

MLS Area: Lincolnshire



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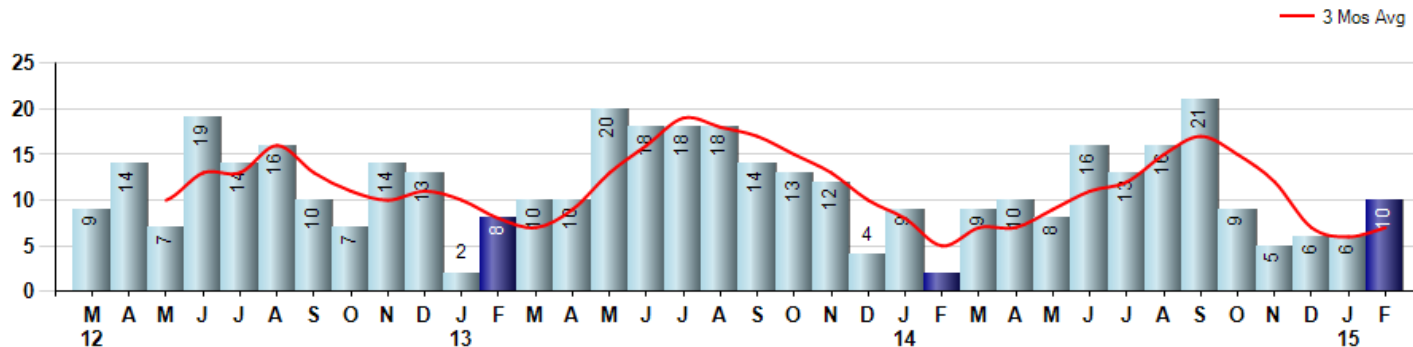
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$544,500	↑		↑				
Average List Price of all Current Listings	\$609,644	↓		↔				
February Median Sales Price	\$450,500	↓	↔	↓	↓	\$472,500	↓	↔
February Average Sales Price	\$526,050	↓	↑	↓	↑	\$531,444	↓	↑
Total Properties Currently for Sale (Inventory)	54	↑		↑				
February Number of Properties Sold	10	↑		↑		16	↑	
February Average Days on Market (Solds)	108	↑	↑	↑	↑	92	↑	↑
February Month's Supply of Inventory	5.4	↓	↓	↓	↓	6.7	↓	↓
February Sale Price vs List Price Ratio	96.3%	↑	↔	↓	↑	95.5%	↓	↓

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

Property Sales

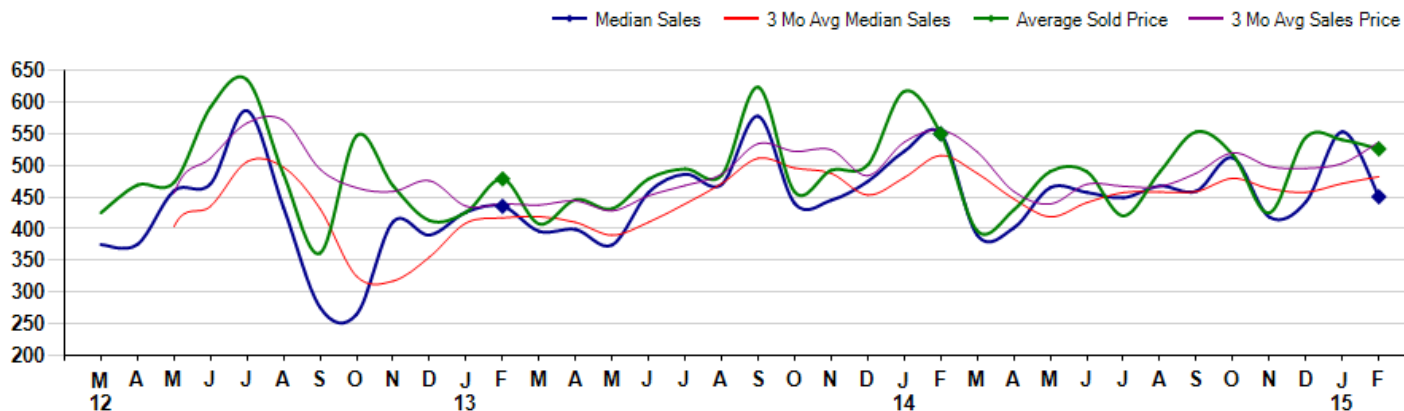
February Property sales were 10, up 400.0% from 2 in February of 2014 and 66.7% higher than the 6 sales last month. February 2015 sales were at their highest level compared to February of 2014 and 2013. February YTD sales of 16 are running 45.5% ahead of last year's year-to-date sales of 11.



Prices

The Median Sales Price in February was \$450,500, down -18.1% from \$550,000 in February of 2014 and down -18.6% from \$553,300 last month. The Average Sales Price in February was \$526,050, down -4.4% from \$550,000 in February of 2014 and down -2.7% from \$540,433 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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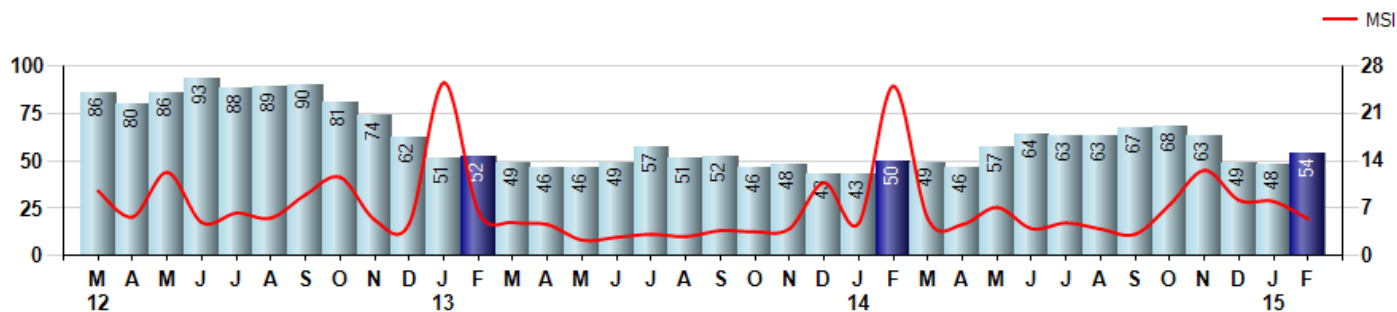
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 54, up 12.5% from 48 last month and up 8.0% from 50 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 5.4 months was at its lowest level compared with February of 2014 and 2013.

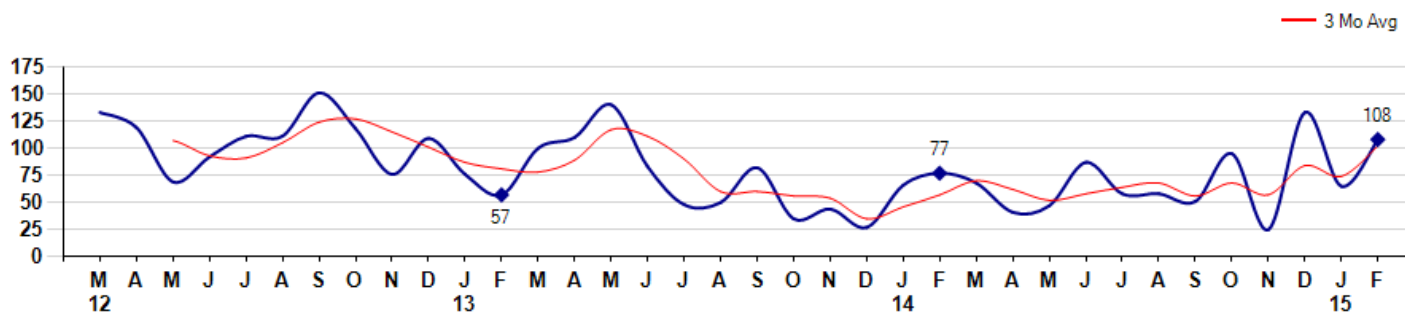
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 108, up 66.2% from 65 days last month and up 40.3% from 77 days in February of last year. The February 2015 DOM was at its highest 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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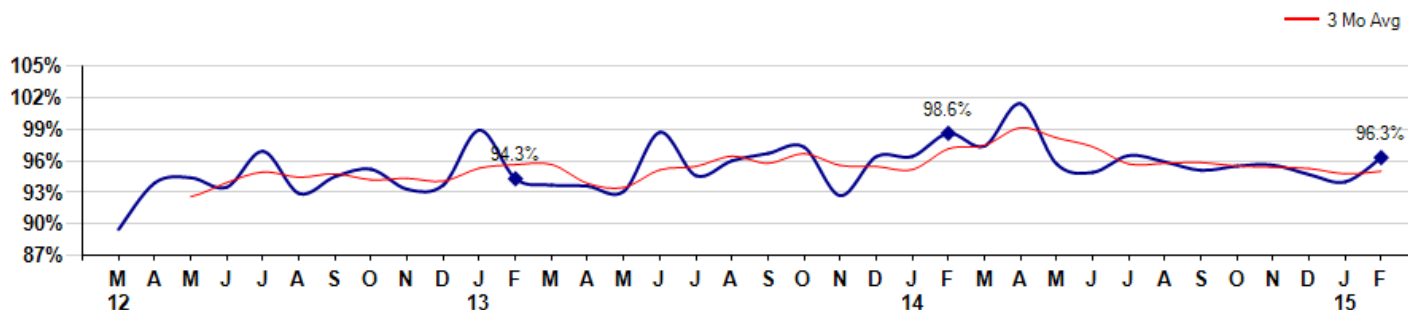


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Selling Price vs Listing Price

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 94.0% last month and down from 98.6% in February of last year.

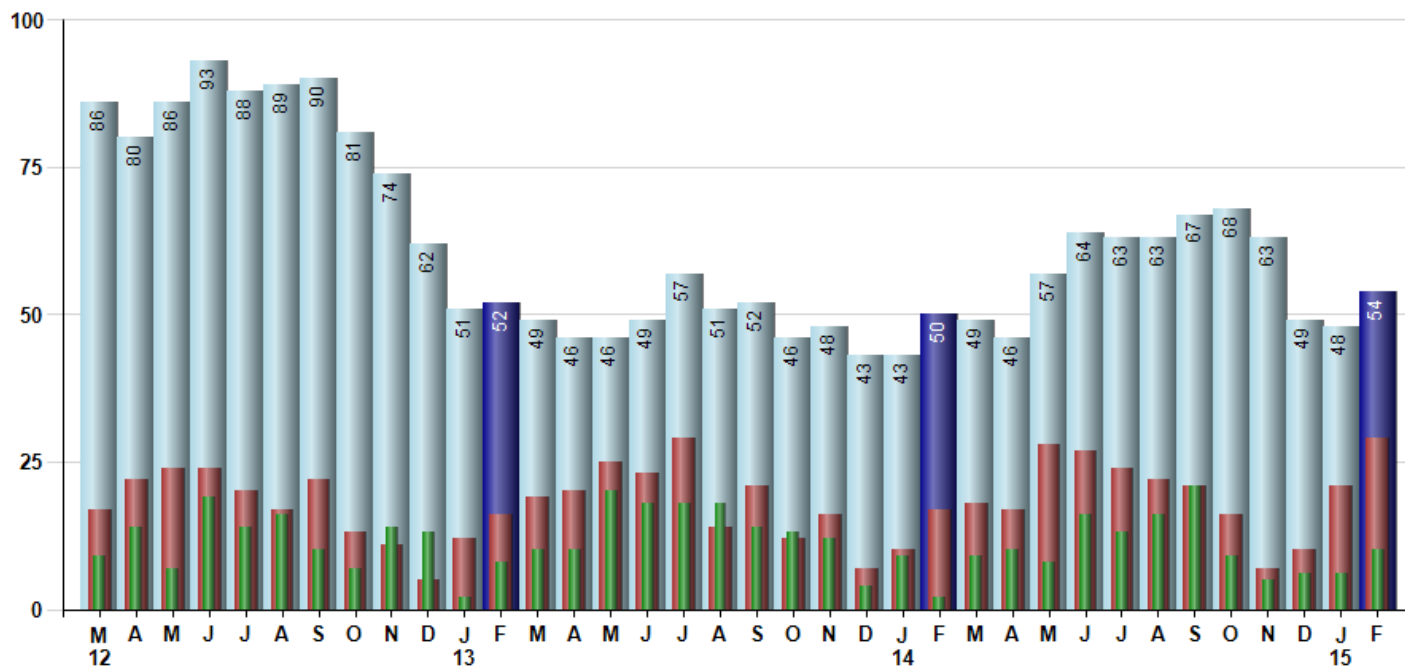
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 29, up 38.1% from 21 last month and up 70.6% from 17 in February of last year.

Inventory New Listings Sold



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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	9	14	7	19	14	16	10	7	14	13	2	8	10	10	20	18	18	18	14	13	12	4	9	2	9	10	8	16	13	16	21	9	5	6	6	10
3 Mo. Roll Avg			10	13	13	16	13	11	10	11	10	8	7	9	13	16	19	18	17	15	13	10	8	5	7	7	9	11	12	15	17	15	12	7	6	7

	(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	375	375	460	471	587	434	276	265	411	390	426	436	396	399	375	458	486	470	578	440	445	475	523	550	390	402	465	458	449	468	460	512	419	443	553	451
3 Mo. Roll Avg			403	435	506	497	432	325	317	355	409	417	419	410	390	410	439	471	511	496	488	453	481	516	488	447	419	441	457	458	459	480	463	458	471	482

	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	86	80	86	93	88	89	90	81	74	62	51	52	49	46	46	49	57	51	52	46	48	43	43	50	49	46	57	64	63	63	67	68	63	49	48	54
MSI	10	6	12	5	6	6	9	12	5	5	26	7	5	5	2	3	3	3	4	4	4	11	5	25	5	5	7	4	5	4	3	8	13	8	8	5

	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	133	119	69	92	111	111	151	118	76	109	76	57	100	110	140	83	48	50	82	35	44	27	66	77	68	41	47	87	58	58	51	95	25	133	65	108
3 Mo. Roll Avg			107	93	91	105	124	127	115	101	87	81	78	89	117	111	90	60	60	56	54	35	46	57	70	62	52	58	64	68	56	68	57	84	74	102

	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	125	153	182	177	192	171	152	154	160	158	171	153	141	159	158	165	174	184	190	170	167	193	176	174	167	174	180	174	162	187	198	186	164	179	174	197
3 Mo. Roll Avg			153	171	184	180	172	159	155	157	163	161	155	151	153	161	166	174	183	181	176	177	179	181	172	172	174	176	172	174	182	190	183	176	172	183

	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	0.895	0.939	0.944	0.935	0.969	0.929	0.945	0.952	0.933	0.937	0.989	0.943	0.937	0.936	0.931	0.987	0.946	0.960	0.967	0.973	0.927	0.964	0.964	0.986	0.974	1.014	0.957	0.949	0.965	0.959	0.951	0.955	0.956	0.947	0.940	0.963
3 Mo. Roll Avg			0.926	0.939	0.949	0.944	0.948	0.942	0.943	0.941	0.953	0.956	0.956	0.939	0.935	0.951	0.955	0.964	0.958	0.967	0.956	0.955	0.952	0.971	0.975	0.991	0.982	0.973	0.957	0.958	0.958	0.955	0.954	0.953	0.948	0.950

	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	17	22	24	24	20	17	22	13	11	5	12	16	19	20	25	23	29	14	21	12	16	7	10	17	18	17	28	27	24	22	21	16	7	10	21	29
Inventory	86	80	86	93	88	89	90	81	74	62	51	52	49	46	46	49	57	51	52	46	48	43	43	50	49	46	57	64	63	63	67	68	63	49	48	54
Sales	9	14	7	19	14	16	10	7	14	13	2	8	10	10	20	18	18	18	14	13	12	4	9	2	9	10	8	16	13	16	21	9	5	6	6	10

	(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	425	469	473	592	635	486	361	547	468	413	426	479	408	446	432	479	495	485	624	458	492	501	617	550	397	430	491	490	420	490	553	517	425	544	540	526
3 Mo. Roll Avg			456	512	567	571	494	465	459	476	436	439	438	444	428	452	468	486	534	522	525	484	537	556	521	459	439	470	467	467	488	520	498	495	503	537

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