

City: Glenview



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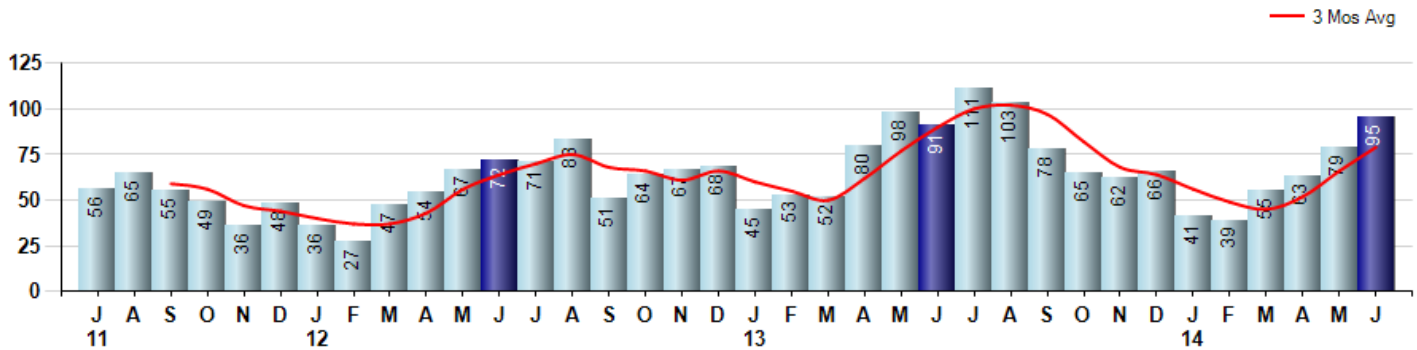
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,500	↑		↑				
Average List Price of all Current Listings	\$719,082	↑		↑				
June Median Sales Price	\$411,000	↓	↓	↓	↑	\$429,500	↑	↑
June Average Sales Price	\$505,334	↓	↔	↔	↑	\$495,071	↑	↑
Total Properties Currently for Sale (Inventory)	238	↑		↓				
June Number of Properties Sold	95	↑		↑		372	↓	
June Average Days on Market (Solds)	31	↓	↓	↓	↓	45	↓	↓
June Month's Supply of Inventory	2.5	↓	↓	↓	↓	3.5	↓	↑
June Sale Price vs List Price Ratio	97.8%	↔	↑	↑	↑	97.3%	↑	↑

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

Property Sales

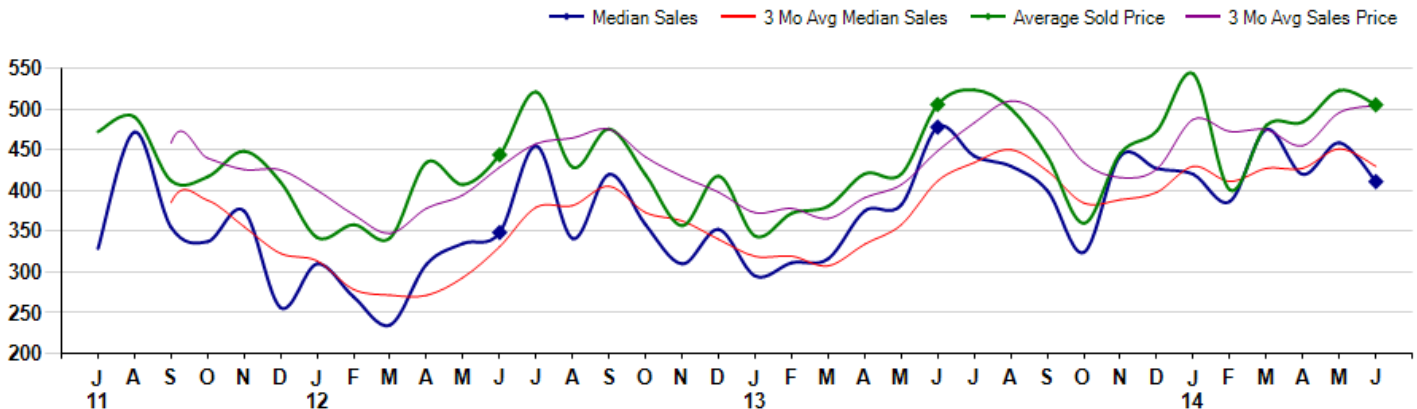
June Property sales were 95, up 4.4% from 91 in June of 2013 and 20.3% higher than the 79 sales last month. June 2014 sales were at their highest level compared to June of 2013 and 2012. June YTD sales of 372 are running -11.2% behind last year's year-to-date sales of 419.



Prices

The Median Sales Price in June was \$411,000, down -14.0% from \$478,000 in June of 2013 and down -10.4% from \$458,770 last month. The Average Sales Price in June was \$505,334, down -0.1% from \$505,712 in June of 2013 and down -3.4% from \$523,127 last month. June 2014 ASP was at a mid range compared to June of 2013 and 2012.

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



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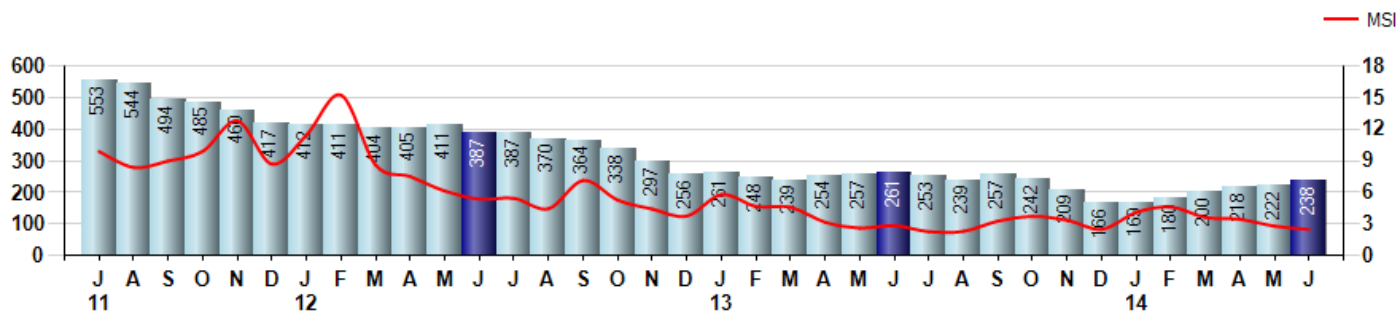
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Inventory & MSI

The Total Inventory of Properties available for sale as of June was 238, up 7.2% from 222 last month and down -8.8% from 261 in June of last year. June 2014 Inventory was at the lowest level compared to June of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2014 MSI of 2.5 months was at its lowest level compared with June of 2013 and 2012.

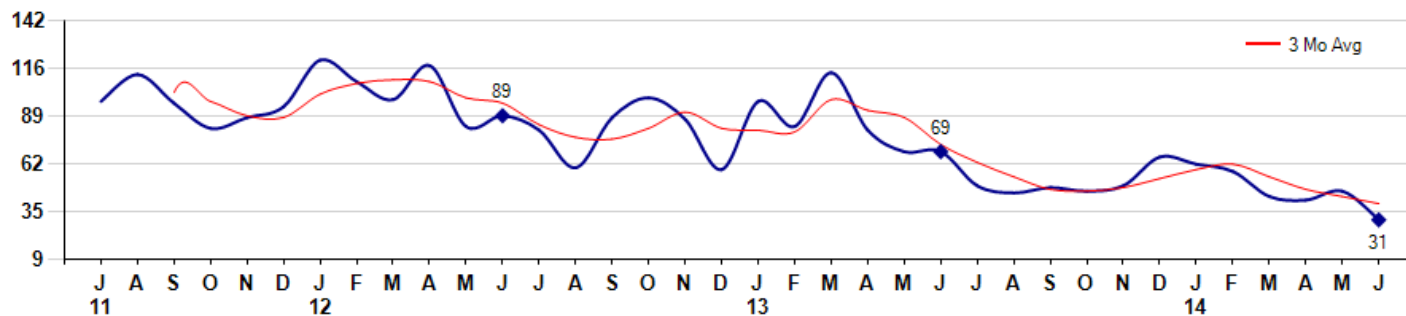
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 June was 31, down -34.0% from 47 days last month and down -55.1% from 69 days in June of last year. The June 2014 DOM was at its lowest level compared with June of 2013 and 2012.

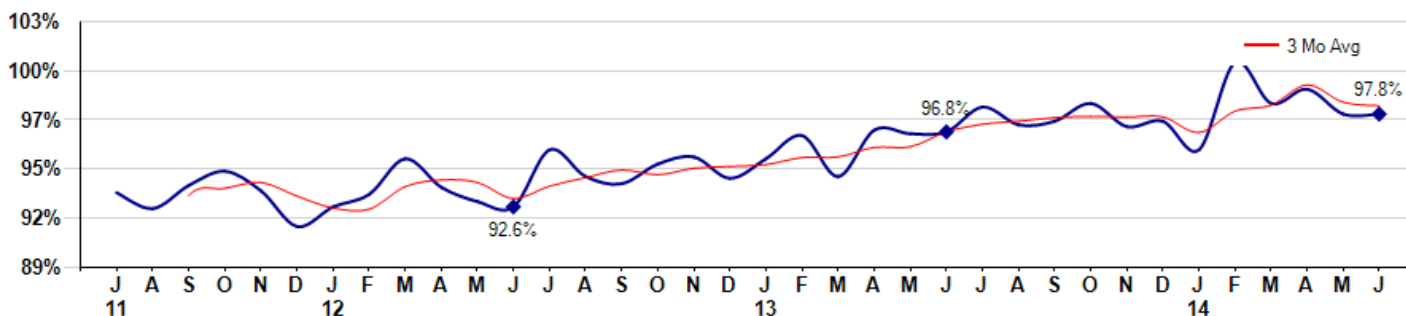
Average Days on Market(Listing to Contract) for properties sold during the month



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 June 2014 Selling Price vs List Price of 97.8% was equal to 97.8% last month and up from 96.8% in June of last year.

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



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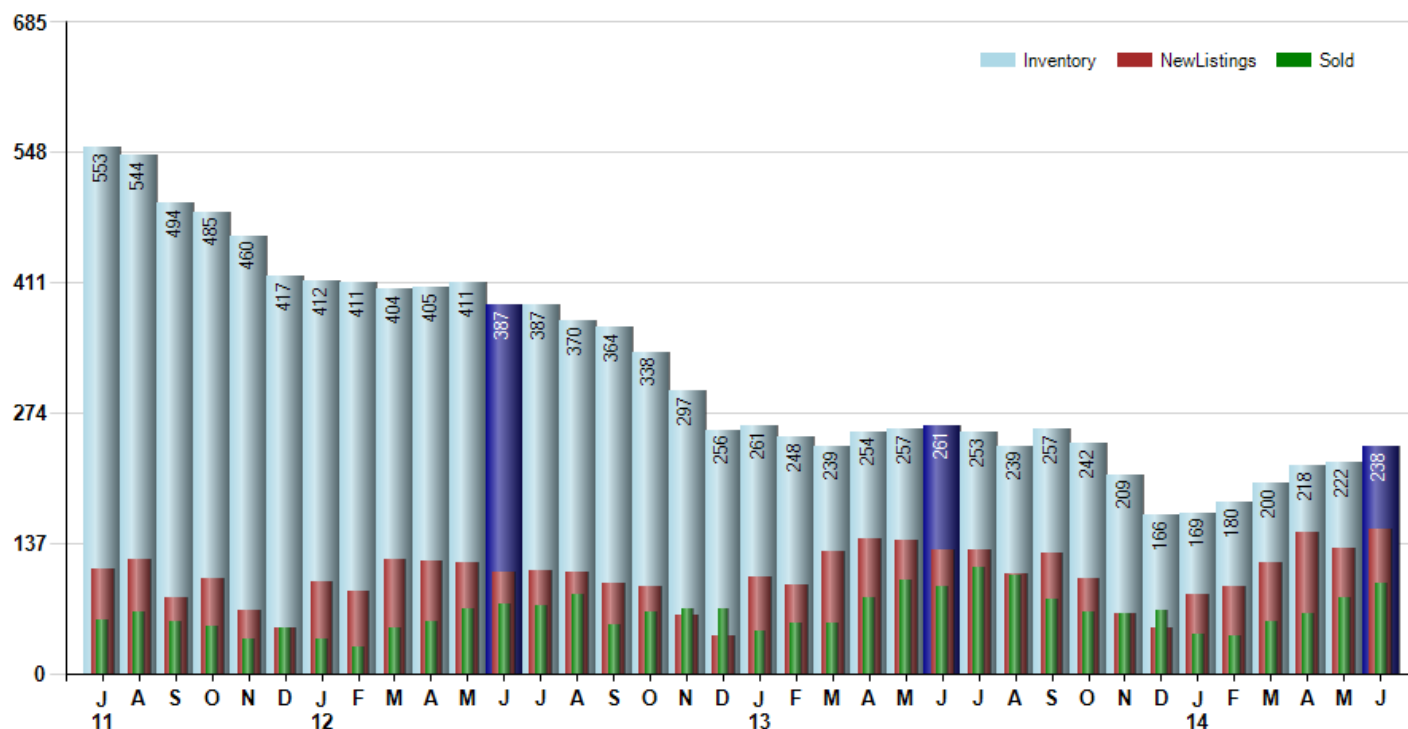
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Inventory / New Listings / Sales

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 June 2014 was 152, up 16.0% from 131 last month and up 16.9% from 130 in June of last year.



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MARKET ACTION REPORT

June 2014

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	J 11	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	N	D	J 14	F	M	A	M	J
Homes Sold	56	65	55	49	36	48	36	27	47	54	67	72	71	83	51	64	67	68	45	53	52	80	98	91	111	103	78	65	62	66	41	39	55	63	79	95
3 Mo. Roll Avg			59	56	47	44	40	37	37	43	56	64	70	75	68	66	61	66	60	55	50	62	77	90	100	102	97	82	68	64	56	49	45	52	66	79

	(000's) J 11	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	N	D	J 14	F	M	A	M	J
Median Sale Price	329	472	355	337	375	256	310	270	235	310	335	349	455	341	420	358	310	352	295	311	316	375	383	478	443	430	400	324	442	427	420	387	475	420	459	411
3 Mo. Roll Avg			385	388	356	323	314	279	271	271	293	331	380	382	405	373	363	340	319	320	308	334	358	412	434	450	424	385	389	398	430	411	427	427	451	430

	J 11	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	N	D	J 14	F	M	A	M	J
Inventory	553	544	494	485	460	417	412	411	404	405	411	387	387	370	364	338	297	256	261	248	239	254	257	261	253	239	257	242	209	166	169	180	200	218	222	238
MSI	10	8	9	10	13	9	11	15	9	8	6	5	5	4	7	5	4	4	6	5	5	3	3	3	2	2	3	4	3	3	4	5	4	3	3	3

	J 11	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	N	D	J 14	F	M	A	M	J
Days On Market	97	112	96	82	88	94	120	108	98	117	83	89	81	60	88	99	87	59	97	83	113	81	69	69	50	46	49	47	50	66	62	58	44	42	47	31
3 Mo. Roll Avg			102	97	89	88	101	107	109	108	99	96	84	77	76	82	91	82	81	80	98	92	88	73	63	55	48	47	49	54	59	62	55	48	44	40

	J 11	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	N	D	J 14	F	M	A	M	J
Price per Sq Ft	180	190	179	198	186	168	175	152	158	159	177	183	193	182	189	185	181	185	158	183	171	189	180	208	204	216	214	182	204	208	197	213	226	214	230	218
3 Mo. Roll Avg			183	189	188	184	176	165	162	156	165	173	184	186	188	185	185	184	175	175	171	181	180	192	197	209	211	204	200	198	203	206	212	218	223	221

	J 11	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	N	D	J 14	F	M	A	M	J
Sale to List Price	0.934	0.925	0.938	0.946	0.935	0.915	0.926	0.933	0.953	0.937	0.929	0.926	0.958	0.943	0.939	0.950	0.954	0.942	0.953	0.966	0.943	0.969	0.967	0.968	0.982	0.972	0.974	0.984	0.971	0.974	0.958	1.007	0.984	0.992	0.978	0.978
3 Mo. Roll Avg			0.932	0.936	0.940	0.932	0.925	0.925	0.937	0.941	0.940	0.931	0.938	0.942	0.947	0.944	0.948	0.949	0.950	0.954	0.954	0.959	0.960	0.968	0.972	0.974	0.976	0.977	0.976	0.976	0.968	0.980	0.983	0.994	0.985	0.983

	J 11	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	N	D	J 14	F	M	A	M	J
New Listings	110	120	79	99	66	48	97	86	119	118	116	106	108	106	95	91	61	39	102	93	128	141	139	130	130	104	126	100	63	48	83	92	117	148	131	152
Inventory	553	544	494	485	460	417	412	411	404	405	411	387	387	370	364	338	297	256	261	248	239	254	257	261	253	239	257	242	209	166	169	180	200	218	222	238
Sales	56	65	55	49	36	48	36	27	47	54	67	72	71	83	51	64	67	68	45	53	52	80	98	91	111	103	78	65	62	66	41	39	55	63	79	95

	(000's) J 11	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	N	D	J 14	F	M	A	M	J
Avg Sale Price	472	491	412	417	448	411	342	358	342	435	407	444	521	429	476	419	357	418	344	372	381	421	420	506	524	501	442	360	446	473	543	401	480	484	523	505
3 Mo. Roll Avg			458	440	426	425	400	370	347	378	395	429	457	465	475	441	417	398	373	378	366	391	407	449	483	510	489	434	416	426	487	473	475	455	496	504

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