

Zip Code: 60015



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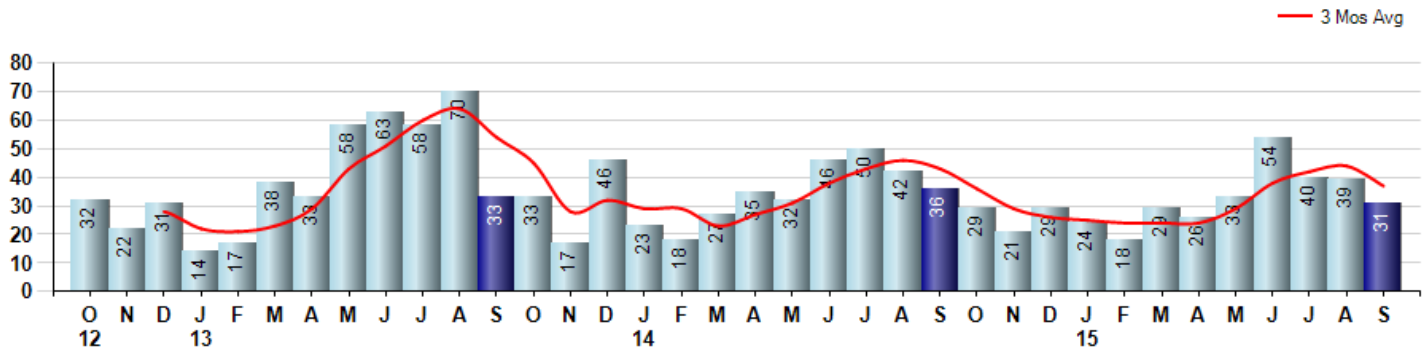
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$699,250	↔		↑				
Average List Price of all Current Listings	\$842,747	↔		↑				
September Median Sales Price	\$431,000	↓	↓	↑	↔	\$441,000	↑	↑
September Average Sales Price	\$497,015	↓	↓	↓	↓	\$538,200	↑	↑
Total Properties Currently for Sale (Inventory)	226	↓		↑				
September Number of Properties Sold	31	↓		↓		294	↓	
September Average Days on Market (Solds)	44	↓	↓	↑	↓	55	↑	↑
September Month's Supply of Inventory	7.3	↑	↑	↑	↑	6.7	↑	↑
September Sale Price vs List Price Ratio	96.2%	↑	↑	↔	↑	95.5%	↓	↔

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

Property Sales

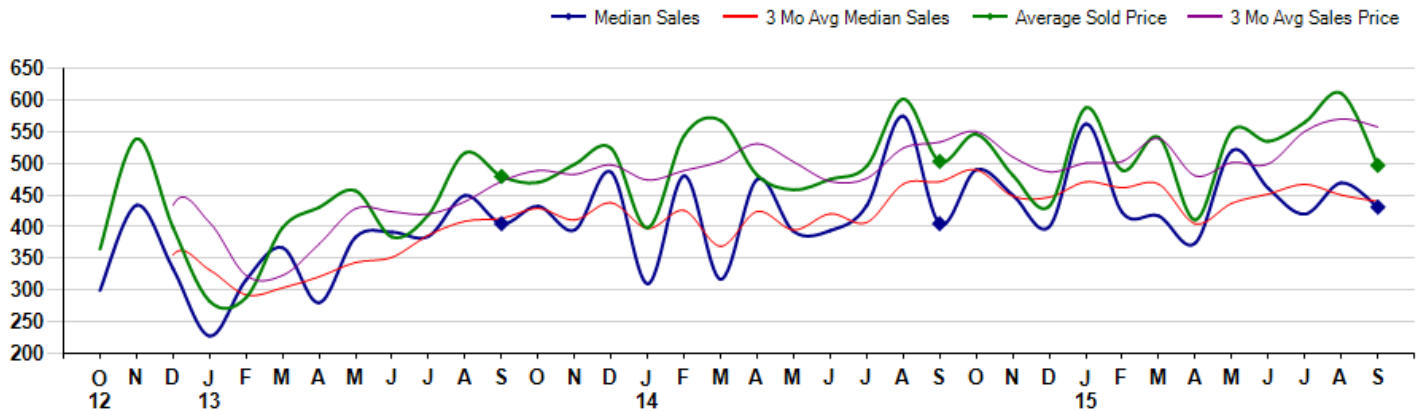
September Property sales were 31, down -13.9% from 36 in September of 2014 and -20.5% lower than the 39 sales last month. September 2015 sales were at their lowest level compared to September of 2014 and 2013. September YTD sales of 294 are running -4.9% behind last year's year-to-date sales of 309.



Prices

The Median Sales Price in September was \$431,000, up 6.4% from \$405,000 in September of 2014 and down -8.2% from \$469,500 last month. The Average Sales Price in September was \$497,015, down -1.2% from \$503,294 in September of 2014 and down -18.6% from \$610,768 last month. September 2015 ASP was at a mid range compared to September of 2014 and 2013.

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



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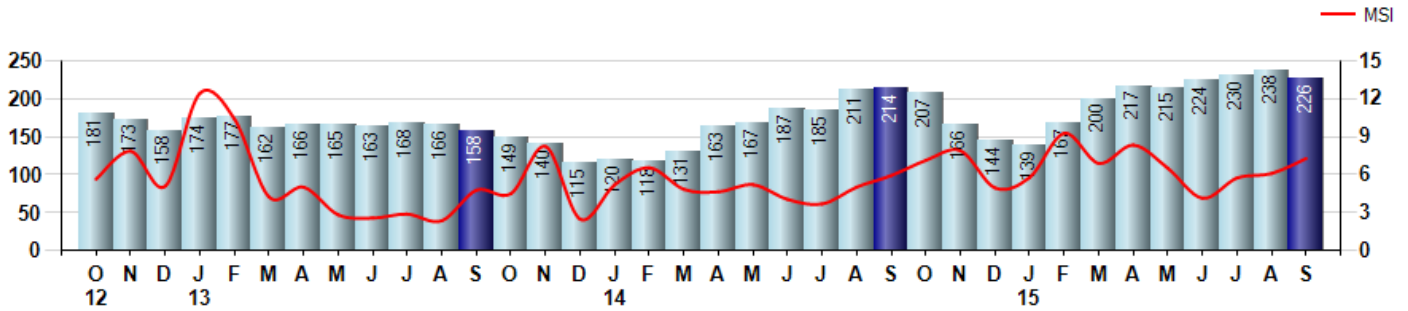
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Inventory & MSI

The Total Inventory of Properties available for sale as of September was 226, down -5.0% from 238 last month and up 5.6% from 214 in September of last year. September 2015 Inventory was at highest level compared to September of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2015 MSI of 7.3 months was at its highest level compared with September of 2014 and 2013.

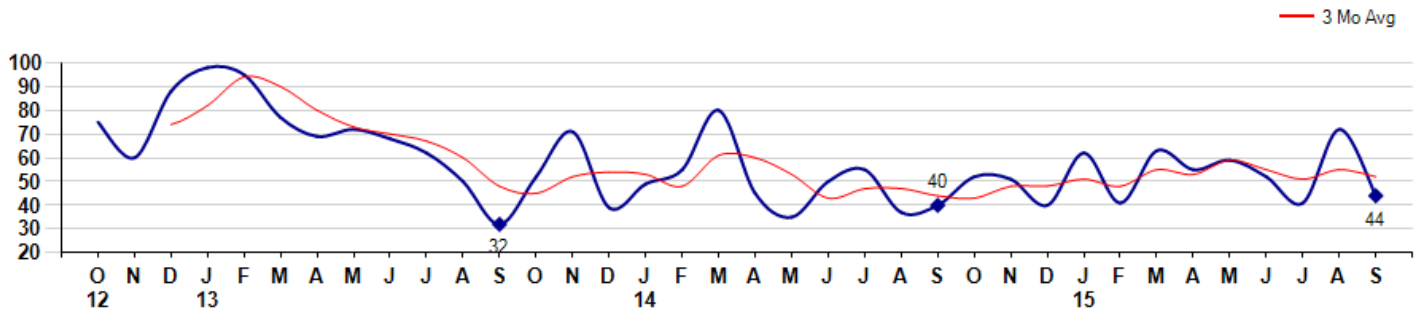
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 September was 44, down -38.9% from 72 days last month and up 10.0% from 40 days in September of last year. The September 2015 DOM was at its highest level compared with September of 2014 and 2013.

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



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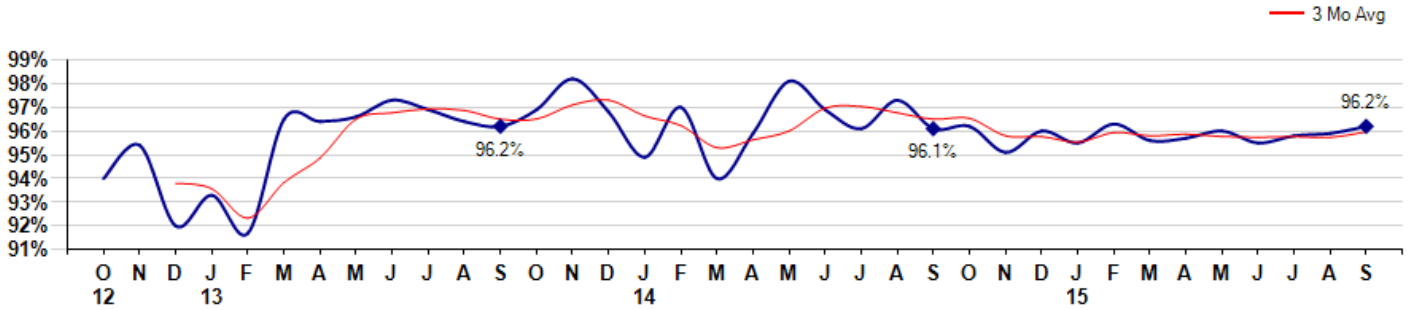


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Selling Price vs Listing Price

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 2015 Selling Price vs List Price of 96.2% was up from 95.9% last month and up from 96.1% in September of last year.

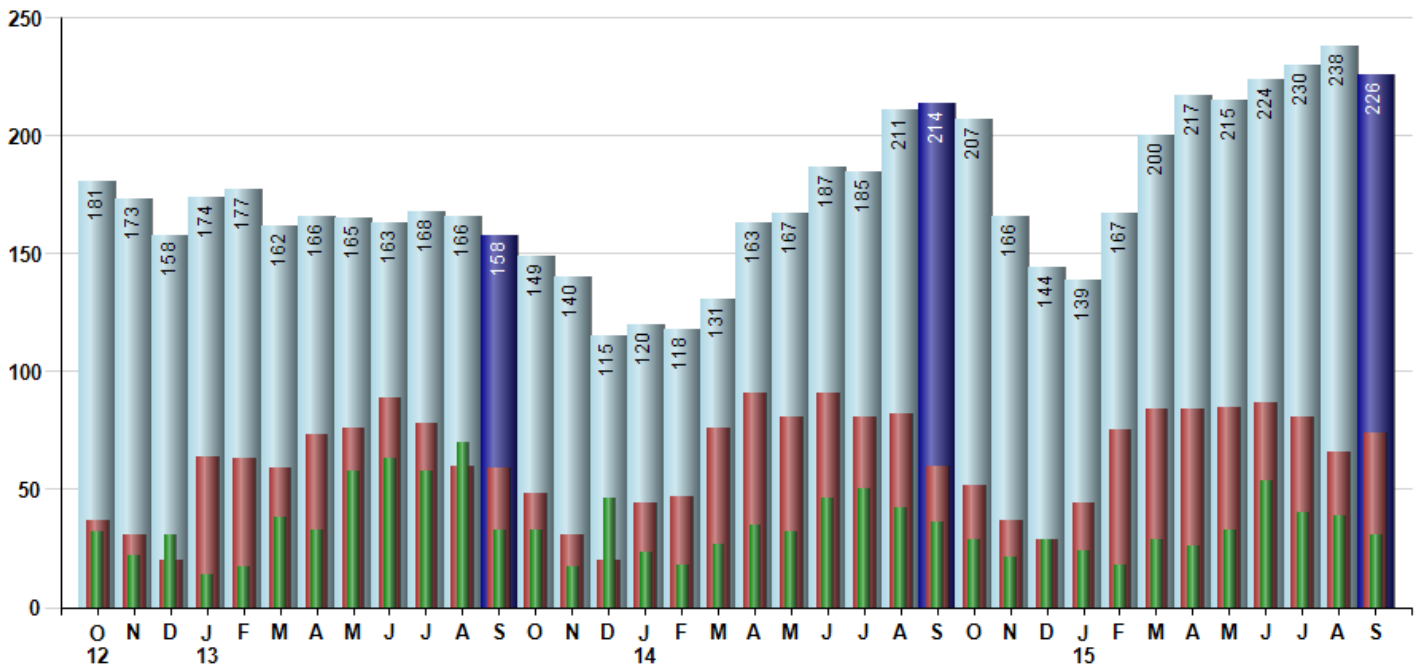
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2015 was 74, up 12.1% from 66 last month and up 23.3% from 60 in September of last year.

Inventory NewListings Sold



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MARKET ACTION REPORT

September 2015

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	O 12	N	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
Homes Sold	32	22	31	14	17	38	33	58	63	58	70	33	33	17	46	23	18	27	35	32	46	50	42	36	29	21	29	24	18	29	26	33	54	40	39	31
3 Mo. Roll Avg			28	22	21	23	29	43	51	60	64	54	45	28	32	29	29	23	27	31	38	43	46	43	36	29	26	25	24	24	24	29	38	42	44	37

	(000's) O 12	N	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
Median Sale Price	300	434	334	228	316	367	280	384	392	385	450	405	433	395	487	310	481	317	475	393	394	434	575	405	490	450	400	563	423	417	375	520	461	420	470	431
3 Mo. Roll Avg			356	332	292	304	321	344	352	387	409	413	429	411	438	397	426	369	424	395	421	407	468	471	490	448	447	471	462	467	405	437	452	467	450	440

	O 12	N	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
Inventory	181	173	158	174	177	162	166	165	163	168	166	158	149	140	115	120	118	131	163	167	187	185	211	214	207	166	144	139	167	200	217	215	224	230	238	226
MSI	6	8	5	12	10	4	5	3	3	3	2	5	5	8	3	5	7	5	5	5	4	4	5	6	7	8	5	6	9	7	8	7	4	6	6	7

	O 12	N	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
Days On Market	75	60	88	98	95	77	69	72	68	62	50	32	52	71	39	49	55	80	45	35	50	55	37	40	52	51	40	62	41	63	55	59	52	41	72	44
3 Mo. Roll Avg			74	82	94	90	80	73	70	67	60	48	45	52	54	53	48	61	60	53	43	47	47	44	43	48	48	51	48	55	53	59	55	51	55	52

	O 12	N	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
Price per Sq Ft	165	185	155	140	158	176	165	172	177	172	192	188	190	176	192	177	222	196	201	194	200	197	192	199	195	181	189	201	191	201	198	194	200	214	210	201
3 Mo. Roll Avg			168	160	151	158	166	171	171	174	180	184	190	185	186	182	197	198	206	197	198	197	196	196	195	192	188	190	194	198	197	198	197	203	208	208

	O 12	N	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
Sale to List Price	0.940	0.954	0.920	0.933	0.917	0.965	0.964	0.966	0.973	0.969	0.964	0.962	0.969	0.982	0.968	0.949	0.970	0.940	0.959	0.981	0.969	0.961	0.973	0.961	0.962	0.951	0.960	0.955	0.963	0.956	0.957	0.960	0.955	0.958	0.959	0.962
3 Mo. Roll Avg			0.938	0.936	0.923	0.938	0.949	0.965	0.968	0.969	0.969	0.965	0.965	0.971	0.973	0.966	0.962	0.953	0.956	0.960	0.970	0.970	0.968	0.965	0.965	0.958	0.958	0.955	0.959	0.958	0.959	0.958	0.957	0.958	0.957	0.960

	O 12	N	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
New Listings	37	31	20	64	63	59	73	76	89	78	60	59	48	31	20	44	47	76	91	81	91	81	82	60	52	37	29	44	75	84	84	85	87	81	66	74
Inventory	181	173	158	174	177	162	166	165	163	168	166	158	149	140	115	120	118	131	163	167	187	185	211	214	207	166	144	139	167	200	217	215	224	230	238	226
Sales	32	22	31	14	17	38	33	58	63	58	70	33	33	17	46	23	18	27	35	32	46	50	42	36	29	21	29	24	18	29	26	33	54	40	39	31

	(000's) O 12	N	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
Avg Sale Price	365	539	399	282	288	398	431	457	384	419	517	480	470	499	524	399	544	568	481	458	475	496	602	503	546	481	433	588	489	541	411	552	535	565	611	497
3 Mo. Roll Avg			434	407	323	323	372	429	424	420	440	472	489	483	498	474	489	503	531	503	472	476	524	534	550	510	487	501	503	539	480	501	499	551	570	558

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