

MLS Area: Lake Forest



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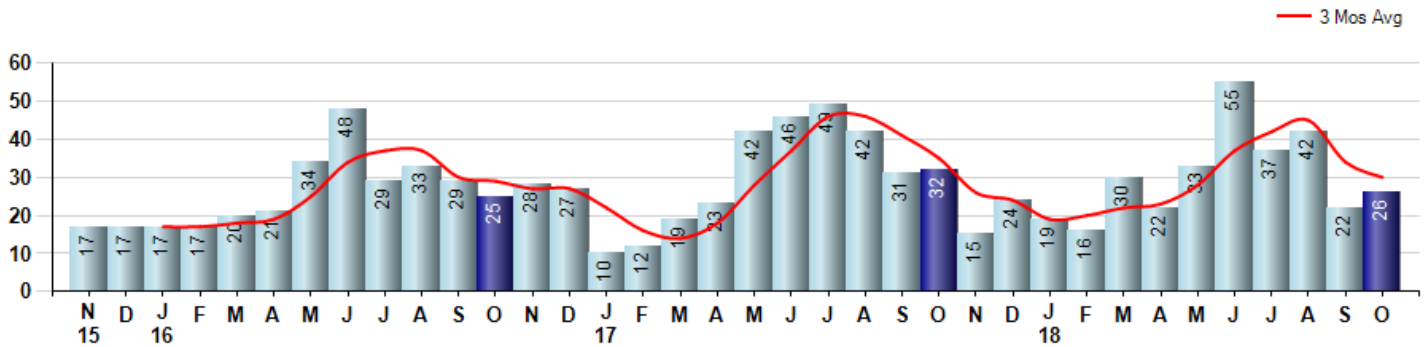
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$965,000	↔		↓				
Average List Price of all Current Listings	\$1,438,711	↔		↓				
October Median Sales Price	\$760,000	↓	↓	↑	↔	\$772,500	↑	↑
October Average Sales Price	\$977,019	↓	↔	↑	↑	\$924,341	↔	↓
Total Properties Currently for Sale (Inventory)	333	↓		↓				
October Number of Properties Sold	26	↑		↓		302	↓	
October Average Days on Market (Solds)	107	↓	↑	↑	↓	94	↓	↓
October Month's Supply of Inventory	12.8	↓	↑	↑	↓	12.2	↓	↓
October Sale Price vs List Price Ratio	89.6%	↑	↑	↓	↑	89.8%	↑	↑

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

Property Sales

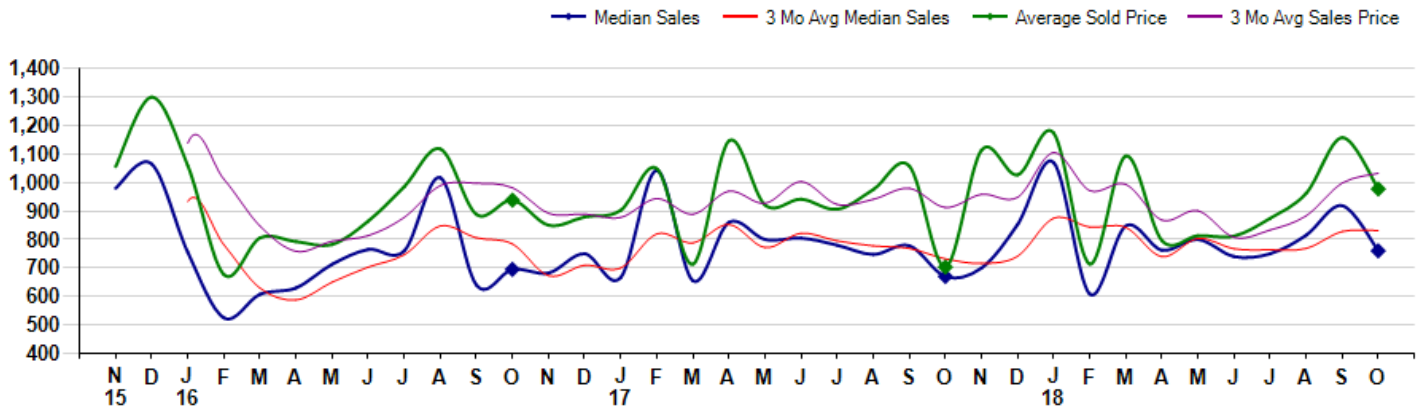
October Property sales were 26, down -18.8% from 32 in October of 2017 and 18.2% higher than the 22 sales last month. October 2018 sales were at a mid level compared to October of 2017 and 2016. October YTD sales of 302 are running -1.3% behind last year's year-to-date sales of 306.



Prices

The Median Sales Price in October was \$760,000, up 13.4% from \$670,000 in October of 2017 and down -17.3% from \$918,750 last month. The Average Sales Price in October was \$977,019, up 39.0% from \$702,866 in October of 2017 and down -15.6% from \$1,157,341 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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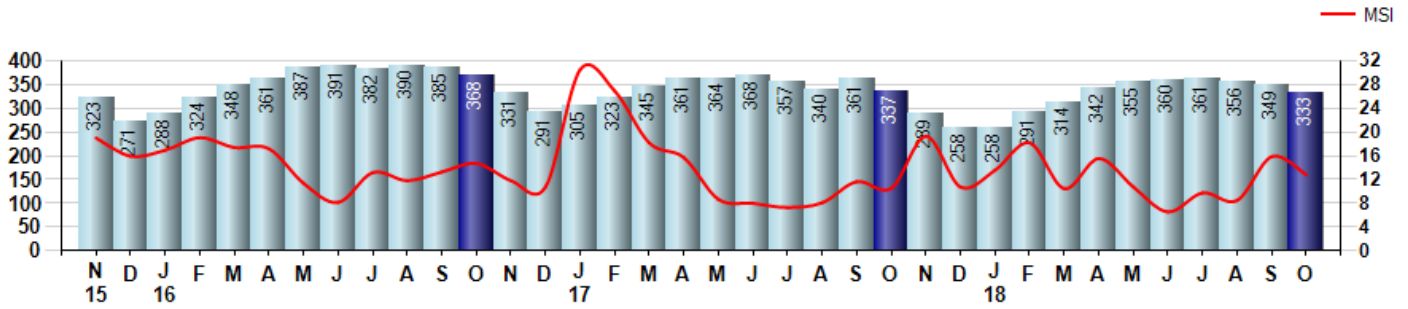
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Inventory & MSI

The Total Inventory of Properties available for sale as of October was 333, down -4.6% from 349 last month and down -1.2% from 337 in October of last year. October 2018 Inventory was at the lowest level 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 12.8 months was at a mid range compared with October of 2017 and 2016.

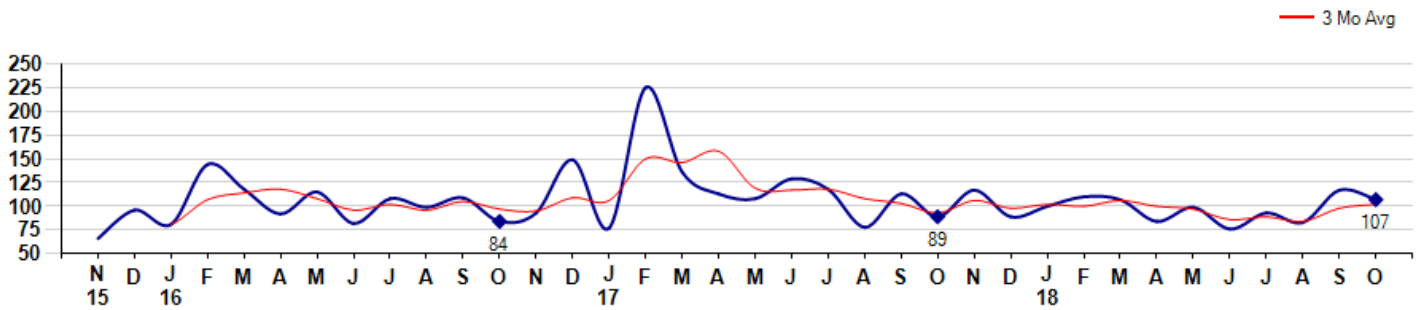
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 107, down -8.5% from 117 days last month and up 20.2% from 89 days in October of last year. The October 2018 DOM was at its highest level compared with October of 2017 and 2016.

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



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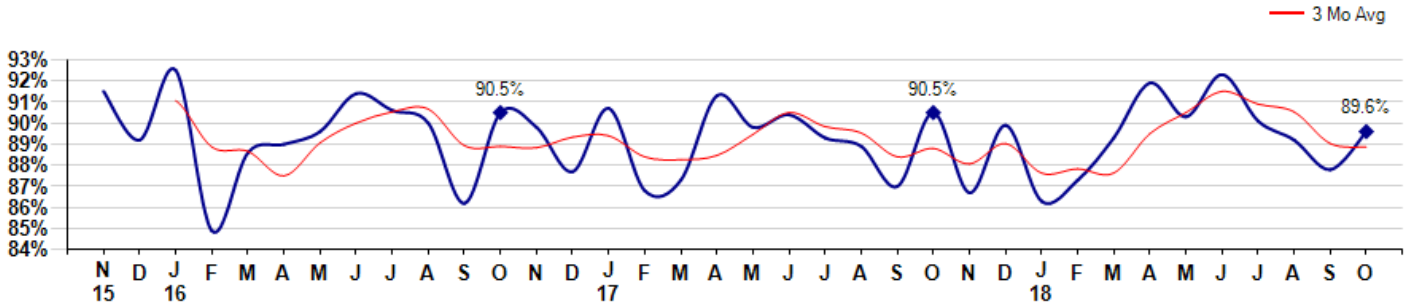


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Selling Price vs Listing Price

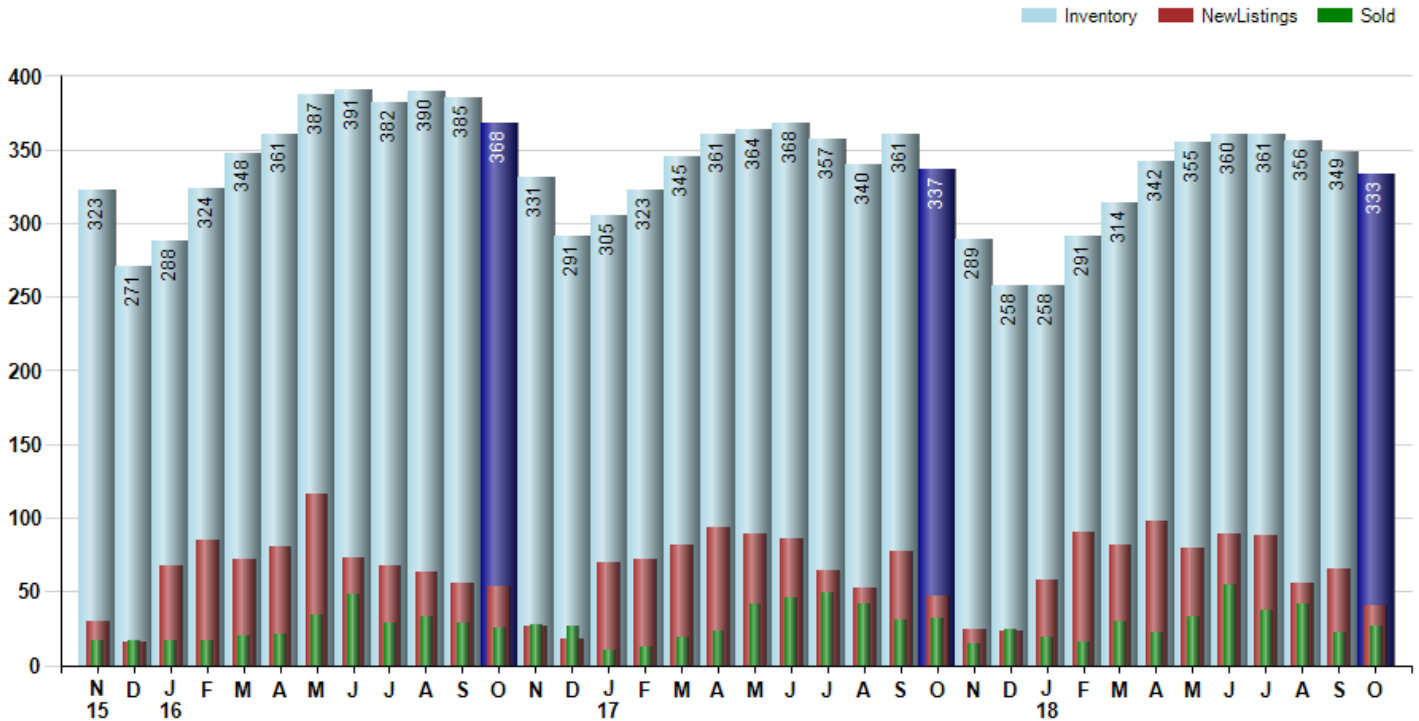
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The October 2018 Selling Price vs List Price of 89.6% was up from 87.8% 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 41, down -36.9% from 65 last month and down -12.8% from 47 in October of last year.



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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	17	17	17	17	20	21	34	48	29	33	29	25	28	27	10	12	19	23	42	46	49	42	31	32	15	24	19	16	30	22	33	55	37	42	22	26
3 Mo. Roll Avg			17	17	18	19	25	34	37	37	30	29	27	27	22	16	14	18	28	37	46	46	41	35	26	24	19	20	22	23	28	37	42	45	34	30

	(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	980	1,065	755	525	608	630	713	765	760	1,017	640	695	683	750	666	1,043	655	860	800	805	780	748	778	670	700	853	1,070	609	848	763	800	740	750	815	919	760
3 Mo. Roll Avg			933	782	629	588	650	703	746	847	806	784	673	709	700	820	788	853	772	822	795	777	769	732	716	741	874	844	842	740	803	768	763	768	828	831

	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	323	271	288	324	348	361	387	391	382	390	385	368	331	291	305	323	345	361	364	368	357	340	361	337	289	258	258	291	314	342	355	360	361	356	349	333
MSI	19	16	17	19	17	17	11	8	13	12	13	15	12	11	31	27	18	16	9	8	7	8	12	11	19	11	14	18	10	16	11	7	10	8	16	13

	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	96	81	144	118	92	115	82	108	99	109	84	93	149	77	225	136	113	108	129	118	78	113	89	117	89	100	110	107	84	99	76	93	83	117	107
3 Mo. Roll Avg			81	107	114	118	108	96	102	96	105	97	95	109	106	150	146	158	119	117	118	108	103	93	106	98	102	100	106	100	97	86	89	84	98	102

	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	275	292	287	236	270	240	241	255	277	276	241	238	241	240	270	260	233	264	248	258	252	260	257	238	269	247	255	200	260	231	251	251	246	252	273	244
3 Mo. Roll Avg			285	272	264	249	250	245	258	269	265	252	240	240	250	257	254	252	248	257	253	257	256	252	255	251	257	234	238	230	247	244	249	250	257	256

	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	0.915	0.892	0.925	0.849	0.886	0.890	0.896	0.914	0.906	0.900	0.862	0.905	0.898	0.877	0.907	0.868	0.873	0.913	0.898	0.904	0.893	0.889	0.870	0.905	0.867	0.899	0.863	0.873	0.893	0.919	0.903	0.923	0.901	0.892	0.878	0.896
3 Mo. Roll Avg			0.911	0.889	0.887	0.875	0.891	0.900	0.905	0.907	0.889	0.889	0.888	0.893	0.894	0.884	0.883	0.885	0.895	0.905	0.898	0.895	0.884	0.888	0.881	0.890	0.876	0.878	0.876	0.895	0.905	0.915	0.909	0.905	0.890	0.889

	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	30	16	68	85	72	81	116	73	68	63	56	54	26	18	70	72	82	93	89	86	64	52	77	47	24	23	58	90	82	98	79	89	88	56	65	41
Inventory	323	271	288	324	348	361	387	391	382	390	385	368	331	291	305	323	345	361	364	368	357	340	361	337	289	258	258	291	314	342	355	360	361	356	349	333
Sales	17	17	17	17	20	21	34	48	29	33	29	25	28	27	10	12	19	23	42	46	49	42	31	32	15	24	19	16	30	22	33	55	37	42	22	26

	(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	1,056	1,300	1,059	677	806	792	783	864	985	1,118	888	938	850	879	902	1,049	713	1,146	921	941	906	975	1,058	703	1,113	1,027	1,174	714	1,093	796	813	812	874	962	1,157	977
3 Mo. Roll Avg			1,138	1,012	847	758	793	813	877	989	997	981	892	889	877	943	888	969	927	1,003	923	941	980	912	958	948	1,105	972	994	868	901	807	833	883	998	1,032

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