

MLS Area: Highland Park



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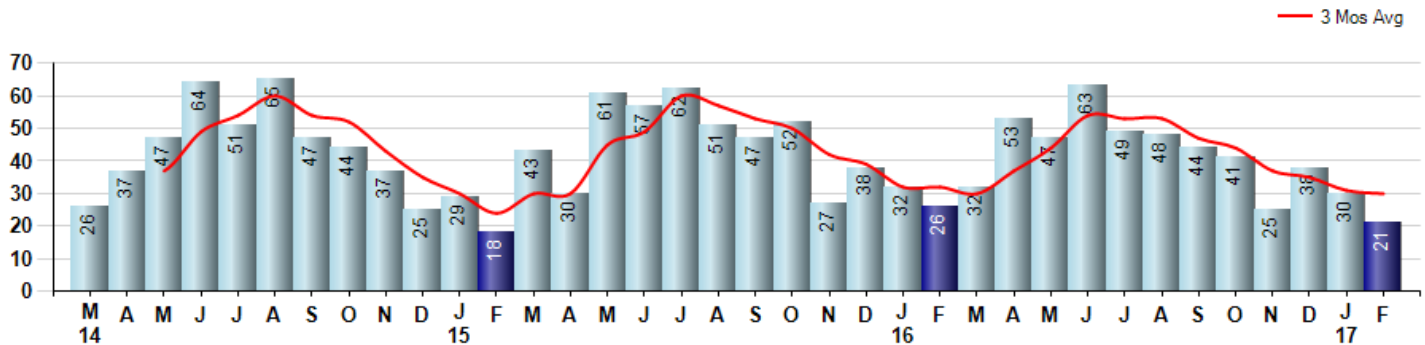
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$689,000	↑						
Average List Price of all Current Listings	\$898,816	↔						
February Median Sales Price	\$394,900	↓	↓	↓	↓	\$460,000	↓	↓
February Average Sales Price	\$494,673	↓	↓	↑	↓	\$569,091	↑	↓
Total Properties Currently for Sale (Inventory)	309	↑		↑				
February Number of Properties Sold	21	↓		↓		51	↓	
February Average Days on Market (Solds)	116	↑	↑	↑	↑	88	↓	↑
February Month's Supply of Inventory	14.7	↑	↑	↑	↑	11.8	↑	↑
February Sale Price vs List Price Ratio	86.9%	↓	↓	↓	↓	88.8%	↓	↓

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

Property Sales

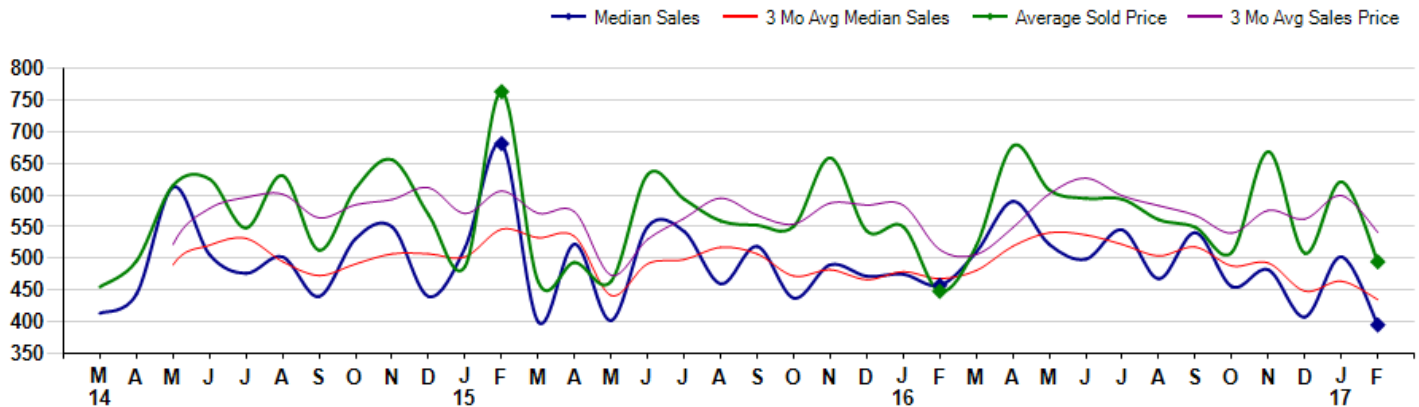
February Property sales were 21, down -19.2% from 26 in February of 2016 and -30.0% lower than the 30 sales last month. February 2017 sales were at a mid level compared to February of 2016 and 2015. February YTD sales of 51 are running -12.1% behind last year's year-to-date sales of 58.



Prices

The Median Sales Price in February was \$394,900, down -13.7% from \$457,500 in February of 2016 and down -21.4% from \$502,500 last month. The Average Sales Price in February was \$494,673, up 10.4% from \$448,125 in February of 2016 and down -20.4% from \$621,184 last month. February 2017 ASP was at a mid range compared to February of 2016 and 2015.

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



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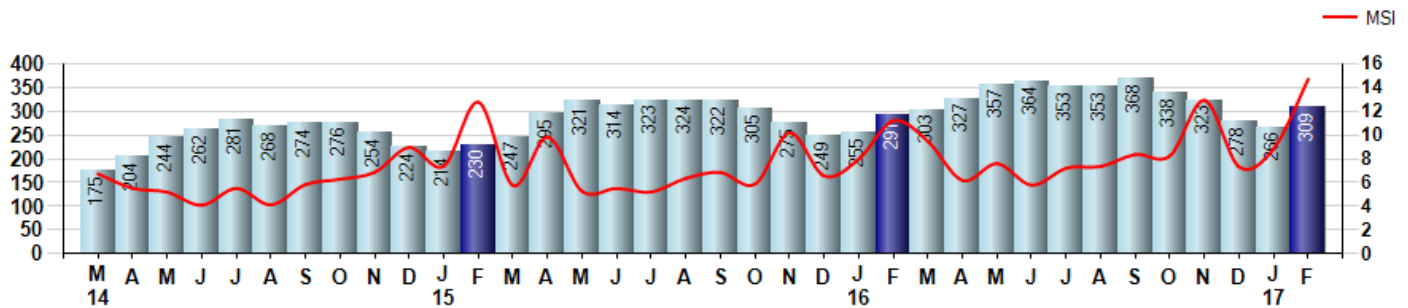
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 309, up 16.2% from 266 last month and up 6.2% from 291 in February of last year. February 2017 Inventory was at highest level compared to February of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2017 MSI of 14.7 months was at its highest level compared with February of 2016 and 2015.

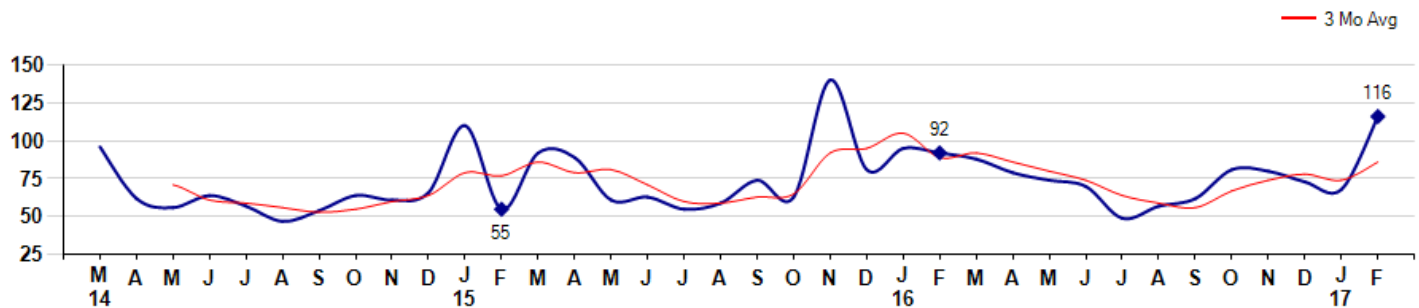
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 116, up 70.6% from 68 days last month and up 26.1% from 92 days in February of last year. The February 2017 DOM was at its highest level compared with February of 2016 and 2015.

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



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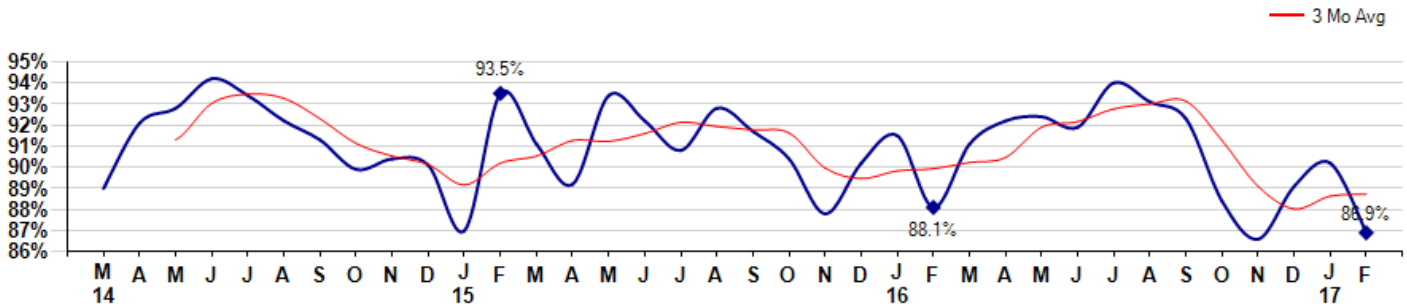


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Selling Price vs Listing Price

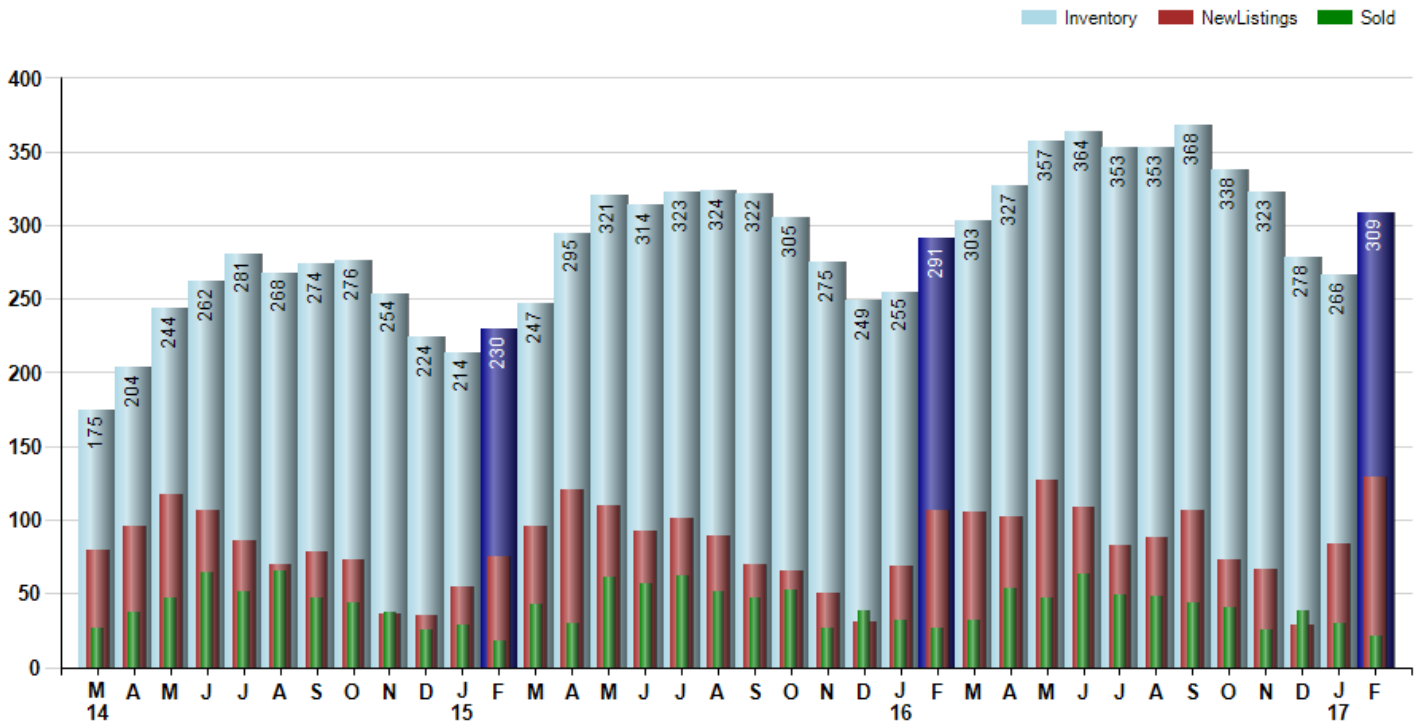
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2017 Selling Price vs List Price of 86.9% was down from 90.2% last month and down from 88.1% 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 2017 was 129, up 53.6% from 84 last month and up 21.7% from 106 in February of last year.



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MARKET ACTION REPORT

February 2017

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	M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
Homes Sold	26	37	47	64	51	65	47	44	37	25	29	18	43	30	61	57	62	51	47	52	27	38	32	26	32	53	47	63	49	48	44	41	25	38	30	21
3 Mo. Roll Avg			37	49	54	60	54	52	43	35	30	24	30	30	45	49	60	57	53	50	42	39	32	32	30	37	44	54	53	53	47	44	37	35	31	30

	(000's) M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
Median Sale Price	413	444	613	506	476	503	440	531	550	440	517	681	400	523	402	550	543	460	519	438	490	472	475	458	510	590	522	499	545	468	541	456	482	408	503	395
3 Mo. Roll Avg			490	521	532	495	473	491	507	507	502	546	533	535	442	492	498	518	507	472	482	466	479	468	481	519	541	537	522	504	518	488	493	448	464	435

	M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
Inventory	175	204	244	262	281	268	274	276	254	224	214	230	247	295	321	314	323	324	322	305	275	249	255	291	303	327	357	364	353	353	368	338	323	278	266	309
MSI	7	6	5	4	6	4	6	6	7	9	7	13	6	10	5	6	5	6	7	6	10	7	8	11	9	6	8	6	7	7	8	8	13	7	9	15

	M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
Days On Market	96	62	56	64	57	47	54	64	61	66	110	55	92	89	61	63	55	59	74	63	140	81	95	92	88	79	74	70	49	57	62	81	80	73	68	116
3 Mo. Roll Avg			71	61	59	56	53	55	60	64	79	77	86	79	81	71	60	59	63	65	92	95	105	89	92	86	80	74	64	59	56	67	74	78	74	86

	M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
Price per Sq Ft	189	201	215	218	205	215	208	215	219	220	198	216	199	211	202	222	217	199	215	204	216	204	213	189	199	217	215	215	221	204	198	193	218	190	196	174
3 Mo. Roll Avg			202	211	213	213	209	213	214	218	212	211	204	209	204	212	214	213	210	206	212	208	211	202	200	202	210	216	217	213	208	198	203	200	201	187

	M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
Sale to List Price	0.890	0.921	0.928	0.942	0.934	0.922	0.913	0.899	0.904	0.901	0.870	0.935	0.911	0.892	0.934	0.922	0.908	0.928	0.917	0.904	0.878	0.902	0.915	0.881	0.911	0.922	0.924	0.919	0.940	0.931	0.923	0.884	0.866	0.891	0.902	0.869
3 Mo. Roll Avg			0.913	0.930	0.935	0.933	0.923	0.911	0.905	0.901	0.892	0.902	0.905	0.913	0.912	0.916	0.921	0.919	0.918	0.916	0.900	0.895	0.898	0.899	0.902	0.905	0.919	0.922	0.928	0.930	0.931	0.913	0.891	0.880	0.886	0.887

	M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
New Listings	79	96	117	107	86	70	78	73	36	35	55	75	96	121	110	92	101	89	70	65	50	31	69	106	105	102	127	109	83	88	107	73	67	29	84	129
Inventory	175	204	244	262	281	268	274	276	254	224	214	230	247	295	321	314	323	324	322	305	275	249	255	291	303	327	357	364	353	353	368	338	323	278	266	309
Sales	26	37	47	64	51	65	47	44	37	25	29	18	43	30	61	57	62	51	47	52	27	38	32	26	32	53	47	63	49	48	44	41	25	38	30	21

	(000's) M 14	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	M	A	M	J	J	A	S	O	N	D	J 17	F
Avg Sale Price	455	496	615	625	548	631	513	610	656	569	487	763	463	494	464	633	593	559	552	551	659	543	550	448	520	678	608	595	594	561	549	510	669	508	621	495
3 Mo. Roll Avg			522	579	596	601	564	585	593	612	571	607	571	573	474	530	563	595	568	554	587	584	584	514	506	549	602	627	599	583	568	540	576	562	599	541

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