

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 24, 2016

Data current as of October 3, 2016

An increase in builder confidence could indicate an increase in construction starts in the near future, which would be great news in a time of continued supply constriction. As rents and sales prices throughout the country continue to rise, adding purchasable housing to the market mix over more rentals would help alleviate the inadequate inventory situation and potentially ease affordability for prospective buyers.

SINGLE-FAMILY DETACHED

For the week ending September 24:

- New Listings increased 9.0% to 459
- Under Contract Sales increased 19.1% to 237
- Inventory decreased 11.2% to 4,336

For the month of August:

- Median Sales Price increased 2.1% to \$225,000
- Market Time decreased 9.2% to 79
- Pct of List Price Rec'd increased 0.3% to 95.6%
- Months Supply decreased 14.5% to 4.7

SINGLE-FAMILY ATTACHED

For the week ending September 24:

- New Listings increased 23.5% to 656
- Under Contract Sales increased 22.6% to 331
- Inventory decreased 12.9% to 4,995

For the month of August:

- Median Sales Price remained flat at \$305,000
- Market Time decreased 6.2% to 61
- Pct of List Price Rec'd increased 0.8% to 96.7%
- Months Supply decreased 17.5% to 3.3

Quick Facts

+ 9.0%	+ 23.5%	+ 19.1%	+ 22.6%	- 11.2%	- 12.9%
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

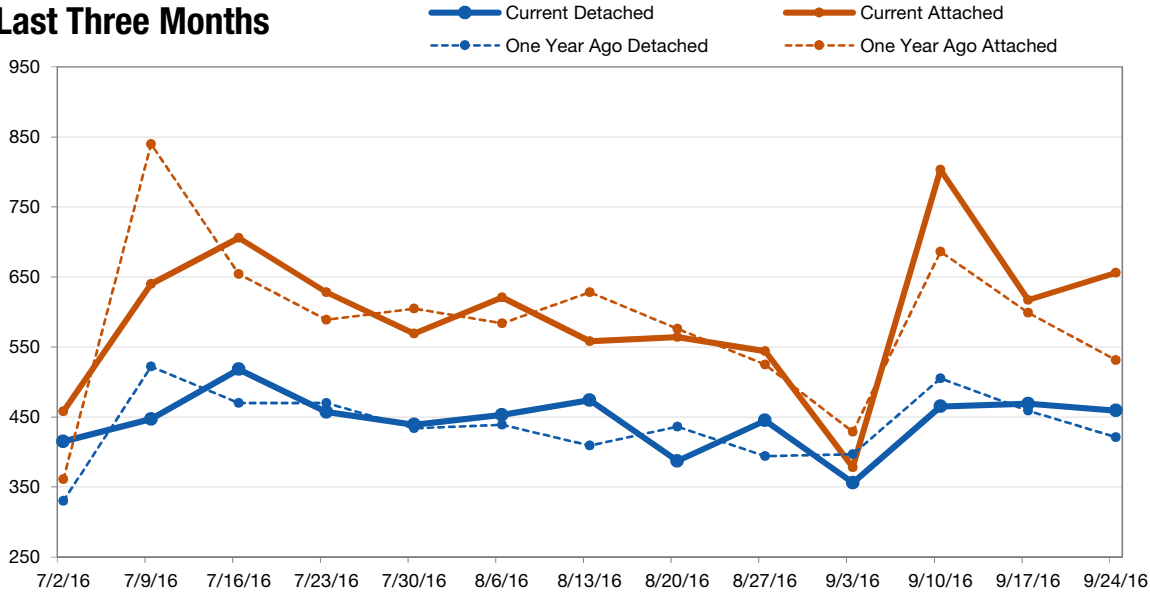
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New Listings

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
7/2/2016	415	+ 25.8%	458	+ 26.9%
7/9/2016	447	- 14.4%	640	- 23.8%
7/16/2016	518	+ 10.2%	706	+ 8.0%
7/23/2016	457	- 2.8%	628	+ 6.6%
7/30/2016	439	+ 1.2%	569	- 6.0%
8/6/2016	453	+ 3.2%	621	+ 6.3%
8/13/2016	474	+ 15.9%	558	- 11.1%
8/20/2016	387	- 11.2%	564	- 2.1%
8/27/2016	445	+ 12.9%	544	+ 3.6%
9/3/2016	356	- 10.3%	378	- 11.9%
9/10/2016	465	- 7.9%	803	+ 17.1%
9/17/2016	469	+ 2.2%	617	+ 3.0%
9/24/2016	459	+ 9.0%	656	+ 23.5%
3-Month Avg.	445	+ 1.7%	596	+ 1.8%

Historical New Listing Activity

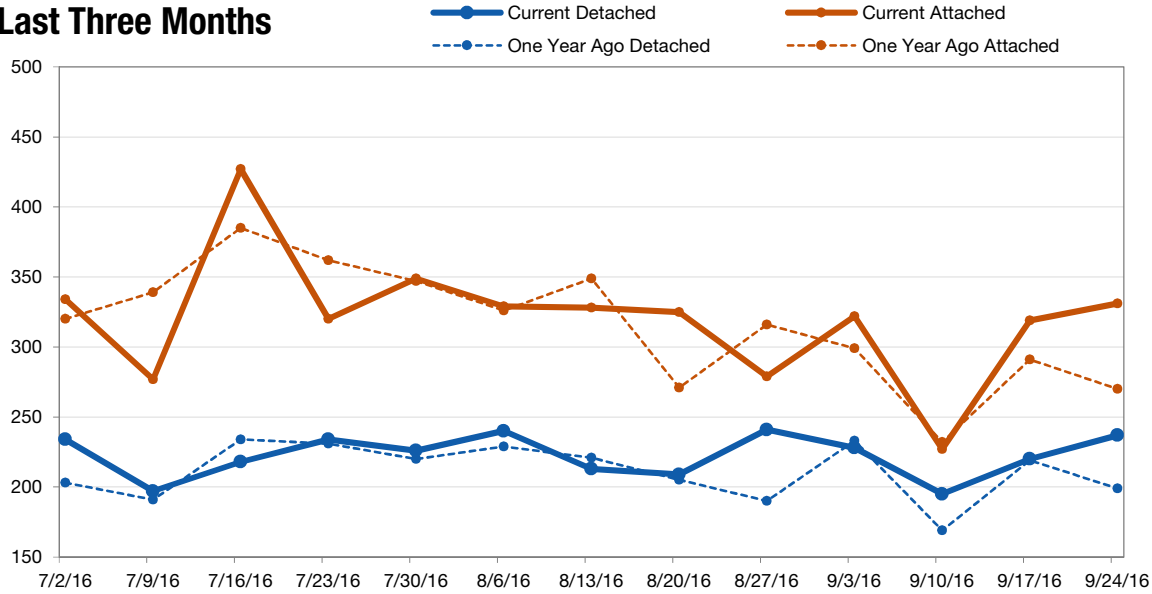


Under Contract

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

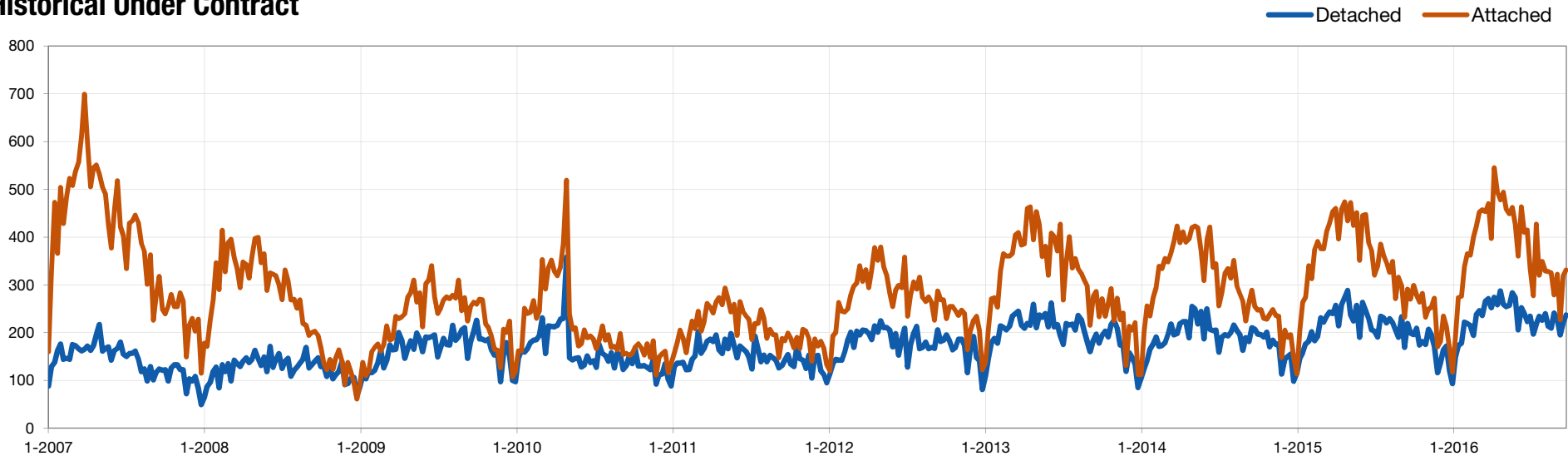


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/2/2016	234	+ 15.3%	334	+ 4.4%
7/9/2016	197	+ 3.1%	277	- 18.3%
7/16/2016	218	- 6.8%	427	+ 10.9%
7/23/2016	234	+ 1.3%	320	- 11.6%
7/30/2016	226	+ 2.7%	349	+ 0.6%
8/6/2016	240	+ 4.8%	329	+ 0.9%
8/13/2016	213	- 3.6%	328	- 6.0%
8/20/2016	209	+ 2.0%	325	+ 19.9%
8/27/2016	241	+ 26.8%	279	- 11.7%
9/3/2016	228	- 2.1%	322	+ 7.7%
9/10/2016	195	+ 15.4%	227	- 2.2%
9/17/2016	220	+ 0.5%	319	+ 9.6%
9/24/2016	237	+ 19.1%	331	+ 22.6%
3-Month Avg.	222	+ 5.4%	321	+ 1.5%

Historical Under Contract

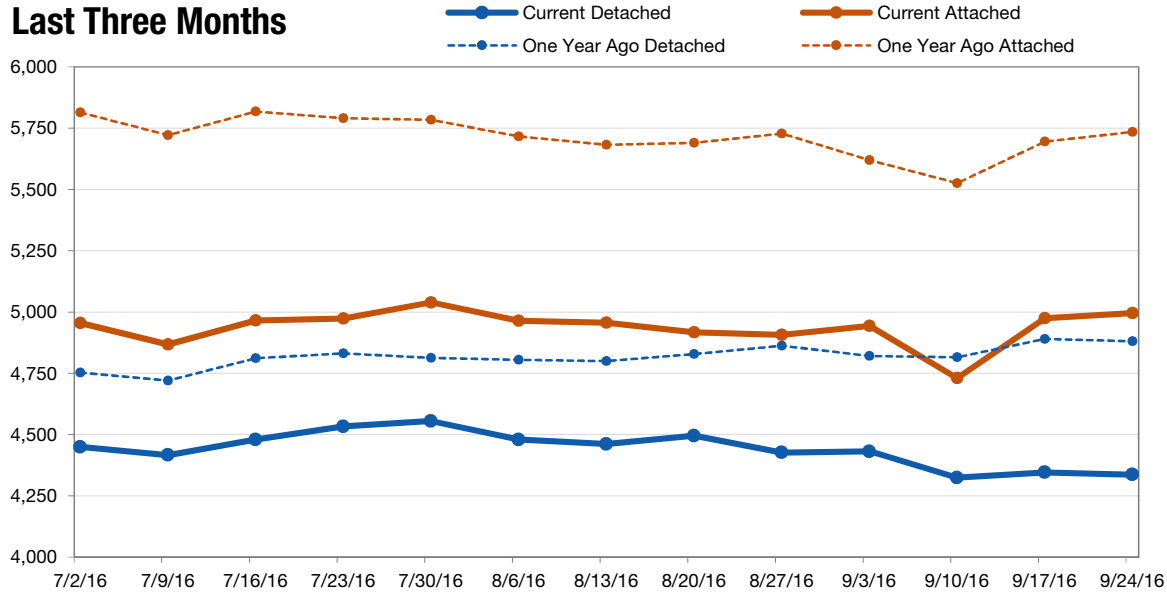


Inventory of Homes for Sale

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

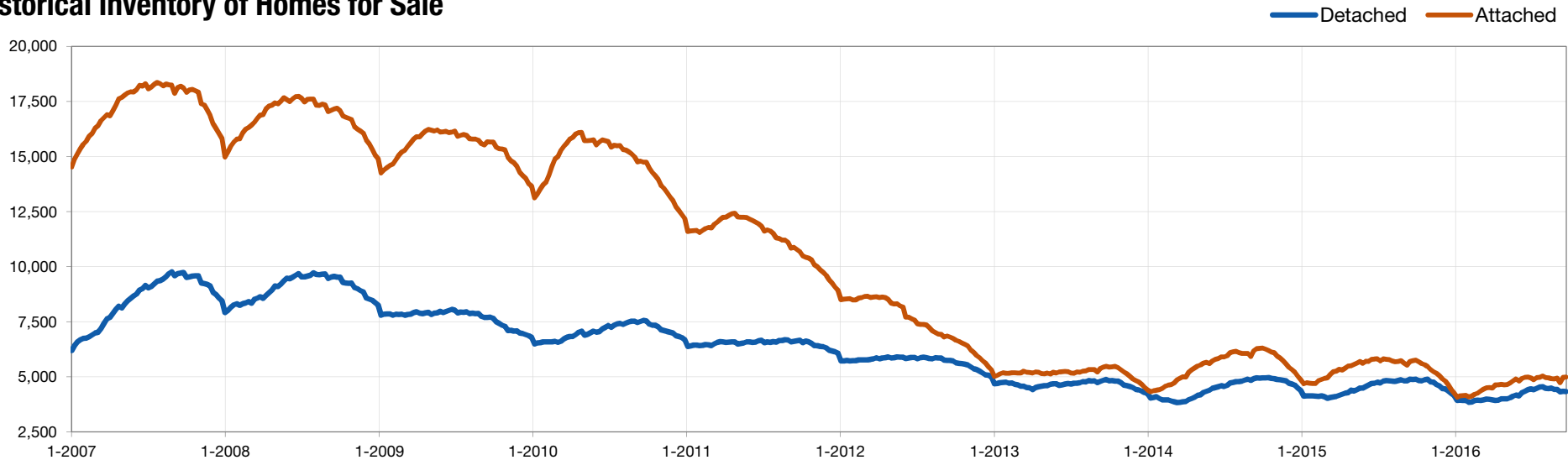


Last Three Months



Data for the Week Ending...	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
7/2/2016	4,449	- 6.4%	4,955	- 14.8%
7/9/2016	4,416	- 6.4%	4,867	- 14.9%
7/16/2016	4,479	- 6.9%	4,966	- 14.6%
7/23/2016	4,533	- 6.2%	4,973	- 14.1%
7/30/2016	4,555	- 5.4%	5,039	- 12.9%
8/6/2016	4,479	- 6.8%	4,964	- 13.2%
8/13/2016	4,461	- 7.0%	4,956	- 12.8%
8/20/2016	4,495	- 6.9%	4,917	- 13.6%
8/27/2016	4,426	- 9.0%	4,907	- 14.3%
9/3/2016	4,431	- 8.1%	4,943	- 12.0%
9/10/2016	4,324	- 10.2%	4,730	- 14.4%
9/17/2016	4,345	- 11.1%	4,974	- 12.7%
9/24/2016	4,336	- 11.2%	4,995	- 12.9%
3-Month Avg.	4,441	- 7.8%	4,937	- 13.6%

Historical Inventory of Homes for Sale

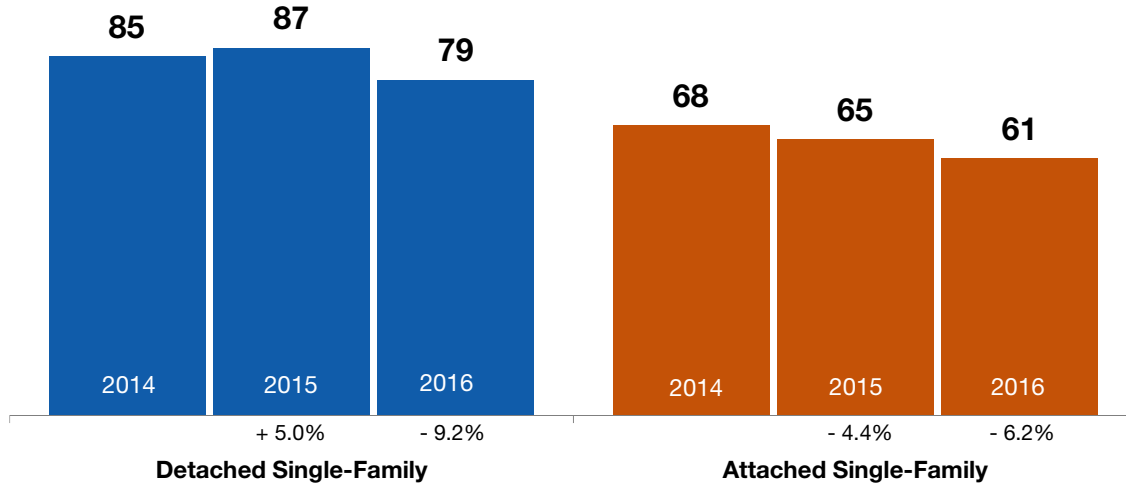


Market Time

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

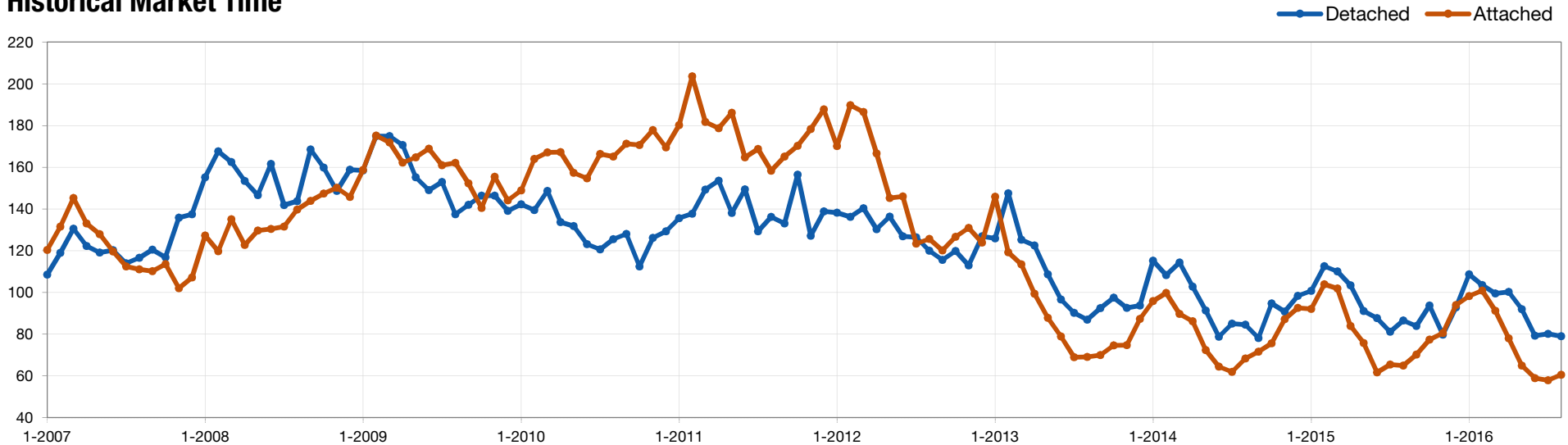


August



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	109	+ 7.9%	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	79	- 9.2%	61	- 6.2%
Average	90	- 3.8%	74	- 5.3%

Historical Market Time

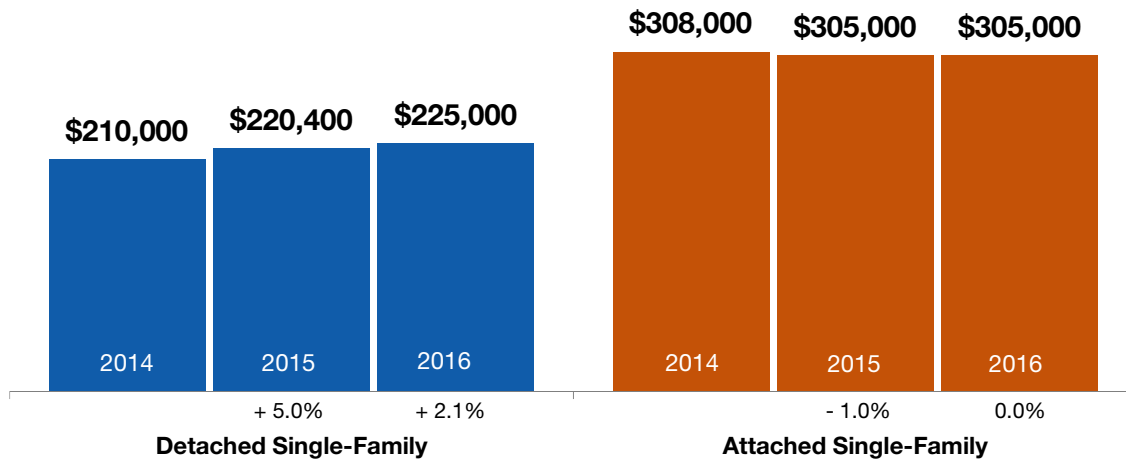


Median Sales Price

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

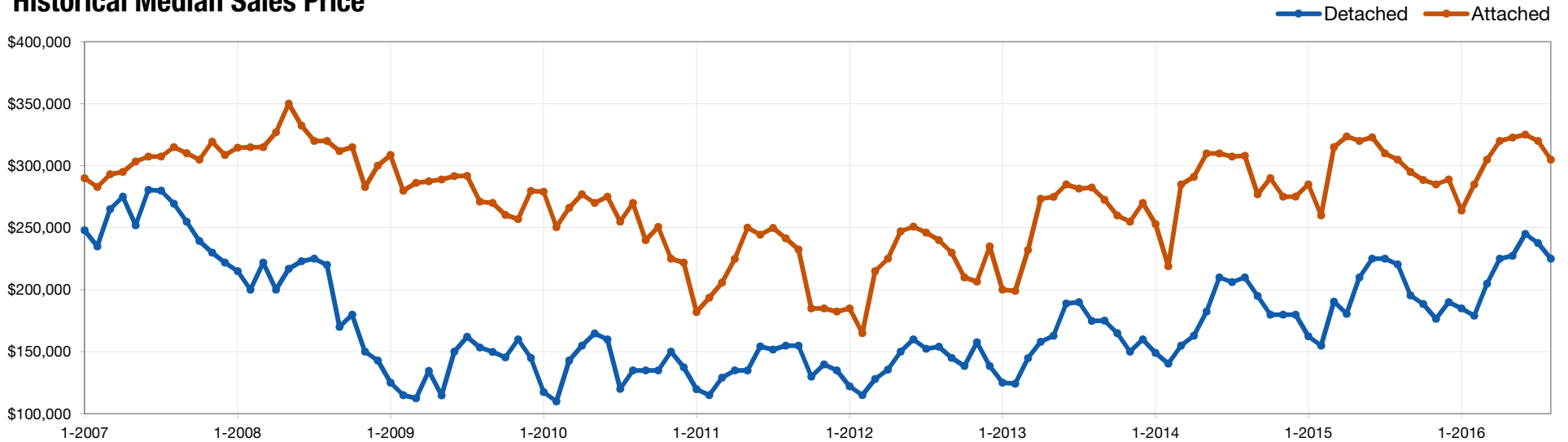


August



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	\$184,900	+ 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	\$227,500	+ 8.3%	\$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

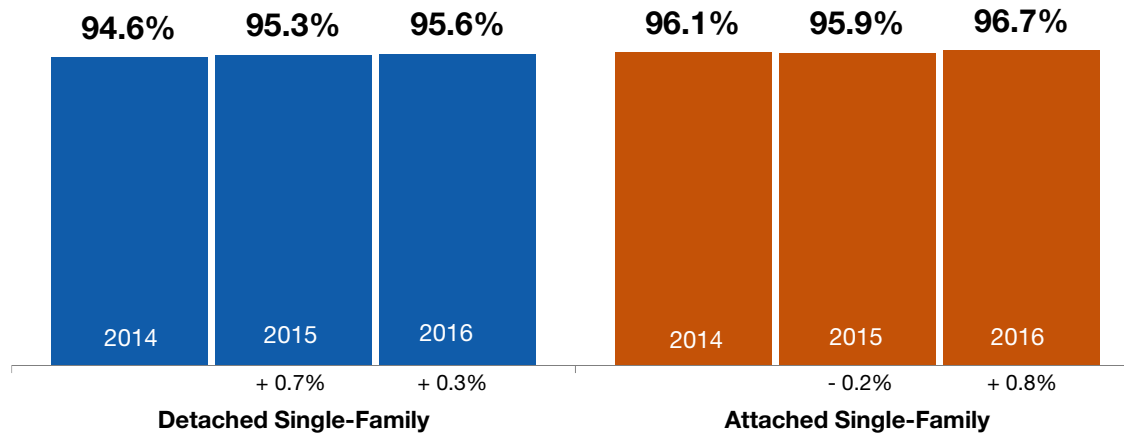


Percent of Original List Price Received

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.

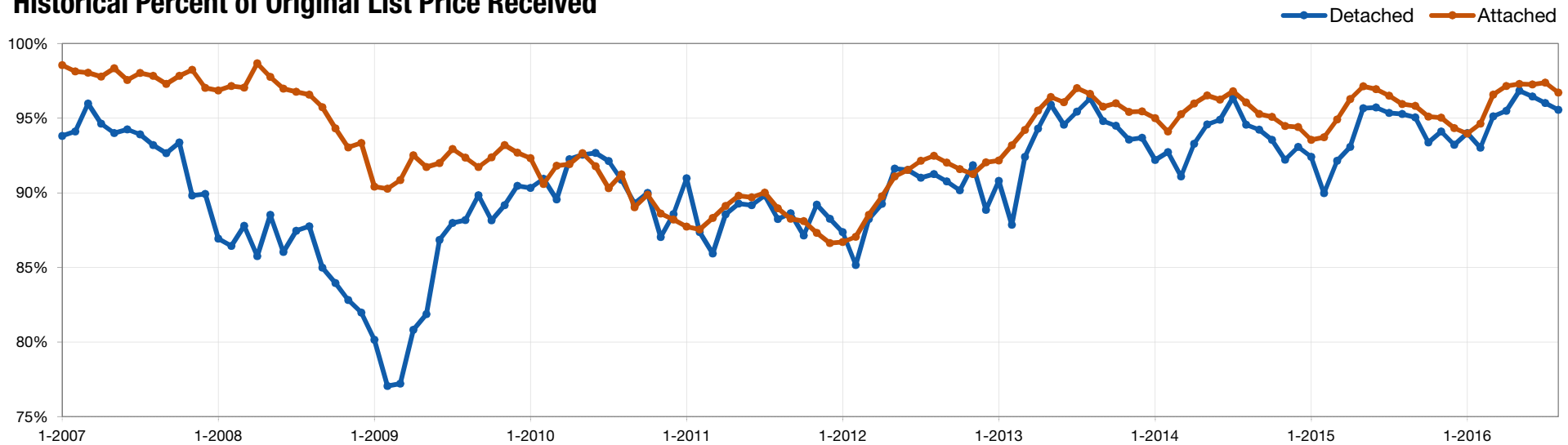


August



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	95.6%	+ 0.3%	96.7%	+ 0.8%
Average	95.0%	+ 1.3%	96.3%	+ 0.6%

Historical Percent of Original List Price Received

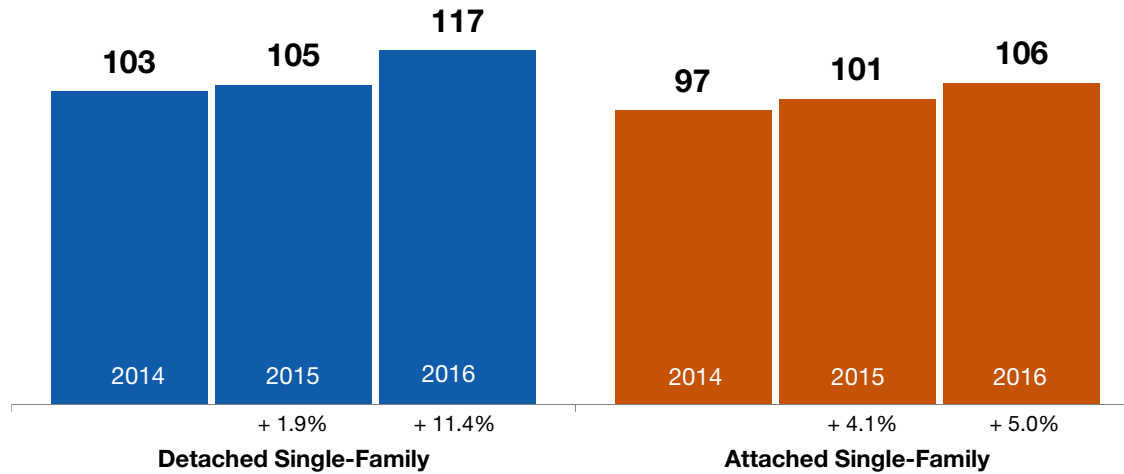


Housing Affordability Index

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.

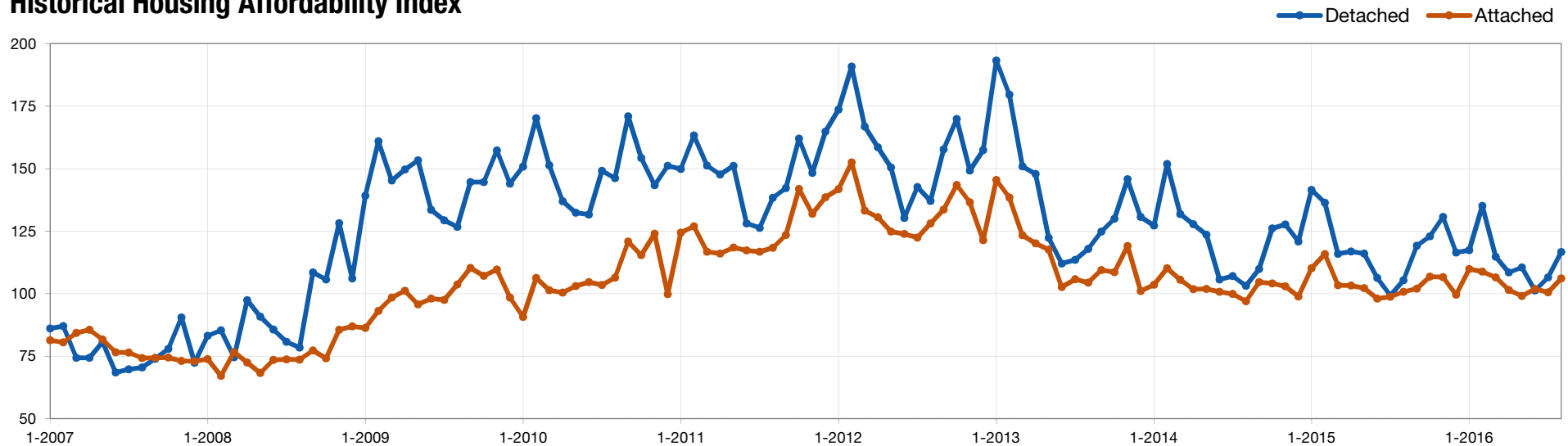


August



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%	107	+ 3.9%
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	107	+ 8.1%	100	+ 1.0%
Aug-2016	117	+ 11.4%	106	+ 5.0%
Average	117	- 1.1%	104	+ 0.7%

Historical Housing Affordability Index

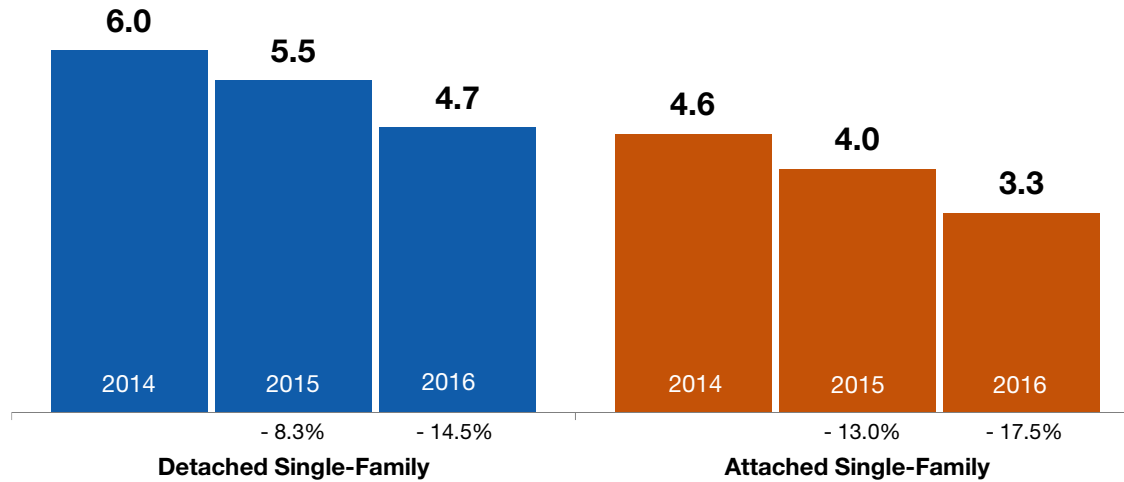


Months Supply of Inventory

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	5.5	- 8.3%	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	4.8	- 11.1%	3.3	- 21.4%
Jul-2016	4.9	- 10.9%	3.4	- 17.1%
Aug-2016	4.7	- 14.5%	3.3	- 17.5%
Average	4.7	- 12.0%	3.3	- 19.5%

Historical Months Supply of Inventory

