

MLS Area: Lincolnshire



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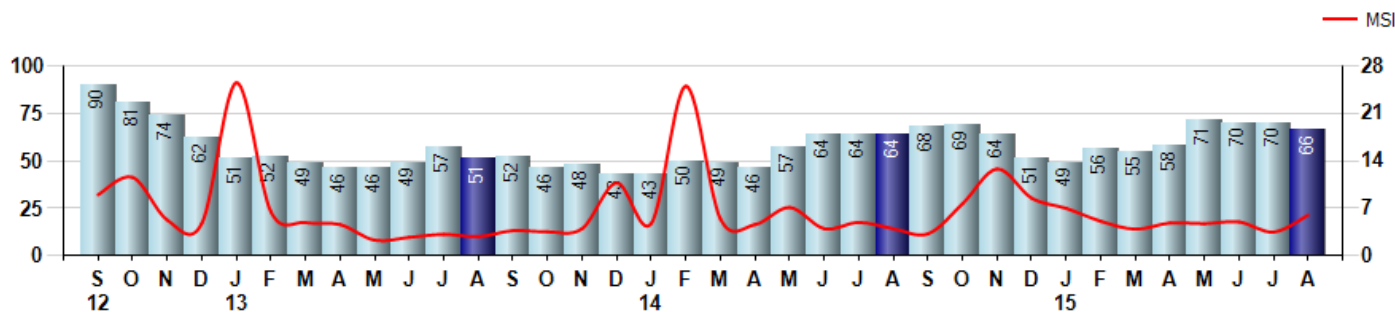
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of August was 66, down -5.7% from 70 last month and up 3.1% from 64 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 6.0 months was at its highest level compared with August of 2014 and 2013.

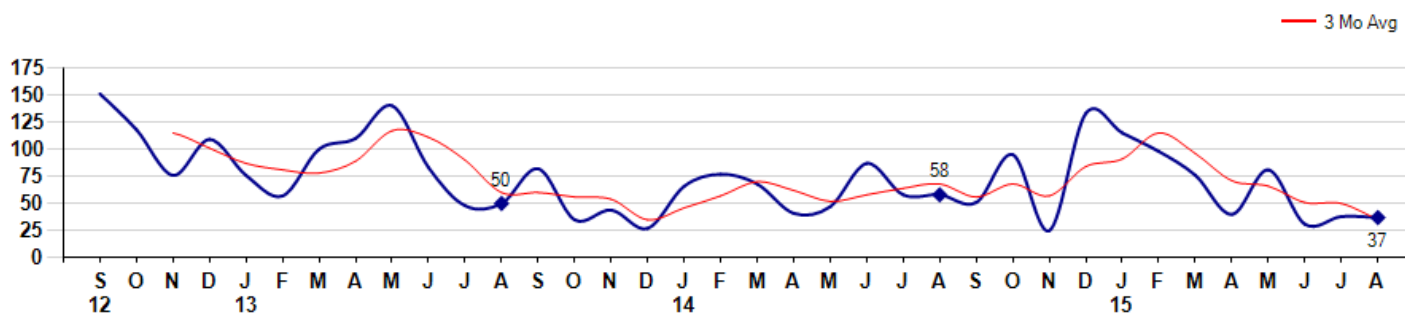
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 37, down -2.6% from 38 days last month and down -36.2% from 58 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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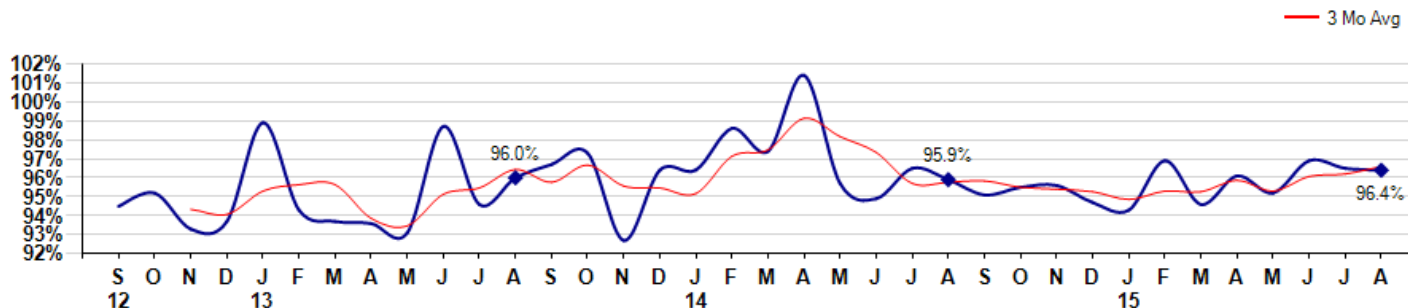


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Selling Price vs Listing Price

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 96.4% was down from 96.5% last month and up from 95.9% in August of last year.

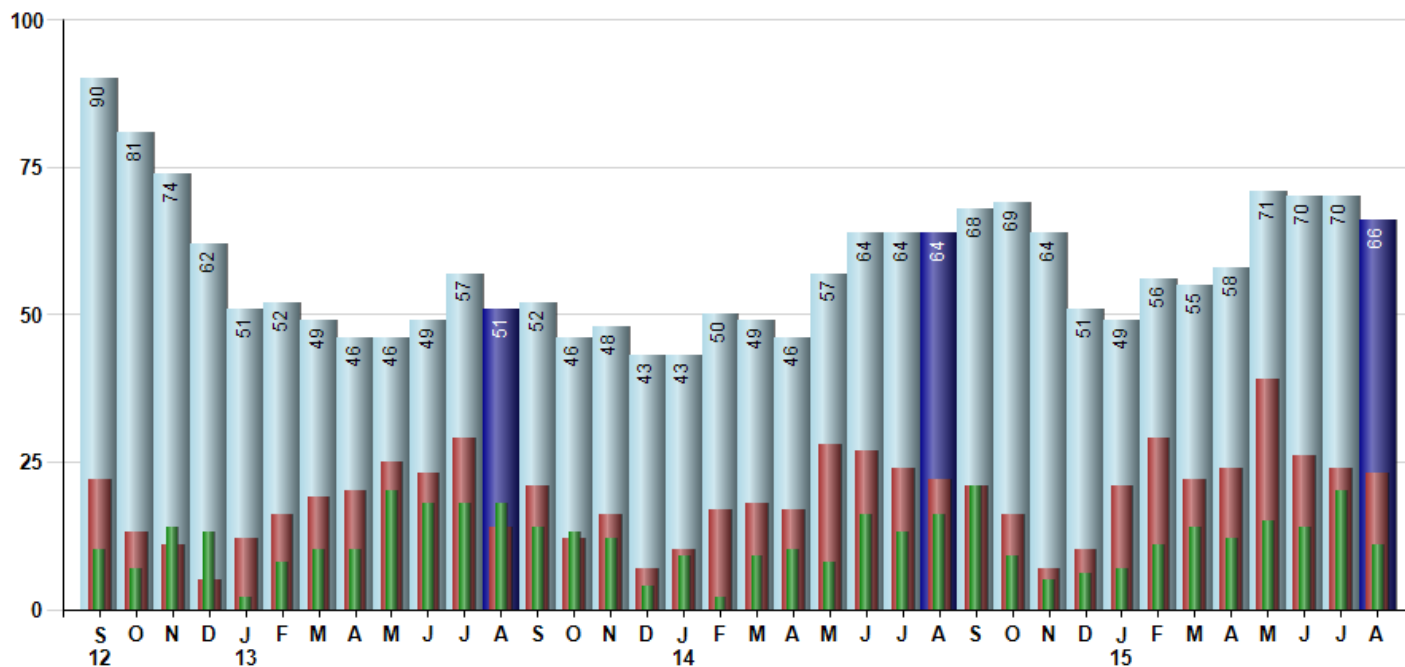
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 23, down -4.2% from 24 last month and up 4.5% from 22 in August of last year.

Inventory New Listings Sold



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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	10	7	14	13	2	8	10	10	20	18	18	18	14	13	12	4	9	2	9	10	8	16	13	16	21	9	5	6	7	11	14	12	15	14	20	11
3 Mo. Roll Avg			10	11	10	8	7	9	13	16	19	18	17	15	13	10	8	5	7	7	9	11	12	15	17	15	12	7	6	8	11	12	14	14	16	15

	(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	276	265	411	390	426	436	396	399	375	458	486	470	578	440	445	475	523	550	390	402	465	458	449	468	460	512	419	443	617	455	410	488	405	599	411	639	
3 Mo. Roll Avg			317	355	409	417	419	410	390	410	439	471	511	496	488	453	481	516	488	447	419	441	457	458	459	480	463	458	493	505	494	451	434	497	472	549	

	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	90	81	74	62	51	52	49	46	46	49	57	51	52	46	48	43	43	50	49	46	57	64	64	64	68	69	64	51	49	56	55	58	71	70	70	66
MSI	9	12	5	5	26	7	5	5	2	3	3	3	4	4	4	11	5	25	5	5	7	4	5	4	3	8	13	9	7	5	4	5	5	5	4	6

	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	151	118	76	109	76	57	100	110	140	83	48	50	82	35	44	27	66	77	68	41	47	87	58	58	51	95	25	133	115	98	76	40	81	31	38	37
3 Mo. Roll Avg			115	101	87	81	78	89	117	111	90	60	60	56	54	35	46	57	70	62	52	58	64	68	56	68	57	84	91	115	96	71	66	51	50	35

	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	152	154	160	158	171	153	141	159	158	165	174	184	190	170	167	193	176	174	167	174	180	174	162	187	198	186	164	179	185	200	178	197	164	207	174	210
3 Mo. Roll Avg			155	157	163	161	155	151	153	161	166	174	183	181	176	177	179	181	172	172	174	176	172	174	182	190	183	176	176	188	188	192	180	189	182	197

	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	0.945	0.952	0.933	0.937	0.989	0.943	0.937	0.936	0.931	0.987	0.946	0.960	0.967	0.973	0.927	0.964	0.964	0.986	0.974	1.014	0.957	0.949	0.965	0.959	0.951	0.955	0.956	0.947	0.943	0.969	0.946	0.961	0.952	0.969	0.965	0.964
3 Mo. Roll Avg			0.943	0.941	0.953	0.956	0.939	0.935	0.951	0.955	0.964	0.958	0.967	0.956	0.955	0.952	0.971	0.975	0.991	0.982	0.973	0.957	0.958	0.958	0.955	0.954	0.953	0.949	0.953	0.953	0.959	0.953	0.961	0.962	0.966	

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New Listings	22	13	11	5	12	16	19	20	25	23	29	14	21	12	16	7	10	17	18	17	28	27	24	22	21	16	7	10	21	29	22	24	39	26	24	23
Inventory	90	81	74	62	51	52	49	46	46	49	57	51	52	46	48	43	43	50	49	46	57	64	64	64	68	69	64	51	49	56	55	58	71	70	70	66
Sales	10	7	14	13	2	8	10	10	20	18	18	18	14	13	12	4	9	2	9	10	8	16	13	16	21	9	5	6	7	11	14	12	15	14	20	11

	(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	361	547	468	413	426	479	408	446	432	479	495	485	624	458	492	501	617	550	397	430	491	490	420	490	553	517	425	544	580	592	521	523	433	617	492	703	
3 Mo. Roll Avg			459	476	436	439	438	444	428	452	468	486	534	522	525	484	537	556	521	459	439	470	467	467	488	520	498	495	517	572	564	545	492	524	514	604	

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