

MLS Area: Deerfield, Bannockburn, Riverwoods



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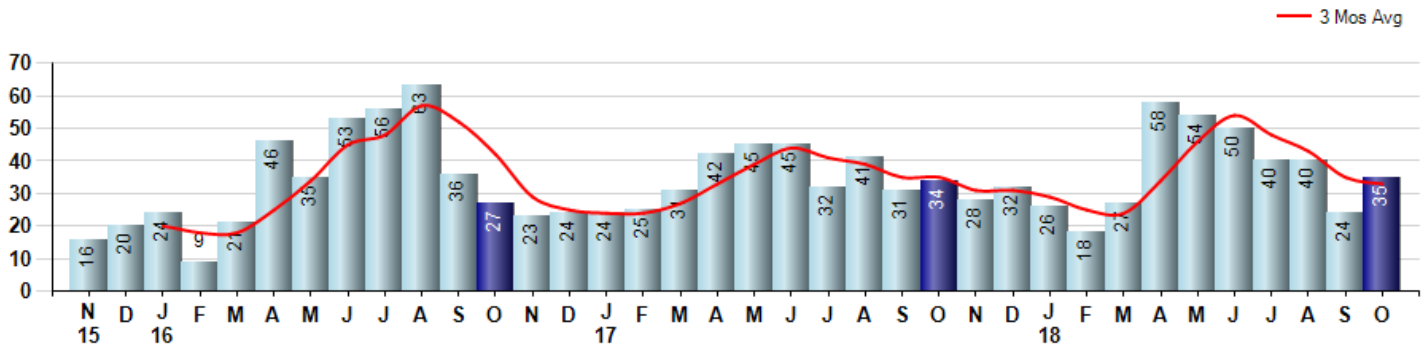
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$604,450	↔		↓				
Average List Price of all Current Listings	\$757,070	↑		↓				
October Median Sales Price	\$550,000	↑	↑	↑	↑	\$469,975	↓	↔
October Average Sales Price	\$571,687	↑	↑	↑	↑	\$523,492	↓	↓
Total Properties Currently for Sale (Inventory)	248	↓		↓				
October Number of Properties Sold	35	↑		↑		372	↑	
October Average Days on Market (Solds)	67	↑	↑	↓	↑	63	↑	
October Month's Supply of Inventory	7.1	↓	↓	↓	↓	7.4	↓	↔
October Sale Price vs List Price Ratio	90.3%	↓	↓	↓	↓	92.9%	↓	↔

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

Property Sales

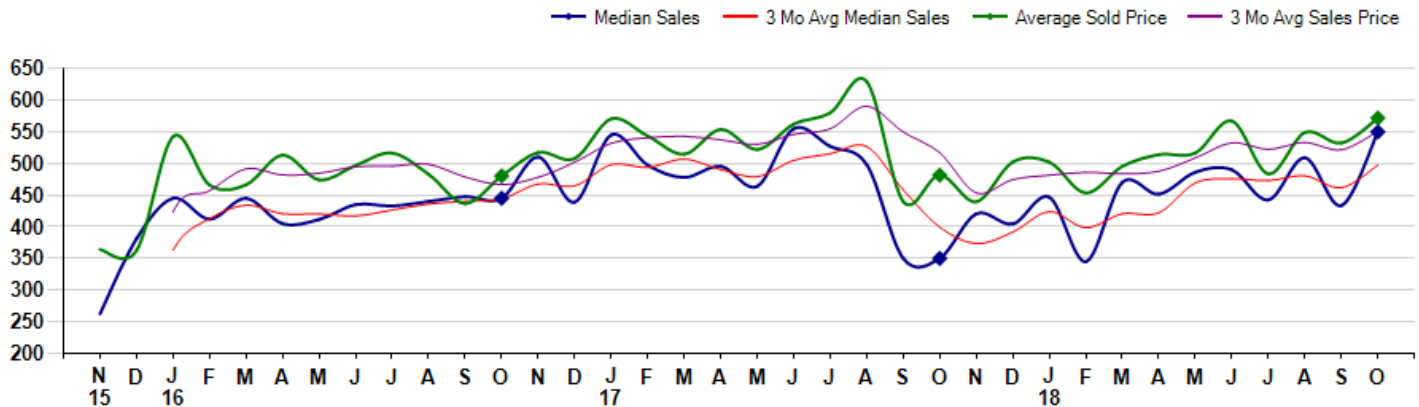
October Property sales were 35, up 2.9% from 34 in October of 2017 and 45.8% higher than the 24 sales last month. October 2018 sales were at their highest level compared to October of 2017 and 2016. October YTD sales of 372 are running 6.3% ahead of last year's year-to-date sales of 350.



Prices

The Median Sales Price in October was \$550,000, up 57.1% from \$350,000 in October of 2017 and up 26.9% from \$433,500 last month. The Average Sales Price in October was \$571,687, up 18.7% from \$481,594 in October of 2017 and up 7.4% from \$532,183 last month. October 2018 ASP was at highest level compared to October of 2017 and 2016.

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



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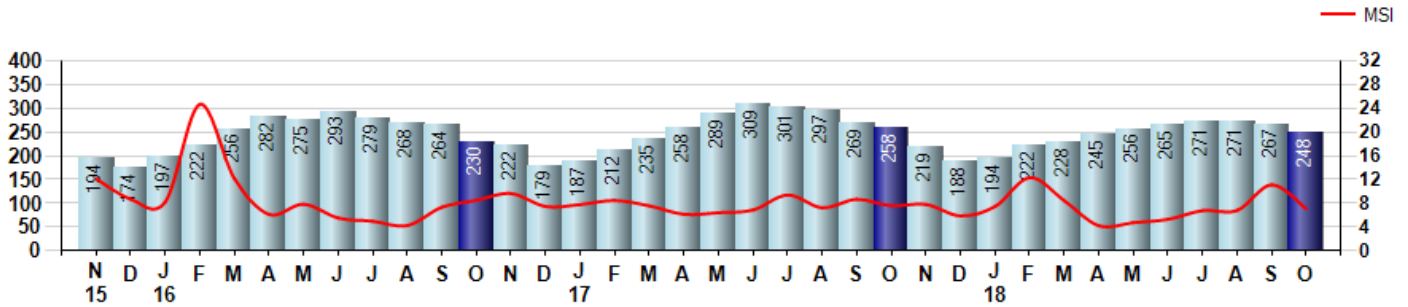
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Inventory & MSI

The Total Inventory of Properties available for sale as of October was 248, down -7.1% from 267 last month and down -3.9% from 258 in October of last year. October 2018 Inventory was at a mid range compared to October of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2018 MSI of 7.1 months was at its lowest level compared with October of 2017 and 2016.

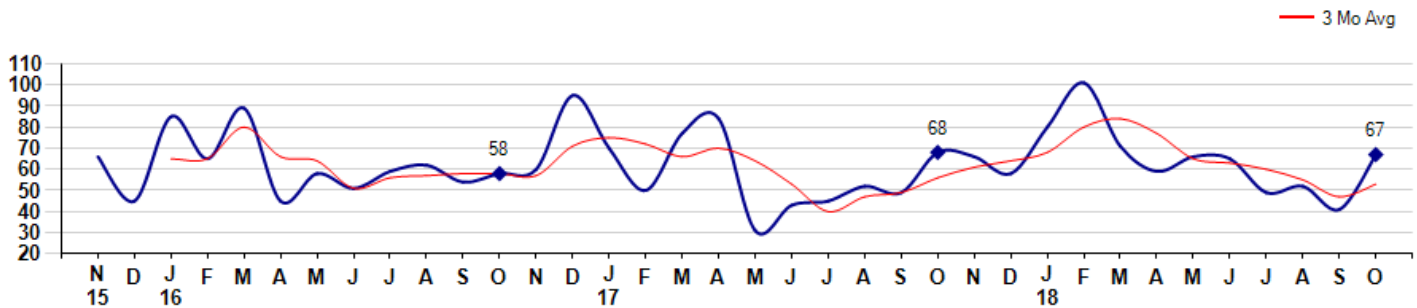
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 67, up 63.4% from 41 days last month and down -1.5% from 68 days in October of last year. The October 2018 DOM was at a mid range compared with October of 2017 and 2016.

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



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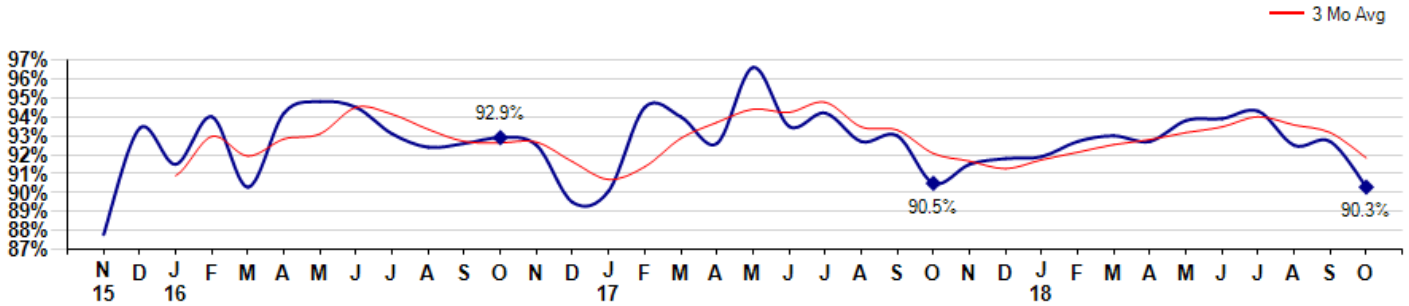


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Selling Price vs Listing Price

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 October 2018 Selling Price vs List Price of 90.3% was down from 92.7% last month and down from 90.5% in October of last year.

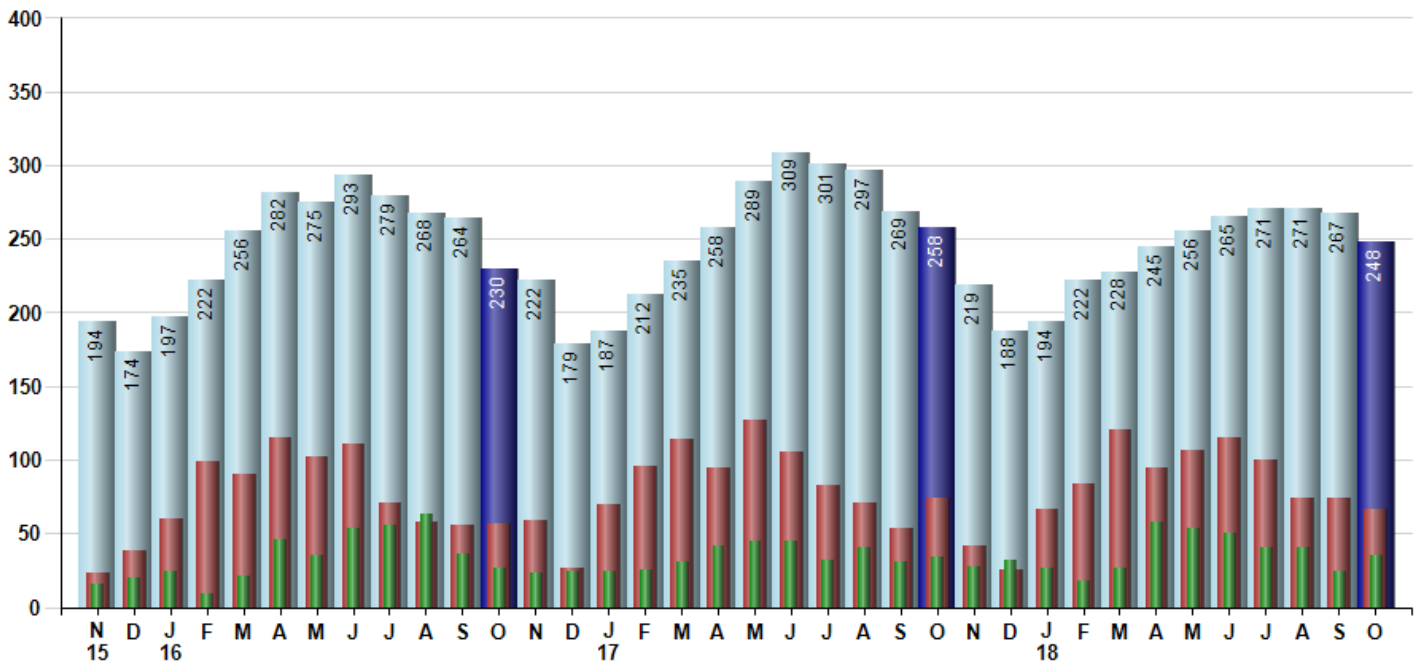
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2018 was 67, down -9.5% from 74 last month and down -9.5% from 74 in October of last year.

Inventory NewListings Sold



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MARKET ACTION REPORT

October 2018

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	N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
Homes Sold	16	20	24	9	21	46	35	53	56	63	36	27	23	24	24	25	31	42	45	45	32	41	31	34	28	32	26	18	27	58	54	50	40	40	24	35
3 Mo. Roll Avg			20	18	18	25	34	45	48	57	52	42	29	25	24	24	27	33	39	44	41	39	35	35	31	31	29	25	24	34	46	54	48	43	35	33

	(000's) N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
Median Sale Price	263	381	445	412	445	405	412	435	433	440	448	445	510	439	545	498	478	496	464	555	527	498	350	350	421	405	447	345	470	452	486	490	443	509	434	550
3 Mo. Roll Avg			363	413	434	421	421	417	427	436	440	444	468	465	498	494	507	490	479	505	515	527	458	399	374	392	424	399	421	422	469	476	473	481	462	498

	N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
Inventory	194	174	197	222	256	282	275	293	279	268	264	230	222	179	187	212	235	258	289	309	301	297	269	258	219	188	194	222	228	245	256	265	271	271	267	248
MSI	12	9	8	25	12	6	8	6	5	4	7	9	10	7	8	8	6	6	7	9	7	9	8	8	6	7	12	8	4	5	5	7	7	11	7	

	N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
Days On Market	66	45	85	65	89	45	58	51	59	62	54	58	60	95	70	50	77	84	31	43	45	52	49	68	66	58	80	101	71	59	66	65	49	52	41	67
3 Mo. Roll Avg			65	65	80	66	64	51	56	57	58	58	57	71	75	72	66	70	64	53	40	47	49	56	61	64	68	80	84	77	65	63	60	55	47	53

	N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
Price per Sq Ft	169	191	188	200	186	195	199	207	200	189	203	202	195	207	212	208	198	207	219	218	214	221	184	194	191	190	185	190	192	199	196	198	200	210	194	198
3 Mo. Roll Avg			183	193	191	194	193	200	202	199	197	198	200	201	205	209	206	204	208	215	217	218	206	200	190	192	189	188	189	194	196	198	198	203	201	201

	N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
Sale to List Price	0.878	0.934	0.915	0.940	0.903	0.942	0.948	0.945	0.931	0.924	0.926	0.929	0.925	0.895	0.901	0.945	0.940	0.926	0.966	0.935	0.942	0.927	0.930	0.905	0.915	0.918	0.919	0.927	0.930	0.927	0.938	0.939	0.943	0.925	0.927	0.903
3 Mo. Roll Avg			0.909	0.930	0.919	0.928	0.931	0.945	0.941	0.933	0.927	0.926	0.927	0.916	0.907	0.914	0.929	0.937	0.944	0.942	0.948	0.935	0.933	0.921	0.917	0.913	0.917	0.921	0.925	0.928	0.932	0.935	0.940	0.936	0.932	0.918

	N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
New Listings	23	38	60	99	90	115	102	111	71	58	56	57	59	26	70	96	114	95	127	105	83	71	54	74	42	25	67	84	120	95	107	115	100	74	74	67
Inventory	194	174	197	222	256	282	275	293	279	268	264	230	222	179	187	212	235	258	289	309	301	297	269	258	219	188	194	222	228	245	256	265	271	271	267	248
Sales	16	20	24	9	21	46	35	53	56	63	36	27	23	24	24	25	31	42	45	45	32	41	31	34	28	32	26	18	27	58	54	50	40	40	24	35

	(000's) N 15	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F	M	A	M	J	J	A	S	O
Avg Sale Price	364	362	542	466	466	513	474	497	516	483	437	480	517	508	570	544	515	554	522	562	580	629	440	482	440	502	502	453	496	514	517	567	484	549	532	572
3 Mo. Roll Avg			423	457	491	482	484	495	496	499	479	467	478	502	532	541	543	537	530	546	555	590	550	517	454	475	481	486	484	488	509	533	522	533	522	551

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