

MLS Area: Northbrook



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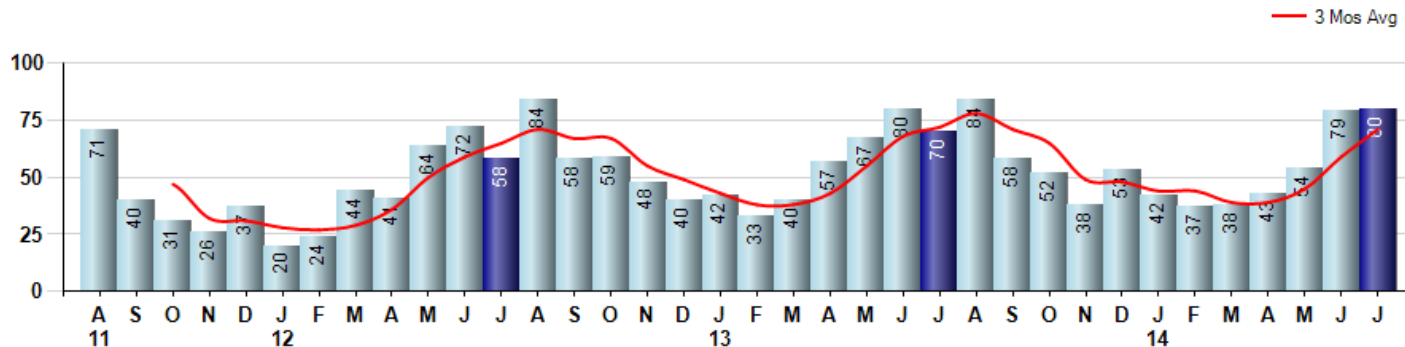
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,000	↔		↑				
Average List Price of all Current Listings	\$746,390	↔		↑				
July Median Sales Price	\$427,500	↓	↓	↑	↑	\$395,000	↑	↑
July Average Sales Price	\$476,618	↓	↑	↑	↑	\$447,052	↑	↑
Total Properties Currently for Sale (Inventory)	276	↑		↑				
July Number of Properties Sold	80	↑		↑		373	↓	
July Average Days on Market (Solds)	35	↓	↓	↔	↓	51	↓	↓
July Month's Supply of Inventory	3.5	↑	↓	↑	↓	4.2	↑	↑
July Sale Price vs List Price Ratio	96.1%	↓	↓	↓	↑	96.1%	↑	↑

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

Property Sales

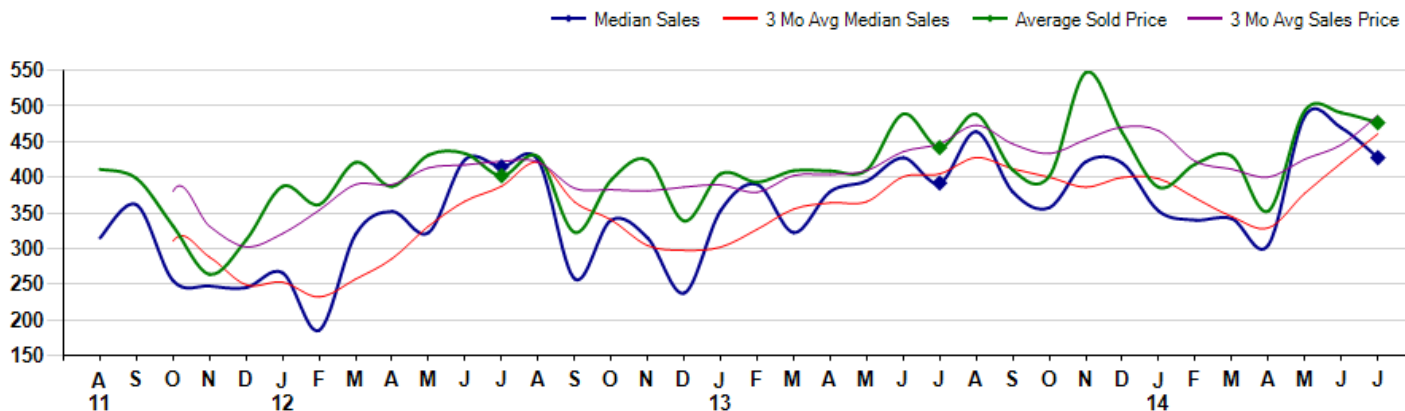
July Property sales were 80, up 14.3% from 70 in July of 2013 and 1.3% higher than the 79 sales last month. July 2014 sales were at their highest level compared to July of 2013 and 2012. July YTD sales of 373 are running -4.1% behind last year's year-to-date sales of 389.



Prices

The Median Sales Price in July was \$427,500, up 9.1% from \$392,000 in July of 2013 and down -8.9% from \$469,500 last month. The Average Sales Price in July was \$476,618, up 7.9% from \$441,759 in July of 2013 and down -2.9% from \$490,633 last month. July 2014 ASP was at highest level compared to July of 2013 and 2012.

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



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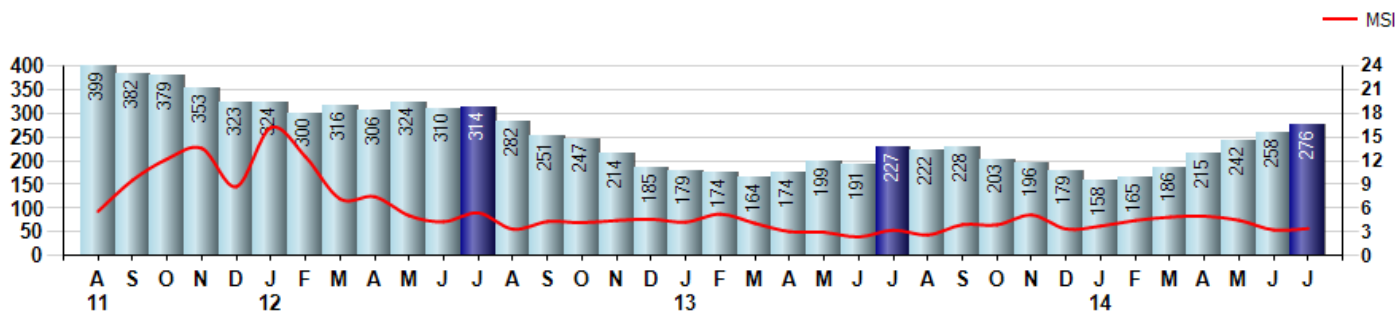
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 276, up 7.0% from 258 last month and up 21.6% from 227 in July of last year. July 2014 Inventory was at a mid range compared to July of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2014 MSI of 3.5 months was at a mid range compared with July of 2013 and 2012.

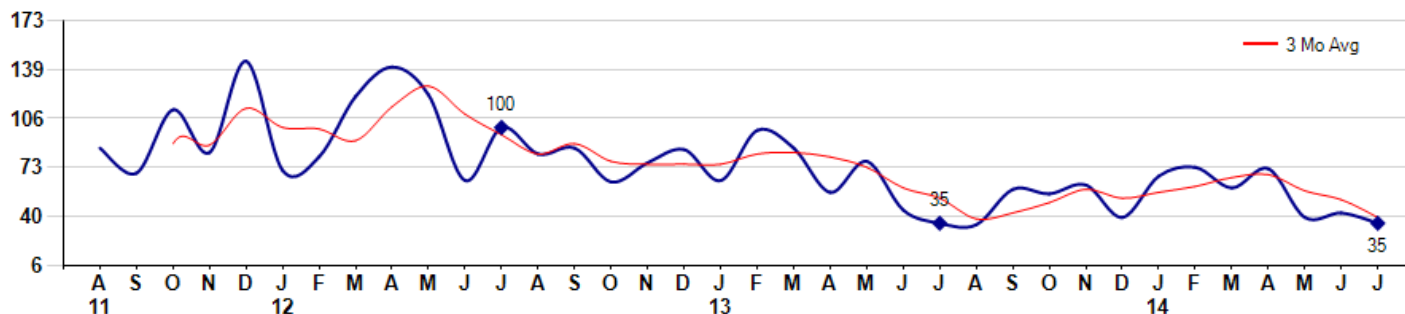
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 July was 35, down -16.7% from 42 days last month and equal to 35 days in July of last year. The July 2014 DOM was at its lowest level compared with July of 2013 and 2012.

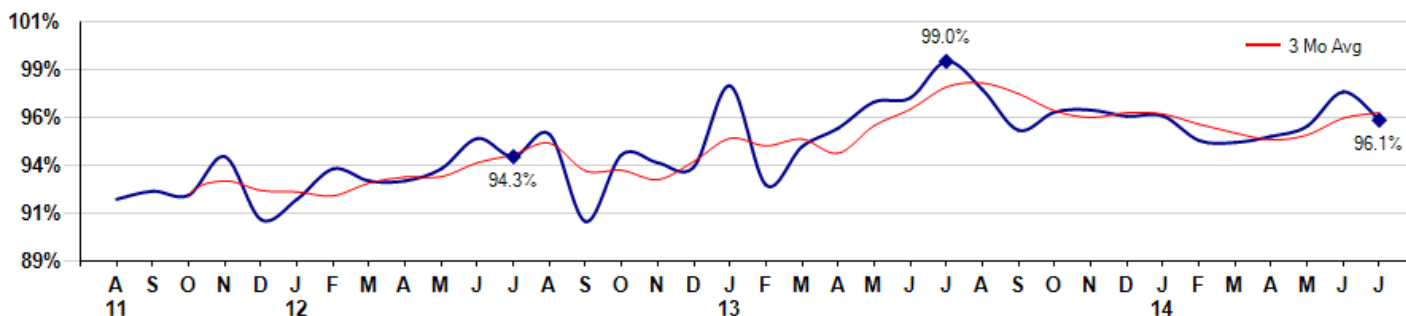
Average Days on Market(Listing to Contract) for properties sold during the month



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 July 2014 Selling Price vs List Price of 96.1% was down from 97.5% last month and down from 99.0% in July of last year.

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



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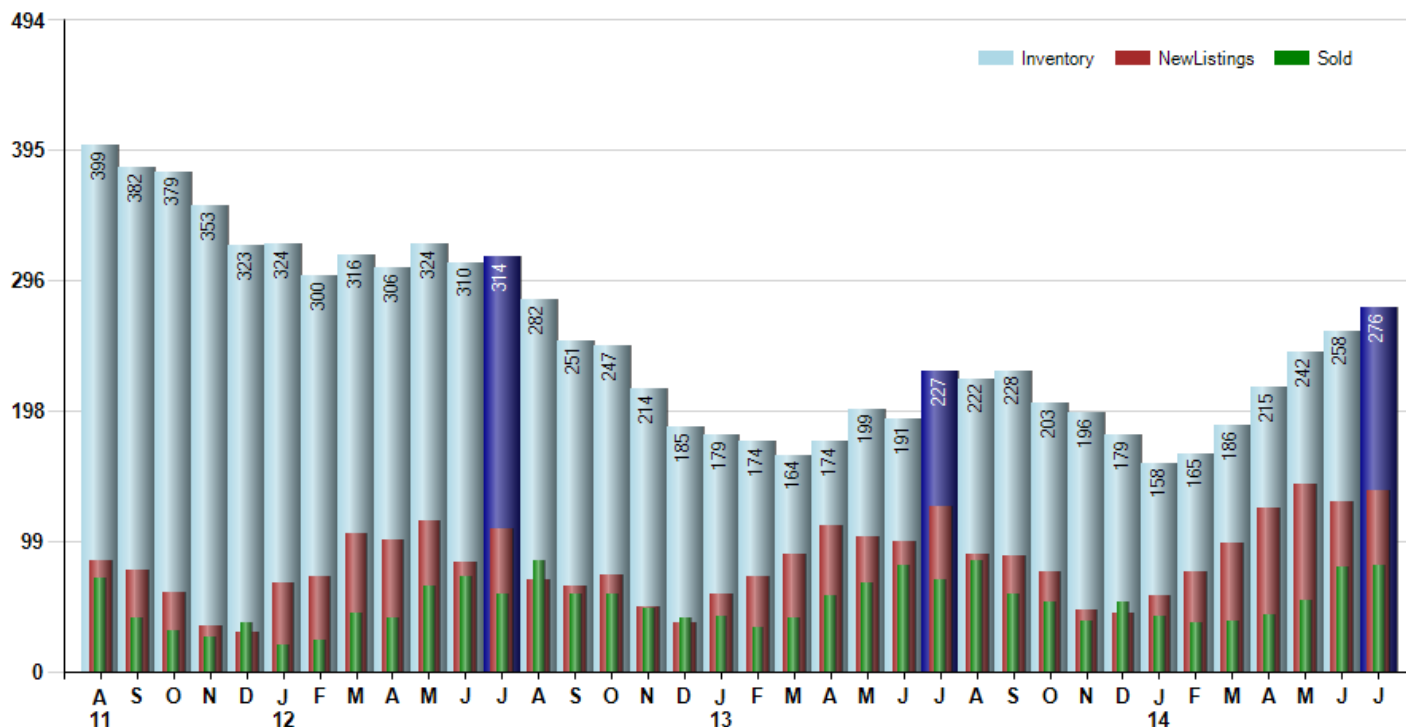
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Inventory / New Listings / Sales

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 July 2014 was 137, up 7.0% from 128 last month and up 9.6% from 125 in July of last year.



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	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Homes Sold	71	40	31	26	37	20	24	44	41	64	72	58	84	58	59	48	40	42	33	40	57	67	80	70	84	58	52	38	53	42	37	38	43	54	79	80
3 Mo. Roll Avg			47	32	31	28	27	29	36	50	59	65	71	67	67	55	49	43	38	38	43	55	68	72	78	71	65	49	48	44	44	39	39	45	59	71

	(000's)	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Median Sale Price	315	362	255	248	245	266	185	320	352	323	425	415	424	258	340	315	238	354	390	323	380	395	428	392	464	380	358	422	420	353	340	342	305	486	470	428	
3 Mo. Roll Avg			311	288	249	253	232	257	286	332	366	387	421	365	340	304	298	302	327	355	364	366	401	405	428	412	400	386	400	398	371	345	329	378	420	461	

	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Inventory	399	382	379	353	323	324	300	316	306	324	310	314	282	251	247	214	185	179	174	164	174	199	191	227	222	228	203	196	179	158	165	186	215	242	258	276
MSI	6	10	12	14	9	16	13	7	7	5	4	5	3	4	4	4	5	4	5	4	3	3	2	3	3	4	4	5	3	4	4	5	4	3	3	

	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Days On Market	86	69	112	83	145	71	80	121	141	122	64	100	82	86	63	76	85	64	98	86	56	77	44	35	34	58	55	61	39	67	73	59	72	39	42	35
3 Mo. Roll Avg			89	88	113	100	99	91	114	128	109	95	82	89	77	75	75	75	82	83	80	73	59	52	38	42	49	58	52	56	60	66	68	57	51	39

	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Price per Sq Ft	167	166	145	165	157	159	140	178	159	160	180	172	177	151	167	173	144	176	158	172	186	207	198	186	187	188	182	182	179	184	180	208	192	206	226	210
3 Mo. Roll Avg			159	159	156	160	152	159	159	166	166	171	176	167	165	164	161	164	159	169	172	188	197	197	190	187	186	184	181	182	181	191	193	202	208	214

	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Sale to List Price	0.922	0.926	0.924	0.943	0.912	0.922	0.937	0.931	0.931	0.937	0.952	0.943	0.954	0.911	0.944	0.940	0.938	0.978	0.929	0.948	0.957	0.970	0.972	0.990	0.976	0.956	0.965	0.966	0.963	0.963	0.951	0.950	0.953	0.958	0.975	0.961
3 Mo. Roll Avg			0.924	0.931	0.926	0.926	0.924	0.930	0.933	0.933	0.940	0.944	0.950	0.936	0.936	0.932	0.941	0.952	0.948	0.952	0.945	0.958	0.966	0.977	0.979	0.974	0.966	0.962	0.965	0.964	0.959	0.955	0.951	0.954	0.962	0.965

	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
New Listings	84	77	60	35	30	67	72	105	100	114	83	108	69	64	73	49	37	59	72	89	110	102	98	125	89	87	75	46	44	57	76	97	124	142	128	137
Inventory	399	382	379	353	323	324	300	316	306	324	310	314	282	251	247	214	185	179	174	164	174	199	191	227	222	228	203	196	179	158	165	186	215	242	258	276
Sales	71	40	31	26	37	20	24	44	41	64	72	58	84	58	59	48	40	42	33	40	57	67	80	70	84	58	52	38	53	42	37	38	43	54	79	80

	(000's)	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Avg Sale Price	411	399	332	264	312	387	362	421	387	431	434	402	429	323	396	424	339	405	393	409	409	410	489	442	489	410	402	547	463	386	419	430	353	494	491	477	
3 Mo. Roll Avg			380	331	302	321	354	390	390	413	417	422	422	385	383	381	386	389	379	403	404	410	436	447	473	447	433	453	471	465	422	411	400	425	446	487	

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