

MLS Area: Deerfield



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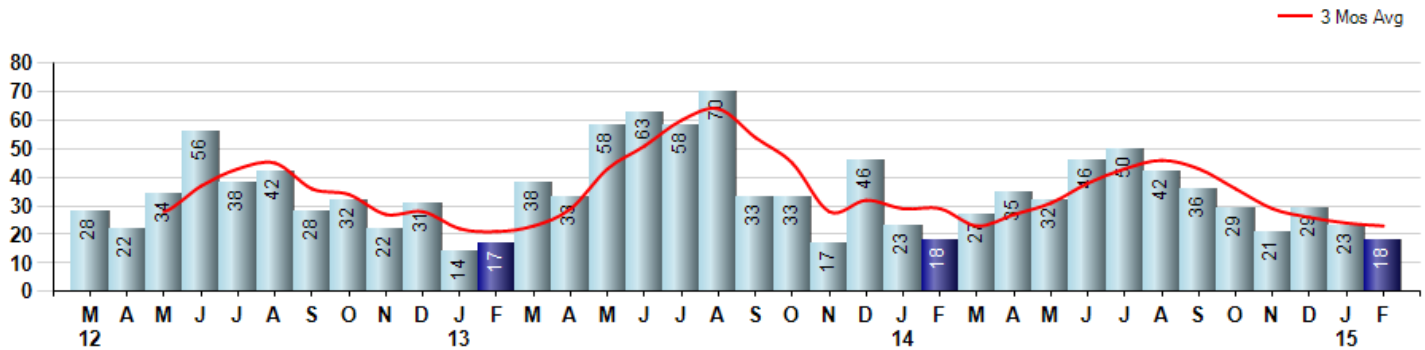
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$735,000	↑		↑				
Average List Price of all Current Listings	\$910,761	↑		↑				
February Median Sales Price	\$422,500	↓	↓	↓	↓	\$435,000	↑	↑
February Average Sales Price	\$489,089	↓	↓	↓	↓	\$545,195	↑	↑
Total Properties Currently for Sale (Inventory)	157	↑		↑				
February Number of Properties Sold	18	↓		↔		41	↔	
February Average Days on Market (Solds)	41	↓	↓	↓	↓	52	↔	
February Month's Supply of Inventory	8.7	↑	↑	↑	↑	7.2	↑	↑
February Sale Price vs List Price Ratio	96.3%	↑	↑	↓	↑	94.3%	↓	↓

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

Property Sales

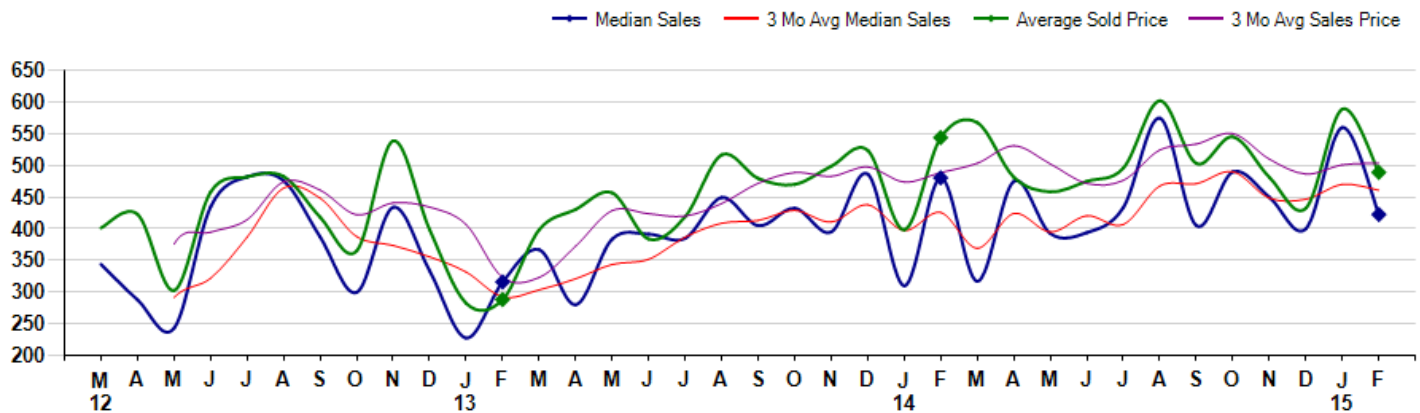
February Property sales were 18, equal to 18 in February of 2014 and -21.7% lower than the 23 sales last month. February 2015 sales were at a mid level compared to February of 2014 and 2013. February YTD sales of 41 are running equal to last year's year-to-date sales of 41.



Prices

The Median Sales Price in February was \$422,500, down -12.1% from \$480,500 in February of 2014 and down -24.6% from \$560,000 last month. The Average Sales Price in February was \$489,089, down -10.1% from \$543,932 in February of 2014 and down -17.0% from \$589,104 last month. February 2015 ASP was at a mid range compared to February of 2014 and 2013.

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



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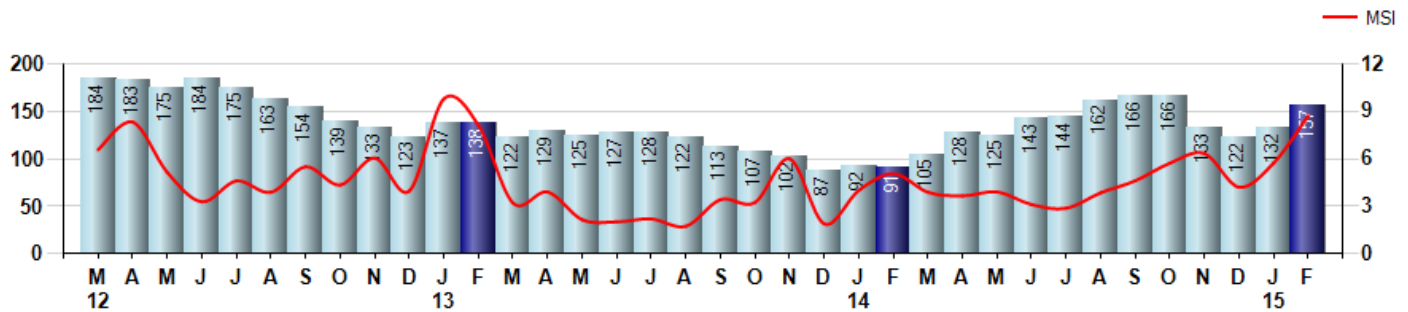
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 157, up 18.9% from 132 last month and up 72.5% from 91 in February of last year. February 2015 Inventory was at highest level compared to February of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2015 MSI of 8.7 months was at its highest level compared with February of 2014 and 2013.

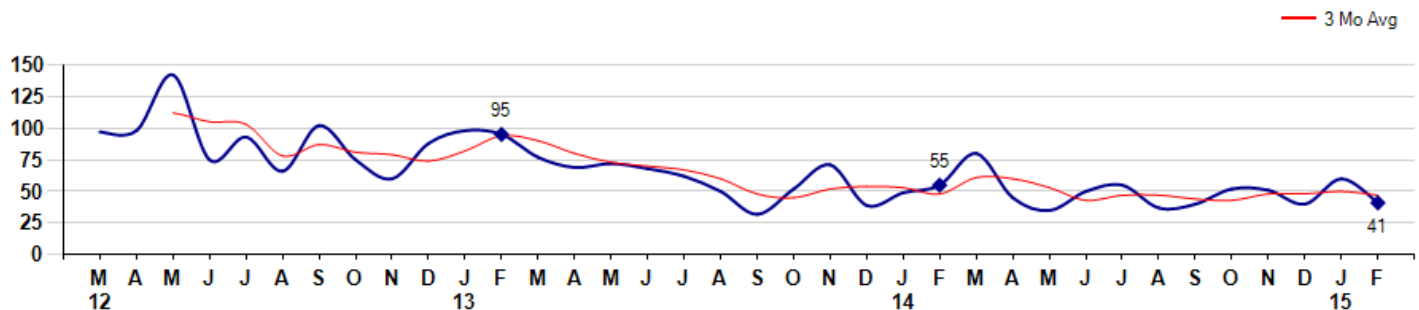
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 41, down -31.7% from 60 days last month and down -25.5% from 55 days in February of last year. The February 2015 DOM was at its lowest level compared with February of 2014 and 2013.

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



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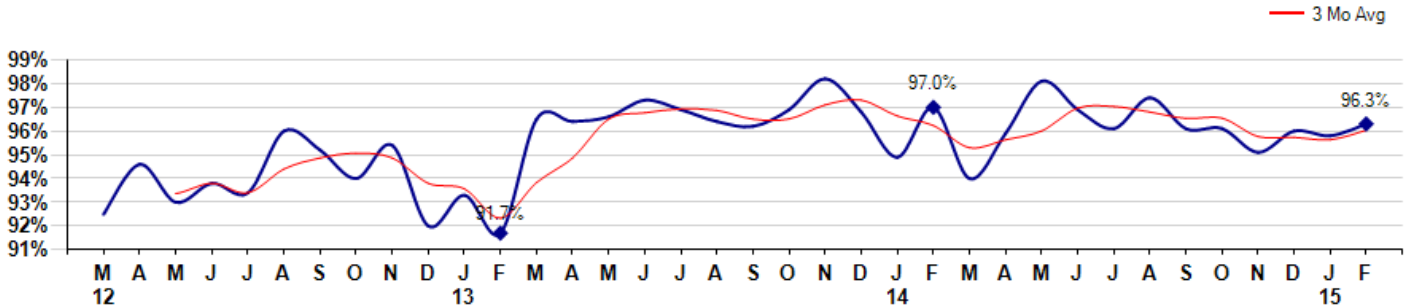


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Selling Price vs Listing Price

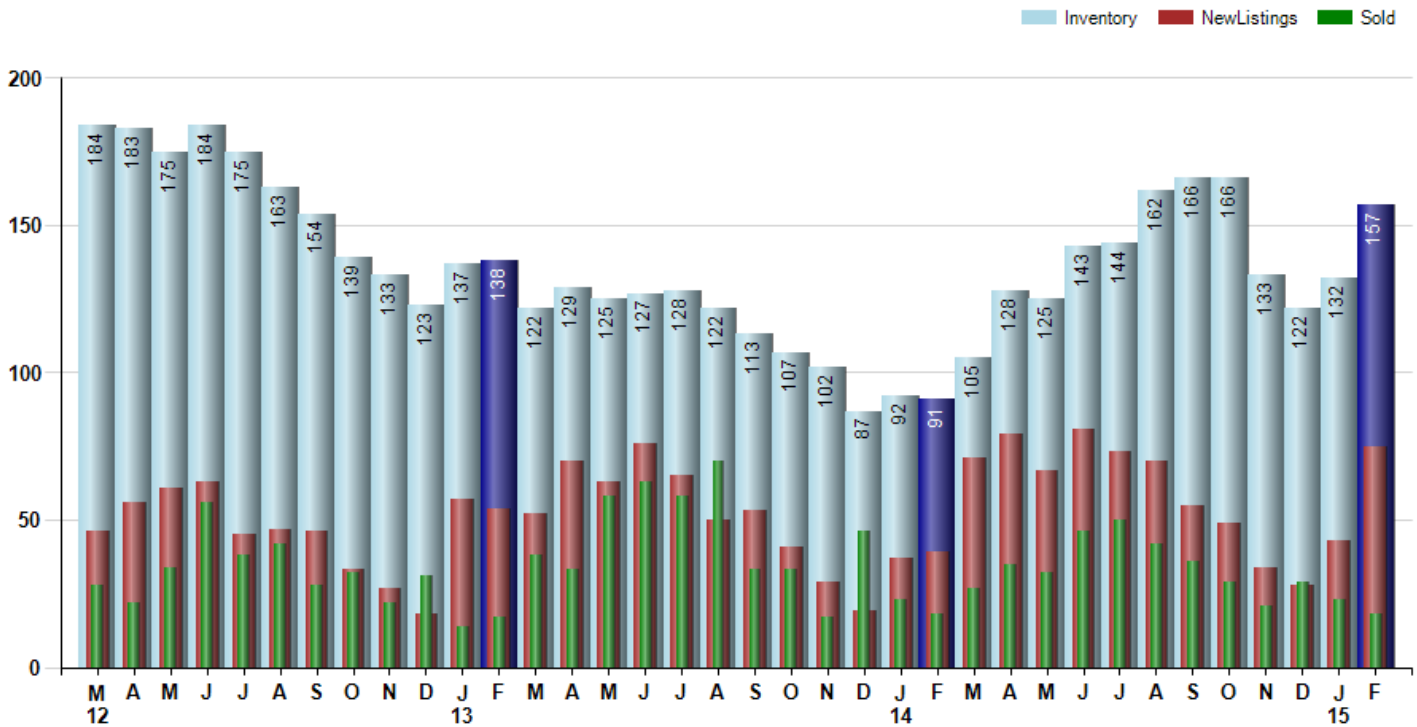
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2015 Selling Price vs List Price of 96.3% was up from 95.8% last month and down from 97.0% in February of last year.

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



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 2015 was 75, up 74.4% from 43 last month and up 92.3% from 39 in February of last year.



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MARKET ACTION REPORT

February 2015

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	M 12	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	J	A	S	O	N	D	J 15	F
Homes Sold	28	22	34	56	38	42	28	32	22	31	14	17	38	33	58	63	58	70	33	33	17	46	23	18	27	35	32	46	50	42	36	29	21	29	23	18
3 Mo. Roll Avg			28	37	43	45	36	34	27	28	22	21	23	29	43	51	60	64	54	45	28	32	29	29	23	27	31	38	43	46	43	36	29	26	24	23

	(000's) M 12	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	J	A	S	O	N	D	J 15	F
Median Sale Price	344	288	243	435	482	476	388	300	434	334	228	316	367	280	384	392	385	450	405	433	395	487	310	481	317	475	393	394	434	575	405	490	450	400	560	423
3 Mo. Roll Avg			292	322	387	464	449	388	374	356	332	292	304	321	344	352	387	409	413	429	411	438	397	426	369	424	395	421	407	468	471	490	448	447	470	461

	M 12	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	J	A	S	O	N	D	J 15	F
Inventory	184	183	175	184	175	163	154	139	133	123	137	138	122	129	125	127	128	122	113	107	102	87	92	91	105	128	125	143	144	162	166	166	133	122	132	157
MSI	7	8	5	3	5	4	6	4	6	4	10	8	3	4	2	2	2	2	3	3	6	2	4	5	4	4	4	3	3	4	5	6	6	4	6	9

	M 12	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	J	A	S	O	N	D	J 15	F
Days On Market	97	98	142	75	93	66	102	75	60	88	98	95	77	69	72	68	62	50	32	52	71	39	49	55	80	45	35	50	55	37	40	52	51	40	60	41
3 Mo. Roll Avg			112	105	103	78	87	81	79	74	82	94	90	80	73	70	67	60	48	45	52	54	53	48	61	60	53	43	47	47	44	43	48	48	50	47

	M 12	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	J	A	S	O	N	D	J 15	F
Price per Sq Ft	163	158	148	175	172	168	165	165	185	155	140	158	176	165	172	177	172	192	188	190	176	192	177	222	196	201	194	200	197	193	199	195	181	189	202	191
3 Mo. Roll Avg			156	160	165	172	168	166	172	168	160	151	158	166	171	171	174	180	184	190	185	186	182	197	198	206	197	198	197	196	196	192	188	191	194	

	M 12	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	J	A	S	O	N	D	J 15	F	
Sale to List Price	0.925	0.946	0.930	0.938	0.934	0.960	0.952	0.940	0.954	0.920	0.933	0.917	0.965	0.964	0.966	0.973	0.969	0.964	0.962	0.969	0.982	0.968	0.949	0.970	0.940	0.959	0.981	0.969	0.961	0.974	0.961	0.961	0.951	0.960	0.958	0.963	
3 Mo. Roll Avg			0.934	0.938	0.934	0.944	0.949	0.951	0.949	0.938	0.936	0.923	0.938	0.949	0.965	0.968	0.969	0.969	0.965	0.965	0.965	0.971	0.973	0.966	0.962	0.953	0.956	0.960	0.970	0.970	0.968	0.965	0.965	0.958	0.957	0.956	0.960

	M 12	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	J	A	S	O	N	D	J 15	F
New Listings	46	56	61	63	45	47	46	33	27	18	57	54	52	70	63	76	65	50	53	41	29	19	37	39	71	79	67	81	73	70	55	49	34	28	43	75
Inventory	184	183	175	184	175	163	154	139	133	123	137	138	122	129	125	127	128	122	113	107	102	87	92	91	105	128	125	143	144	162	166	166	133	122	132	157
Sales	28	22	34	56	38	42	28	32	22	31	14	17	38	33	58	63	58	70	33	33	17	46	23	18	27	35	32	46	50	42	36	29	21	29	23	18

	(000's) M 12	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	J	A	S	O	N	D	J 15	F
Avg Sale Price	401	423	303	458	482	483	419	365	539	399	282	288	398	431	457	384	419	517	480	470	499	524	399	544	568	481	458	475	496	602	503	545	481	433	589	489
3 Mo. Roll Avg			376	395	414	474	461	422	441	434	407	323	323	372	429	424	420	440	472	489	483	498	474	489	503	531	503	472	476	524	534	550	510	486	501	504

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