

MLS Area: Glencoe



ART WILSON
 Broker, Realtor
 847-363-1599
 Art.Wilson@cbexchange.com



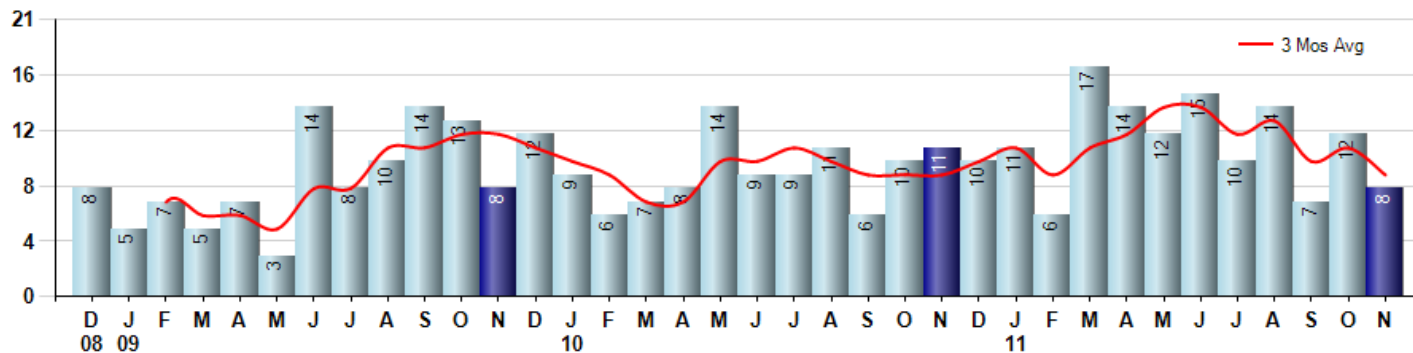
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,117,250	↔		↓				
Average List Price of all Current Listings	\$1,454,759	↓		↓				
November Median Sales Price	\$993,750	↑	↑	↑	↑	\$841,650	↑	↑
November Average Sales Price	\$1,301,563	↑	↑	↑	↑	\$1,052,581	↑	↑
Total Properties Currently for Sale (Inventory)	96	↓		↓				
November Number of Properties Sold	8	↓		↓		126	↑	
November Average Days on Market (Solds)	223	↑	↑	↑	↑	131	↑	↑
November Month's Supply of Inventory	12.0	↑	↓	↑	↓	10.9	↓	↓
November Sale Price vs List Price Ratio	87.6%	↑	↑	↑	↑	83.7%	↑	↑

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

Property Sales

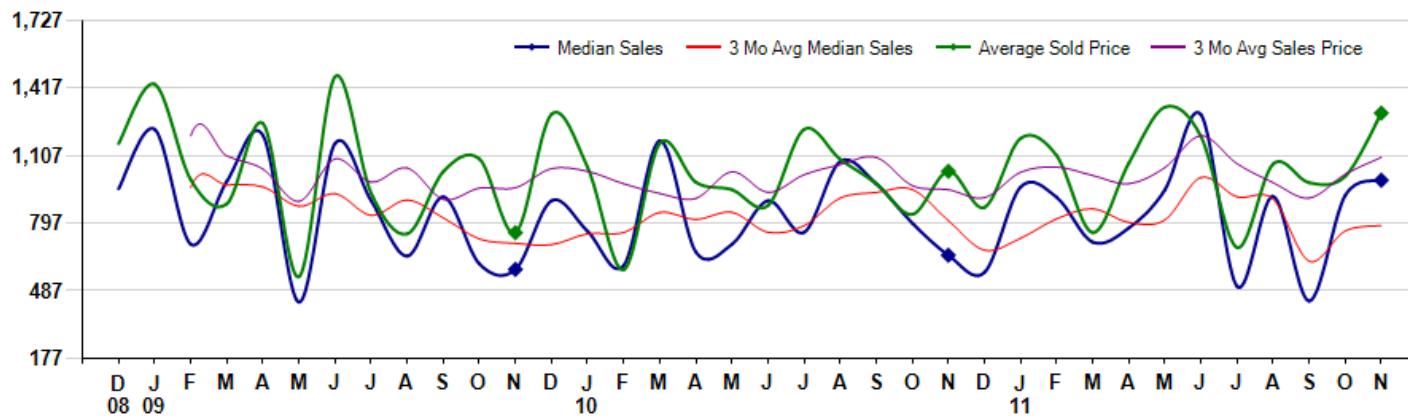
November Property sales were 8, down -27.3% from 11 in November of 2010 and -33.3% lower than the 12 sales last month. November 2011 sales were at their lowest level compared to November of 2010 and 2009. November YTD sales of 126 are running 26.0% ahead of last year's year-to-date sales of 100.



Prices

The Median Sales Price in November was \$993,750, up 52.9% from \$650,000 in November of 2010 and up 7.5% from \$924,500 last month. The Average Sales Price in November was \$1,301,563, up 25.8% from \$1,035,005 in November of 2010 and up 28.6% from \$1,012,053 last month. November 2011 ASP was at highest level compared to November 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 12/1/2008 through 11/30/2011. 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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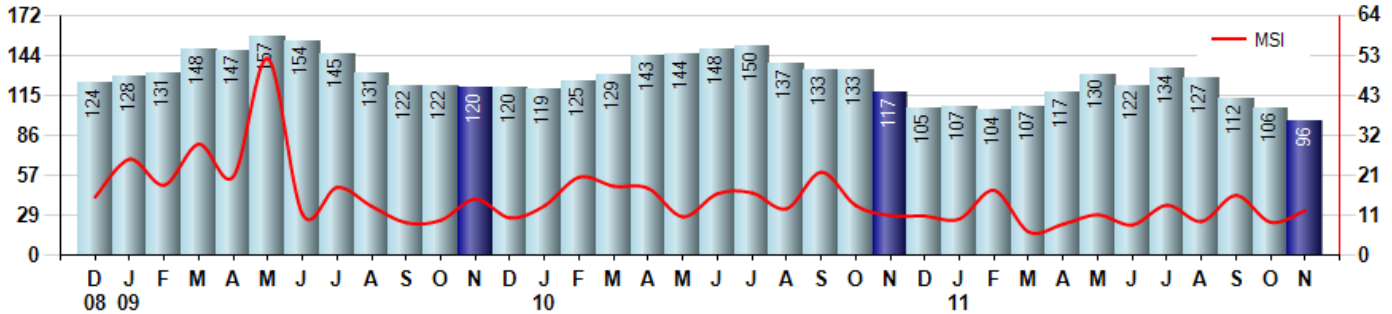
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Inventory & MSI

The Total Inventory of Properties available for sale as of November was 96, down -9.4% from 106 last month and down -17.9% from 117 in November of last year. November 2011 Inventory was at the lowest level compared to November of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2011 MSI of 12.0 months was at a mid range compared with November of 2010 and 2009.

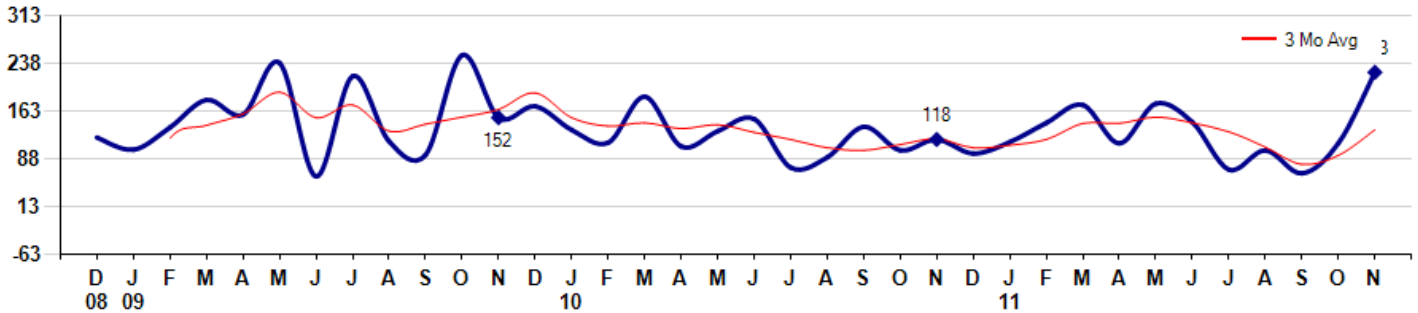
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 November was 223, up 99.1% from 112 days last month and up 89.0% from 118 days in November of last year. The November 2011 DOM was at its highest level compared with November of 2010 and 2009.

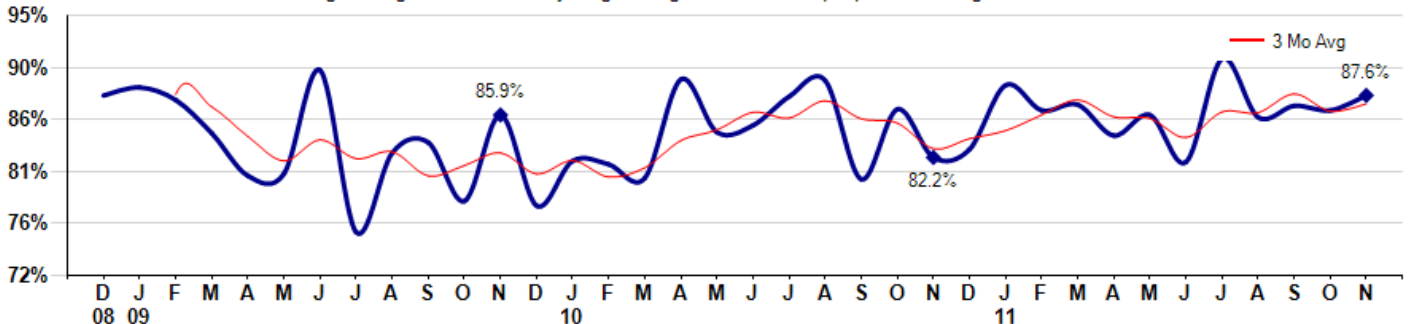
Average Days on Market (Listing to Contract) for properties sold during the month



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 November 2011 Selling Price vs Original List Price of 87.6% was up from 86.3% last month and up from 82.2% in November of last year.

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



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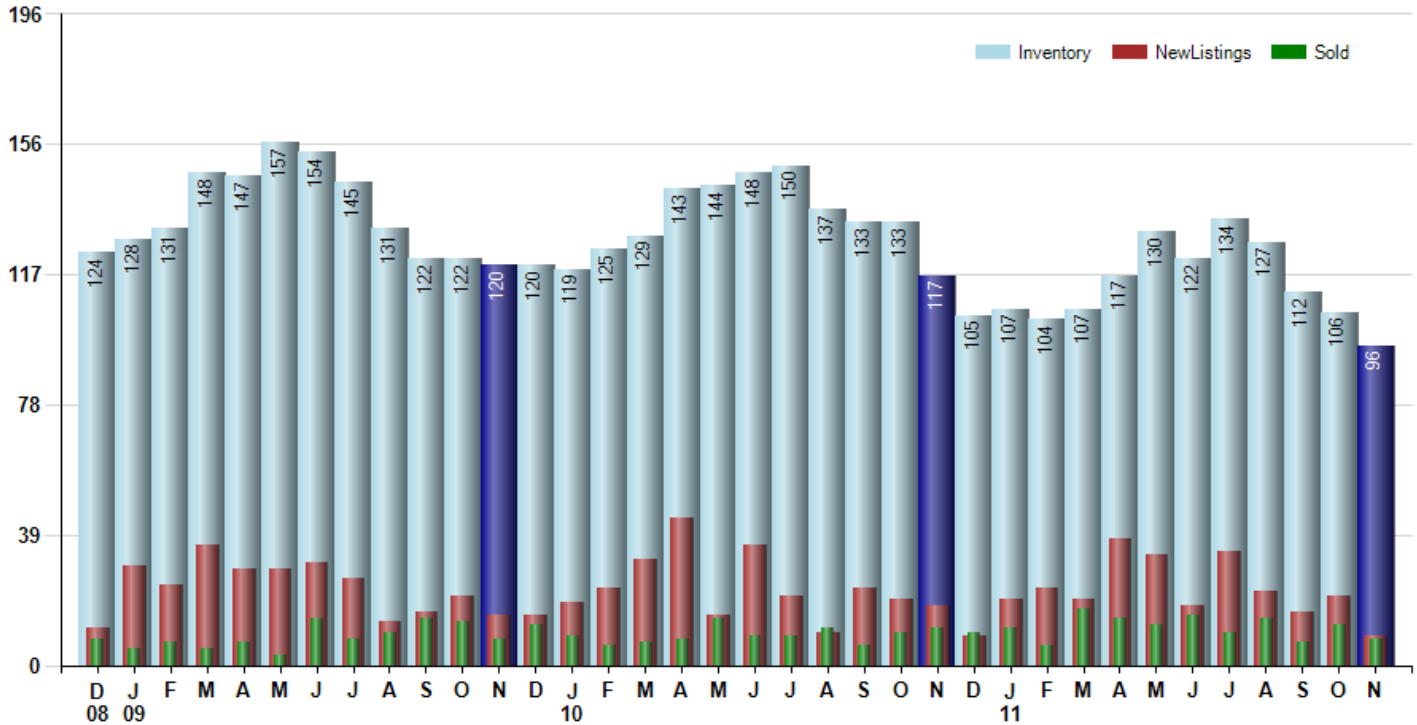
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Inventory / New Listings / Sales

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 November 2011 was 9, down -57.1% from 21 last month and down -50.0% from 18 in November of last year.



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MARKET ACTION REPORT

November 2011

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	D 08	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	O	N
Homes Sold	8	5	7	5	7	3	14	8	10	14	13	8	12	9	6	7	8	14	9	9	11	6	10	11	10	11	6	17	14	12	15	10	14	7	12	8
3 Mo. Roll Avg			7	6	6	5	8	8	11	11	12	12	11	10	9	7	7	10	10	11	10	9	9	9	10	11	9	11	12	14	14	12	13	10	11	9

(000's)	D 08	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	O	N
Median Sale Price	955	1,228	700	989	1,200	435	1,163	900	646	918	610	585	900	760	603	1,175	665	700	900	755	1,080	978	797	650	572	963	916	710	775	950	1,295	508	920	440	925	994
3 Mo. Roll Avg			961	972	963	875	933	833	903	821	725	704	698	748	754	846	814	847	755	785	912	938	952	808	673	728	817	863	800	812	1,007	918	908	623	762	786

	D 08	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	O	N
Inventory	124	128	131	148	147	157	154	145	131	122	122	120	120	119	125	129	143	144	148	150	137	133	133	117	105	107	104	107	117	130	122	134	127	112	106	96
MSI	16	26	19	30	21	52	11	18	13	9	9	15	10	13	21	18	18	10	16	17	12	22	13	11	11	10	17	6	8	11	8	13	9	16	9	12

	D 08	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	O	N
Days On Market	121	102	137	180	157	238	60	217	115	94	250	152	170	133	113	185	107	131	150	74	90	138	101	118	96	114	144	172	112	174	145	71	101	65	112	223
3 Mo. Roll Avg			120	140	158	192	152	172	131	142	153	165	191	152	139	144	135	141	129	118	105	101	110	119	105	109	118	143	143	153	144	130	106	79	93	133

	D 08	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	O	N
Price per Sq Ft	0	238	0	242	0	174	0	221	0	364	262	0	347	300	269	473	226	181	312	188	348	232	313	334	228	239	250	282	267	251	254	244	307	284	257	325
3 Mo. Roll Avg			79	160	81	139	58	132	74	195	209	209	203	216	305	347	323	293	240	227	283	256	298	293	292	267	239	257	266	267	257	250	268	278	283	289

	D 08	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	O	N
Sale to List Price	0.876	0.883	0.872	0.843	0.806	0.808	0.898	0.757	0.826	0.835	0.784	0.859	0.780	0.819	0.816	0.804	0.890	0.844	0.850	0.875	0.889	0.803	0.864	0.822	0.829	0.885	0.863	0.868	0.841	0.859	0.818	0.908	0.857	0.867	0.863	0.876
3 Mo. Roll Avg			0.877	0.866	0.840	0.819	0.837	0.821	0.827	0.806	0.815	0.826	0.808	0.819	0.805	0.813	0.837	0.846	0.861	0.856	0.871	0.856	0.852	0.830	0.838	0.845	0.859	0.872	0.857	0.856	0.839	0.862	0.861	0.877	0.862	0.869

	D 08	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	O	N
New Listings	11	30	24	36	29	29	31	26	13	16	21	15	15	19	23	32	44	15	36	21	10	23	20	18	9	20	23	20	38	33	18	34	22	16	21	9
Inventory	124	128	131	148	147	157	154	145	131	122	122	120	120	119	125	129	143	144	148	150	137	133	133	117	105	107	104	107	117	130	122	134	127	112	106	96
Sales	8	5	7	5	7	3	14	8	10	14	13	8	12	9	6	7	8	14	9	9	11	6	10	11	10	11	6	17	14	12	15	10	14	7	12	8

(000's)	D 08	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	O	N
Avg Sale Price	1,162	1,435	996	885	1,254	552	1,468	935	748	1,033	1,092	753	1,297	1,053	583	1,163	985	951	878	1,227	1,090	979	838	1,035	870	1,186	1,107	754	1,072	1,329	1,195	685	1,069	982	1,012	1,302
3 Mo. Roll Avg			1,198	1,105	1,045	897	1,091	985	1,050	905	958	959	1,047	1,034	978	933	910	1,033	938	1,019	1,065	1,099	969	951	914	1,030	1,054	1,016	978	1,052	1,198	1,069	983	912	1,021	1,099

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