

MLS Area: Highland Park



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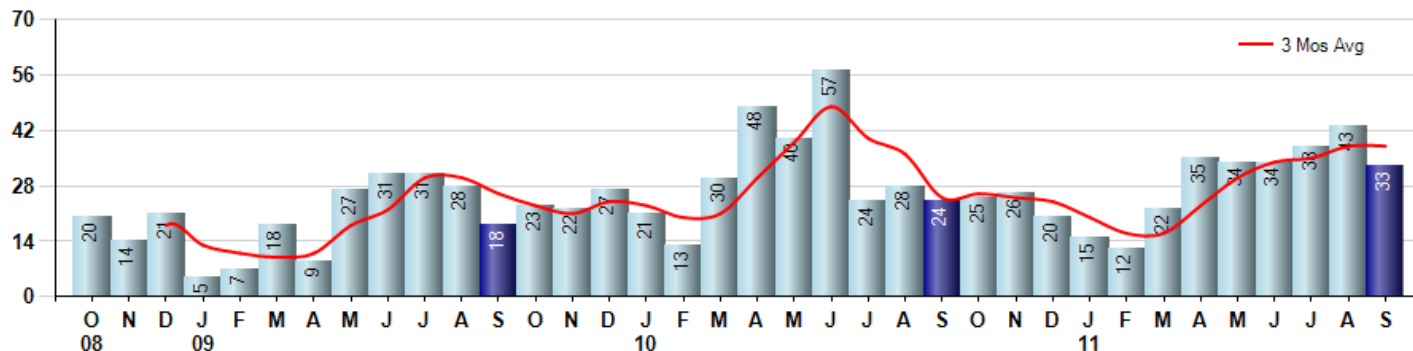
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$550,000	↓		↔				
Average List Price of all Current Listings	\$855,982	↓		↓				
September Median Sales Price	\$440,000	↓	↔	↓	↑	\$431,000	↔	↑
September Average Sales Price	\$444,569	↓	↓	↓	↓	\$506,244	↓	↓
Total Properties Currently for Sale (Inventory)	364	↓		↓				
September Number of Properties Sold	33	↓		↑		266	↓	
September Average Days on Market (Solds)	118	↓	↓	↑	↓	127	↓	↓
September Month's Supply of Inventory	11.0	↑	↑	↓	↓	15.4	↓	↓
September Sale Price vs List Price Ratio	83.2%	↓	↓	↓	↑	83.5%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

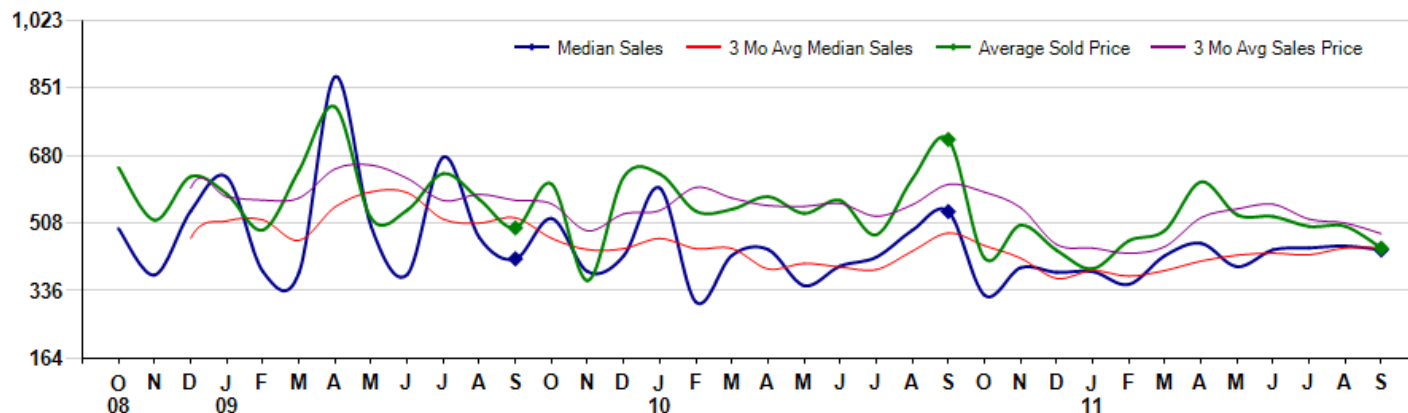
September Property sales were 33, up 37.5% from 24 in September of 2010 and -23.3% lower than the 43 sales last month. September 2011 sales were at their highest level compared to September of 2010 and 2009. September YTD sales of 266 are running -6.7% behind last year's year-to-date sales of 285.



Prices

The Median Sales Price in September was \$440,000, down -18.1% from \$537,500 in September of 2010 and down -2.2% from \$450,000 last month. The Average Sales Price in September was \$444,569, down -38.3% from \$720,615 in September of 2010 and down -11.1% from \$499,817 last month. September 2011 ASP was at the lowest level compared to September of 2010 and 2009.

Median means Middle (the same # of properties sold above and below Median) (000's)



Based on information from Midwest Real Estate Data LLC for the period 10/1/2008 through 9/30/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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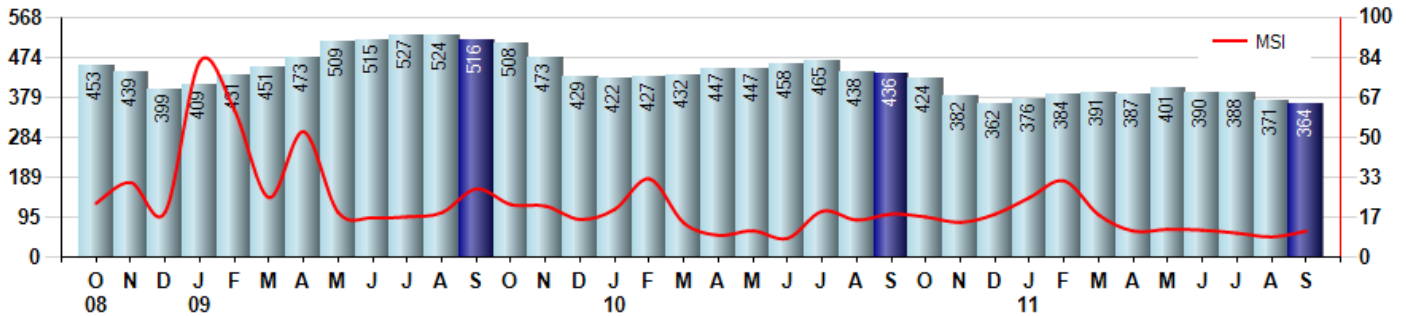
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Inventory & MSI

The Total Inventory of Properties available for sale as of September was 364, down -1.9% from 371 last month and down -16.5% from 436 in September of last year. September 2011 Inventory was at the lowest level compared to September of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2011 MSI of 11.0 months was at its lowest level compared with September of 2010 and 2009.

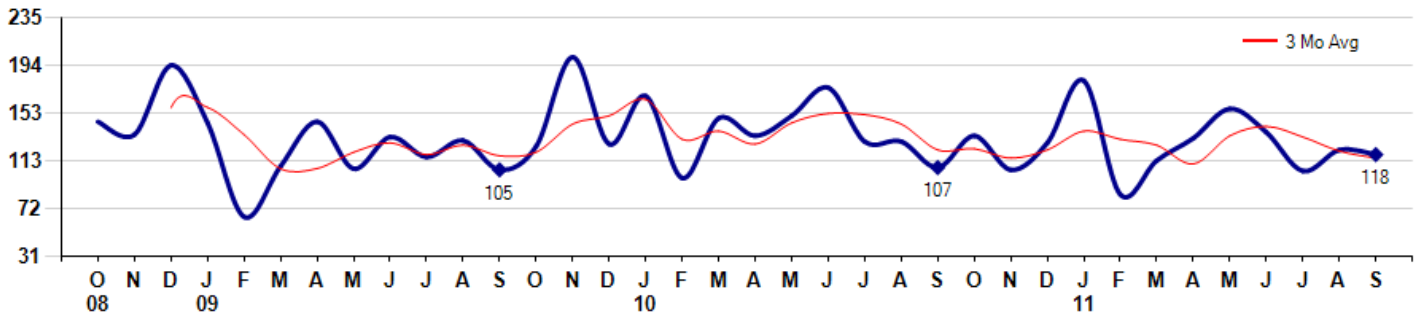
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



Market Time

The average Days On Market (DOM) shows how many days the average Property is on the Market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for September was 118, down -3.3% from 122 days last month and up 10.3% from 107 days in September of last year. The September 2011 DOM was at its highest level compared with September of 2010 and 2009.

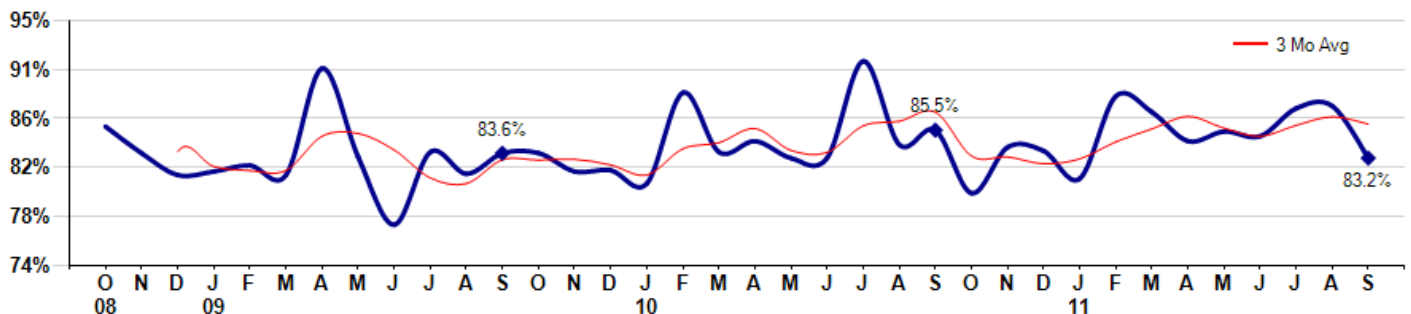
Average Days on Market (Listing to Contract) for properties sold during the month



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The September 2011 Selling Price vs Original List Price of 83.2% was down from 87.5% last month and down from 85.5% in September of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



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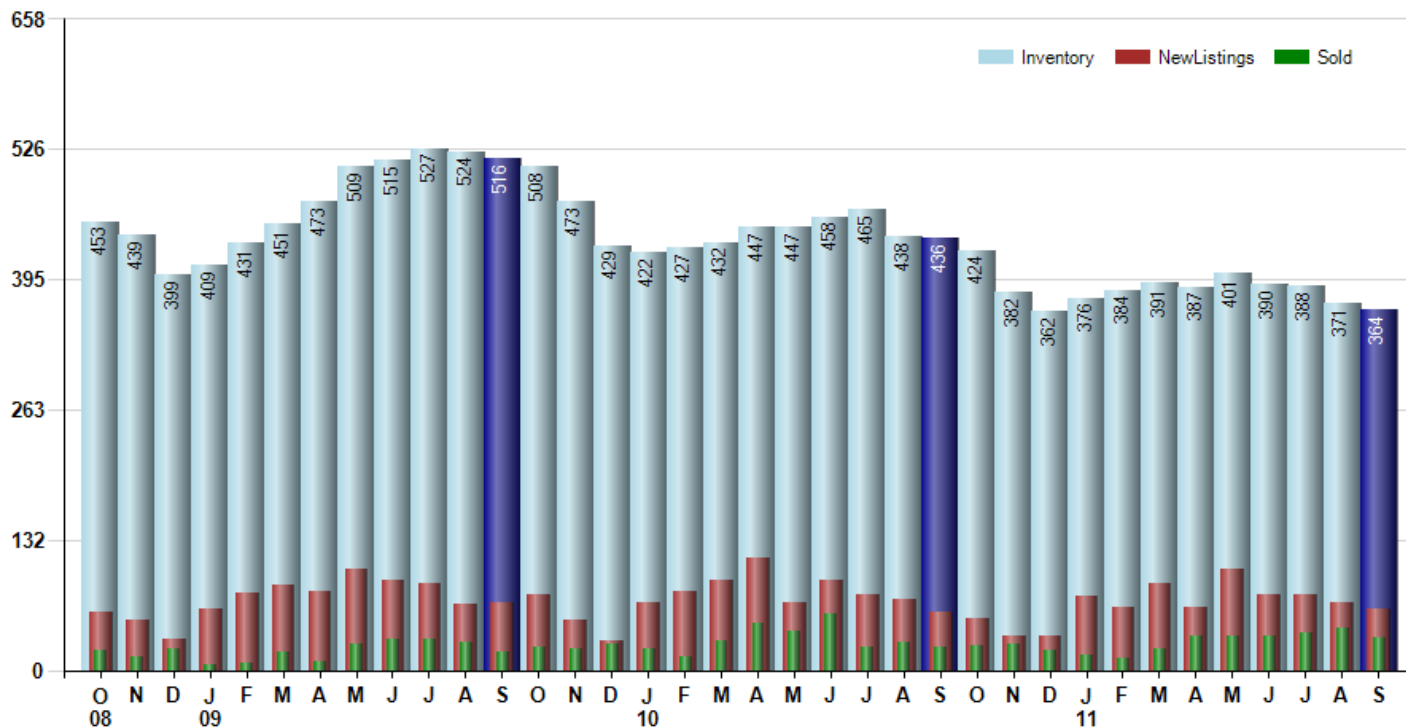
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Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in September 2011 was 62, down -10.1% from 69 last month and up 5.1% from 59 in September of last year.



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MARKET ACTION REPORT

September 2011

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	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Homes Sold	20	14	21	5	7	18	9	27	31	31	28	18	23	22	27	21	13	30	48	40	57	24	28	24	25	26	20	15	12	22	35	34	34	38	43	33
3 Mo. Roll Avg			18	13	11	10	11	18	22	30	30	26	23	21	24	23	20	21	30	39	48	40	36	25	26	25	24	20	16	16	23	30	34	35	38	38

	(000's) O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Median Sale Price	494	377	539	625	385	383	880	500	378	676	471	418	520	385	425	598	308	426	441	349	399	422	490	538	325	395	383	385	353	426	457	398	441	445	450	440
3 Mo. Roll Avg			470	514	516	464	549	588	586	518	508	522	470	441	443	469	443	444	392	406	397	390	437	483	451	419	368	388	374	388	412	427	432	428	445	445

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Inventory	453	439	399	409	431	451	473	509	515	527	524	516	508	473	429	422	427	432	447	447	458	465	438	436	424	382	362	376	384	391	387	401	390	388	371	364
MSI	23	31	19	82	62	25	53	19	17	17	19	29	22	22	16	20	33	14	9	11	8	19	16	18	17	15	18	25	32	18	11	12	11	10	9	11

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Days On Market	146	135	194	145	65	108	146	106	133	116	130	105	125	201	127	168	98	149	134	151	175	129	129	107	134	105	128	181	84	113	132	157	137	104	122	118
3 Mo. Roll Avg			158	158	135	106	106	120	128	118	126	117	120	144	151	165	131	138	127	145	153	152	144	122	123	115	122	138	131	126	110	134	142	133	121	115

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Price per Sq Ft	237	190	283	214	205	254	278	268	213	215	206	180	184	173	193	194	224	189	198	175	171	202	187	210	159	158	158	157	180	169	189	178	185	181	159	166
3 Mo. Roll Avg			237	229	234	224	246	267	253	232	211	200	190	179	183	187	204	202	204	187	181	183	187	200	185	176	158	158	165	169	179	179	184	181	175	169

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Sale to List Price	0.858	0.836	0.818	0.821	0.826	0.818	0.906	0.833	0.777	0.837	0.819	0.836	0.836	0.821	0.822	0.811	0.886	0.837	0.846	0.832	0.832	0.912	0.843	0.855	0.803	0.841	0.838	0.815	0.883	0.870	0.846	0.854	0.850	0.873	0.875	0.832
3 Mo. Roll Avg			0.837	0.825	0.822	0.822	0.850	0.852	0.839	0.816	0.811	0.831	0.830	0.831	0.826	0.818	0.840	0.845	0.856	0.838	0.837	0.859	0.862	0.870	0.834	0.833	0.827	0.831	0.845	0.856	0.866	0.857	0.850	0.859	0.866	0.860

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
New Listings	59	51	31	62	78	86	79	102	91	88	66	68	76	50	29	69	80	91	113	69	91	77	71	59	53	35	34	75	64	88	63	102	77	76	69	62
Inventory	453	439	399	409	431	451	473	509	515	527	524	516	508	473	429	422	427	432	447	447	458	465	438	436	424	382	362	376	384	391	387	401	390	388	371	364
Sales	20	14	21	5	7	18	9	27	31	31	28	18	23	22	27	21	13	30	48	40	57	24	28	24	25	26	20	15	12	22	35	34	34	38	43	33

	(000's) O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Avg Sale Price	649	516	627	582	491	642	804	521	541	634	568	496	608	362	625	633	538	543	575	533	566	479	620	721	419	503	439	392	463	489	613	529	525	500	500	445
3 Mo. Roll Avg			597	575	566	572	646	656	622	565	581	566	557	488	532	540	599	572	552	551	558	526	555	606	587	548	454	445	432	448	522	544	556	518	508	481

