

MLS Area: Glenview Golf



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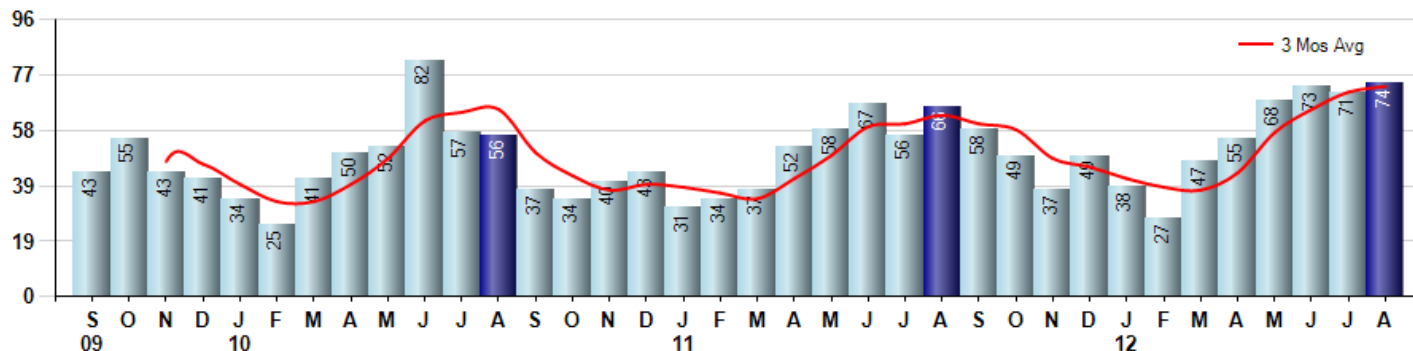
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$439,250	↔		↑				
Average List Price of all Current Listings	\$566,727	↑		↑				
August Median Sales Price	\$391,000	↓	↑	↓	↑	\$340,000	↓	↓
August Average Sales Price	\$444,068	↓	↓	↓	↓	\$429,449	↓	↓
Total Properties Currently for Sale (Inventory)	328	↓		↓				
August Number of Properties Sold	74	↑		↑		453	↑	
August Average Days on Market (Solds)	61	↓	↓	↓	↓	91	↓	↓
August Month's Supply of Inventory	4.4	↓	↓	↓	↓	7.9	↓	↓
August Sale Price vs List Price Ratio	94.9%	↓	↑	↑	↑	94.0%	↑	↑

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

Property Sales

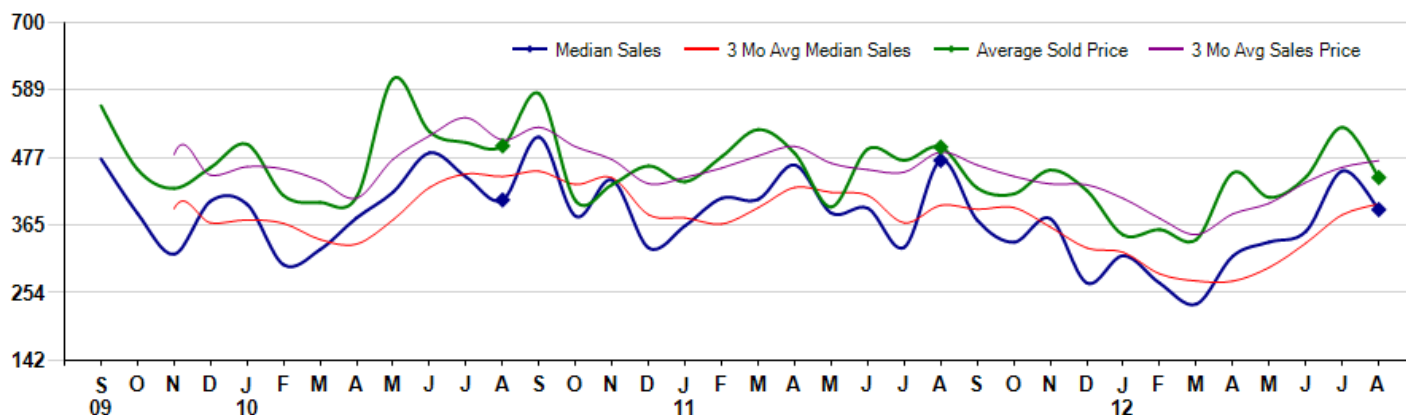
August Property sales were 74, up 12.1% from 66 in August of 2011 and 4.2% higher than the 71 sales last month. August 2012 sales were at their highest level compared to August of 2011 and 2010. August YTD sales of 453 are running 13.0% ahead of last year's year-to-date sales of 401.



Prices

The Median Sales Price in August was \$391,000, down -17.2% from \$472,250 in August of 2011 and down -14.1% from \$455,000 last month. The Average Sales Price in August was \$444,068, down -10.2% from \$494,371 in August of 2011 and down -15.7% from \$526,847 last month. August 2012 ASP was at the lowest level compared to August of 2011 and 2010.

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 9/1/2009 through 8/31/2012. 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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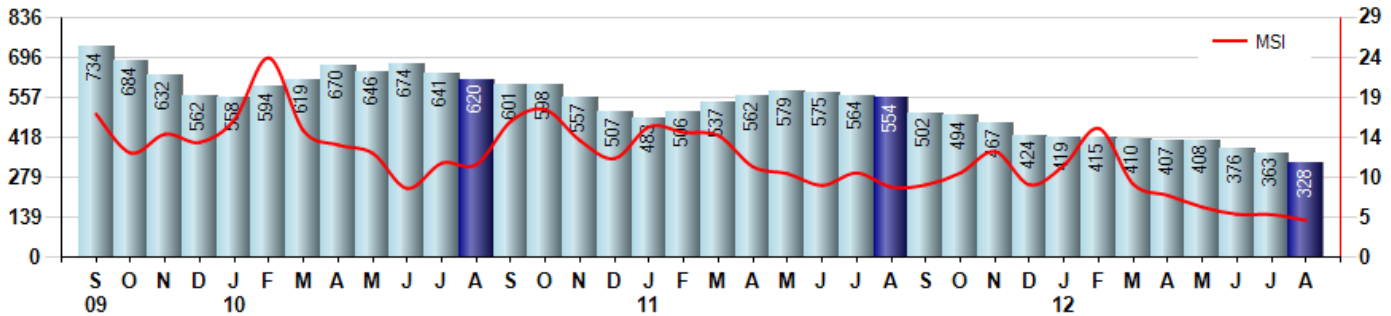
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 328, down -9.6% from 363 last month and down -40.8% from 554 in August of last year. August 2012 Inventory was at the lowest level compared to August of 2011 and 2010.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2012 MSI of 4.4 months was at its lowest level compared with August of 2011 and 2010.

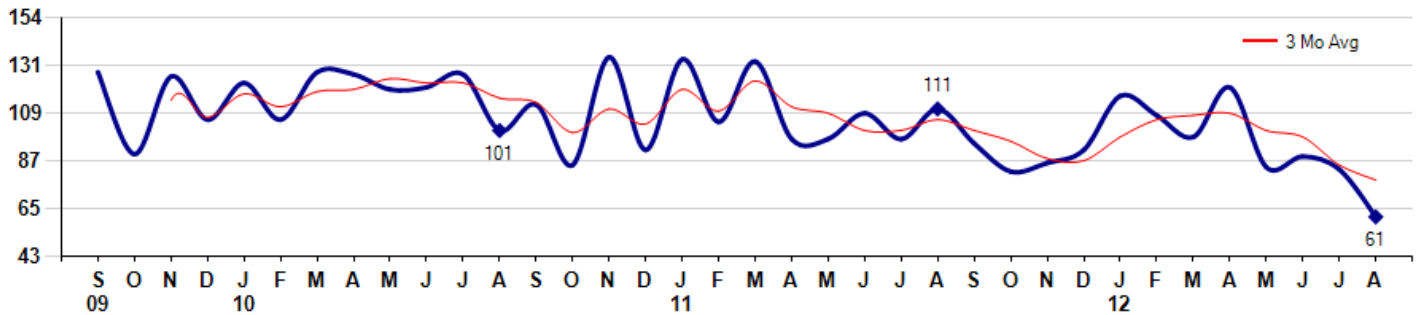
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 August was 61, down -26.5% from 83 days last month and down -45.0% from 111 days in August of last year. The August 2012 DOM was at its lowest level compared with August of 2011 and 2010.

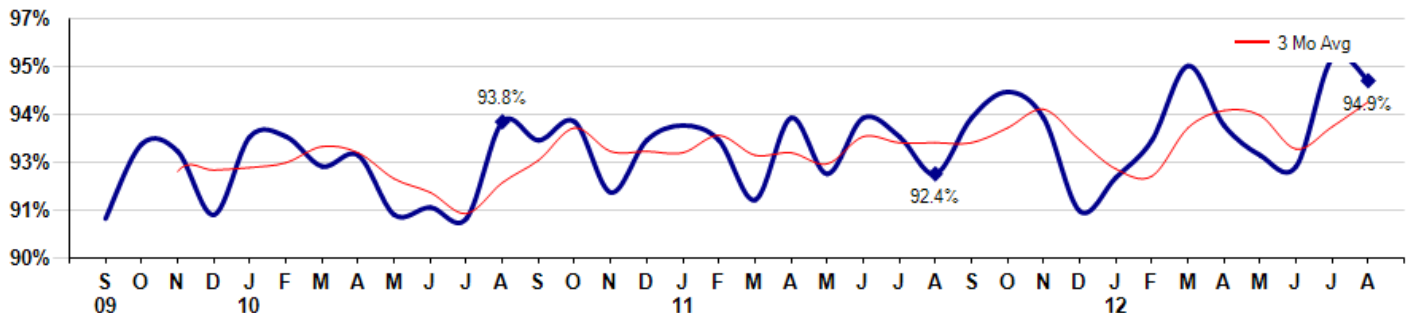
Average Days on Market (Listing to Contract) for properties sold during the month



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 August 2012 Selling Price vs List Price of 94.9% was down from 95.5% last month and up from 92.4% in August of last year.

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



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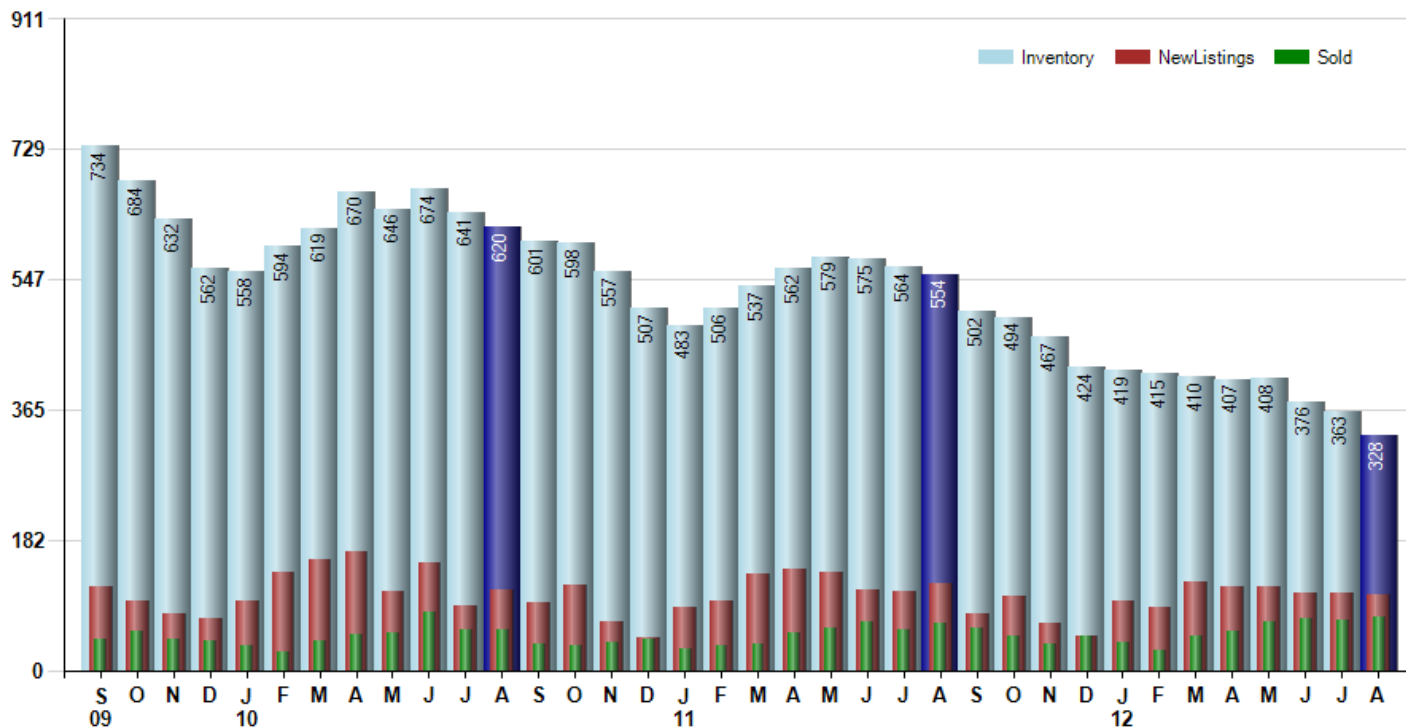
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Inventory / New Listings / Sales

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 August 2012 was 105, down -3.7% from 109 last month and down -13.9% from 122 in August of last year.



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MARKET ACTION REPORT

August 2012

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	S 09	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	M	A	M	J	J	A
Homes Sold	43	55	43	41	34	25	41	50	52	82	57	56	37	34	40	43	31	34	37	52	58	67	56	66	58	49	37	49	38	27	47	55	68	73	71	74
3 Mo. Roll Avg			47	46	39	33	33	39	48	61	64	65	50	42	37	39	38	36	34	41	49	59	60	63	60	58	48	45	41	38	37	43	57	65	71	73

	(000's) S 09	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	M	A	M	J	J	A
Median Sale Price	475	385	318	405	400	300	325	378	420	485	445	407	511	380	440	328	365	410	408	465	386	393	329	472	374	337	376	270	315	270	235	314	338	355	455	391
3 Mo. Roll Avg			393	369	374	368	342	334	374	428	450	446	454	433	444	383	377	367	394	428	419	415	369	398	392	394	362	328	320	285	273	273	296	336	383	400

	S 09	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	M	A	M	J	J	A
Inventory	734	684	632	562	558	594	619	670	646	674	641	620	601	598	557	507	483	506	537	562	579	575	564	554	502	494	467	424	419	415	410	407	408	376	363	328
MSI	17	12	15	14	16	24	15	13	12	8	11	11	16	18	14	12	16	15	15	11	10	9	10	8	9	10	13	9	11	15	9	7	6	5	5	4

	S 09	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	M	A	M	J	J	A
Days On Market	128	90	126	106	123	106	128	127	120	121	127	101	113	85	135	92	134	105	133	97	97	109	97	111	95	82	86	92	117	108	98	121	84	89	83	61
3 Mo. Roll Avg			115	107	118	112	119	120	125	123	123	116	114	100	111	104	120	110	124	112	109	101	101	106	101	96	88	87	98	106	108	109	101	98	85	78

	S 09	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	M	A	M	J	J	A
Price per Sq Ft	201	200	189	194	245	209	283	202	176	191	217	192	176	140	177	191	174	175	204	180	170	208	180	190	178	198	184	173	175	152	158	159	177	183	193	188
3 Mo. Roll Avg			197	194	209	216	246	231	220	190	195	200	195	169	164	169	181	180	184	186	185	186	186	193	183	189	187	185	177	167	162	156	165	173	184	188

	S 09	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	M	A	M	J	J	A
Sale to List Price	0.912	0.932	0.930	0.913	0.934	0.934	0.926	0.929	0.913	0.915	0.912	0.938	0.933	0.938	0.919	0.933	0.937	0.933	0.917	0.939	0.924	0.939	0.934	0.924	0.939	0.946	0.939	0.914	0.923	0.933	0.953	0.937	0.929	0.926	0.955	0.949
3 Mo. Roll Avg			0.925	0.925	0.926	0.927	0.931	0.930	0.923	0.919	0.913	0.922	0.928	0.936	0.930	0.930	0.934	0.929	0.930	0.927	0.934	0.932	0.932	0.932	0.936	0.941	0.933	0.925	0.923	0.936	0.941	0.940	0.931	0.937	0.943	

	S 09	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	M	A	M	J	J	A
New Listings	118	98	79	73	98	138	155	165	110	150	91	113	94	119	69	46	89	98	135	141	137	112	111	122	80	103	66	48	98	88	123	118	117	108	109	105
Inventory	734	684	632	562	558	594	619	670	646	674	641	620	601	598	557	507	483	506	537	562	579	575	564	554	502	494	467	424	419	415	410	407	408	376	363	328
Sales	43	55	43	41	34	25	41	50	52	82	57	56	37	34	40	43	31	34	37	52	58	67	56	66	58	49	37	49	38	27	47	55	68	73	71	74

	(000's) S 09	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	M	A	M	J	J	A
Avg Sale Price	563	458	426	460	499	414	403	412	607	520	502	496	583	406	432	463	437	479	523	484	396	491	472	494	427	417	457	423	349	358	342	452	411	445	527	444
3 Mo. Roll Avg			482	448	462	458	439	410	474	513	543	506	527	495	474	434	444	460	480	495	468	457	453	486	465	446	433	432	409	377	350	384	402	436	461	472

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