

MLS Area: Glenview / Golf



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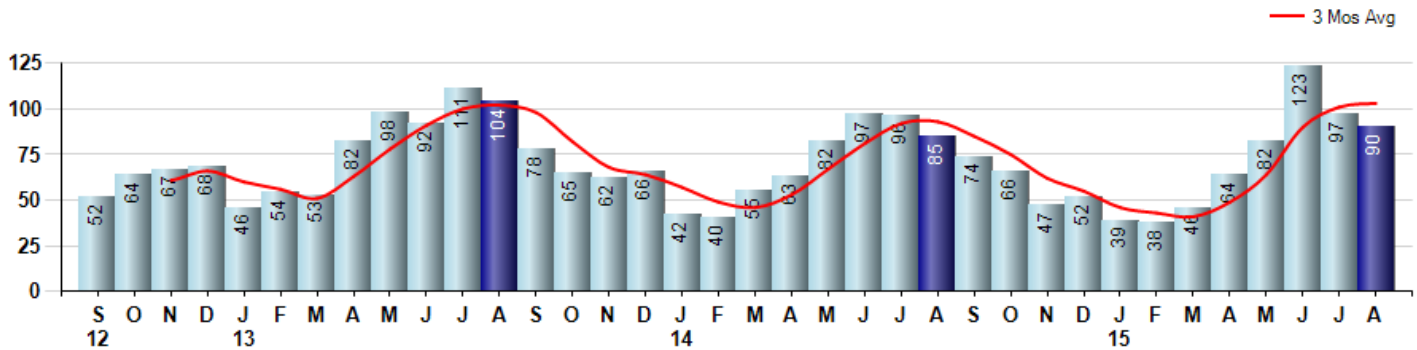
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$554,500	↔		↑				
Average List Price of all Current Listings	\$712,969	↑		↑				
August Median Sales Price	\$497,250	↓	↔	↑	↑	\$452,500	↑	↑
August Average Sales Price	\$538,119	↓	↓	↑	↑	\$540,588	↑	↑
Total Properties Currently for Sale (Inventory)	370	↓		↑				
August Number of Properties Sold	90	↓		↑		579	↑	
August Average Days on Market (Solds)	38	↓	↓	↓	↓	48	↑	
August Month's Supply of Inventory	4.1	↑	↑	↑	↑	4.8	↑	↑
August Sale Price vs List Price Ratio	96.6%	↓	↔	↓	↔	96.6%	↓	↔

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

Property Sales

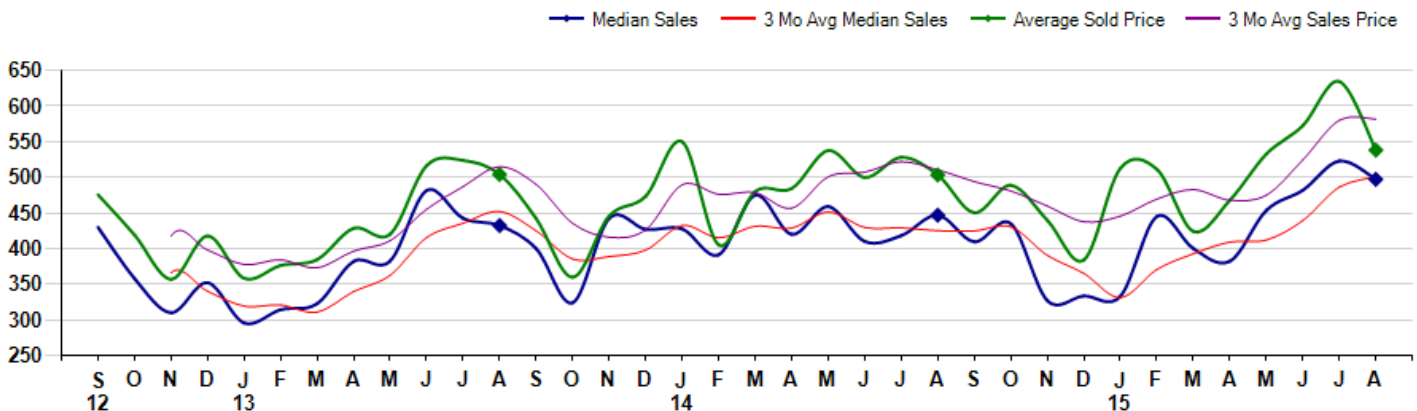
August Property sales were 90, up 5.9% from 85 in August of 2014 and -7.2% lower than the 97 sales last month. August 2015 sales were at a mid level compared to August of 2014 and 2013. August YTD sales of 579 are running 3.4% ahead of last year's year-to-date sales of 560.



Prices

The Median Sales Price in August was \$497,250, up 11.3% from \$446,840 in August of 2014 and down -4.9% from \$523,000 last month. The Average Sales Price in August was \$538,119, up 6.9% from \$503,375 in August of 2014 and down -15.2% from \$634,549 last month. August 2015 ASP was at highest level compared to August of 2014 and 2013.

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



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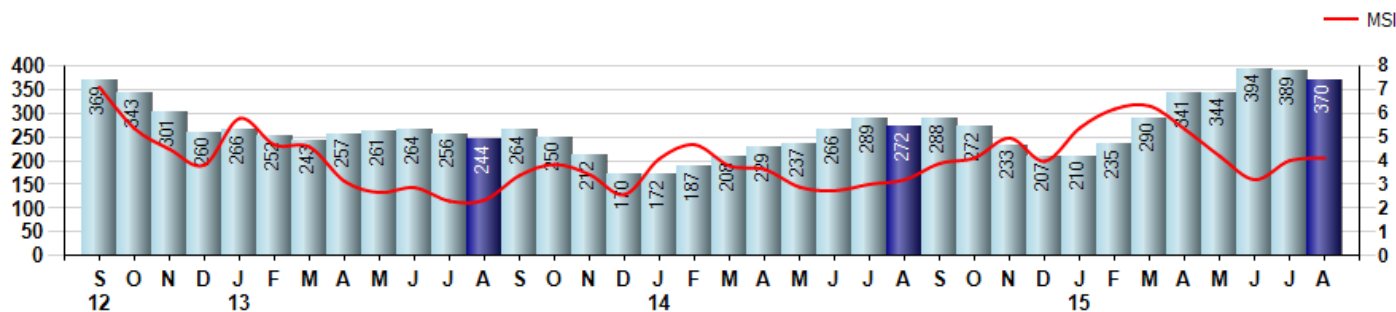
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 370, down -4.9% from 389 last month and up 36.0% from 272 in August of last year. August 2015 Inventory was at highest level compared to August of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2015 MSI of 4.1 months was at its highest level compared with August of 2014 and 2013.

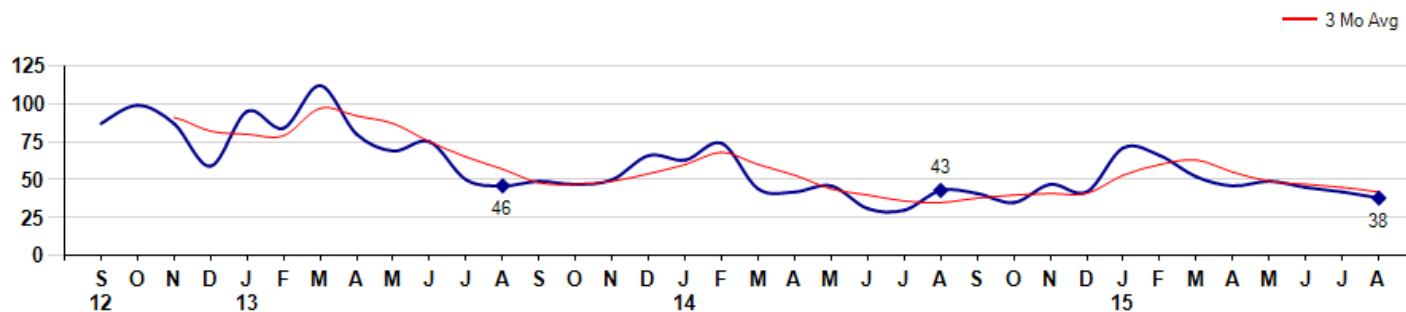
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 August was 38, down -9.5% from 42 days last month and down -11.6% from 43 days in August of last year. The August 2015 DOM was at its lowest level compared with August of 2014 and 2013.

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



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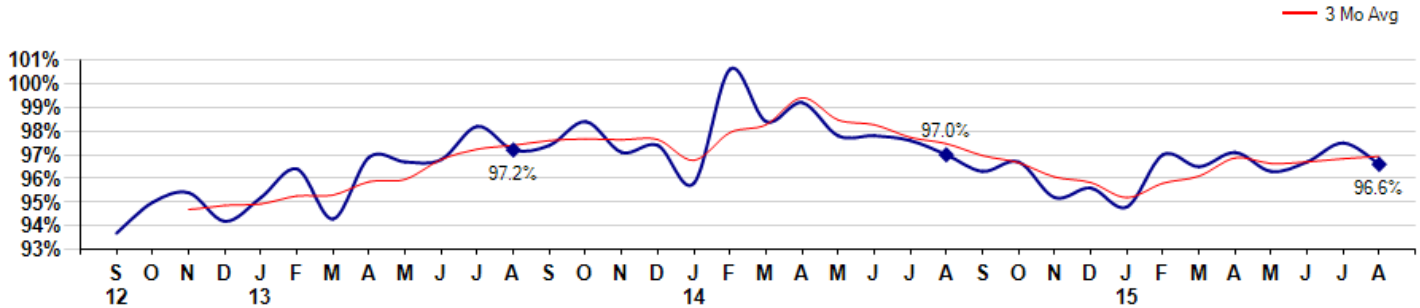


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Selling Price vs Listing Price

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 August 2015 Selling Price vs List Price of 96.6% was down from 97.5% last month and down from 97.0% in August of last year.

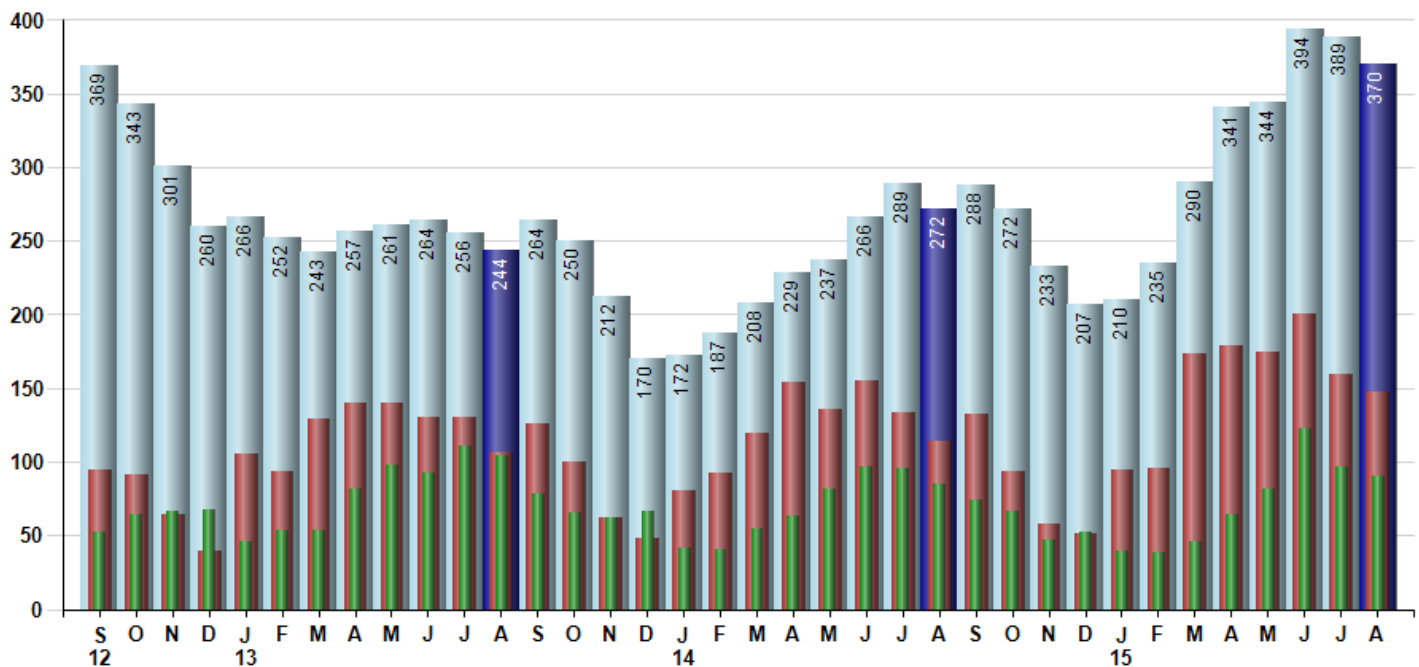
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 August 2015 was 148, down -6.9% from 159 last month and up 29.8% from 114 in August of last year.

Inventory New Listings Sold



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MARKET ACTION REPORT

August 2015

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	S 12	O	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
Homes Sold	52	64	67	68	46	54	53	82	98	92	111	104	78	65	62	66	42	40	55	63	82	97	96	85	74	66	47	52	39	38	46	64	82	123	97	90
3 Mo. Roll Avg			61	66	60	56	51	63	78	91	100	102	98	82	68	64	57	49	46	53	67	81	92	93	85	75	62	55	46	43	41	49	64	90	101	103

	(000's) S 12	O	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
Median Sale Price	430	358	310	352	296	314	323	382	383	482	443	432	400	324	442	427	428	391	475	420	459	410	418	447	410	435	327	334	333	445	400	382	454	482	523	497
3 Mo. Roll Avg			366	340	319	321	311	340	362	415	436	452	425	385	389	398	432	415	431	429	451	430	429	425	425	430	391	365	331	371	393	409	412	439	486	501

	S 12	O	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
Inventory	369	343	301	260	266	252	243	257	261	264	256	244	264	250	212	170	172	187	208	229	237	266	289	272	288	272	233	207	210	235	290	341	344	394	389	370
MSI	7	5	4	4	6	5	5	3	3	3	2	2	3	4	3	3	4	5	4	4	3	3	3	3	4	4	5	4	5	6	6	5	4	3	4	4

	S 12	O	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
Days On Market	87	99	87	59	95	84	112	80	69	75	50	46	49	47	50	66	63	74	44	42	46	31	30	43	41	35	47	42	71	66	52	46	49	45	42	38
3 Mo. Roll Avg			91	82	80	79	97	92	87	75	65	57	48	47	49	54	60	68	60	53	44	40	36	35	38	40	41	41	53	60	63	55	49	47	45	42

	S 12	O	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
Price per Sq Ft	189	185	181	185	158	183	171	190	180	208	204	216	214	182	204	208	200	213	226	214	230	216	225	226	217	220	204	186	190	214	187	209	213	237	226	233
3 Mo. Roll Avg			185	184	175	175	171	181	180	193	197	209	211	204	200	198	204	207	213	218	223	220	224	222	223	221	214	203	193	197	197	203	203	220	225	232

	S 12	O	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
Sale to List Price	0.937	0.950	0.954	0.942	0.952	0.964	0.943	0.969	0.967	0.968	0.982	0.972	0.974	0.984	0.971	0.974	0.958	1.006	0.984	0.992	0.978	0.978	0.976	0.970	0.963	0.967	0.952	0.956	0.948	0.970	0.965	0.971	0.963	0.967	0.975	0.966
3 Mo. Roll Avg			0.947	0.949	0.949	0.953	0.953	0.959	0.960	0.968	0.972	0.974	0.976	0.977	0.976	0.976	0.968	0.979	0.983	0.994	0.985	0.983	0.977	0.975	0.970	0.967	0.961	0.958	0.952	0.958	0.961	0.969	0.966	0.967	0.968	0.969

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New Listings	95	91	64	39	105	93	129	140	140	130	130	106	126	100	62	48	80	92	119	154	136	155	134	114	132	93	58	51	95	96	174	179	175	200	159	148
Inventory	369	343	301	260	266	252	243	257	261	264	256	244	264	250	212	170	172	187	208	229	237	266	289	272	288	272	233	207	210	235	290	341	344	394	389	370
Sales	52	64	67	68	46	54	53	82	98	92	111	104	78	65	62	66	42	40	55	63	82	97	96	85	74	66	47	52	39	38	46	64	82	123	97	90

	(000's) S 12	O	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
Avg Sale Price	476	419	357	418	358	376	384	429	420	517	524	504	442	360	446	473	550	405	480	484	538	500	528	503	450	489	440	384	513	511	424	468	533	573	635	538
3 Mo. Roll Avg			417	398	378	384	373	396	411	455	487	515	490	435	416	426	490	476	478	457	501	507	522	510	494	481	460	438	445	469	483	468	475	524	580	582

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