

# 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 May 5, 2018

Data current as of May 14, 2018

Year-over-year percentage changes for housing metrics like inventory, median sales price and days on market have sometimes looked dramatic over the past few years in most markets across the country not named Houston. But as faster sales and higher prices persist, another trend is beginning to emerge: reliability. Although more market balance is preferred, the current situation has proven to be surprisingly sustainable, at least for the time being.

### SINGLE-FAMILY DETACHED

For the week ending May 5:

- New Listings increased 7.6% to 540
- Under Contract Sales increased 39.9% to 333
- Inventory decreased 19.9% to 3,376

For the month of April:

- Median Sales Price increased 4.7% to \$246,000
- Market Time decreased 12.0% to 95
- Pct of List Price Rec'd increased 1.6% to 96.7%
- Months Supply decreased 23.4% to 3.6

### SINGLE-FAMILY ATTACHED

For the week ending May 5:

- New Listings increased 2.8% to 844
- Under Contract Sales increased 3.8% to 490
- Inventory increased 4.7% to 4,844

For the month of April:

- Median Sales Price increased 3.5% to \$340,000
- Market Time increased 7.4% to 73
- Pct of List Price Rec'd increased 0.2% to 97.7%
- Months Supply increased 9.7% to 3.4

## Quick Facts

+ 7.6%	+ 2.8%	+ 39.9%	+ 3.8%	- 19.9%	+ 4.7%
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

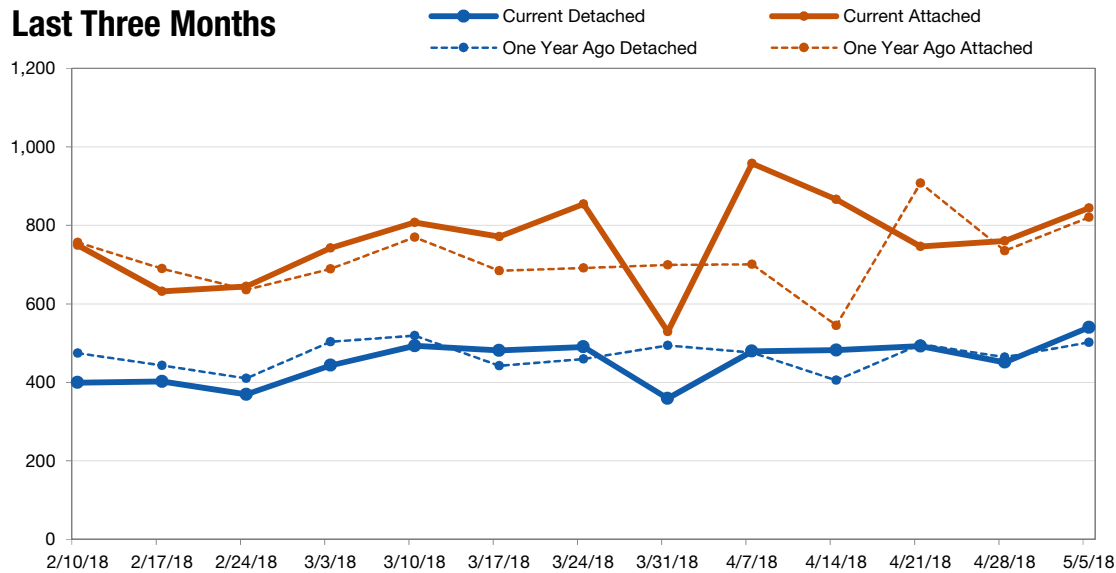
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# New Listings

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

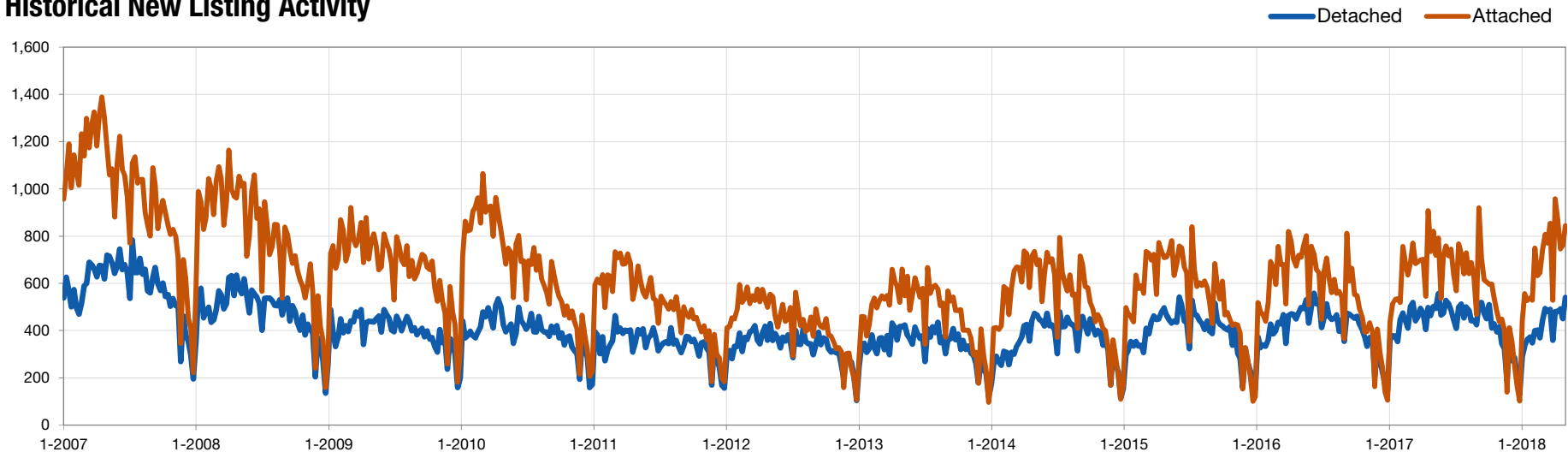


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/10/2018	399	- 15.8%	749	- 0.9%
2/17/2018	402	- 9.3%	632	- 8.4%
2/24/2018	369	- 10.0%	644	+ 1.3%
3/3/2018	443	- 11.9%	742	+ 7.7%
3/10/2018	493	- 5.0%	807	+ 4.8%
3/17/2018	481	+ 8.8%	771	+ 12.7%
3/24/2018	490	+ 6.8%	854	+ 23.6%
3/31/2018	359	- 27.3%	529	- 24.3%
4/7/2018	479	+ 0.6%	958	+ 36.7%
4/14/2018	482	+ 19.0%	866	+ 58.9%
4/21/2018	492	- 1.0%	746	- 17.8%
4/28/2018	451	- 2.8%	760	+ 3.4%
5/5/2018	540	+ 7.6%	844	+ 2.8%
3-Month Avg.	452	- 3.4%	762	+ 6.2%

## Historical New Listing Activity

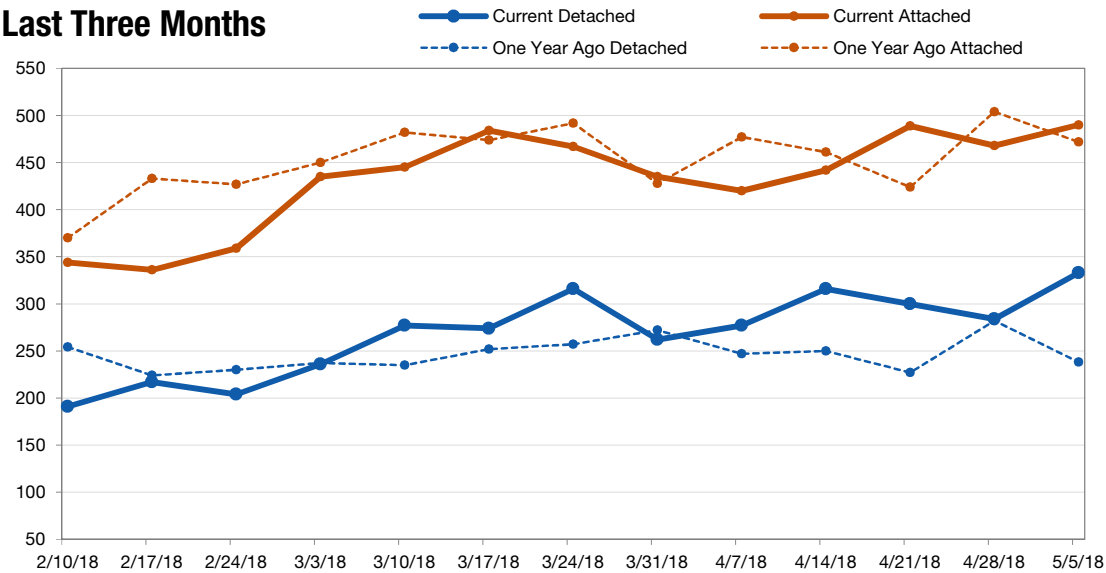


# Under Contract

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

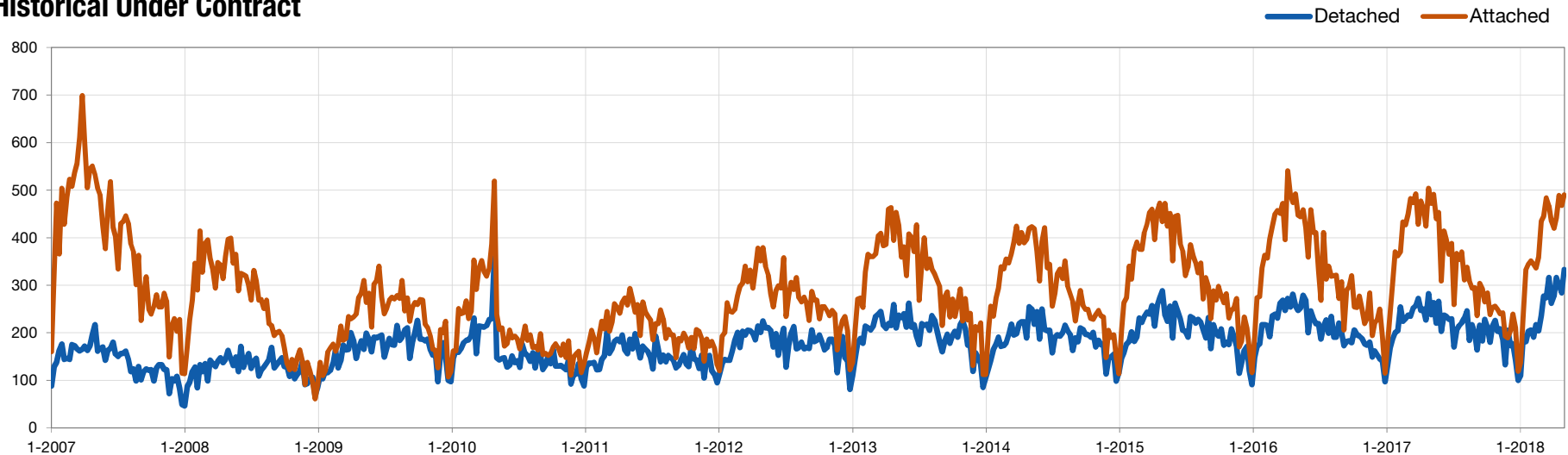


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/10/2018	191	- 24.8%	344	- 7.0%
2/17/2018	217	- 3.1%	336	- 22.4%
2/24/2018	204	- 11.3%	359	- 15.9%
3/3/2018	236	- 0.4%	435	- 3.3%
3/10/2018	277	+ 17.9%	445	- 7.7%
3/17/2018	274	+ 8.7%	484	+ 2.1%
3/24/2018	316	+ 23.0%	467	- 5.1%
3/31/2018	262	- 3.7%	435	+ 1.6%
4/7/2018	277	+ 12.1%	420	- 11.9%
4/14/2018	316	+ 26.4%	442	- 4.1%
4/21/2018	300	+ 32.2%	489	+ 15.3%
4/28/2018	284	+ 0.7%	468	- 7.1%
5/5/2018	333	+ 39.9%	490	+ 3.8%
3-Month Avg.	268	+ 8.8%	432	- 4.8%

## Historical Under Contract

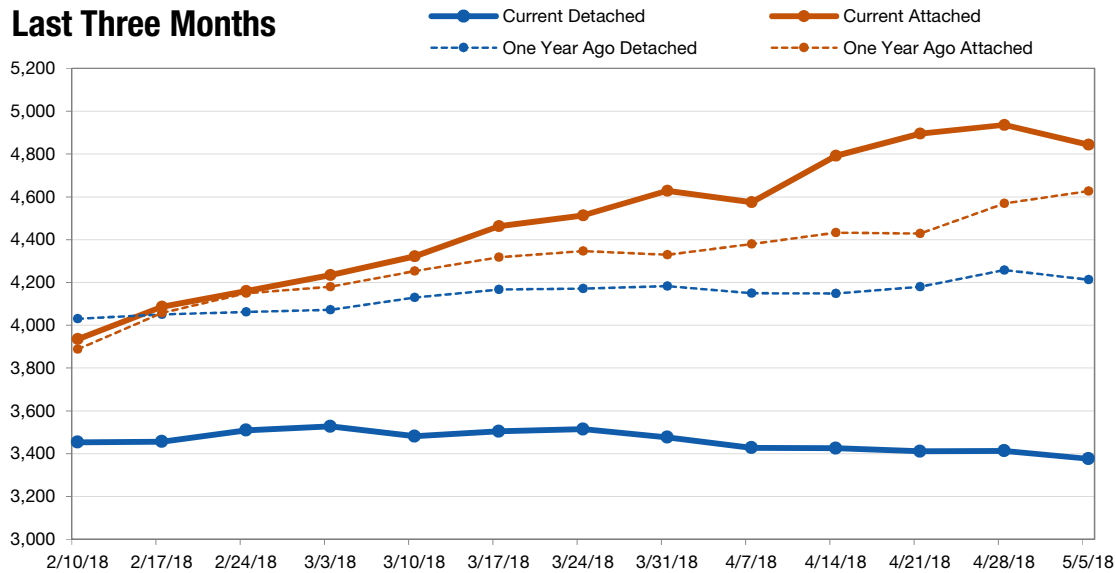


# Inventory of Homes for Sale

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

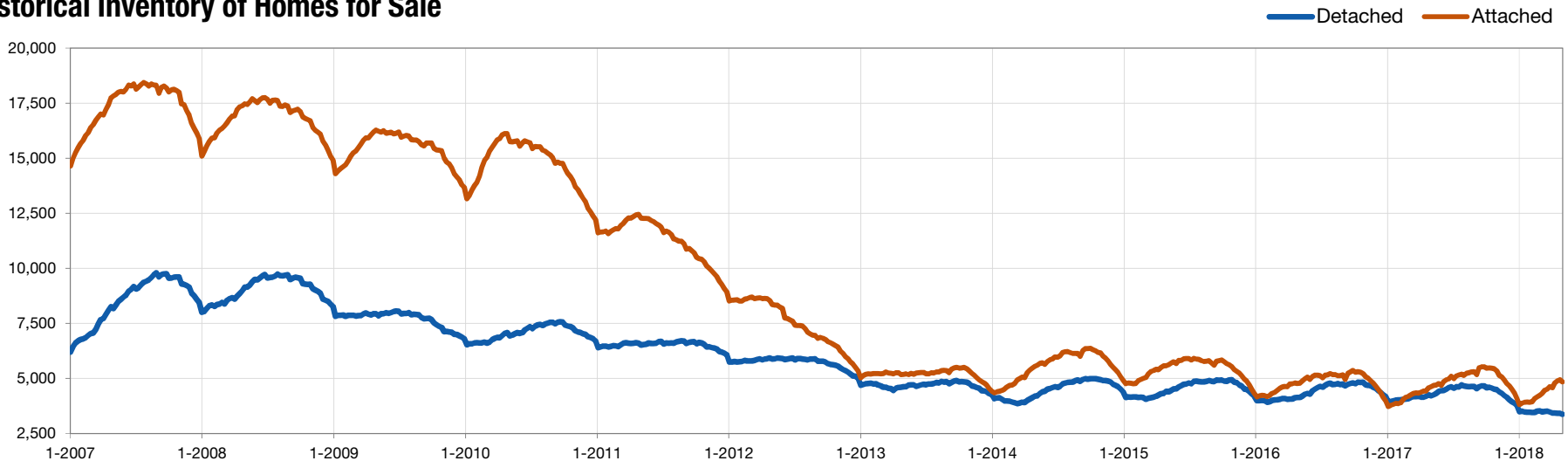


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
2/10/2018	3,453	- 14.3%	3,935	+ 1.2%
2/17/2018	3,456	- 14.7%	4,086	+ 0.7%
2/24/2018	3,509	- 13.6%	4,160	+ 0.3%
3/3/2018	3,527	- 13.4%	4,234	+ 1.3%
3/10/2018	3,481	- 15.7%	4,322	+ 1.6%
3/17/2018	3,504	- 15.9%	4,463	+ 3.4%
3/24/2018	3,514	- 15.8%	4,513	+ 3.8%
3/31/2018	3,476	- 16.9%	4,628	+ 6.9%
4/7/2018	3,427	- 17.4%	4,575	+ 4.5%
4/14/2018	3,425	- 17.4%	4,792	+ 8.1%
4/21/2018	3,411	- 18.4%	4,895	+ 10.5%
4/28/2018	3,413	- 19.8%	4,936	+ 8.0%
5/5/2018	3,376	- 19.9%	4,844	+ 4.7%
3-Month Avg.	3,459	- 16.4%	4,491	+ 4.3%

## Historical Inventory of Homes for Sale

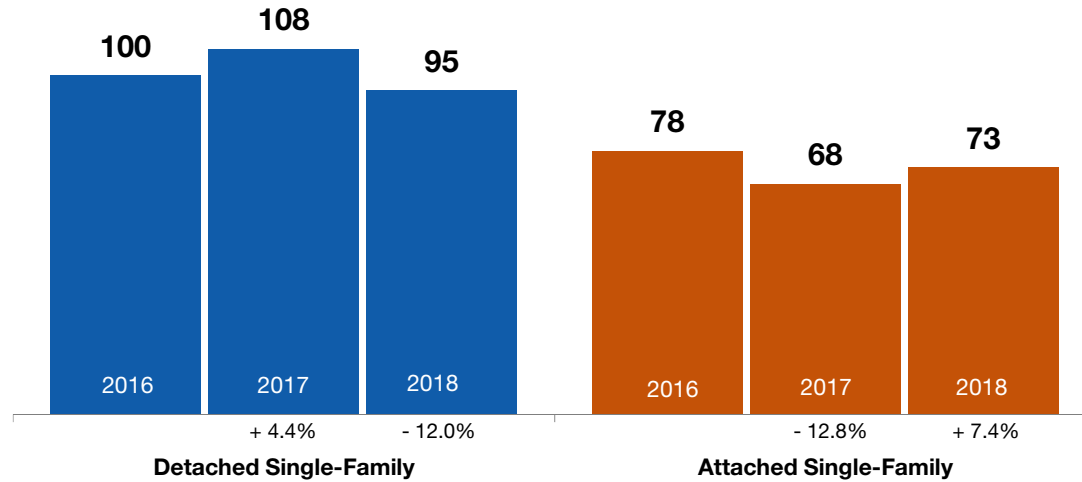


# Market Time

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

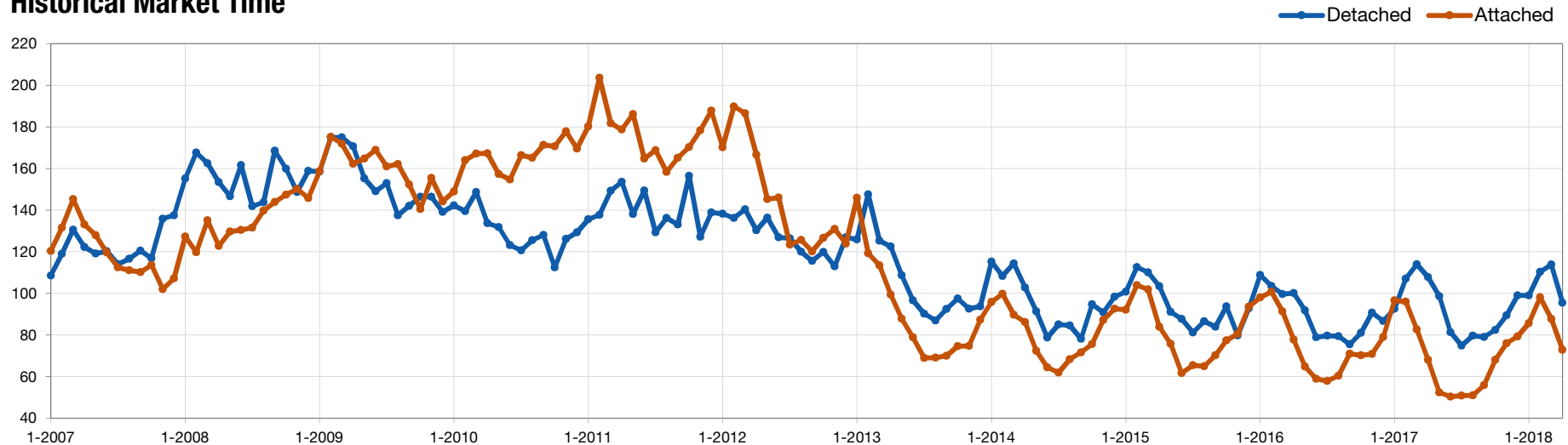


## April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	+ 6.5%	86	- 11.3%
Feb-2018	110	+ 2.8%	98	+ 2.1%
Mar-2018	114	0.0%	88	+ 6.0%
Apr-2018	95	- 12.0%	73	+ 7.4%
Average	91	+ 1.3%	65	- 7.1%

## Historical Market Time

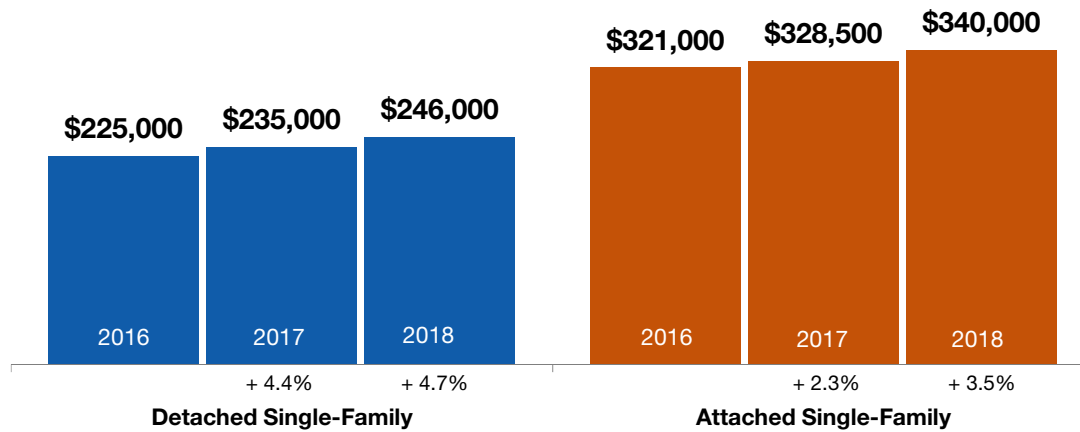


# Median Sales Price

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

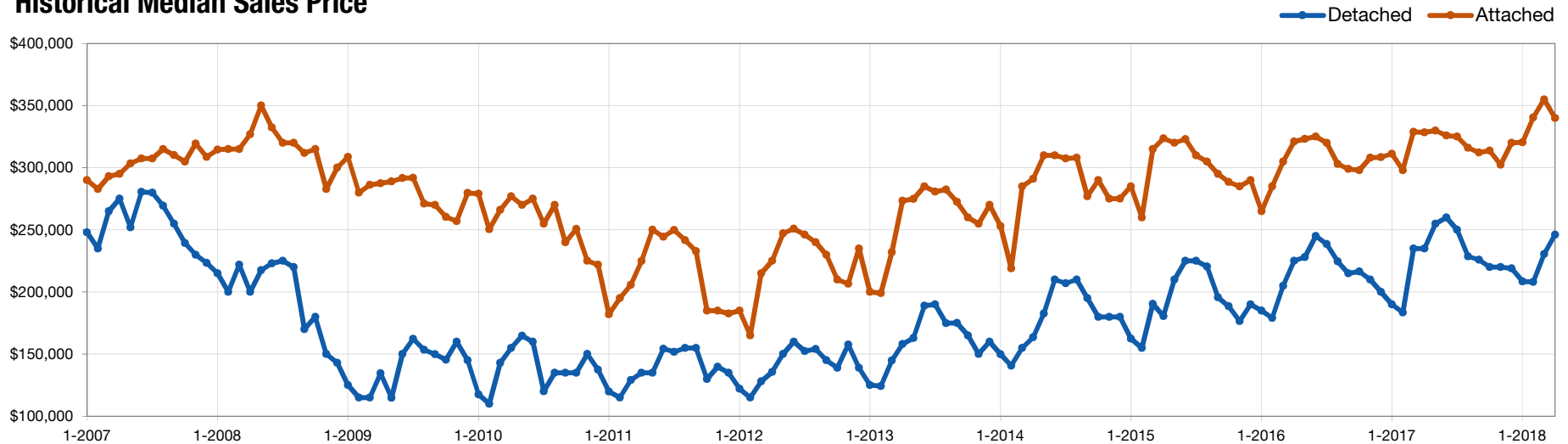


## April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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%	\$313,750	+ 5.3%
Nov-2017	\$220,000	+ 4.8%	\$302,450	- 1.8%
Dec-2017	\$219,000	+ 9.5%	\$320,000	+ 3.7%
Jan-2018	\$208,500	+ 9.7%	\$320,500	+ 3.0%
Feb-2018	\$208,000	+ 13.4%	\$340,500	+ 14.3%
Mar-2018	\$230,500	- 1.9%	\$355,000	+ 7.9%
Apr-2018	\$246,000	+ 4.7%	\$340,000	+ 3.5%
Median	\$231,000	+ 4.5%	\$325,000	+ 3.2%

## Historical Median Sales Price

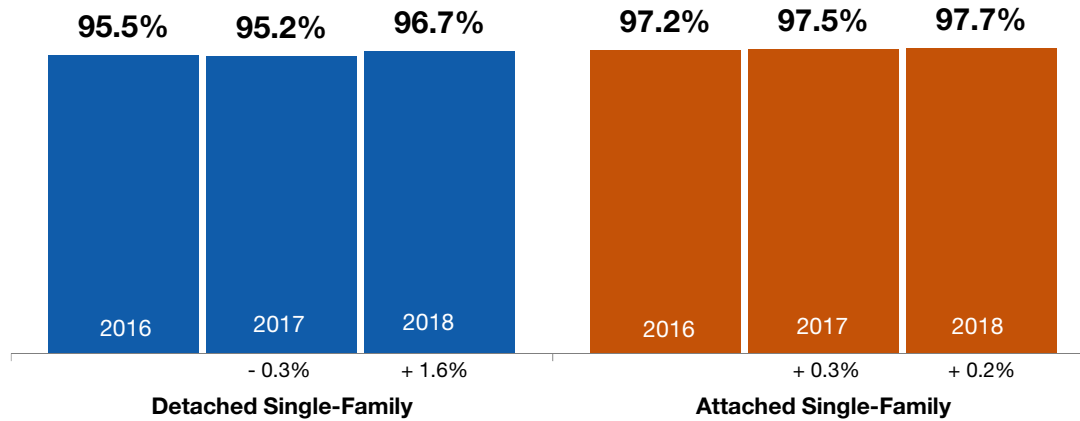


# Percent of Original List Price Received

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.

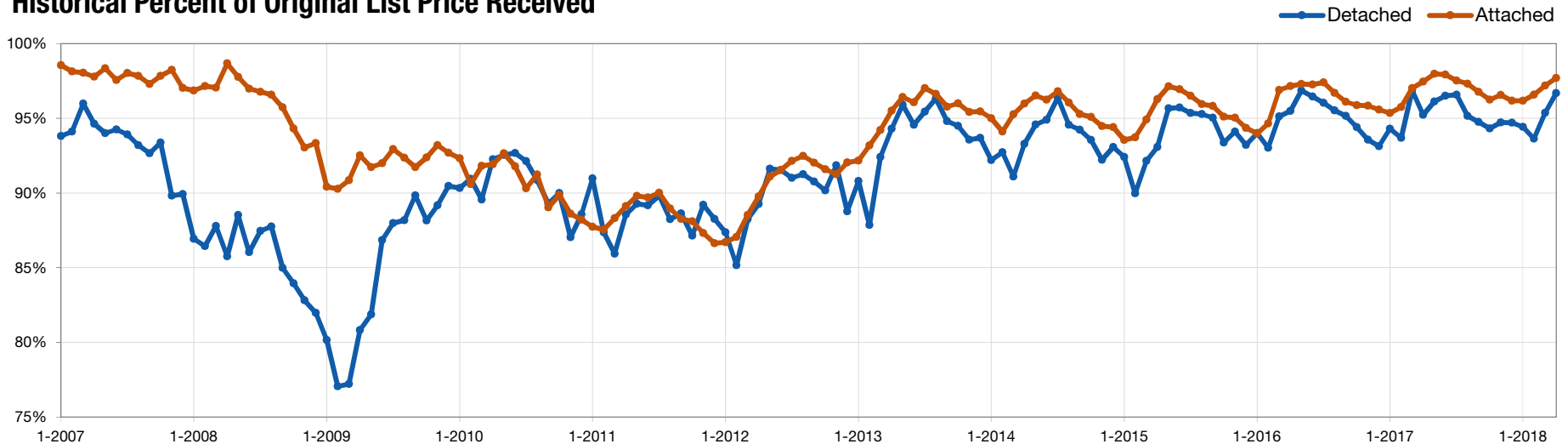


April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	94.8%	- 0.4%	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	94.7%	+ 1.7%	96.2%	+ 0.6%
Jan-2018	94.4%	+ 0.1%	96.2%	+ 0.8%
Feb-2018	93.6%	- 0.1%	96.6%	+ 0.9%
Mar-2018	95.4%	- 1.5%	97.2%	+ 0.2%
Apr-2018	96.7%	+ 1.6%	97.7%	+ 0.2%
Average	95.4%	+ 0.1%	97.2%	+ 0.5%

## Historical Percent of Original List Price Received

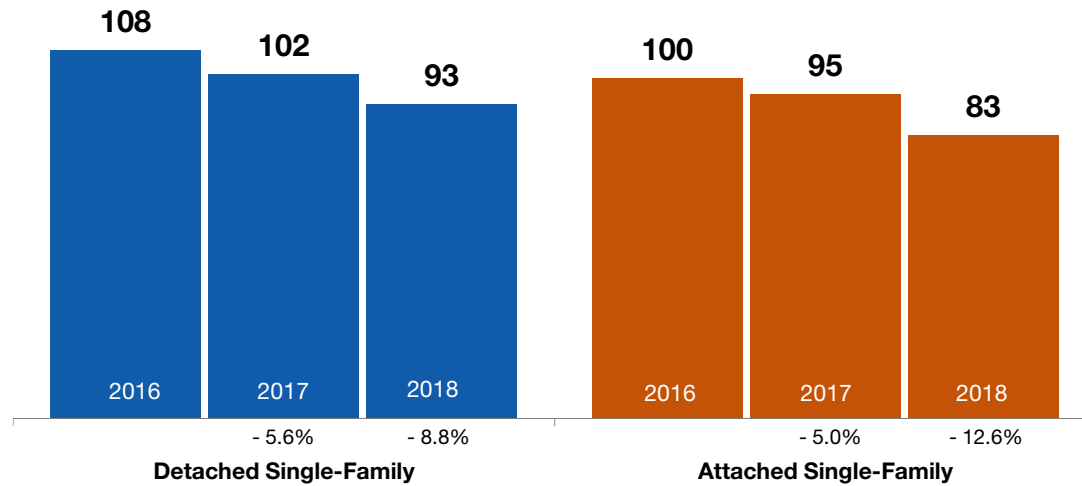


# Housing Affordability Index

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.

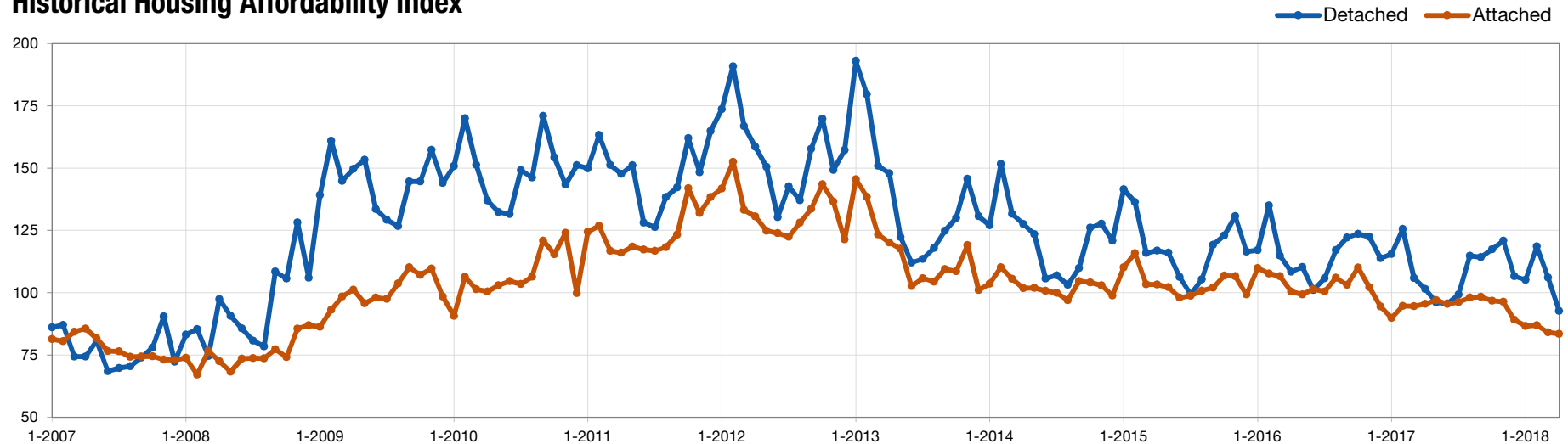


## April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
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	105	- 8.7%	87	- 3.3%
Feb-2018	119	- 5.6%	87	- 8.4%
Mar-2018	106	0.0%	84	- 11.6%
Apr-2018	93	- 8.8%	83	- 12.6%
Average	107	- 6.6%	92	- 5.5%

## Historical Housing Affordability Index



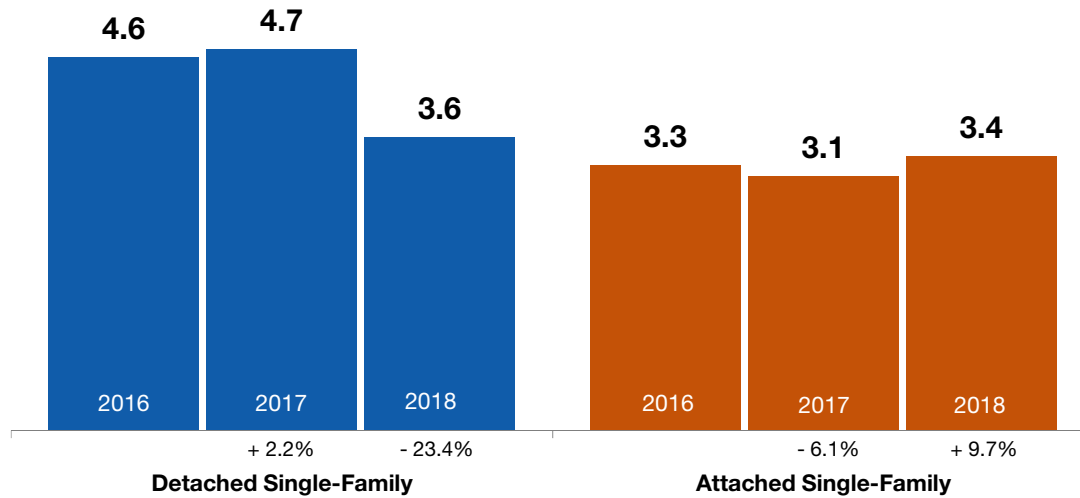


# Months Supply of Inventory

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.



## April



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
May-2017	4.9	+ 4.3%	3.2	- 5.9%
Jun-2017	5.1	0.0%	3.5	+ 2.9%
Jul-2017	5.2	0.0%	3.5	0.0%
Aug-2017	5.1	- 1.9%	3.6	+ 2.9%
Sep-2017	5.1	- 3.8%	3.8	+ 5.6%
Oct-2017	4.9	- 5.8%	3.6	+ 2.9%
Nov-2017	4.5	- 8.2%	3.2	0.0%
Dec-2017	3.8	- 13.6%	2.6	0.0%
Jan-2018	3.7	- 15.9%	2.7	+ 3.8%
Feb-2018	3.8	- 15.6%	3.0	+ 7.1%
Mar-2018	3.7	- 19.6%	3.2	+ 6.7%
Apr-2018	3.6	- 23.4%	3.4	+ 9.7%
Average	4.4	- 8.3%	3.3	+ 2.4%

## Historical Months Supply of Inventory

