

MLS Area: Lincolnshire



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



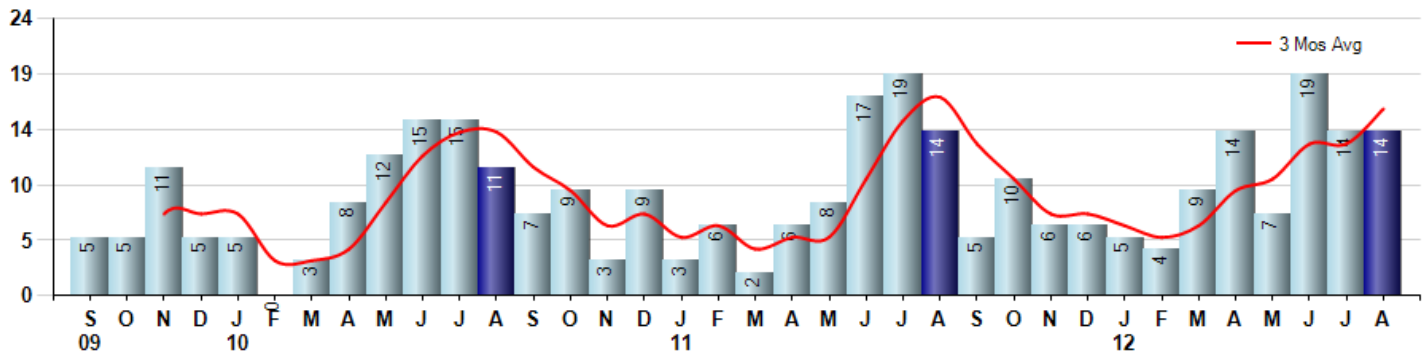
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$490,000	↑		↓				
Average List Price of all Current Listings	\$559,524	↑		↑				
August Median Sales Price	\$494,000	↓	↔	↑	↑	\$462,500	↑	↑
August Average Sales Price	\$517,143	↓	↓	↑	↑	\$526,343	↑	↑
Total Properties Currently for Sale (Inventory)	86	↓		↓				
August Number of Properties Sold	14	↔		↔		86	↑	
August Average Days on Market (Solds)	120	↑	↑	↑	↓	124	↓	↓
August Month's Supply of Inventory	6.1	↓	↑	↓	↓	10.4	↓	↓
August Sale Price vs List Price Ratio	93.4%	↓	↓	↑	↑	93.4%	↑	↑

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

Property Sales

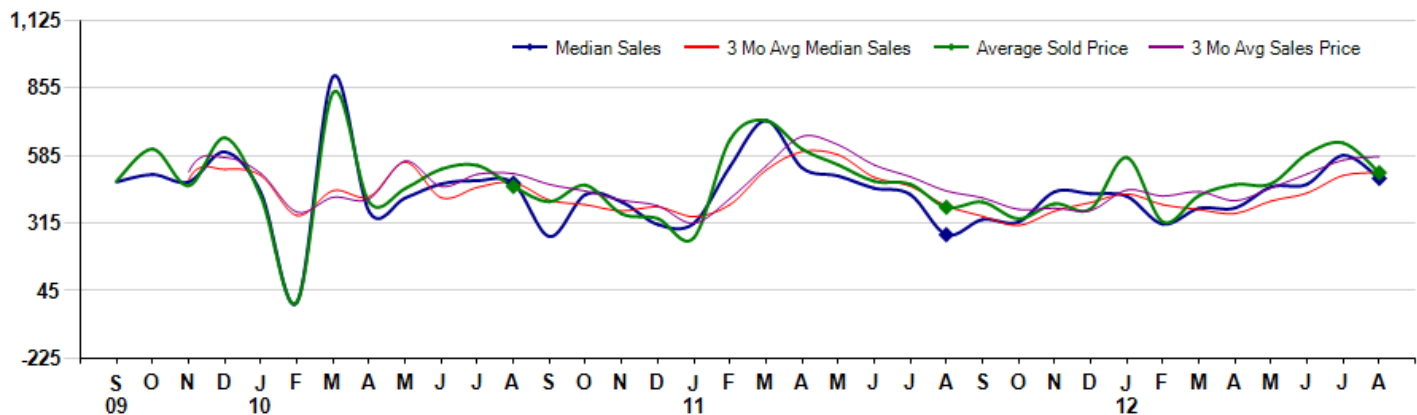
August Property sales were 14, equal to 14 in August of 2011 and equal to 0.0% 14 sales last month. August 2012 sales were at a mid level compared to August of 2011 and 2010. August YTD sales of 86 are running 14.7% ahead of last year's year-to-date sales of 75.



Prices

The Median Sales Price in August was \$494,000, up 83.6% from \$269,000 in August of 2011 and down -15.8% from \$586,635 last month. The Average Sales Price in August was \$517,143, up 36.7% from \$378,393 in August of 2011 and down -18.6% from \$635,357 last month. August 2012 ASP was at highest level compared to August of 2011 and 2010.

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



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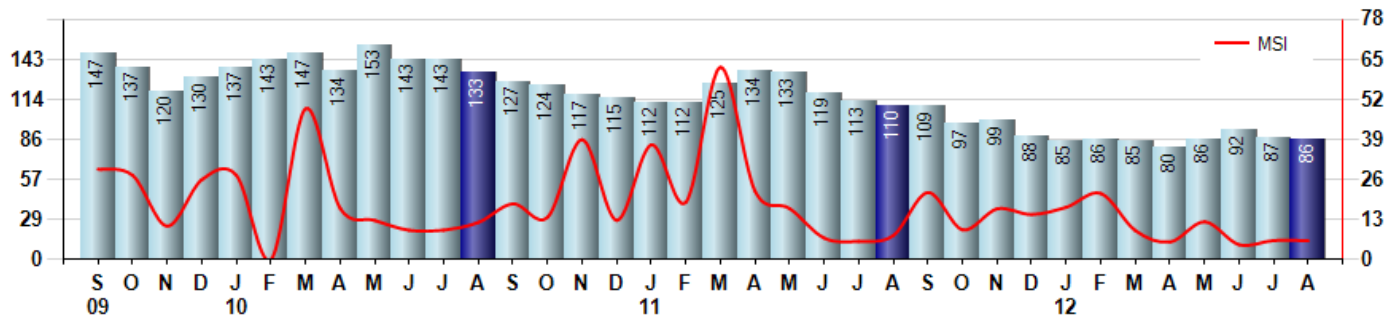


Inventory & MSI

The Total Inventory of Properties available for sale as of August was 86, down -1.1% from 87 last month and down -21.8% from 110 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 6.1 months was at its lowest level compared with August of 2011 and 2010.

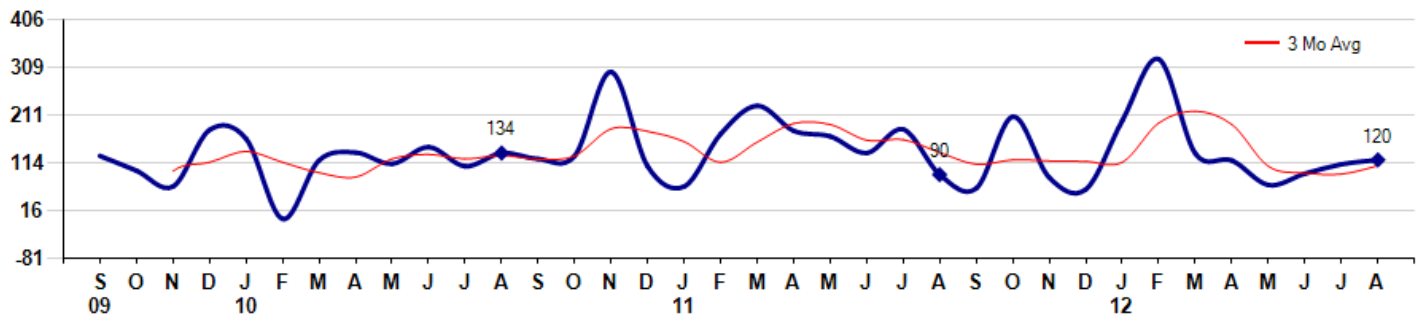
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 120, up 8.1% from 111 days last month and up 33.3% from 90 days in August of last year. The August 2012 DOM was at a mid range compared with August of 2011 and 2010.

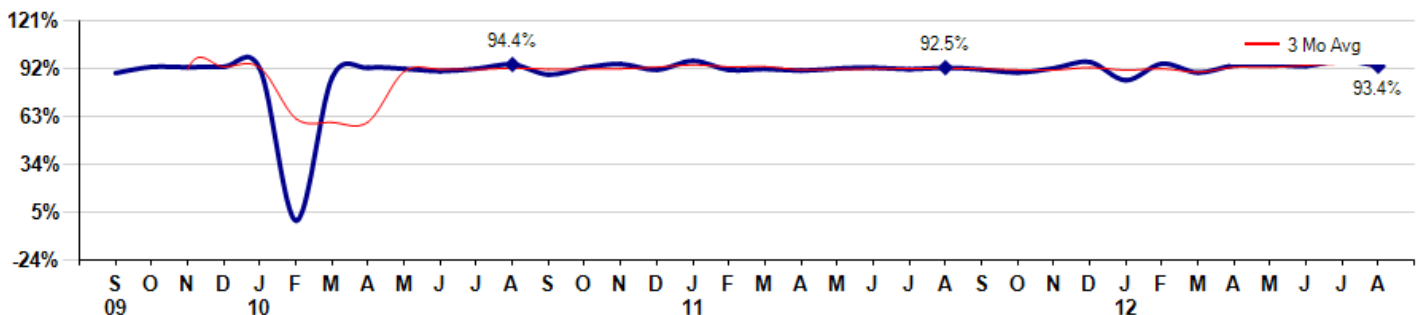
Average Days on Market (Listing to Contract) for properties sold during the month



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 93.4% was down from 96.9% last month and up from 92.5% in August 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 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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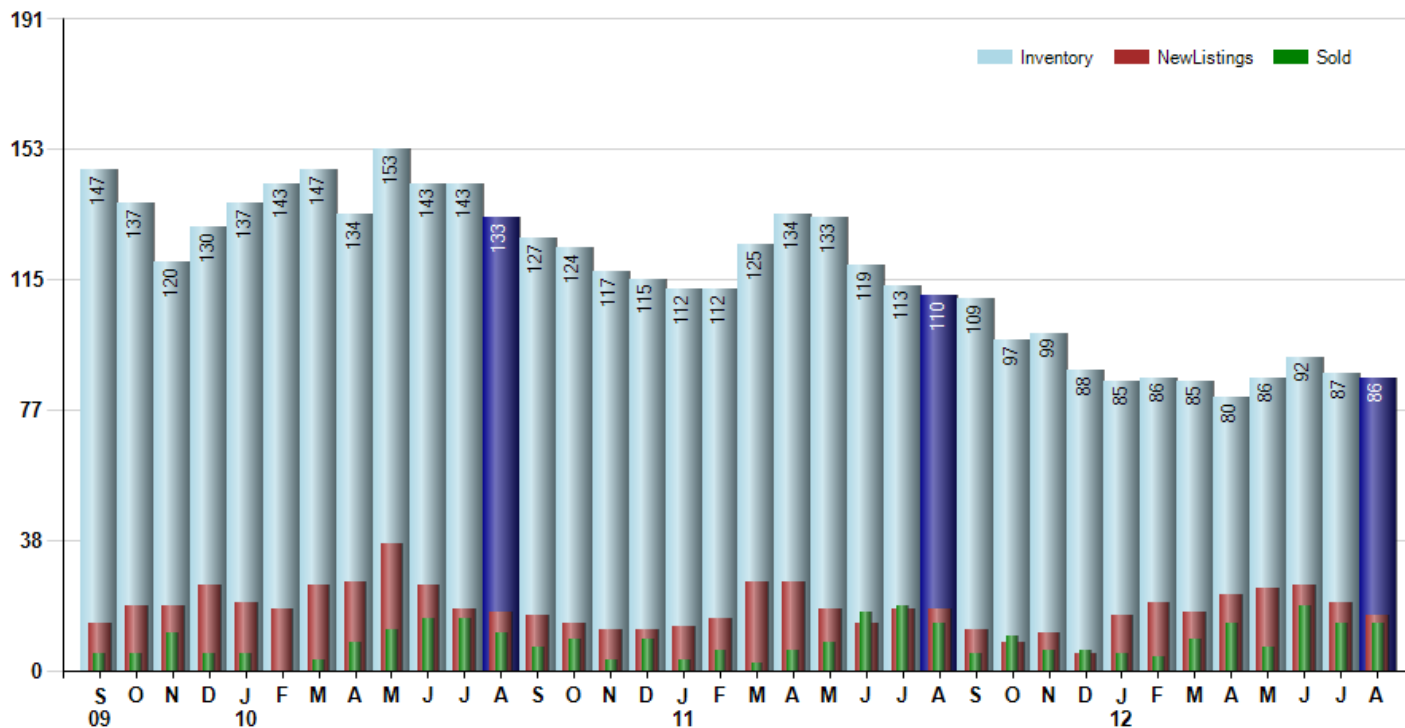
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Inventory / New Listings / Sales

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 16, down -20.0% from 20 last month and down -11.1% from 18 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	5	5	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	14
3 Mo. Roll Avg			7	7	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

	(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	480	510	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	494
3 Mo. Roll Avg			490	530	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	517

	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	147	137	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	86	85	80	86	92	87	86
MSI	29	27	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	9	6	12	5	6	6

	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	98	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	120
3 Mo. Roll Avg			97	115	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	108

	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	183	190	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	180
3 Mo. Roll Avg			186	169	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	183

	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	0.892	0.930	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	0.934
3 Mo. Roll Avg			0.916	0.929	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	0.946

	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	14	19	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	16
Inventory	147	137	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	86	85	80	86	92	87	86
Sales	5	5	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	14

	(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	484	611	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	517
3 Mo. Roll Avg			520	578	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	582

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