

MLS Area: Lincolnshire



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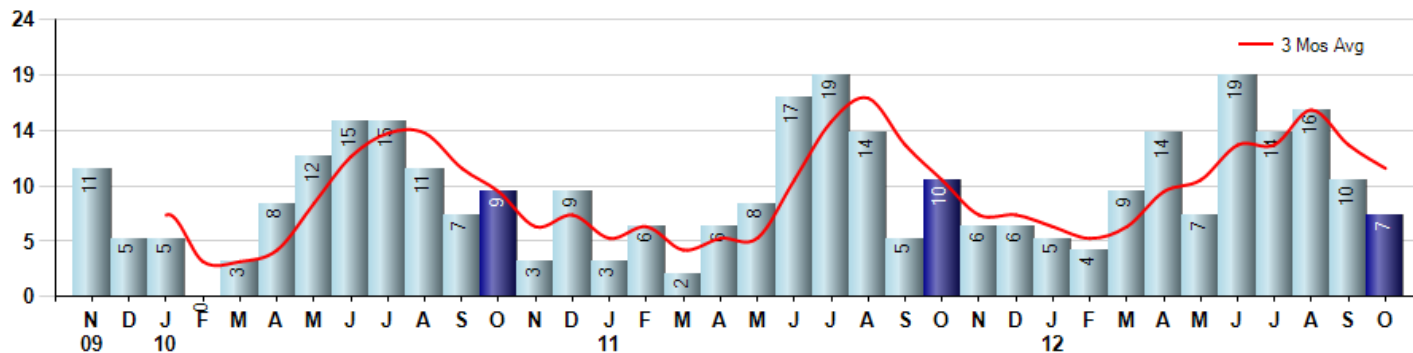
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

| Market Profile & Trends Overview | Month | Trending Versus*: | | | | YTD | Trending Versus*: | |
|---|-----------|-------------------|-----|-----|----|-----------|-------------------|-----------|
| | | LM | L3M | PYM | LY | | PriorYTD | PriorYear |
| Median List Price of all Current Listings | \$494,500 | ↑ | | ↑ | | | | |
| Average List Price of all Current Listings | \$558,347 | ↑ | | ↑ | | | | |
| October Median Sales Price | \$265,000 | ↓ | ↓ | ↓ | ↓ | \$442,000 | ↑ | ↑ |
| October Average Sales Price | \$547,000 | ↑ | ↑ | ↑ | ↑ | \$507,057 | ↑ | ↑ |
| Total Properties Currently for Sale (Inventory) | 76 | ↓ | | ↓ | | | | |
| October Number of Properties Sold | 7 | ↓ | | ↓ | | 105 | ↑ | |
| October Average Days on Market (Solds) | 118 | ↓ | ↓ | ↓ | ↓ | 124 | ↓ | ↓ |
| October Month's Supply of Inventory | 10.9 | ↑ | ↑ | ↑ | ↓ | 10.3 | ↓ | ↓ |
| October Sale Price vs List Price Ratio | 95.2% | ↑ | ↑ | ↑ | ↑ | 93.7% | ↑ | ↑ |

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

Property Sales

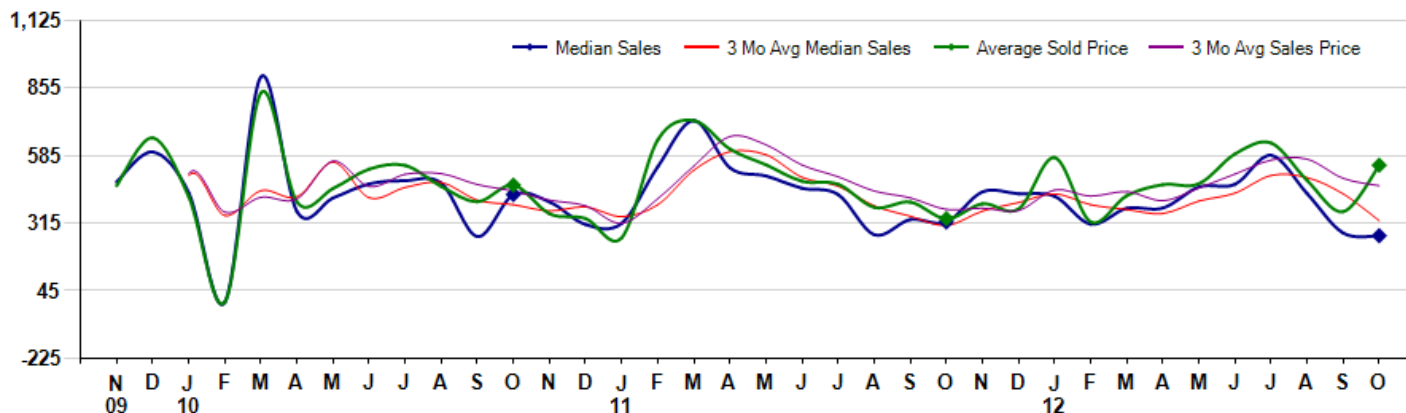
October Property sales were 7, down -30.0% from 10 in October of 2011 and -30.0% lower than the 10 sales last month. October 2012 sales were at their lowest level compared to October of 2011 and 2010. October YTD sales of 105 are running 16.7% ahead of last year's year-to-date sales of 90.



Prices

The Median Sales Price in October was \$265,000, down -17.2% from \$320,000 in October of 2011 and down -4.0% from \$276,000 last month. The Average Sales Price in October was \$547,000, up 64.3% from \$332,950 in October of 2011 and up 51.4% from \$361,350 last month. October 2012 ASP was at highest level compared to October of 2011 and 2010.

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



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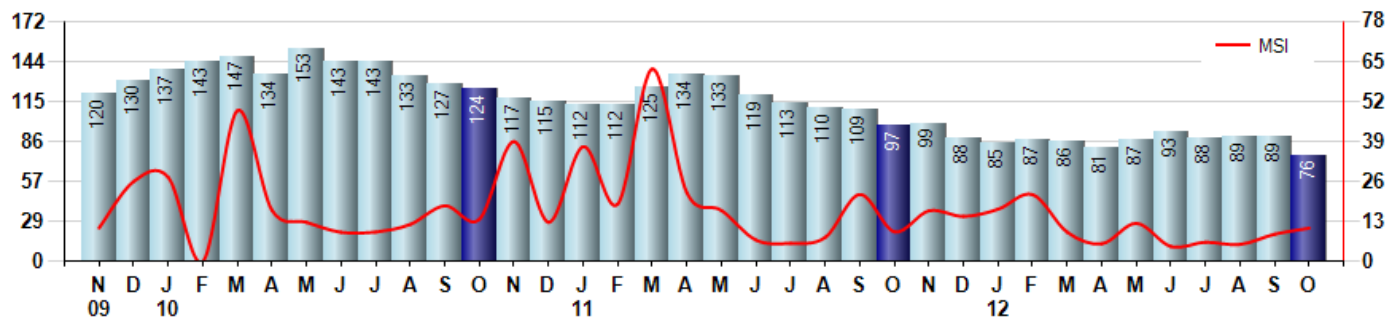
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Inventory & MSI

The Total Inventory of Properties available for sale as of October was 76, down -14.6% from 89 last month and down -21.6% from 97 in October of last year. October 2012 Inventory was at the lowest level compared to October of 2011 and 2010.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2012 MSI of 10.9 months was at a mid range compared with October of 2011 and 2010.

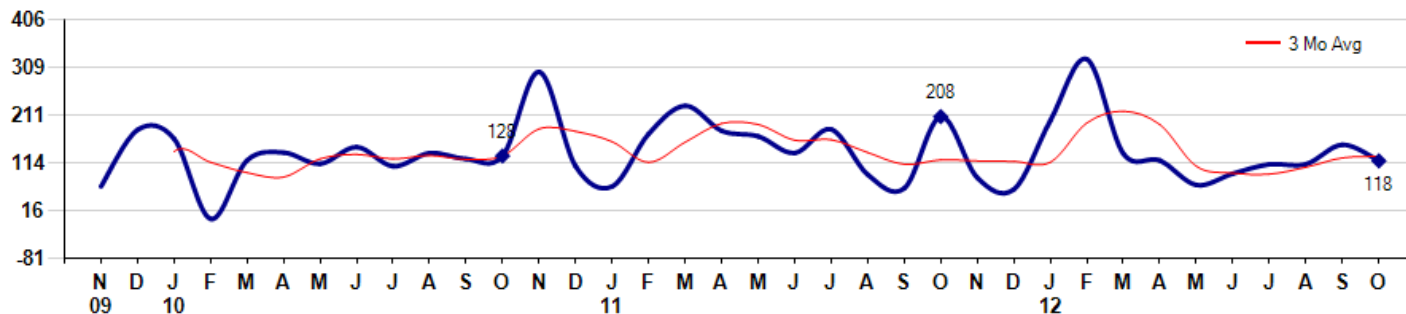
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 October was 118, down -21.9% from 151 days last month and down -43.3% from 208 days in October of last year. The October 2012 DOM was at its lowest level compared with October of 2011 and 2010.

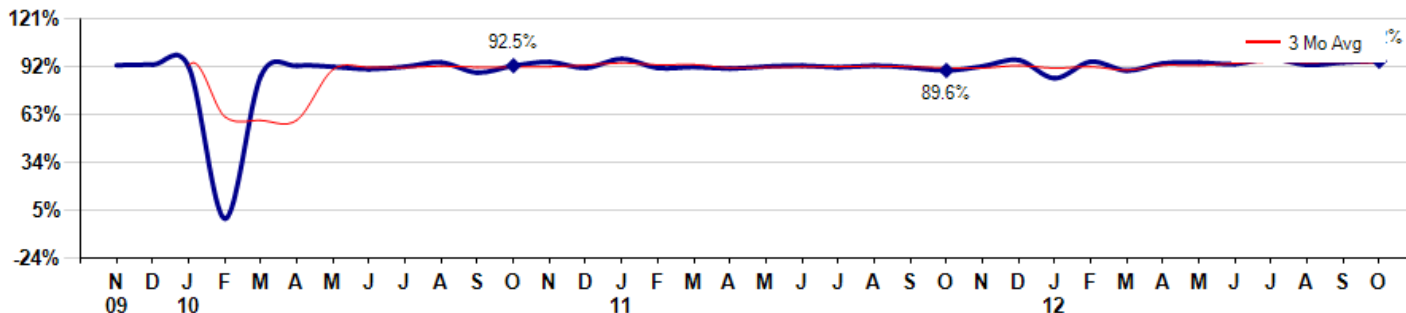
Average Days on Market (Listing to Contract) for properties sold during the month



Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their 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 October 2012 Selling Price vs List Price of 95.2% was up from 94.5% last month and up from 89.6% in October 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 11/1/2009 through 10/31/2012. 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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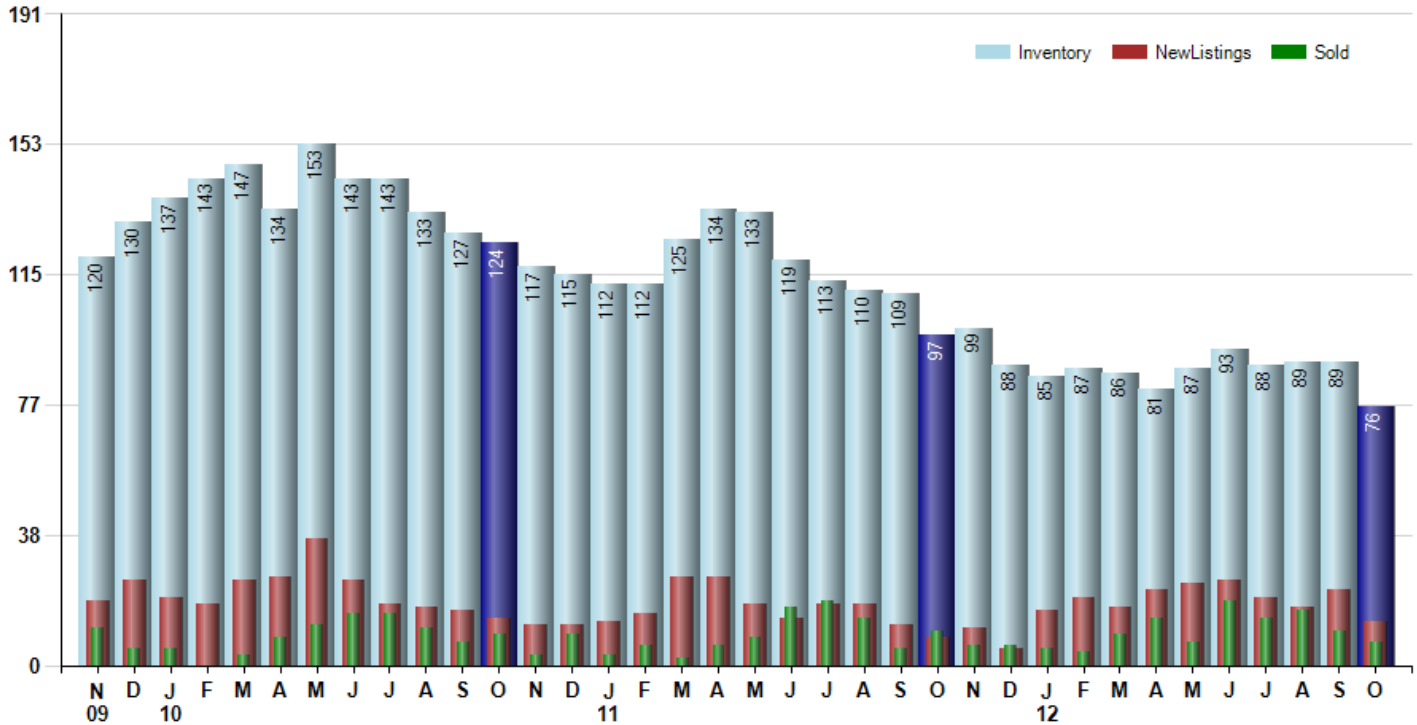
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Inventory / New Listings / Sales

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 October 2012 was 13, down -40.9% from 22 last month and up 62.5% from 8 in October of last year.



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| | N 09 | 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 | M | A | M | J | J | A | S | O |
|----------------|------|---|------|---|---|---|----|----|----|----|----|---|---|---|------|---|---|---|---|----|----|----|----|----|---|---|------|---|---|----|----|----|----|----|----|----|
| Homes Sold | 11 | 5 | 5 | 0 | 3 | 8 | 12 | 15 | 15 | 11 | 7 | 9 | 3 | 9 | 3 | 6 | 2 | 6 | 8 | 17 | 19 | 14 | 5 | 10 | 6 | 6 | 5 | 4 | 9 | 14 | 7 | 19 | 14 | 16 | 10 | 7 |
| 3 Mo. Roll Avg | | | 7 | 3 | 3 | 4 | 8 | 12 | 14 | 14 | 11 | 9 | 6 | 7 | 5 | 6 | 4 | 5 | 5 | 10 | 15 | 17 | 13 | 10 | 7 | 7 | 6 | 5 | 6 | 9 | 10 | 13 | 13 | 16 | 13 | 11 |

| | (000's) N 09 | 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 | M | A | M | J | J | A | S | O |
|-------------------|--------------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Median Sale Price | 480 | 600 | 436 | 0 | 900 | 362 | 416 | 473 | 485 | 475 | 262 | 430 | 400 | 310 | 315 | 541 | 725 | 537 | 504 | 455 | 430 | 269 | 330 | 320 | 441 | 433 | 423 | 311 | 375 | 375 | 460 | 471 | 587 | 434 | 276 | 265 |
| 3 Mo. Roll Avg | | | 505 | 345 | 445 | 421 | 559 | 417 | 458 | 478 | 407 | 389 | 364 | 380 | 342 | 389 | 527 | 601 | 588 | 498 | 463 | 385 | 343 | 306 | 364 | 398 | 432 | 389 | 370 | 354 | 403 | 435 | 506 | 497 | 432 | 325 |

| | N 09 | 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 | M | A | M | J | J | A | S | O |
|-----------|------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|------|----|----|----|----|----|----|----|----|----|
| Inventory | 120 | 130 | 137 | 143 | 147 | 134 | 153 | 143 | 143 | 133 | 127 | 124 | 117 | 115 | 112 | 112 | 125 | 134 | 133 | 119 | 113 | 110 | 109 | 97 | 99 | 88 | 85 | 87 | 86 | 81 | 87 | 93 | 88 | 89 | 89 | 76 |
| MSI | 11 | 26 | 27 | 0 | 49 | 17 | 13 | 10 | 10 | 12 | 18 | 14 | 39 | 13 | 37 | 19 | 63 | 22 | 17 | 7 | 6 | 8 | 22 | 10 | 17 | 15 | 17 | 22 | 10 | 6 | 12 | 5 | 6 | 6 | 9 | 11 |

| | N 09 | 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 | M | A | M | J | J | A | S | O |
|----------------|------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|----|-----|-----|-----|-----|
| Days On Market | 66 | 181 | 163 | 0 | 119 | 135 | 112 | 146 | 107 | 134 | 122 | 128 | 299 | 107 | 66 | 173 | 230 | 179 | 168 | 134 | 182 | 90 | 62 | 208 | 84 | 60 | 200 | 325 | 133 | 119 | 69 | 92 | 111 | 111 | 151 | 118 |
| 3 Mo. Roll Avg | | | 137 | 115 | 94 | 85 | 122 | 131 | 122 | 129 | 121 | 128 | 183 | 178 | 157 | 115 | 156 | 194 | 192 | 160 | 161 | 135 | 111 | 120 | 118 | 117 | 115 | 195 | 219 | 192 | 107 | 93 | 91 | 105 | 124 | 127 |

| | N 09 | 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 | M | A | M | J | J | A | S | O |
|-----------------|------|-----|------|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Price per Sq Ft | 184 | 132 | 160 | 0 | 202 | 164 | 168 | 184 | 170 | 171 | 159 | 161 | 160 | 146 | 123 | 170 | 188 | 195 | 174 | 168 | 159 | 131 | 149 | 121 | 141 | 135 | 137 | 142 | 125 | 153 | 182 | 177 | 192 | 171 | 152 | 154 |
| 3 Mo. Roll Avg | | | 159 | 97 | 121 | 122 | 178 | 172 | 174 | 175 | 167 | 164 | 160 | 156 | 143 | 146 | 160 | 184 | 186 | 179 | 167 | 153 | 146 | 134 | 137 | 132 | 138 | 138 | 135 | 140 | 153 | 171 | 184 | 180 | 172 | 159 |

| | N 09 | 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 | M | A | M | J | J | A | S | O |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Sale to List Price | 0.927 | 0.931 | 0.917 | 0.000 | 0.864 | 0.924 | 0.918 | 0.904 | 0.919 | 0.944 | 0.883 | 0.925 | 0.947 | 0.912 | 0.966 | 0.911 | 0.917 | 0.907 | 0.920 | 0.925 | 0.915 | 0.925 | 0.914 | 0.896 | 0.921 | 0.959 | 0.849 | 0.949 | 0.895 | 0.939 | 0.944 | 0.935 | 0.969 | 0.929 | 0.945 | 0.952 |
| 3 Mo. Roll Avg | | | 0.925 | 0.616 | 0.594 | 0.596 | 0.902 | 0.915 | 0.914 | 0.922 | 0.915 | 0.917 | 0.918 | 0.928 | 0.942 | 0.930 | 0.931 | 0.912 | 0.915 | 0.917 | 0.920 | 0.922 | 0.918 | 0.912 | 0.910 | 0.925 | 0.910 | 0.919 | 0.898 | 0.928 | 0.926 | 0.939 | 0.949 | 0.944 | 0.948 | 0.942 |

| | N 09 | 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 | M | A | M | J | J | A | S | O |
|--------------|------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|------|----|----|----|----|----|----|----|----|----|
| New Listings | 19 | 25 | 20 | 18 | 25 | 26 | 37 | 25 | 18 | 17 | 16 | 14 | 12 | 12 | 13 | 15 | 26 | 26 | 18 | 14 | 18 | 18 | 12 | 8 | 11 | 5 | 16 | 20 | 17 | 22 | 24 | 25 | 20 | 17 | 22 | 13 |
| Inventory | 120 | 130 | 137 | 143 | 147 | 134 | 153 | 143 | 143 | 133 | 127 | 124 | 117 | 115 | 112 | 112 | 125 | 134 | 133 | 119 | 113 | 110 | 109 | 97 | 99 | 88 | 85 | 87 | 86 | 81 | 87 | 93 | 88 | 89 | 89 | 76 |
| Sales | 11 | 5 | 5 | 0 | 3 | 8 | 12 | 15 | 15 | 11 | 7 | 9 | 3 | 9 | 3 | 6 | 2 | 6 | 8 | 17 | 19 | 14 | 5 | 10 | 6 | 6 | 5 | 4 | 9 | 14 | 7 | 19 | 14 | 16 | 10 | 7 |

| | (000's) N 09 | 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 | M | A | M | J | J | A | S | O |
|----------------|--------------|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Avg Sale Price | 465 | 656 | 420 | 0 | 836 | 400 | 454 | 531 | 546 | 462 | 401 | 467 | 353 | 334 | 257 | 648 | 725 | 611 | 548 | 483 | 471 | 378 | 400 | 333 | 393 | 372 | 578 | 321 | 425 | 469 | 473 | 592 | 635 | 486 | 361 | 547 |
| 3 Mo. Roll Avg | | | 514 | 359 | 419 | 412 | 563 | 462 | 510 | 513 | 470 | 443 | 407 | 385 | 315 | 413 | 543 | 662 | 628 | 547 | 501 | 444 | 416 | 370 | 375 | 366 | 447 | 423 | 441 | 405 | 456 | 512 | 567 | 571 | 494 | 465 |

