

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 October 21, 2017

Data current as of October 30, 2017

The level of real estate activity should subside each week for the remainder of the year. Savvy real estate professionals not only begin to plan now for another successful year next year, but they continue to track the trends to see where prices, listings and other metrics are at relative to last year and all past years of available data. Finding reliable patterns in the trends is a sure way to be of greater service to buyers and sellers. Let's see where those trends are in our local market.

SINGLE-FAMILY DETACHED

For the week ending October 21:

- New Listings increased 4.7% to 424
- Under Contract Sales increased 35.8% to 262
- Inventory decreased 10.6% to 4,299

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 0.5% to 94.7%
- Months Supply decreased 9.4% to 4.8

SINGLE-FAMILY ATTACHED

For the week ending October 21:

- New Listings increased 16.7% to 537
- Under Contract Sales increased 2.9% to 285
- Inventory increased 0.7% to 5,289

For the month of September:

- Median Sales Price increased 4.0% to \$310,813
- Market Time decreased 22.5% to 55
- Pct of List Price Rec'd increased 0.7% to 96.8%
- Months Supply increased 2.8% to 3.7

Quick Facts

+ 4.7%	+ 16.7%	+ 35.8%	+ 2.9%	- 10.6%	+ 0.7%
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

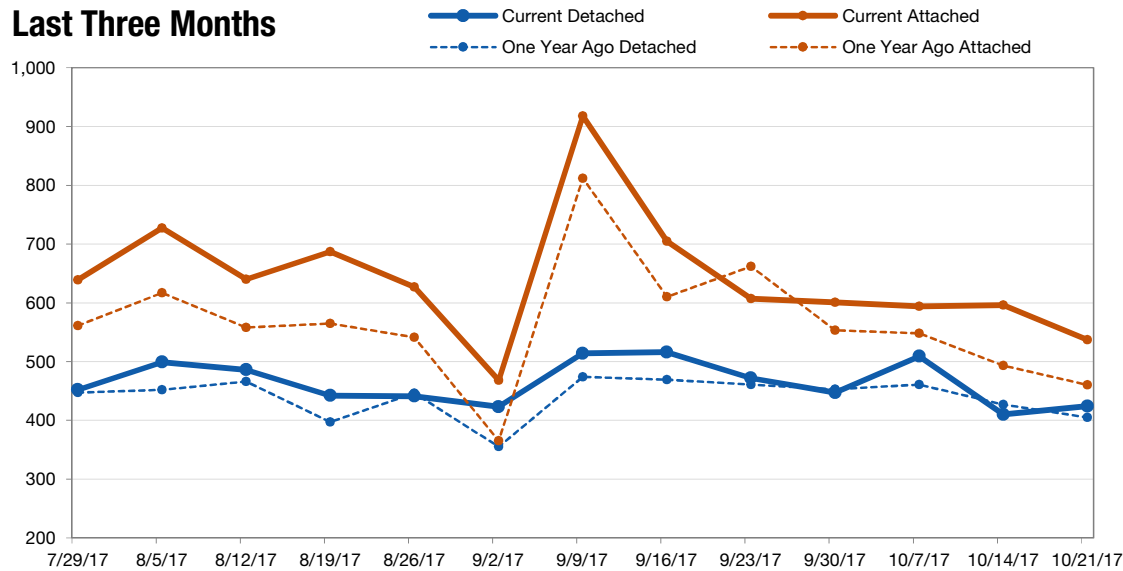
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New Listings

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

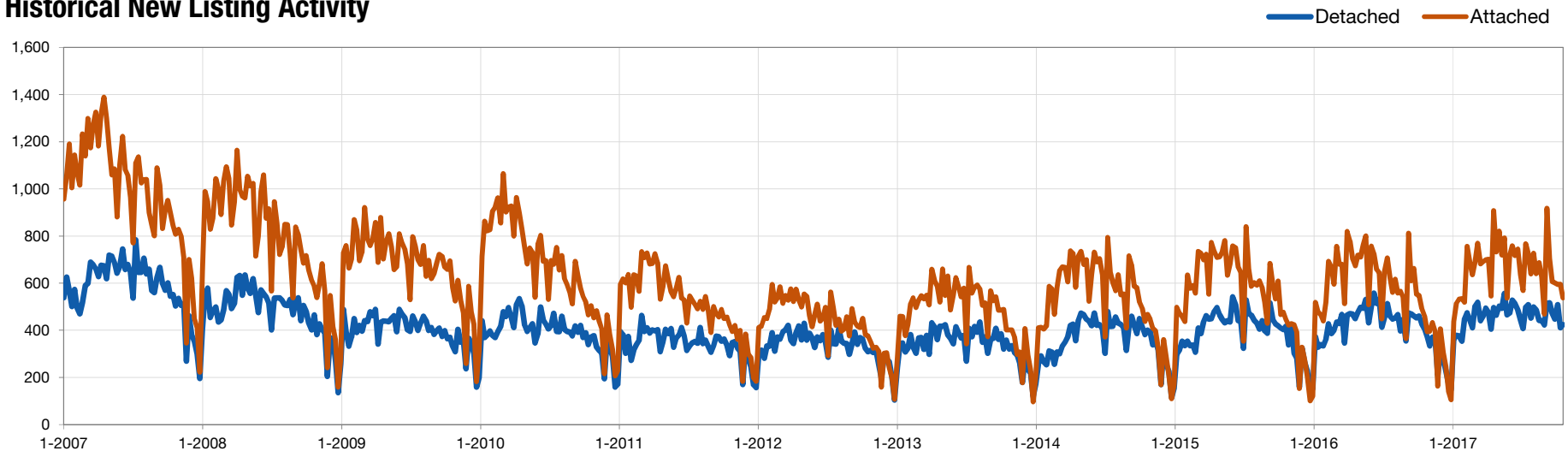


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/29/2017	452	+ 1.1%	639	+ 13.9%
8/5/2017	499	+ 10.4%	727	+ 17.8%
8/12/2017	486	+ 4.3%	640	+ 14.7%
8/19/2017	442	+ 11.3%	687	+ 21.6%
8/26/2017	441	- 1.1%	627	+ 15.9%
9/2/2017	423	+ 19.2%	468	+ 28.2%
9/9/2017	514	+ 8.4%	918	+ 13.1%
9/16/2017	516	+ 10.0%	705	+ 15.6%
9/23/2017	472	+ 2.4%	607	- 8.3%
9/30/2017	447	- 1.3%	601	+ 8.7%
10/7/2017	509	+ 10.4%	594	+ 8.4%
10/14/2017	410	- 4.0%	596	+ 20.9%
10/21/2017	424	+ 4.7%	537	+ 16.7%
3-Month Avg.	464	+ 5.6%	642	+ 13.6%

Historical New Listing Activity

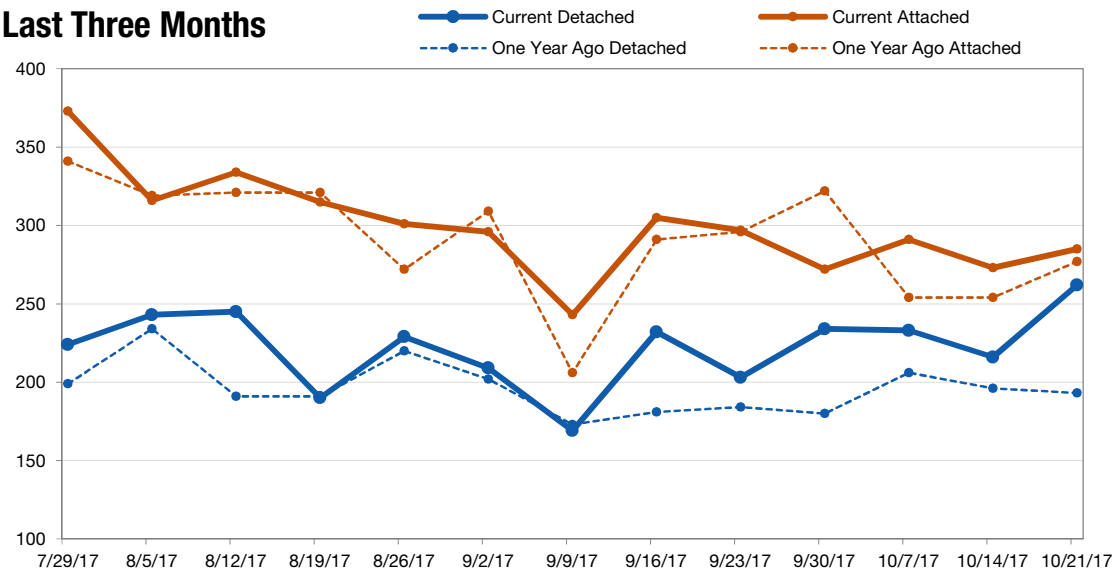


Under Contract

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

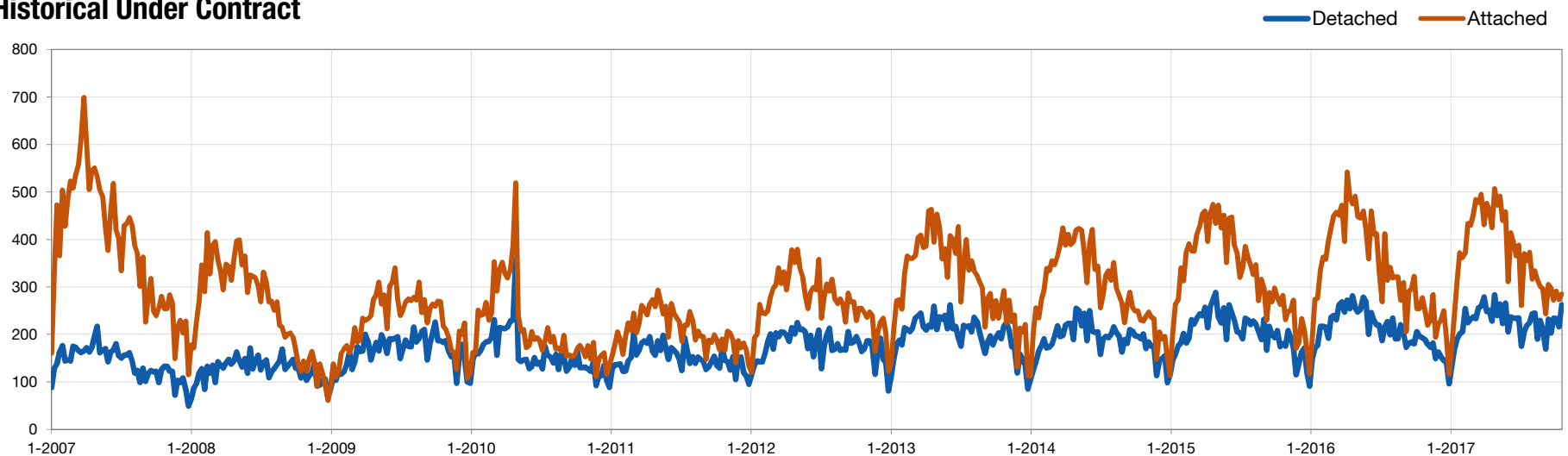


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/29/2017	224	+ 12.6%	373	+ 9.4%
8/5/2017	243	+ 3.8%	316	- 0.9%
8/12/2017	245	+ 28.3%	334	+ 4.0%
8/19/2017	190	- 0.5%	315	- 1.9%
8/26/2017	229	+ 4.1%	301	+ 10.7%
9/2/2017	209	+ 3.5%	296	- 4.2%
9/9/2017	169	- 2.3%	243	+ 18.0%
9/16/2017	232	+ 28.2%	305	+ 4.8%
9/23/2017	203	+ 10.3%	297	+ 0.3%
9/30/2017	234	+ 30.0%	272	- 15.5%
10/7/2017	233	+ 13.1%	291	+ 14.6%
10/14/2017	216	+ 10.2%	273	+ 7.5%
10/21/2017	262	+ 35.8%	285	+ 2.9%
3-Month Avg.	222	+ 13.3%	300	+ 3.1%

Historical Under Contract

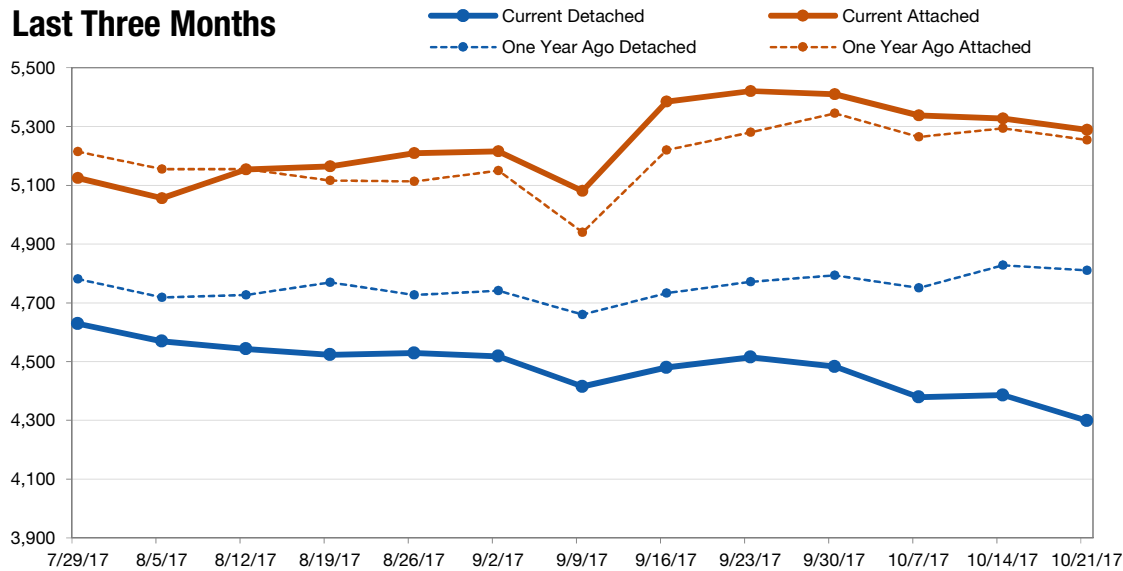


Inventory of Homes for Sale

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

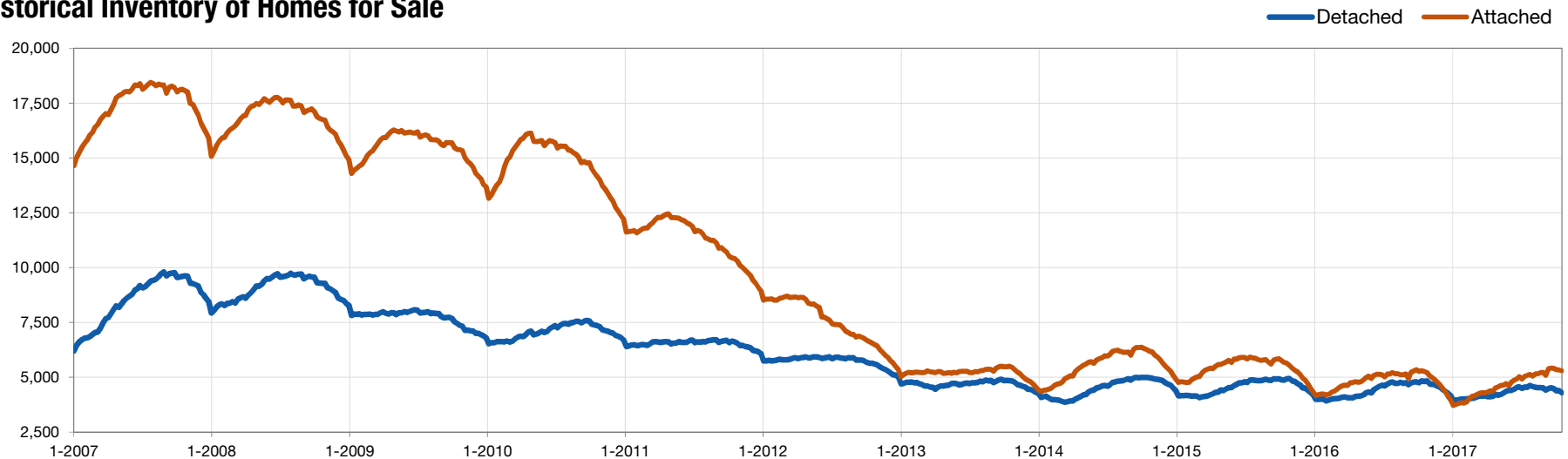


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/29/2017	4,629	- 3.2%	5,125	- 1.7%
8/5/2017	4,569	- 3.2%	5,056	- 1.9%
8/12/2017	4,543	- 3.9%	5,154	- 0.0%
8/19/2017	4,523	- 5.2%	5,165	+ 1.0%
8/26/2017	4,529	- 4.2%	5,209	+ 1.9%
9/2/2017	4,518	- 4.7%	5,216	+ 1.3%
9/9/2017	4,415	- 5.3%	5,081	+ 2.9%
9/16/2017	4,480	- 5.3%	5,385	+ 3.2%
9/23/2017	4,515	- 5.4%	5,421	+ 2.7%
9/30/2017	4,483	- 6.5%	5,410	+ 1.2%
10/7/2017	4,379	- 7.8%	5,338	+ 1.4%
10/14/2017	4,386	- 9.2%	5,328	+ 0.6%
10/21/2017	4,299	- 10.6%	5,289	+ 0.7%
3-Month Avg.	4,482	- 5.7%	5,244	+ 1.0%

Historical Inventory of Homes for Sale

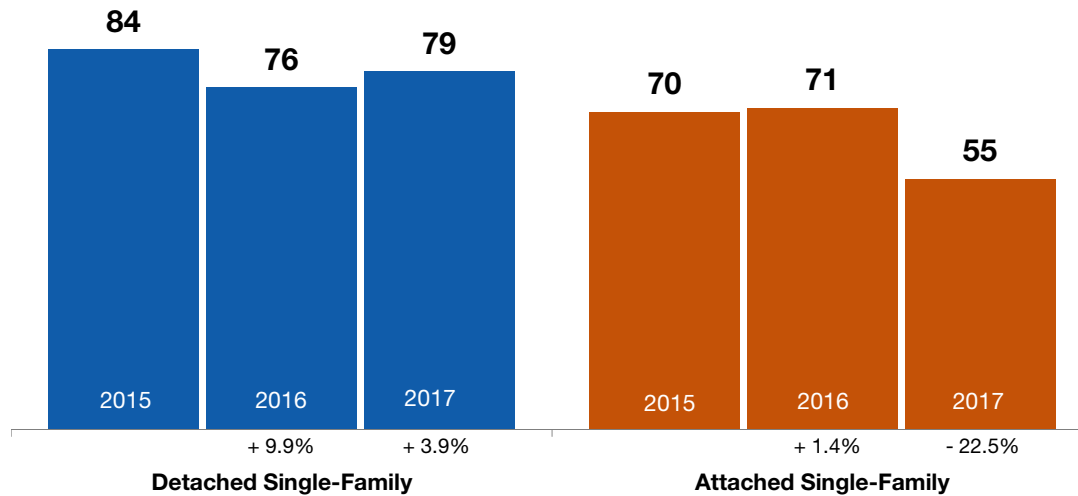


Market Time

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

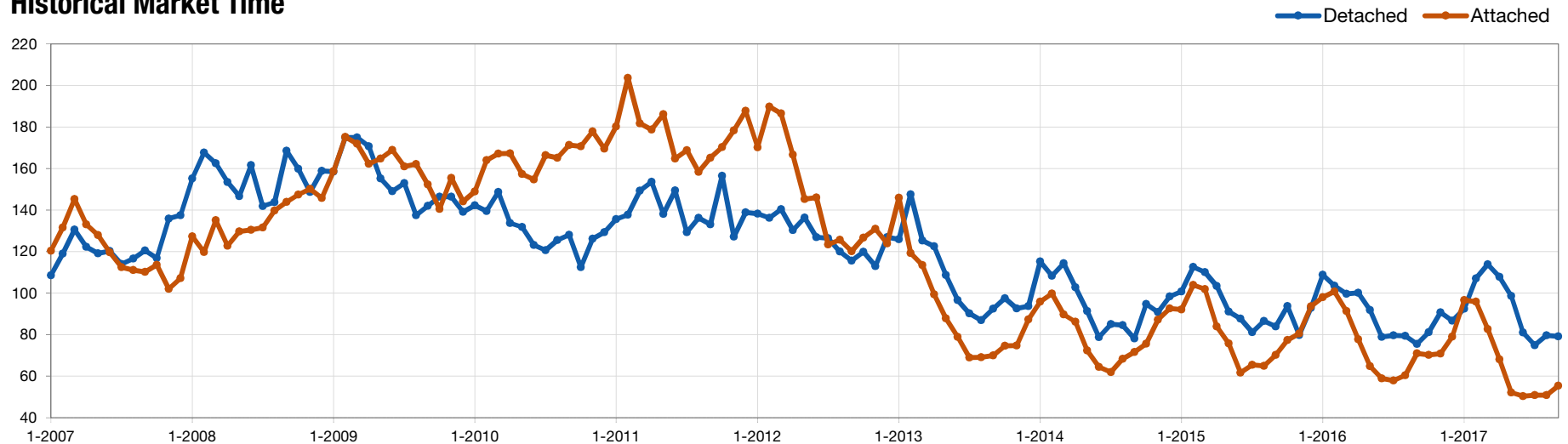


September



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

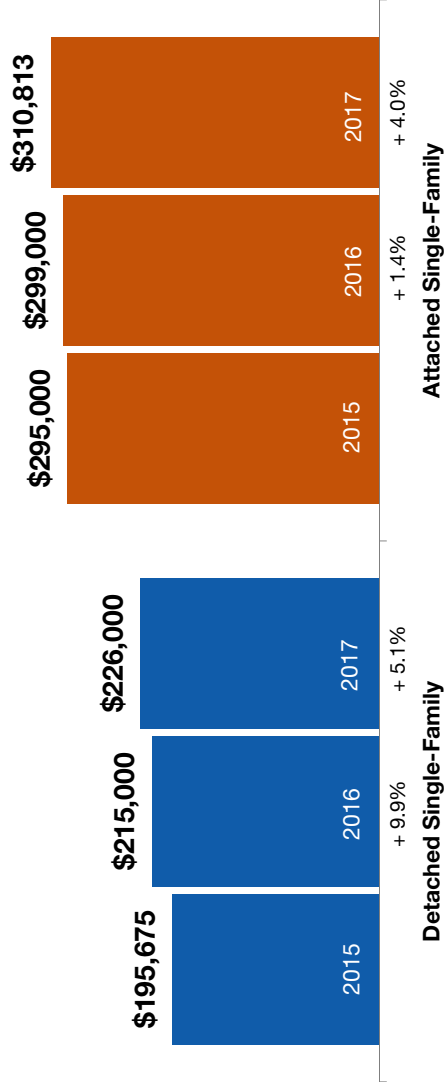


Median Sales Price

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

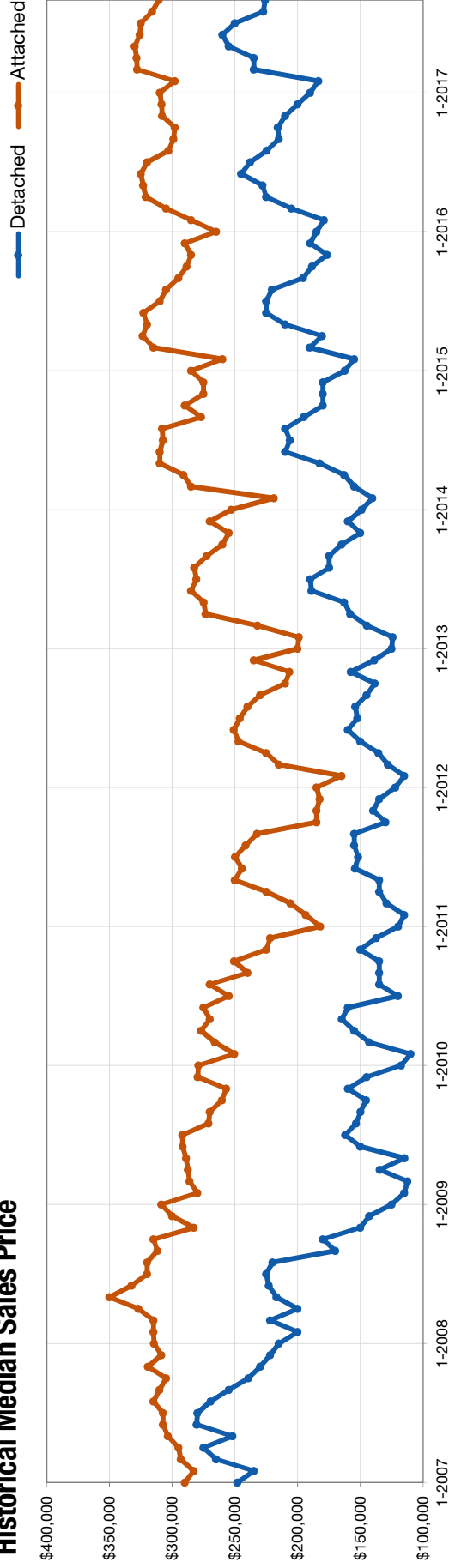


September



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%	\$325,960	+ 0.3%
Jul-2017	\$250,000	+ 5.0%	\$325,000	+ 1.6%
Aug-2017	\$227,500	+ 1.2%	\$316,000	+ 4.3%
Sep-2017	\$226,000	+ 5.1%	\$310,813	+ 4.0%
Median	\$227,500	+ 7.8%	\$320,000	+ 4.6%

Historical Median Sales Price

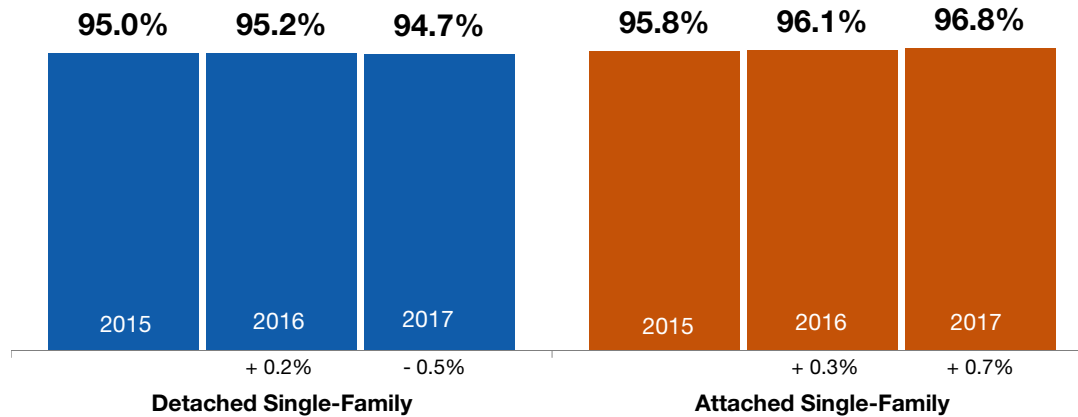


Percent of Original List Price Received

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.

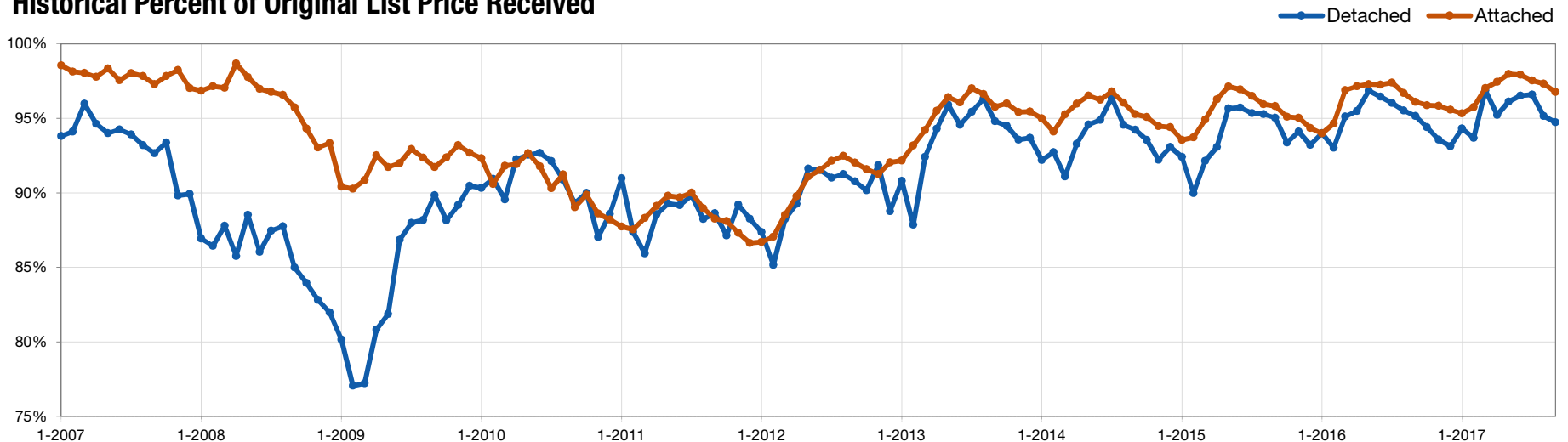


September



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	95.2%	- 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%
Average	95.2%	+ 0.2%	97.0%	+ 0.7%

Historical Percent of Original List Price Received

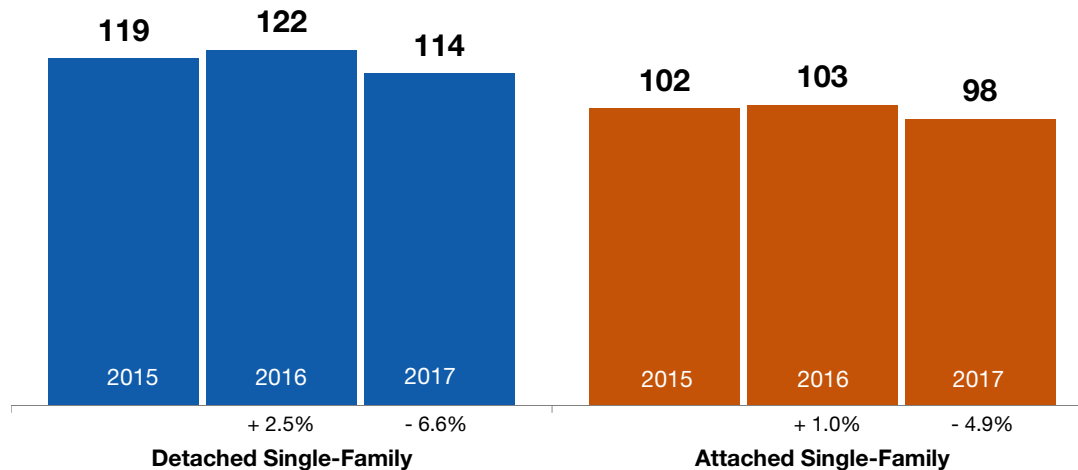


Housing Affordability Index

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.

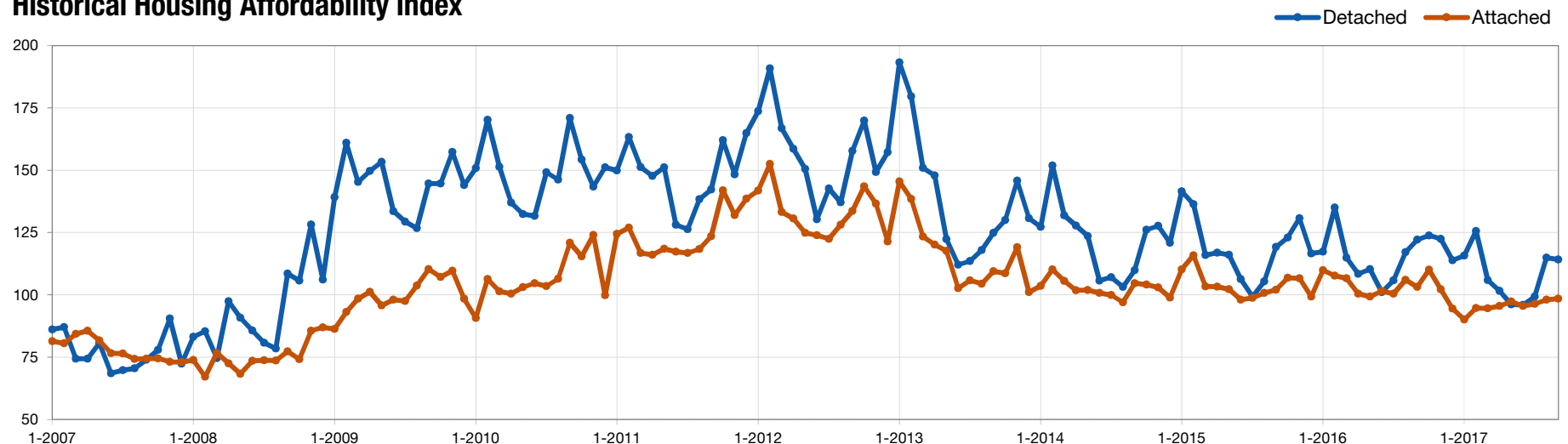


September



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%	95	- 5.9%
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	- 6.5%

Historical Housing Affordability Index

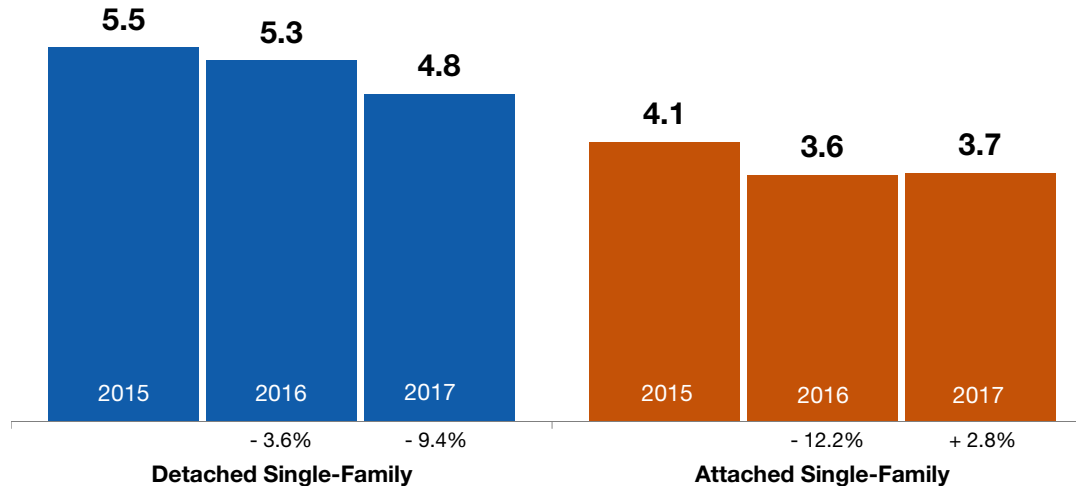


Months Supply of Inventory

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	4.9	+ 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	4.8	- 9.4%	3.7	+ 2.8%
Average	4.8	- 2.5%	3.1	- 6.4%

Historical Months Supply of Inventory

