

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 February 17, 2018

Data current as of February 26, 2018

The trends from the last several weeks and, honestly, the last several months remain in place in much of the country as well as locally. The market is trying to sustain a healthy number of listings to keep pace with a consumer base that is clearly in a buying mood. There is real evidence of increased showing activity and anecdotal evidence from busy real estate professionals that we are setting up for another busy year in residential real estate.

SINGLE-FAMILY DETACHED

For the week ending February 17:

- New Listings decreased 10.4% to 397
- Under Contract Sales increased 20.1% to 269
- Inventory decreased 19.7% to 3,247

For the month of January:

- Median Sales Price increased 9.3% to \$207,750
- Market Time increased 7.6% to 99
- Pct of List Price Rec'd increased 0.1% to 94.4%
- Months Supply decreased 20.5% to 3.5

SINGLE-FAMILY ATTACHED

For the week ending February 17:

- New Listings decreased 9.4% to 625
- Under Contract Sales decreased 15.9% to 364
- Inventory decreased 1.3% to 3,995

For the month of January:

- Median Sales Price increased 3.8% to \$321,750
- Market Time decreased 11.3% to 86
- Pct of List Price Rec'd increased 0.9% to 96.2%
- Months Supply remained flat at 2.6

Quick Facts

- 10.4%	- 9.4%	+ 20.1%	- 15.9%	- 19.7%	- 1.3%
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

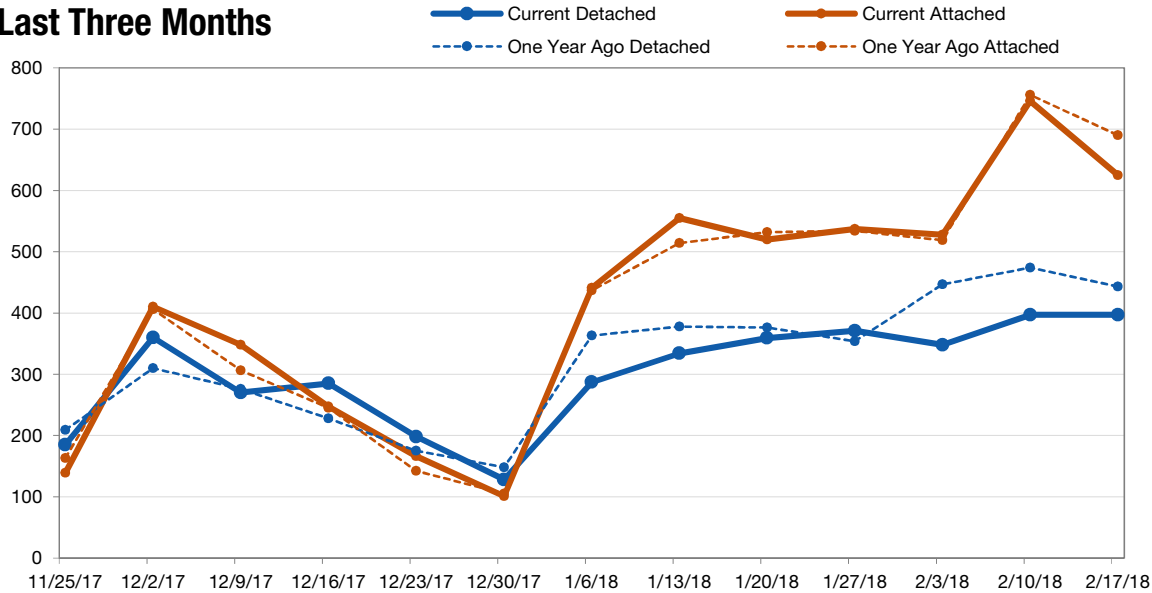
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New Listings

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

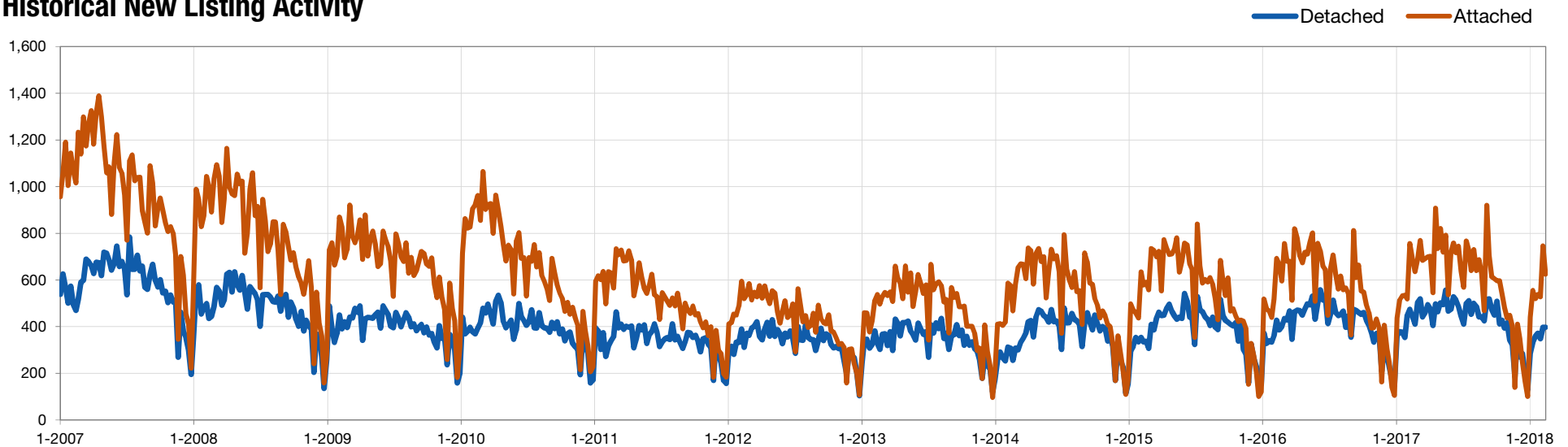


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/25/2017	185	- 11.5%	139	- 14.7%
12/2/2017	360	+ 16.1%	410	+ 1.0%
12/9/2017	270	- 2.2%	348	+ 13.7%
12/16/2017	285	+ 25.0%	247	+ 0.8%
12/23/2017	198	+ 13.1%	166	+ 16.9%
12/30/2017	128	- 13.5%	101	- 3.8%
1/6/2018	287	- 20.9%	441	+ 0.9%
1/13/2018	334	- 11.6%	555	+ 8.0%
1/20/2018	359	- 4.5%	520	- 2.3%
1/27/2018	371	+ 4.8%	537	+ 0.6%
2/3/2018	348	- 22.1%	528	+ 1.7%
2/10/2018	397	- 16.2%	746	- 1.3%
2/17/2018	397	- 10.4%	625	- 9.4%
3-Month Avg.	301	- 6.3%	413	+ 0.3%

Historical New Listing Activity

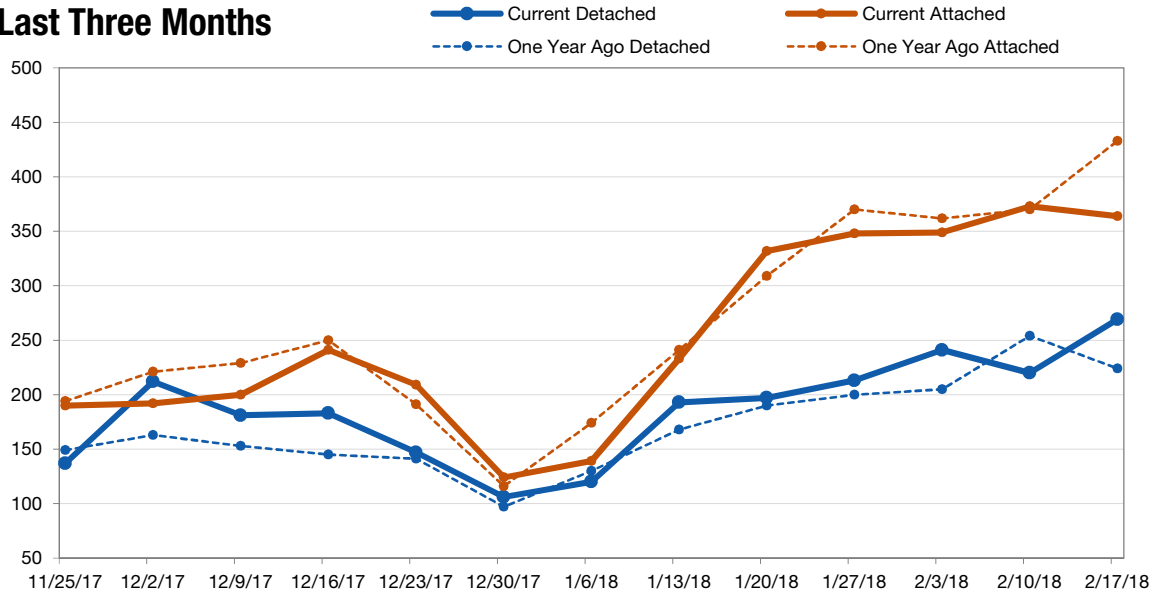


Under Contract

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

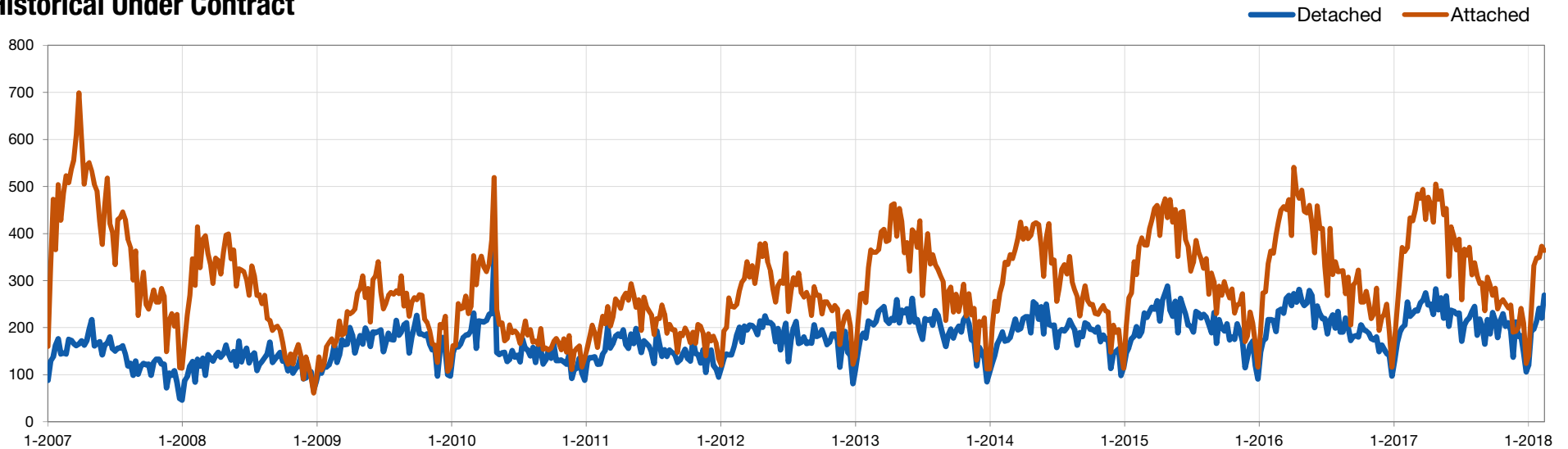


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/25/2017	137	- 8.1%	190	- 2.1%
12/2/2017	212	+ 30.1%	192	- 13.1%
12/9/2017	181	+ 18.3%	200	- 12.7%
12/16/2017	183	+ 26.2%	241	- 3.6%
12/23/2017	147	+ 4.3%	209	+ 9.4%
12/30/2017	106	+ 9.3%	124	+ 6.9%
1/6/2018	120	- 7.7%	139	- 20.1%
1/13/2018	193	+ 14.9%	233	- 3.3%
1/20/2018	197	+ 3.7%	332	+ 7.4%
1/27/2018	213	+ 6.5%	348	- 5.9%
2/3/2018	241	+ 17.6%	349	- 3.6%
2/10/2018	220	- 13.4%	373	+ 0.8%
2/17/2018	269	+ 20.1%	364	- 15.9%
3-Month Avg.	186	+ 9.0%	253	- 4.8%

Historical Under Contract

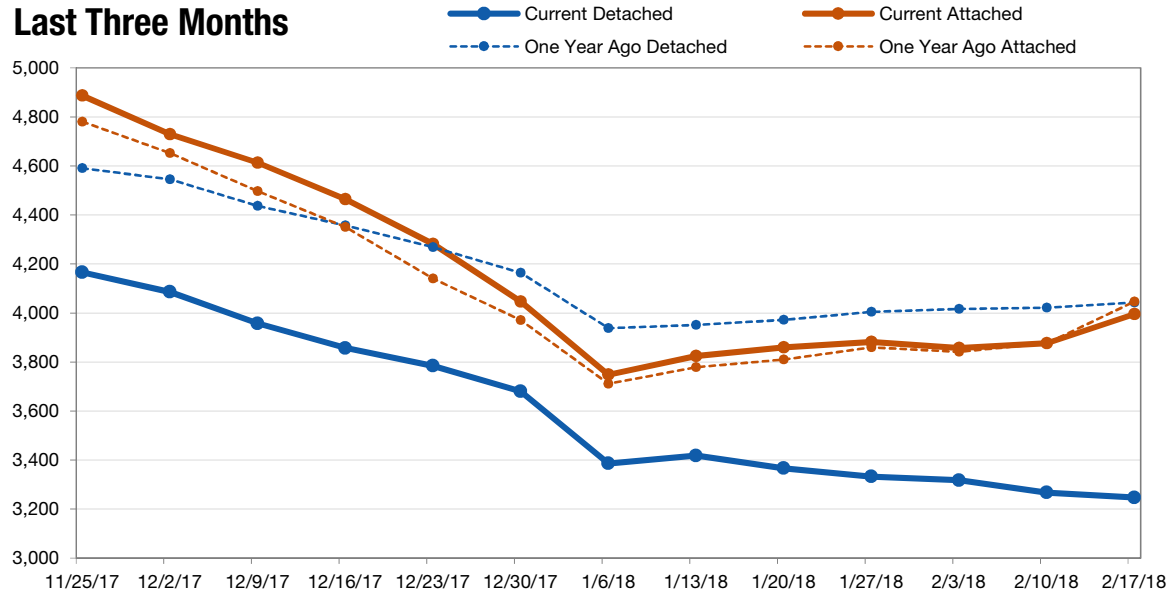


Inventory of Homes for Sale

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

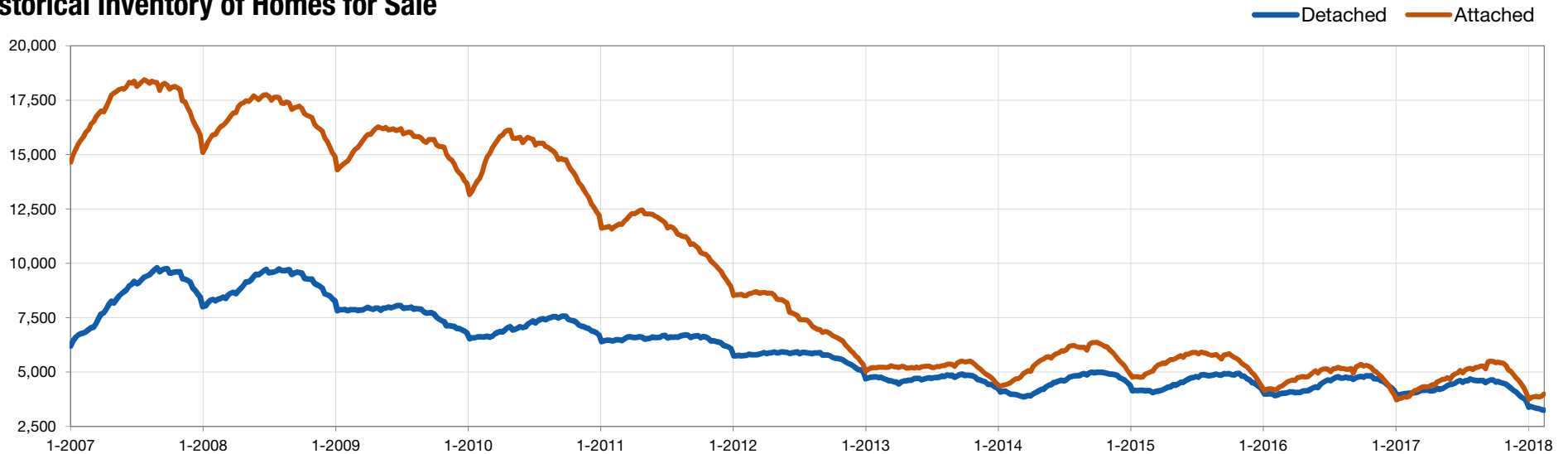


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/25/2017	4,166	- 9.3%	4,887	+ 2.2%
12/2/2017	4,086	- 10.1%	4,729	+ 1.6%
12/9/2017	3,957	- 10.8%	4,613	+ 2.6%
12/16/2017	3,857	- 11.5%	4,465	+ 2.6%
12/23/2017	3,784	- 11.4%	4,282	+ 3.4%
12/30/2017	3,680	- 11.6%	4,047	+ 1.9%
1/6/2018	3,386	- 14.0%	3,748	+ 1.0%
1/13/2018	3,418	- 13.5%	3,825	+ 1.2%
1/20/2018	3,366	- 15.3%	3,860	+ 1.3%
1/27/2018	3,332	- 16.8%	3,882	+ 0.6%
2/3/2018	3,317	- 17.4%	3,857	+ 0.4%
2/10/2018	3,267	- 18.8%	3,876	- 0.0%
2/17/2018	3,247	- 19.7%	3,995	- 1.3%
3-Month Avg.	3,605	- 13.7%	4,159	+ 1.4%

Historical Inventory of Homes for Sale

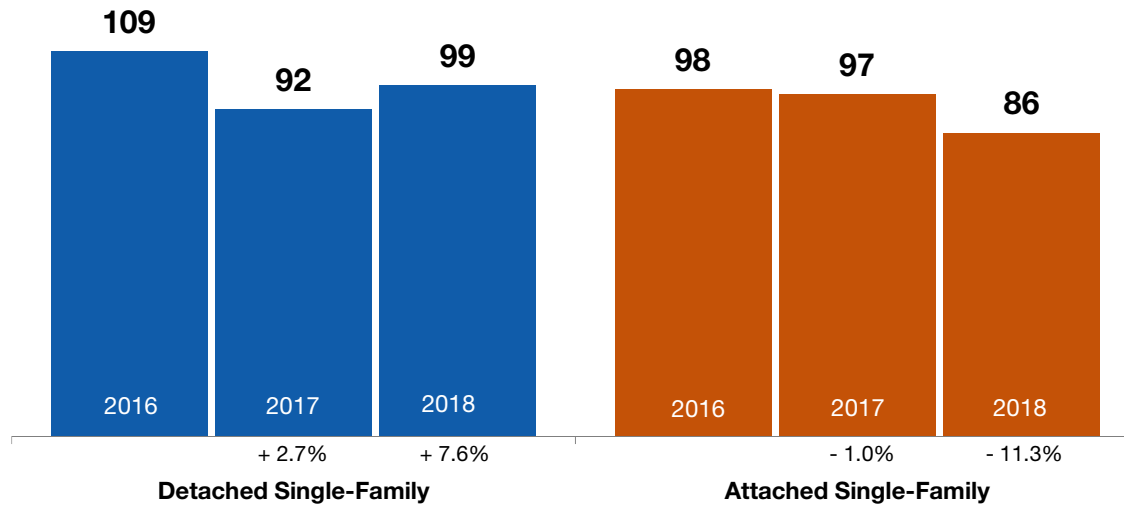


Market Time

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

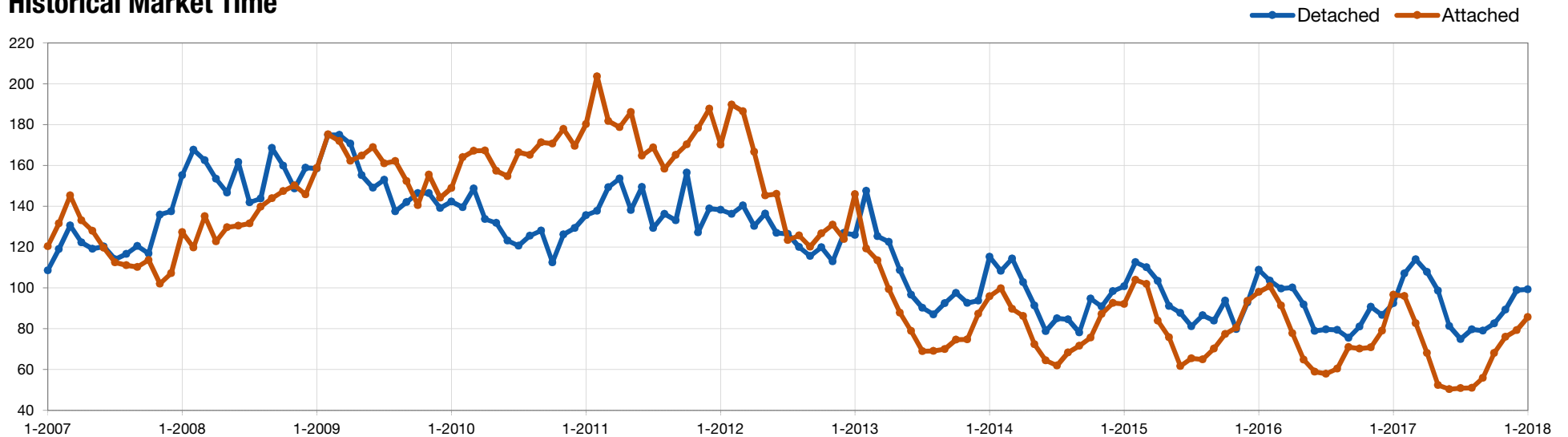


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	56	- 21.1%
Oct-2017	82	+ 1.2%	68	- 2.9%
Nov-2017	89	- 2.2%	76	+ 7.0%
Dec-2017	99	+ 13.8%	79	0.0%
Jan-2018	99	+ 7.6%	86	- 11.3%
Average	92	+ 5.2%	64	- 10.6%

Historical Market Time

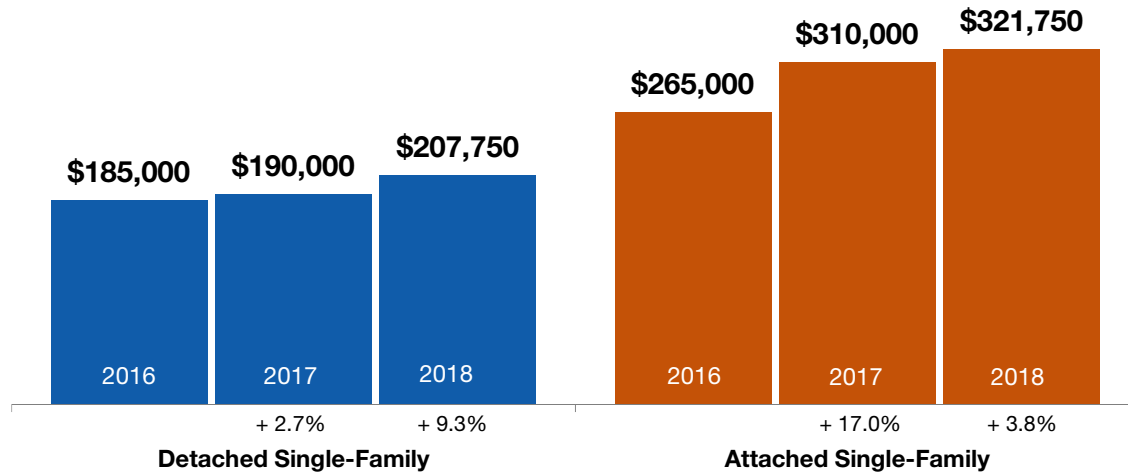


Median Sales Price

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

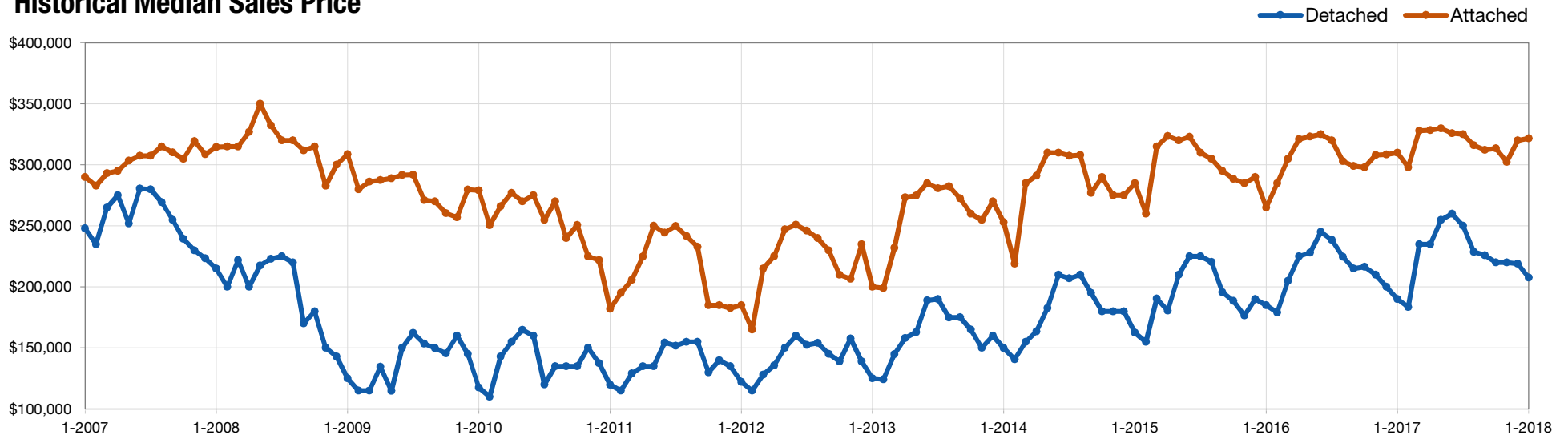


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	+ 4.8%	\$325,000	+ 1.6%
Aug-2017	\$228,700	+ 1.8%	\$316,000	+ 4.3%
Sep-2017	\$226,000	+ 5.1%	\$312,250	+ 4.4%
Oct-2017	\$220,000	+ 1.6%	\$313,500	+ 5.2%
Nov-2017	\$220,000	+ 4.8%	\$302,450	- 1.8%
Dec-2017	\$219,000	+ 9.5%	\$320,000	+ 3.7%
Jan-2018	\$207,750	+ 9.3%	\$321,750	+ 3.8%
Median	\$230,000	+ 5.5%	\$321,000	+ 3.5%

Historical Median Sales Price

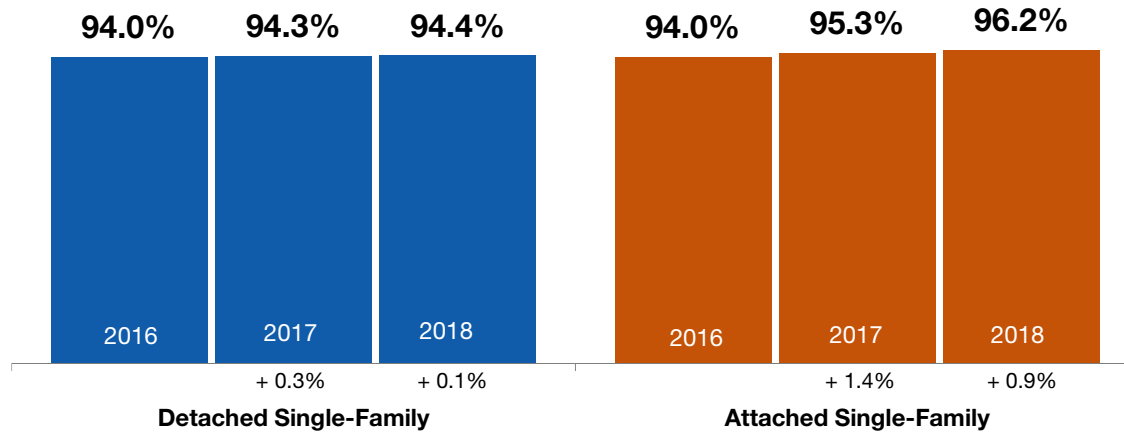


Percent of Original List Price Received

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.

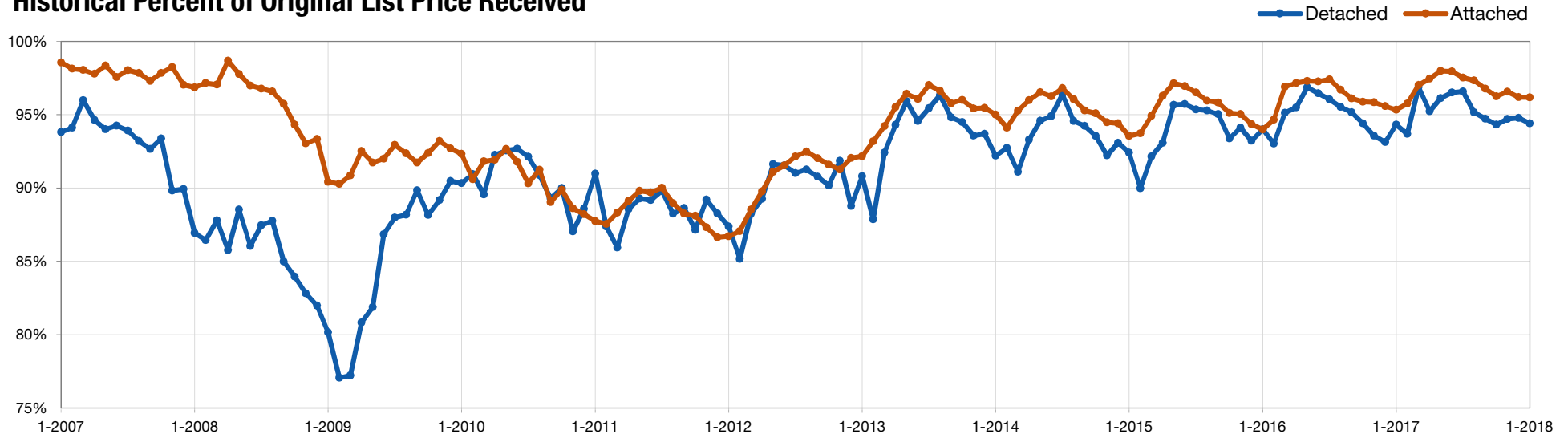


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2017	93.7%	+ 0.8%	95.7%	+ 1.2%
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	94.3%	- 0.1%	96.2%	+ 0.3%
Nov-2017	94.7%	+ 1.2%	96.6%	+ 0.8%
Dec-2017	94.8%	+ 1.8%	96.2%	+ 0.6%
Jan-2018	94.4%	+ 0.1%	96.2%	+ 0.9%
Average	95.4%	+ 0.3%	97.1%	+ 0.6%

Historical Percent of Original List Price Received

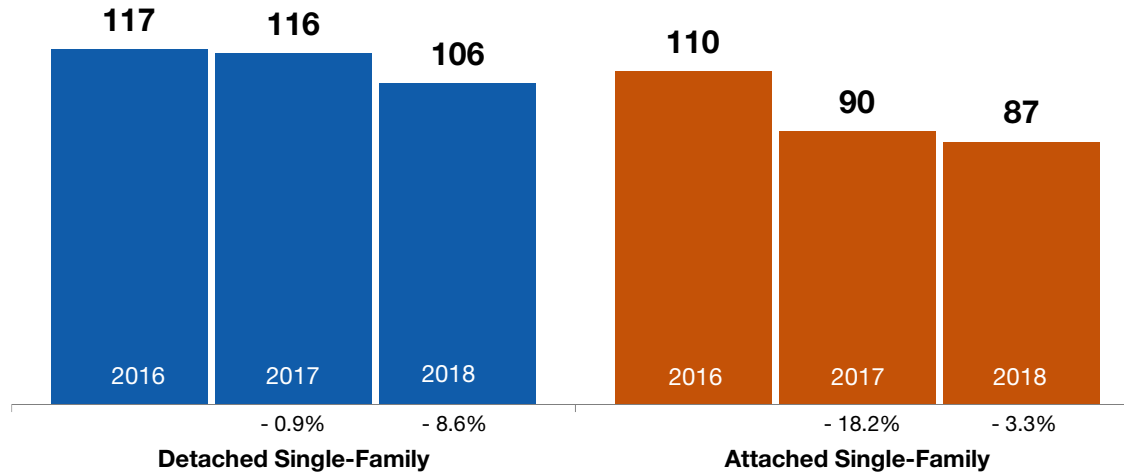


Housing Affordability Index

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.

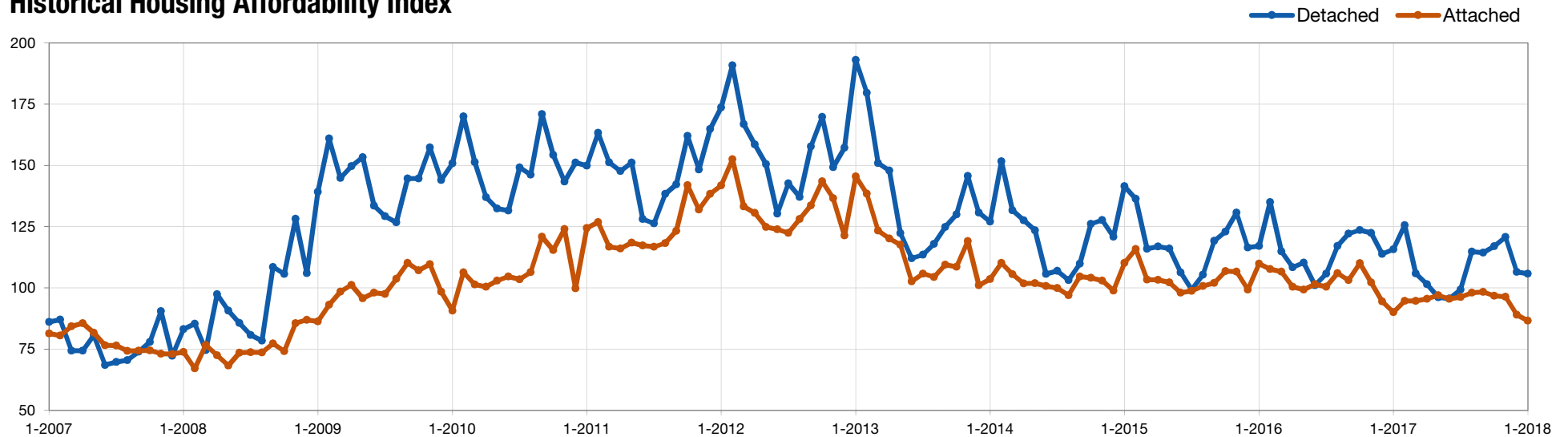


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Oct-2017	117	- 5.6%	97	- 11.8%
Nov-2017	121	- 0.8%	96	- 5.9%
Dec-2017	107	- 6.1%	89	- 5.3%
Jan-2018	106	- 8.6%	87	- 3.3%
Average	109	- 6.8%	95	- 7.3%

Historical Housing Affordability Index

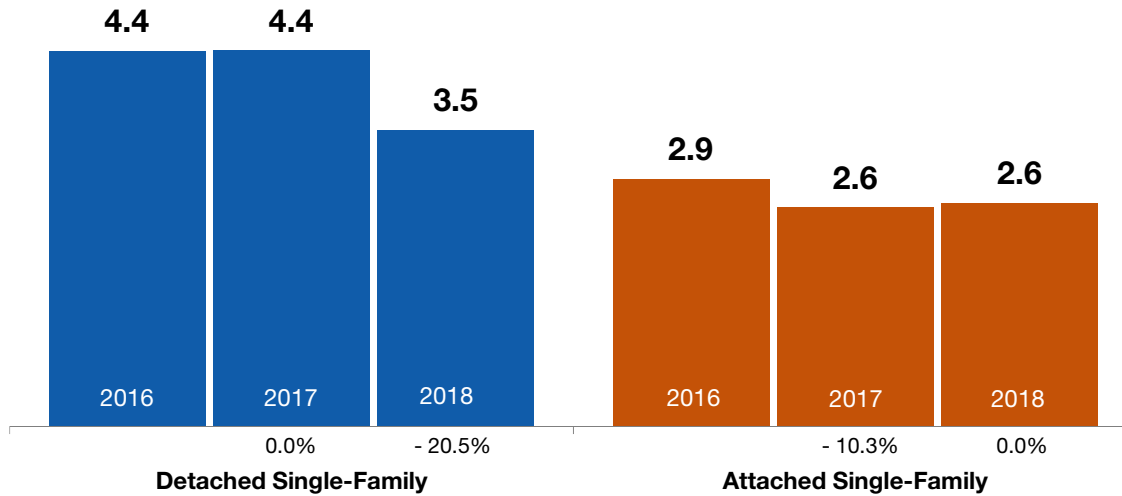


Months Supply of Inventory

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.



January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2017	4.5	0.0%	2.8	-9.7%
Mar-2017	4.6	+2.2%	3.0	-9.1%
Apr-2017	4.7	+2.2%	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	5.2	0.0%	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	4.8	-7.7%	3.6	+2.9%
Nov-2017	4.4	-10.2%	3.2	+3.2%
Dec-2017	3.7	-15.9%	2.6	+4.0%
Jan-2018	3.5	-20.5%	2.6	0.0%
Average	4.6	-4.8%	3.2	-1.5%

Historical Months Supply of Inventory

