

MLS Area: Winnetka

No Photo Available

ART WILSON

Broker, Realtor

847-363-1599

Art.Wilson@cbexchange.com



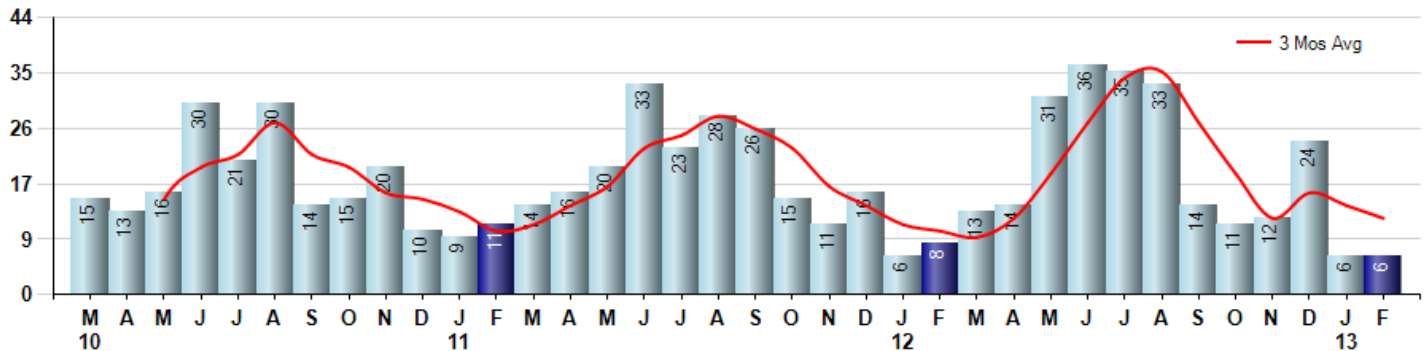
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,745,000	↓		↑				
Average List Price of all Current Listings	\$2,306,307	↓		↑				
February Median Sales Price	\$882,500	↓	↑	↓	↓	\$882,500	↓	↓
February Average Sales Price	\$884,583	↓	↓	↓	↓	\$1,076,042	↓	↓
Total Properties Currently for Sale (Inventory)	116	↑		↓				
February Number of Properties Sold	6	→		↓		12	↓	
February Average Days on Market (Solds)	126	↓	↑	↓	↑	146	↓	↑
February Month's Supply of Inventory	19.3	↑	↑	↓	↑	18.6	↓	↑
February Sale Price vs List Price Ratio	95.2%	↑	↑	↑	↑	93.6%	↑	↑

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

Property Sales

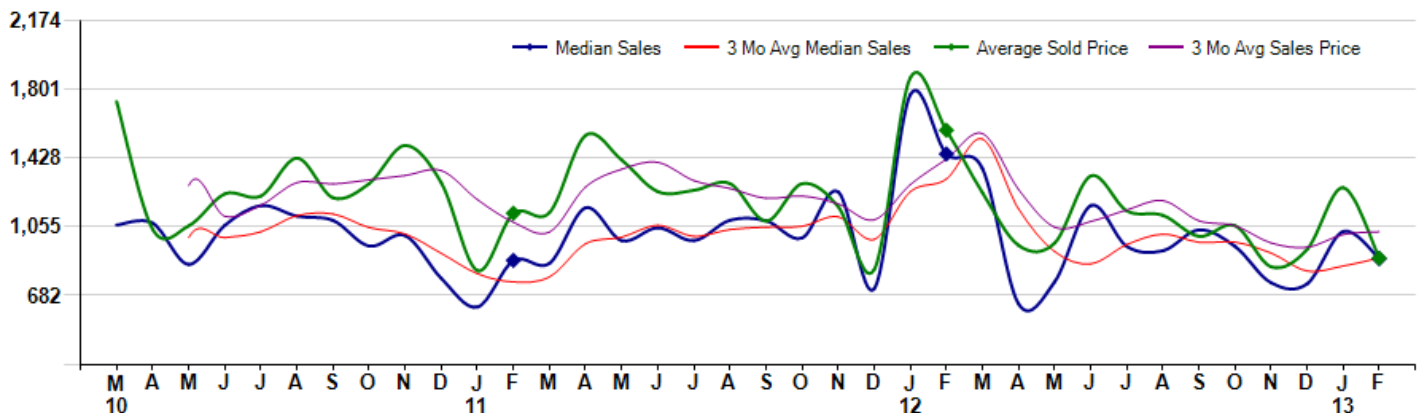
February Property sales were 6, down -25.0% from 8 in February of 2012 and equal to 0.0% 6 sales last month. February 2013 sales were at their lowest level compared to February of 2012 and 2011. February YTD sales of 12 are running -14.3% behind last year's year-to-date sales of 14.



Prices

The Median Sales Price in February was \$882,500, down -39.1% from \$1,450,000 in February of 2012 and down -14.3% from \$1,030,000 last month. The Average Sales Price in February was \$884,583, down -44.0% from \$1,578,688 in February of 2012 and down -30.2% from \$1,267,500 last month. February 2013 ASP was at the lowest level compared to February of 2012 and 2011.

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



MLS Area: Winnetka

No Photo Available

ART WILSON

Broker, Realtor

847-363-1599

Art.Wilson@cbexchange.com



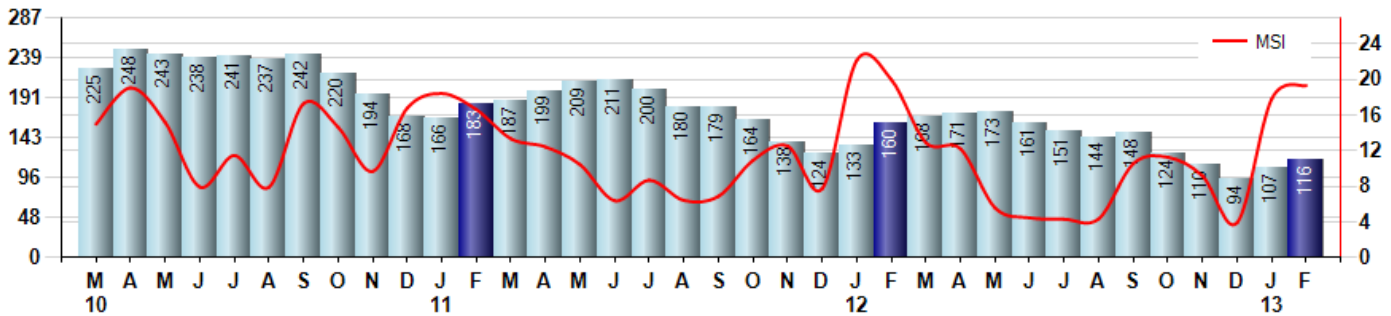
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of February was 116, up 8.4% from 107 last month and down -27.5% from 160 in February of last year. February 2013 Inventory was at the lowest level compared to February of 2012 and 2011.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2013 MSI of 19.3 months was at a mid range compared with February of 2012 and 2011.

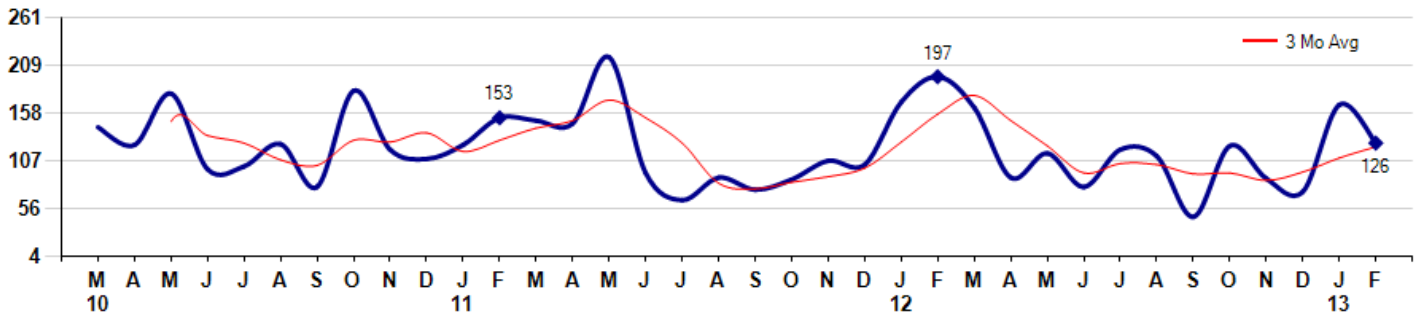
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 126, down -24.6% from 167 days last month and down -36.0% from 197 days in February of last year. The February 2013 DOM was at its lowest level compared with February of 2012 and 2011.

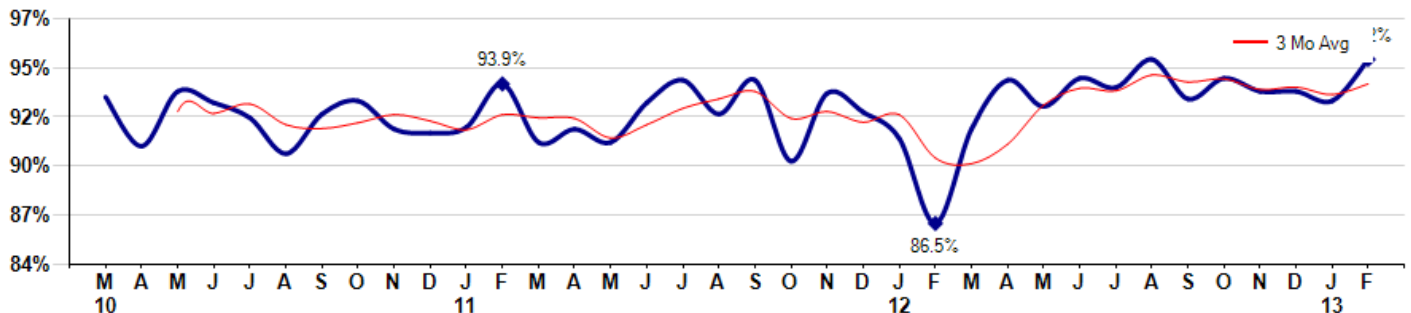
Average Days on Market (Listing to Contract) for properties sold during the month



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 February 2013 Selling Price vs List Price of 95.2% was up from 93.0% last month and up from 86.5% 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 3/1/2010 through 2/28/2013. 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.



MLS Area: Winnetka

No Photo Available

ART WILSON

Broker, Realtor

847-363-1599

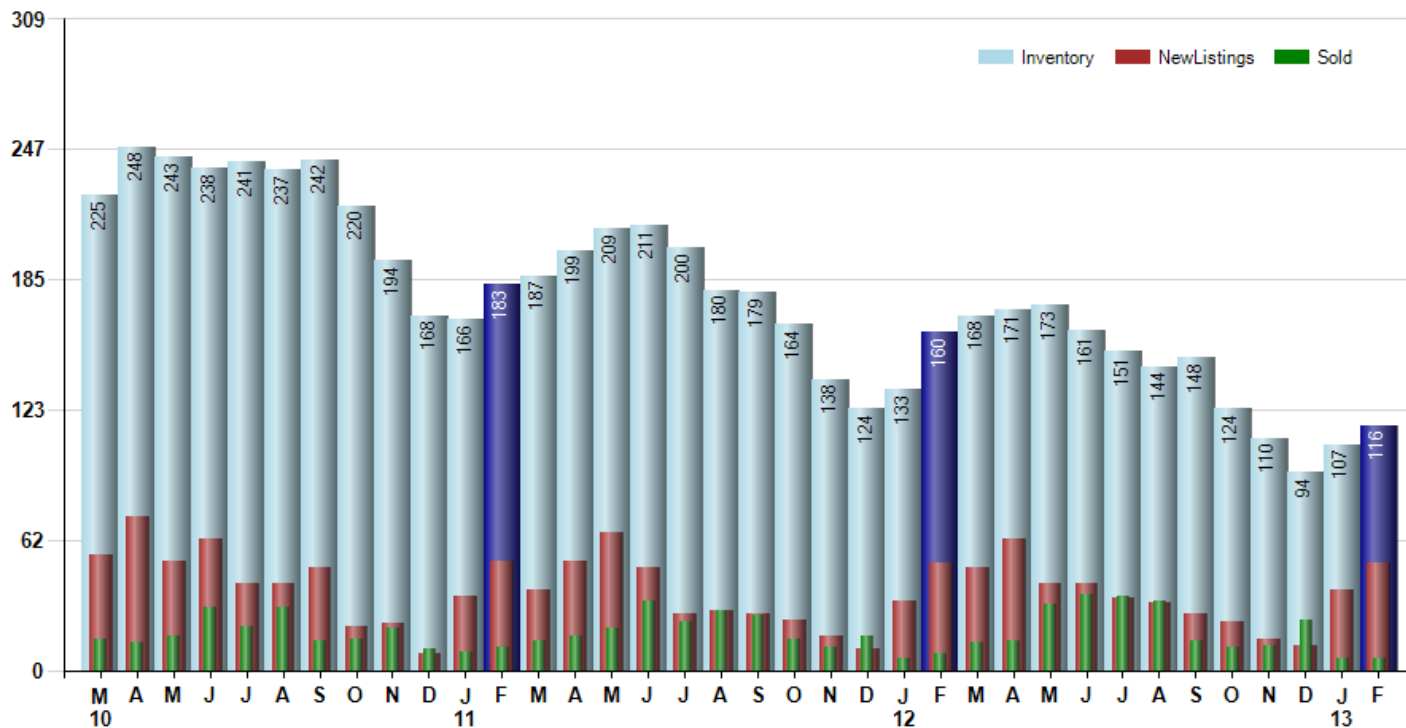
Art.Wilson@cbexchange.com



Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

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 2013 was 51, up 34.2% from 38 last month and equal to 51 in February of last year.



Based on information from Midwest Real Estate Data LLC for the period 3/1/2010 through 2/28/2013. 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.



MARKET ACTION REPORT

February 2013

MLS Area: Winnetka

No Photo Available

ART WILSON

Broker, Realtor

847-363-1599



Art.Wilson@cbexchange.com

Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

	M 10	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	N	D	J 13	F
Homes Sold	15	13	16	30	21	30	14	15	20	10	9	11	14	16	20	33	23	28	26	15	11	16	6	8	13	14	31	36	35	33	14	11	12	24	6	6
3 Mo. Roll Avg			15	20	22	27	22	20	16	15	13	10	11	14	17	23	25	28	26	23	17	14	11	10	9	12	19	27	34	35	27	19	12	16	14	12

	(000's) M 10	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	N	D	J 13	F
Median Sale Price	1,065	1,075	851	1,064	1,170	1,113	1,090	950	1,008	775	620	873	858	1,159	980	1,050	980	1,091	1,088	995	1,245	720	1,772	1,450	1,370	636	757	1,170	949	925	1,039	949	751	746	1,030	883
3 Mo. Roll Avg			997	997	1,028	1,115	1,124	1,051	1,016	911	801	756	783	963	999	1,063	1,003	1,040	1,053	1,058	1,109	987	1,246	1,314	1,531	1,152	921	854	959	1,015	971	971	913	815	842	886

	M 10	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	N	D	J 13	F
Inventory	225	248	243	238	241	237	242	220	194	168	166	183	187	199	209	211	200	180	179	164	138	124	133	160	168	171	173	161	151	144	148	124	110	94	107	116
MSI	15	19	15	8	11	8	17	15	10	17	18	17	13	12	10	6	9	6	7	11	13	8	22	20	13	12	6	4	4	4	11	11	9	4	18	19

	M 10	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	N	D	J 13	F
Days On Market	143	124	179	98	101	125	79	182	119	109	124	153	150	147	218	94	65	89	76	87	107	103	170	197	164	89	115	79	119	112	47	123	88	74	167	126
3 Mo. Roll Avg			149	134	126	108	102	129	127	137	117	129	142	150	172	153	126	83	77	84	90	99	127	157	177	150	123	94	104	103	93	94	86	95	110	122

	M 10	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	N	D	J 13	F
Price per Sq Ft	416	218	365	282	323	321	339	282	332	242	204	278	263	341	306	358	307	329	337	296	331	276	420	330	289	272	281	325	324	285	268	327	290	279	284	430
3 Mo. Roll Avg			333	288	323	309	328	314	318	285	259	241	248	294	303	335	324	331	324	321	301	342	342	346	297	281	293	310	311	292	293	295	299	284	331	

	M 10	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	N	D	J 13	F
Sale to List Price	0.932	0.906	0.935	0.929	0.921	0.902	0.923	0.930	0.915	0.913	0.916	0.939	0.908	0.915	0.908	0.929	0.941	0.923	0.941	0.898	0.934	0.924	0.910	0.865	0.915	0.941	0.927	0.942	0.937	0.952	0.931	0.942	0.935	0.935	0.930	0.952
3 Mo. Roll Avg			0.924	0.923	0.928	0.917	0.915	0.918	0.923	0.919	0.915	0.923	0.921	0.921	0.910	0.917	0.926	0.931	0.935	0.921	0.924	0.919	0.923	0.900	0.897	0.907	0.928	0.937	0.935	0.944	0.940	0.942	0.936	0.937	0.933	0.939

	M 10	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	N	D	J 13	F
New Listings	55	73	52	62	41	41	49	21	22	8	35	52	38	52	65	49	27	28	27	24	16	10	33	51	49	62	41	41	34	32	27	23	15	12	38	51
Inventory	225	248	243	238	241	237	242	220	194	168	166	183	187	199	209	211	200	180	179	164	138	124	133	160	168	171	173	161	151	144	148	124	110	94	107	116
Sales	15	13	16	30	21	30	14	15	20	10	9	11	14	16	20	33	23	28	26	15	11	16	6	8	13	14	31	36	35	33	14	11	12	24	6	6

	(000's) M 10	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	N	D	J 13	F
Avg Sale Price	1,735	1,041	1,061	1,234	1,222	1,427	1,213	1,289	1,496	1,294	818	1,129	1,133	1,551	1,417	1,246	1,253	1,290	1,086	1,289	1,165	824	1,863	1,579	1,239	954	966	1,331	1,142	1,118	1,003	1,061	838	933	1,268	885
3 Mo. Roll Avg			1,279	1,112	1,172	1,295	1,287	1,310	1,333	1,360	1,203	1,080	1,026	1,271	1,367	1,405	1,305	1,263	1,210	1,222	1,180	1,093	1,284	1,422	1,560	1,257	1,053	1,084	1,146	1,197	1,087	1,061	967	944	1,013	1,028

