

## MLS Area: Lake Bluff



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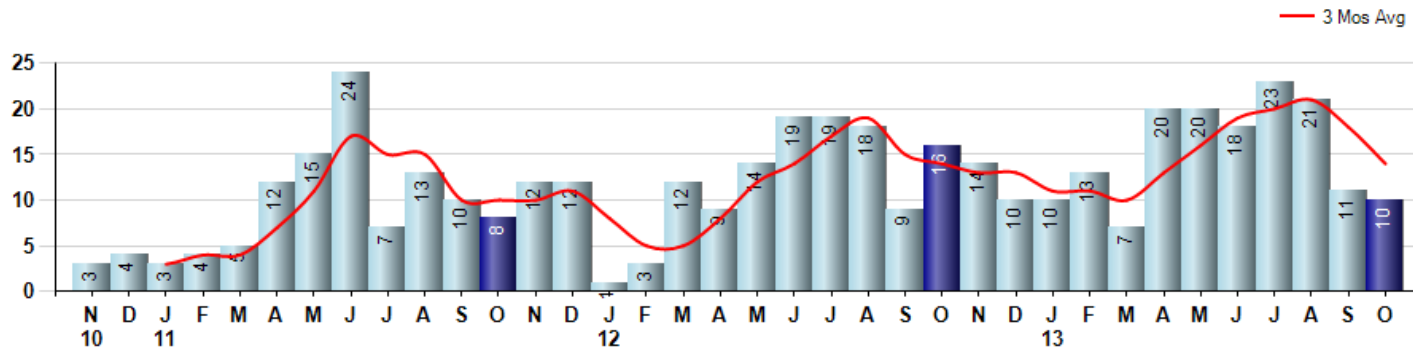
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$625,000	↓		↑				
Average List Price of all Current Listings	\$1,207,213	↓		↑				
October Median Sales Price	\$375,000	↓	↑	↓	↓	\$402,500	↑	↑
October Average Sales Price	\$395,250	↓	↓	↓	↓	\$498,217	↑	↑
Total Properties Currently for Sale (Inventory)	73	↓		↓				
October Number of Properties Sold	10	↓		↓		153	↑	
October Average Days on Market (Solds)	27	↓	↓	↓	↓	70	↓	↓
October Month's Supply of Inventory	7.3	↑	↑	↑	↓	5.2	↓	↓
October Sale Price vs List Price Ratio	93.7%	↓	↓	↓	↑	93.8%	↑	↑

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

### Property Sales

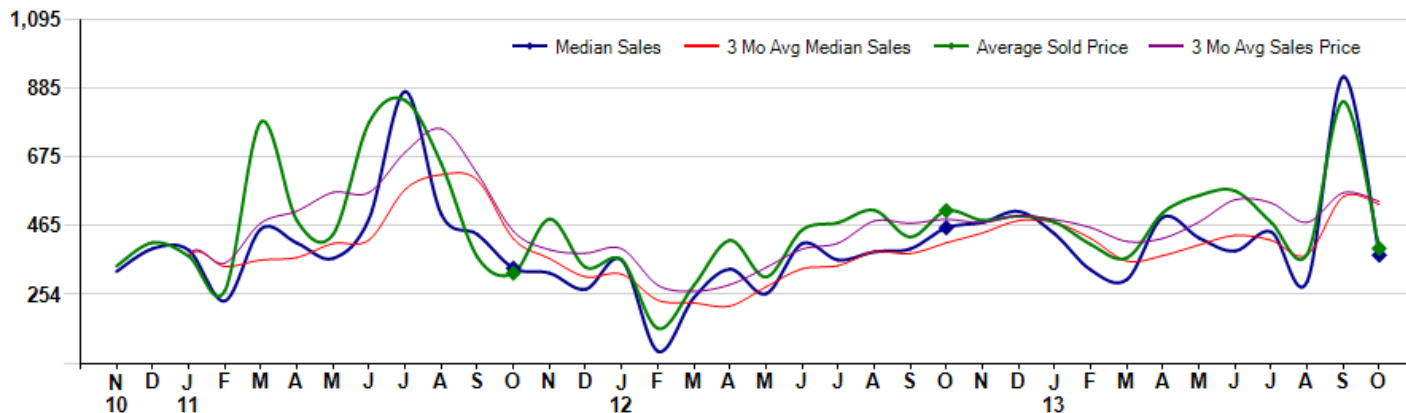
October Property sales were 10, down -37.5% from 16 in October of 2012 and -9.1% lower than the 11 sales last month. October 2013 sales were at a mid level compared to October of 2012 and 2011. October YTD sales of 153 are running 27.5% ahead of last year's year-to-date sales of 120.



### Prices

The Median Sales Price in October was \$375,000, down -18.3% from \$458,750 in October of 2012 and down -59.2% from \$920,000 last month. The Average Sales Price in October was \$395,250, down -22.6% from \$510,869 in October of 2012 and down -53.2% from \$844,182 last month. October 2013 ASP was at a mid range compared to October of 2012 and 2011.

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



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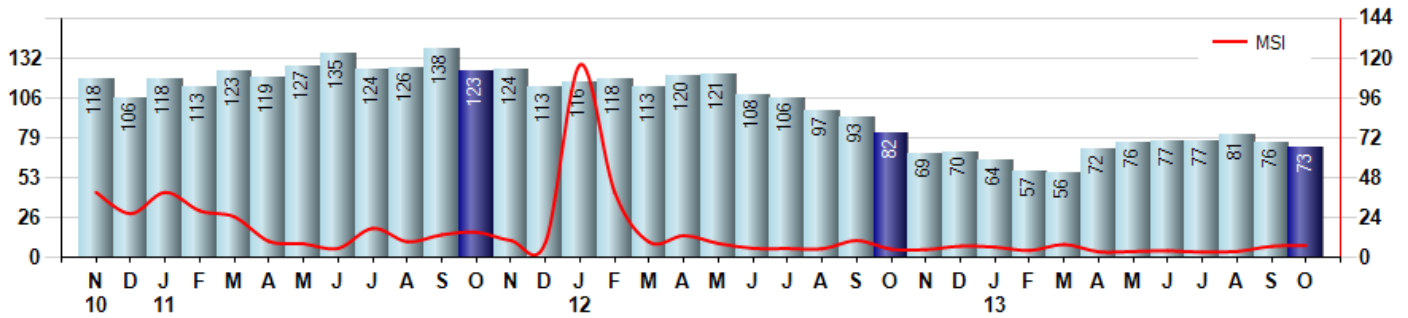
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### Inventory & MSI

The Total Inventory of Properties available for sale as of October was 73, down -3.9% from 76 last month and down -11.0% from 82 in October of last year. October 2013 Inventory was at the lowest level compared to October of 2012 and 2011.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2013 MSI of 7.3 months was at a mid range compared with October of 2012 and 2011.

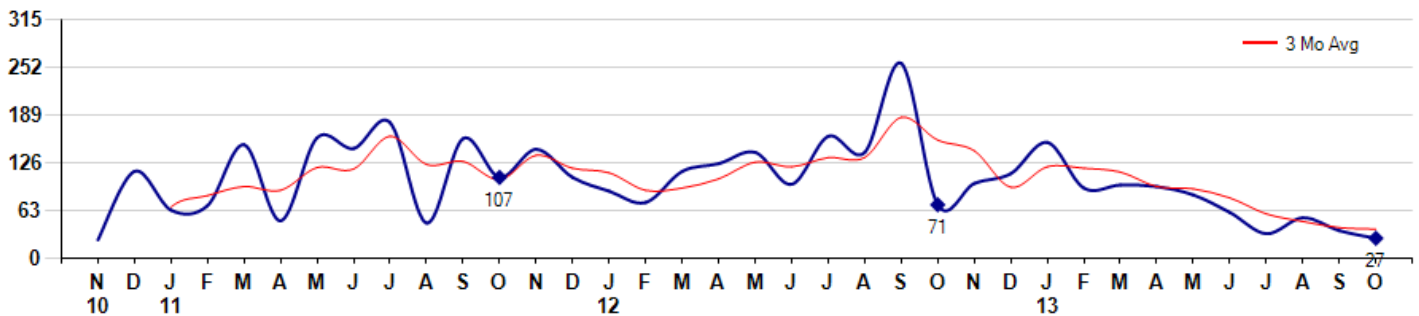
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 October was 27, down -27.0% from 37 days last month and down -62.0% from 71 days in October of last year. The October 2013 DOM was at its lowest level compared with October of 2012 and 2011.

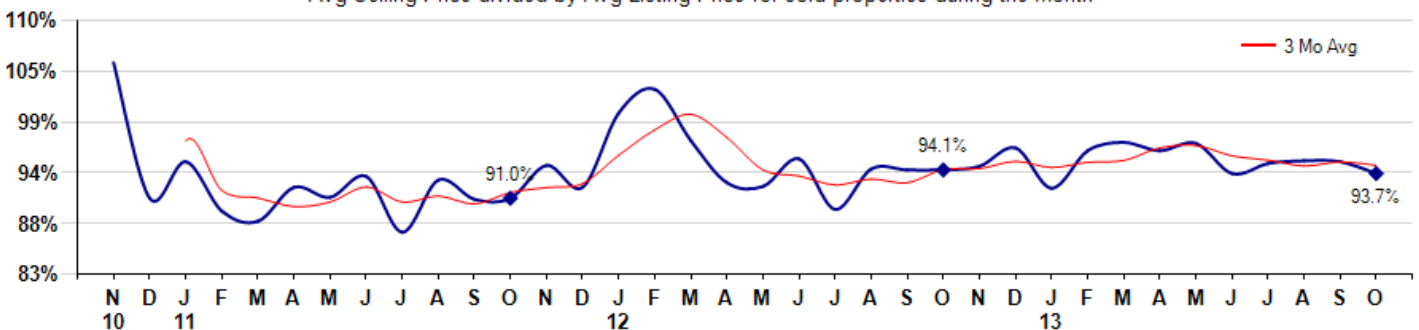
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 October 2013 Selling Price vs List Price of 93.7% was down from 95.0% last month and down from 94.1% in October of last year.

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



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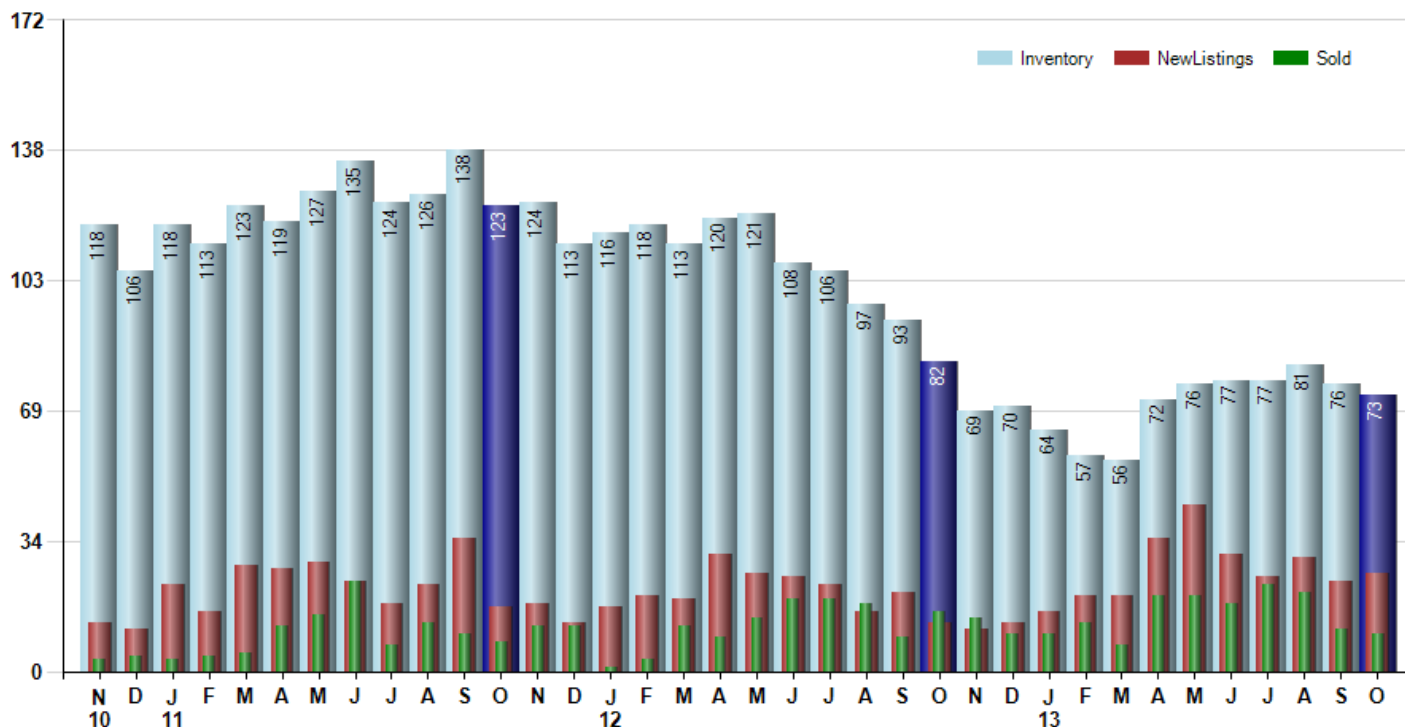
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### Inventory / New Listings / Sales

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 October 2013 was 26, up 8.3% from 24 last month and up 100.0% from 13 in October of last year.



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# MARKET ACTION REPORT

October 2013

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	N 10	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	M	A	M	J	J	A	S	O
Homes Sold	3	4	3	4	5	12	15	24	7	13	10	8	12	12	1	3	12	9	14	19	19	18	9	16	14	10	10	13	7	20	20	18	23	21	11	10
3 Mo. Roll Avg			3	4	4	7	11	17	15	15	10	10	10	11	8	5	5	8	12	14	17	19	15	14	13	13	11	11	10	13	16	19	20	21	18	14

	(000's) N 10	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	M	A	M	J	J	A	S	O
Median Sale Price	325	395	390	235	455	412	365	487	875	500	438	335	320	271	360	81	245	332	257	410	360	385	394	459	475	509	440	330	300	491	428	388	446	294	920	375
3 Mo. Roll Avg			370	340	360	367	411	421	576	621	604	424	365	309	317	237	229	219	278	333	342	385	380	413	442	481	474	426	357	373	406	435	420	376	553	530

	N 10	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	M	A	M	J	J	A	S	O
Inventory	118	106	118	113	123	119	127	135	124	126	138	123	124	113	116	118	113	120	121	108	106	97	93	82	69	70	64	57	56	72	76	77	77	81	76	73
MSI	39	27	39	28	25	10	8	6	18	10	14	15	10	9	116	39	9	13	9	6	6	5	10	5	5	7	6	4	8	4	4	4	3	4	7	7

	N 10	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	M	A	M	J	J	A	S	O
Days On Market	25	115	64	70	150	50	159	145	179	47	158	107	144	107	89	74	115	125	140	98	161	140	257	71	99	112	153	93	97	95	84	61	33	54	37	27
3 Mo. Roll Avg			68	83	95	90	120	118	161	124	128	104	136	119	113	90	93	105	127	121	133	133	186	156	142	94	121	119	114	95	92	80	59	49	41	39

	N 10	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	M	A	M	J	J	A	S	O
Price per Sq Ft	202	142	149	153	250	184	180	197	250	238	186	167	183	159	134	85	145	161	151	178	196	207	183	203	186	190	199	168	181	214	198	175	196	173	316	205
3 Mo. Roll Avg			164	148	184	196	205	187	209	228	225	197	179	170	159	126	121	130	152	163	175	194	195	198	191	193	192	186	183	188	198	196	190	181	228	231

	N 10	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	M	A	M	J	J	A	S	O
Sale to List Price	1.058	0.910	0.950	0.896	0.885	0.922	0.911	0.934	0.873	0.930	0.909	0.910	0.946	0.922	1.003	1.029	0.973	0.927	0.923	0.953	0.898	0.942	0.941	0.941	0.945	0.965	0.921	0.962	0.971	0.962	0.970	0.937	0.948	0.951	0.950	0.937
3 Mo. Roll Avg			0.973	0.919	0.910	0.901	0.906	0.922	0.906	0.912	0.904	0.916	0.922	0.926	0.957	0.985	1.002	0.976	0.941	0.934	0.925	0.931	0.927	0.941	0.942	0.950	0.944	0.949	0.951	0.965	0.968	0.956	0.952	0.945	0.950	0.946

	N 10	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	M	A	M	J	J	A	S	O
New Listings	13	11	23	16	28	27	29	24	18	23	35	17	18	13	17	20	19	31	26	25	23	16	21	13	11	13	16	20	20	35	44	31	25	30	24	26
Inventory	118	106	118	113	123	119	127	135	124	126	138	123	124	113	116	118	113	120	121	108	106	97	93	82	69	70	64	57	56	72	76	77	77	81	76	73
Sales	3	4	3	4	5	12	15	24	7	13	10	8	12	12	1	3	12	9	14	19	19	18	9	16	14	10	10	13	7	20	20	18	23	21	11	10

	(000's) N 10	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	M	A	M	J	J	A	S	O
Avg Sale Price	342	413	372	266	782	480	438	781	848	654	369	320	485	338	360	151	283	420	308	451	474	512	430	511	481	494	476	408	367	504	557	571	475	378	844	395
3 Mo. Roll Avg			376	350	473	509	567	566	689	761	624	448	391	381	394	283	265	285	337	393	411	479	472	485	474	495	484	459	417	426	476	544	535	475	566	539

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