

MLS Area: Wilmette



ART WILSON

Broker, Realtor

847-363-1599

www.NorthShoreHomesOnline.com

Art.Wilson@cbexchange.com



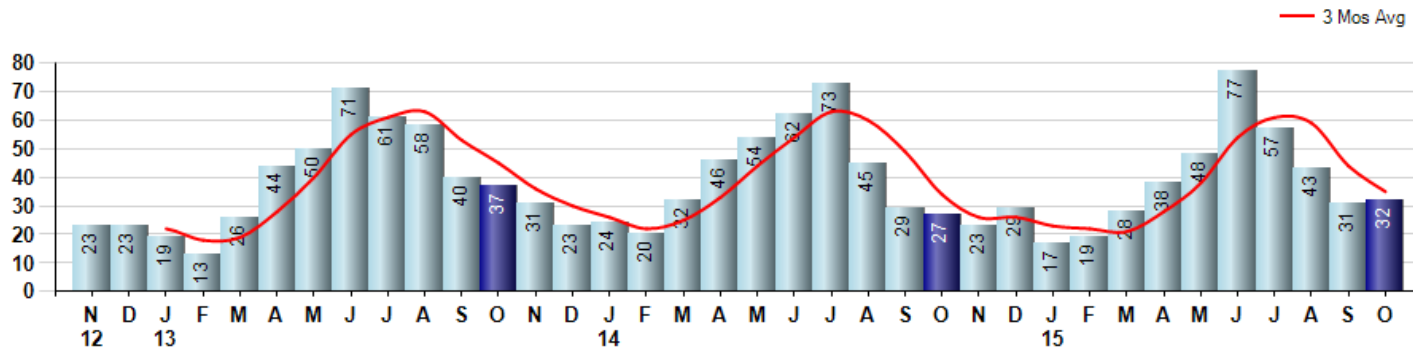
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

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	\$945,649	↓		↑				
October Median Sales Price	\$761,000	↑	↑	↑	↑	\$628,125	↑	↑
October Average Sales Price	\$876,684	↑	↑	↓	↑	\$750,973	↔	↑
Total Properties Currently for Sale (Inventory)	185	↓		↑				
October Number of Properties Sold	32	↑		↑		390	↓	
October Average Days on Market (Solds)	53	↑	↑	↑	↑	48	↑	↑
October Month's Supply of Inventory	5.8	↓	↓	↑	↑	5.3	↑	↑
October Sale Price vs List Price Ratio	96.9%	↑	↑	↑	↑	96.7%	↑	↑

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

Property Sales

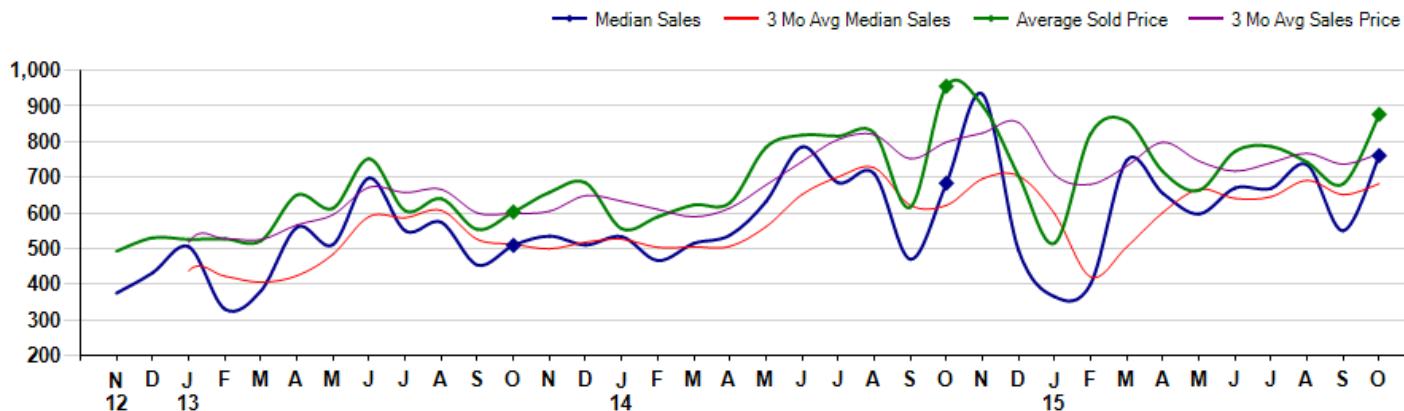
October Property sales were 32, up 18.5% from 27 in October of 2014 and 3.2% higher than the 31 sales last month. October 2015 sales were at a mid level compared to October of 2014 and 2013. October YTD sales of 390 are running -5.3% behind last year's year-to-date sales of 412.



Prices

The Median Sales Price in October was \$761,000, up 11.3% from \$683,500 in October of 2014 and up 38.4% from \$550,000 last month. The Average Sales Price in October was \$876,684, down -8.2% from \$955,459 in October of 2014 and up 28.6% from \$681,871 last month. October 2015 ASP was at a mid range compared to October of 2014 and 2013.

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



MLS Area: Wilmette



ART WILSON

Broker, Realtor

847-363-1599

www.NorthShoreHomesOnline.com

Art.Wilson@cbexchange.com



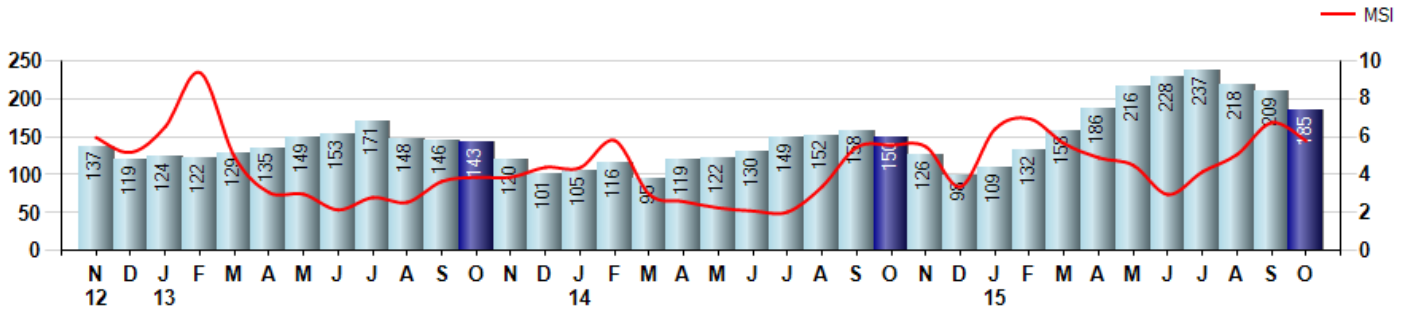
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of October was 185, down -11.5% from 209 last month and up 23.3% from 150 in October of last year. October 2015 Inventory was at highest level compared to October of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2015 MSI of 5.8 months was at its highest level compared with October of 2014 and 2013.

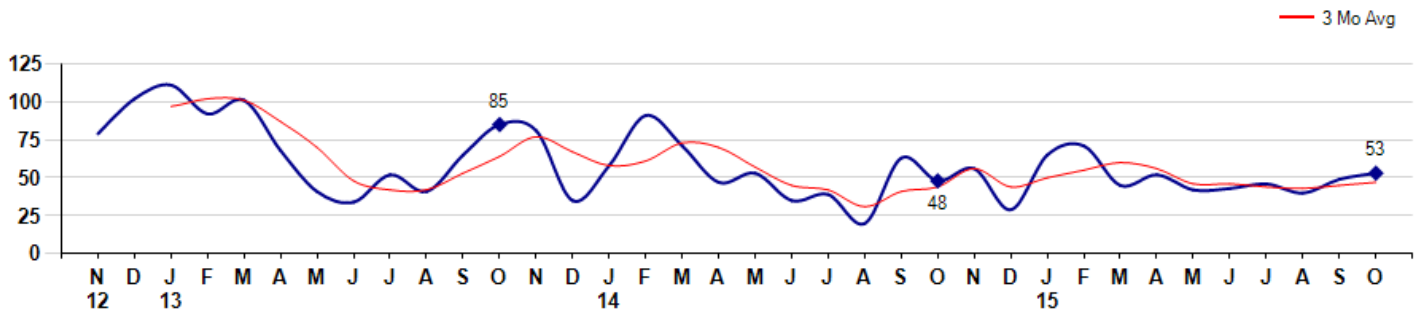
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 October was 53, up 8.2% from 49 days last month and up 10.4% from 48 days in October of last year. The October 2015 DOM was at a mid range compared with October of 2014 and 2013.

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



MLS Area: Wilmette



ART WILSON

Broker, Realtor

847-363-1599

www.NorthShoreHomesOnline.com

Art.Wilson@cbexchange.com

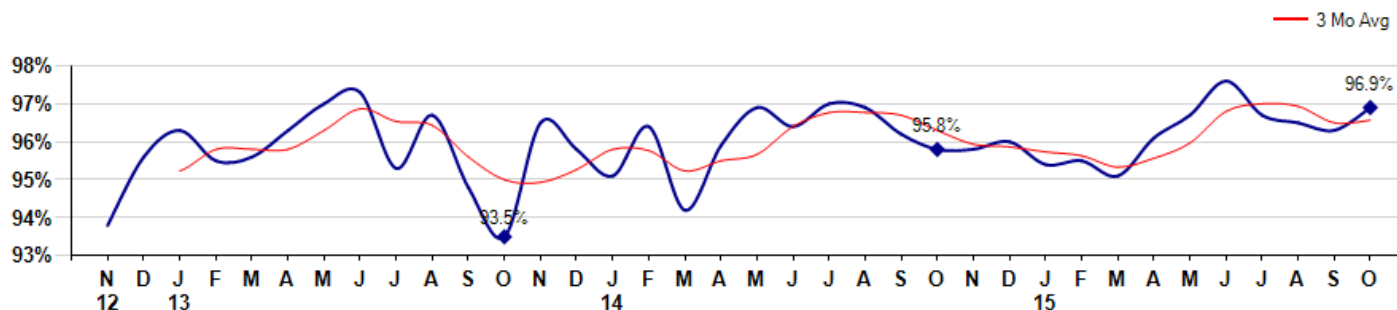


Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

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 October 2015 Selling Price vs List Price of 96.9% was up from 96.3% last month and up from 95.8% in October of last year.

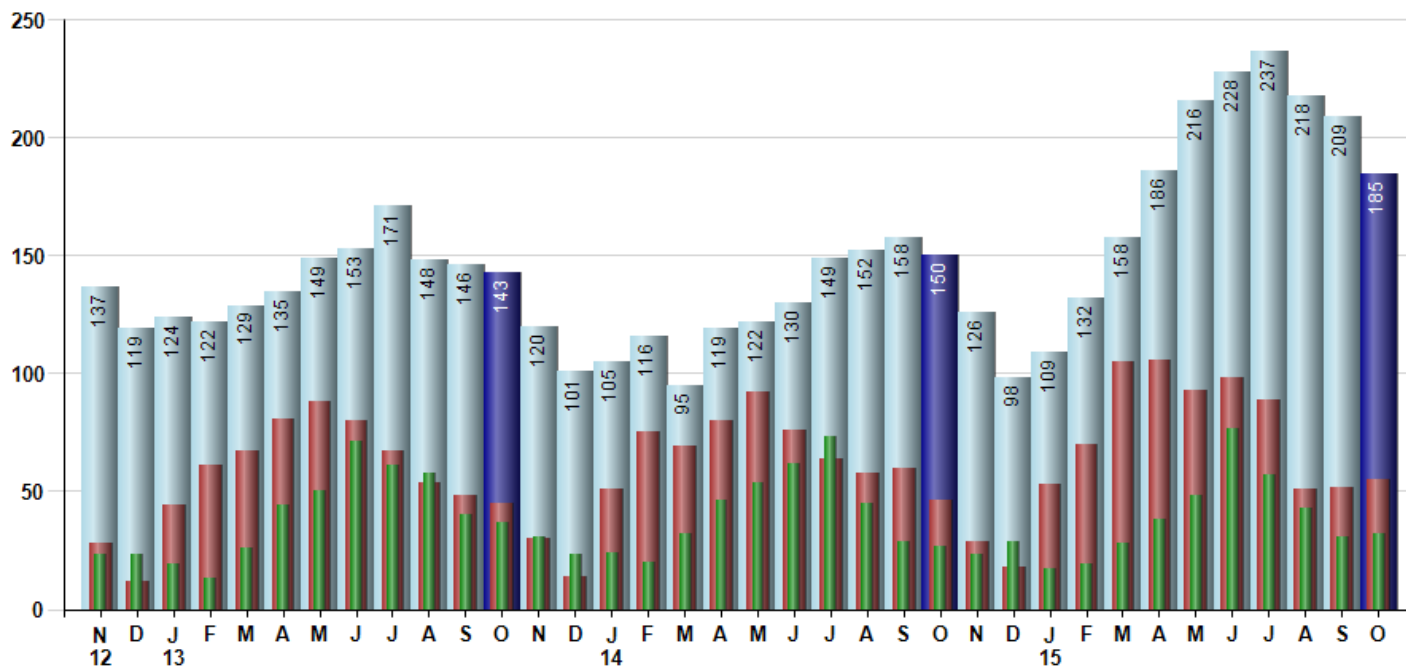
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 October 2015 was 55, up 5.8% from 52 last month and up 19.6% from 46 in October of last year.

Inventory New Listings Sold



© 2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Midwest Real Estate Data LLC for the period 11/1/2012 through 10/31/2015. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MLS Area: Wilmette



ART WILSON
 Broker, Realtor
 847-363-1599
 www.NorthShoreHomesOnline.com
 Art.Wilson@cbexchange.com



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

	N 12	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	A	S	O
Homes Sold	23	23	19	13	26	44	50	71	61	58	40	37	31	23	24	20	32	46	54	62	73	45	29	27	23	29	17	19	28	38	48	77	57	43	31	32
3 Mo. Roll Avg			22	18	19	28	40	55	61	63	53	45	36	30	26	22	25	33	44	54	63	60	49	34	26	26	23	22	21	28	38	54	61	59	44	35

	(000's) N 12	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	A	S	O
Median Sale Price	375	432	505	330	381	560	512	698	550	573	454	509	535	510	533	466	515	538	632	786	685	710	470	684	934	495	365	401	747	655	597	670	669	735	550	761
3 Mo. Roll Avg			437	422	405	424	484	590	587	607	526	512	499	518	526	503	505	506	561	652	701	727	622	621	696	704	598	420	504	601	666	641	645	691	651	682

	N 12	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	A	S	O
Inventory	137	119	124	122	129	135	149	153	171	148	146	143	120	101	105	116	95	119	122	130	149	152	158	150	126	98	109	132	158	186	216	228	237	218	209	185
MSI	6	5	7	9	5	3	3	2	3	3	4	4	4	4	4	6	3	3	2	2	2	3	5	6	5	3	6	7	6	5	5	3	4	5	7	6

	N 12	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	A	S	O
Days On Market	79	102	111	92	101	68	41	34	52	41	65	85	81	35	58	91	71	47	53	35	39	20	63	48	56	29	65	71	45	52	42	43	46	40	49	53
3 Mo. Roll Avg			97	102	101	87	70	48	42	42	53	64	77	67	58	61	73	70	57	45	42	31	41	44	56	44	50	55	60	56	46	46	44	43	45	47

	N 12	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	A	S	O
Price per Sq Ft	234	234	235	234	178	239	263	266	248	262	266	254	259	242	248	290	268	265	283	285	278	291	283	300	249	266	243	235	271	257	281	277	294	280	262	303
3 Mo. Roll Avg			234	234	216	217	227	256	259	259	261	260	252	250	260	269	274	272	278	282	285	284	291	277	272	253	248	250	254	270	272	284	284	279	282	

	N 12	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	A	S	O
Sale to List Price	0.938	0.956	0.963	0.955	0.956	0.963	0.970	0.973	0.953	0.967	0.948	0.935	0.965	0.958	0.951	0.964	0.942	0.959	0.969	0.964	0.970	0.969	0.962	0.958	0.958	0.960	0.954	0.955	0.951	0.961	0.967	0.976	0.967	0.965	0.963	0.969
3 Mo. Roll Avg			0.952	0.958	0.958	0.958	0.963	0.969	0.965	0.964	0.956	0.950	0.949	0.953	0.958	0.958	0.952	0.955	0.957	0.964	0.968	0.968	0.967	0.963	0.959	0.959	0.957	0.956	0.953	0.956	0.960	0.968	0.970	0.969	0.965	0.966

	N 12	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	A	S	O
New Listings	28	12	44	61	67	81	88	80	67	54	48	45	30	14	51	75	69	80	92	76	64	58	60	46	29	18	53	70	105	106	93	98	89	51	52	55
Inventory	137	119	124	122	129	135	149	153	171	148	146	143	120	101	105	116	95	119	122	130	149	152	158	150	126	98	109	132	158	186	216	228	237	218	209	185
Sales	23	23	19	13	26	44	50	71	61	58	40	37	31	23	24	20	32	46	54	62	73	45	29	27	23	29	17	19	28	38	48	77	57	43	31	32

	(000's) N 12	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	A	S	O
Avg Sale Price	493	530	526	527	522	650	613	752	606	640	554	603	658	685	556	589	623	629	784	819	816	825	616	955	901	704	515	822	858	716	663	773	787	742	682	877
3 Mo. Roll Avg			516	528	525	566	595	672	657	666	600	599	605	648	633	610	589	614	679	744	806	820	752	799	824	854	707	681	732	799	746	717	741	767	737	767

© 2015 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Midwest Real Estate Data LLC for the period 11/1/2012 through 10/31/2015. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

