MARKET ACTION REPORT December 2011

MLS Area: Lake Forest

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COLDWELL BANKER RESIDENTIAL BROKERAGE

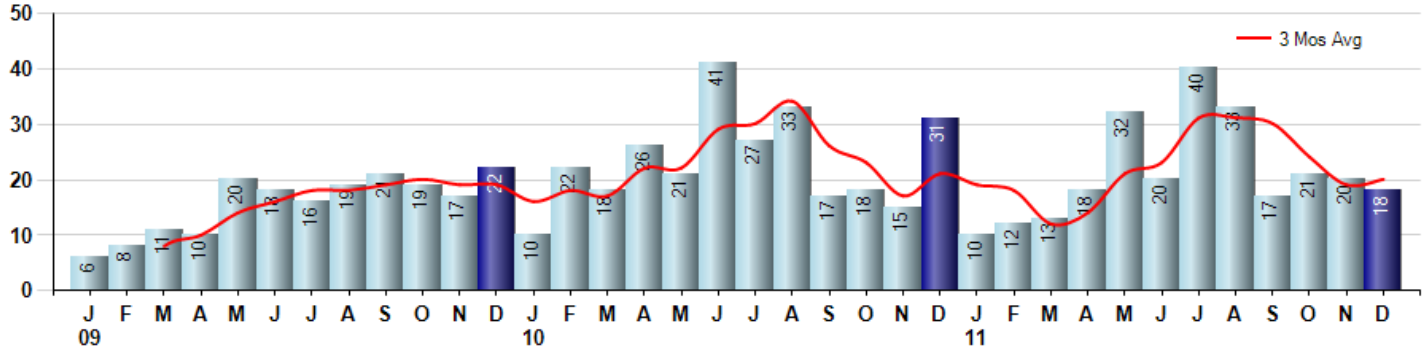
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*: LM	L3M	PYM	LY	YTD	Trending Versus*: PriorYTD	PriorYear
Median List Price of all Current Listings	$999,745	↔		↓				
Average List Price of all Current Listings	$1,580,137	↔		↓				
December Median Sales Price	$729,750	↑	↑	↑	↔	$750,000	↑	↑
December Average Sales Price	$963,889	↓	↓	↑	↑	$1,059,171	↑	↑
Total Properties Currently for Sale (Inventory)	270	↓		↓				
December Number of Properties Sold	18	↓		↓		254	↓	
December Average Days on Market (Solds)	185	↓	↑	↑	↑	164	↑	↑
December Month's Supply of Inventory	15.0	↓	↓	↑	↓	19.1	↓	↓
December Sale Price vs List Price Ratio	76.9%	↓	↑	↓	↓	79.7%	↓	↓

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

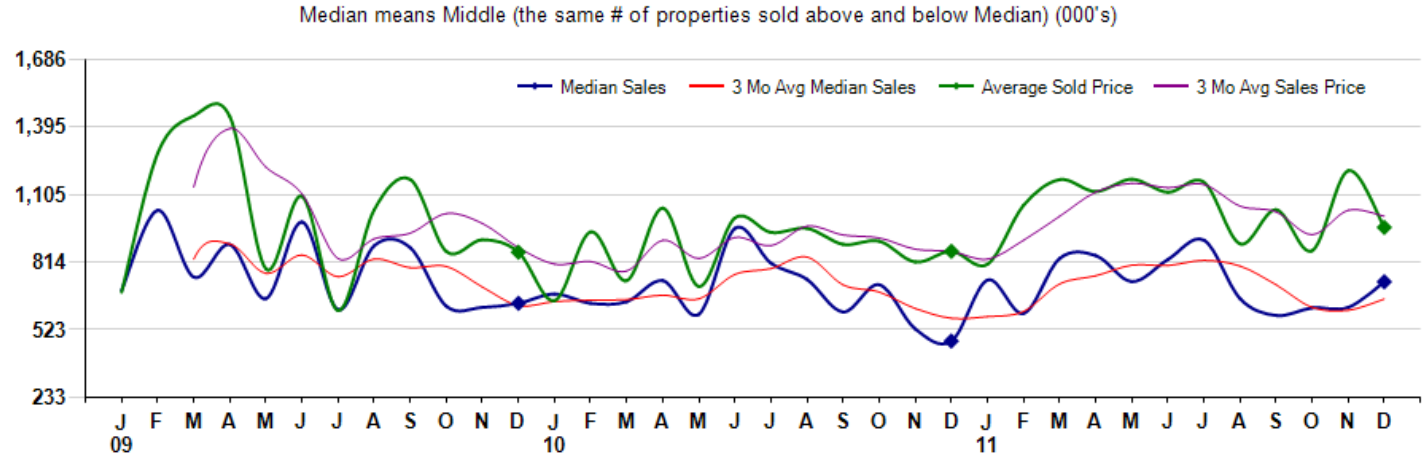
Property Sales

December Property sales were 18, down -41.9% from 31 in December of 2010 and -10.0% lower than the 20 sales last month. December 2011 sales were at their lowest level compared to December of 2010 and 2009. December YTD sales of 254 are running -9.0% behind last year's year-to-date sales of 279.



Prices

The Median Sales Price in December was $729,750, up 53.7% from $474,900 in December of 2010 and up 17.7% from $620,000 last month. The Average Sales Price in December was $963,889, up 11.9% from $861,198 in December of 2010 and down -20.2% from $1,208,050 last month. December 2011 ASP was at highest level compared to December of 2010 and 2009.



Based on information from Midwest Real Estate Data LLC for the period 1/1/2009 through 12/31/2011. Due to MLS reporting methods and allowable reportingpolicy, 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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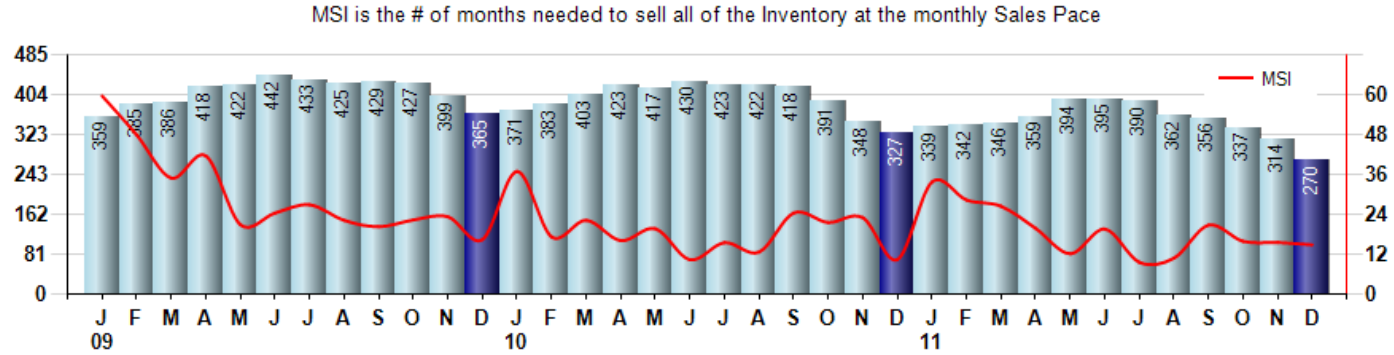
Inventory & MSI

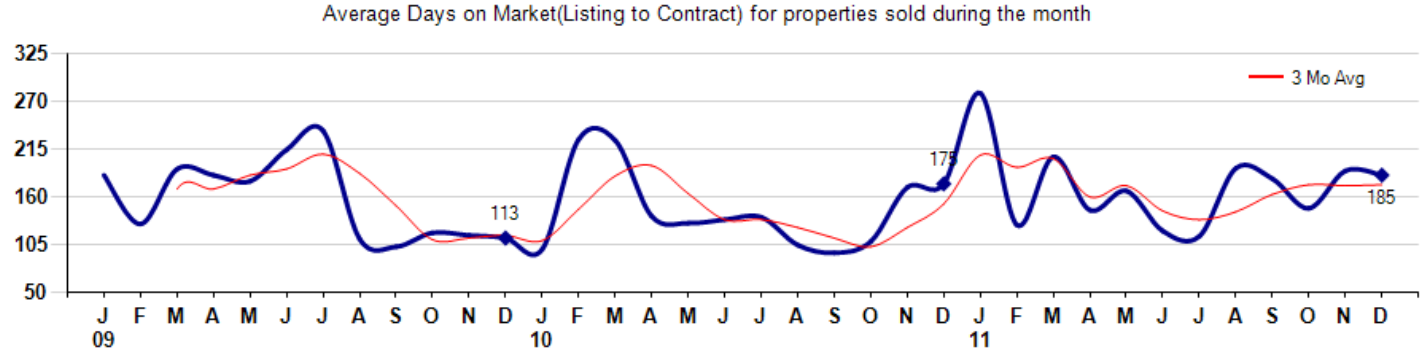
The Total Inventory of Properties available for sale as of December was 270, down -14.0% from 314 last month and down -17.4% from 327 in December of last year. December 2011 Inventory was at the lowest level compared to December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 15.0 months was at a mid range compared with December of 2010 and 2009.



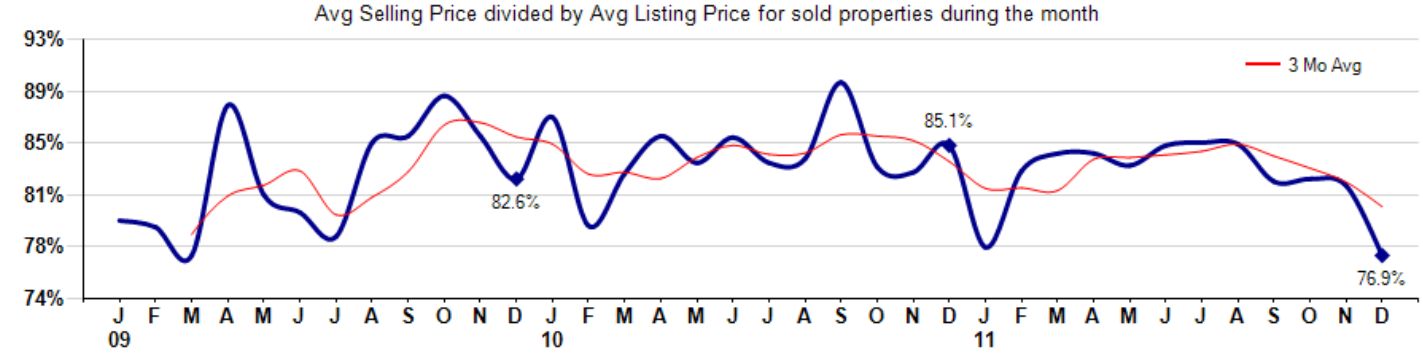
Market Time

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 December was 185, down -2.6% from 190 days last month and up 5.7% from 175 days in December of last year. The December 2011 DOM was at its highest level compared with December of 2010 and 2009.



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 December 2011 Selling Price vs Original List Price of 76.9% was down from 82.1% last month and down from 85.1% in December of last year.



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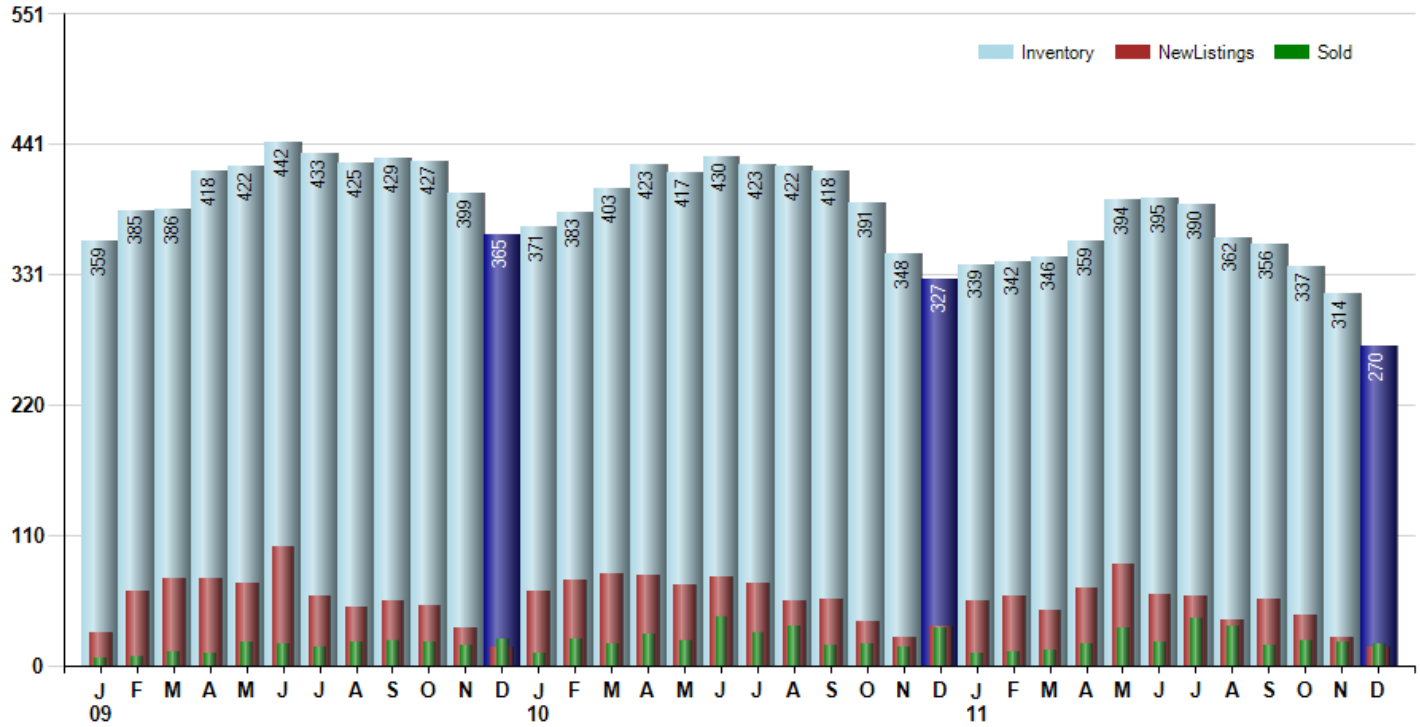
Inventory / New Listings / Sales

'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 December 2011 was 15, down -37.5% from 24 last month and down -54.5% from 33 in December of last year.



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	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	D
Homes Sold	6	8	11	10	20	18	16	19	21	19	17	22	10	22	18	26	21	41	27	33	17	18	15	31	10	12	13	18	32	20	40	33	17	21	20	18
3 Mo. Roll Avg			8	10	14	16	18	18	19	20	19	19	16	18	17	22	22	29	30	34	26	23	17	21	19	18	12	14	21	23	31	31	30	24	19	20

(000's)	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	D
MedianSalePrice	694	1,038	750	890	658	988	610	885	877	625	620	638	678	638	644	735	590	960	810	740	600	718	527	475	738	594	830	843	731	826	909	658	585	618	620	730
3 Mo. Roll Avg			827	893	766	845	752	828	791	796	707	628	645	651	653	672	656	762	787	837	717	686	615	573	580	602	721	756	801	800	822	798	717	620	608	656

	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	D
Inventory	359	385	386	418	422	442	433	425	429	427	399	365	371	383	403	423	417	430	423	422	418	391	348	327	339	342	346	359	394	395	390	362	356	337	314	270
MSI	60	48	35	42	21	25	27	22	20	22	23	17	37	17	22	16	20	10	16	13	25	22	23	11	34	29	27	20	12	20	10	11	21	16	16	15

	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	D
Days On Market	185	129	192	185	178	214	236	112	103	119	116	113	100	226	225	138	130	134	137	105	96	109	171	175	279	128	206	145	167	121	115	193	181	147	190	185
3 Mo. Roll Avg			169	169	185	192	209	187	150	111	113	116	110	146	184	196	164	134	134	125	113	103	125	152	208	194	204	160	173	144	134	143	163	174	173	174

	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	D
Price per Sq Ft	195	295	309	390	216	238	203	284	266	301	239	228	218	255	220	257	240	277	256	270	261	221	225	266	232	262	241	277	274	267	271	229	251	244	237	224
3 Mo. Roll Avg			266	331	305	281	219	242	251	284	269	256	228	234	231	244	239	258	258	268	262	251	236	237	241	253	245	260	264	273	271	256	250	241	244	235

	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	D
Sale to List Price	0.795	0.790	0.769	0.881	0.814	0.801	0.783	0.853	0.858	0.888	0.858	0.826	0.872	0.791	0.830	0.858	0.838	0.857	0.838	0.841	0.898	0.835	0.831	0.851	0.775	0.832	0.845	0.845	0.836	0.851	0.853	0.852	0.824	0.826	0.821	0.769
3 Mo. Roll Avg			0.785	0.813	0.821	0.832	0.799	0.812	0.831	0.866	0.868	0.857	0.852	0.830	0.831	0.826	0.842	0.851	0.844	0.845	0.859	0.858	0.855	0.839	0.819	0.819	0.817	0.841	0.842	0.844	0.847	0.852	0.843	0.834	0.824	0.805

	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	D
New Listings	28	63	73	74	69	101	59	49	54	50	31	15	62	72	78	76	68	75	69	55	56	37	24	33	54	59	47	65	85	60	58	39	56	42	24	15
Inventory	359	385	386	418	422	442	433	425	429	427	399	365	371	383	403	423	417	430	423	422	418	391	348	327	339	342	346	359	394	395	390	362	356	337	314	270
Sales	6	8	11	10	20	18	16	19	21	19	17	22	10	22	18	26	21	41	27	33	17	18	15	31	10	12	13	18	32	20	40	33	17	21	20	18

(000's)	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	D
Avg Sale Price	685	1,283	1,444	1,440	786	1,098	607	1,039	1,170	861	911	857	649	945	734	1,047	710	1,005	942	960	891	904	815	861	806	1,059	1,170	1,118	1,172	1,115	1,158	893	1,040	864	1,208	964
3 Mo. Roll Avg			1,137	1,389	1,223	1,108	830	915	939	1,023	981	876	806	817	776	909	830	920	886	969	931	919	870	860	827	909	1,011	1,116	1,153	1,135	1,148	1,056	1,031	932	1,037	1,012

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