

MLS Area: Lake Bluff



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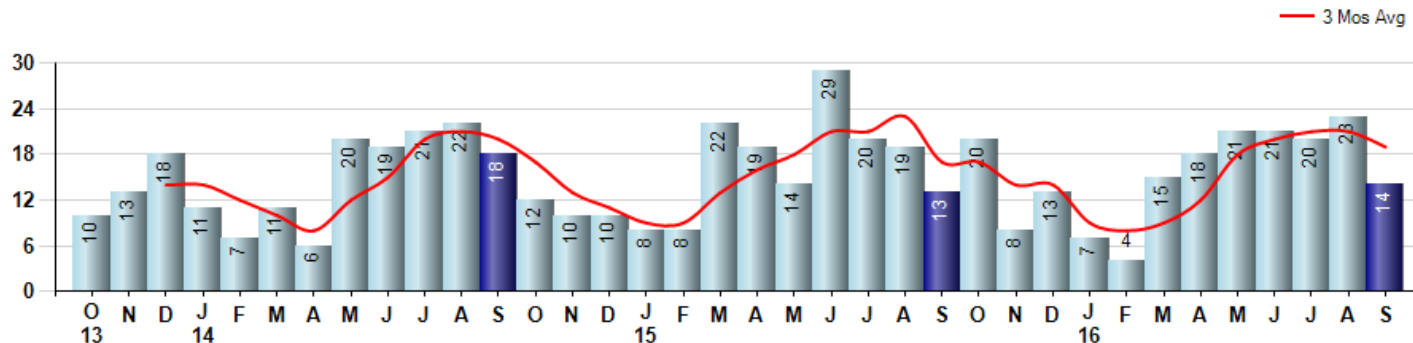
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$682,000	↑		↑				
Average List Price of all Current Listings	\$908,128	↔		↓				
September Median Sales Price	\$230,500	↓	↓	↓	↓	\$477,500	↑	↑
September Average Sales Price	\$327,850	↓	↓	↓	↓	\$572,120	↑	↑
Total Properties Currently for Sale (Inventory)	96	↑		↓				
September Number of Properties Sold	14	↓		↑		143	↓	
September Average Days on Market (Solds)	43	↓	↓	↓	↓	80	↑	↑
September Month's Supply of Inventory	6.9	↑	↑	↓	↑	7.5	↑	↑
September Sale Price vs List Price Ratio	95.8%	↔	↓	↑	↑	95.4%	↓	↑

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

Property Sales

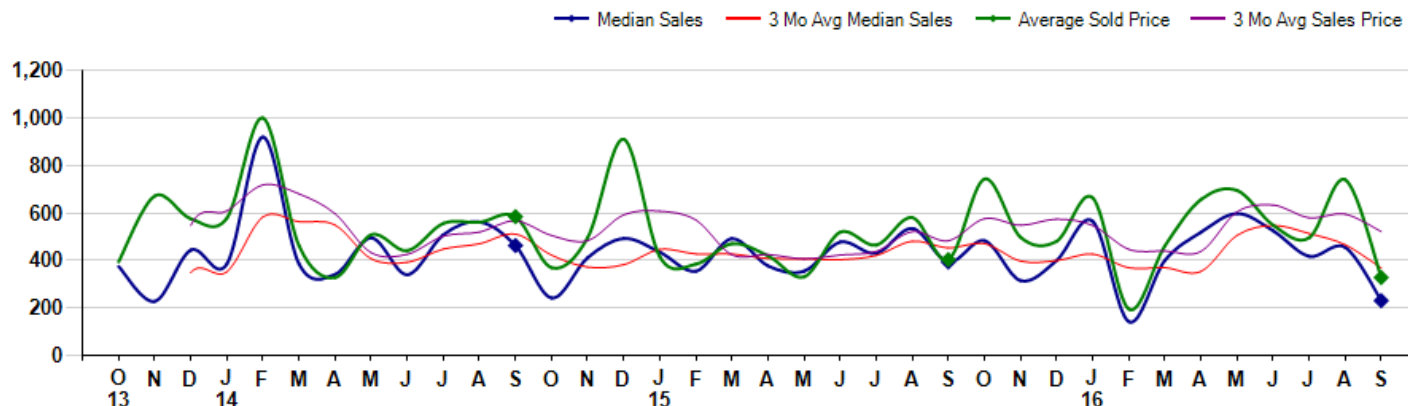
September Property sales were 14, up 7.7% from 13 in September of 2015 and -39.1% lower than the 23 sales last month. September 2016 sales were at a mid level compared to September of 2015 and 2014. September YTD sales of 143 are running -5.9% behind last year's year-to-date sales of 152.



Prices

The Median Sales Price in September was \$230,500, down -41.4% from \$393,500 in September of 2015 and down -49.3% from \$455,000 last month. The Average Sales Price in September was \$327,850, down -18.7% from \$403,308 in September of 2015 and down -55.7% from \$740,296 last month. September 2016 ASP was at the lowest level compared to September of 2015 and 2014.

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



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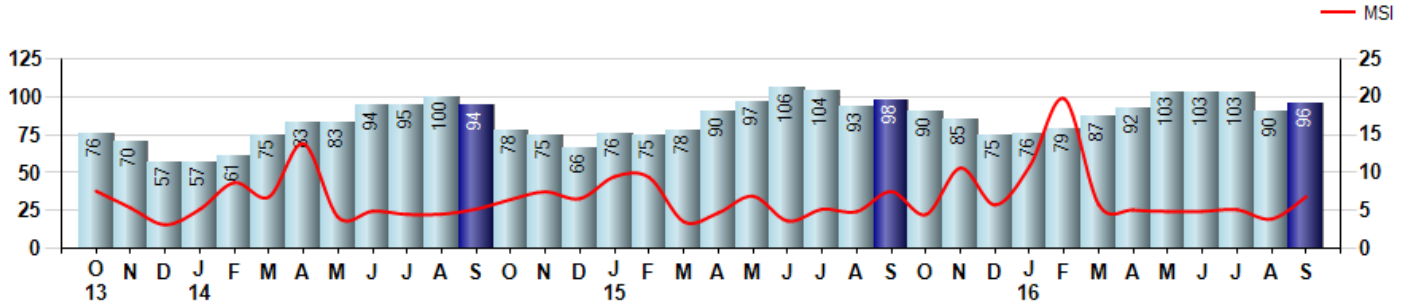
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Inventory & MSI

The Total Inventory of Properties available for sale as of September was 96, up 6.7% from 90 last month and down -2.0% from 98 in September of last year. September 2016 Inventory was at a mid range compared to September of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2016 MSI of 6.9 months was at a mid range compared with September of 2015 and 2014.

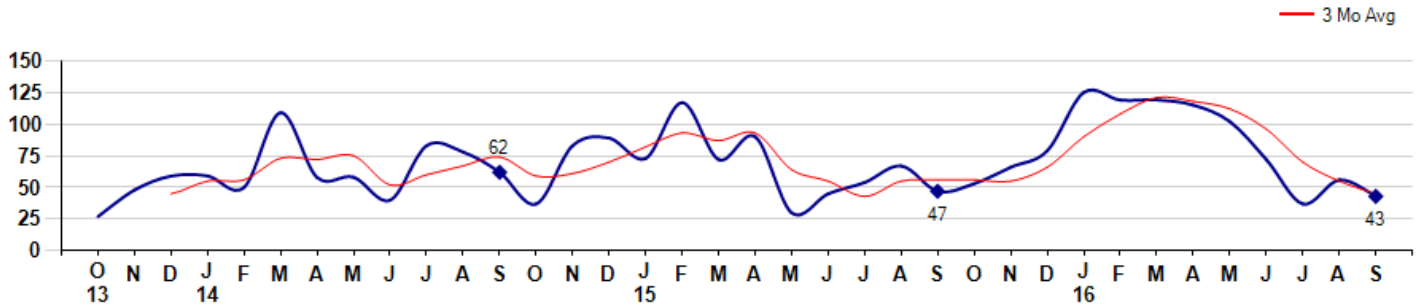
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 September was 43, down -23.2% from 56 days last month and down -8.5% from 47 days in September of last year. The September 2016 DOM was at its lowest level compared with September of 2015 and 2014.

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



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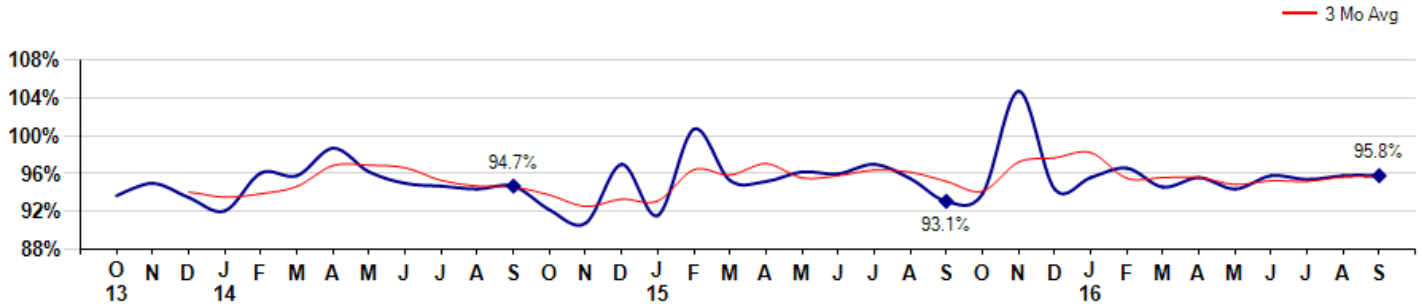


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Selling Price vs Listing Price

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 September 2016 Selling Price vs List Price of 95.8% was equal to 95.8% last month and up from 93.1% in September of last year.

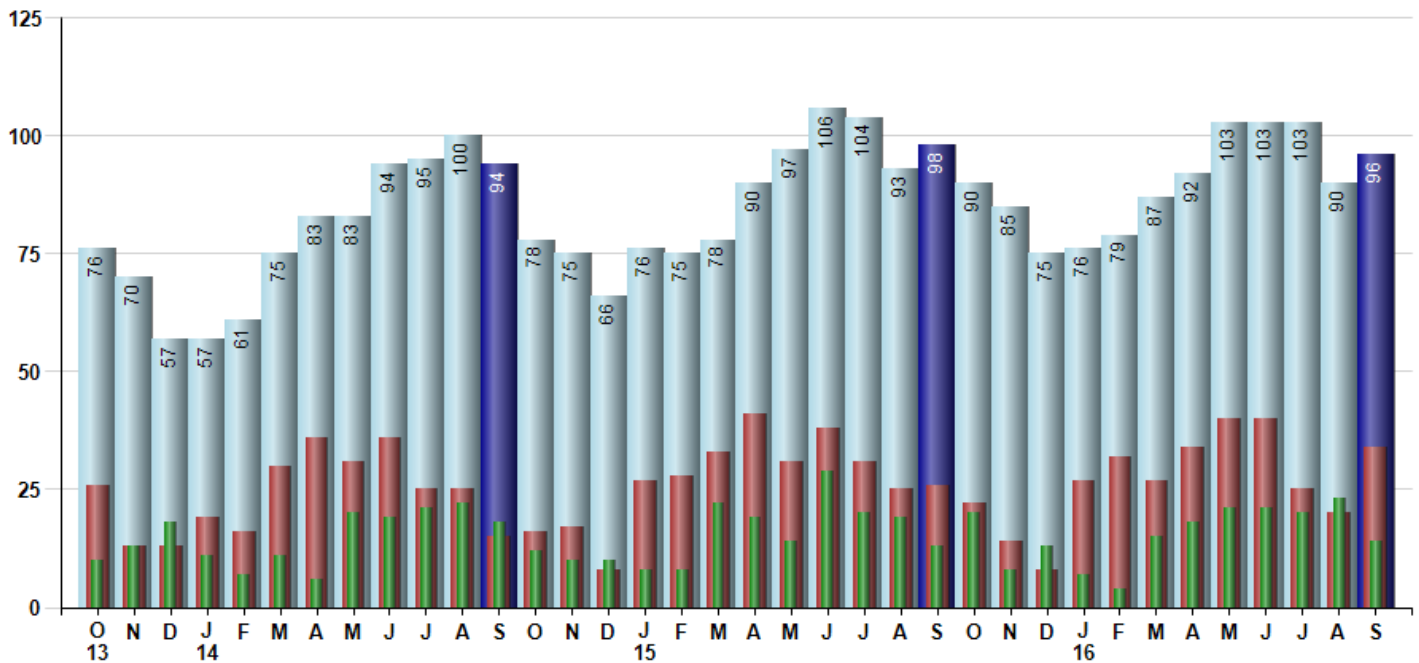
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 September 2016 was 34, up 70.0% from 20 last month and up 30.8% from 26 in September of last year.

Inventory (light blue), New Listings (red), Sold (green)



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MARKET ACTION REPORT

September 2016

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	O 13	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	M	A	M	J	J	A	S
Homes Sold	10	13	18	11	7	11	6	20	19	21	22	18	12	10	10	8	8	22	19	14	29	20	19	13	20	8	13	7	4	15	18	21	21	20	23	14
3 Mo. Roll Avg			14	14	12	10	8	12	15	20	21	20	17	13	11	9	9	13	16	18	21	21	23	17	17	14	14	9	8	9	12	18	20	21	21	19

	(000's) O 13	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	M	A	M	J	J	A	S
Median Sale Price	375	228	444	385	920	385	342	495	340	508	562	463	242	411	493	435	355	492	377	355	478	430	535	394	483	315	400	565	142	400	519	598	525	418	455	231
3 Mo. Roll Avg			349	352	583	563	549	407	392	448	470	511	422	372	382	446	428	427	408	408	403	421	481	453	471	397	399	427	369	369	354	506	547	513	466	368

	O 13	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	M	A	M	J	J	A	S
Inventory	76	70	57	57	61	75	83	83	94	95	100	94	78	75	66	76	75	78	90	97	106	104	93	98	90	85	75	76	79	87	92	103	103	103	90	96
MSI	8	5	3	5	9	7	14	4	5	5	5	5	7	8	7	10	9	4	5	7	4	5	5	8	5	11	6	11	20	6	5	5	5	5	4	7

	O 13	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	M	A	M	J	J	A	S
Days On Market	27	48	59	59	50	109	58	58	40	83	78	62	37	83	89	73	117	72	90	30	45	54	67	47	53	66	79	125	119	119	115	102	72	37	56	43
3 Mo. Roll Avg			45	55	56	73	72	75	52	60	67	74	59	61	70	82	93	87	93	64	55	43	55	56	56	55	66	90	108	121	118	112	96	70	55	45

	O 13	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	M	A	M	J	J	A	S
Price per Sq Ft	205	190	192	218	259	198	174	216	180	193	230	231	171	192	247	188	172	221	200	181	219	206	252	179	253	205	213	257	117	185	239	236	223	209	243	172
3 Mo. Roll Avg			196	200	223	225	210	196	190	196	201	218	211	198	203	209	202	194	198	201	200	202	226	212	228	212	224	225	196	186	180	220	233	223	225	208

	O 13	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	M	A	M	J	J	A	S
Sale to List Price	0.937	0.950	0.935	0.921	0.961	0.958	0.987	0.962	0.950	0.947	0.944	0.947	0.922	0.908	0.970	0.916	1.007	0.953	0.952	0.962	0.960	0.970	0.955	0.931	0.939	1.047	0.944	0.956	0.966	0.946	0.956	0.944	0.958	0.954	0.958	0.958
3 Mo. Roll Avg			0.941	0.935	0.939	0.947	0.969	0.969	0.966	0.953	0.947	0.946	0.938	0.926	0.933	0.931	0.964	0.959	0.971	0.956	0.958	0.964	0.962	0.952	0.942	0.972	0.977	0.982	0.955	0.956	0.956	0.949	0.953	0.952	0.957	0.957

	O 13	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	M	A	M	J	J	A	S
New Listings	26	13	13	19	16	30	36	31	36	25	25	15	16	17	8	27	28	33	41	31	38	31	25	26	22	14	8	27	32	27	34	40	40	25	20	34
Inventory	76	70	57	57	61	75	83	83	94	95	100	94	78	75	66	76	75	78	90	97	106	104	93	98	90	85	75	76	79	87	92	103	103	103	90	96
Sales	10	13	18	11	7	11	6	20	19	21	22	18	12	10	10	8	8	22	19	14	29	20	19	13	20	8	13	7	4	15	18	21	21	20	23	14

	(000's) O 13	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	M	A	M	J	J	A	S
Avg Sale Price	395	672	576	578	1,001	462	328	508	441	556	561	584	369	495	911	416	385	470	420	331	519	464	581	403	743	498	481	664	195	461	657	695	549	495	740	328
3 Mo. Roll Avg			547	608	718	680	597	433	426	502	519	567	505	483	592	608	571	424	425	407	423	438	521	483	576	548	574	547	447	440	438	604	634	580	595	521

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