

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 4, 2017

Data current as of November 13, 2017

New tax legislation that could affect the housing market is still currently being discussed and debated by the U.S. Senate and House of Representatives, but it appears that important tools used by homeowners, like the mortgage interest deduction, are in line to continue in some capacity. This continuity would be useful for maintaining a positive outlook for residential real estate.

SINGLE-FAMILY DETACHED

For the week ending November 4:

- New Listings increased 23.4% to 412
- Under Contract Sales increased 35.6% to 240
- Inventory decreased 10.8% to 4,193

For the month of October:

- Median Sales Price increased 2.0% to \$220,000
- Market Time increased 1.2% to 82
- Pct of List Price Rec'd remained flat at 94.4
- Months Supply decreased 13.5% to 4.5

SINGLE-FAMILY ATTACHED

For the week ending November 4:

- New Listings increased 9.3% to 433
- Under Contract Sales increased 43.8% to 315
- Inventory increased 1.9% to 5,154

For the month of October:

- Median Sales Price increased 5.7% to \$315,000
- Market Time decreased 2.9% to 68
- Pct of List Price Rec'd increased 0.4% to 96.3%
- Months Supply decreased 2.9% to 3.4

Quick Facts

+ 23.4%	+ 9.3%	+ 35.6%	+ 43.8%	- 10.8%	+ 1.9%
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

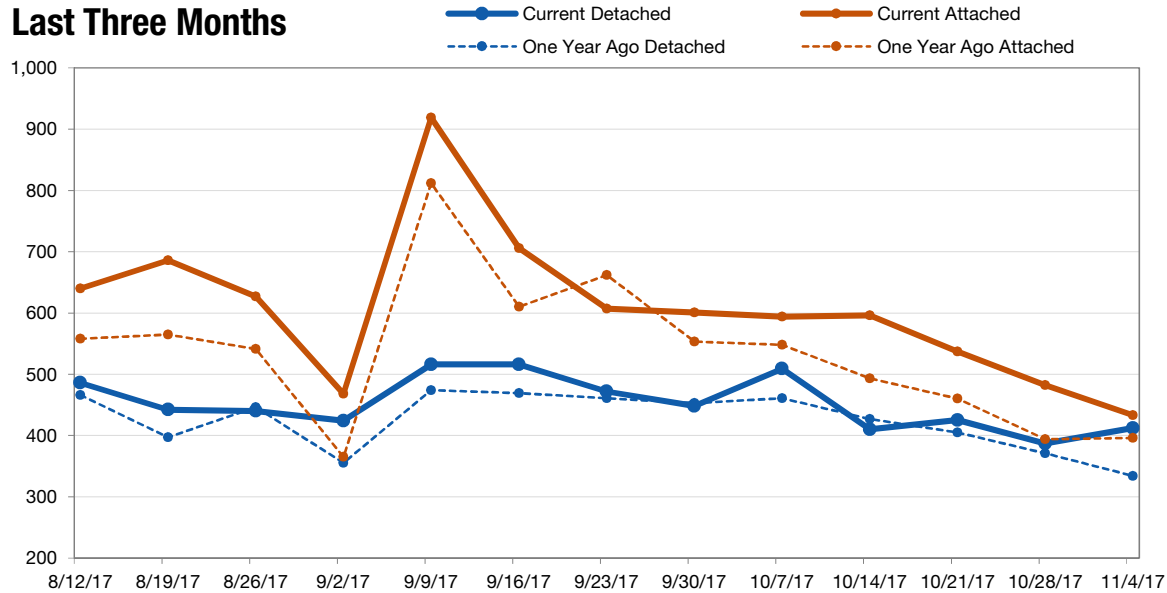
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New Listings

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

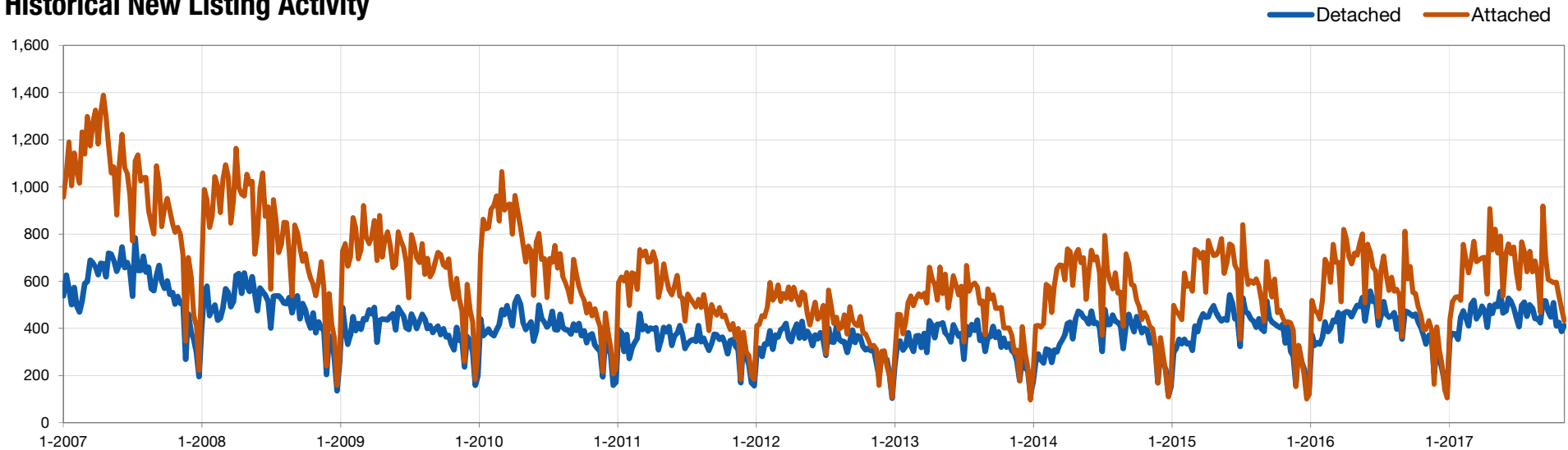


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/12/2017	486	+ 4.3%	640	+ 14.7%
8/19/2017	442	+ 11.3%	686	+ 21.4%
8/26/2017	440	- 1.3%	627	+ 15.9%
9/2/2017	424	+ 19.4%	468	+ 28.2%
9/9/2017	516	+ 8.9%	919	+ 13.2%
9/16/2017	516	+ 10.0%	706	+ 15.7%
9/23/2017	472	+ 2.4%	607	- 8.3%
9/30/2017	448	- 1.1%	601	+ 8.7%
10/7/2017	509	+ 10.4%	594	+ 8.4%
10/14/2017	410	- 4.0%	596	+ 20.9%
10/21/2017	425	+ 4.9%	537	+ 16.7%
10/28/2017	387	+ 4.3%	482	+ 22.3%
11/4/2017	412	+ 23.4%	433	+ 9.3%
3-Month Avg.	453	+ 6.7%	607	+ 13.5%

Historical New Listing Activity

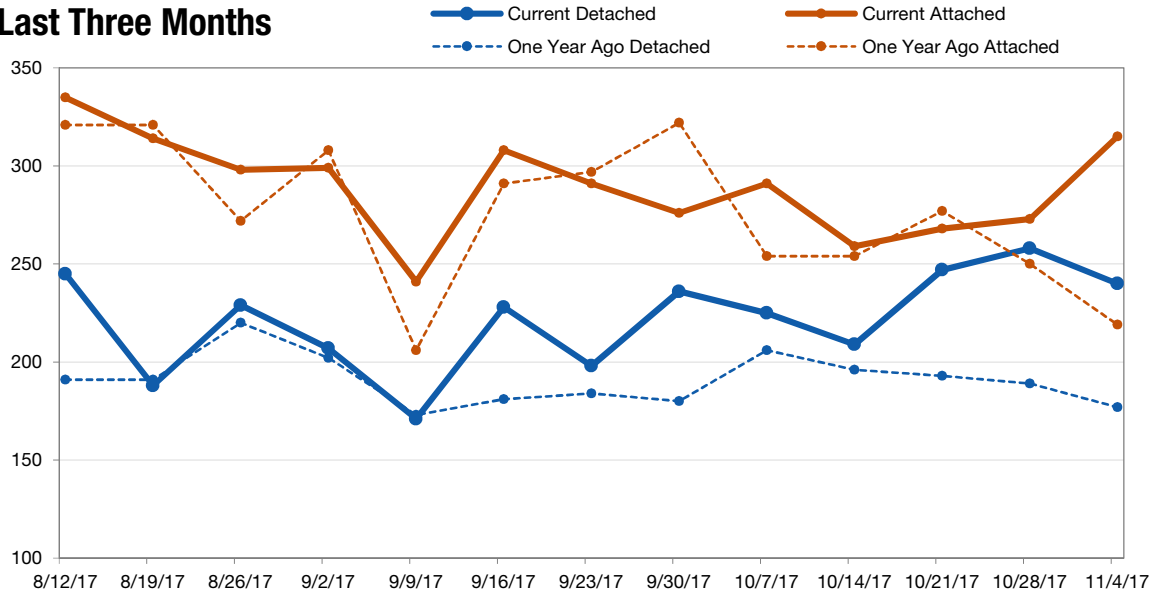


Under Contract

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

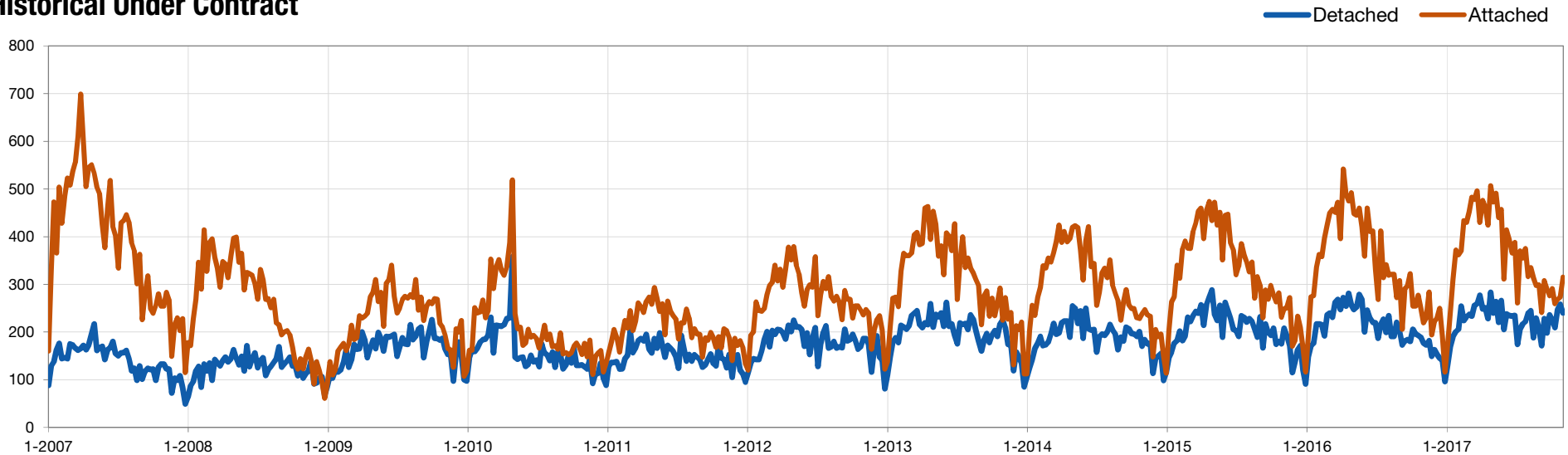


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/12/2017	245	+ 28.3%	335	+ 4.4%
8/19/2017	188	- 1.6%	314	- 2.2%
8/26/2017	229	+ 4.1%	298	+ 9.6%
9/2/2017	207	+ 2.5%	299	- 2.9%
9/9/2017	171	- 1.2%	241	+ 17.0%
9/16/2017	228	+ 26.0%	308	+ 5.8%
9/23/2017	198	+ 7.6%	291	- 2.0%
9/30/2017	236	+ 31.1%	276	- 14.3%
10/7/2017	225	+ 9.2%	291	+ 14.6%
10/14/2017	209	+ 6.6%	259	+ 2.0%
10/21/2017	247	+ 28.0%	268	- 3.2%
10/28/2017	258	+ 36.5%	273	+ 9.2%
11/4/2017	240	+ 35.6%	315	+ 43.8%
3-Month Avg.	222	+ 16.0%	290	+ 4.9%

Historical Under Contract

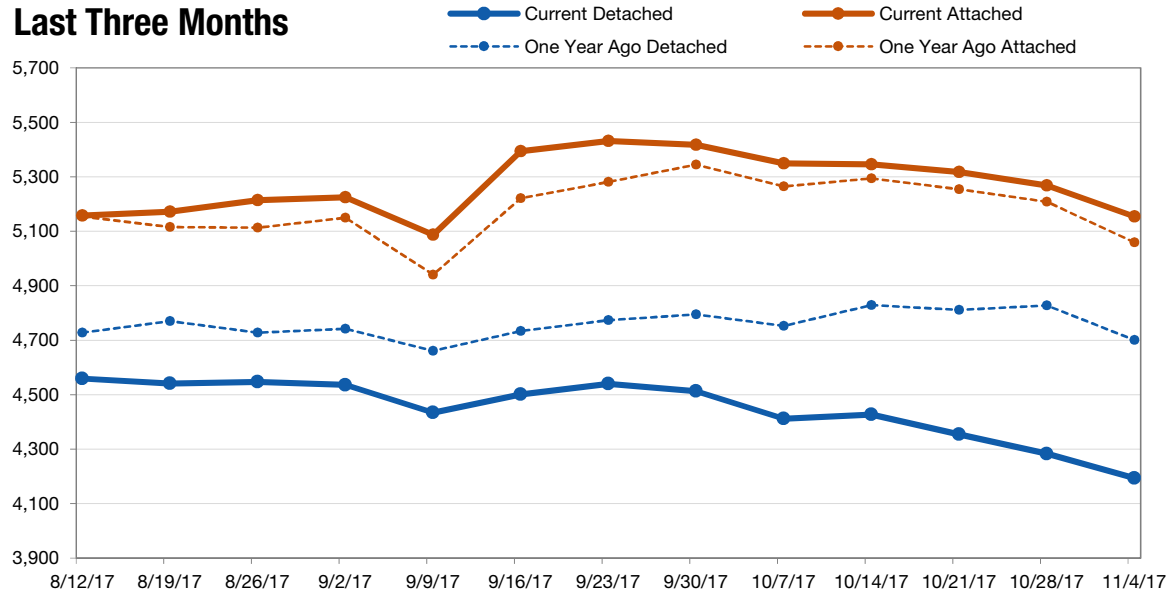


Inventory of Homes for Sale

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

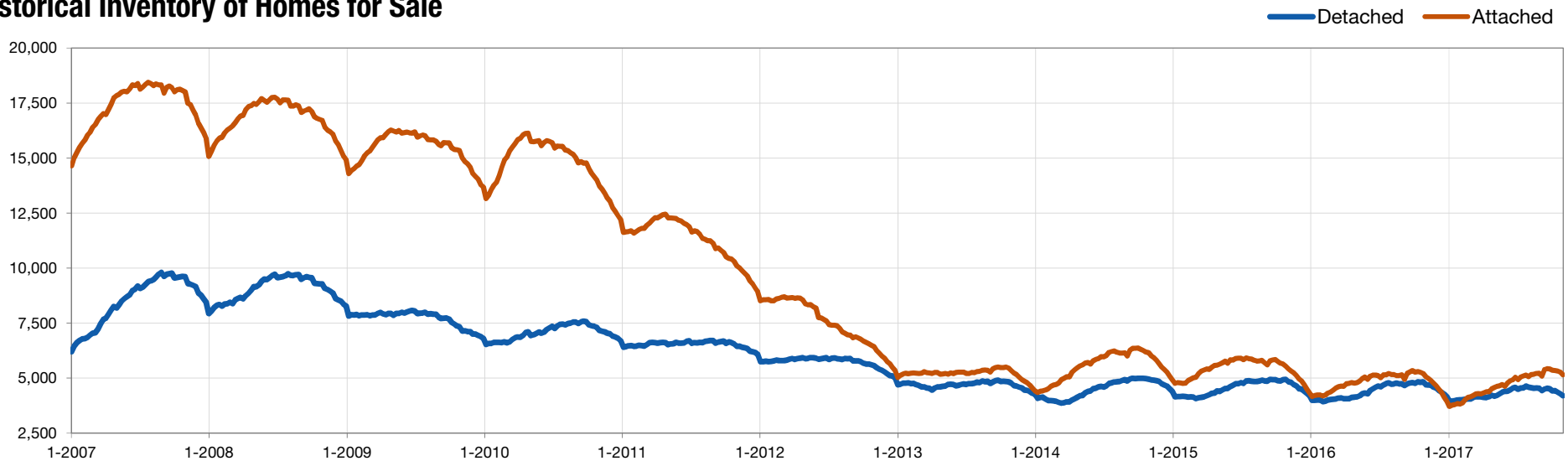


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
8/12/2017	4,559	- 3.6%	5,158	+ 0.1%
8/19/2017	4,541	- 4.8%	5,172	+ 1.1%
8/26/2017	4,547	- 3.8%	5,215	+ 2.0%
9/2/2017	4,536	- 4.3%	5,225	+ 1.5%
9/9/2017	4,434	- 4.9%	5,087	+ 3.0%
9/16/2017	4,501	- 4.9%	5,394	+ 3.3%
9/23/2017	4,540	- 4.9%	5,432	+ 2.8%
9/30/2017	4,513	- 5.9%	5,418	+ 1.4%
10/7/2017	4,412	- 7.2%	5,350	+ 1.6%
10/14/2017	4,427	- 8.3%	5,346	+ 1.0%
10/21/2017	4,354	- 9.5%	5,318	+ 1.2%
10/28/2017	4,283	- 11.3%	5,269	+ 1.2%
11/4/2017	4,193	- 10.8%	5,154	+ 1.9%
3-Month Avg.	4,449	- 6.5%	5,272	+ 1.7%

Historical Inventory of Homes for Sale

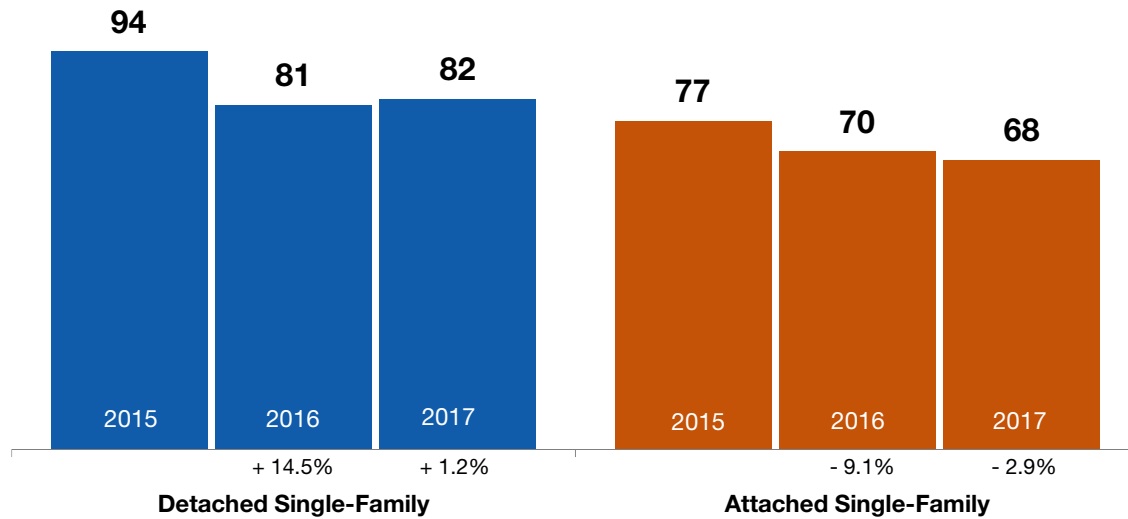


Market Time

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

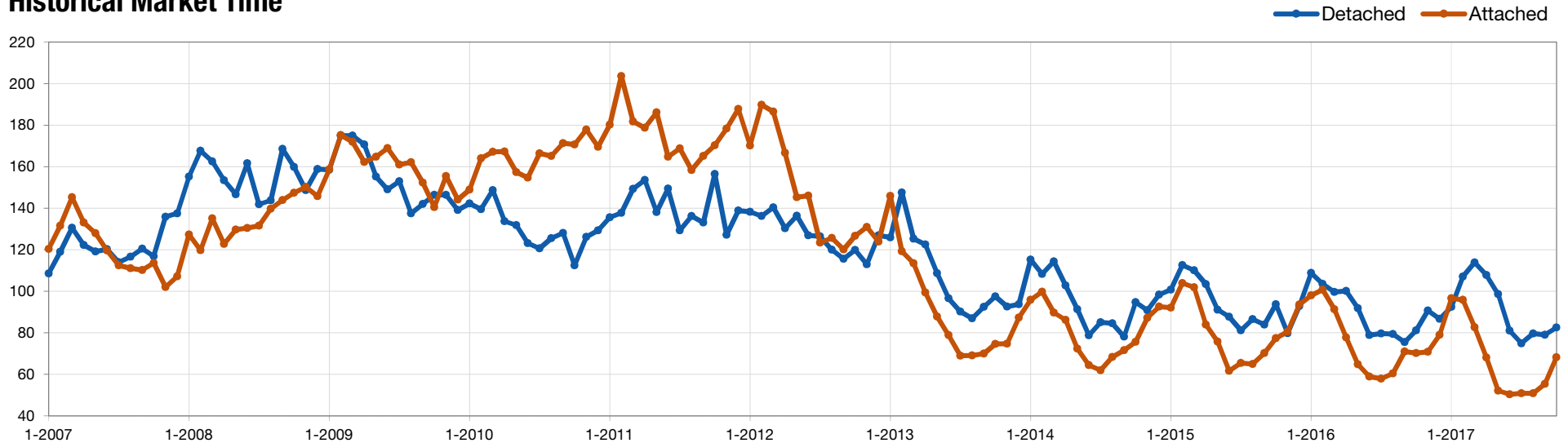


October



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

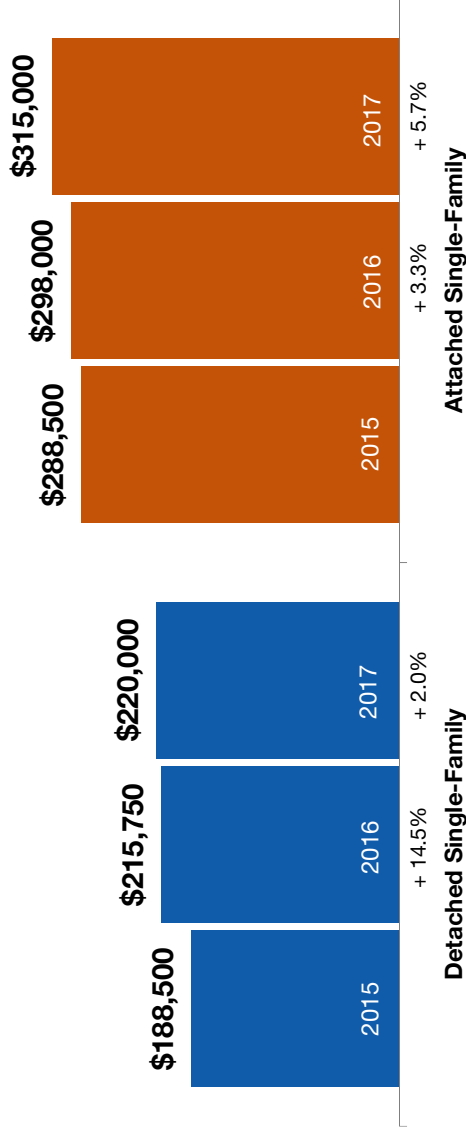


Median Sales Price

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

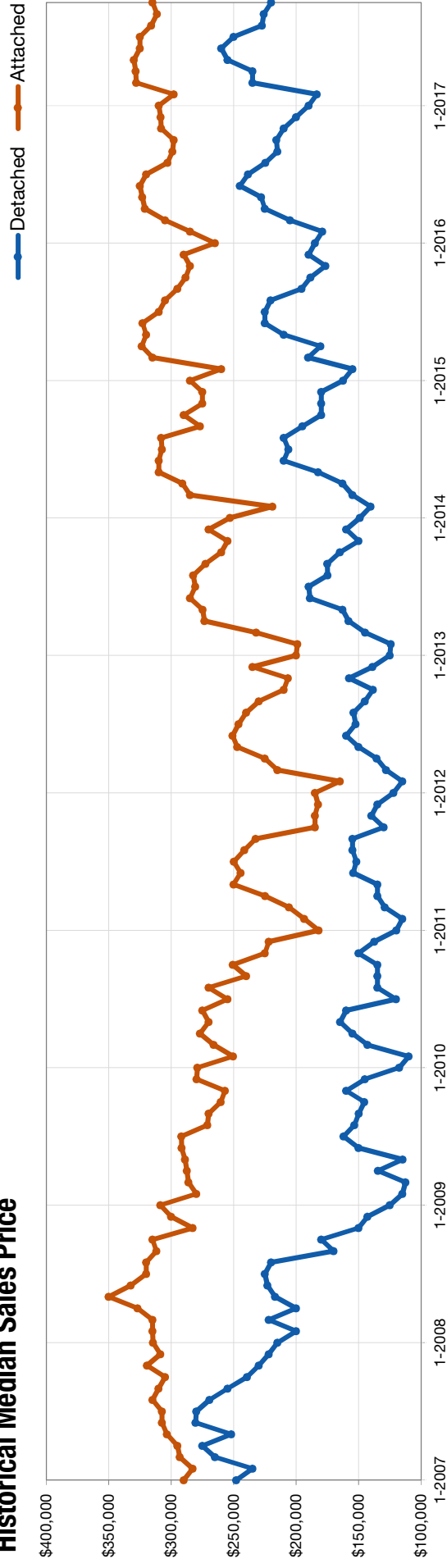


October



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	+ 2.0%	\$315,000	+ 5.7%
Median	\$227,000	+ 5.6%	\$320,000	+ 4.2%

Historical Median Sales Price

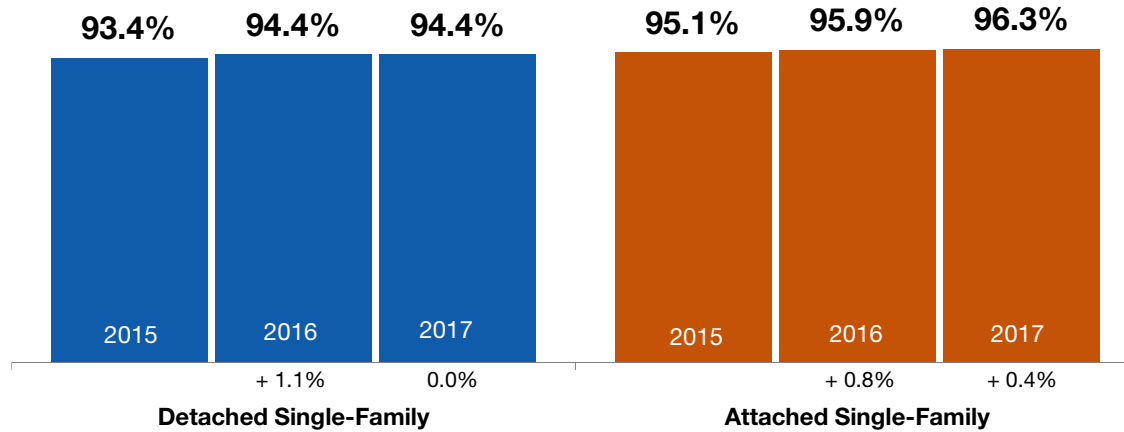


Percent of Original List Price Received

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.

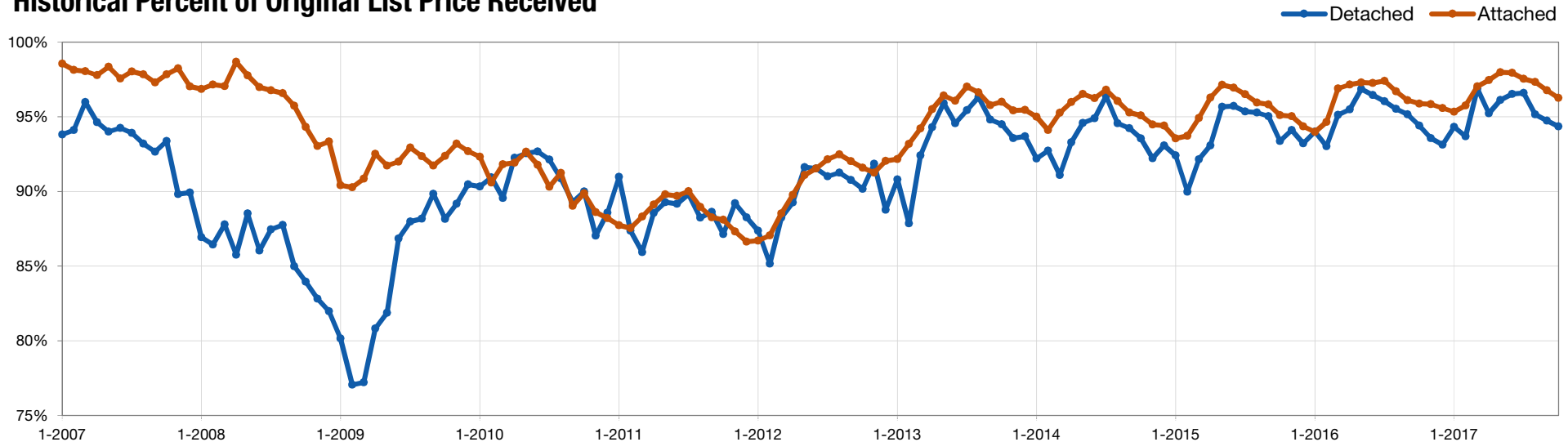


October



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%	+ 0.1%	97.0%	+ 0.6%

Historical Percent of Original List Price Received

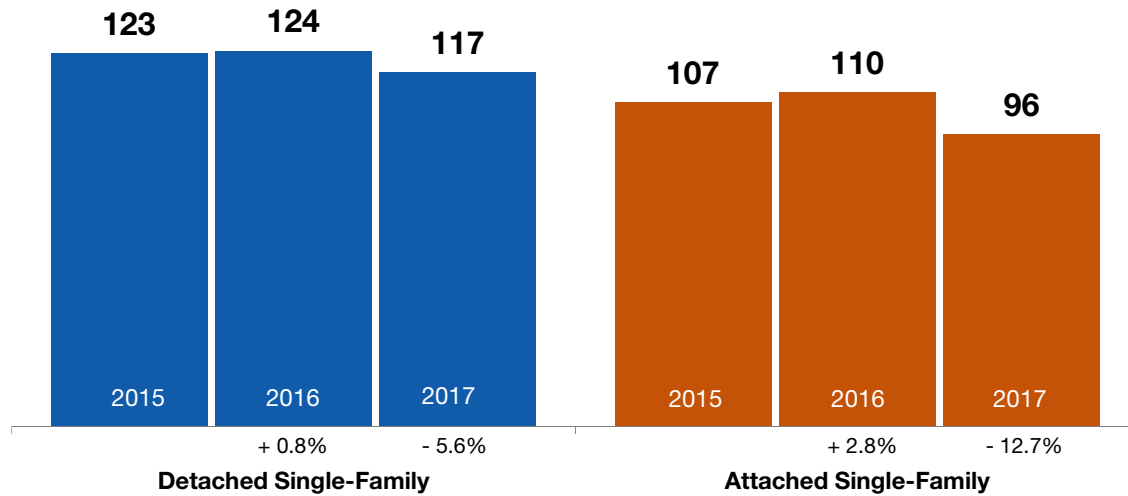


Housing Affordability Index

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.

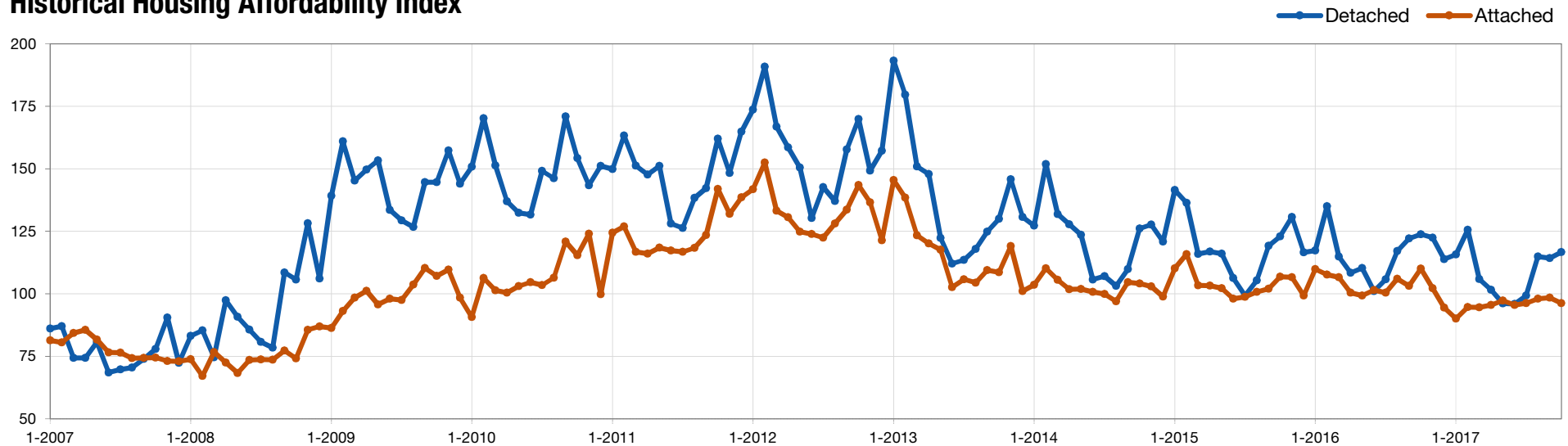


October



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%	96	- 12.7%
Average	110	- 5.7%	96	- 7.7%

Historical Housing Affordability Index

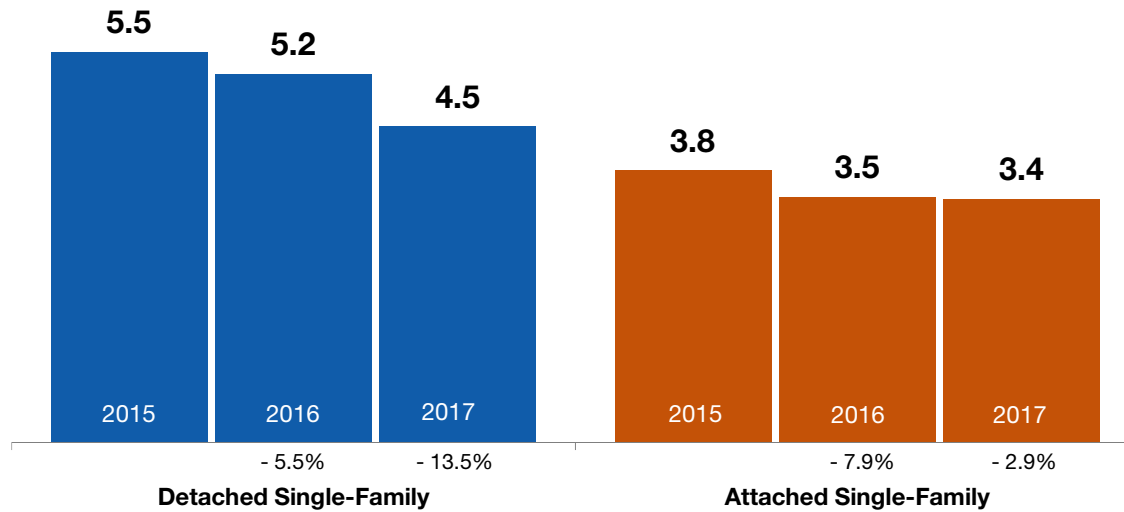


Months Supply of Inventory

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	5.0	- 2.0%	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	4.5	- 13.5%	3.4	- 2.9%
Average	4.7	- 3.0%	3.1	- 5.5%

Historical Months Supply of Inventory

