

City: Glenview



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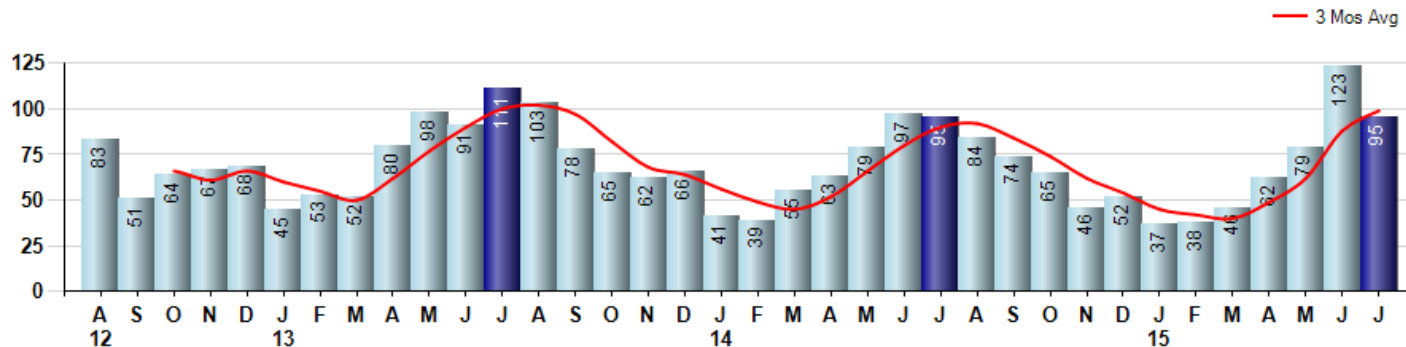
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$577,950	↑		↑				
Average List Price of all Current Listings	\$713,880	↑		↑				
July Median Sales Price	\$525,000	↑	↑	↑	↑	\$440,000	↑	↑
July Average Sales Price	\$637,835	↑	↑	↑	↑	\$537,648	↑	↑
Total Properties Currently for Sale (Inventory)	364	↓		↑				
July Number of Properties Sold	95	↓		↔		480	↑	
July Average Days on Market (Solds)	42	↓	↓	↑	↔	49	↑	↑
July Month's Supply of Inventory	3.8	↑	↑	↑	↑	4.9	↑	↑
July Sale Price vs List Price Ratio	97.4%	↑	↑	↓	↑	96.6%	↓	↔

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

Property Sales

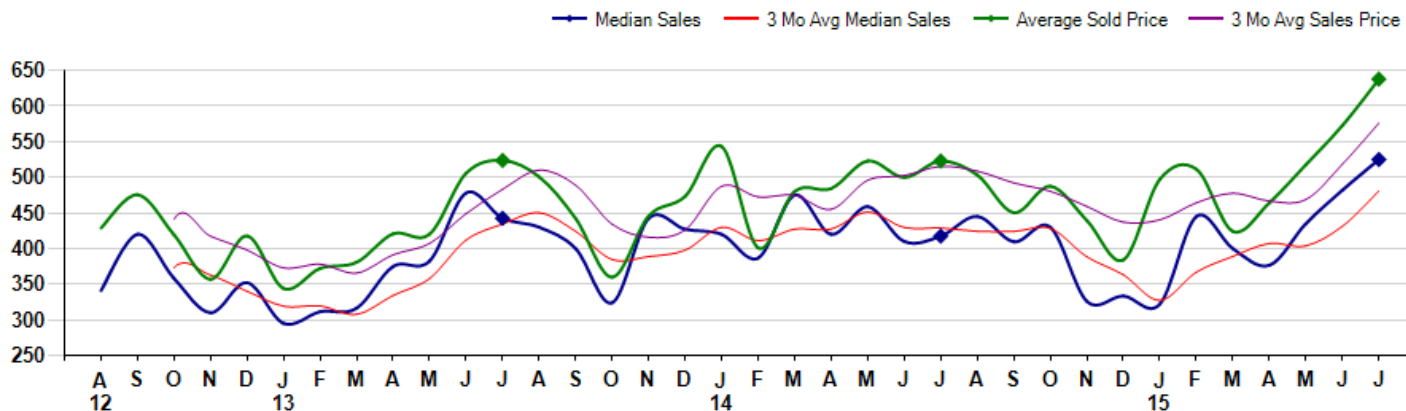
July Property sales were 95, equal to 95 in July of 2014 and -22.8% lower than the 123 sales last month. July 2015 sales were at their lowest level compared to July of 2014 and 2013. July YTD sales of 480 are running 2.3% ahead of last year's year-to-date sales of 469.



Prices

The Median Sales Price in July was \$525,000, up 25.7% from \$417,500 in July of 2014 and up 8.9% from \$482,000 last month. The Average Sales Price in July was \$637,835, up 22.0% from \$522,933 in July of 2014 and up 11.4% from \$572,631 last month. July 2015 ASP was at highest level compared to July of 2014 and 2013.

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



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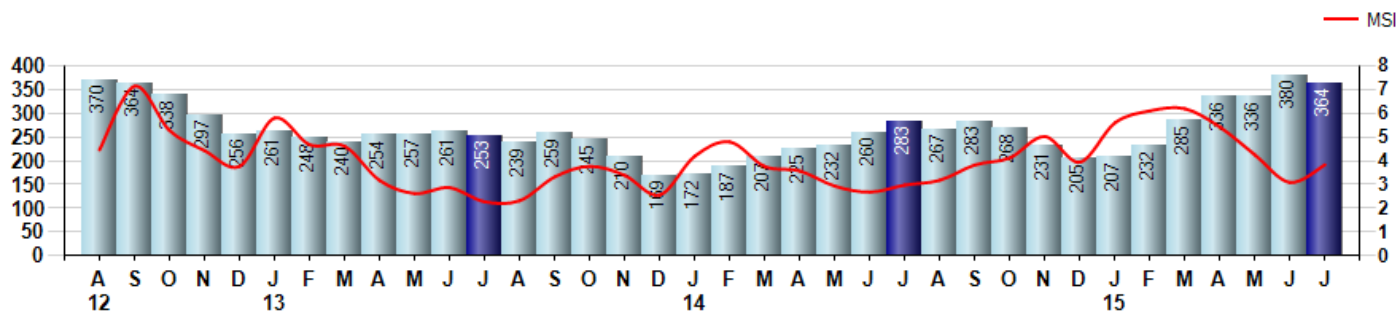
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 364, down -4.2% from 380 last month and up 28.6% from 283 in July of last year. July 2015 Inventory was at highest level compared to July of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2015 MSI of 3.8 months was at its highest level compared with July of 2014 and 2013.

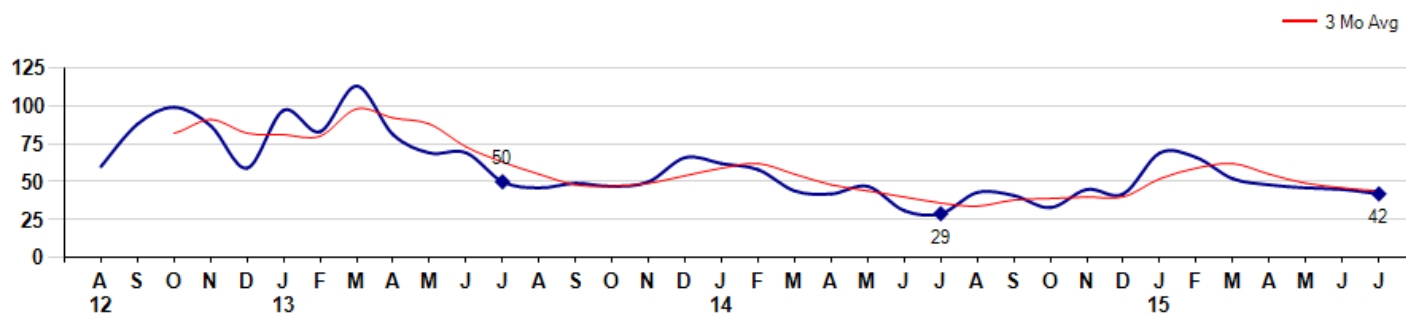
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 July was 42, down -6.7% from 45 days last month and up 44.8% from 29 days in July of last year. The July 2015 DOM was at a mid range compared with July of 2014 and 2013.

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



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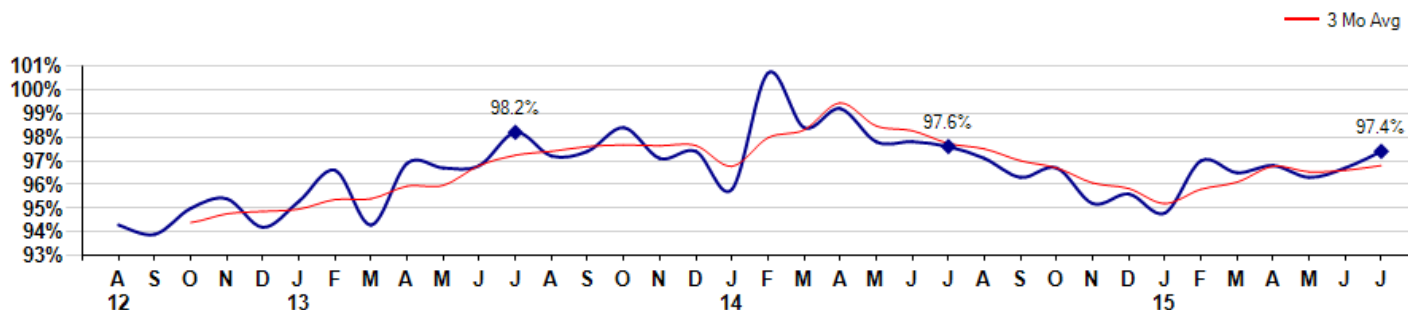


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Selling Price vs Listing Price

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 July 2015 Selling Price vs List Price of 97.4% was up from 96.7% last month and down from 97.6% in July of last year.

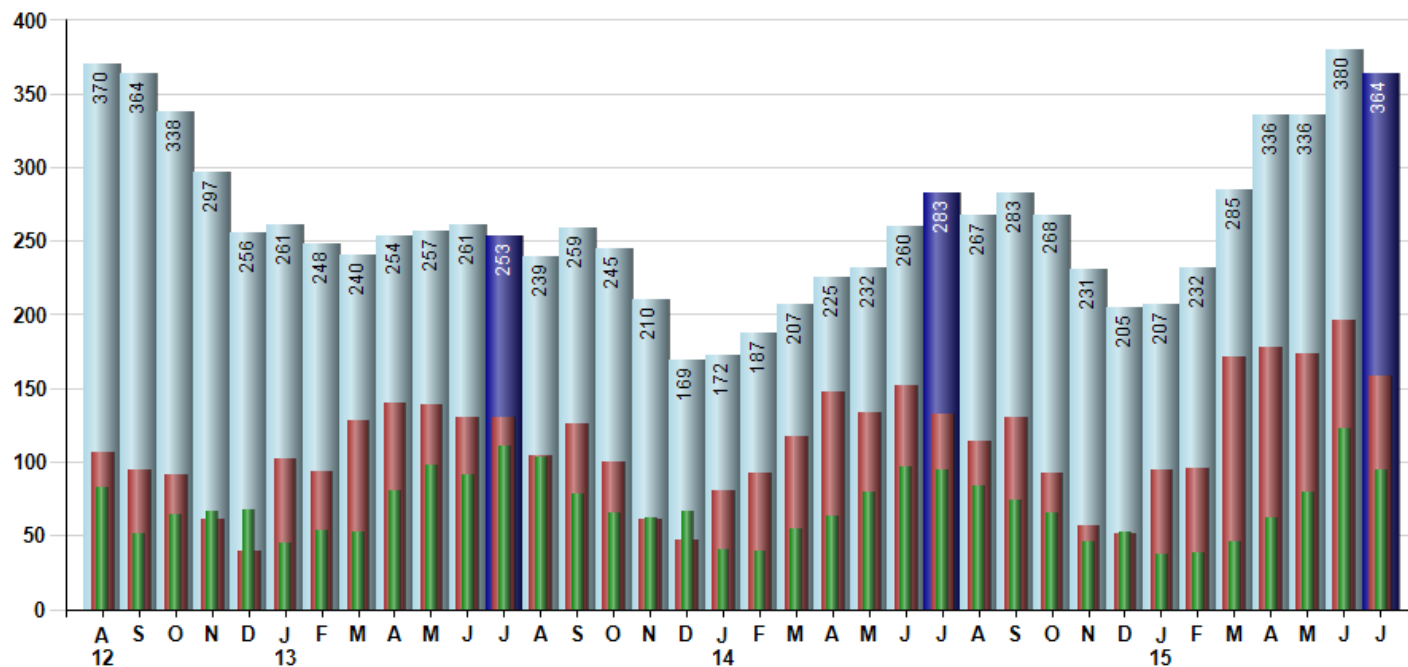
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 July 2015 was 158, down -19.4% from 196 last month and up 19.7% from 132 in July of last year.

Inventory New Listings Sold



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MARKET ACTION REPORT

July 2015

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	A 12	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	M	A	M	J	J
Homes Sold	83	51	64	67	68	45	53	52	80	98	91	111	103	78	65	62	66	41	39	55	63	79	97	95	84	74	65	46	52	37	38	46	62	79	123	95
3 Mo. Roll Avg			66	61	66	60	55	50	62	77	90	100	102	97	82	68	64	56	49	45	52	66	80	90	92	84	74	62	54	45	42	40	49	62	88	99

	(000's) A 12	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	M	A	M	J	J
Median Sale Price	341	420	358	310	352	295	311	316	375	383	478	443	430	400	324	442	427	420	387	475	420	459	410	418	445	410	430	326	334	322	445	400	377	435	482	525
3 Mo. Roll Avg			373	363	340	319	320	308	334	358	412	434	450	424	385	389	398	430	411	427	427	451	430	429	424	424	428	389	363	327	367	389	407	404	431	481

	A 12	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	M	A	M	J	J
Inventory	370	364	338	297	256	261	248	240	254	257	261	253	239	259	245	210	169	172	187	207	225	232	260	283	267	283	268	231	205	207	232	285	336	336	380	364
MSI	4	7	5	4	4	6	5	5	3	3	3	2	2	3	4	3	3	4	5	4	4	3	3	3	3	4	4	5	4	6	6	6	5	4	3	4

	A 12	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	M	A	M	J	J
Days On Market	60	88	99	87	59	97	83	113	81	69	69	50	46	49	47	50	66	62	58	44	42	47	31	29	43	41	33	45	42	69	66	52	48	46	45	42
3 Mo. Roll Avg			82	91	82	81	80	98	92	88	73	63	55	48	47	49	54	59	62	55	48	44	40	36	34	38	39	40	40	52	59	62	55	49	46	44

	A 12	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	M	A	M	J	J
Price per Sq Ft	182	189	185	181	185	158	183	171	189	180	208	204	216	214	182	204	208	197	213	226	214	230	216	225	226	217	218	203	186	187	214	187	207	211	237	227
3 Mo. Roll Avg			185	185	184	175	171	181	180	192	197	209	211	204	200	198	203	206	212	218	223	220	224	222	223	220	213	202	192	196	196	203	202	218	225	

	A 12	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	M	A	M	J	J
Sale to List Price	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	0.976	0.971	0.963	0.967	0.952	0.956	0.948	0.970	0.965	0.968	0.963	0.967	0.974
3 Mo. Roll Avg			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	0.977	0.975	0.970	0.967	0.961	0.958	0.952	0.958	0.961	0.968	0.965	0.966	0.968

	A 12	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	M	A	M	J	J
New Listings	106	95	91	61	39	102	93	128	140	139	130	130	104	126	100	61	47	80	92	117	148	133	152	132	114	130	92	57	51	95	96	171	178	173	196	158
Inventory	370	364	338	297	256	261	248	240	254	257	261	253	239	259	245	210	169	172	187	207	225	232	260	283	267	283	268	231	205	207	232	285	336	336	380	364
Sales	83	51	64	67	68	45	53	52	80	98	91	111	103	78	65	62	66	41	39	55	63	79	97	95	84	74	65	46	52	37	38	46	62	79	123	95

	(000's) A 12	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	M	A	M	J	J
Avg Sale Price	429	476	419	357	418	344	372	381	421	420	506	524	501	442	360	446	473	543	401	480	484	523	500	523	503	450	488	440	384	497	511	424	464	518	573	638
3 Mo. Roll Avg			441	417	398	373	378	366	391	407	449	483	510	489	434	416	426	487	473	475	455	496	502	515	509	492	480	459	437	440	464	478	467	469	518	576

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