

# 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 September 3, 2016

Data current as of September 12, 2016

Most market trends have been steadily the same for the bulk of 2016, and there's not much reason to expect a change as we enter the last several months of the year. We have witnessed an overall drop in the number of days a home is on the market before sale, that sale price is generally higher than it used to be and there are fewer homes for sale. The one area of interest that we will be watching will be total sales being made. As the drop in inventory continues, it stands to reason that there will be fewer sales, but that has yet to consistently be the case.

### SINGLE-FAMILY DETACHED

For the week ending September 3:

- New Listings decreased 10.3% to 356
- Under Contract Sales increased 9.9% to 256
- Inventory decreased 10.5% to 4,314

For the month of August:

- Median Sales Price increased 2.1% to \$225,000
- Market Time decreased 8.0% to 80
- Pct of List Price Rec'd increased 0.2% to 95.5%
- Months Supply decreased 18.2% to 4.5

### SINGLE-FAMILY ATTACHED

For the week ending September 3:

- New Listings decreased 12.1% to 377
- Under Contract Sales increased 13.4% to 339
- Inventory decreased 13.6% to 4,853

For the month of August:

- Median Sales Price remained flat at \$305,000
- Market Time decreased 7.7% to 60
- Pct of List Price Rec'd increased 1.9% to 97.7%
- Months Supply decreased 20.0% to 3.2

## Quick Facts

- 10.3%	- 12.1%	+ 9.9%	+ 13.4%	- 10.5%	- 13.6%
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

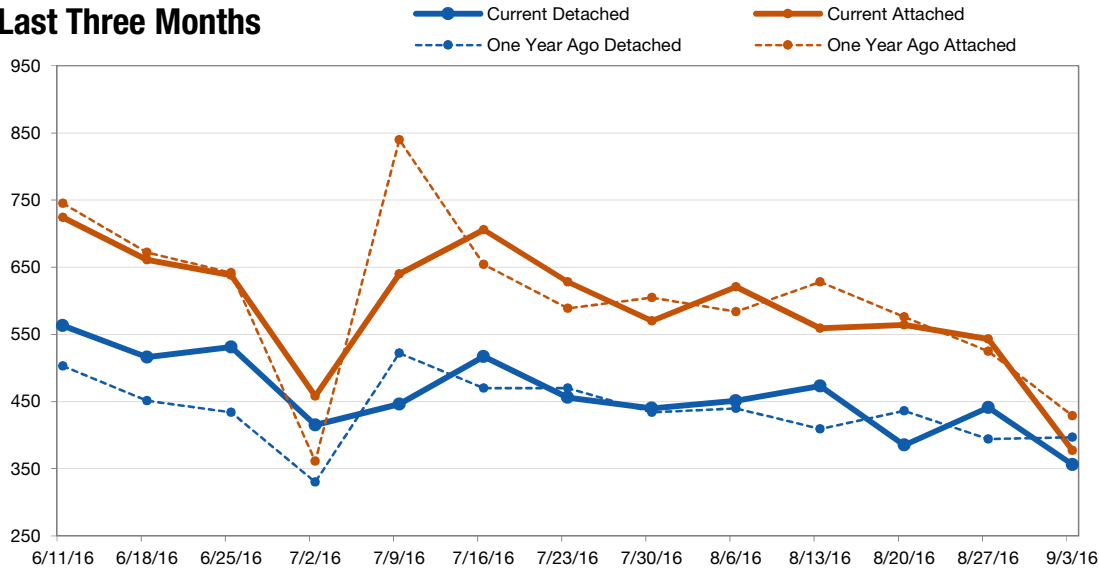
Market Time	5
Median Sales Price	6
Percent of Original List Price Received	7
Housing Affordability Index	8
Months Supply of Inventory	9

# New Listings

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

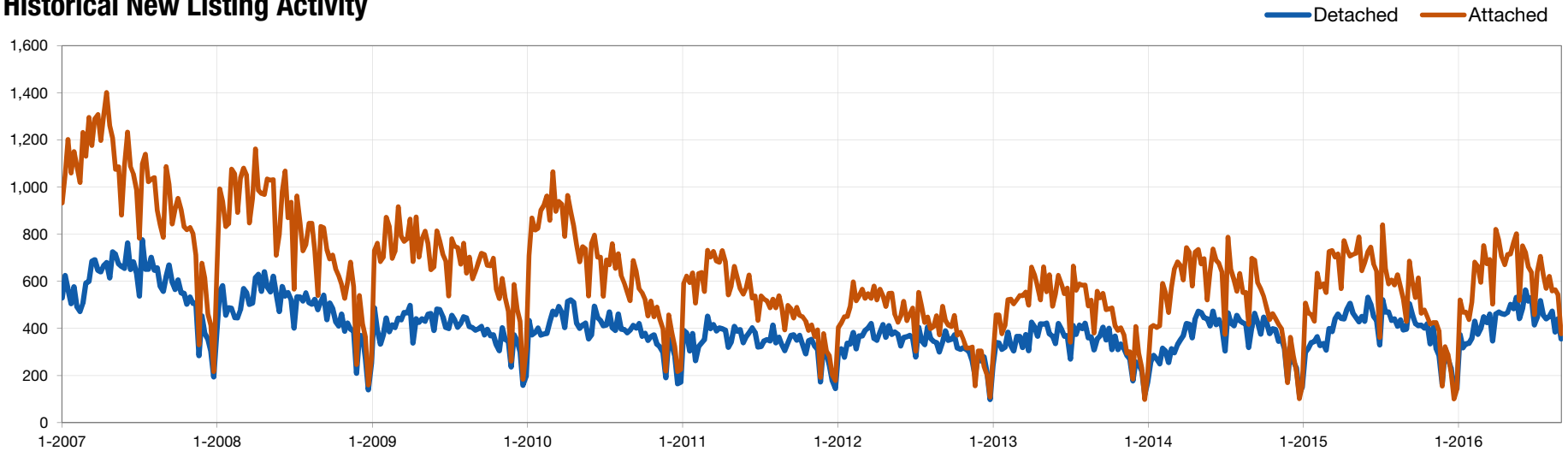


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/11/2016	563	+ 11.9%	724	- 2.8%
6/18/2016	516	+ 14.4%	661	- 1.6%
6/25/2016	531	+ 22.4%	638	- 0.6%
7/2/2016	415	+ 25.8%	458	+ 26.9%
7/9/2016	446	- 14.6%	640	- 23.8%
7/16/2016	517	+ 10.0%	706	+ 8.0%
7/23/2016	456	- 3.0%	628	+ 6.6%
7/30/2016	440	+ 1.4%	570	- 5.8%
8/6/2016	451	+ 2.5%	621	+ 6.3%
8/13/2016	473	+ 15.6%	559	- 11.0%
8/20/2016	385	- 11.7%	564	- 2.1%
8/27/2016	441	+ 11.9%	543	+ 3.4%
9/3/2016	356	- 10.3%	377	- 12.1%
<b>3-Month Avg.</b>	<b>461</b>	<b>+ 5.3%</b>	<b>591</b>	<b>- 2.1%</b>

## Historical New Listing Activity

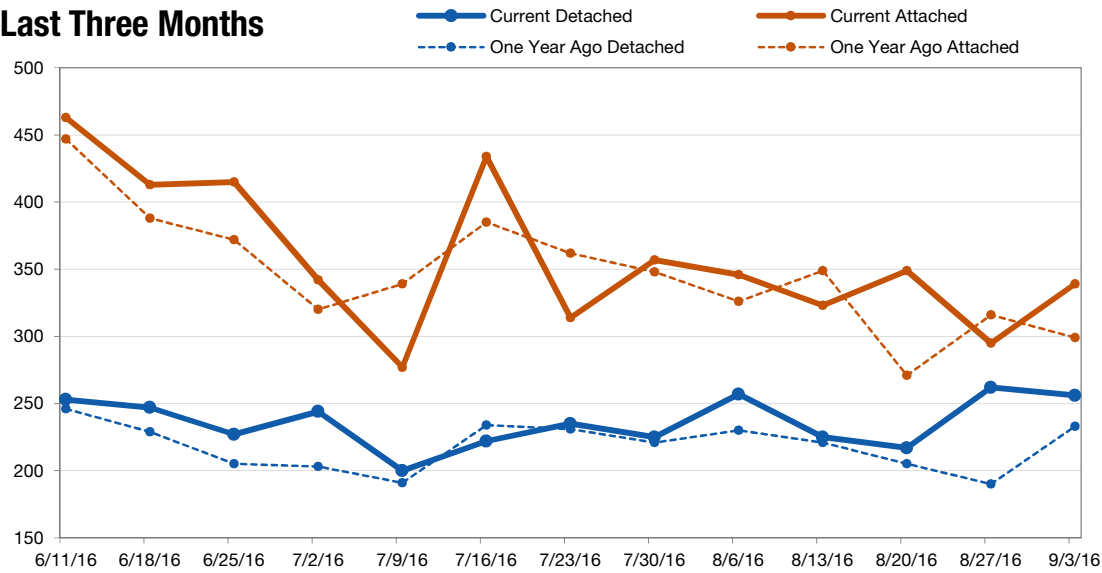


# Under Contract

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

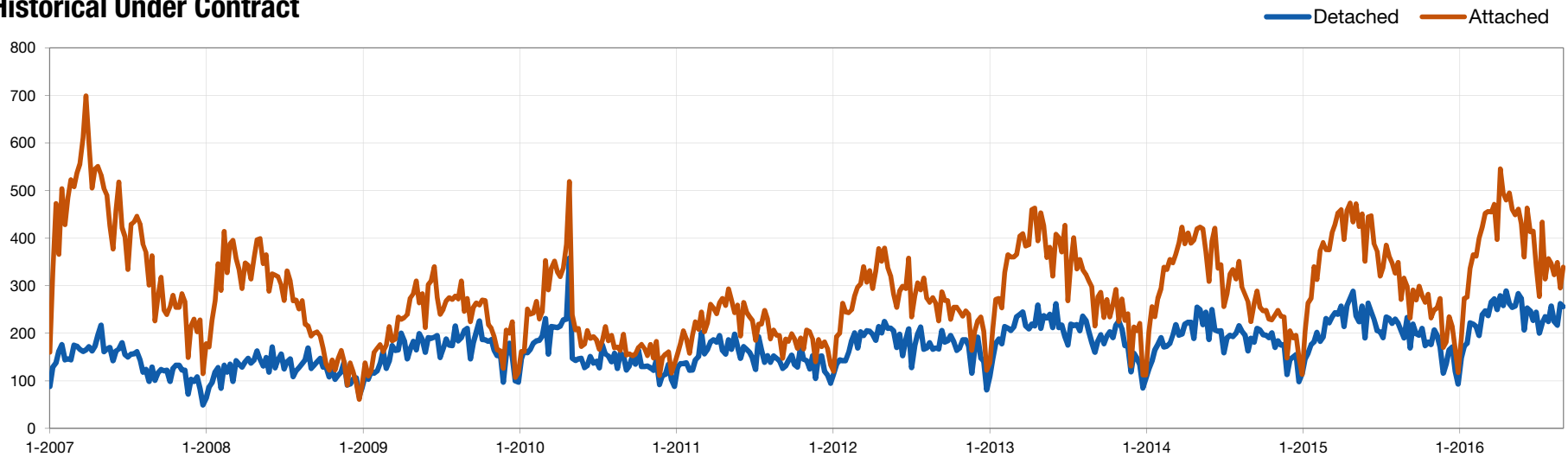


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/11/2016	253	+ 2.8%	463	+ 3.6%
6/18/2016	247	+ 7.9%	413	+ 6.4%
6/25/2016	227	+ 10.7%	415	+ 11.6%
7/2/2016	244	+ 20.2%	342	+ 6.9%
7/9/2016	200	+ 4.7%	277	- 18.3%
7/16/2016	222	- 5.1%	434	+ 12.7%
7/23/2016	235	+ 1.7%	314	- 13.3%
7/30/2016	225	+ 1.8%	357	+ 2.6%
8/6/2016	257	+ 11.7%	346	+ 6.1%
8/13/2016	225	+ 1.8%	323	- 7.4%
8/20/2016	217	+ 5.9%	349	+ 28.8%
8/27/2016	262	+ 37.9%	295	- 6.6%
9/3/2016	256	+ 9.9%	339	+ 13.4%
<b>3-Month Avg.</b>	<b>236</b>	<b>+ 8.1%</b>	<b>359</b>	<b>+ 3.2%</b>

## Historical Under Contract

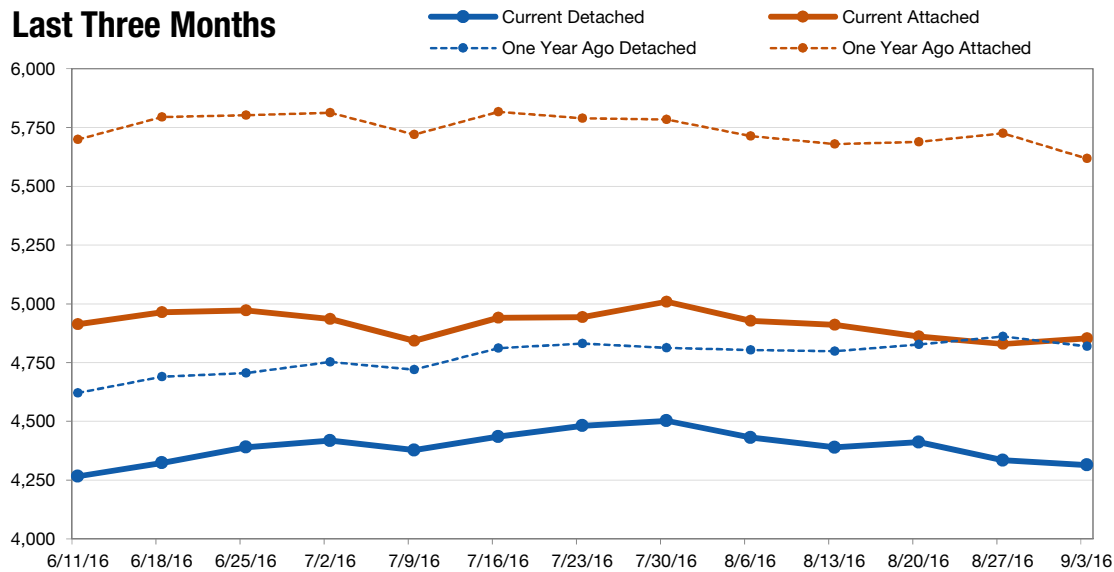


# Inventory of Homes for Sale

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

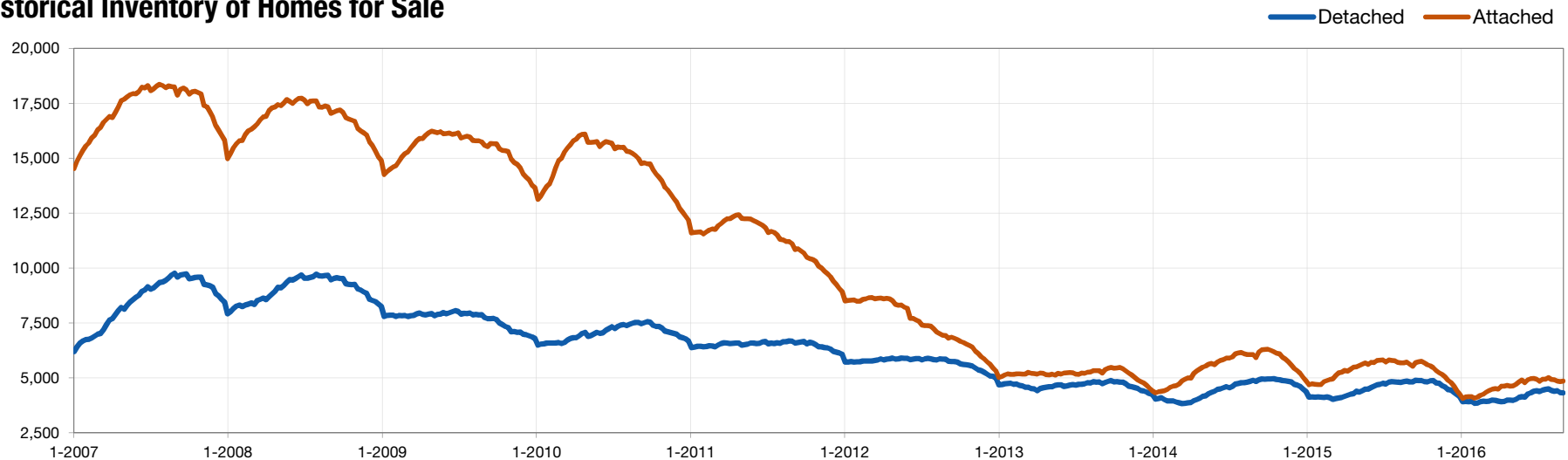


## Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
6/11/2016	4,266	- 7.7%	4,913	- 13.8%
6/18/2016	4,323	- 7.8%	4,964	- 14.3%
6/25/2016	4,390	- 6.7%	4,972	- 14.3%
7/2/2016	4,418	- 7.0%	4,935	- 15.1%
7/9/2016	4,377	- 7.3%	4,842	- 15.4%
7/16/2016	4,435	- 7.8%	4,941	- 15.1%
7/23/2016	4,481	- 7.2%	4,943	- 14.6%
7/30/2016	4,502	- 6.5%	5,009	- 13.4%
8/6/2016	4,431	- 7.8%	4,927	- 13.8%
8/13/2016	4,389	- 8.5%	4,911	- 13.5%
8/20/2016	4,411	- 8.6%	4,861	- 14.6%
8/27/2016	4,334	- 10.8%	4,829	- 15.7%
9/3/2016	4,314	- 10.5%	4,853	- 13.6%
<b>3-Month Avg.</b>	<b>4,390</b>	<b>- 8.0%</b>	<b>4,915</b>	<b>- 14.4%</b>

## Historical Inventory of Homes for Sale

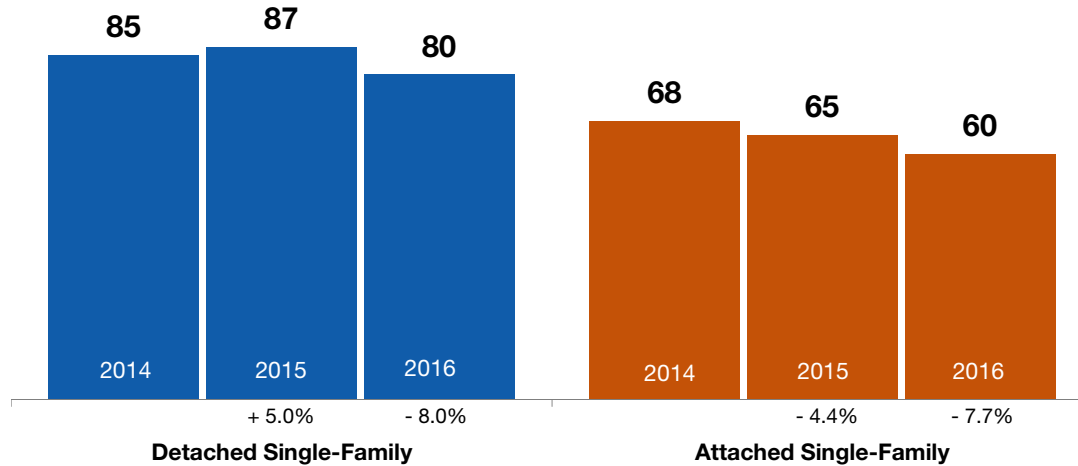


# Market Time

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

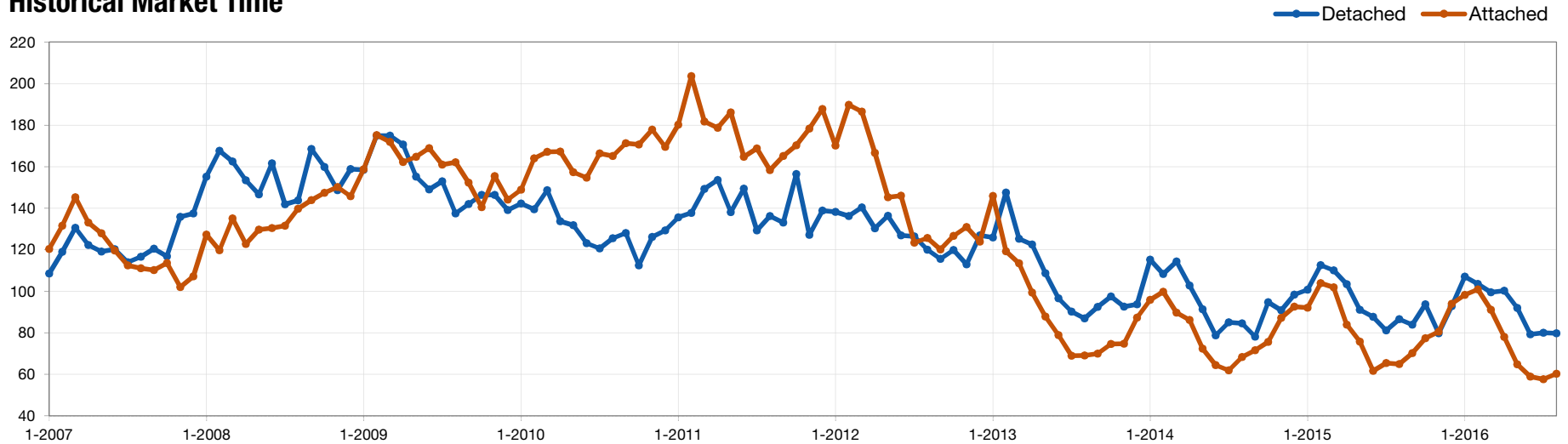


## August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2015	84	+ 7.7%	70	- 2.8%
Oct-2015	94	- 1.1%	77	+ 1.3%
Nov-2015	80	- 12.1%	81	- 6.9%
Dec-2015	93	- 5.1%	94	+ 1.1%
Jan-2016	107	+ 5.9%	98	+ 6.5%
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	80	- 8.0%	60	- 7.7%
Average	90	- 3.8%	74	- 5.4%

## Historical Market Time

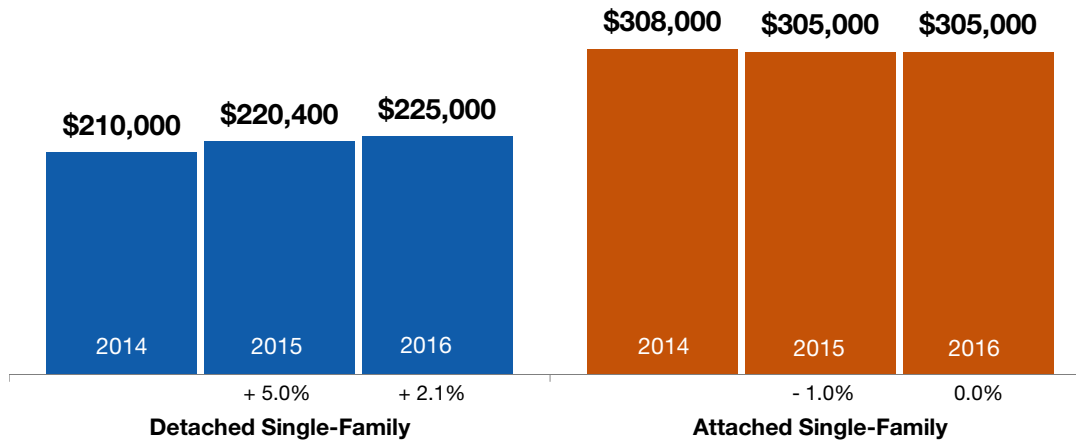


# Median Sales Price

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

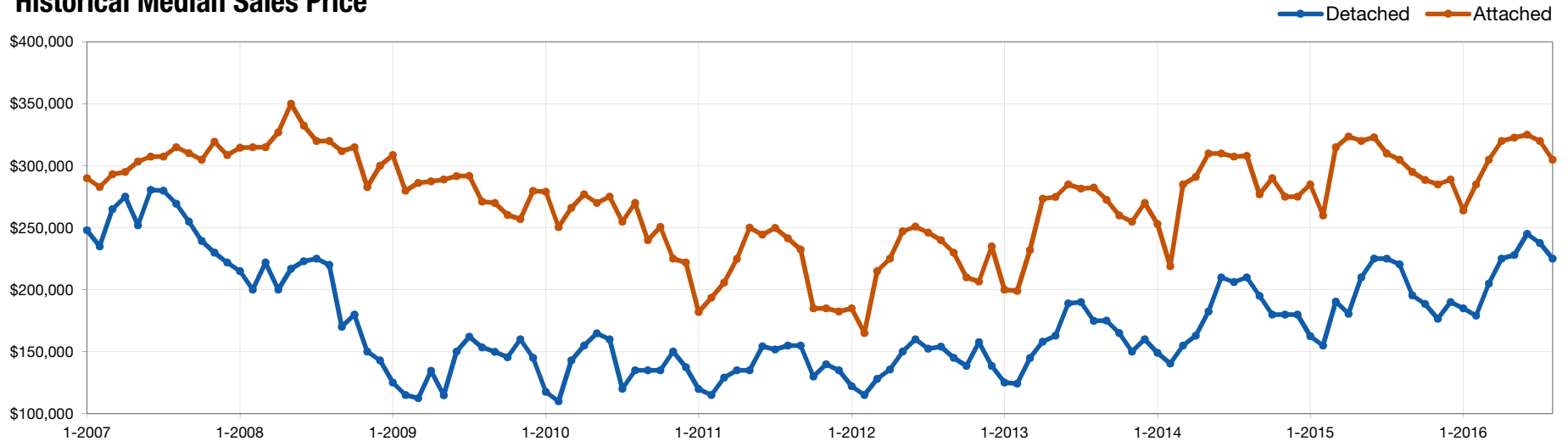


## August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2015	\$195,500	+ 0.3%	\$295,000	+ 6.5%
Oct-2015	\$188,500	+ 4.7%	\$288,500	- 0.5%
Nov-2015	\$176,500	- 1.9%	\$285,000	+ 3.6%
Dec-2015	\$190,000	+ 5.6%	\$288,950	+ 5.1%
Jan-2016	\$184,950	+ 13.8%	\$264,000	- 7.4%
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%	\$320,000	- 1.1%
May-2016	\$228,000	+ 8.6%	\$322,750	+ 0.9%
Jun-2016	\$245,000	+ 8.9%	\$325,000	+ 0.6%
Jul-2016	\$237,745	+ 5.7%	\$320,000	+ 3.2%
Aug-2016	\$225,000	+ 2.1%	\$305,000	0.0%
Median	\$210,000	+ 8.2%	\$305,000	+ 0.7%

## Historical Median Sales Price

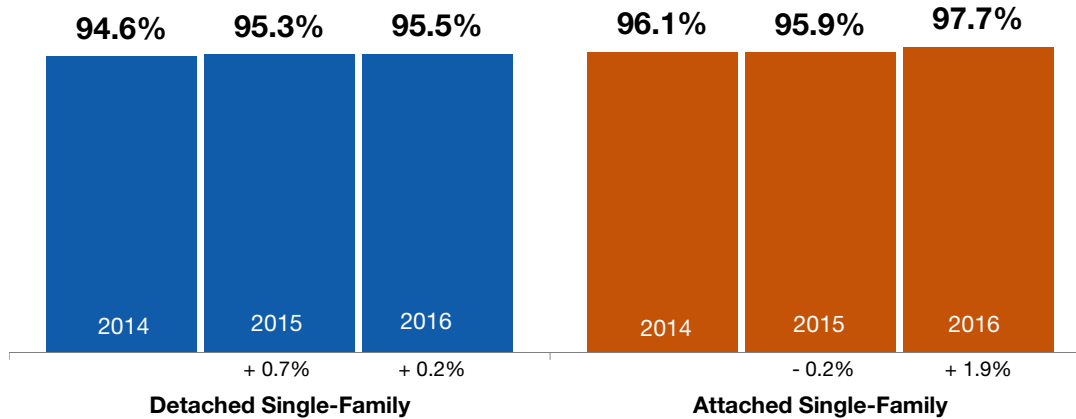


# Percent of Original List Price Received

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.

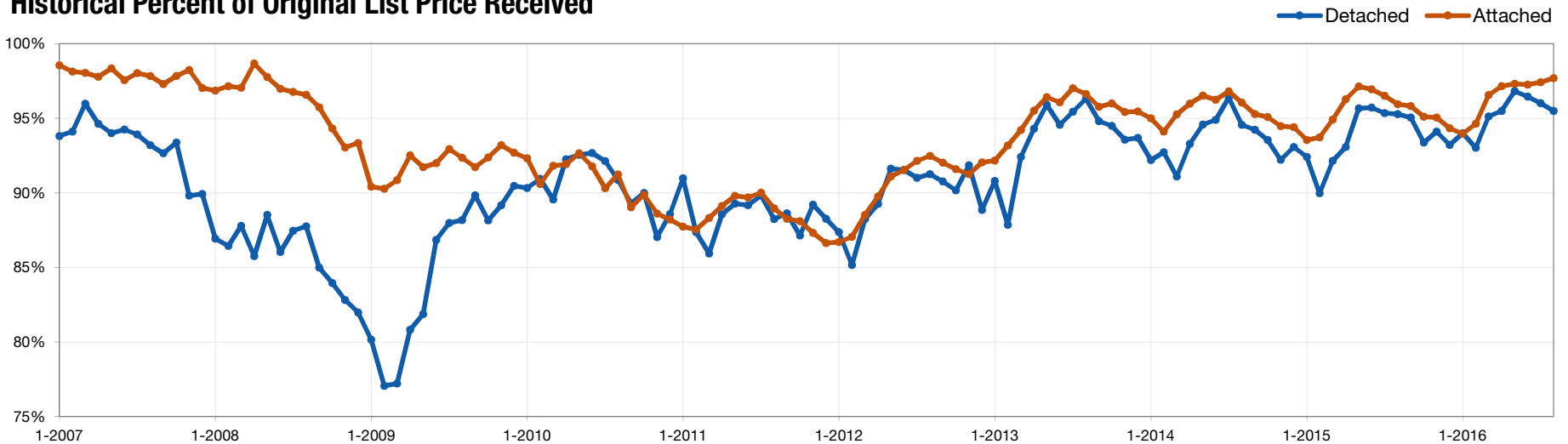


## August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2015	95.1%	+ 1.0%	95.8%	+ 0.5%
Oct-2015	93.4%	- 0.1%	95.1%	0.0%
Nov-2015	94.1%	+ 2.1%	95.0%	+ 0.5%
Dec-2015	93.2%	+ 0.1%	94.3%	- 0.1%
Jan-2016	94.0%	+ 1.7%	94.0%	+ 0.4%
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	96.8%	+ 1.1%	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%	97.7%	+ 1.9%
Average	95.0%	+ 1.3%	96.4%	+ 0.7%

## Historical Percent of Original List Price Received

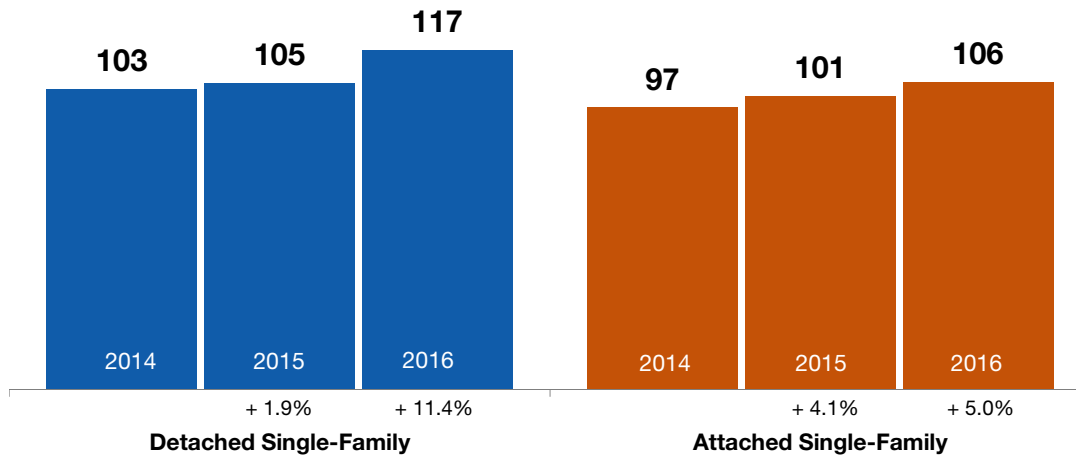


# Housing Affordability Index

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.

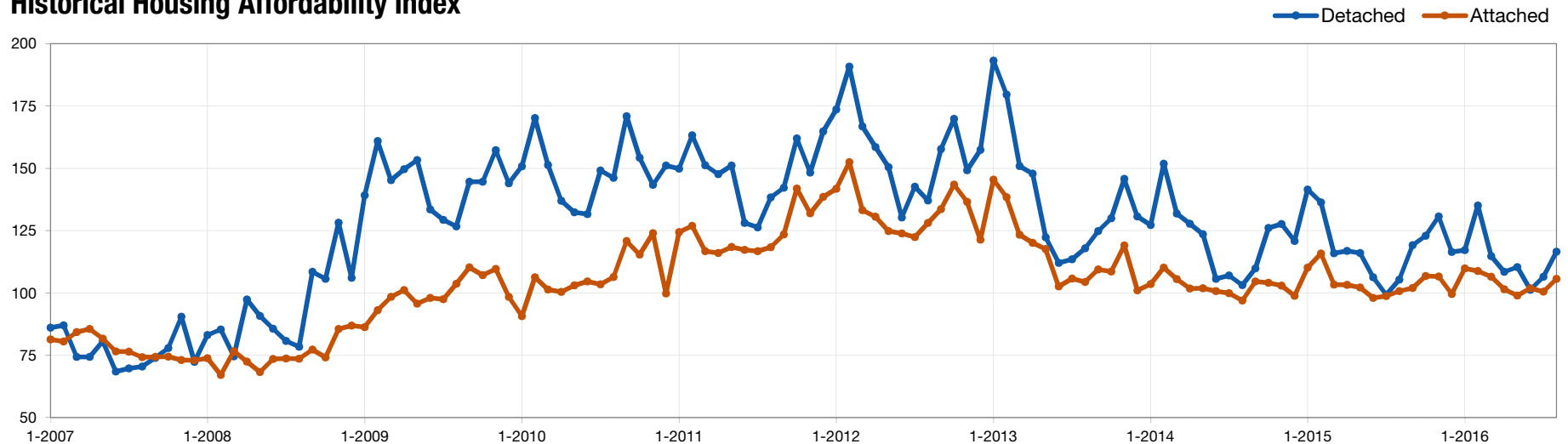


## August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2015	119	+ 8.2%	102	- 2.9%
Oct-2015	123	- 2.4%	107	+ 2.9%
Nov-2015	131	+ 2.3%	107	+ 3.9%
Dec-2015	116	- 4.1%	100	+ 1.0%
Jan-2016	117	- 17.6%	110	0.0%
Feb-2016	135	- 0.7%	109	- 6.0%
Mar-2016	115	- 0.9%	106	+ 2.9%
Apr-2016	108	- 7.7%	101	- 1.9%
May-2016	110	- 5.2%	99	- 2.9%
Jun-2016	101	- 4.7%	102	+ 4.1%
Jul-2016	106	+ 7.1%	101	+ 2.0%
Aug-2016	117	+ 11.4%	106	+ 5.0%
Average	117	- 1.2%	104	+ 0.7%

## Historical Housing Affordability Index



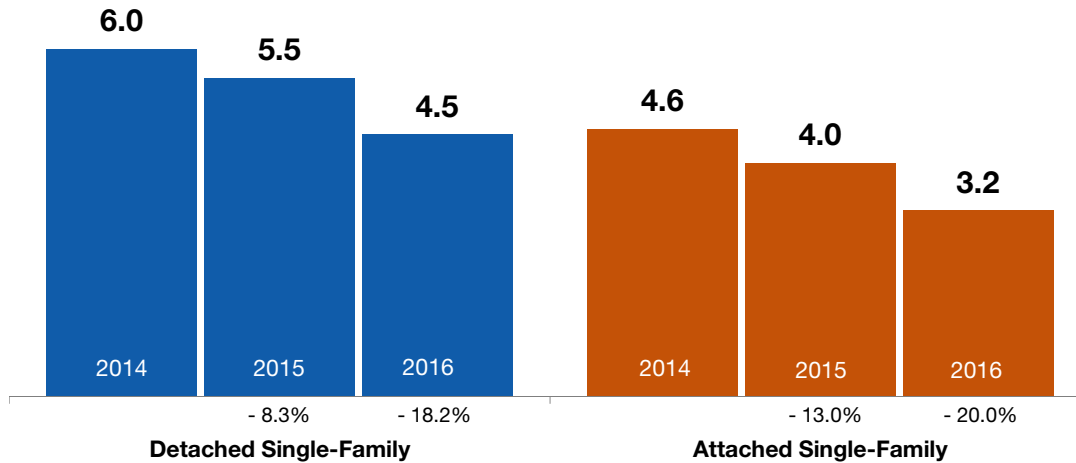


# Months Supply of Inventory

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.



## August



Data for the month of...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Sep-2015	5.4	- 10.0%	4.1	- 14.6%
Oct-2015	5.4	- 10.0%	3.8	- 17.4%
Nov-2015	5.0	- 13.8%	3.4	- 19.0%
Dec-2015	4.4	- 13.7%	2.8	- 22.2%
Jan-2016	4.3	- 14.0%	2.9	- 19.4%
Feb-2016	4.4	- 10.2%	3.0	- 18.9%
Mar-2016	4.3	- 12.2%	3.2	- 20.0%
Apr-2016	4.4	- 13.7%	3.2	- 22.0%
May-2016	4.5	- 15.1%	3.3	- 21.4%
Jun-2016	4.7	- 13.0%	3.3	- 21.4%
Jul-2016	4.8	- 12.7%	3.4	- 17.1%
Aug-2016	4.5	- 18.2%	3.2	- 20.0%
Average	4.7	- 12.7%	3.3	- 19.8%

## Historical Months Supply of Inventory

