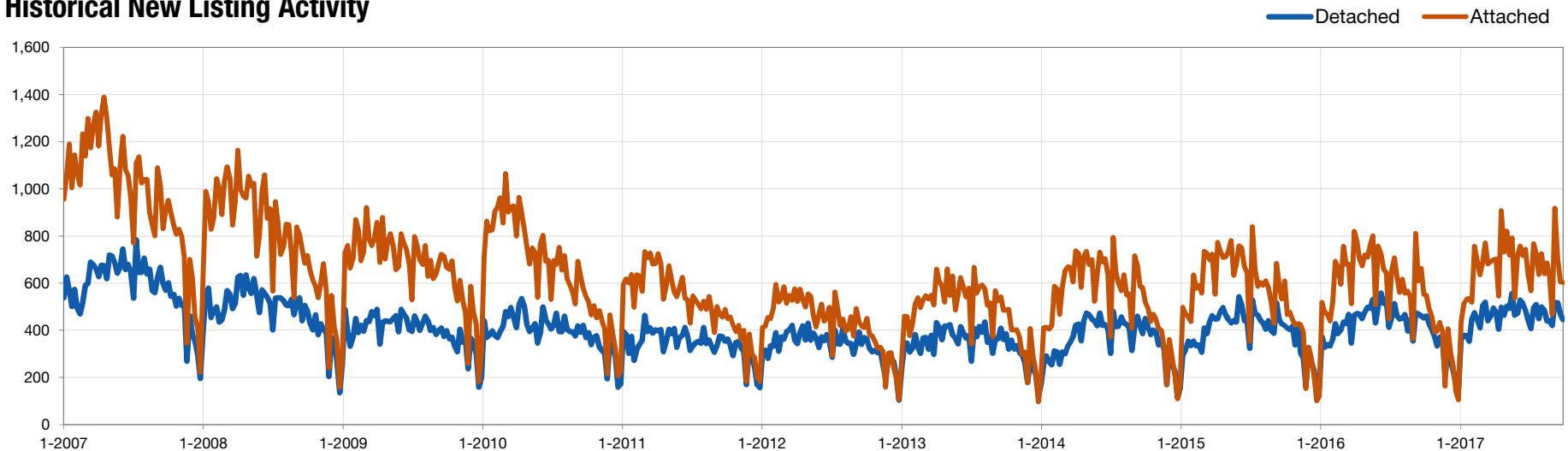


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/8/2017	407	- 10.4%	568	- 12.5%
7/15/2017	494	- 3.7%	767	+ 8.5%
7/22/2017	509	+ 10.9%	724	+ 15.8%
7/29/2017	449	+ 0.4%	637	+ 13.5%
8/5/2017	499	+ 10.4%	725	+ 17.5%
8/12/2017	485	+ 4.1%	640	+ 14.7%
8/19/2017	441	+ 11.1%	686	+ 21.4%
8/26/2017	438	- 1.8%	626	+ 15.7%
9/2/2017	421	+ 18.6%	467	+ 27.9%
9/9/2017	517	+ 9.1%	918	+ 13.2%
9/16/2017	516	+ 10.0%	705	+ 15.6%
9/23/2017	468	+ 1.5%	605	- 8.6%
9/30/2017	445	- 1.8%	602	+ 8.9%
3-Month Avg.	468	+ 4.2%	667	+ 10.8%

Historical New Listing Activity

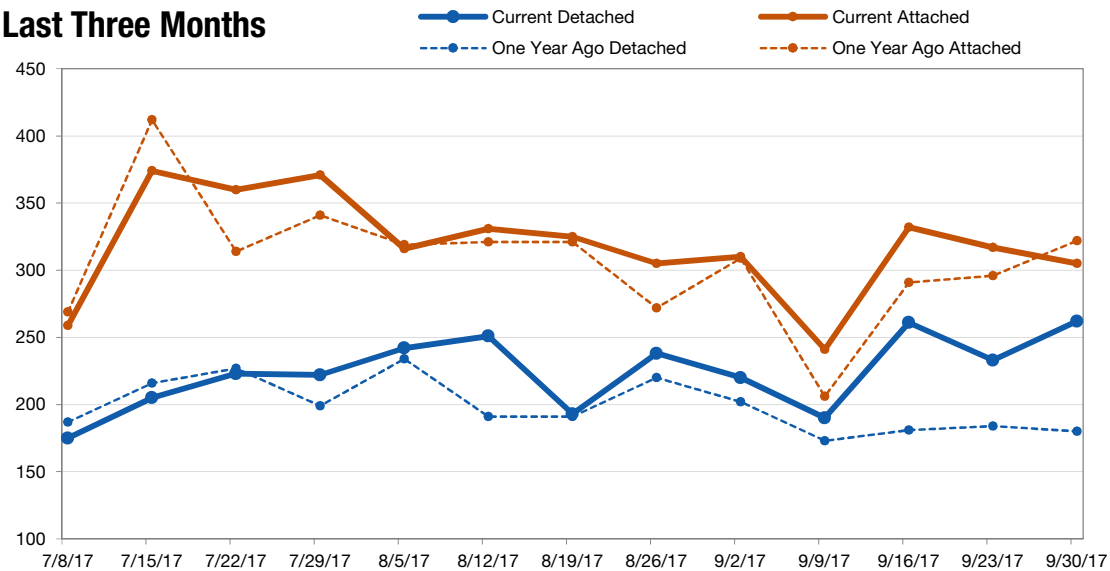


Under Contract

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

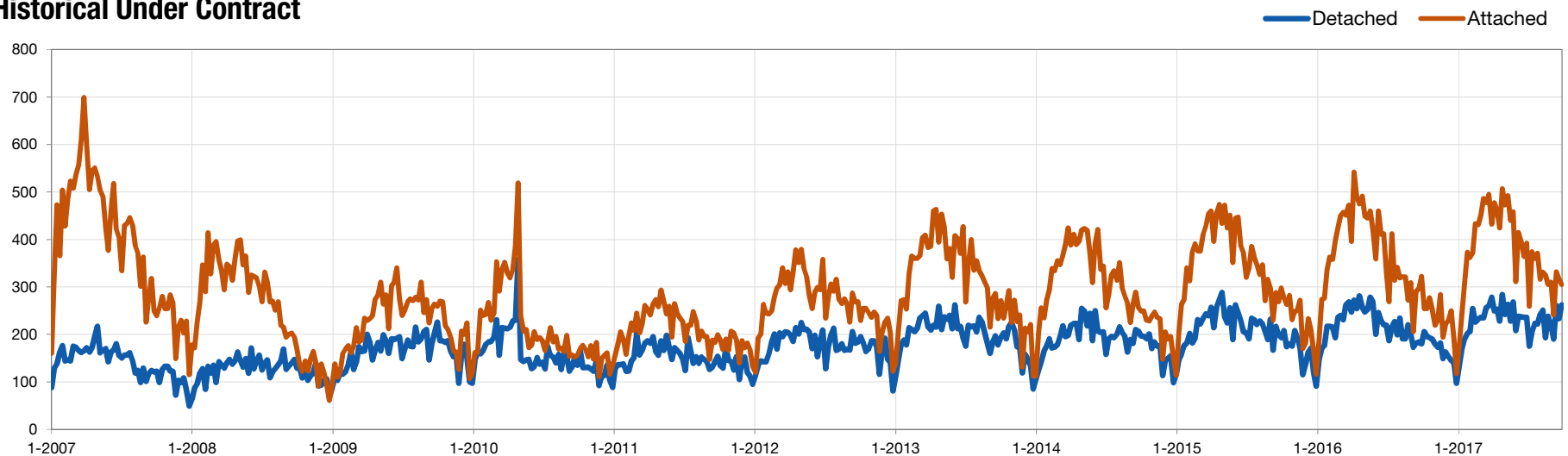


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/8/2017	175	- 6.4%	259	- 3.7%
7/15/2017	205	- 5.1%	374	- 9.2%
7/22/2017	223	- 1.8%	360	+ 14.6%
7/29/2017	222	+ 11.6%	371	+ 8.8%
8/5/2017	242	+ 3.4%	316	- 0.9%
8/12/2017	251	+ 31.4%	331	+ 3.1%
8/19/2017	193	+ 1.0%	325	+ 1.2%
8/26/2017	238	+ 8.2%	305	+ 12.1%
9/2/2017	220	+ 8.9%	310	+ 0.3%
9/9/2017	190	+ 9.8%	241	+ 17.0%
9/16/2017	261	+ 44.2%	332	+ 14.1%
9/23/2017	233	+ 26.6%	317	+ 7.1%
9/30/2017	262	+ 45.6%	305	- 5.3%
3-Month Avg.	224	+ 12.8%	319	+ 3.8%

Historical Under Contract

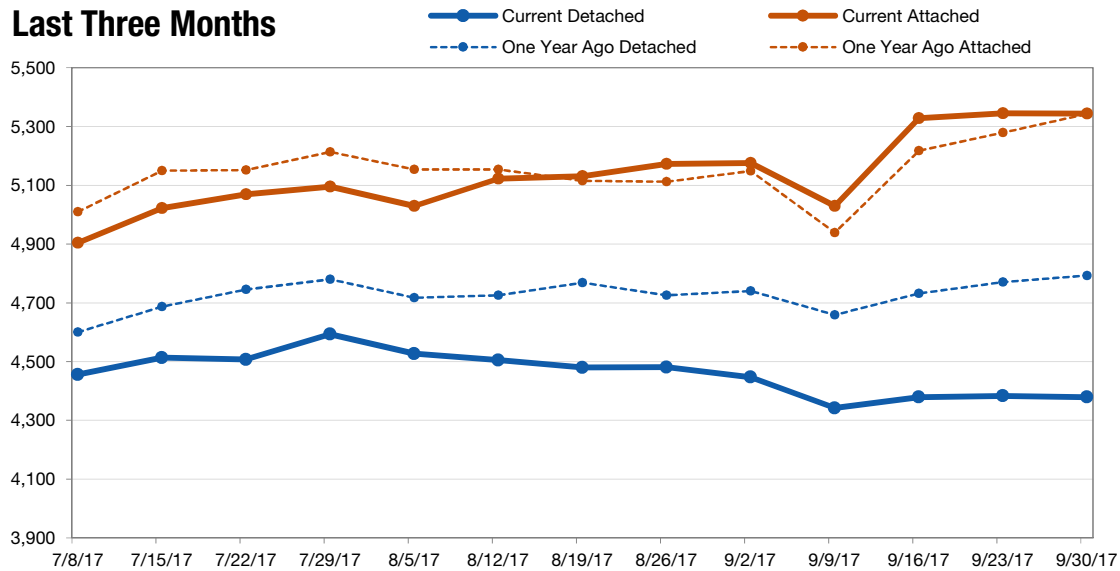


Inventory of Homes for Sale

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

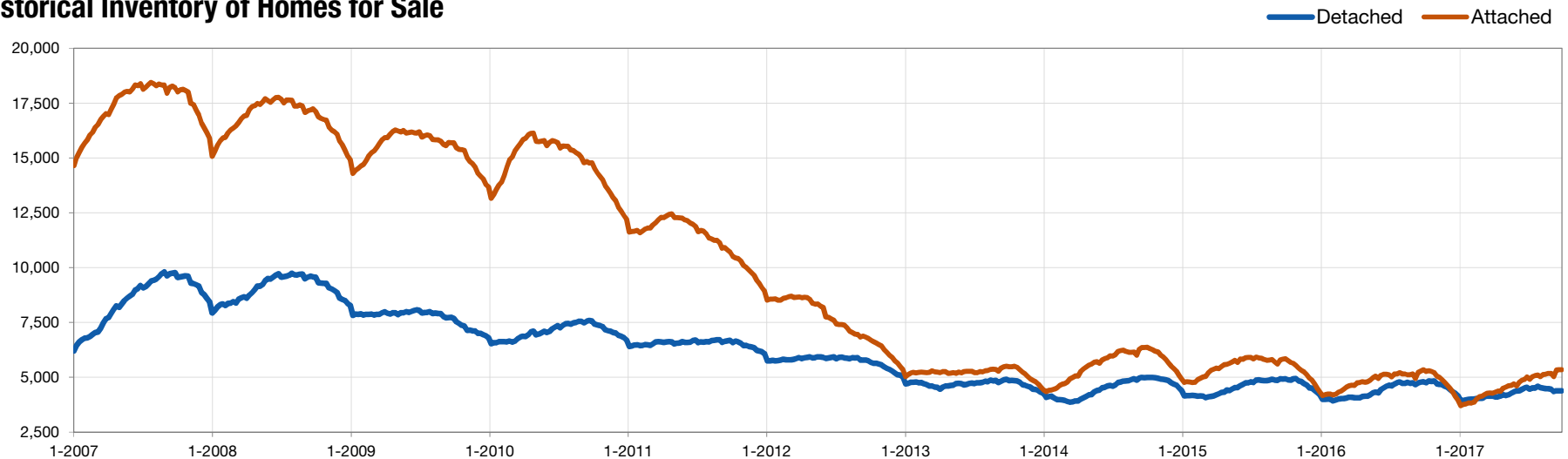


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/8/2017	4,456	- 3.1%	4,904	- 2.1%
7/15/2017	4,513	- 3.7%	5,022	- 2.5%
7/22/2017	4,507	- 5.0%	5,069	- 1.6%
7/29/2017	4,593	- 3.9%	5,096	- 2.3%
8/5/2017	4,527	- 4.0%	5,030	- 2.4%
8/12/2017	4,505	- 4.7%	5,123	- 0.6%
8/19/2017	4,480	- 6.0%	5,131	+ 0.3%
8/26/2017	4,481	- 5.2%	5,173	+ 1.2%
9/2/2017	4,447	- 6.2%	5,176	+ 0.5%
9/9/2017	4,342	- 6.8%	5,030	+ 1.8%
9/16/2017	4,379	- 7.5%	5,329	+ 2.1%
9/23/2017	4,383	- 8.1%	5,345	+ 1.3%
9/30/2017	4,379	- 8.6%	5,344	+ 0.0%
3-Month Avg.	4,461	- 5.6%	5,136	- 0.3%

Historical Inventory of Homes for Sale

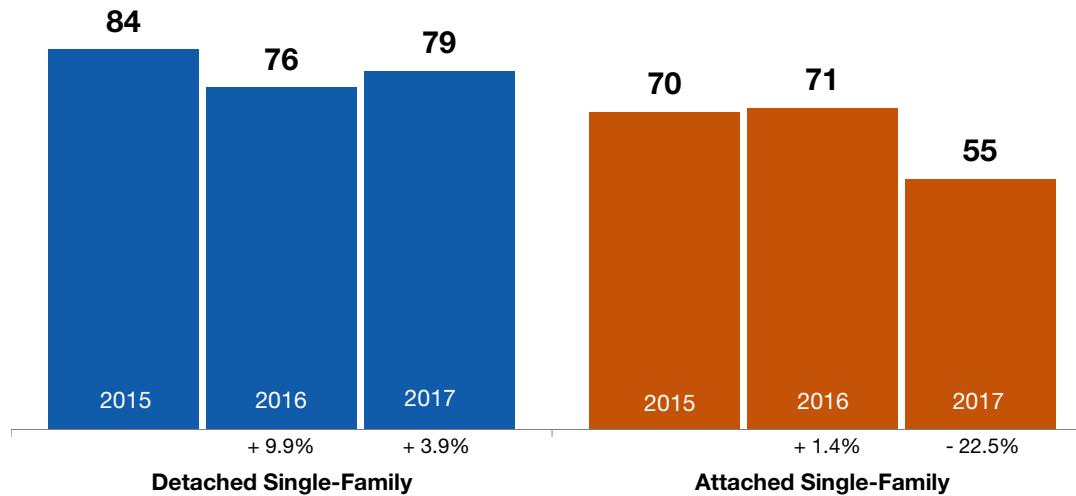


Market Time

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

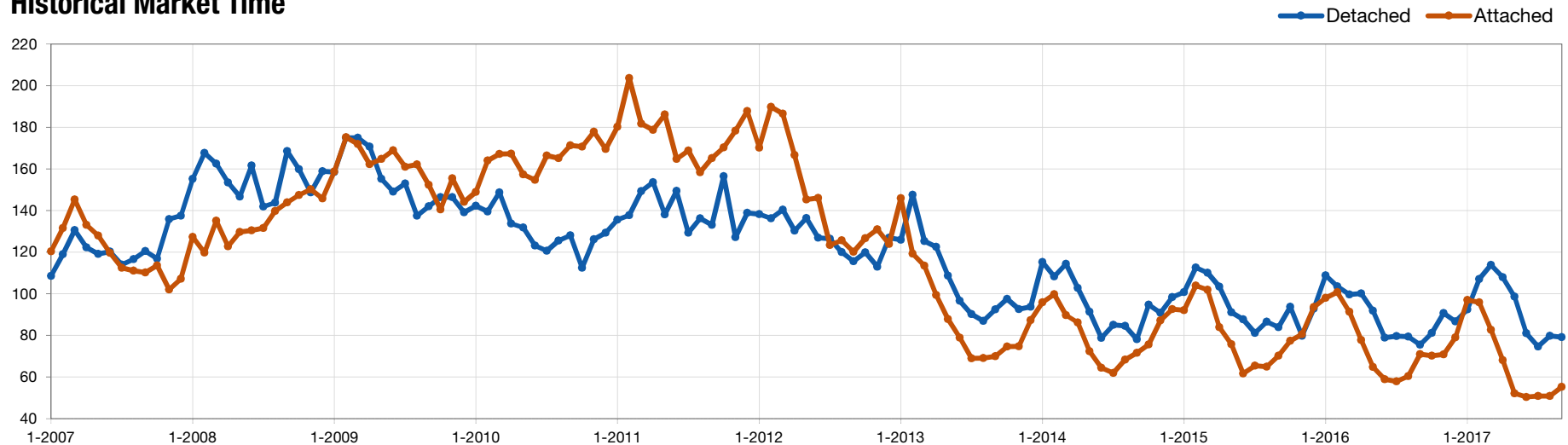


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Sep-2017	79	+ 3.9%	55	- 22.5%
Average	91	+ 1.6%	65	- 12.3%

Historical Market Time

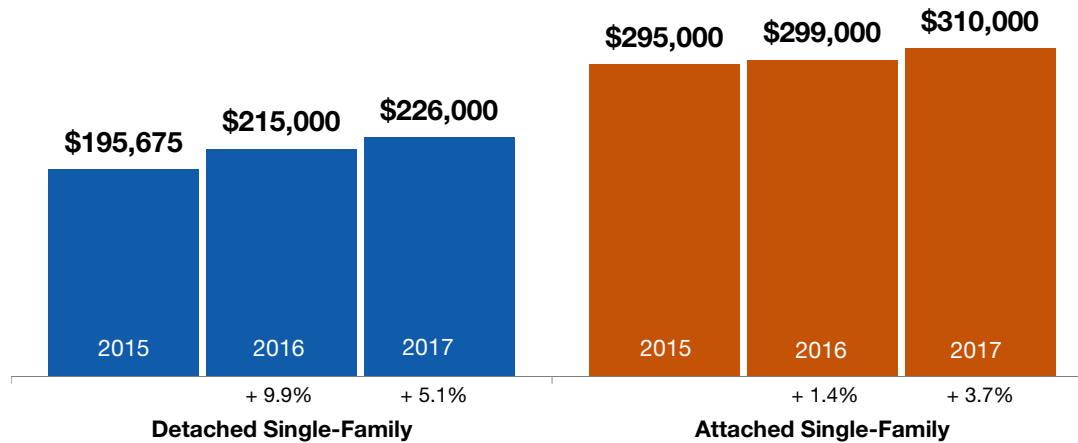


Median Sales Price

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

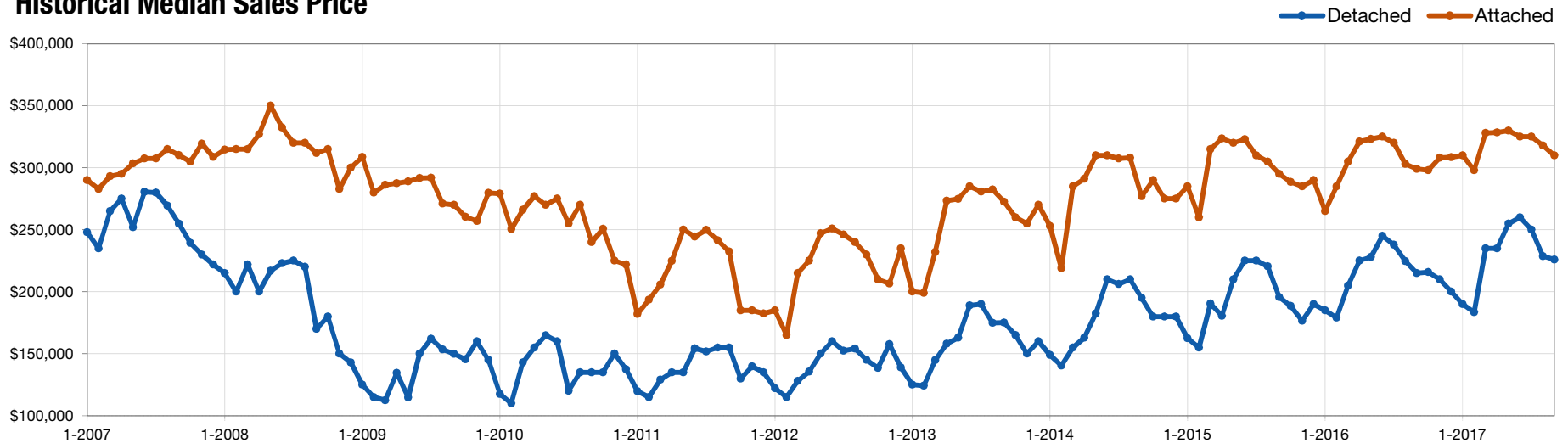


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$325,010	+ 0.0%
Jul-2017	\$250,000	+ 5.0%	\$325,000	+ 1.6%
Aug-2017	\$228,700	+ 1.8%	\$318,000	+ 5.0%
Sep-2017	\$226,000	+ 5.1%	\$310,000	+ 3.7%
Median	\$227,500	+ 7.8%	\$320,000	+ 4.6%

Historical Median Sales Price

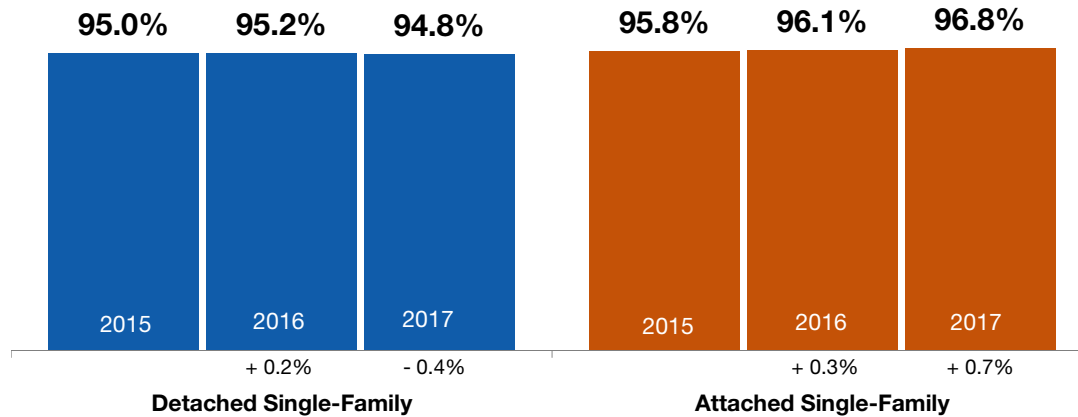


Percent of Original List Price Received

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.

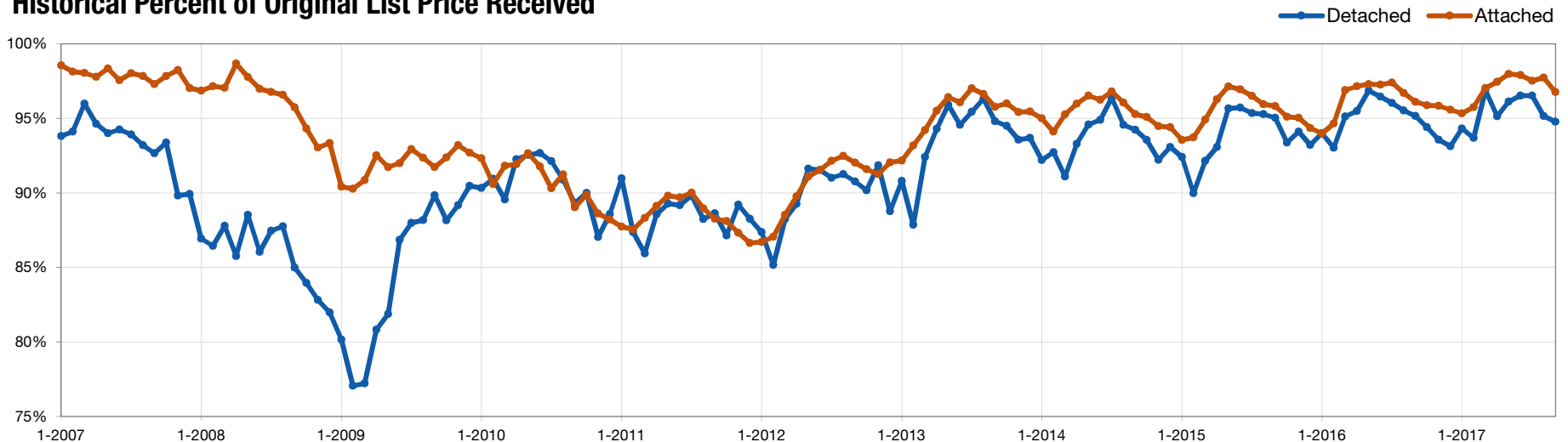


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	95.2%	- 0.3%	97.7%	+ 1.0%
Sep-2017	94.8%	- 0.4%	96.8%	+ 0.7%
Average	95.2%	+ 0.2%	97.0%	+ 0.7%

Historical Percent of Original List Price Received

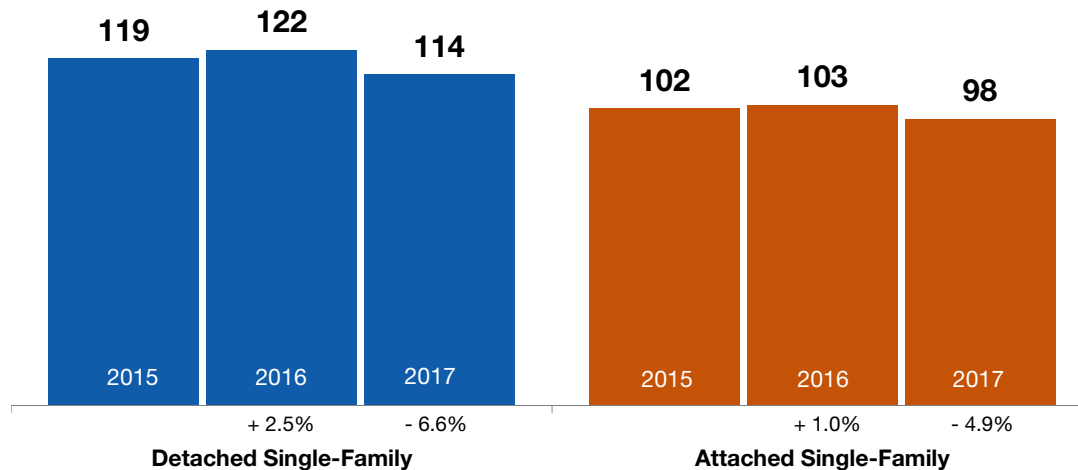


Housing Affordability Index

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.

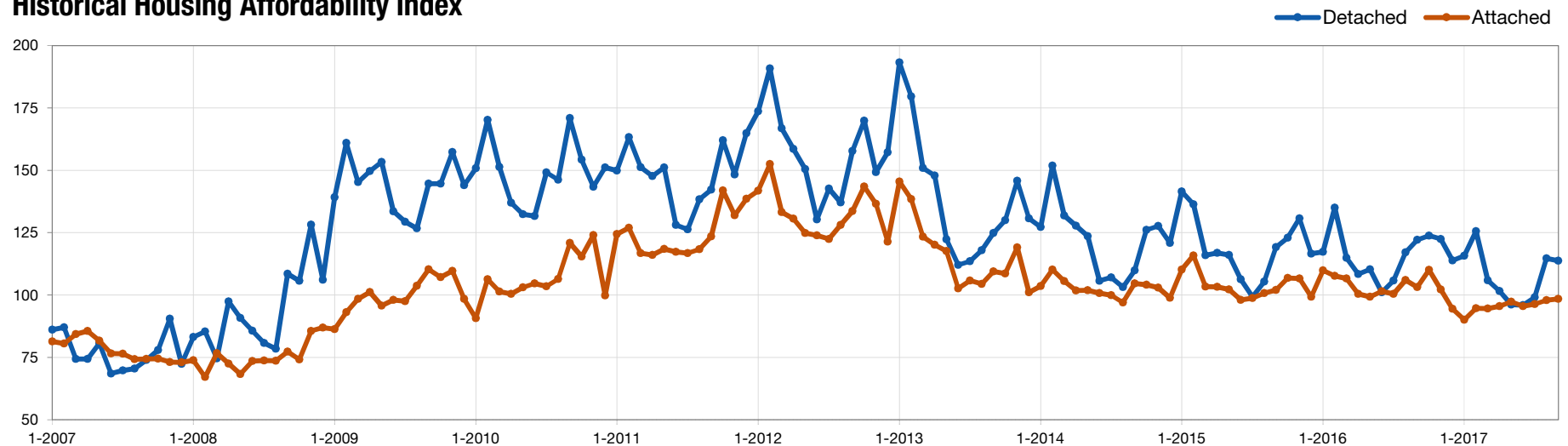


September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	115	- 1.7%	98	- 7.5%
Sep-2017	114	- 6.6%	98	- 4.9%
Average	111	- 5.2%	97	- 6.4%

Historical Housing Affordability Index

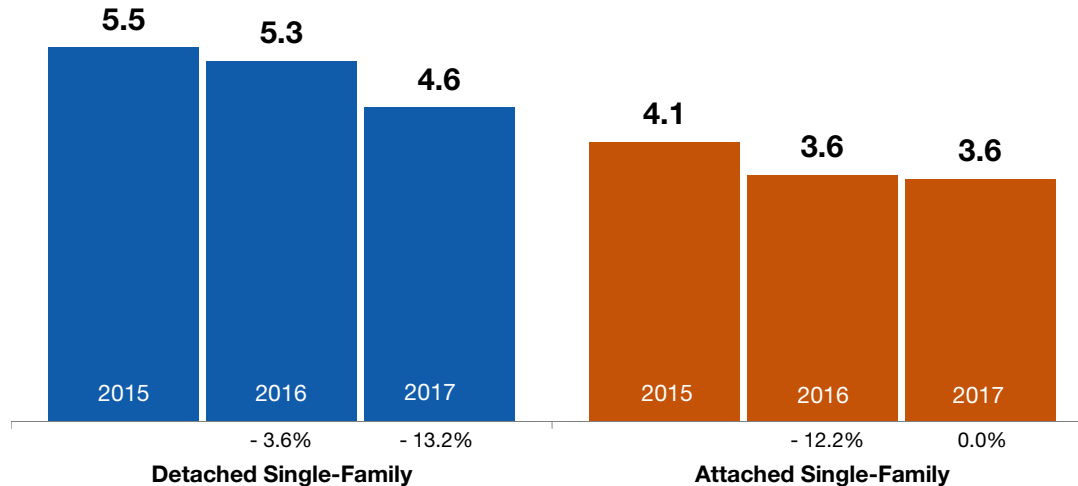


Months Supply of Inventory

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.



September



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2016	5.2	- 5.5%	3.5	- 7.9%
Nov-2016	4.9	- 3.9%	3.1	- 11.4%
Dec-2016	4.4	- 2.2%	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	5.0	- 2.0%	3.4	0.0%
Jul-2017	5.0	- 3.8%	3.4	- 2.9%
Aug-2017	4.8	- 7.7%	3.5	0.0%
Sep-2017	4.6	- 13.2%	3.6	0.0%
Average	4.7	- 3.1%	3.1	- 6.8%

Historical Months Supply of Inventory

