

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 11, 2017

Data current as of February 20, 2017

The total supply of homes for sale at this early juncture of 2017 coupled with the relative low affordability of those homes have made the market interesting to watch. The combination of broad personal financial situations is particularly pronounced among millennials celebrating their prime home-buying years. While some individuals may have a decent amount of money saved up for a home purchase, others have educational debt, lowering their maximum affordability price. Being aware of this situational variety will help both lenders and agents.

SINGLE-FAMILY DETACHED

For the week ending February 11:

- New Listings increased 11.1% to 480
- Under Contract Sales increased 39.5% to 300
- Inventory decreased 6.0% to 3,657

For the month of January:

- Median Sales Price increased 2.7% to \$190,000
- Market Time decreased 14.7% to 93
- Pct of List Price Rec'd increased 0.4% to 94.4%
- Months Supply decreased 9.1% to 4.0

SINGLE-FAMILY ATTACHED

For the week ending February 11:

- New Listings increased 8.8% to 741
- Under Contract Sales increased 23.7% to 444
- Inventory decreased 12.2% to 3,639

For the month of January:

- Median Sales Price increased 17.2% to \$310,000
- Market Time decreased 1.0% to 97
- Pct of List Price Rec'd increased 1.5% to 95.4%
- Months Supply decreased 17.2% to 2.4

Quick Facts

+ 11.1%	+ 8.8%	+ 39.5%	+ 23.7%	- 6.0%	- 12.2%
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

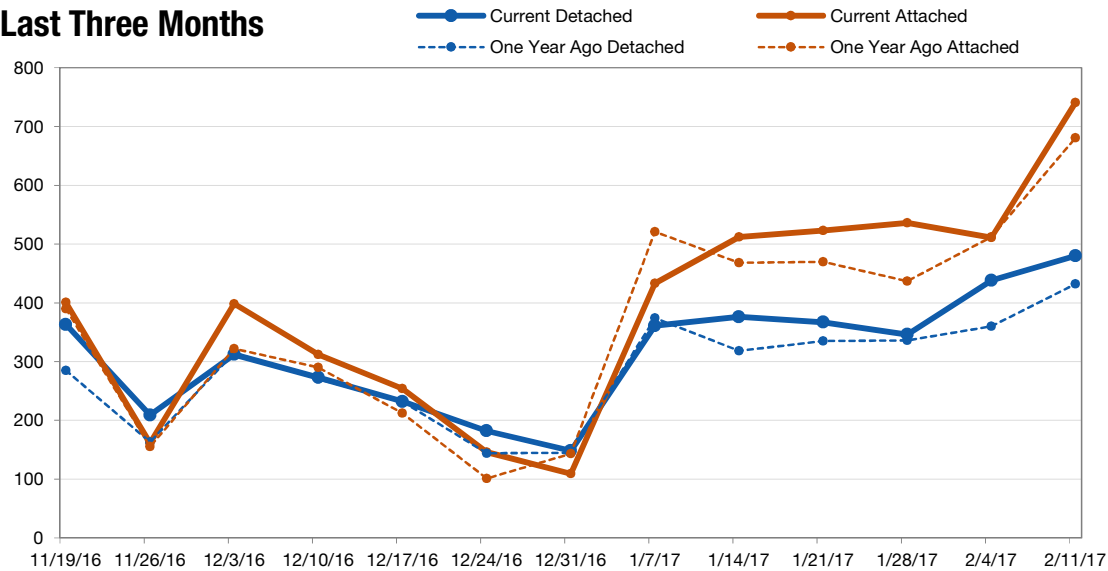
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New Listings

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

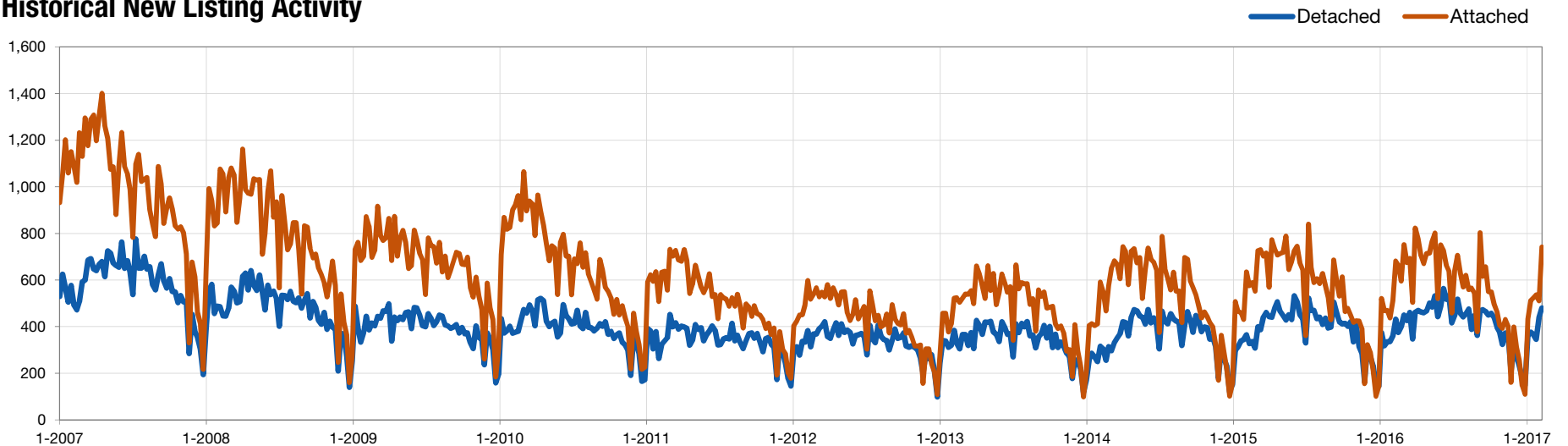


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/19/2016	363	+ 27.4%	401	+ 2.8%
11/26/2016	209	+ 28.2%	161	+ 3.9%
12/3/2016	312	- 1.0%	398	+ 23.6%
12/10/2016	273	+ 1.1%	312	+ 7.6%
12/17/2016	232	0.0%	254	+ 19.8%
12/24/2016	182	+ 26.4%	146	+ 44.6%
12/31/2016	148	+ 2.8%	109	+ 7.9%
1/7/2017	361	- 3.5%	433	- 16.9%
1/14/2017	376	+ 18.2%	512	+ 9.4%
1/21/2017	367	+ 9.6%	523	+ 11.3%
1/28/2017	346	+ 3.0%	536	+ 22.7%
2/4/2017	438	+ 21.7%	511	- 0.2%
2/11/2017	480	+ 11.1%	741	+ 8.8%
3-Month Avg.	314	+ 10.2%	387	+ 7.1%

Historical New Listing Activity

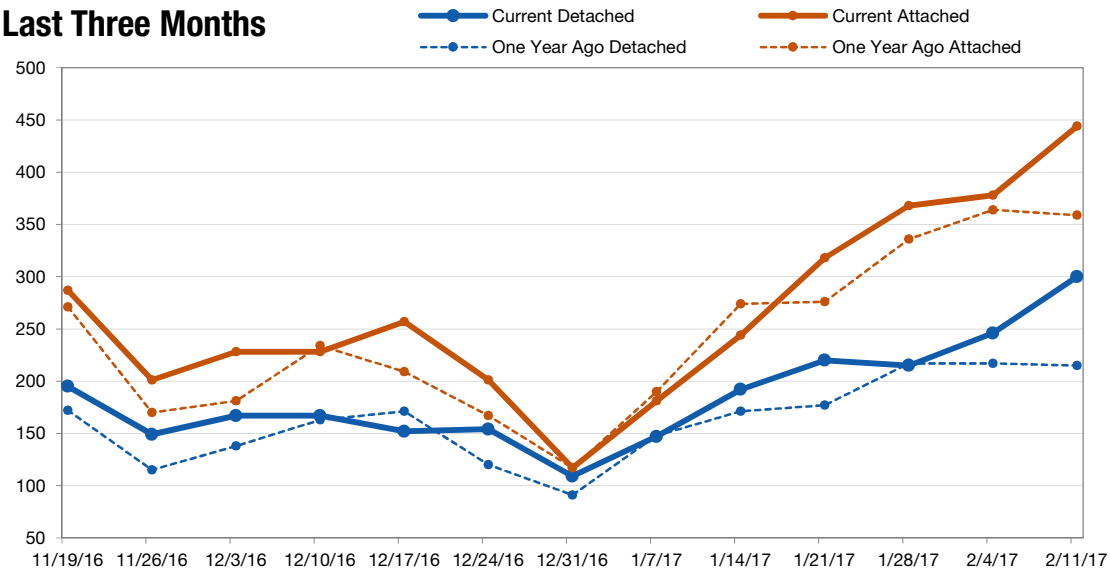


Under Contract

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

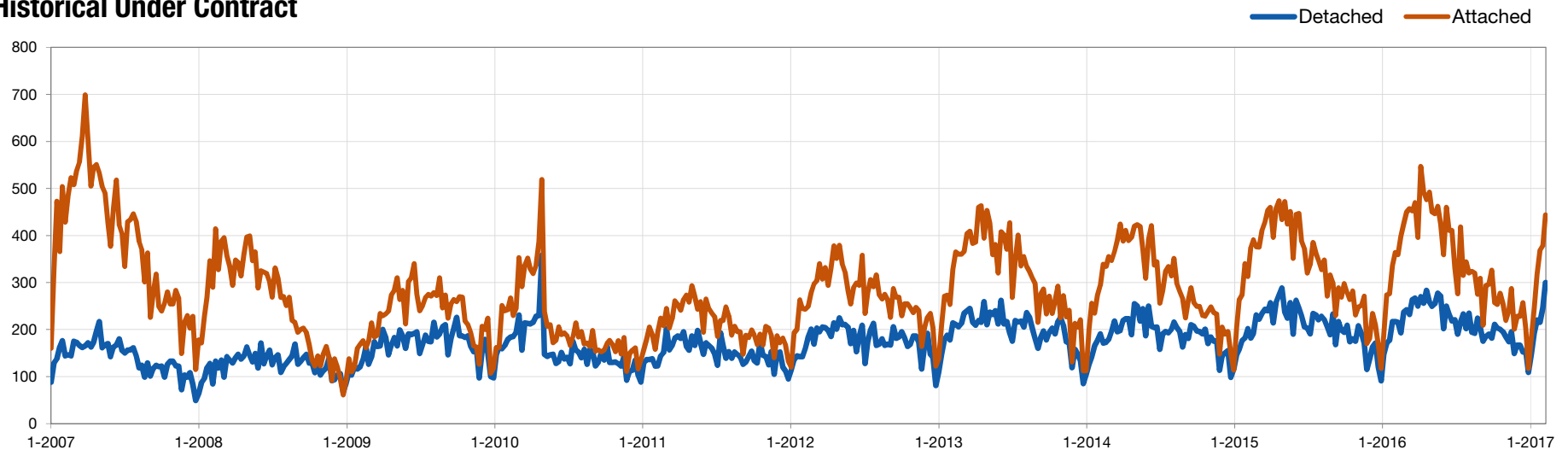


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/19/2016	195	+ 13.4%	287	+ 5.9%
11/26/2016	149	+ 29.6%	201	+ 18.2%
12/3/2016	167	+ 21.0%	228	+ 26.0%
12/10/2016	167	+ 2.5%	228	- 2.6%
12/17/2016	152	- 11.1%	257	+ 23.0%
12/24/2016	154	+ 28.3%	201	+ 20.4%
12/31/2016	109	- 9.2%	117	- 29.9%
1/7/2017	147	- 0.7%	181	- 4.7%
1/14/2017	192	+ 12.3%	244	- 10.9%
1/21/2017	220	+ 24.3%	318	+ 15.2%
1/28/2017	215	- 0.9%	368	+ 9.5%
2/4/2017	246	+ 13.4%	378	+ 3.8%
2/11/2017	300	+ 39.5%	444	+ 23.7%
3-Month Avg.	186	+ 14.1%	266	+ 9.7%

Historical Under Contract

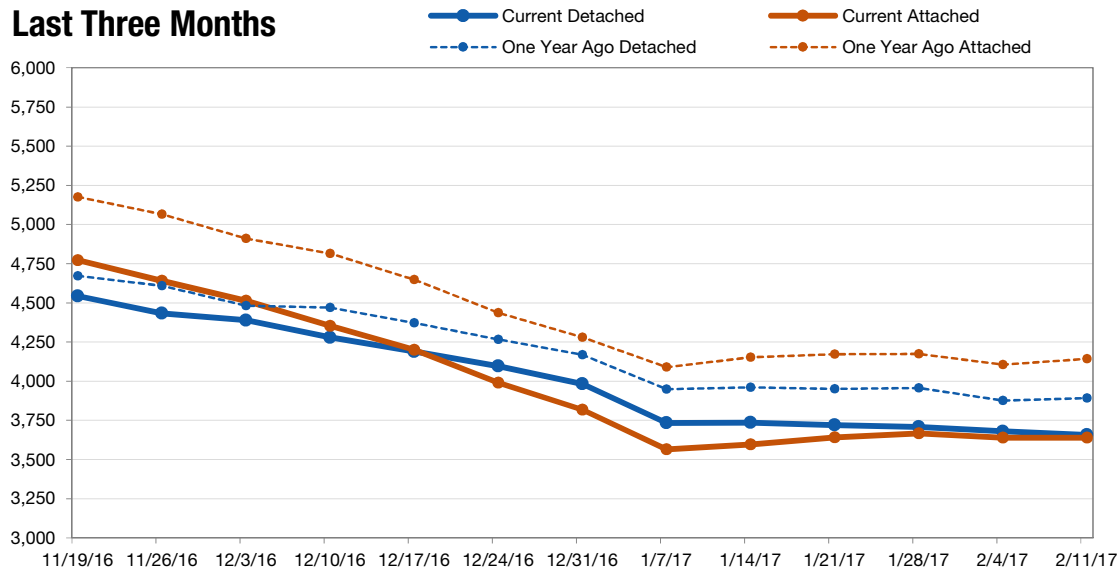


Inventory of Homes for Sale

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

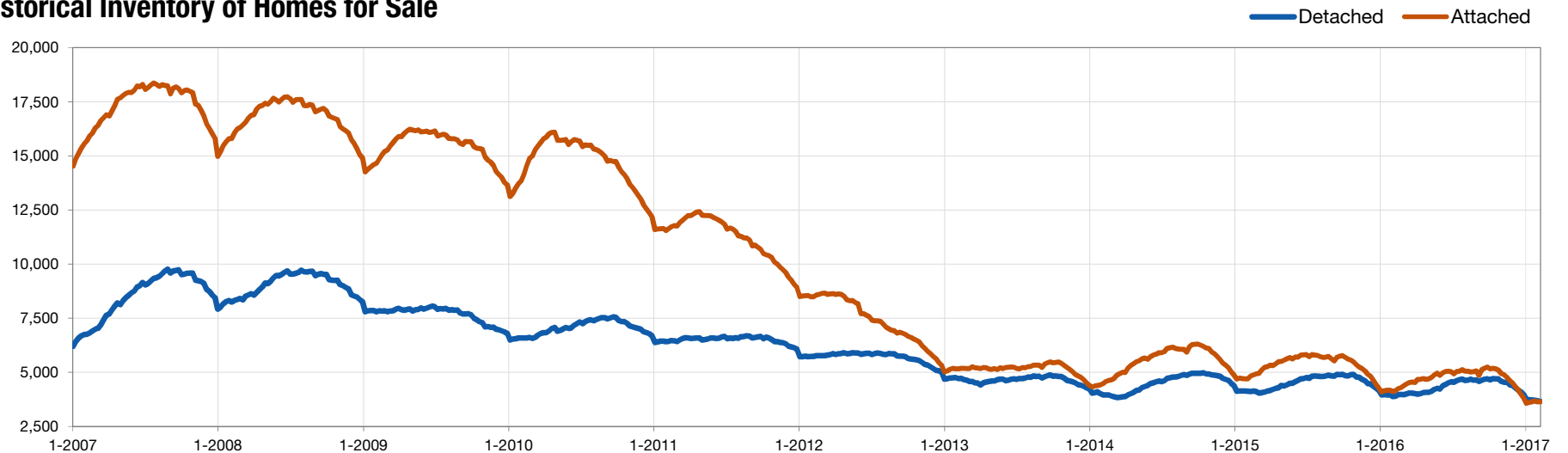


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
11/19/2016	4,543	- 2.8%	4,772	- 7.8%
11/26/2016	4,433	- 3.8%	4,641	- 8.4%
12/3/2016	4,389	- 2.1%	4,513	- 8.1%
12/10/2016	4,279	- 4.3%	4,352	- 9.6%
12/17/2016	4,189	- 4.2%	4,199	- 9.6%
12/24/2016	4,096	- 4.0%	3,990	- 10.1%
12/31/2016	3,982	- 6.6%	3,817	- 14.0%
1/7/2017	3,733	- 5.4%	3,565	- 12.8%
1/14/2017	3,735	- 5.7%	3,596	- 13.4%
1/21/2017	3,720	- 5.8%	3,641	- 12.7%
1/28/2017	3,708	- 6.3%	3,667	- 12.1%
2/4/2017	3,680	- 5.1%	3,638	- 11.4%
2/11/2017	3,657	- 6.0%	3,639	- 12.2%
3-Month Avg.	4,011	- 4.5%	4,002	- 10.5%

Historical Inventory of Homes for Sale

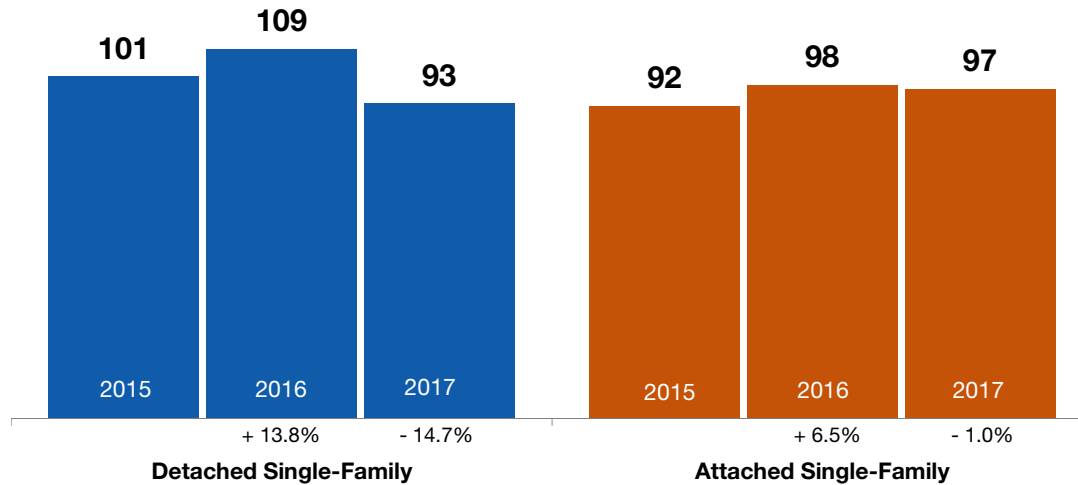


Market Time

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

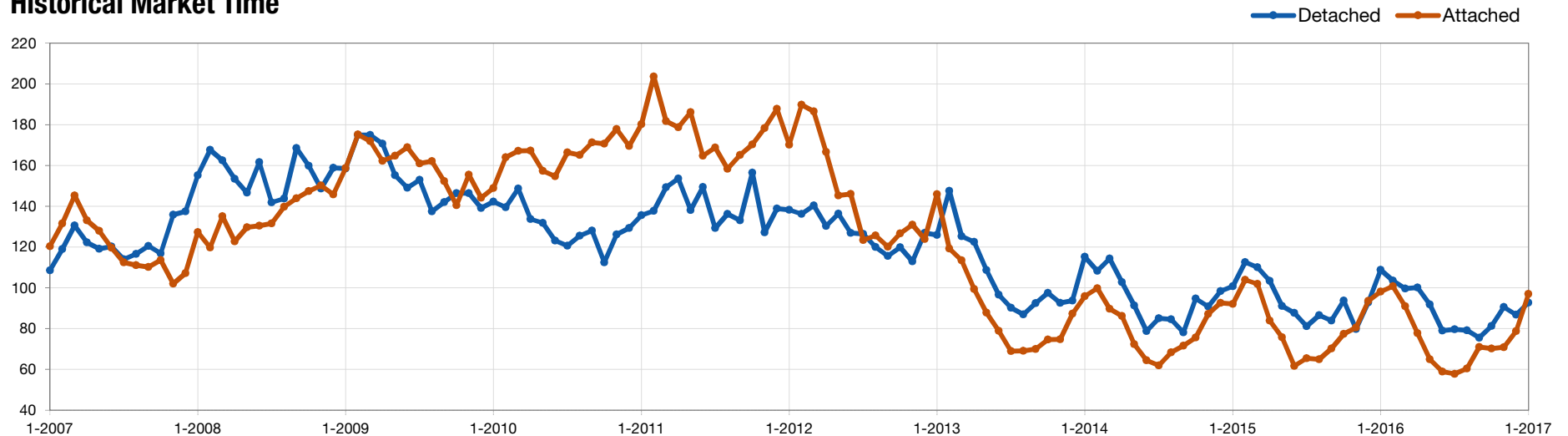


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2016	104	- 8.0%	101	- 2.9%
Mar-2016	100	- 9.1%	91	- 10.8%
Apr-2016	100	- 2.9%	78	- 7.1%
May-2016	92	+ 1.1%	65	- 14.5%
Jun-2016	79	- 10.2%	59	- 4.8%
Jul-2016	80	- 1.2%	58	- 10.8%
Aug-2016	79	- 9.2%	60	- 7.7%
Sep-2016	76	- 9.5%	71	+ 1.4%
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	93	- 14.7%	97	- 1.0%
Average	87	- 6.0%	72	- 8.0%

Historical Market Time

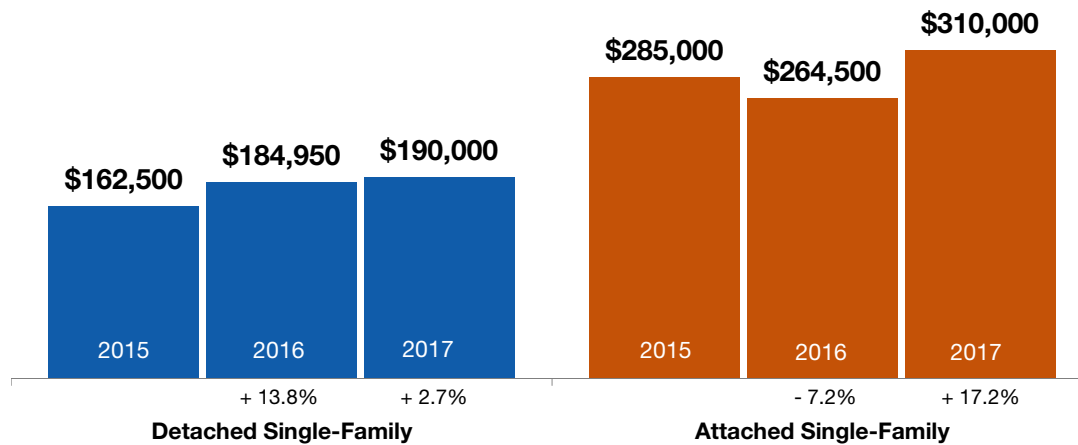


Median Sales Price

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

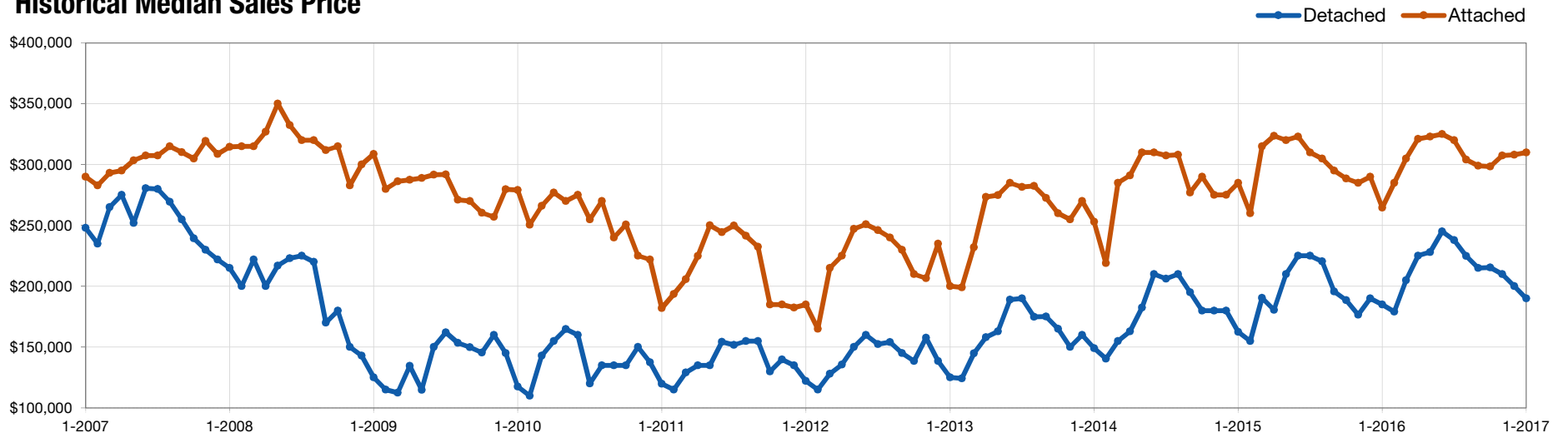


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2016	\$179,000	+ 15.5%	\$285,000	+ 9.6%
Mar-2016	\$205,000	+ 7.6%	\$305,000	- 3.2%
Apr-2016	\$225,000	+ 24.7%	\$321,000	- 0.8%
May-2016	\$228,000	+ 8.6%	\$323,000	+ 0.9%
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Jul-2016	\$238,000	+ 5.8%	\$320,000	+ 3.2%
Aug-2016	\$224,950	+ 2.1%	\$304,000	- 0.3%
Sep-2016	\$215,000	+ 9.9%	\$299,000	+ 1.4%
Oct-2016	\$215,500	+ 14.3%	\$298,500	+ 3.5%
Nov-2016	\$210,000	+ 19.0%	\$307,500	+ 7.9%
Dec-2016	\$200,000	+ 5.3%	\$308,000	+ 6.2%
Jan-2017	\$190,000	+ 2.7%	\$310,000	+ 17.2%
Median	\$218,000	+ 10.7%	\$310,000	+ 1.6%

Historical Median Sales Price

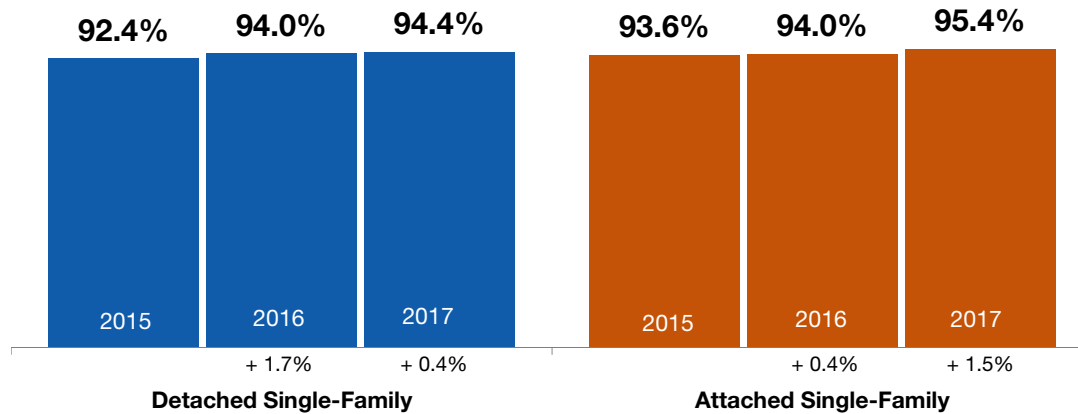


Percent of Original List Price Received

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.

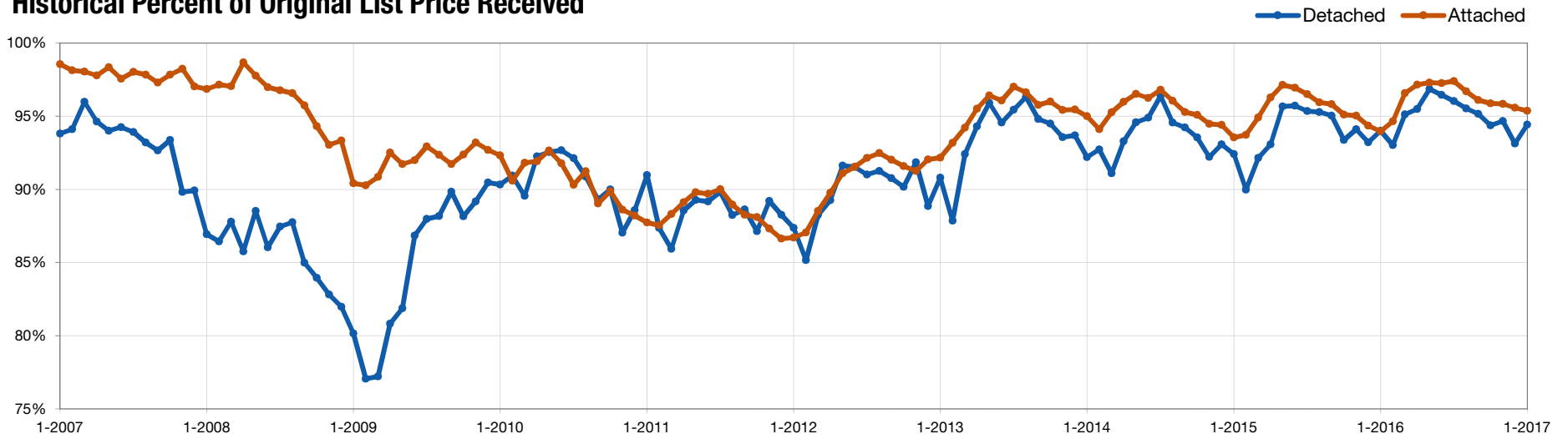


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2016	93.0%	+ 3.3%	94.6%	+ 1.0%
Mar-2016	95.1%	+ 3.3%	96.6%	+ 1.8%
Apr-2016	95.5%	+ 2.6%	97.2%	+ 0.9%
May-2016	96.9%	+ 1.3%	97.3%	+ 0.2%
Jun-2016	96.5%	+ 0.8%	97.3%	+ 0.4%
Jul-2016	96.0%	+ 0.6%	97.4%	+ 0.9%
Aug-2016	95.5%	+ 0.2%	96.7%	+ 0.8%
Sep-2016	95.2%	+ 0.2%	96.1%	+ 0.3%
Oct-2016	94.4%	+ 1.1%	95.9%	+ 0.8%
Nov-2016	94.7%	+ 0.6%	95.8%	+ 0.8%
Dec-2016	93.1%	- 0.1%	95.6%	+ 1.3%
Jan-2017	94.4%	+ 0.4%	95.4%	+ 1.5%
Average	95.2%	+ 1.1%	96.5%	+ 0.8%

Historical Percent of Original List Price Received

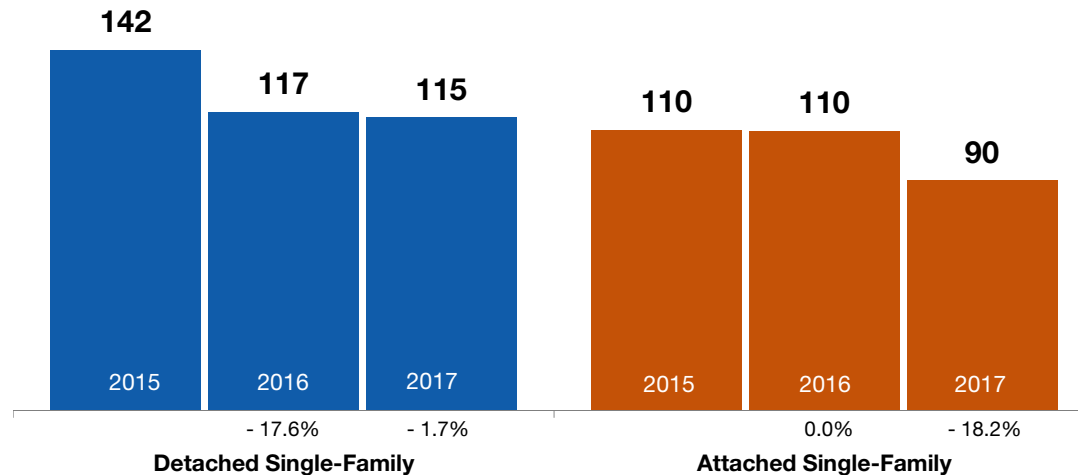


Housing Affordability Index

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.

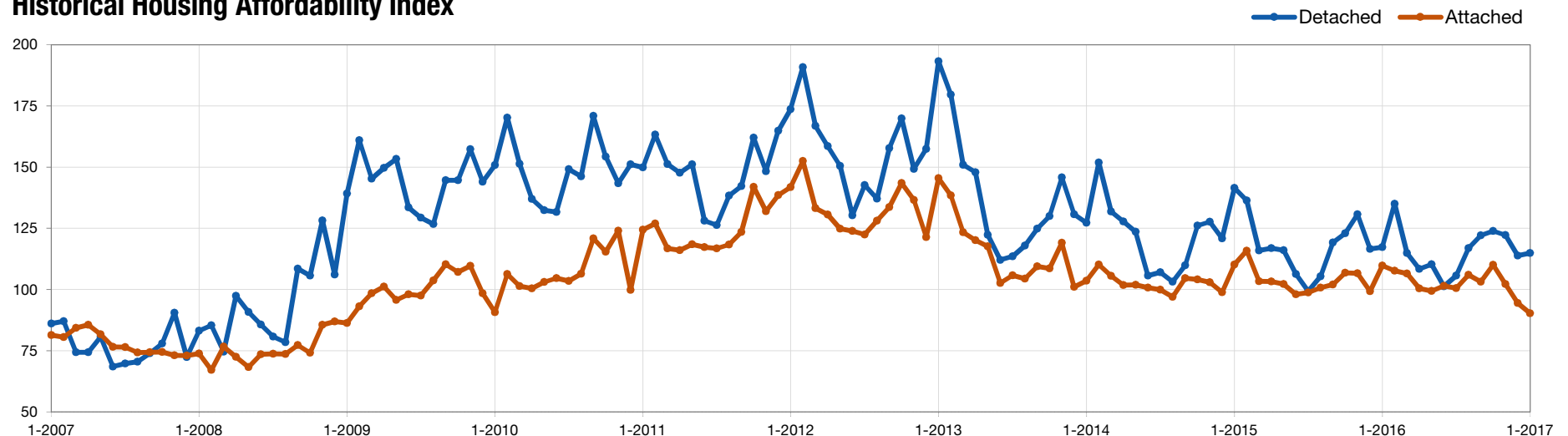


January



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Feb-2016	135	- 0.7%	108	- 6.9%
Mar-2016	115	- 0.9%	107	+ 3.9%
Apr-2016	108	- 7.7%	100	- 2.9%
May-2016	110	- 5.2%	99	- 2.9%
Jun-2016	101	- 4.7%	101	+ 3.1%
Jul-2016	106	+ 7.1%	100	+ 1.0%
Aug-2016	117	+ 11.4%	106	+ 5.0%
Sep-2016	122	+ 2.5%	103	+ 1.0%
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	115	- 1.7%	90	- 18.2%
Average	116	- 0.7%	102	- 2.0%

Historical Housing Affordability Index

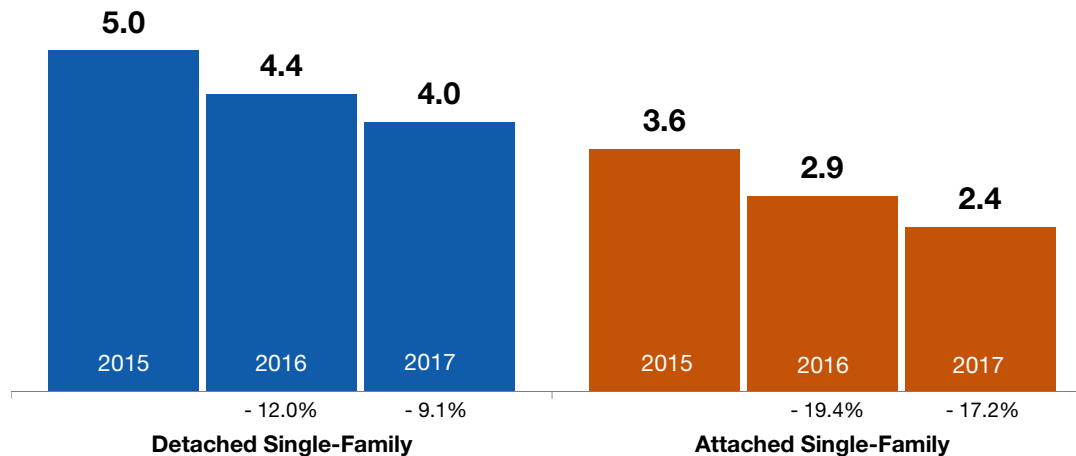


Months Supply of Inventory

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-2016	4.4	- 10.2%	3.0	- 18.9%
Mar-2016	4.4	- 10.2%	3.2	- 20.0%
Apr-2016	4.5	- 11.8%	3.2	- 22.0%
May-2016	4.7	- 11.3%	3.3	- 21.4%
Jun-2016	5.0	- 9.1%	3.4	- 19.0%
Jul-2016	5.1	- 7.3%	3.5	- 14.6%
Aug-2016	5.0	- 9.1%	3.4	- 15.0%
Sep-2016	5.2	- 5.5%	3.5	- 14.6%
Oct-2016	5.0	- 9.1%	3.4	- 10.5%
Nov-2016	4.7	- 7.8%	3.0	- 14.3%
Dec-2016	4.1	- 8.9%	2.4	- 17.2%
Jan-2017	4.0	- 9.1%	2.4	- 17.2%
Average	4.7	- 8.8%	3.2	- 16.8%

Historical Months Supply of Inventory

