

MLS Area: Highland Park



ART WILSON
 Broker, Realtor
 847-363-1599
 www.NorthShoreHomesOnline.com
 Art.Wilson@cbexchange.com



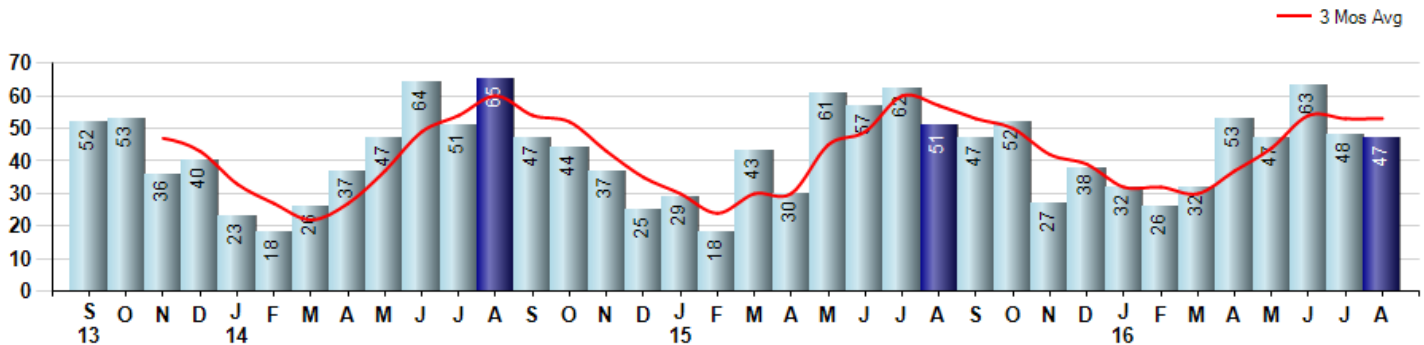
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$730,000	↓		↑				
Average List Price of all Current Listings	\$978,458	↓		↑				
August Median Sales Price	\$470,000	↓	↓	↑	↓	\$500,500	↔	↑
August Average Sales Price	\$563,695	↓	↓	↔	↑	\$582,873	↑	↑
Total Properties Currently for Sale (Inventory)	342	↓		↑				
August Number of Properties Sold	47	↓		↓		348	↔	
August Average Days on Market (Solds)	58	↑	↓	↓	↓	73	↑	↓
August Month's Supply of Inventory	7.3	↔	↑	↑	↔	7.8	↑	↑
August Sale Price vs List Price Ratio	95.5%	↔	↑	↓	↑	94.4%	↓	↓

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

Property Sales

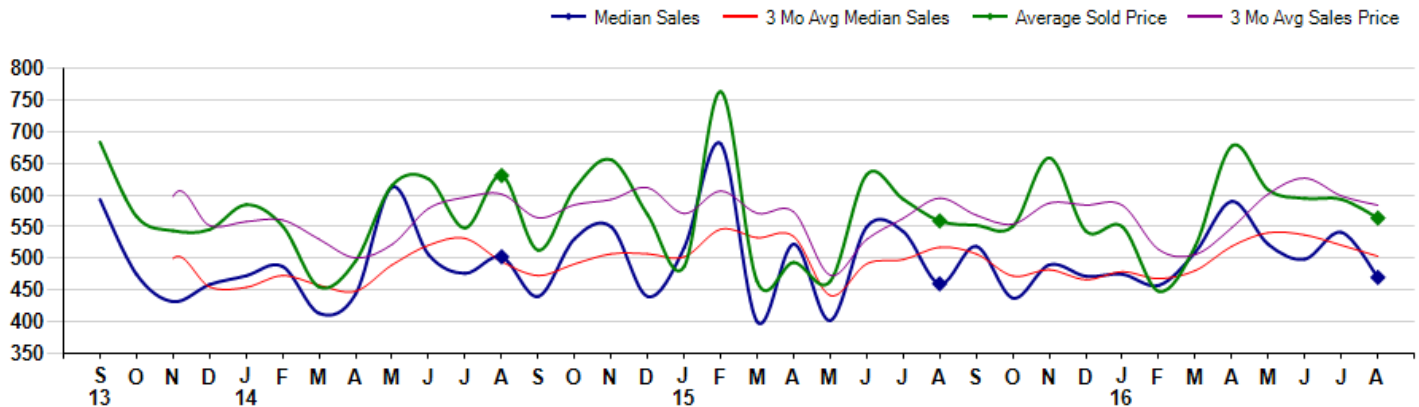
August Property sales were 47, down -7.8% from 51 in August of 2015 and -2.1% lower than the 48 sales last month. August 2016 sales were at their lowest level compared to August of 2015 and 2014. August YTD sales of 348 are running -0.9% behind last year's year-to-date sales of 351.



Prices

The Median Sales Price in August was \$470,000, up 2.2% from \$460,000 in August of 2015 and down -13.2% from \$541,250 last month. The Average Sales Price in August was \$563,695, up 0.8% from \$559,155 in August of 2015 and down -5.0% from \$593,401 last month. August 2016 ASP was at a mid range compared to August of 2015 and 2014.

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



MLS Area: Highland Park



ART WILSON

Broker, Realtor

847-363-1599

www.NorthShoreHomesOnline.com

Art.Wilson@cbexchange.com



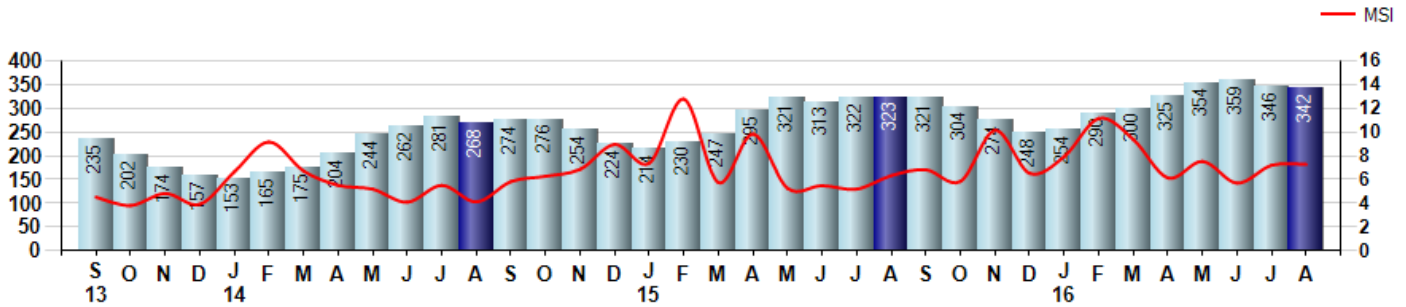
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of August was 342, down -1.2% from 346 last month and up 5.9% from 323 in August of last year. August 2016 Inventory was at highest level compared to August of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2016 MSI of 7.3 months was at its highest level compared with August of 2015 and 2014.

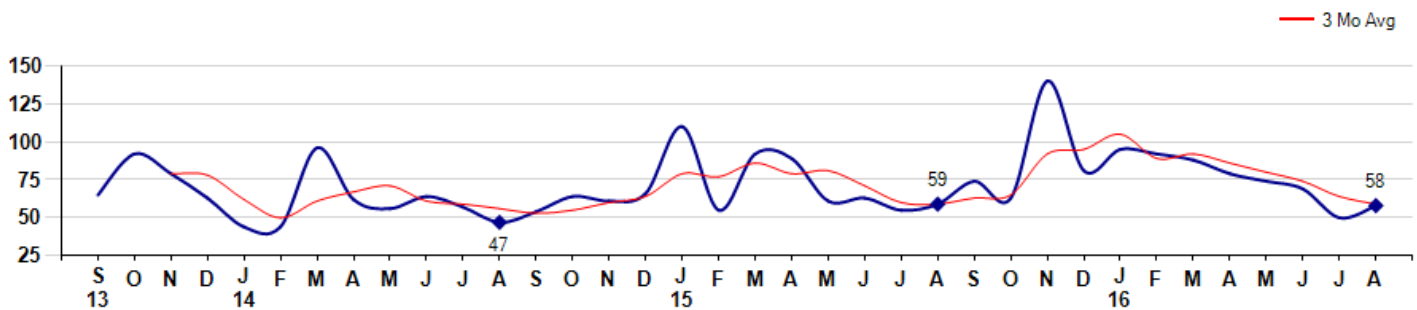
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 August was 58, up 16.0% from 50 days last month and down -1.7% from 59 days in August of last year. The August 2016 DOM was at a mid range compared with August of 2015 and 2014.

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



MLS Area: Highland Park



ART WILSON

Broker, Realtor

847-363-1599

www.NorthShoreHomesOnline.com

Art.Wilson@cbexchange.com

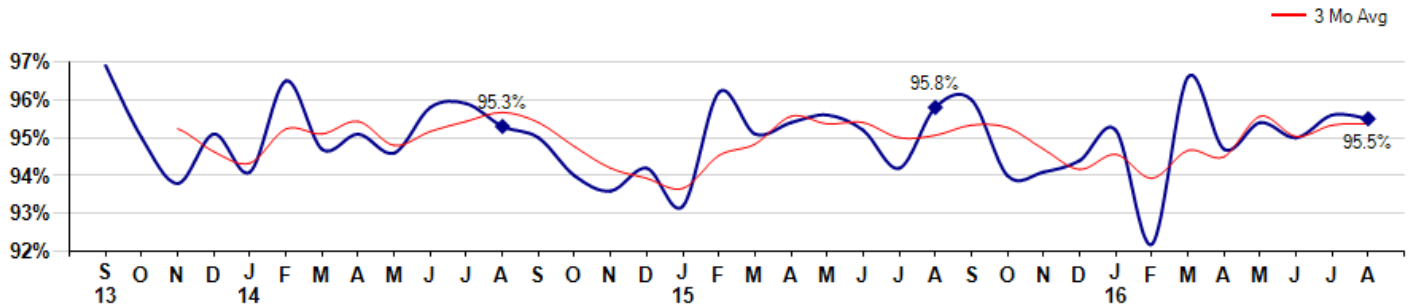


Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

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 2016 Selling Price vs List Price of 95.5% was down from 95.6% last month and down from 95.8% in August of last year.

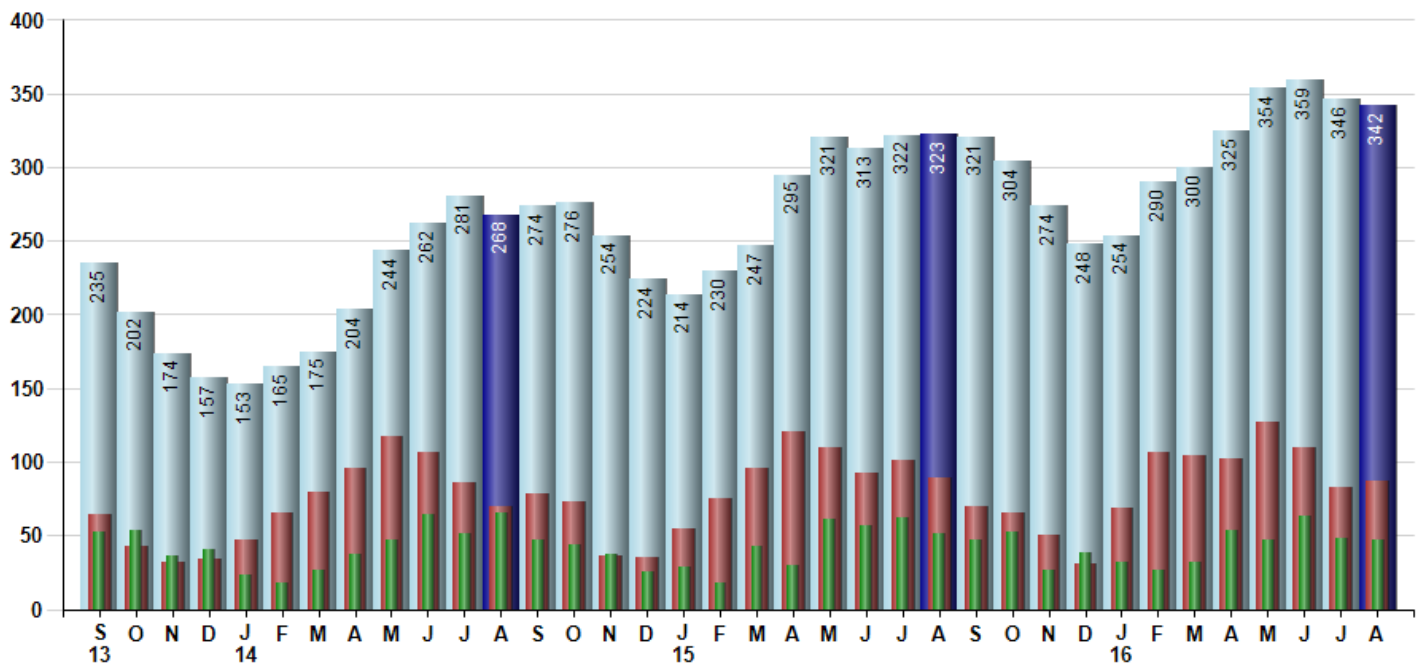
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2016 was 87, up 4.8% from 83 last month and down -2.2% from 89 in August of last year.

Inventory NewListings Sold



© 2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Midwest Real Estate Data LLC for the period 9/1/2013 through 8/31/2016. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



MARKET ACTION REPORT

August 2016

MLS Area: Highland Park



ART WILSON
 Broker, Realtor
 847-363-1599
 www.NorthShoreHomesOnline.com
 Art.Wilson@cbexchange.com



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

	S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
Homes Sold	52	53	36	40	23	18	26	37	47	64	51	65	47	44	37	25	29	18	43	30	61	57	62	51	47	52	27	38	32	26	32	53	47	63	48	47
3 Mo. Roll Avg			47	43	33	27	22	27	37	49	54	60	54	52	43	35	30	24	30	30	45	49	60	57	53	50	42	39	32	32	30	37	44	54	53	53

	(000's) S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
Median Sale Price	593	475	432	459	473	488	413	444	613	506	476	503	440	531	550	440	517	681	400	523	402	550	543	460	519	438	490	472	475	458	510	590	522	499	541	470
3 Mo. Roll Avg			500	455	454	473	458	448	490	521	532	495	473	491	507	507	502	546	533	535	442	492	498	518	507	472	482	466	479	468	481	519	541	537	521	503

	S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
Inventory	235	202	174	157	153	165	175	204	244	262	281	268	274	276	254	224	214	230	247	295	321	313	322	323	321	304	274	248	254	290	300	325	354	359	346	342
MSI	5	4	5	4	7	9	7	6	5	4	6	4	6	6	7	9	7	13	6	10	5	5	5	6	7	6	10	7	8	11	9	6	8	6	7	7

	S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
Days On Market	65	92	79	63	44	44	96	62	56	64	57	47	54	64	61	66	110	55	92	89	61	63	55	59	74	63	140	81	95	92	88	79	74	69	50	58
3 Mo. Roll Avg			79	78	62	50	61	67	71	61	59	56	53	55	60	64	79	77	86	79	81	71	60	59	63	65	92	95	105	89	92	86	80	74	64	59

	S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
Price per Sq Ft	224	195	207	209	211	239	189	201	215	218	205	215	208	215	219	220	198	216	199	211	202	222	217	199	215	204	216	204	213	189	199	217	215	215	220	202
3 Mo. Roll Avg			209	204	209	220	213	210	202	211	213	213	209	213	214	218	212	211	204	209	204	212	214	213	210	206	212	208	211	202	200	202	210	216	217	212

	S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
Sale to List Price	0.969	0.950	0.938	0.951	0.941	0.965	0.947	0.951	0.946	0.958	0.959	0.953	0.950	0.940	0.936	0.942	0.932	0.962	0.951	0.954	0.956	0.952	0.942	0.958	0.960	0.940	0.941	0.944	0.952	0.922	0.966	0.947	0.954	0.950	0.956	0.955
3 Mo. Roll Avg			0.952	0.946	0.943	0.952	0.951	0.954	0.948	0.952	0.954	0.957	0.954	0.948	0.942	0.939	0.937	0.945	0.948	0.956	0.954	0.954	0.950	0.951	0.953	0.953	0.947	0.942	0.946	0.939	0.947	0.945	0.956	0.950	0.953	0.954

	S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
New Listings	64	43	32	34	47	65	79	96	117	107	86	70	78	73	36	35	55	75	96	121	110	92	101	89	70	65	50	31	69	106	104	102	127	110	83	87
Inventory	235	202	174	157	153	165	175	204	244	262	281	268	274	276	254	224	214	230	247	295	321	313	322	323	321	304	274	248	254	290	300	325	354	359	346	342
Sales	52	53	36	40	23	18	26	37	47	64	51	65	47	44	37	25	29	18	43	30	61	57	62	51	47	52	27	38	32	26	32	53	47	63	48	47

	(000's) S 13	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	O	N	D	J 16	F	M	A	M	J	J	A
Avg Sale Price	684	566	544	546	585	551	455	496	615	625	548	631	513	610	656	569	487	763	463	494	464	633	593	559	552	551	659	543	550	448	520	678	608	595	593	564
3 Mo. Roll Avg			598	552	558	561	530	501	522	579	596	601	564	585	593	612	571	607	571	573	474	530	563	595	568	554	587	584	584	514	506	549	602	627	599	584

© 2016 Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Midwest Real Estate Data LLC for the period 9/1/2013 through 8/31/2016. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.

