

MLS Area: Deerfield, Bannockburn, Riverwoods



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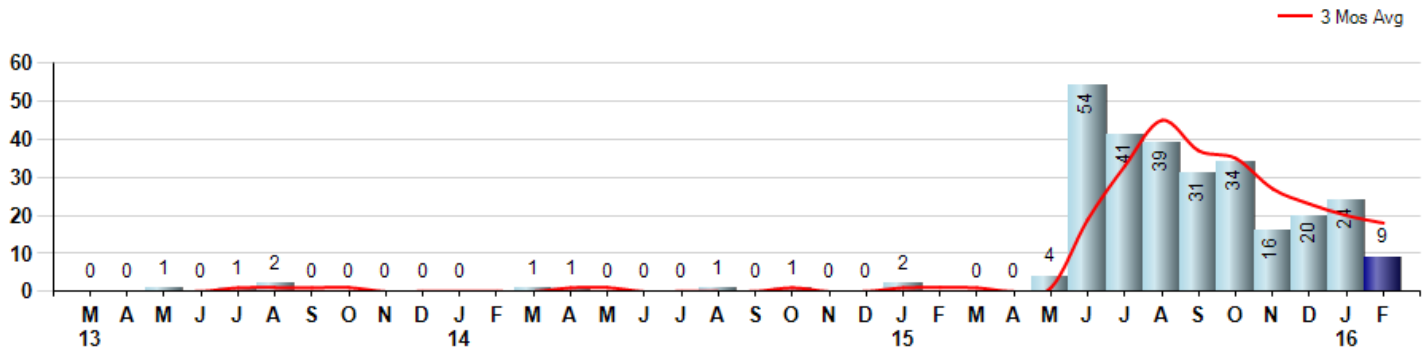
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$699,000	↓		↓				
Average List Price of all Current Listings	\$870,529	↑		↓				
February Median Sales Price	\$412,000	↓	↑	↔	↓	\$440,000	↓	↑
February Average Sales Price	\$466,000	↓	↑	↔	↓	\$521,591	↓	↓
Total Properties Currently for Sale (Inventory)	204	↑		↑				
February Number of Properties Sold	9	↓		↔		33	↔	
February Average Days on Market (Solds)	65	↓	↓	↔	↑	79	↑	↑
February Month's Supply of Inventory	22.7	↑	↑	↔	↑	15.3	↑	↑
February Sale Price vs List Price Ratio	96.0%	↑	↑	↔	↑	95.1%	↑	↔

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

Property Sales

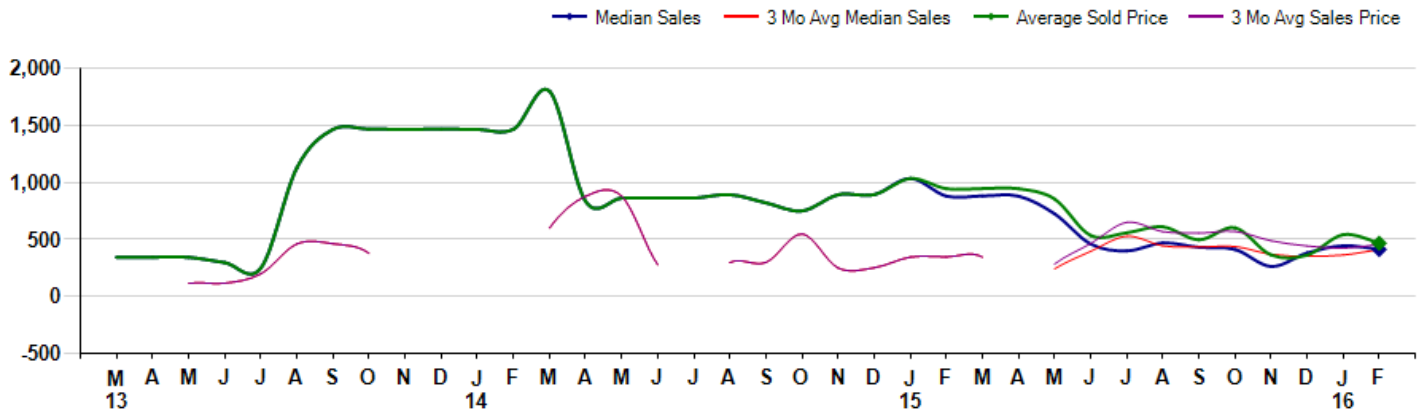
February Property sales were 9, equal to 0 in February of 2015 and -62.5% lower than the 24 sales last month. February 2016 sales were at their highest level compared to February of 2015 and 2014. February YTD sales of 33 are running 1550.0% ahead of last year's year-to-date sales of 2.



Prices

The Median Sales Price in February was \$412,000, equal to \$0 in February of 2015 and down -7.4% from \$445,000 last month. The Average Sales Price in February was \$466,000, equal to \$0 in February of 2015 and down -14.1% from \$542,438 last month. February 2016 ASP was at highest level compared to February of 2015 and 2014.

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



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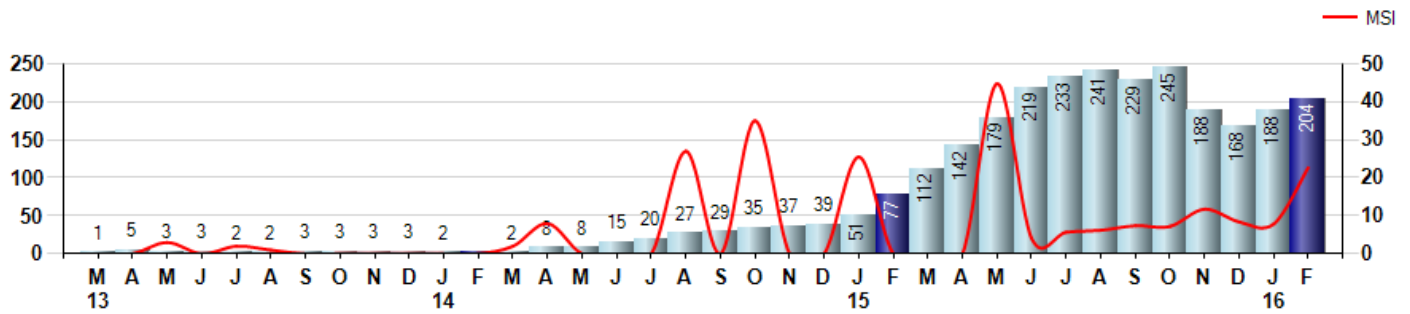
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 204, up 8.5% from 188 last month and up 164.9% from 77 in February of last year. February 2016 Inventory was at highest level compared to February of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2016 MSI of 22.7 months was at its highest level compared with February of 2015 and 2014.

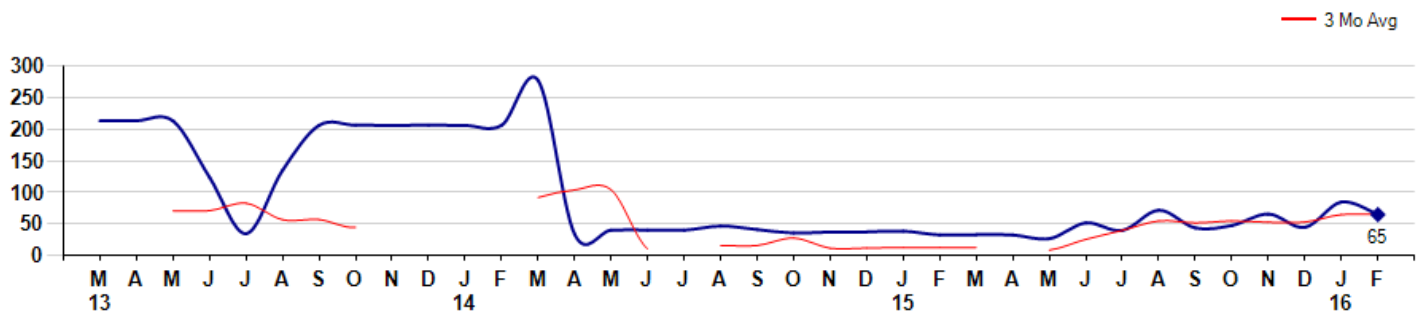
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 65, down -23.5% from 85 days last month and equal to 0 days in February of last year. The February 2016 DOM was at its highest level compared with February of 2015 and 2014.

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



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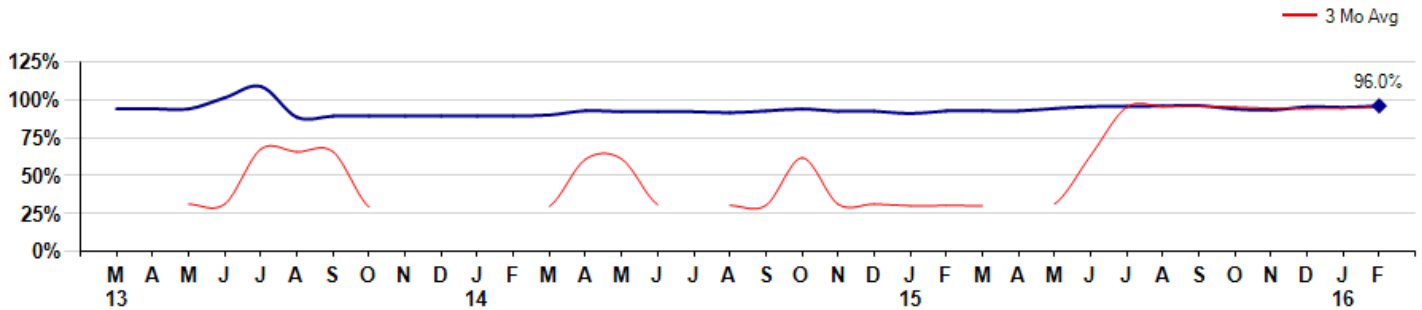


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Selling Price vs Listing Price

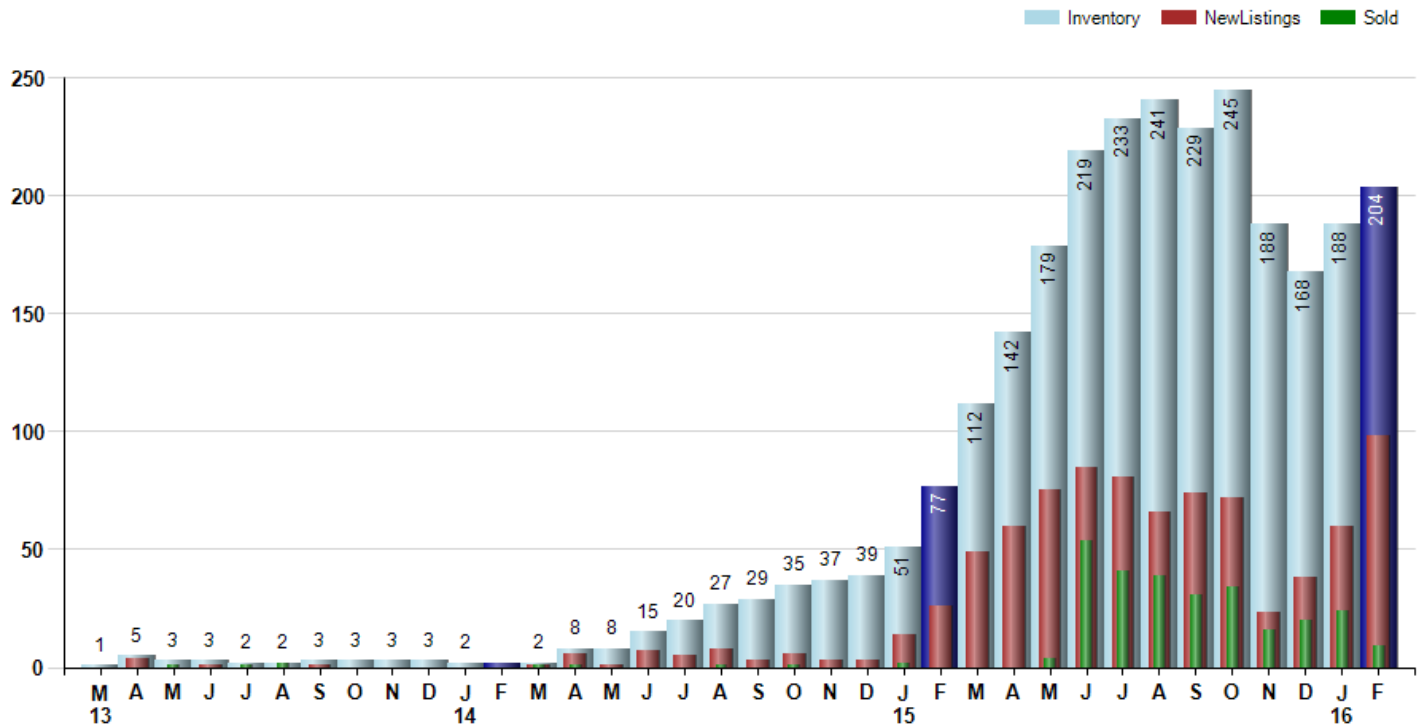
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2016 Selling Price vs List Price of 96.0% was up from 95.0% last month and equal to 0.0% 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 2016 was 98, up 63.3% from 60 last month and up 276.9% from 26 in February of last year.



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MARKET ACTION REPORT

February 2016

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	M 13	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	A	S	O	N	D	J 16	F
Homes Sold	0	0	1	0	1	2	0	0	0	0	0	0	1	1	0	0	0	1	0	1	0	0	2	0	0	0	4	54	41	39	31	34	16	20	24	9
3 Mo. Roll Avg			0	0	1	1	1	1	0	0	0	0	0	1	1	0	0	0	0	1	0	0	1	1	1	0	1	19	33	45	37	35	27	23	20	18

	(000's) M 13	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	A	S	O	N	D	J 16	F
Median Sale Price	0	0	343	0	250	1,133	0	0	0	0	0	0	1,800	834	0	0	0	893	0	750	0	0	1,035	0	0	0	725	461	400	470	431	413	263	381	445	412
3 Mo. Roll Avg			114	114	198	461	461	378	0	0	0	0	600	878	878	278	0	298	298	548	250	250	345	345	345	0	242	395	529	443	434	438	369	352	363	413

	M 13	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	A	S	O	N	D	J 16	F
Inventory	1	5	3	3	2	2	3	3	3	3	2	2	2	8	8	15	20	27	29	35	37	39	51	77	112	142	179	219	233	241	229	245	188	168	188	204
MSI	0	0	3	0	2	1	0	0	0	0	0	0	2	8	0	0	0	27	0	35	0	0	26	0	0	0	45	4	6	6	7	7	12	8	8	23

	M 13	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	A	S	O	N	D	J 16	F
Days On Market	0	0	213	0	35	135	0	0	0	0	0	0	277	34	0	0	0	47	0	36	0	0	39	0	0	0	27	52	40	72	44	48	66	45	85	65
3 Mo. Roll Avg			71	71	83	57	57	45	0	0	0	0	92	104	104	11	0	16	16	28	12	12	13	13	13	0	9	26	40	55	52	55	53	53	65	65

	M 13	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	A	S	O	N	D	J 16	F
Price per Sq Ft	0	0	172	0	132	190	0	0	0	0	0	0	180	278	0	0	0	217	0	200	0	0	227	0	0	0	232	200	212	210	201	192	169	191	185	200
3 Mo. Roll Avg			57	57	101	107	107	63	0	0	0	0	60	153	153	93	0	72	72	139	67	67	76	76	76	0	77	144	215	207	208	201	187	184	182	192

	M 13	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	A	S	O	N	D	J 16	F
Sale to List Price	0.000	0.000	0.940	0.000	1.088	0.885	0.000	0.000	0.000	0.000	0.000	0.000	0.900	0.928	0.000	0.000	0.000	0.915	0.000	0.939	0.000	0.000	0.910	0.000	0.000	0.000	0.943	0.955	0.957	0.959	0.962	0.939	0.932	0.954	0.950	0.960
3 Mo. Roll Avg			0.313	0.313	0.676	0.658	0.658	0.295	0.000	0.000	0.000	0.000	0.300	0.609	0.609	0.309	0.000	0.305	0.305	0.618	0.313	0.313	0.303	0.303	0.303	0.000	0.314	0.633	0.952	0.957	0.959	0.953	0.944	0.942	0.945	0.955

	M 13	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	A	S	O	N	D	J 16	F
New Listings	0	4	0	1	0	0	1	0	0	0	0	0	1	6	1	7	5	8	3	6	3	3	14	26	49	60	75	85	81	66	74	72	23	38	60	98
Inventory	1	5	3	3	2	2	3	3	3	3	2	2	2	8	8	15	20	27	29	35	37	39	51	77	112	142	179	219	233	241	229	245	188	168	188	204
Sales	0	0	1	0	1	2	0	0	0	0	0	0	1	1	0	0	0	1	0	1	0	0	2	0	0	0	4	54	41	39	31	34	16	20	24	9

	(000's) M 13	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	A	S	O	N	D	J 16	F
Avg Sale Price	0	0	343	0	250	1,133	0	0	0	0	0	0	1,800	834	0	0	0	893	0	750	0	0	1,035	0	0	0	855	535	559	611	497	602	364	362	542	466
3 Mo. Roll Avg			114	114	198	461	461	378	0	0	0	0	600	878	878	278	0	298	298	548	250	250	345	345	345	0	285	463	650	568	556	570	488	443	423	457

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