

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 November 18, 2017

Data current as of November 27, 2017

Home price appreciation is on the rise in most of the country, which is welcome news for any homeowner that experienced a time when it was not. Although trends vary by region and state, the overarching trend is increased prices, according to research performed by the National Association of REALTORS® on American Community Survey data from 2005 through 2016. Price growth is strongest in the South and less so in the Northeast, and only a few states show no growth or losses. This includes Illinois, unfortunately, though the outlook has improved greatly in recent years.

SINGLE-FAMILY DETACHED

For the week ending November 18:

- New Listings decreased 13.1% to 313
- Under Contract Sales increased 72.9% to 313
- Inventory decreased 13.5% to 4,052

For the month of October:

- Median Sales Price increased 1.9% to \$220,000
- Market Time increased 1.2% to 82
- Pct of List Price Rec'd remained flat at 94.4
- Months Supply decreased 11.5% to 4.6

SINGLE-FAMILY ATTACHED

For the week ending November 18:

- New Listings increased 0.3% to 398
- Under Contract Sales decreased 1.8% to 279
- Inventory decreased 0.2% to 4,880

For the month of October:

- Median Sales Price increased 5.4% to \$314,000
- Market Time decreased 2.9% to 68
- Pct of List Price Rec'd increased 0.4% to 96.3%
- Months Supply remained flat at 3.5

Quick Facts

- 13.1%	+ 0.3%	+ 72.9%	- 1.8%	- 13.5%	- 0.2%
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

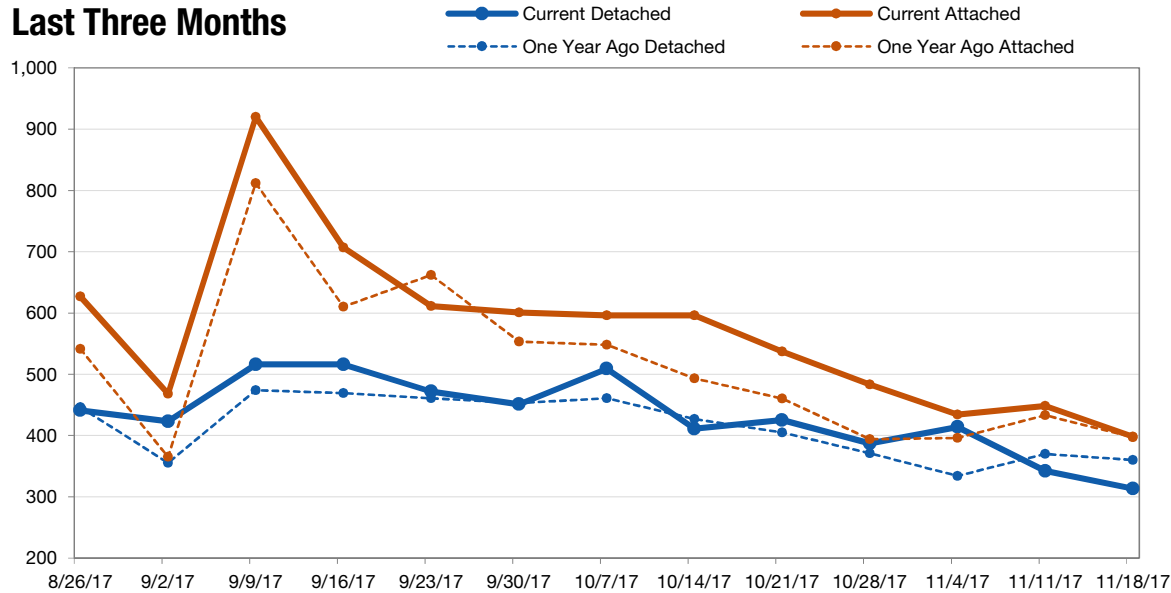
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New Listings

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

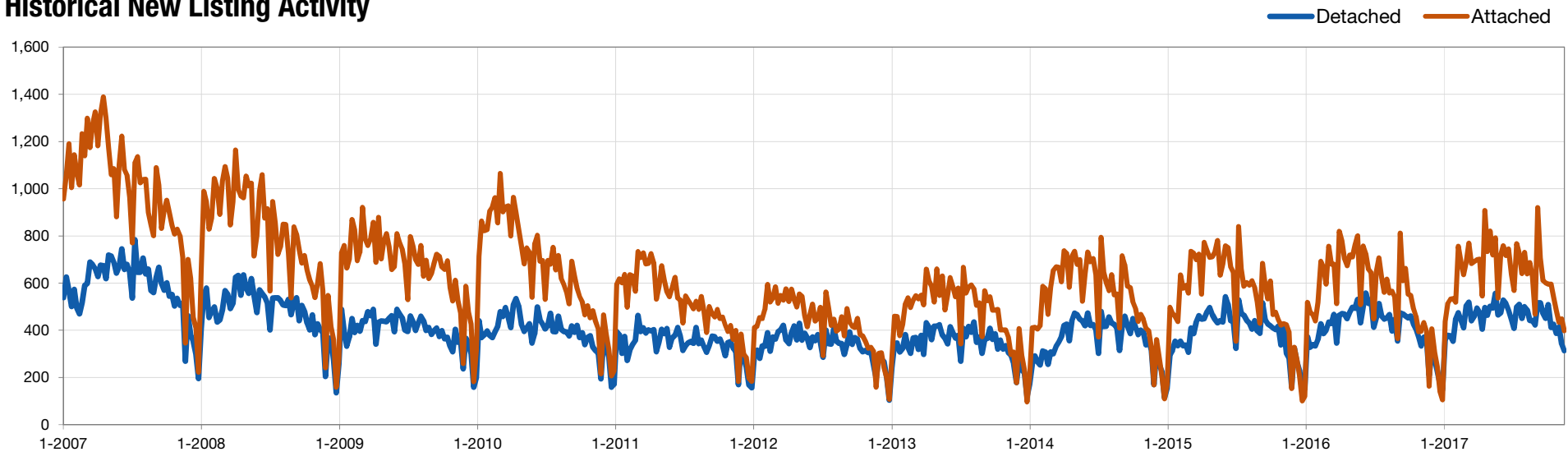


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/26/2017	441	- 1.1%	627	+ 15.9%
9/2/2017	423	+ 19.2%	468	+ 28.2%
9/9/2017	516	+ 8.9%	920	+ 13.3%
9/16/2017	516	+ 10.0%	707	+ 15.9%
9/23/2017	472	+ 2.4%	611	- 7.7%
9/30/2017	451	- 0.4%	601	+ 8.7%
10/7/2017	509	+ 10.4%	596	+ 8.8%
10/14/2017	411	- 3.7%	596	+ 20.9%
10/21/2017	425	+ 4.9%	537	+ 16.7%
10/28/2017	387	+ 4.3%	483	+ 22.6%
11/4/2017	414	+ 24.0%	434	+ 9.6%
11/11/2017	342	- 7.6%	448	+ 3.5%
11/18/2017	313	- 13.1%	398	+ 0.3%
3-Month Avg.	432	+ 4.3%	571	+ 11.4%

Historical New Listing Activity

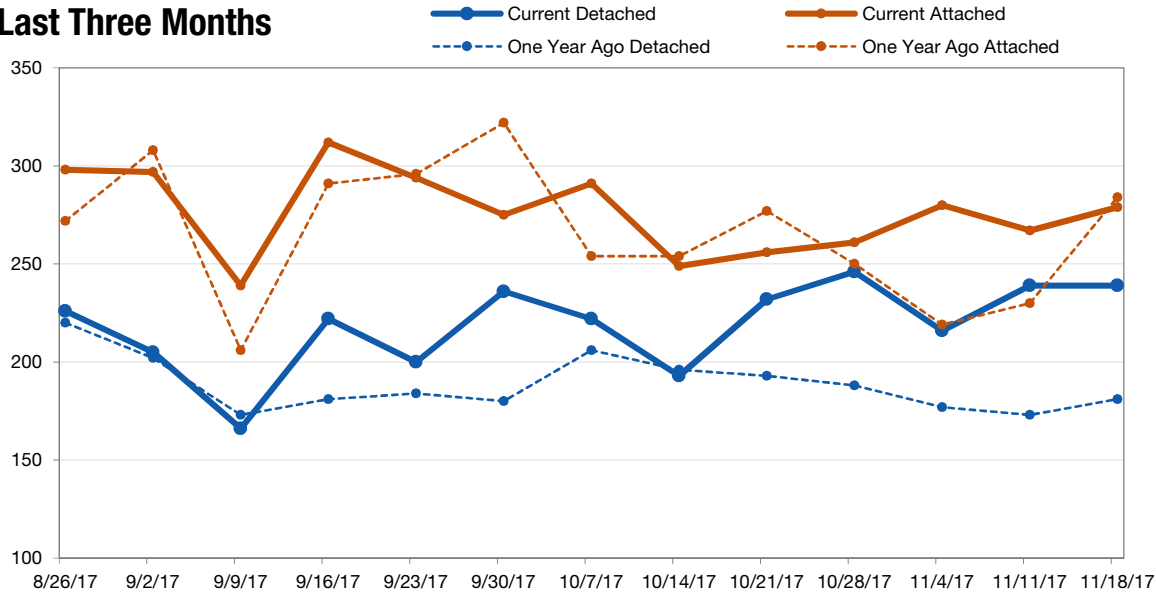


Under Contract

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

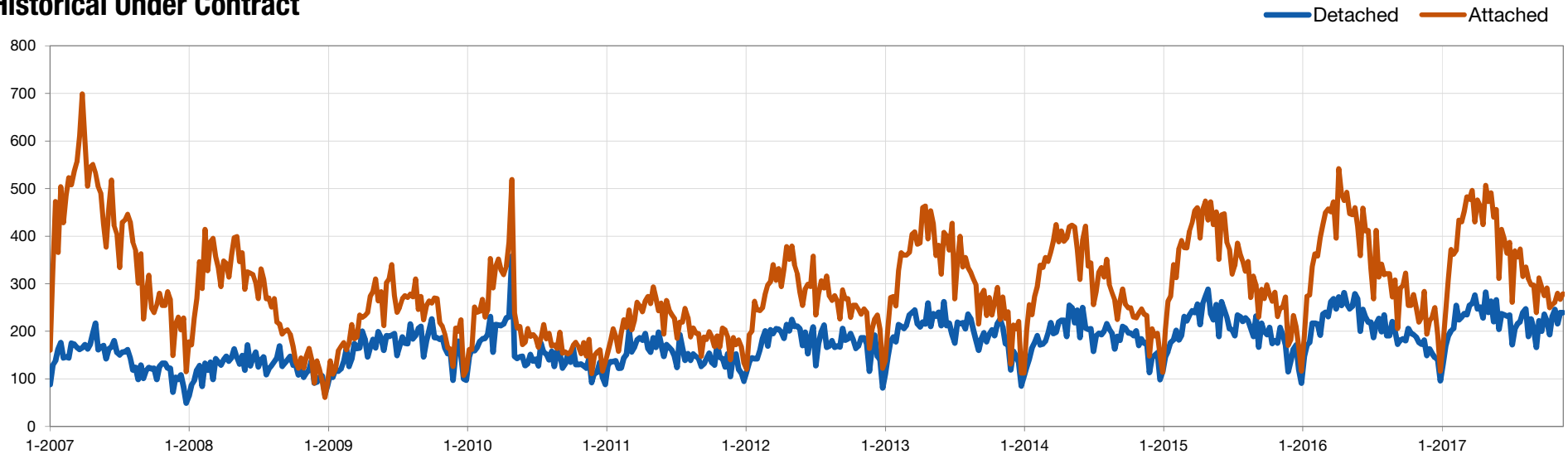


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/26/2017	226	+ 2.7%	298	+ 9.6%
9/2/2017	205	+ 1.5%	297	- 3.6%
9/9/2017	166	- 4.0%	239	+ 16.0%
9/16/2017	222	+ 22.7%	312	+ 7.2%
9/23/2017	200	+ 8.7%	294	- 0.7%
9/30/2017	236	+ 31.1%	275	- 14.6%
10/7/2017	222	+ 7.8%	291	+ 14.6%
10/14/2017	193	- 1.5%	249	- 2.0%
10/21/2017	232	+ 20.2%	256	- 7.6%
10/28/2017	246	+ 30.9%	261	+ 4.4%
11/4/2017	216	+ 22.0%	280	+ 27.9%
11/11/2017	239	+ 38.2%	267	+ 16.1%
11/18/2017	313	+ 72.9%	279	- 1.8%
3-Month Avg.	224	+ 18.8%	277	+ 3.9%

Historical Under Contract

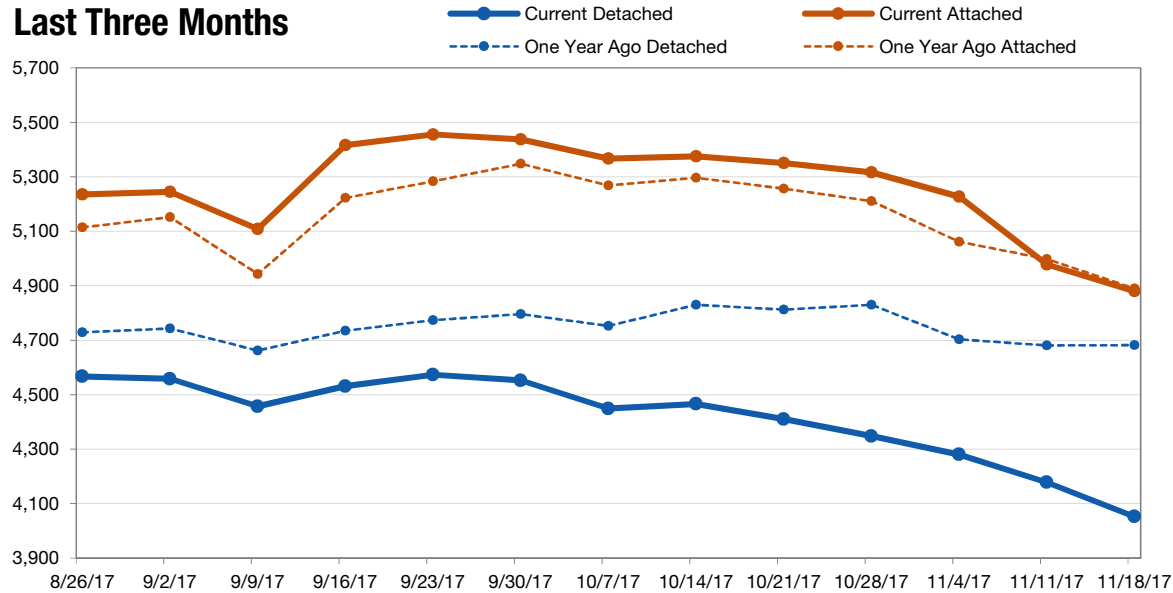


Inventory of Homes for Sale

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

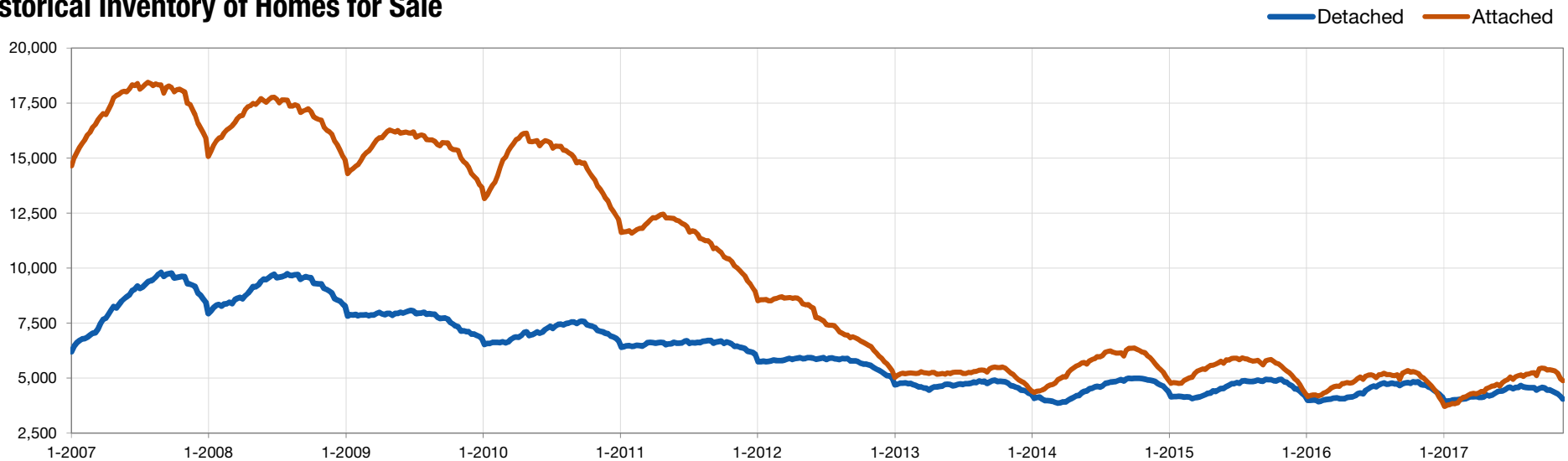


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/26/2017	4,567	- 3.4%	5,235	+ 2.3%
9/2/2017	4,558	- 3.9%	5,245	+ 1.8%
9/9/2017	4,457	- 4.4%	5,109	+ 3.4%
9/16/2017	4,531	- 4.3%	5,417	+ 3.7%
9/23/2017	4,573	- 4.2%	5,456	+ 3.3%
9/30/2017	4,552	- 5.1%	5,438	+ 1.7%
10/7/2017	4,449	- 6.4%	5,367	+ 1.9%
10/14/2017	4,466	- 7.5%	5,375	+ 1.5%
10/21/2017	4,410	- 8.4%	5,351	+ 1.8%
10/28/2017	4,348	- 10.0%	5,317	+ 2.0%
11/4/2017	4,280	- 9.0%	5,227	+ 3.3%
11/11/2017	4,178	- 10.7%	4,978	- 0.4%
11/18/2017	4,052	- 13.5%	4,880	- 0.2%
3-Month Avg.	4,417	- 7.0%	5,261	+ 2.0%

Historical Inventory of Homes for Sale

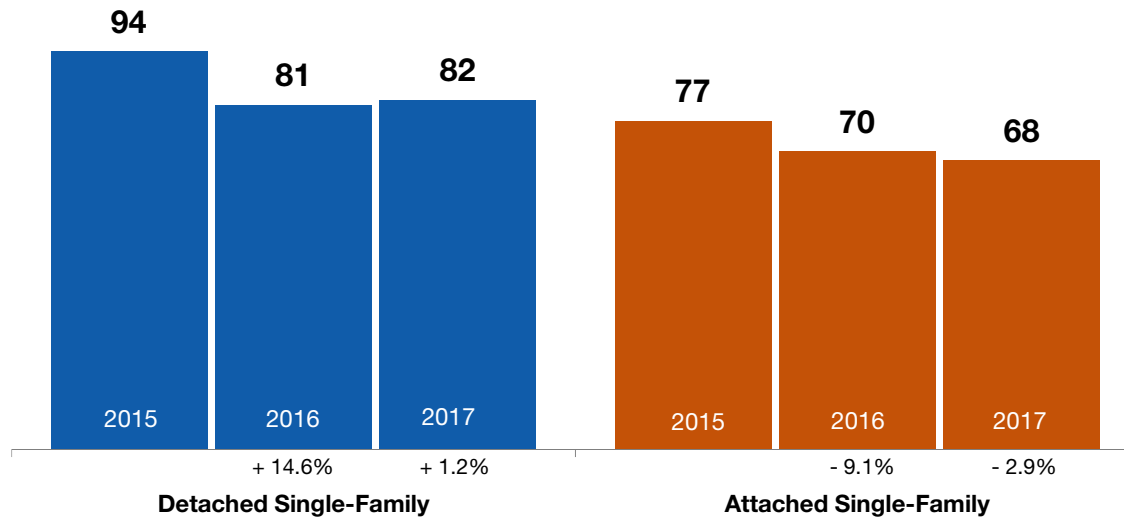


Market Time

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

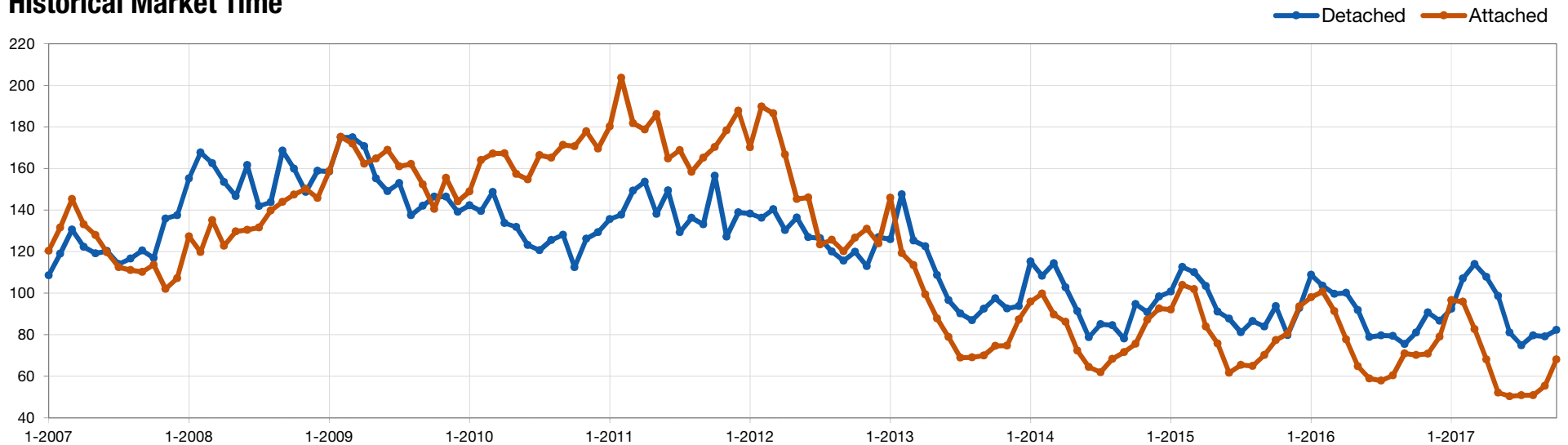


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Oct-2017	82	+ 1.2%	68	- 2.9%
Average	91	+ 2.9%	65	- 11.9%

Historical Market Time

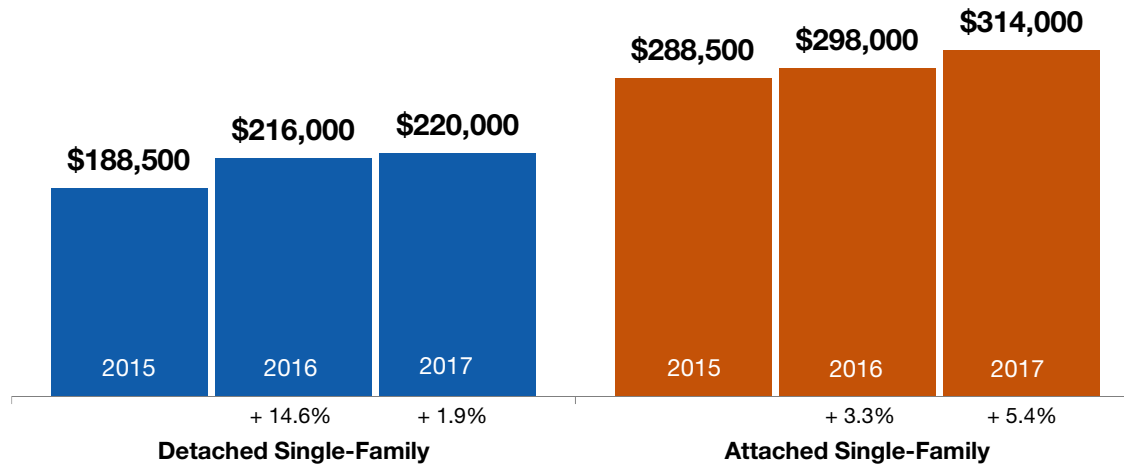


Median Sales Price

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

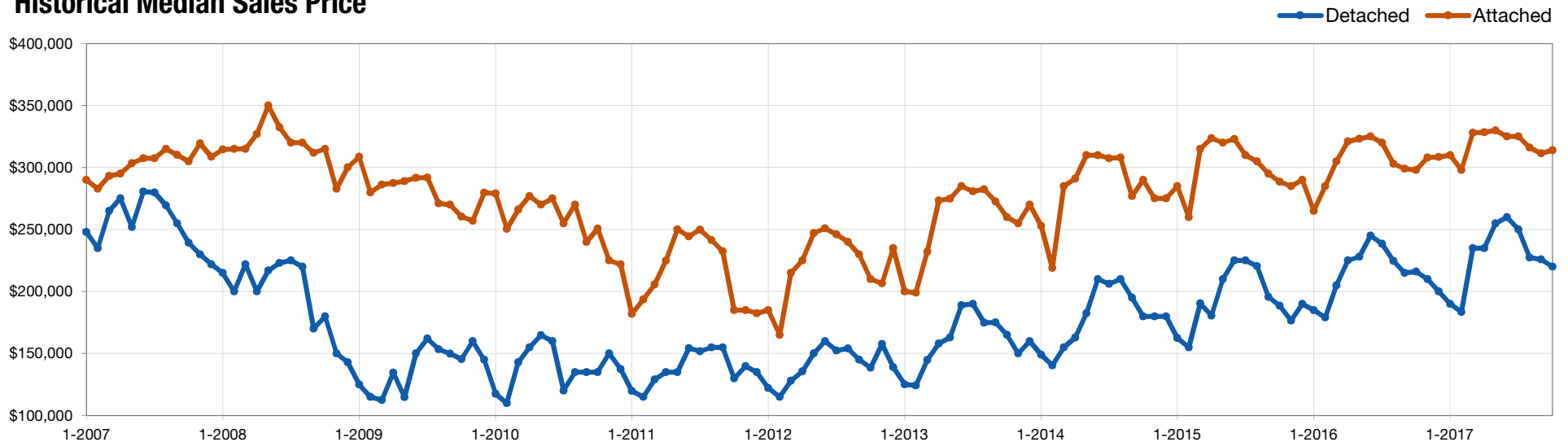


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$325,019	+ 0.0%
Jul-2017	\$250,000	+ 4.8%	\$325,000	+ 1.6%
Aug-2017	\$227,500	+ 1.2%	\$316,000	+ 4.3%
Sep-2017	\$226,000	+ 5.1%	\$311,500	+ 4.2%
Oct-2017	\$220,000	+ 1.9%	\$314,000	+ 5.4%
Median	\$227,000	+ 5.6%	\$320,000	+ 4.2%

Historical Median Sales Price

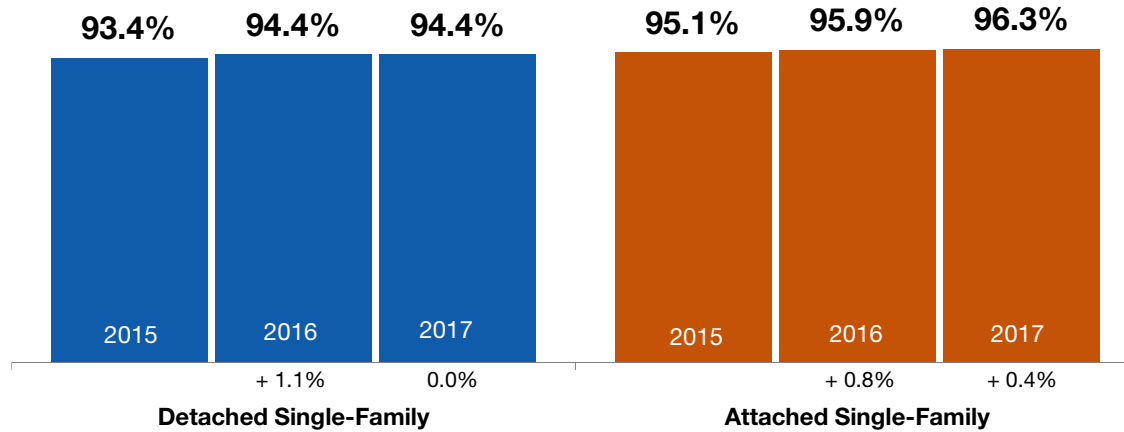


Percent of Original List Price Received

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.

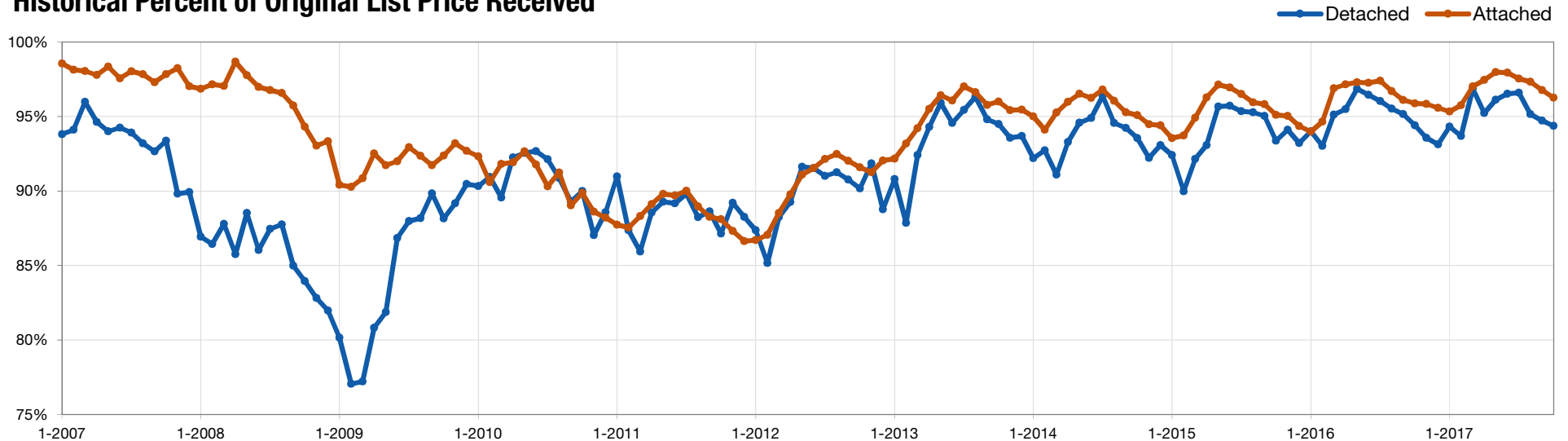


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	95.2%	- 0.3%	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	96.6%	+ 0.6%	97.5%	+ 0.1%
Aug-2017	95.2%	- 0.3%	97.3%	+ 0.6%
Sep-2017	94.7%	- 0.5%	96.8%	+ 0.7%
Oct-2017	94.4%	0.0%	96.3%	+ 0.4%
Average	95.2%	+ 0.0%	97.0%	+ 0.6%

Historical Percent of Original List Price Received

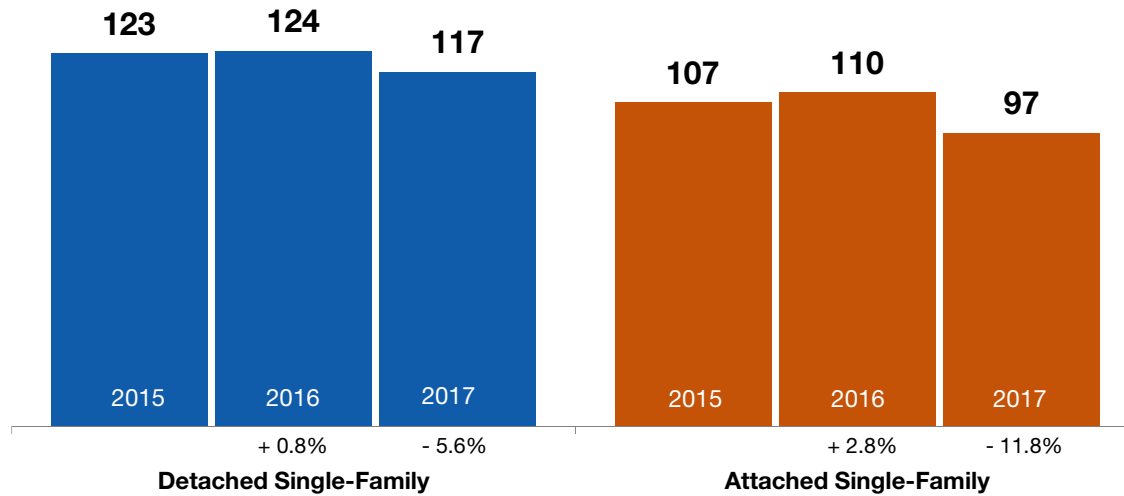


Housing Affordability Index

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.

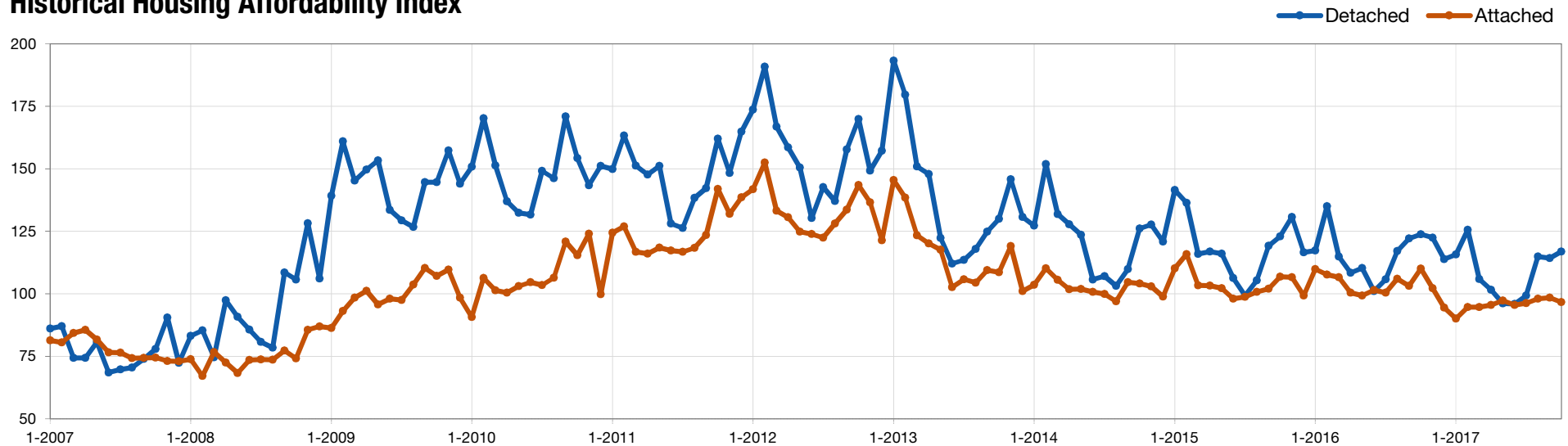


October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Oct-2017	117	- 5.6%	97	- 11.8%
Average	110	- 7.7%	96	- 7.8%

Historical Housing Affordability Index

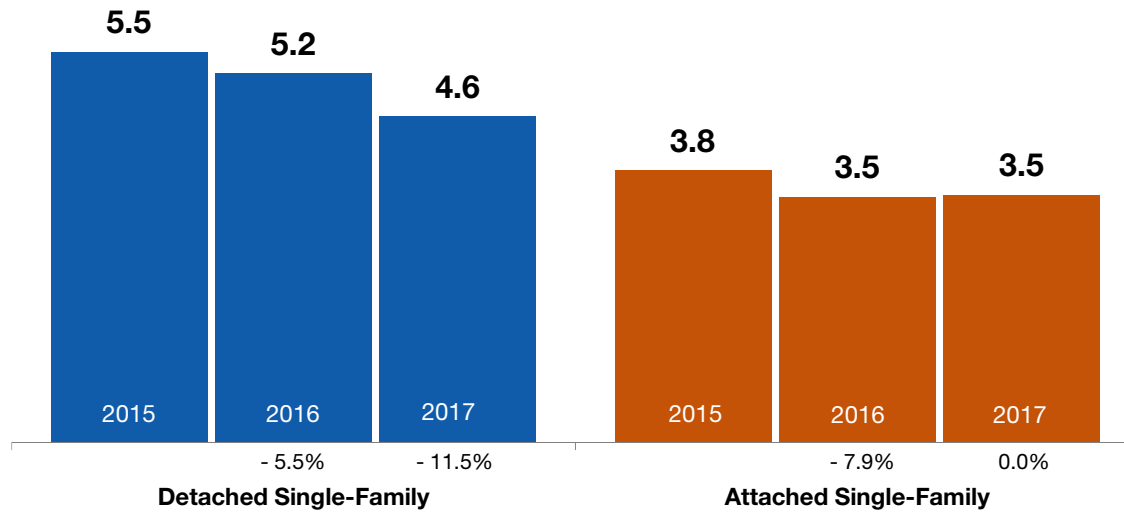


Months Supply of Inventory

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.



October



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	4.9	+ 4.3%	3.2	- 5.9%
Jun-2017	5.1	0.0%	3.4	0.0%
Jul-2017	5.1	- 1.9%	3.4	- 2.9%
Aug-2017	4.9	- 5.8%	3.5	0.0%
Sep-2017	4.9	- 7.5%	3.7	+ 2.8%
Oct-2017	4.6	- 11.5%	3.5	0.0%
Average	4.7	- 2.5%	3.2	- 5.1%

Historical Months Supply of Inventory

