

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 December 9, 2017

Data current as of December 18, 2017

National economic trends can help inform what the housing market will do over the next year. Residential real estate should remain active if joblessness continues to decline and wage growth picks up. However, those increased wages must be in line with median sales price increases. Unfortunately, that has not always been the case. Add in factors such as increasing mortgage rates, student loan debt and lower affordability, and the balance becomes more interesting but not insurmountable for home purchasers.

SINGLE-FAMILY DETACHED

For the week ending December 9:

- New Listings decreased 2.5% to 269
- Under Contract Sales increased 75.8% to 269
- Inventory decreased 15.2% to 3,761

For the month of November:

- Median Sales Price increased 2.3% to \$220,000
- Market Time increased 3.5% to 88
- Pct of List Price Rec'd increased 1.2% to 95.2%
- Months Supply decreased 16.3% to 4.1

SINGLE-FAMILY ATTACHED

For the week ending December 9:

- New Listings increased 12.1% to 343
- Under Contract Sales decreased 4.8% to 218
- Inventory decreased 0.3% to 4,472

For the month of November:

- Median Sales Price decreased 1.8% to \$302,450
- Market Time increased 4.4% to 71
- Pct of List Price Rec'd increased 0.7% to 96.6%
- Months Supply remained flat at 3.1

Quick Facts

- 2.5%	+ 12.1%	+ 75.8%	- 4.8%	- 15.2%	- 0.3%
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

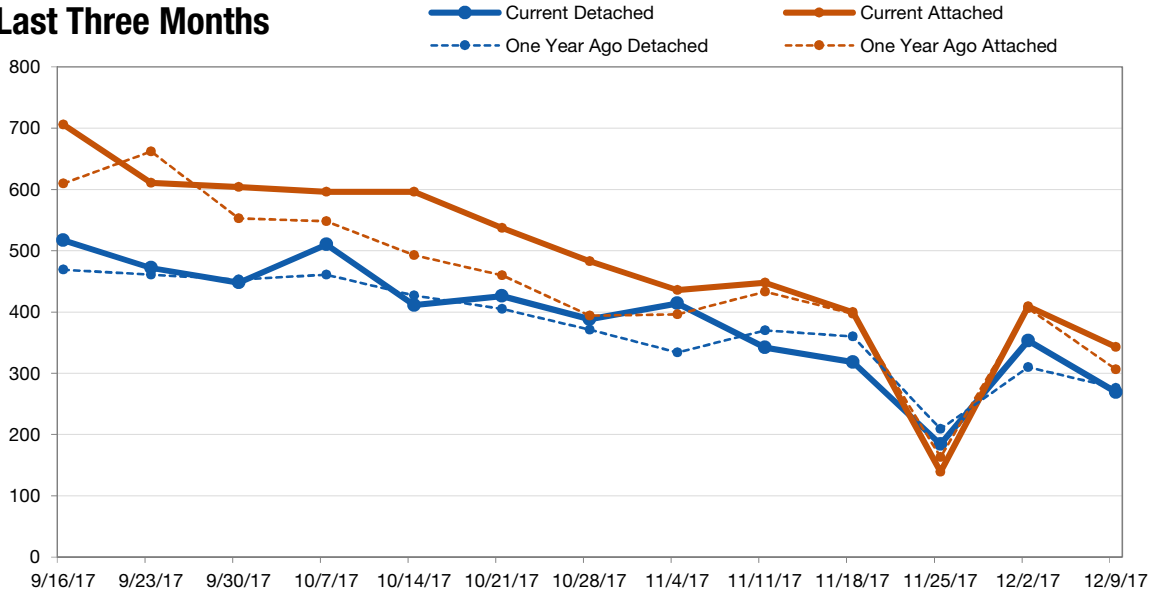
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Months Supply of Inventory	9

New Listings

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

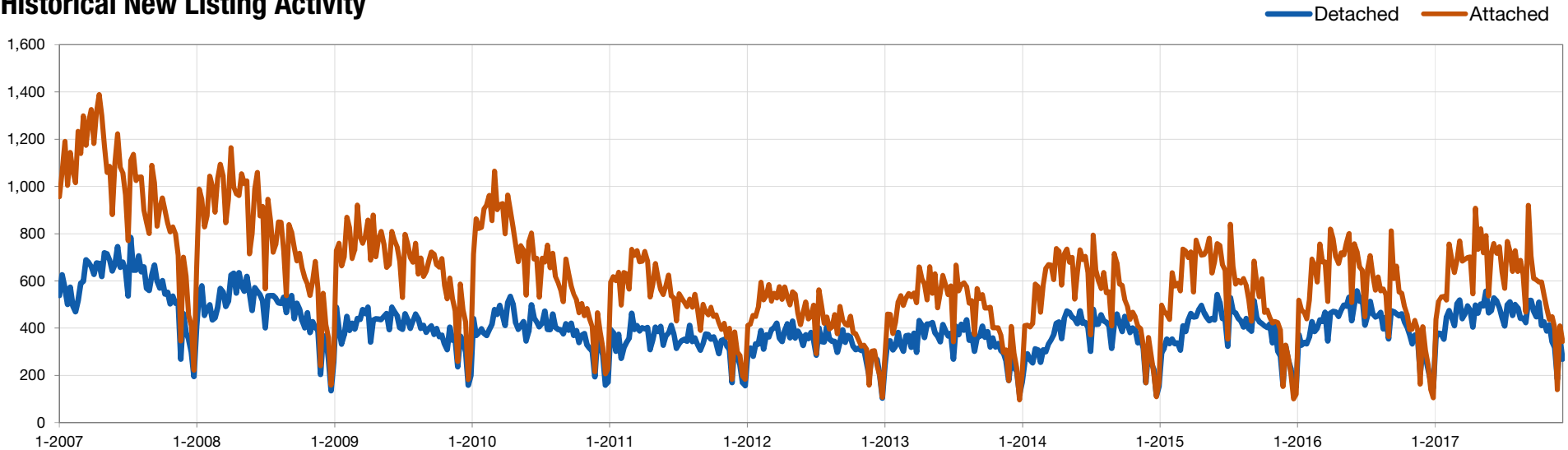


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/16/2017	517	+ 10.2%	706	+ 15.7%
9/23/2017	472	+ 2.4%	611	- 7.7%
9/30/2017	448	- 1.1%	604	+ 9.2%
10/7/2017	510	+ 10.6%	596	+ 8.8%
10/14/2017	411	- 3.7%	596	+ 20.9%
10/21/2017	426	+ 5.2%	537	+ 16.7%
10/28/2017	388	+ 4.6%	483	+ 22.6%
11/4/2017	414	+ 24.0%	436	+ 10.1%
11/11/2017	342	- 7.6%	448	+ 3.5%
11/18/2017	318	- 11.7%	400	+ 0.8%
11/25/2017	184	- 12.0%	139	- 14.7%
12/2/2017	353	+ 13.9%	409	+ 0.7%
12/9/2017	269	- 2.5%	343	+ 12.1%
3-Month Avg.	389	+ 3.0%	485	+ 8.4%

Historical New Listing Activity

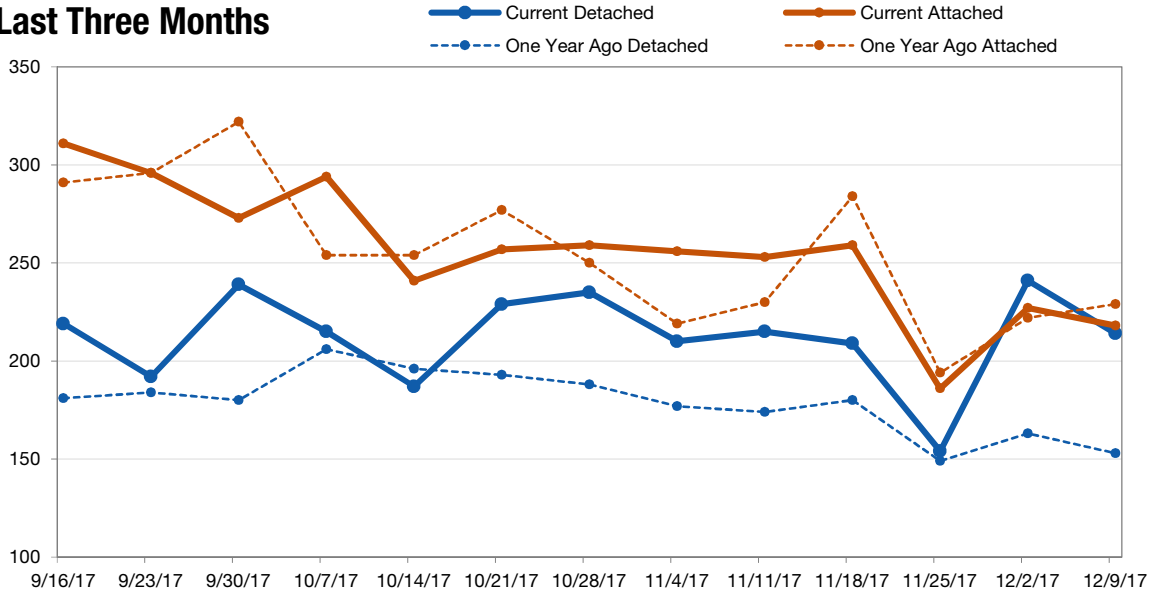


Under Contract

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

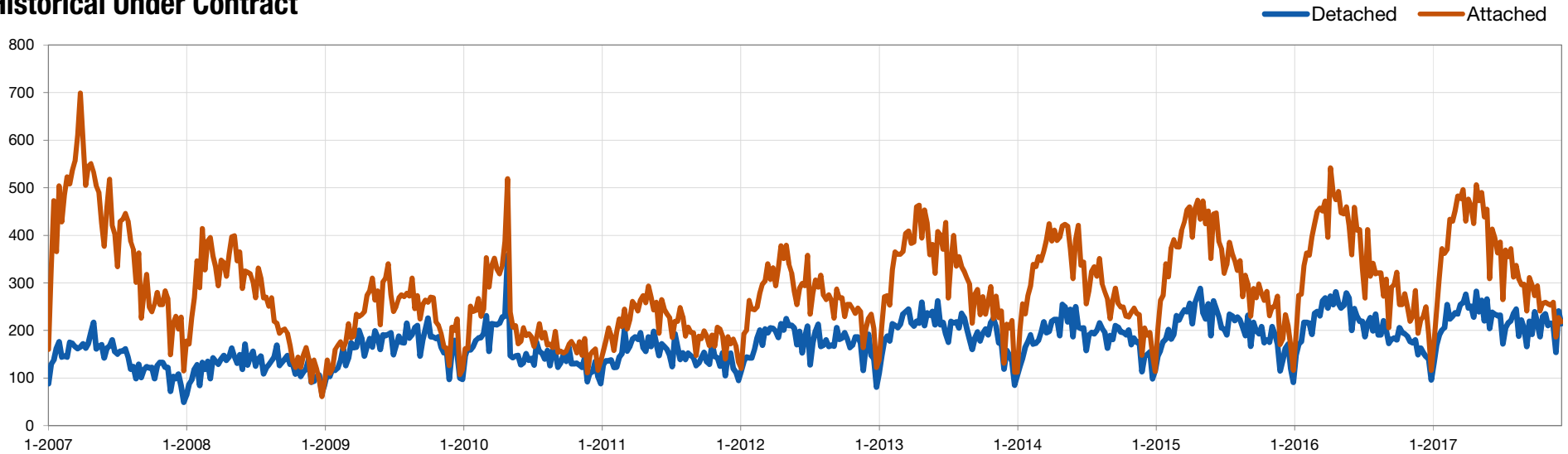


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/16/2017	219	+ 21.0%	311	+ 6.9%
9/23/2017	192	+ 4.3%	296	0.0%
9/30/2017	239	+ 32.8%	273	- 15.2%
10/7/2017	215	+ 4.4%	294	+ 15.7%
10/14/2017	187	- 4.6%	241	- 5.1%
10/21/2017	229	+ 18.7%	257	- 7.2%
10/28/2017	235	+ 25.0%	259	+ 3.6%
11/4/2017	210	+ 18.6%	256	+ 16.9%
11/11/2017	215	+ 23.6%	253	+ 10.0%
11/18/2017	209	+ 16.1%	259	- 8.8%
11/25/2017	154	+ 3.4%	186	- 4.1%
12/2/2017	241	+ 47.9%	227	+ 2.3%
12/9/2017	269	+ 75.8%	218	- 4.8%
3-Month Avg.	216	+ 21.1%	256	+ 0.2%

Historical Under Contract

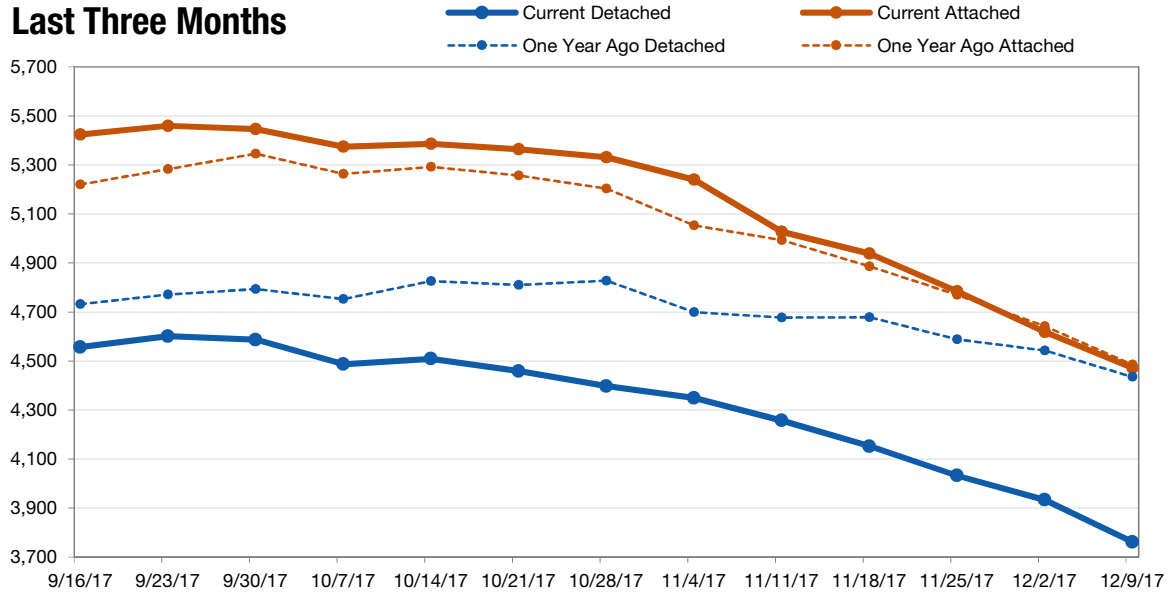


Inventory of Homes for Sale

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

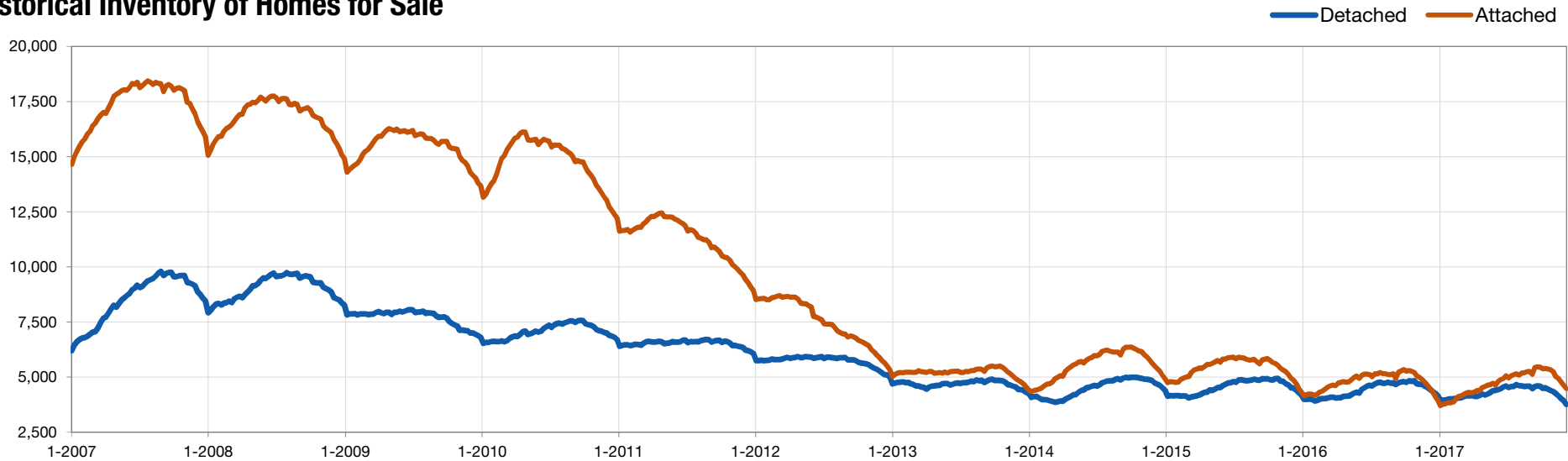


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
9/16/2017	4,557	- 3.7%	5,424	+ 3.9%
9/23/2017	4,601	- 3.6%	5,460	+ 3.4%
9/30/2017	4,587	- 4.3%	5,447	+ 1.9%
10/7/2017	4,487	- 5.6%	5,375	+ 2.1%
10/14/2017	4,509	- 6.6%	5,387	+ 1.8%
10/21/2017	4,459	- 7.3%	5,364	+ 2.0%
10/28/2017	4,397	- 8.9%	5,331	+ 2.5%
11/4/2017	4,349	- 7.5%	5,240	+ 3.7%
11/11/2017	4,257	- 9.0%	5,027	+ 0.7%
11/18/2017	4,152	- 11.2%	4,938	+ 1.1%
11/25/2017	4,032	- 12.1%	4,784	+ 0.3%
12/2/2017	3,933	- 13.4%	4,618	- 0.5%
12/9/2017	3,761	- 15.2%	4,472	- 0.3%
3-Month Avg.	4,314	- 8.3%	5,144	+ 1.8%

Historical Inventory of Homes for Sale

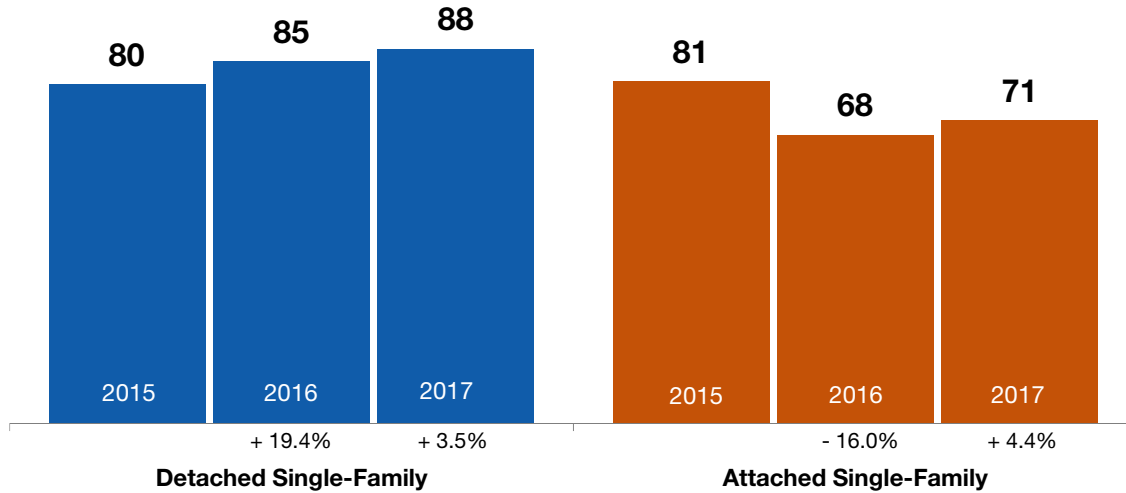


Market Time

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

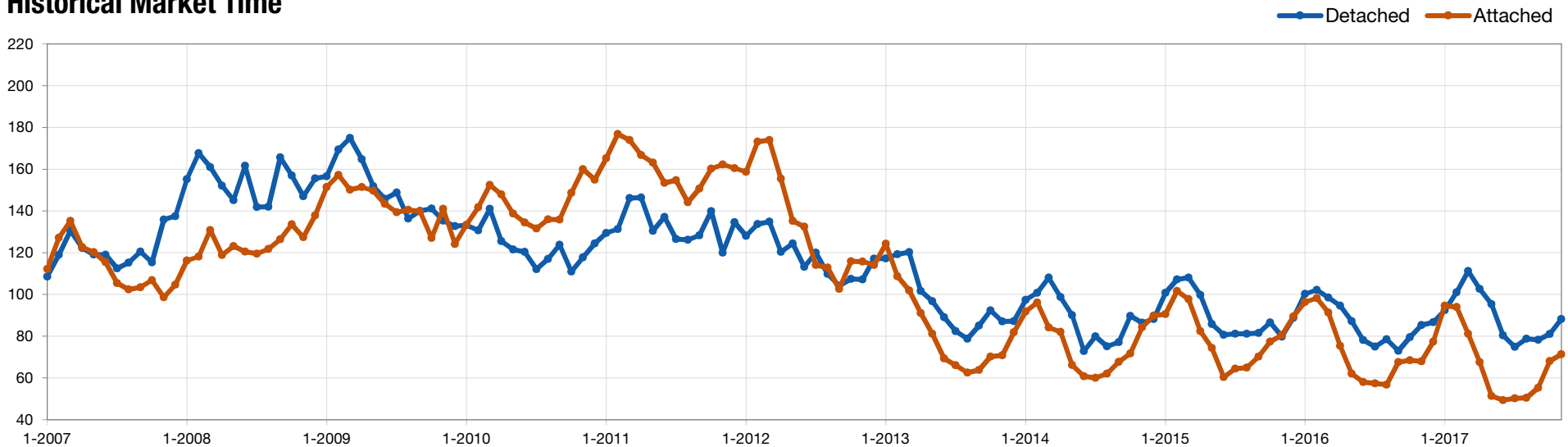


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2016	87	-2.2%	77	-13.5%
Jan-2017	92	-8.0%	95	-1.0%
Feb-2017	101	-1.0%	94	-4.1%
Mar-2017	111	+12.1%	81	-11.0%
Apr-2017	103	+8.4%	68	-9.3%
May-2017	95	+9.2%	51	-17.7%
Jun-2017	80	+2.6%	49	-15.5%
Jul-2017	75	0.0%	50	-12.3%
Aug-2017	79	0.0%	50	-12.3%
Sep-2017	78	+6.8%	55	-19.1%
Oct-2017	81	+1.3%	68	0.0%
Nov-2017	88	+3.5%	71	+4.4%
Average	89	+3.7%	64	-9.6%

Historical Market Time

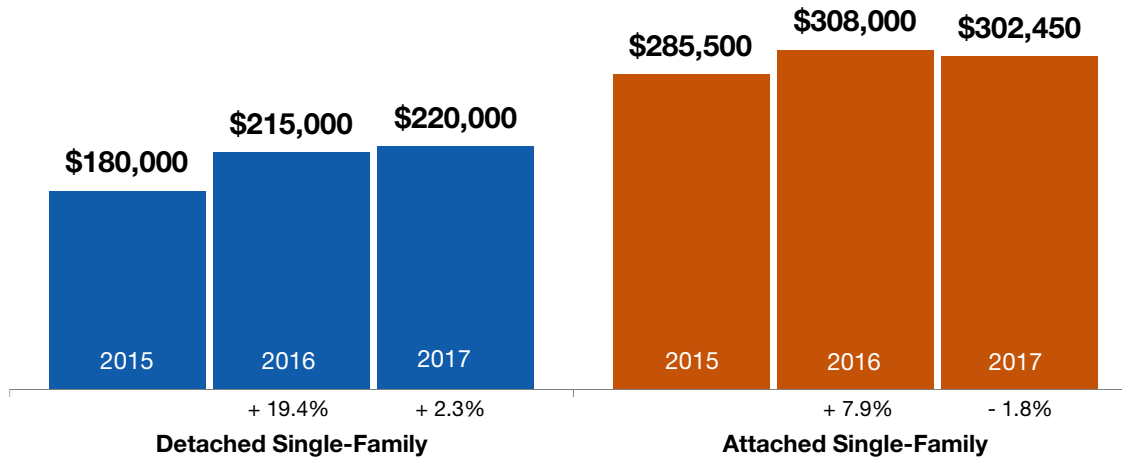


Median Sales Price

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

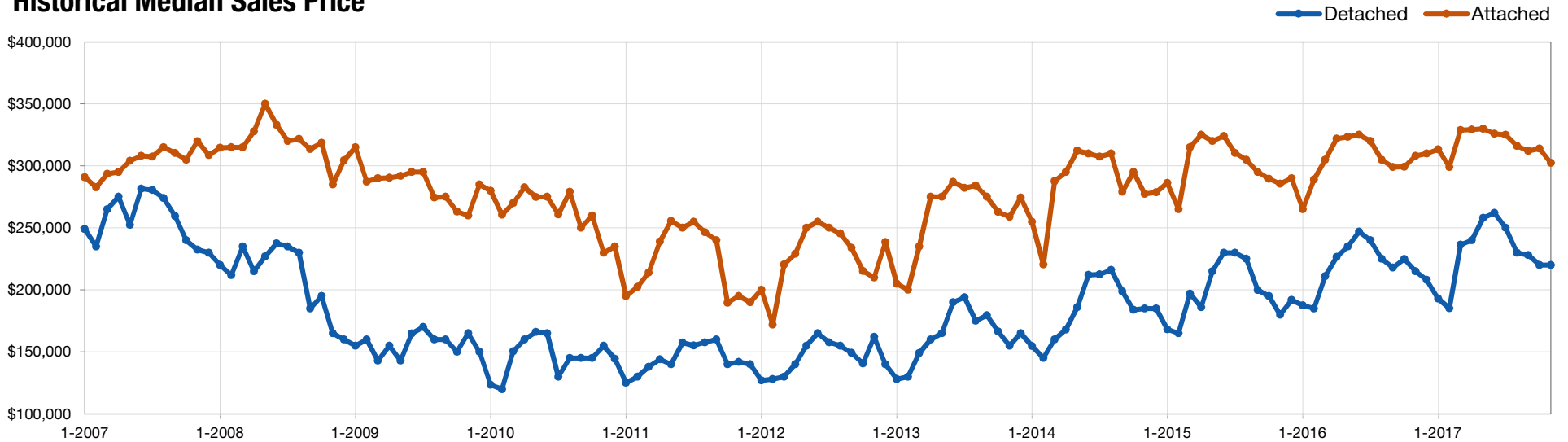


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2016	\$208,000	+ 8.3%	\$310,000	+ 6.9%
Jan-2017	\$193,000	+ 2.9%	\$313,250	+ 18.2%
Feb-2017	\$185,250	+ 0.1%	\$299,000	+ 3.5%
Mar-2017	\$236,395	+ 12.0%	\$328,950	+ 7.9%
Apr-2017	\$240,000	+ 6.0%	\$329,200	+ 2.3%
May-2017	\$258,000	+ 9.8%	\$330,000	+ 2.0%
Jun-2017	\$262,000	+ 6.1%	\$325,960	+ 0.3%
Jul-2017	\$250,000	+ 4.2%	\$325,000	+ 1.6%
Aug-2017	\$229,950	+ 2.2%	\$316,000	+ 3.6%
Sep-2017	\$228,000	+ 4.6%	\$312,000	+ 4.3%
Oct-2017	\$220,000	- 2.2%	\$314,000	+ 4.9%
Nov-2017	\$220,000	+ 2.3%	\$302,450	- 1.8%
Median	\$230,000	+ 4.5%	\$320,000	+ 3.3%

Historical Median Sales Price

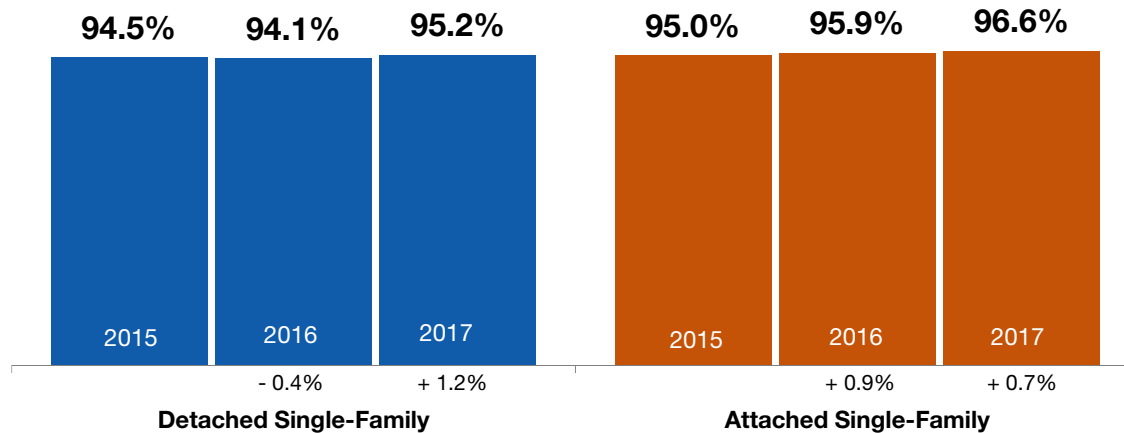


Percent of Original List Price Received

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.

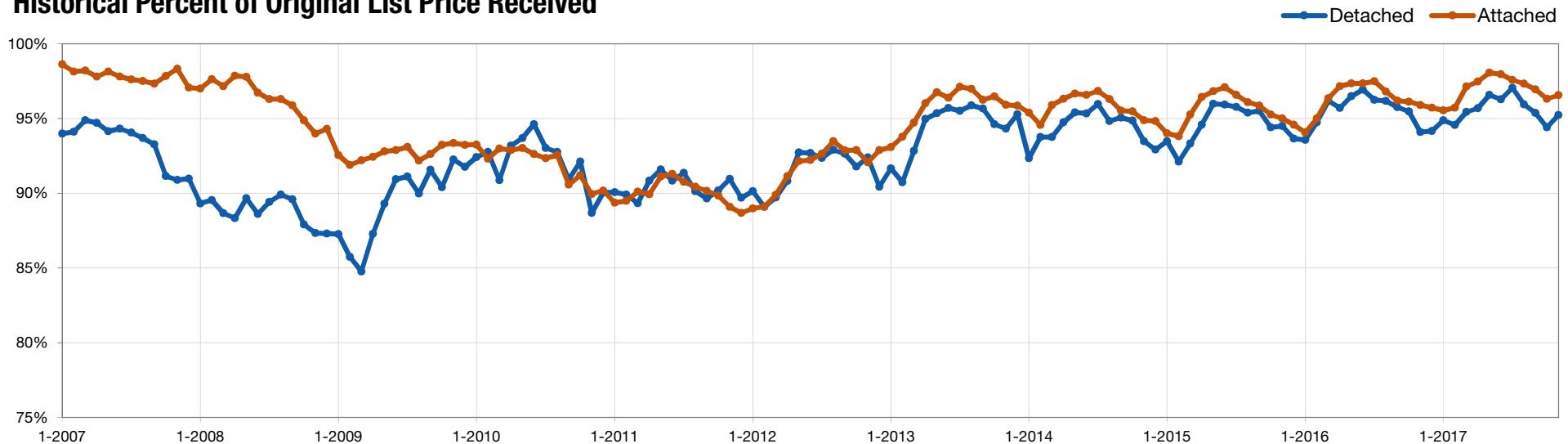


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2016	94.2%	+ 0.6%	95.7%	+ 1.2%
Jan-2017	94.9%	+ 1.4%	95.5%	+ 1.5%
Feb-2017	94.6%	- 0.1%	95.7%	+ 0.7%
Mar-2017	95.4%	- 0.8%	97.1%	+ 0.8%
Apr-2017	95.7%	0.0%	97.5%	+ 0.3%
May-2017	96.6%	+ 0.1%	98.1%	+ 0.7%
Jun-2017	96.3%	- 0.6%	98.0%	+ 0.6%
Jul-2017	97.0%	+ 0.8%	97.6%	+ 0.1%
Aug-2017	95.9%	- 0.3%	97.3%	+ 0.5%
Sep-2017	95.4%	- 0.4%	96.9%	+ 0.7%
Oct-2017	94.4%	- 1.2%	96.3%	+ 0.2%
Nov-2017	95.2%	+ 1.2%	96.6%	+ 0.7%
Average	95.6%	+ 0.0%	97.1%	+ 0.6%

Historical Percent of Original List Price Received

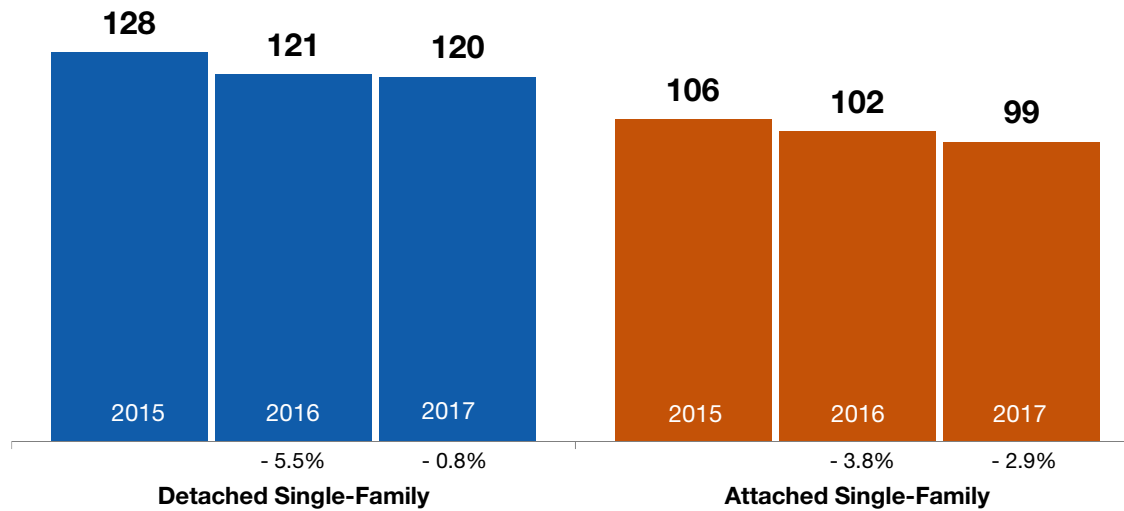


Housing Affordability Index

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.

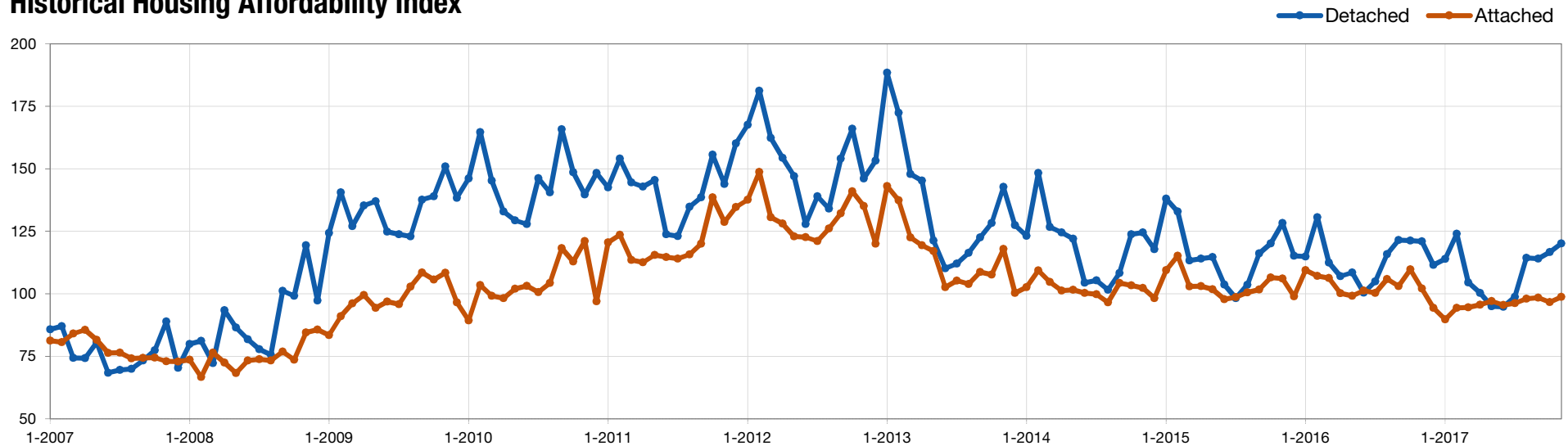


November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Dec-2016	111	-3.5%	94	-5.1%
Jan-2017	114	-0.9%	90	-17.4%
Feb-2017	124	-5.3%	94	-12.1%
Mar-2017	105	-6.3%	95	-10.4%
Apr-2017	100	-6.5%	96	-4.0%
May-2017	95	-12.0%	97	-2.0%
Jun-2017	95	-5.0%	95	-5.9%
Jul-2017	99	-5.7%	96	-4.0%
Aug-2017	114	-1.7%	98	-7.5%
Sep-2017	114	-5.8%	98	-4.9%
Oct-2017	117	-3.3%	97	-11.8%
Nov-2017	120	-0.8%	99	-2.9%
Average	109	-6.1%	96	-7.1%

Historical Housing Affordability Index

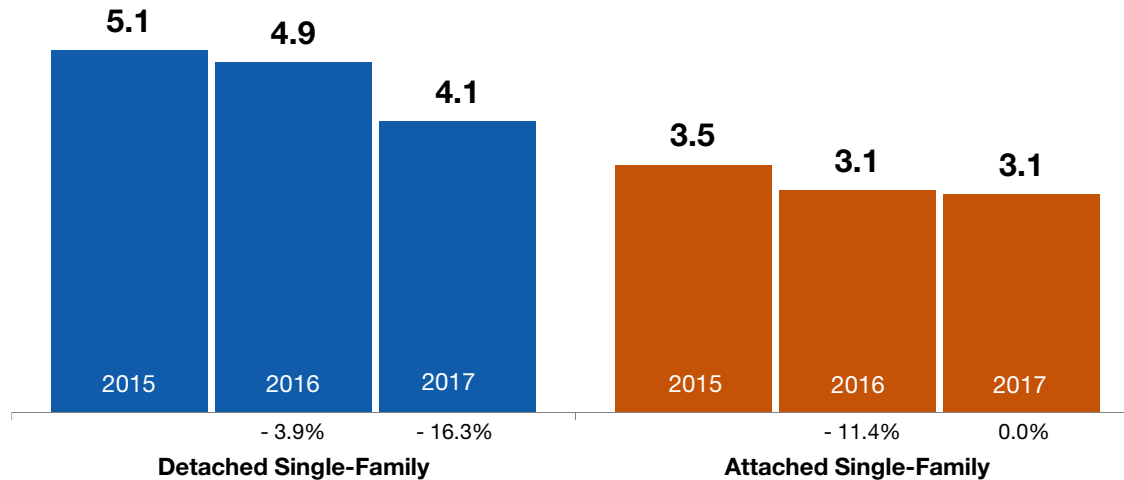


Months Supply of Inventory

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.



November



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	+ 2.0%	3.4	0.0%
Jul-2017	5.1	- 1.9%	3.5	0.0%
Aug-2017	5.0	- 3.8%	3.5	0.0%
Sep-2017	5.0	- 5.7%	3.7	+ 2.8%
Oct-2017	4.7	- 9.6%	3.5	0.0%
Nov-2017	4.1	- 16.3%	3.1	0.0%
Average	4.7	- 3.2%	3.2	- 4.2%

Historical Months Supply of Inventory

