

# 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 January 13, 2018

Data current as of January 22, 2018

At the beginning of a calendar year, it is often common for home buyers and sellers to become immediately more active. Call it the result of a resolution or the promise of something new, but it is a noted phenomenon across the country. It's really too early to say if the trend will continue in 2018, but the first weeks of the year have not necessarily shown a huge jolt in activity so much as the last weeks of 2017 were quieter than usual.

### SINGLE-FAMILY DETACHED

For the week ending January 13:

- New Listings decreased 24.1% to 287
- Under Contract Sales decreased 16.7% to 140
- Inventory decreased 17.0% to 3,279

For the month of December:

- Median Sales Price increased 10.0% to \$219,999
- Market Time increased 13.8% to 99
- Pct of List Price Rec'd increased 1.7% to 94.7%
- Months Supply decreased 20.5% to 3.5

### SINGLE-FAMILY ATTACHED

For the week ending January 13:

- New Listings decreased 14.6% to 439
- Under Contract Sales decreased 36.9% to 152
- Inventory decreased 2.1% to 3,696

For the month of December:

- Median Sales Price increased 3.7% to \$320,000
- Market Time remained flat at 79
- Pct of List Price Rec'd increased 0.6% to 96.2%
- Months Supply remained flat at 2.5

## Quick Facts

- 24.1%	- 14.6%	- 16.7%	- 36.9%	- 17.0%	- 2.1%
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

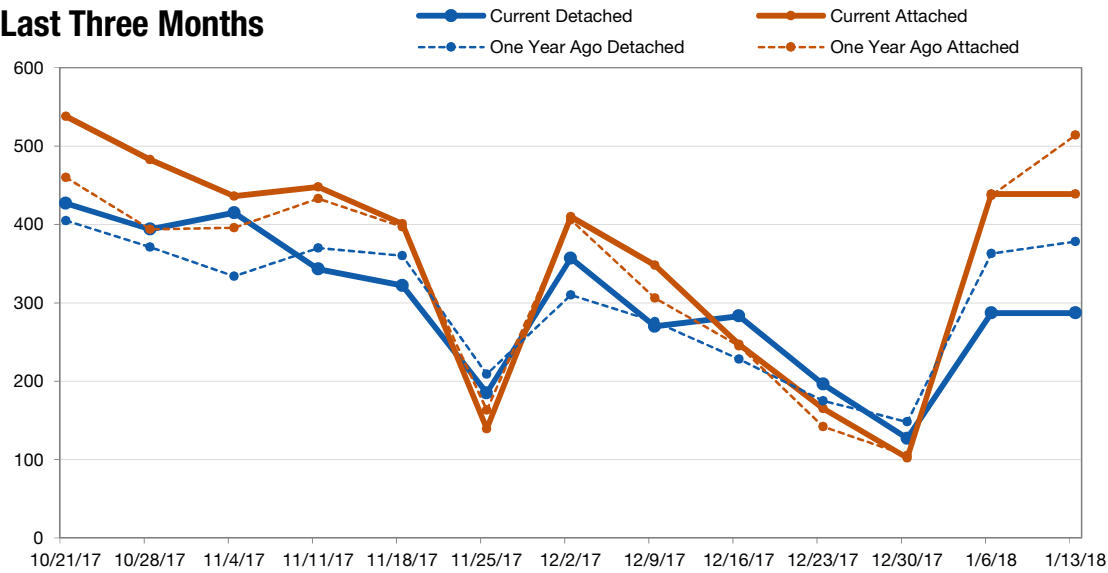
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# New Listings

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

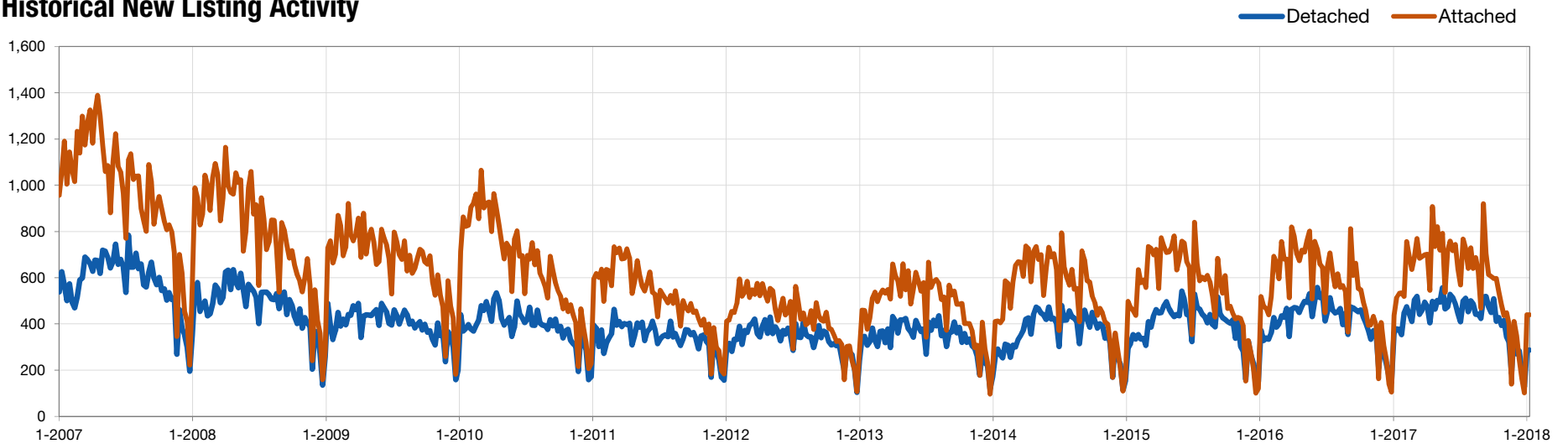


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/21/2017	427	+ 5.4%	538	+ 17.0%
10/28/2017	394	+ 6.2%	483	+ 22.6%
11/4/2017	415	+ 24.3%	436	+ 10.1%
11/11/2017	343	- 7.3%	448	+ 3.5%
11/18/2017	322	- 10.6%	401	+ 1.0%
11/25/2017	185	- 11.5%	139	- 14.7%
12/2/2017	357	+ 15.2%	410	+ 1.0%
12/9/2017	270	- 2.2%	348	+ 13.7%
12/16/2017	283	+ 24.1%	247	+ 0.8%
12/23/2017	196	+ 12.0%	165	+ 16.2%
12/30/2017	127	- 14.2%	102	- 2.9%
1/6/2018	287	- 20.9%	439	+ 0.5%
1/13/2018	287	- 24.1%	439	- 14.6%
<b>3-Month Avg.</b>	<b>299</b>	<b>- 0.9%</b>	<b>353</b>	<b>+ 4.5%</b>

## Historical New Listing Activity

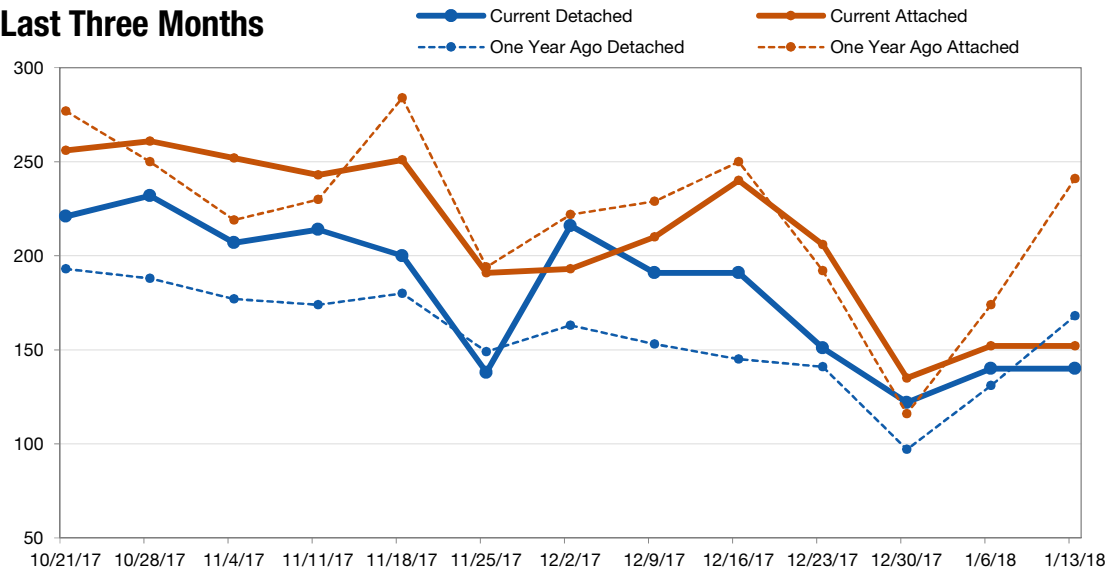


# Under Contract

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

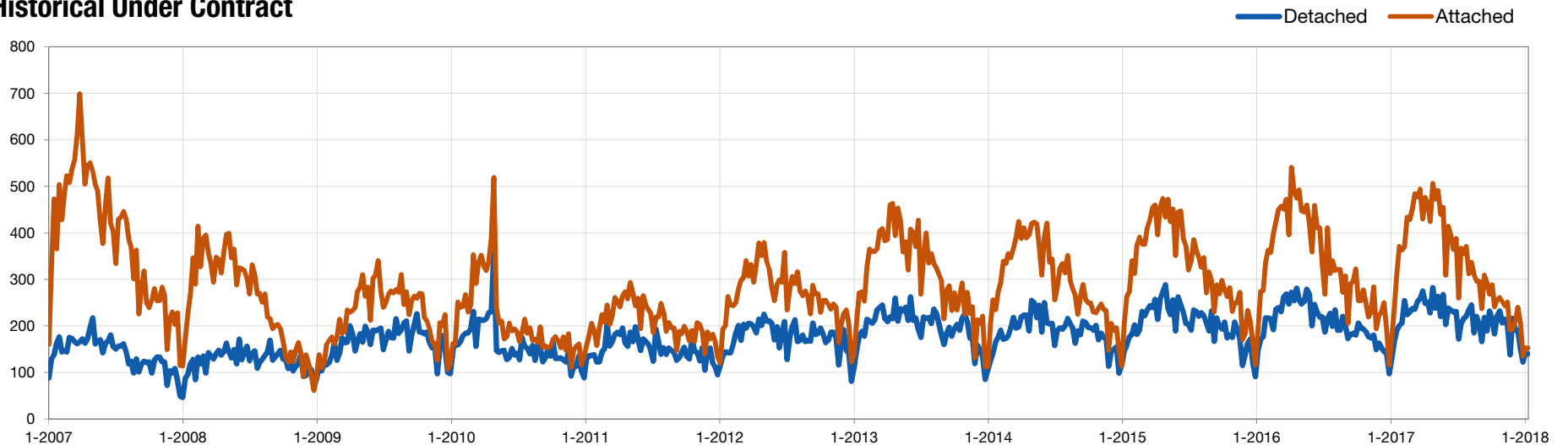


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/21/2017	221	+ 14.5%	256	- 7.6%
10/28/2017	232	+ 23.4%	261	+ 4.4%
11/4/2017	207	+ 16.9%	252	+ 15.1%
11/11/2017	214	+ 23.0%	243	+ 5.7%
11/18/2017	200	+ 11.1%	251	- 11.6%
11/25/2017	138	- 7.4%	191	- 1.5%
12/2/2017	216	+ 32.5%	193	- 13.1%
12/9/2017	191	+ 24.8%	210	- 8.3%
12/16/2017	191	+ 31.7%	240	- 4.0%
12/23/2017	151	+ 7.1%	206	+ 7.3%
12/30/2017	122	+ 25.8%	135	+ 16.4%
1/6/2018	140	+ 6.9%	152	- 12.6%
1/13/2018	140	- 16.7%	152	- 36.9%
<b>3-Month Avg.</b>	<b>182</b>	<b>+ 14.8%</b>	<b>211</b>	<b>- 4.7%</b>

## Historical Under Contract

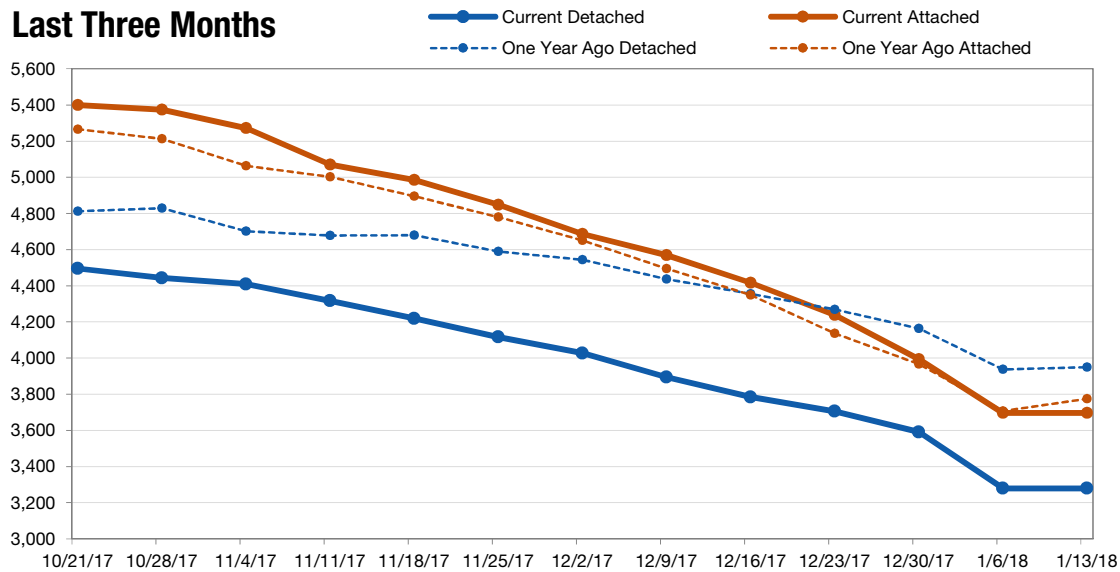


# Inventory of Homes for Sale

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

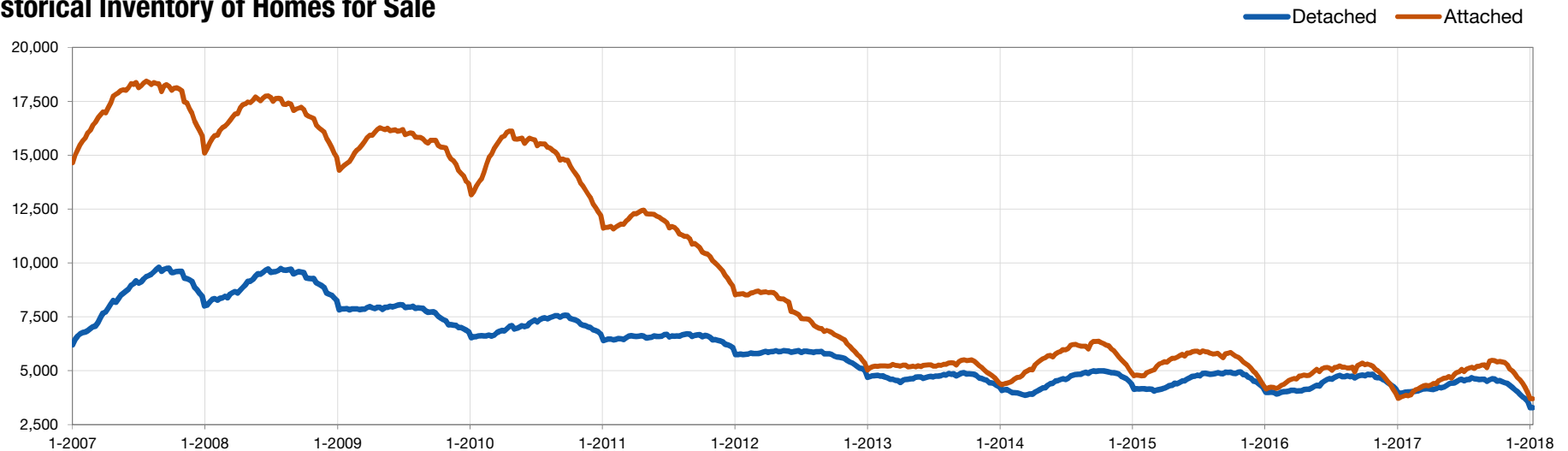


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
10/21/2017	4,495	- 6.6%	5,400	+ 2.5%
10/28/2017	4,443	- 8.0%	5,374	+ 3.1%
11/4/2017	4,409	- 6.2%	5,273	+ 4.1%
11/11/2017	4,317	- 7.7%	5,070	+ 1.4%
11/18/2017	4,219	- 9.8%	4,986	+ 1.9%
11/25/2017	4,116	- 10.3%	4,848	+ 1.4%
12/2/2017	4,027	- 11.4%	4,686	+ 0.8%
12/9/2017	3,894	- 12.2%	4,569	+ 1.7%
12/16/2017	3,784	- 13.1%	4,416	+ 1.6%
12/23/2017	3,705	- 13.2%	4,238	+ 2.4%
12/30/2017	3,591	- 13.7%	3,994	+ 0.7%
1/6/2018	3,279	- 16.7%	3,696	- 0.3%
1/13/2018	3,279	- 17.0%	3,696	- 2.1%
<b>3-Month Avg.</b>	<b>3,966</b>	<b>- 11.0%</b>	<b>4,634</b>	<b>+ 1.6%</b>

## Historical Inventory of Homes for Sale

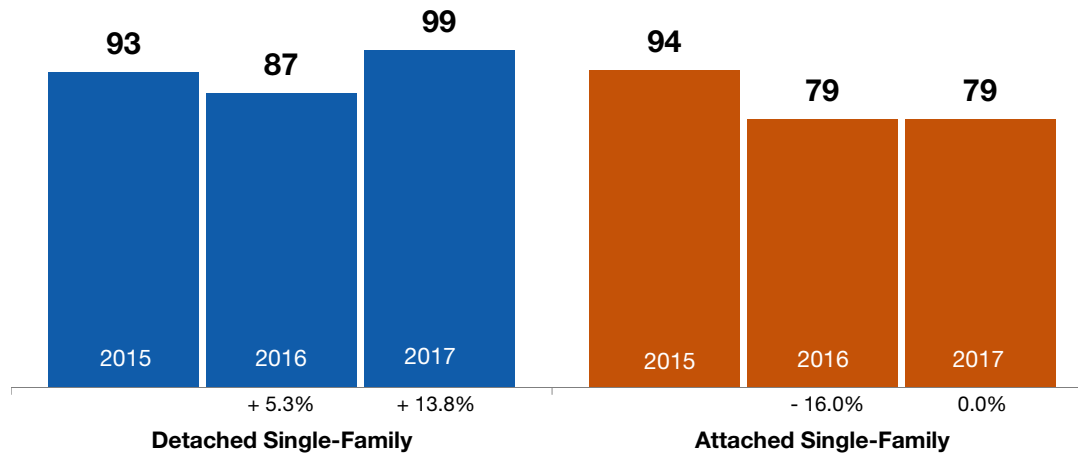


# Market Time

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

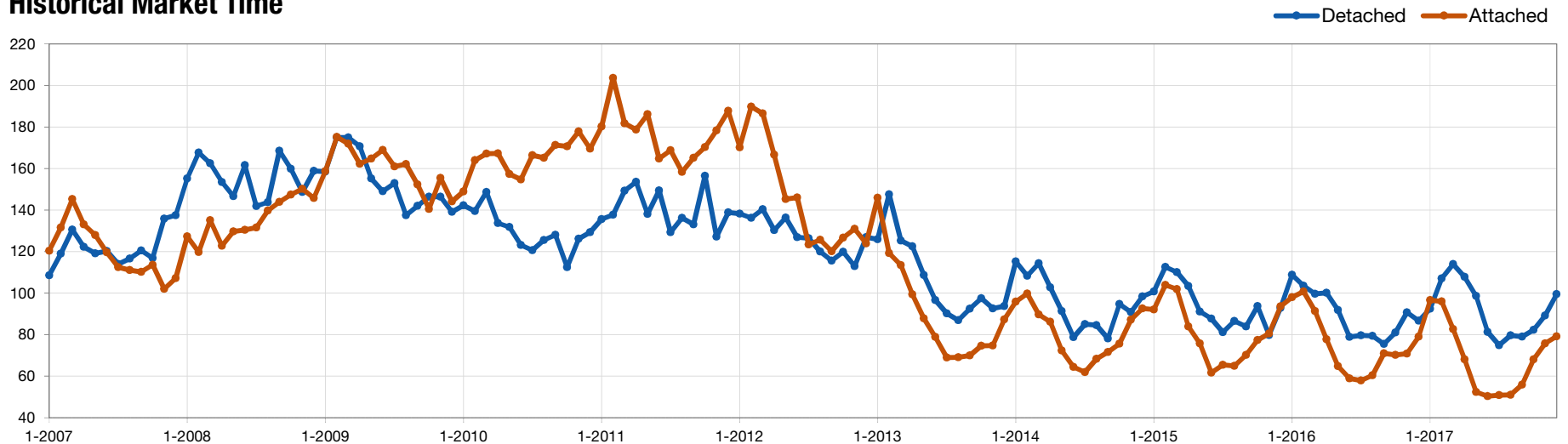


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	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%
<b>Average</b>	<b>92</b>	<b>+ 3.6%</b>	<b>65</b>	<b>- 9.5%</b>

## Historical Market Time

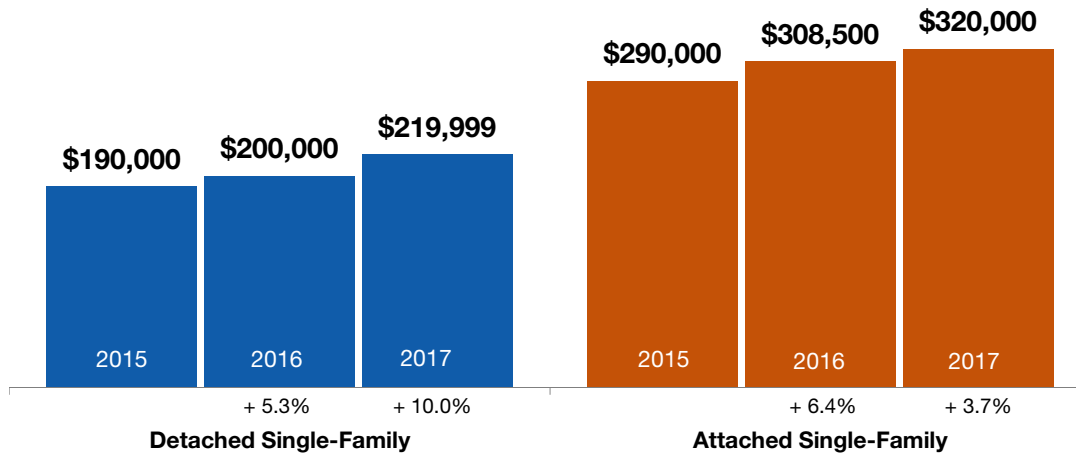


# Median Sales Price

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

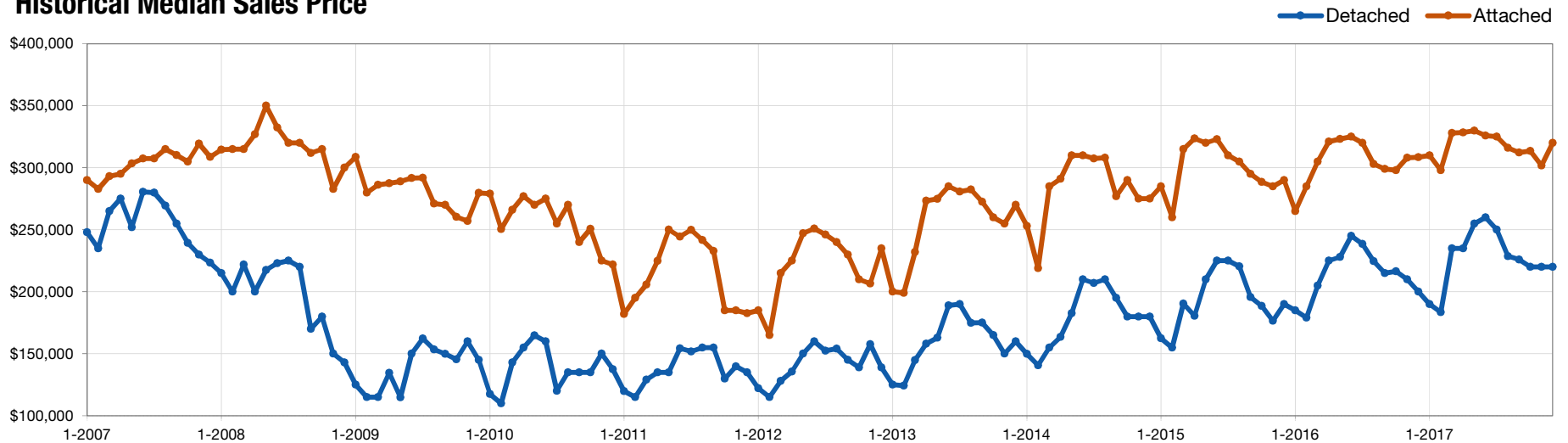


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	+ 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%	\$301,725	- 2.0%
Dec-2017	\$219,999	+ 10.0%	\$320,000	+ 3.7%
<b>Median</b>	<b>\$229,900</b>	<b>+ 5.5%</b>	<b>\$320,000</b>	<b>+ 3.2%</b>

## Historical Median Sales Price

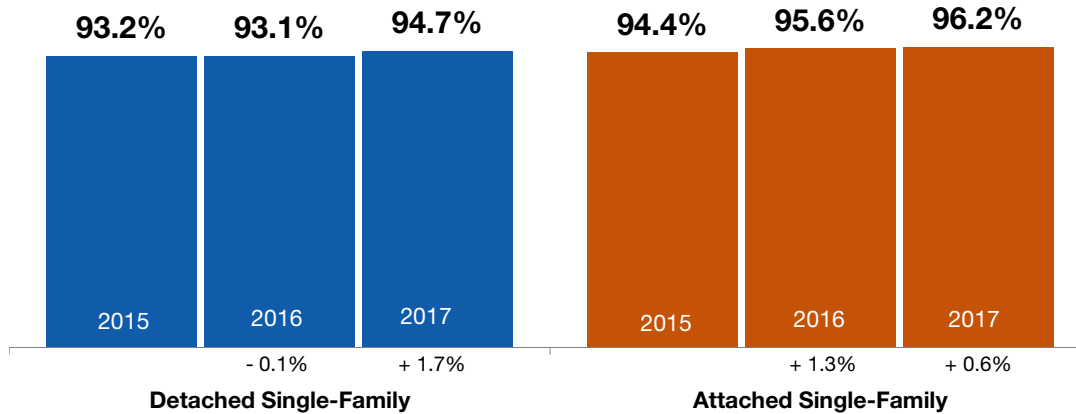


# Percent of Original List Price Received

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.

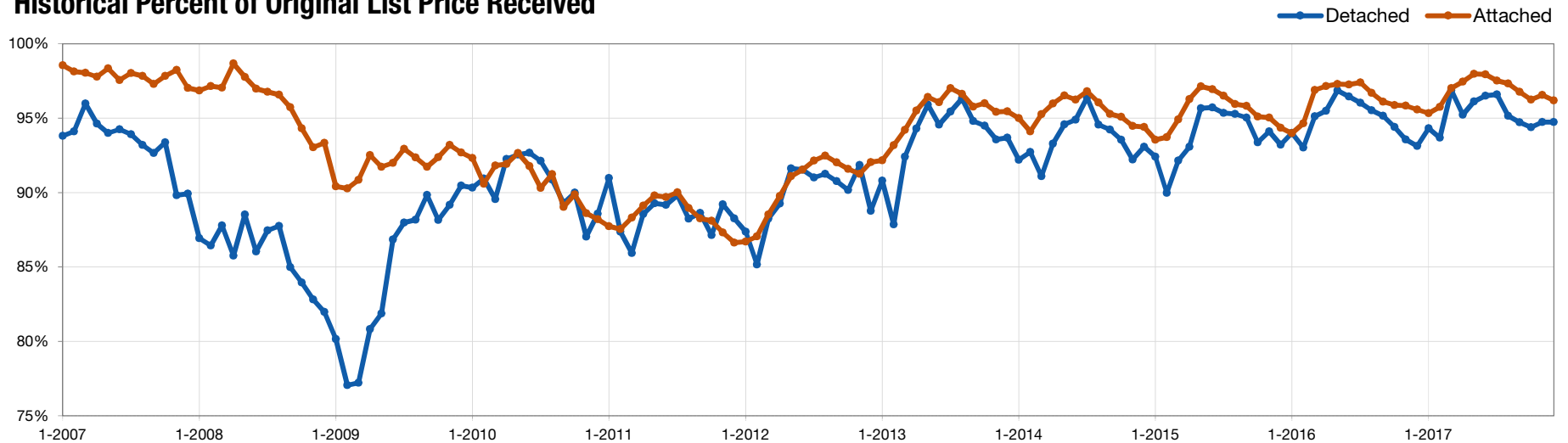


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2017	94.3%	+ 0.3%	95.3%	+ 1.4%
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	94.4%	0.0%	96.2%	+ 0.3%
Nov-2017	94.7%	+ 1.2%	96.6%	+ 0.8%
Dec-2017	94.7%	+ 1.7%	96.2%	+ 0.6%
<b>Average</b>	<b>95.4%</b>	<b>+ 0.3%</b>	<b>97.1%</b>	<b>+ 0.6%</b>

## Historical Percent of Original List Price Received

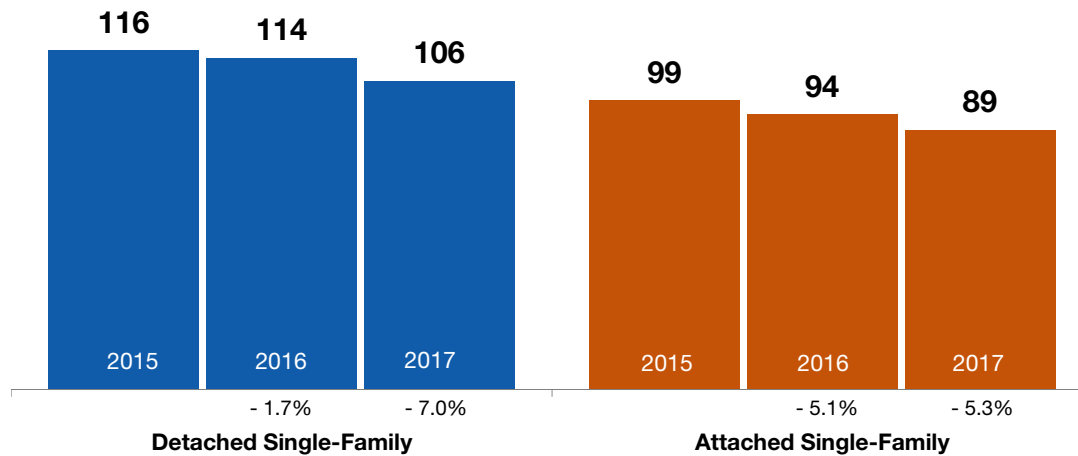


# Housing Affordability Index

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.

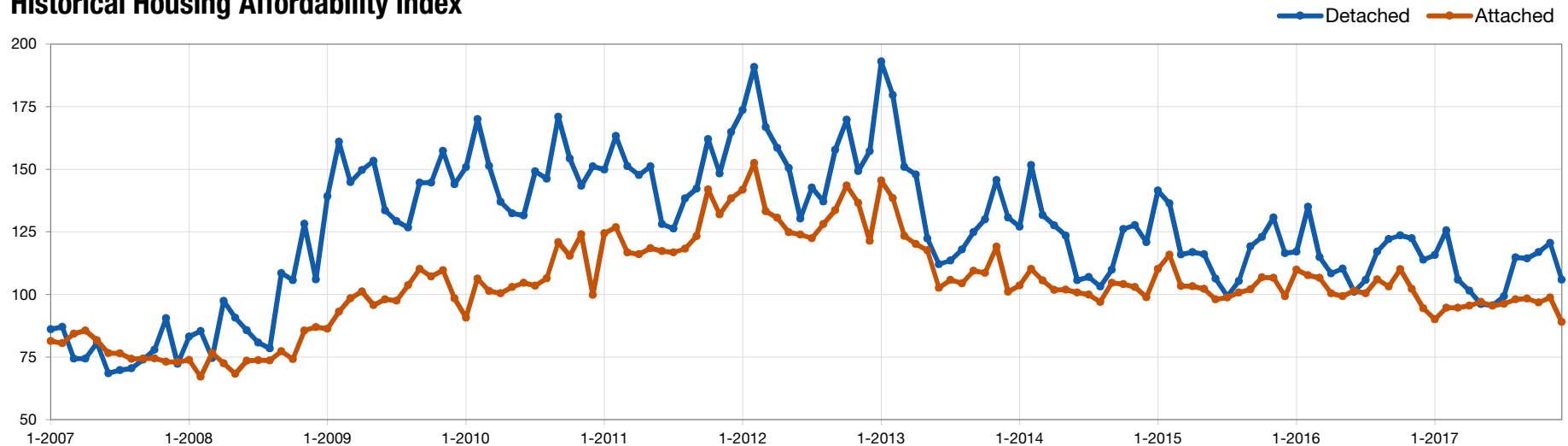


## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%
Oct-2017	117	-5.6%	97	-11.8%
Nov-2017	121	-0.8%	99	-2.9%
Dec-2017	106	-7.0%	89	-5.3%
Average	109	-6.9%	95	-6.7%

## Historical Housing Affordability Index



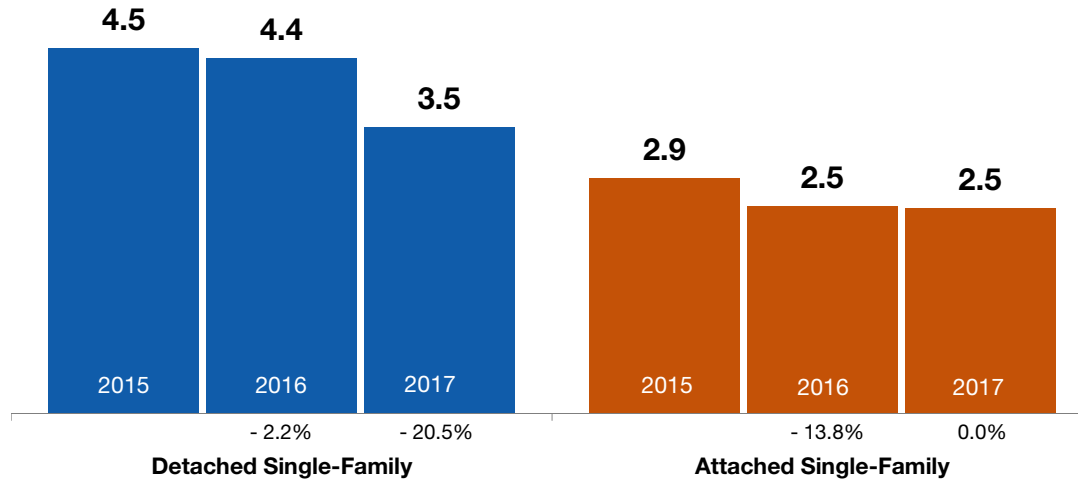


# Months Supply of Inventory

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.



## December



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Jan-2017	4.4	0.0%	2.6	-10.3%
Feb-2017	4.4	-2.2%	2.8	-9.7%
Mar-2017	4.6	+2.2%	3.0	-9.1%
Apr-2017	4.6	0.0%	3.1	-6.1%
May-2017	4.9	+4.3%	3.2	-5.9%
Jun-2017	5.1	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%	3.5	0.0%
Nov-2017	4.3	-12.2%	3.1	0.0%
Dec-2017	3.5	-20.5%	2.5	0.0%
Average	4.6	-3.8%	3.2	-3.1%

## Historical Months Supply of Inventory

