

## MLS Area: Glenview Golf



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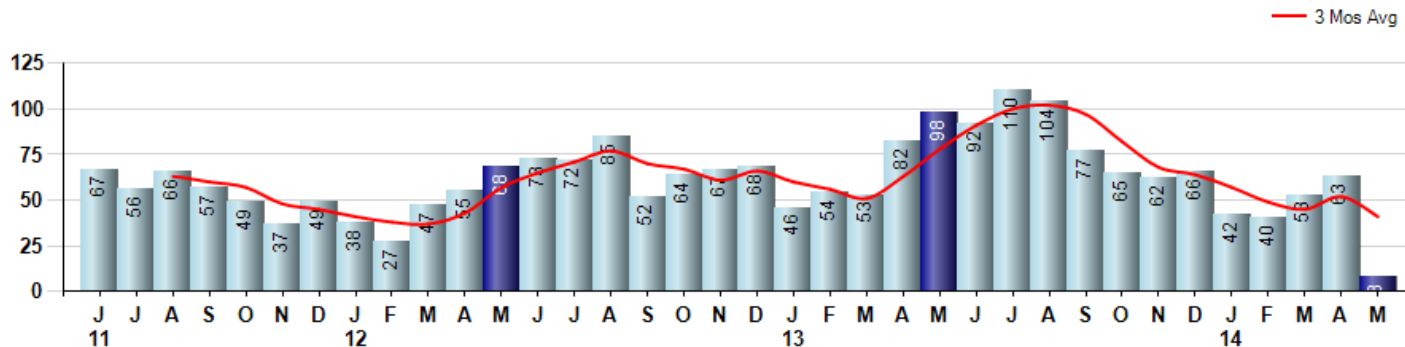
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$779,000	↑		↑				
Average List Price of all Current Listings	\$992,329	↑		↑				
May Median Sales Price	\$492,998	↑	↑	↑	↑	\$423,000	↑	↑
May Average Sales Price	\$448,437	↓	↓	↑	→	\$482,490	↑	↑
Total Properties Currently for Sale (Inventory)	46	↓		↓				
May Number of Properties Sold	8	↓		↓		206	↓	
May Average Days on Market (Solds)	6	↓	↓	↓	↓	51	↓	↓
May Month's Supply of Inventory	5.8	↑	↑	↑	↑	3.0	↓	↓
May Sale Price vs List Price Ratio	98.4%	↓	↑	↑	↑	97.5%	↑	↑

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

### Property Sales

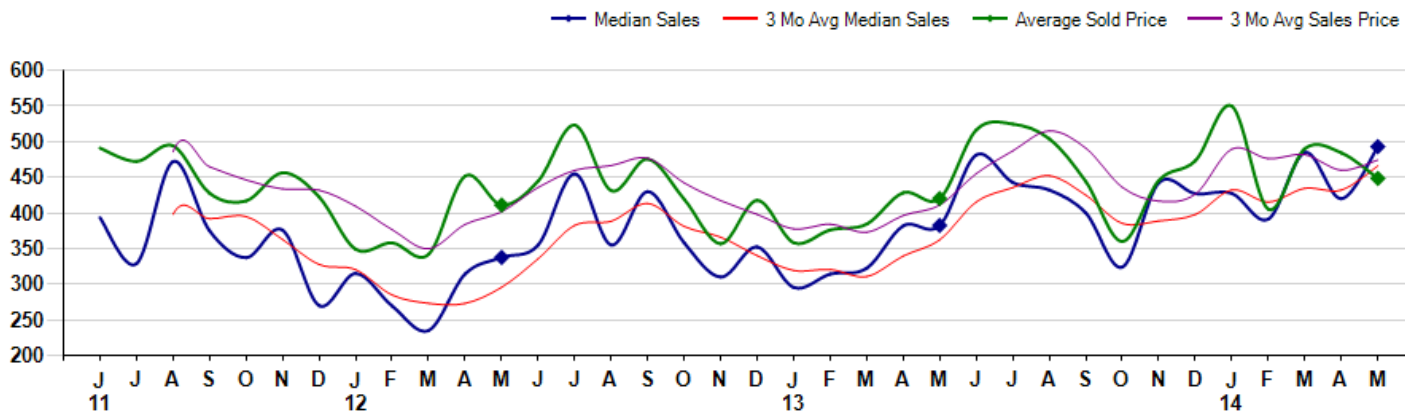
May Property sales were 8, down -91.8% from 98 in May of 2013 and -87.3% lower than the 63 sales last month. May 2014 sales were at their lowest level compared to May of 2013 and 2012. May YTD sales of 206 are running -38.1% behind last year's year-to-date sales of 333.



### Prices

The Median Sales Price in May was \$492,998, up 28.9% from \$382,507 in May of 2013 and up 17.4% from \$420,000 last month. The Average Sales Price in May was \$448,437, up 6.7% from \$420,270 in May of 2013 and down -7.4% from \$484,317 last month. May 2014 ASP was at highest level compared to May of 2013 and 2012.

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



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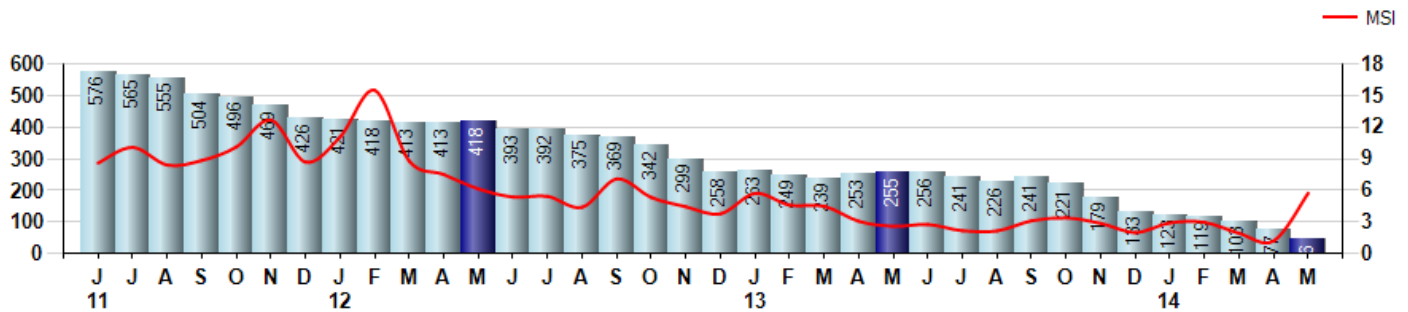
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### Inventory & MSI

The Total Inventory of Properties available for sale as of May was 46, down -40.3% from 77 last month and down -82.0% from 255 in May of last year. May 2014 Inventory was at the lowest level compared to May of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2014 MSI of 5.8 months was at a mid range compared with May of 2013 and 2012.

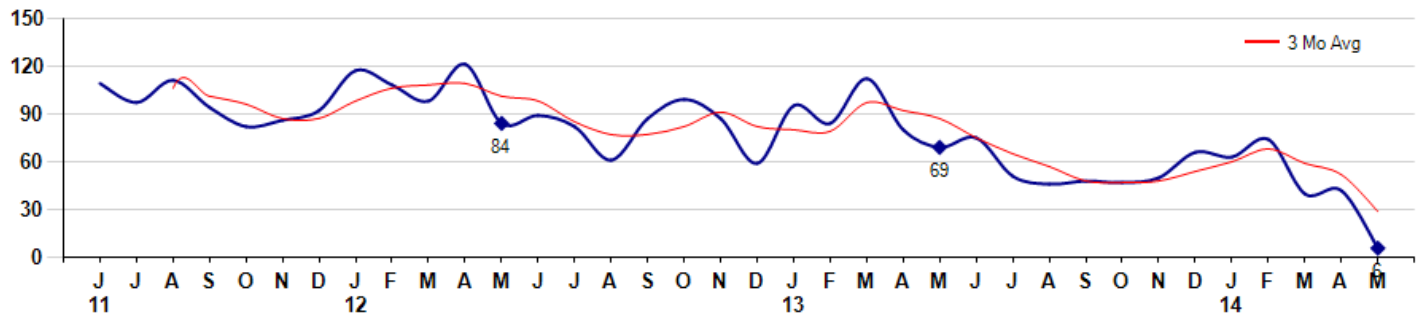
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 May was 6, down -85.7% from 42 days last month and down -91.3% from 69 days in May of last year. The May 2014 DOM was at its lowest level compared with May of 2013 and 2012.

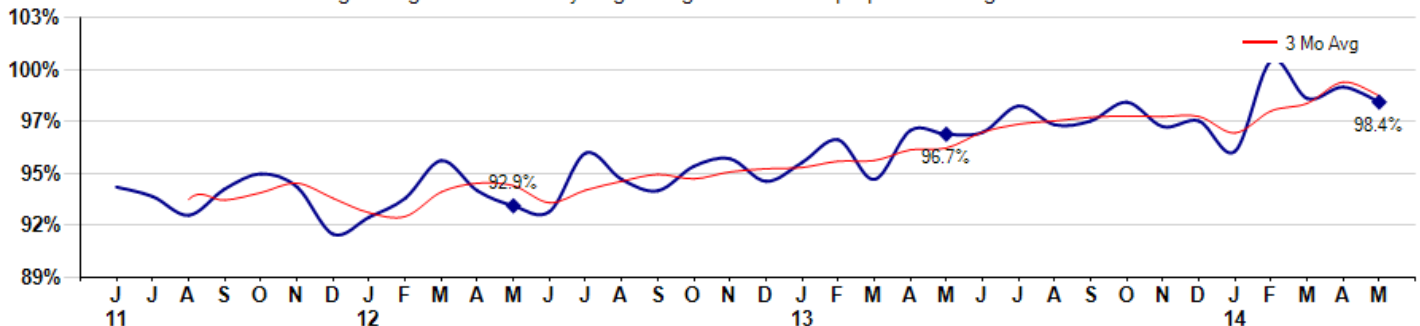
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 May 2014 Selling Price vs List Price of 98.4% was down from 99.2% last month and up from 96.7% in May of last year.

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



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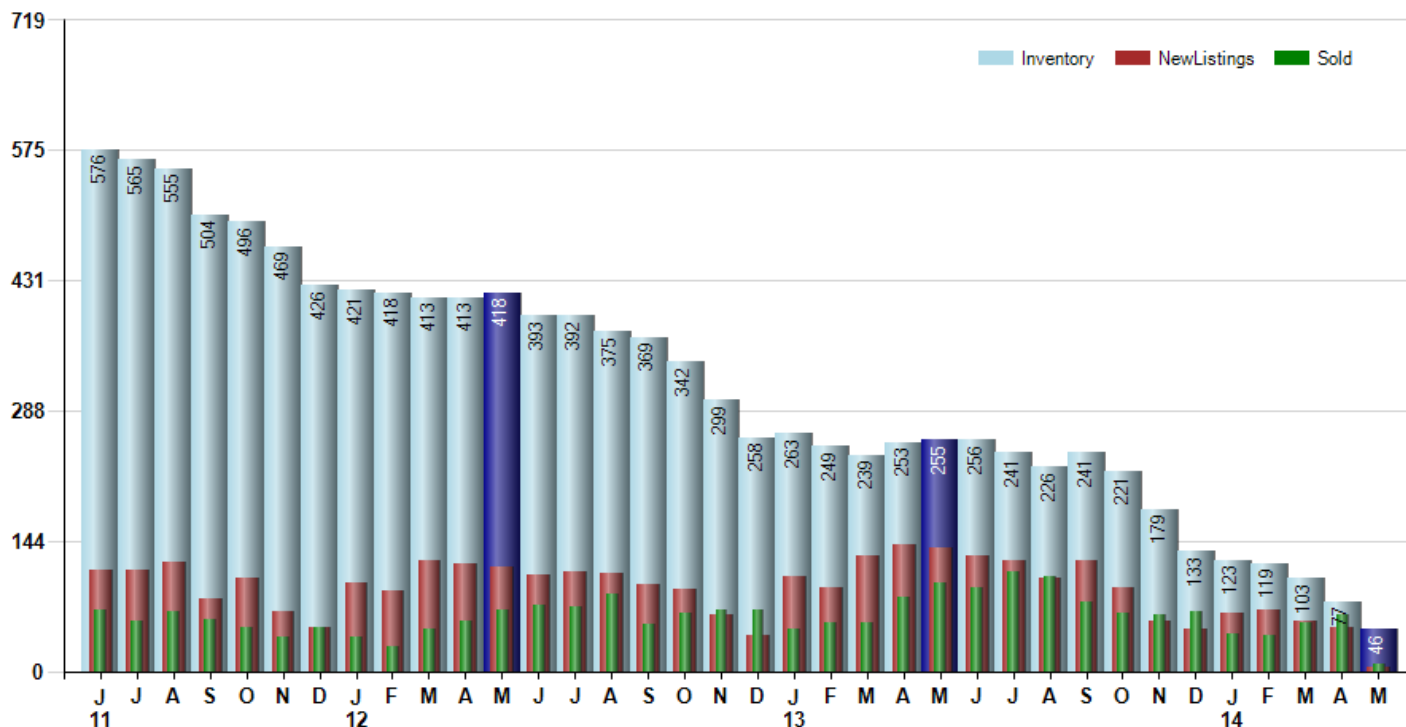
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### Inventory / New Listings / Sales

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 May 2014 was 4, down -91.7% from 48 last month and down -97.1% from 136 in May of last year.



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# MARKET ACTION REPORT

May 2014

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	J 11	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	N	D	J 14	F	M	A	M
Homes Sold	67	56	66	57	49	37	49	38	27	47	55	68	73	72	85	52	64	67	68	46	54	53	82	98	92	110	104	77	65	62	66	42	40	53	63	8
3 Mo. Roll Avg			63	60	57	48	45	41	38	37	43	57	65	71	77	70	67	61	66	60	56	51	63	78	91	100	102	97	82	68	64	57	49	45	52	41

	(000's) J 11	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	N	D	J 14	F	M	A	M
Median Sale Price	393	329	472	375	337	376	270	315	270	235	314	338	355	455	355	430	358	310	352	296	314	323	382	383	482	443	432	400	324	442	427	428	391	485	420	493
3 Mo. Roll Avg			398	392	395	363	328	320	285	273	273	296	336	383	388	413	381	366	340	319	321	311	340	362	415	436	452	425	385	389	398	432	415	435	432	466

	J 11	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	N	D	J 14	F	M	A	M
Inventory	576	565	555	504	496	469	426	421	418	413	413	418	393	392	375	369	342	299	258	263	249	239	253	255	256	241	226	241	221	179	133	123	119	103	77	46
MSI	9	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	3	3	2	3	3	2	1	6

	J 11	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	N	D	J 14	F	M	A	M
Days On Market	109	97	111	94	82	86	92	117	108	98	121	84	89	82	61	87	99	87	59	95	84	112	80	69	75	51	46	48	47	50	66	63	74	40	42	6
3 Mo. Roll Avg			106	101	96	87	87	98	106	108	109	101	98	85	77	77	82	91	82	80	79	97	92	87	75	65	57	48	47	48	54	60	68	59	52	29

	J 11	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	N	D	J 14	F	M	A	M
Price per Sq Ft	208	180	190	181	198	184	173	175	152	158	159	177	183	193	182	189	185	181	185	158	183	171	190	180	208	204	216	214	182	204	208	200	213	229	214	214
3 Mo. Roll Avg			193	184	190	188	185	177	167	162	156	165	173	184	186	188	185	185	184	175	175	171	181	180	193	197	209	211	204	200	198	204	207	214	219	219

	J 11	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	N	D	J 14	F	M	A	M
Sale to List Price	0.939	0.934	0.924	0.938	0.946	0.939	0.914	0.923	0.933	0.953	0.937	0.929	0.926	0.957	0.943	0.937	0.950	0.954	0.942	0.952	0.964	0.943	0.969	0.967	0.968	0.982	0.972	0.974	0.984	0.971	0.974	0.958	1.006	0.986	0.992	0.984
3 Mo. Roll Avg			0.932	0.932	0.936	0.941	0.933	0.925	0.923	0.936	0.941	0.940	0.931	0.937	0.942	0.946	0.943	0.947	0.949	0.949	0.953	0.953	0.959	0.960	0.968	0.972	0.974	0.976	0.977	0.976	0.976	0.968	0.979	0.983	0.995	0.987

	J 11	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	N	D	J 14	F	M	A	M
New Listings	112	111	121	80	103	66	48	98	88	123	119	116	107	109	108	95	90	63	39	104	93	128	139	136	128	122	102	122	92	55	46	65	68	55	48	4
Inventory	576	565	555	504	496	469	426	421	418	413	413	418	393	392	375	369	342	299	258	263	249	239	253	255	256	241	226	241	221	179	133	123	119	103	77	46
Sales	67	56	66	57	49	37	49	38	27	47	55	68	73	72	85	52	64	67	68	46	54	53	82	98	92	110	104	77	65	62	66	42	40	53	63	8

	(000's) J 11	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	N	D	J 14	F	M	A	M
Avg Sale Price	491	472	494	428	417	457	423	349	358	342	452	411	445	523	431	476	419	357	418	358	376	384	429	420	517	525	504	444	360	446	473	550	405	490	484	448
3 Mo. Roll Avg			486	465	446	434	432	409	377	350	384	402	436	460	467	477	442	417	398	378	384	373	396	411	455	487	515	491	436	417	426	490	476	482	460	474

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