

MLS Area: Highland Park



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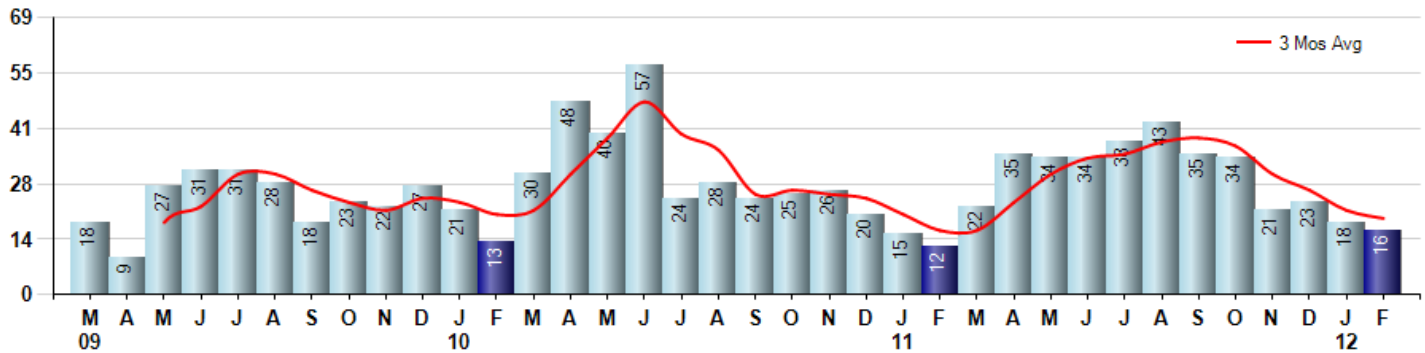
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$592,450	↑		↑				
Average List Price of all Current Listings	\$904,790	↑		↔				
February Median Sales Price	\$375,000	↑	↑	↑	↓	\$364,000	↓	↓
February Average Sales Price	\$422,548	↑	↓	↓	↓	\$409,996	↓	↓
Total Properties Currently for Sale (Inventory)	286	↔		↓				
February Number of Properties Sold	16	↓		↑		34	↑	
February Average Days on Market (Solds)	151	↑	↑	↑	↑	129	↓	↑
February Month's Supply of Inventory	17.9	↑	↑	↓	↑	16.9	↓	↑
February Sale Price vs List Price Ratio	81.1%	↓	↑	↓	↓	84.0%	↓	↑

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

Property Sales

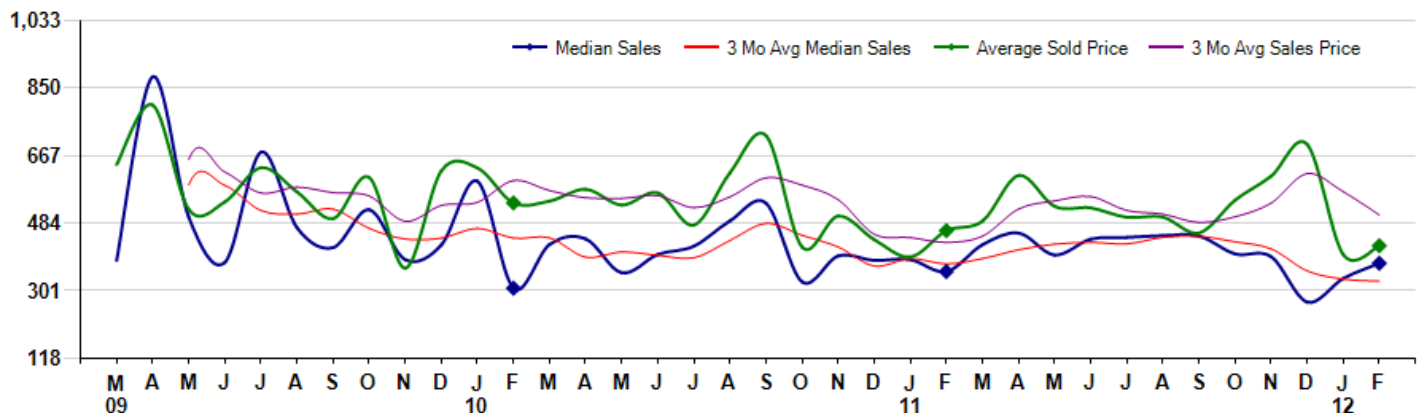
February Property sales were 16, up 33.3% from 12 in February of 2011 and -11.1% lower than the 18 sales last month. February 2012 sales were at their highest level compared to February of 2011 and 2010. February YTD sales of 34 are running 25.9% ahead of last year's year-to-date sales of 27.



Prices

The Median Sales Price in February was \$375,000, up 6.4% from \$352,500 in February of 2011 and up 12.3% from \$334,000 last month. The Average Sales Price in February was \$422,548, down -8.8% from \$463,333 in February of 2011 and up 5.9% from \$398,839 last month. February 2012 ASP was at the lowest level compared to February of 2011 and 2010.

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



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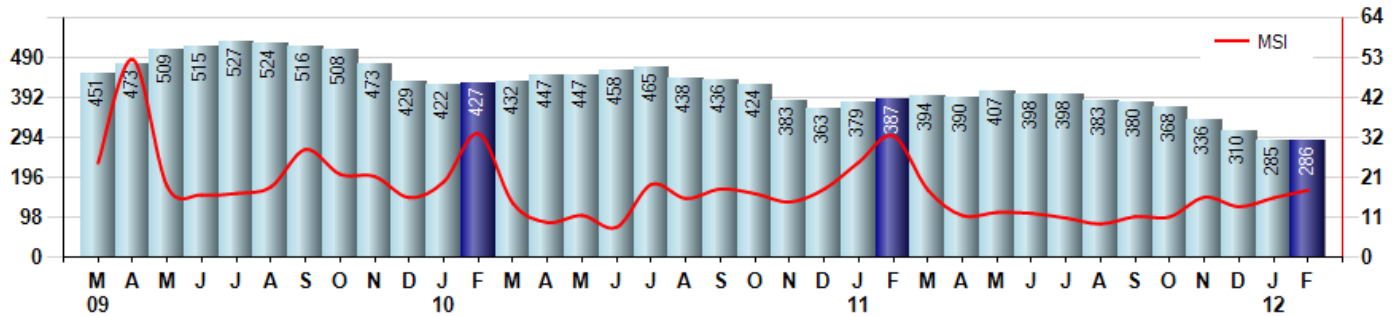
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 286, up 0.4% from 285 last month and down -26.1% from 387 in February of last year. February 2012 Inventory was at the lowest level compared to February of 2011 and 2010.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2012 MSI of 17.9 months was at its lowest level compared with February of 2011 and 2010.

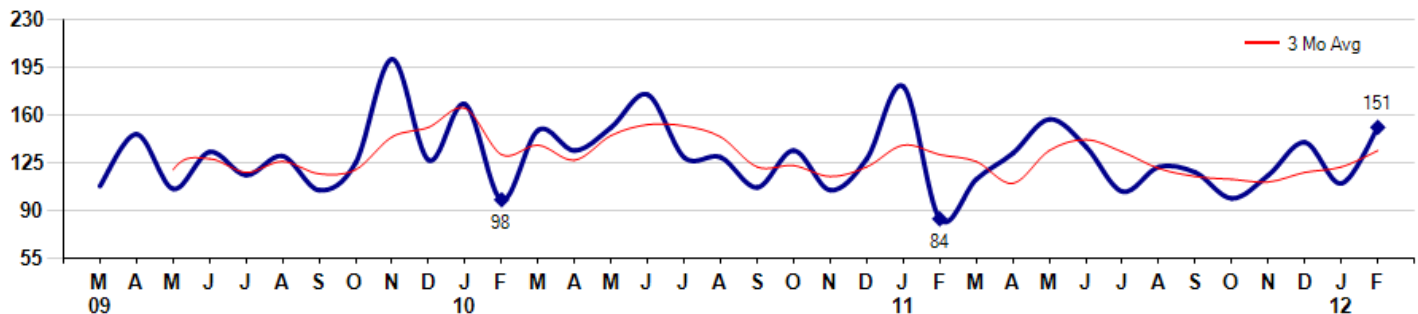
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 February was 151, up 37.3% from 110 days last month and up 79.8% from 84 days in February of last year. The February 2012 DOM was at its highest level compared with February of 2011 and 2010.

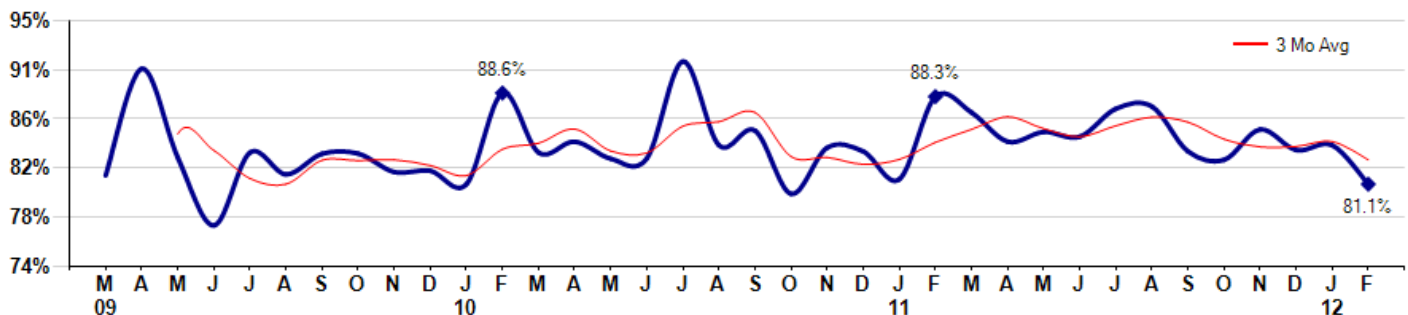
Average Days on Market (Listing to Contract) for properties sold during the month



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 February 2012 Selling Price vs Original List Price of 81.1% was down from 84.3% last month and down from 88.3% in February 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 3/1/2009 through 2/29/2012. 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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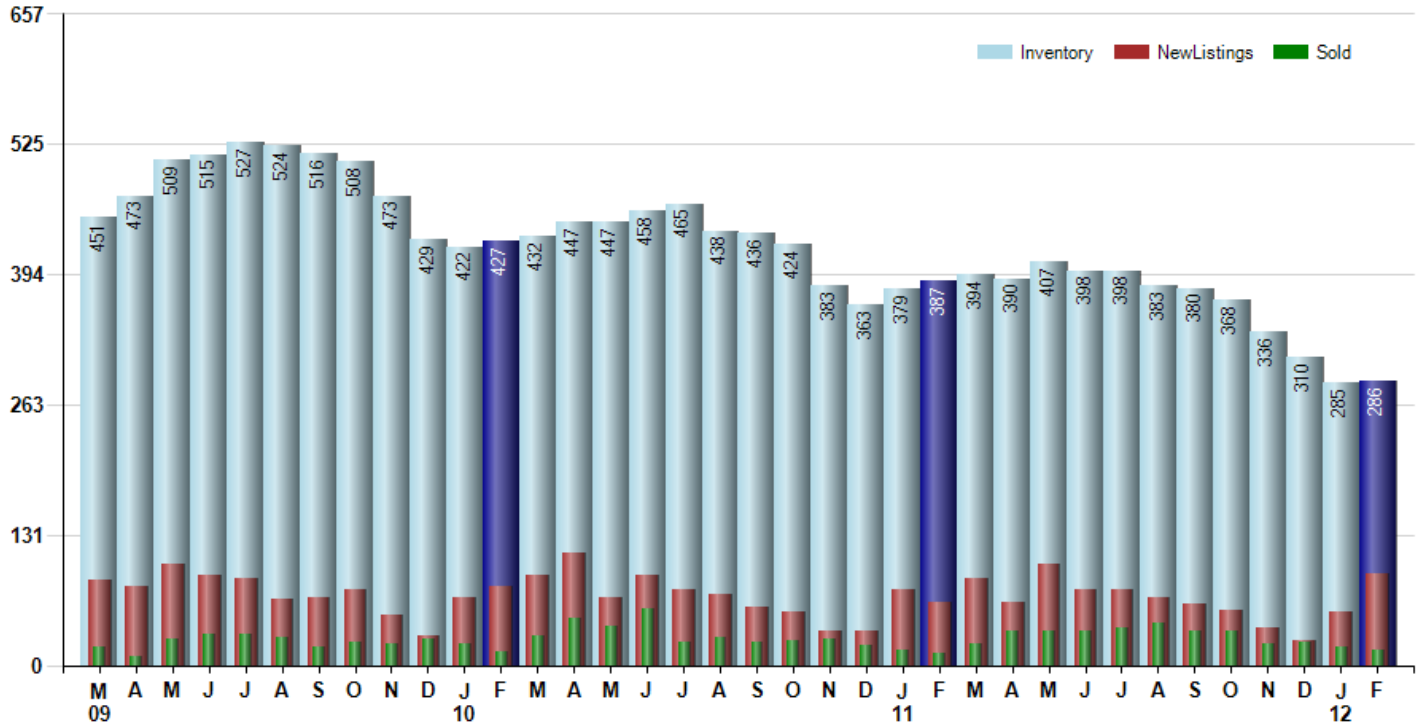
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Inventory / New Listings / Sales

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 February 2012 was 93, up 72.2% from 54 last month and up 45.3% from 64 in February of last year.



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MARKET ACTION REPORT

February 2012

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	M 09	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	D	J 12	F
Homes Sold	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	35	34	21	23	18	16
3 Mo. Roll Avg			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	39	37	30	26	21	19

	(000's) M 09	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	D	J 12	F
Median Sale Price	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	449	401	393	270	334	375
3 Mo. Roll Avg			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	448	433	414	355	332	326

	M 09	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	D	J 12	F
Inventory	451	473	509	515	527	524	516	508	473	429	422	427	432	447	447	458	465	438	436	424	383	363	379	387	394	390	407	398	398	383	380	368	336	310	285	286
MSI	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	12	10	9	11	11	16	13	16	18

	M 09	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	D	J 12	F
Days On Market	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	99	116	140	110	151
3 Mo. Roll Avg			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	113	111	118	122	134

	M 09	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	D	J 12	F
Price per Sq Ft	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	169	170	187	182	189	150
3 Mo. Roll Avg			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	170	166	175	180	186	174

	M 09	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	D	J 12	F
Sale to List Price	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	0.838	0.831	0.856	0.839	0.843	0.811
3 Mo. Roll Avg			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	0.862	0.848	0.842	0.842	0.846	0.831

	M 09	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	D	J 12	F
New Listings	86	79	102	91	88	66	68	76	50	29	69	80	91	113	69	91	77	71	59	53	35	34	76	64	88	63	102	77	76	69	62	55	38	25	54	93
Inventory	451	473	509	515	527	524	516	508	473	429	422	427	432	447	447	458	465	438	436	424	383	363	379	387	394	390	407	398	398	383	380	368	336	310	285	286
Sales	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	35	34	21	23	18	16

	(000's) M 09	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	D	J 12	F
Avg Sale Price	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	457	546	611	697	399	423
3 Mo. Roll Avg			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	486	501	538	618	569	506

