

MLS Area: Glenview Golf



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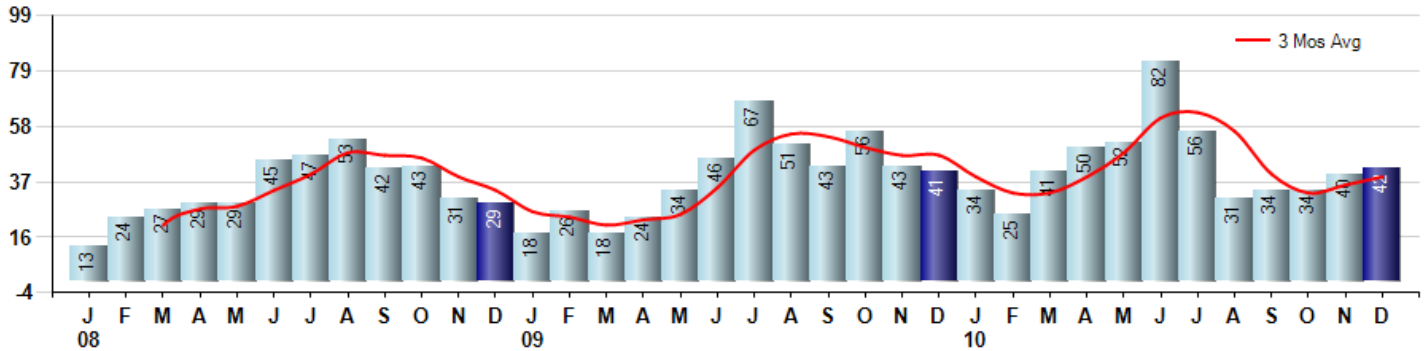
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

| Market Profile & Trends Overview | Month | Trending Versus*: | | | | YTD | Trending Versus*: | |
|-------------------------------------------------|-----------|-------------------|-----|-----|----|-----------|-------------------|-----------|
| | | LM | L3M | PYM | LY | | PriorYTD | PriorYear |
| Median List Price of all Current Listings | \$439,900 | ↓ | | ↓ | | | | |
| Average List Price of all Current Listings | \$554,077 | ↓ | | ↓ | | | | |
| December Median Sales Price | \$333,889 | ↓ | ↓ | ↓ | ↓ | \$400,000 | ↑ | ↑ |
| December Average Sales Price | \$473,242 | ↑ | ↔ | ↑ | ↔ | \$481,922 | ↑ | ↑ |
| Total Properties Currently for Sale (Inventory) | 484 | ↓ | | ↓ | | | | |
| December Number of Properties Sold | 42 | ↑ | | ↑ | | 521 | ↑ | |
| December Average Days on Market (Solds) | 93 | ↓ | ↓ | ↓ | ↓ | 118 | ↔ | ↔ |
| December Month's Supply of Inventory | 11.5 | ↓ | ↓ | ↓ | ↓ | 14.9 | ↓ | ↓ |
| December Sale Price vs List Price Ratio | 88.6% | ↑ | ↑ | ↑ | ↑ | 85.5% | ↑ | ↑ |

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

Property Sales

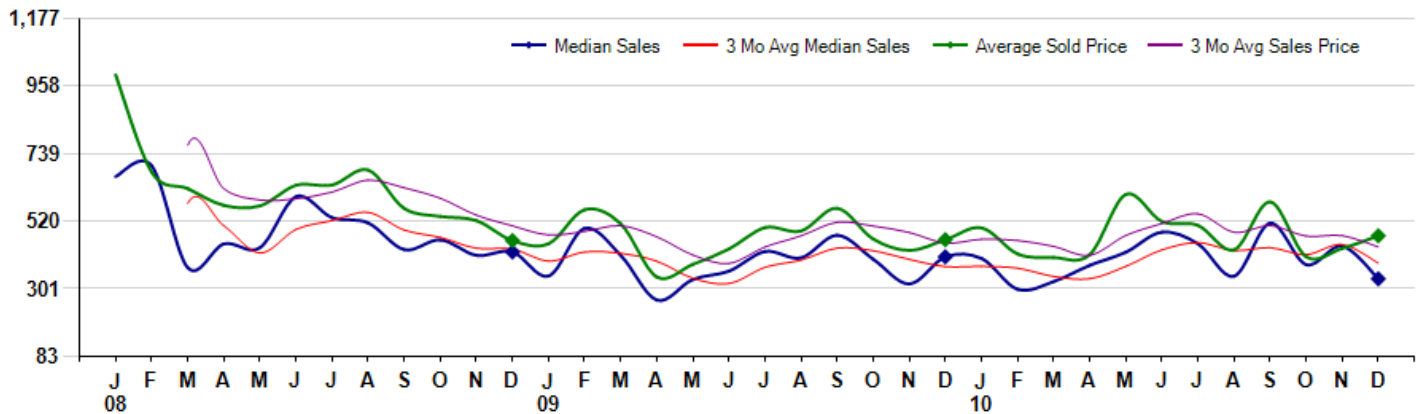
December Property sales were 42, up 2.4% from 41 in December of 2009 and 5.0% higher than the 40 sales last month. December 2010 sales were at their highest level compared to December of 2009 and 2008. December YTD sales of 521 are running 11.6% ahead of last year's year-to-date sales of 467.



Prices

The Median Sales Price in December was \$333,889, down -17.6% from \$405,000 in December of 2009 and down -24.1% from \$439,900 last month. The Average Sales Price in December was \$473,242, up 2.8% from \$460,473 in December of 2009 and up 9.4% from \$432,451 last month. December 2010 ASP was at highest level compared to December of 2009 and 2008.

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



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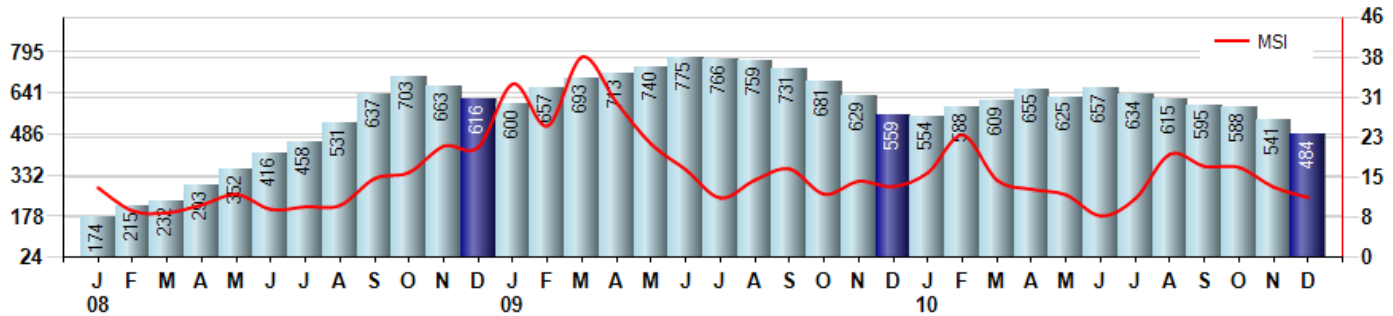
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 484, down -10.5% from 541 last month and down -13.4% from 559 in December of last year. December 2010 Inventory was at the lowest level compared to December of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2010 MSI of 11.5 months was at its lowest level compared with December of 2009 and 2008.

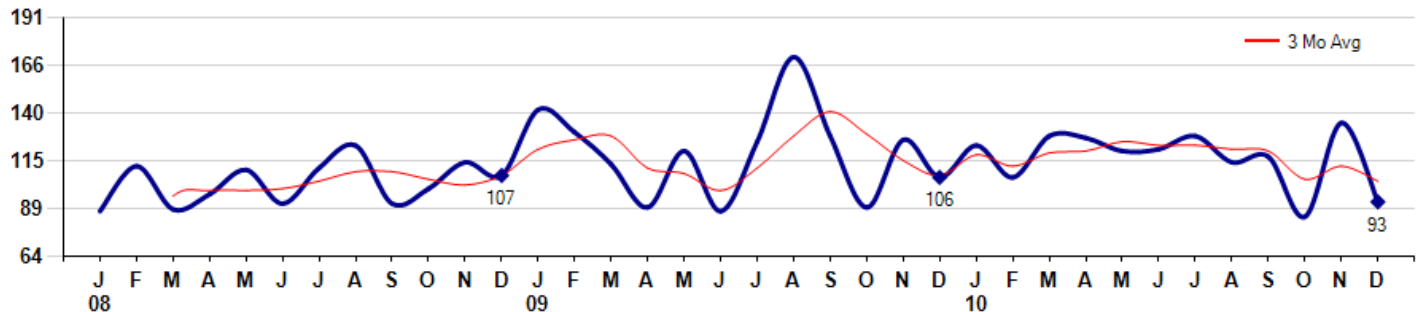
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 December was 93, down -31.1% from 135 days last month and down -12.3% from 106 days in December of last year. The December 2010 DOM was at its lowest level compared with December of 2009 and 2008.

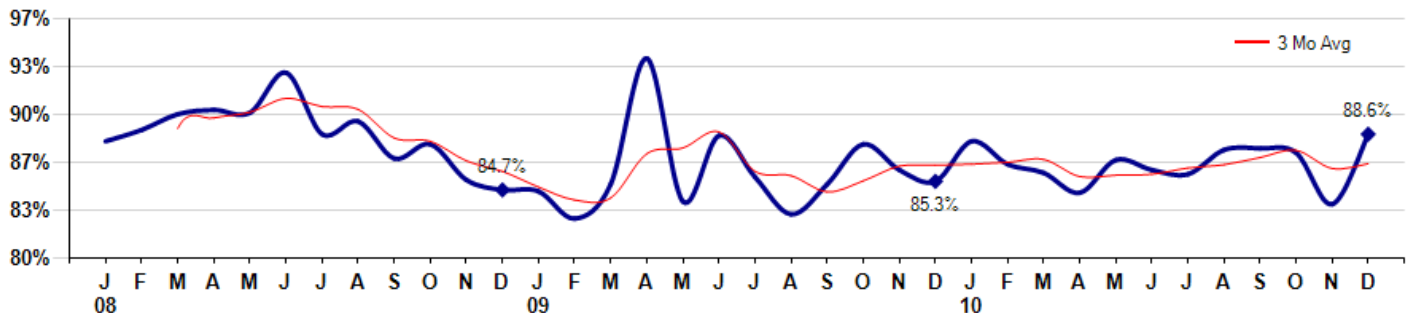
Average Days on Market (Listing to Contract) for properties sold during the month



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 December 2010 Selling Price vs Original List Price of 88.6% was up from 83.7% last month and up from 85.3% in December of last year.

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



Based on information from Midwest Real Estate Data LLC for the period 1/1/2008 through 12/31/2010. 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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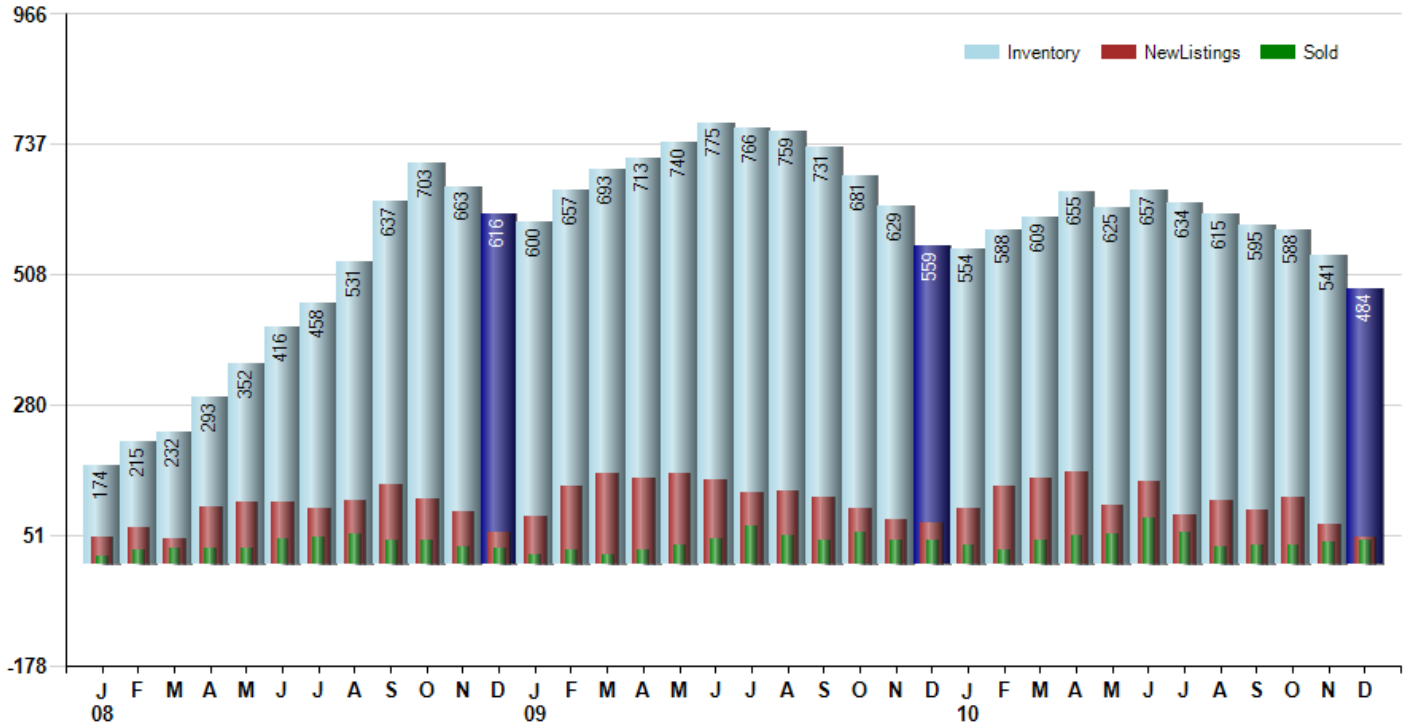
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Inventory / New Listings / Sales

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 December 2010 was 47, down -32.9% from 70 last month and down -35.6% from 73 in December of last year.



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MARKET ACTION REPORT

December 2010

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| | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|----------------|------|----|----|----|----|----|----|----|----|----|----|----|------|----|----|----|----|----|----|----|----|----|----|----|------|----|----|----|----|----|----|----|----|----|----|----|
| Homes Sold | 13 | 24 | 27 | 29 | 29 | 45 | 47 | 53 | 42 | 43 | 31 | 29 | 18 | 26 | 18 | 24 | 34 | 46 | 67 | 51 | 43 | 56 | 43 | 41 | 34 | 25 | 41 | 50 | 52 | 82 | 56 | 31 | 34 | 34 | 40 | 42 |
| 3 Mo. Roll Avg | | | 21 | 27 | 28 | 34 | 40 | 48 | 47 | 46 | 39 | 34 | 26 | 24 | 21 | 23 | 25 | 35 | 49 | 55 | 54 | 50 | 47 | 47 | 39 | 33 | 33 | 39 | 48 | 61 | 63 | 56 | 40 | 33 | 36 | 39 |

| (000's) | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|-------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Median Sale Price | 665 | 700 | 370 | 447 | 435 | 600 | 532 | 515 | 429 | 460 | 410 | 421 | 343 | 498 | 410 | 265 | 332 | 359 | 423 | 402 | 475 | 398 | 318 | 405 | 400 | 300 | 325 | 378 | 420 | 485 | 448 | 342 | 514 | 380 | 440 | 334 |
| 3 Mo. Roll Avg | | | 578 | 506 | 417 | 494 | 522 | 549 | 492 | 468 | 433 | 430 | 391 | 421 | 417 | 391 | 336 | 319 | 371 | 394 | 433 | 425 | 397 | 373 | 374 | 368 | 342 | 334 | 374 | 428 | 451 | 425 | 435 | 412 | 445 | 385 |

| | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|-----------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|
| Inventory | 174 | 215 | 232 | 293 | 352 | 416 | 458 | 531 | 637 | 703 | 663 | 616 | 600 | 657 | 693 | 713 | 740 | 775 | 766 | 759 | 731 | 681 | 629 | 554 | 588 | 609 | 655 | 625 | 657 | 634 | 615 | 595 | 588 | 541 | 484 | |
| MSI | 13 | 9 | 9 | 10 | 12 | 9 | 10 | 10 | 15 | 16 | 21 | 21 | 33 | 25 | 39 | 30 | 22 | 17 | 11 | 15 | 17 | 12 | 15 | 14 | 16 | 24 | 15 | 13 | 12 | 8 | 11 | 20 | 18 | 17 | 14 | 12 |

| | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|----------------|------|-----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Days On Market | 88 | 112 | 89 | 97 | 110 | 92 | 111 | 123 | 92 | 100 | 114 | 107 | 142 | 130 | 113 | 90 | 120 | 88 | 125 | 170 | 128 | 90 | 126 | 106 | 123 | 106 | 128 | 127 | 120 | 121 | 128 | 114 | 117 | 85 | 135 | |
| 3 Mo. Roll Avg | | | 96 | 99 | 99 | 100 | 104 | 109 | 109 | 105 | 102 | 107 | 121 | 126 | 128 | 111 | 108 | 99 | 111 | 128 | 141 | 129 | 115 | 107 | 118 | 112 | 119 | 120 | 125 | 123 | 123 | 121 | 120 | 105 | 112 | 104 |

| | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|-----------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Price per Sq Ft | 322 | 252 | 246 | 224 | 252 | 477 | 260 | 247 | 283 | 226 | 251 | 222 | 234 | 198 | 255 | 140 | 191 | 190 | 196 | 189 | 201 | 196 | 189 | 194 | 245 | 209 | 283 | 202 | 176 | 191 | 217 | 204 | 176 | 140 | 177 | |
| 3 Mo. Roll Avg | | | 273 | 241 | 241 | 318 | 330 | 328 | 263 | 252 | 253 | 233 | 236 | 218 | 229 | 198 | 195 | 174 | 192 | 192 | 195 | 195 | 195 | 193 | 209 | 216 | 246 | 231 | 220 | 190 | 195 | 204 | 199 | 173 | 173 | |

| | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|---|
| Sale to List Price | 0.881 | 0.889 | 0.900 | 0.903 | 0.901 | 0.929 | 0.886 | 0.895 | 0.869 | 0.879 | 0.854 | 0.847 | 0.846 | 0.827 | 0.851 | 0.939 | 0.839 | 0.885 | 0.856 | 0.830 | 0.851 | 0.879 | 0.861 | 0.853 | 0.881 | 0.865 | 0.859 | 0.845 | 0.868 | 0.861 | 0.858 | 0.875 | 0.876 | 0.873 | 0.837 | |
| 3 Mo. Roll Avg | | | 0.890 | 0.897 | 0.901 | 0.911 | 0.905 | 0.903 | 0.883 | 0.881 | 0.867 | 0.860 | 0.849 | 0.840 | 0.841 | 0.872 | 0.876 | 0.888 | 0.860 | 0.857 | 0.846 | 0.853 | 0.864 | 0.864 | 0.865 | 0.866 | 0.868 | 0.856 | 0.857 | 0.858 | 0.862 | 0.865 | 0.870 | 0.875 | 0.862 | |

| | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|--------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| New Listings | 47 | 63 | 46 | 100 | 109 | 108 | 98 | 111 | 139 | 115 | 92 | 56 | 84 | 137 | 159 | 150 | 160 | 148 | 126 | 128 | 118 | 98 | 79 | 73 | 97 | 136 | 151 | 161 | 104 | 145 | 87 | 112 | 94 | 118 | 70 | |
| Inventory | 174 | 215 | 232 | 293 | 352 | 416 | 458 | 531 | 637 | 703 | 663 | 616 | 600 | 657 | 693 | 713 | 740 | 775 | 766 | 759 | 731 | 681 | 629 | 554 | 588 | 609 | 655 | 625 | 657 | 634 | 615 | 595 | 588 | 541 | 484 | |
| Sales | 13 | 24 | 27 | 29 | 29 | 45 | 47 | 53 | 42 | 43 | 31 | 29 | 18 | 26 | 18 | 24 | 34 | 46 | 67 | 51 | 43 | 56 | 43 | 41 | 34 | 25 | 41 | 50 | 52 | 82 | 56 | 31 | 34 | 34 | 40 | |

| (000's) | J 08 | F | M | A | M | J | J | A | S | O | 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 |
|----------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Avg Sale Price | 995 | 679 | 626 | 572 | 570 | 637 | 637 | 686 | 562 | 536 | 523 | 458 | 448 | 558 | 512 | 340 | 381 | 430 | 500 | 489 | 563 | 463 | 426 | 460 | 499 | 414 | 403 | 412 | 607 | 520 | 507 | 428 | 583 | 406 | 432 | |
| 3 Mo. Roll Avg | | | 767 | 626 | 589 | 593 | 615 | 654 | 629 | 595 | 540 | 505 | 476 | 488 | 506 | 470 | 411 | 384 | 437 | 473 | 517 | 505 | 484 | 450 | 462 | 458 | 439 | 410 | 474 | 513 | 545 | 485 | 506 | 472 | 474 | |

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