

MLS Area: Lake Forest



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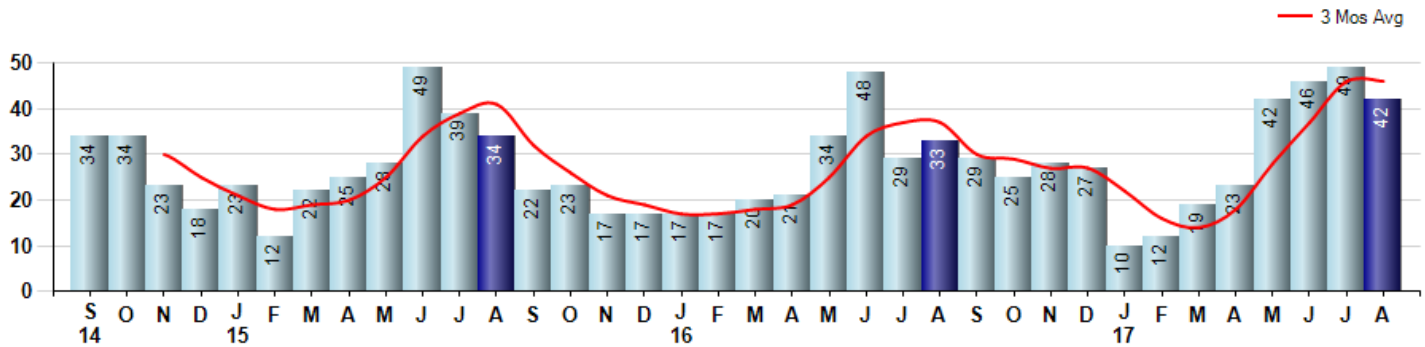
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,194,500	↑		↑				
Average List Price of all Current Listings	\$1,580,472	↑		↑				
August Median Sales Price	\$747,500	↓	↓	↓	↑	\$780,000	↑	↑
August Average Sales Price	\$974,928	↑	↑	↓	↑	\$941,727	↑	↑
Total Properties Currently for Sale (Inventory)	327	↓		↓				
August Number of Properties Sold	42	↓		↑		243	↑	
August Average Days on Market (Solds)	78	↓	↓	↓	↓	116	↑	↑
August Month's Supply of Inventory	7.8	↑	↑	↓	↓	15.3	↑	↑
August Sale Price vs List Price Ratio	88.9%	↓	↓	↓	↓	89.5%	↓	↔

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

Property Sales

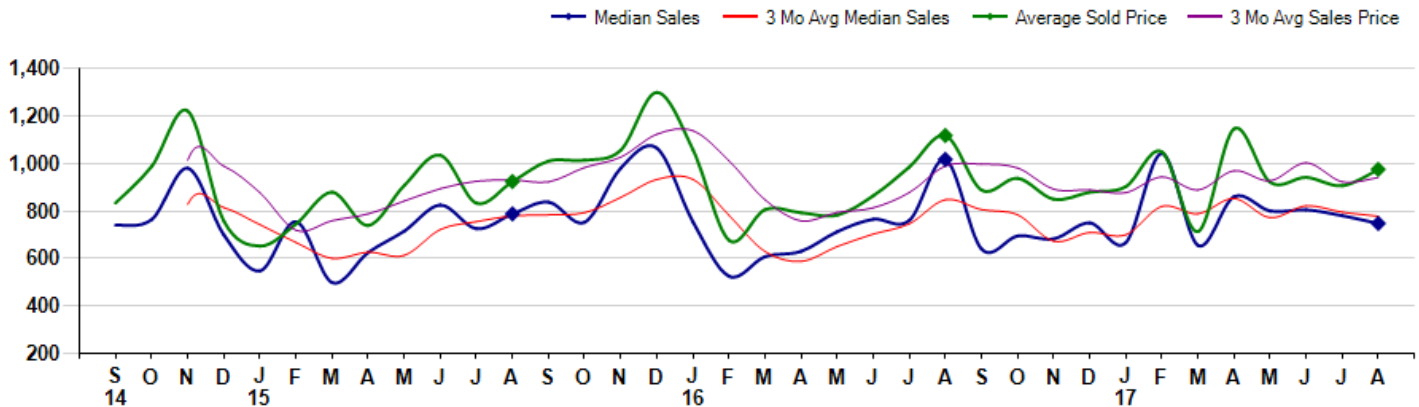
August Property sales were 42, up 27.3% from 33 in August of 2016 and -14.3% lower than the 49 sales last month. August 2017 sales were at their highest level compared to August of 2016 and 2015. August YTD sales of 243 are running 11.0% ahead of last year's year-to-date sales of 219.



Prices

The Median Sales Price in August was \$747,500, down -26.5% from \$1,017,000 in August of 2016 and down -4.2% from \$780,000 last month. The Average Sales Price in August was \$974,928, down -12.8% from \$1,117,587 in August of 2016 and up 7.6% from \$905,842 last month. August 2017 ASP was at a mid range compared to August of 2016 and 2015.

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



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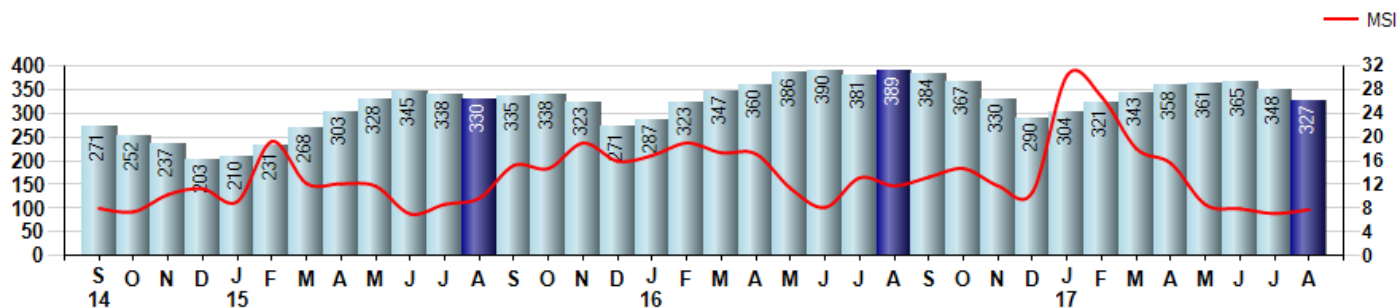
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 327, down -6.0% from 348 last month and down -15.9% from 389 in August of last year. August 2017 Inventory was at the lowest level compared to August of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2017 MSI of 7.8 months was at its lowest level compared with August of 2016 and 2015.

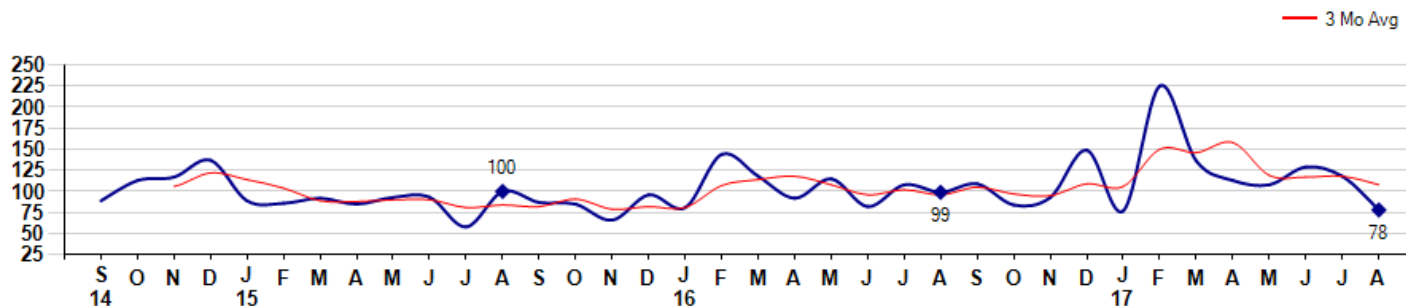
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 78, down -33.9% from 118 days last month and down -21.2% from 99 days in August of last year. The August 2017 DOM was at its lowest level compared with August of 2016 and 2015.

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



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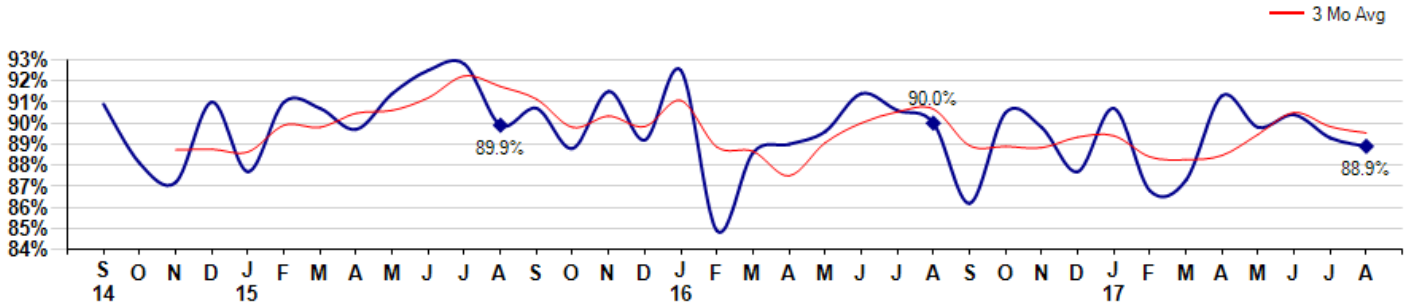


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Selling Price vs Listing Price

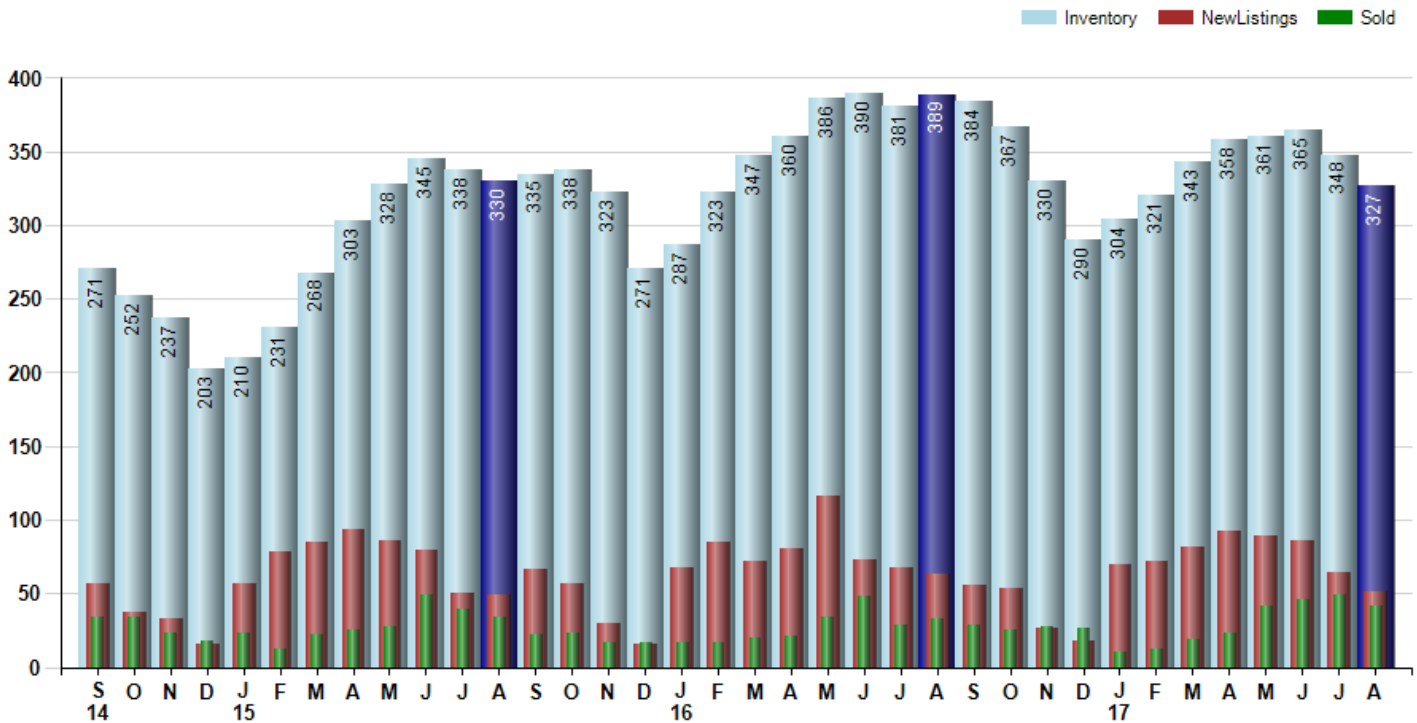
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The August 2017 Selling Price vs List Price of 88.9% was down from 89.3% last month and down from 90.0% 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 2017 was 51, down -20.3% from 64 last month and down -19.0% from 63 in August of last year.



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Homes Sold	34	34	23	18	23	12	22	25	28	49	39	34	22	23	17	17	17	17	20	21	34	48	29	33	29	25	28	27	10	12	19	23	42	46	49	42
3 Mo. Roll Avg			30	25	21	18	19	20	25	34	39	41	32	26	21	19	17	17	18	19	25	34	37	37	30	29	27	27	22	16	14	18	28	37	46	46

	(000's) S 14	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	O	N	D	J 17	F	M	A	M	J	J	A
Median Sale Price	740	764	980	699	548	755	499	625	715	825	725	788	838	753	980	1,065	755	525	608	630	713	765	760	1,017	640	695	683	750	666	1,043	655	860	800	805	780	748
3 Mo. Roll Avg			828	814	742	667	600	626	613	722	755	779	783	793	857	933	933	782	629	588	650	703	746	847	806	784	673	709	700	820	788	853	772	822	795	777

	S 14	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	O	N	D	J 17	F	M	A	M	J	J	A
Inventory	271	252	237	203	210	231	268	303	328	345	338	330	335	338	323	271	287	323	347	360	386	390	381	389	384	367	330	290	304	321	343	358	361	365	348	327
MSI	8	7	10	11	9	19	12	12	12	7	9	10	15	15	19	16	17	19	17	17	11	8	13	12	13	15	12	11	30	27	18	16	9	8	7	8

	S 14	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	O	N	D	J 17	F	M	A	M	J	J	A
Days On Market	89	113	117	137	89	86	92	85	93	93	58	100	87	85	66	96	81	144	118	92	115	82	108	99	109	84	93	149	77	225	136	113	108	129	118	78
3 Mo. Roll Avg			106	122	114	104	89	88	90	90	81	84	82	91	79	82	81	107	114	118	108	96	102	96	105	97	95	109	106	150	146	158	119	117	118	108

	S 14	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	O	N	D	J 17	F	M	A	M	J	J	A
Price per Sq Ft	275	272	275	266	223	228	242	242	273	278	265	251	246	272	275	292	287	236	270	240	241	255	277	276	241	238	241	240	270	260	233	264	248	258	252	260
3 Mo. Roll Avg			274	271	255	239	231	237	252	264	272	265	254	256	264	280	285	272	264	249	250	245	258	269	265	252	240	240	250	257	254	252	248	257	253	257

	S 14	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	O	N	D	J 17	F	M	A	M	J	J	A
Sale to List Price	0.909	0.881	0.872	0.910	0.877	0.910	0.907	0.897	0.914	0.925	0.928	0.899	0.907	0.888	0.915	0.892	0.925	0.849	0.886	0.890	0.896	0.914	0.906	0.900	0.862	0.905	0.898	0.877	0.907	0.868	0.873	0.913	0.898	0.904	0.893	0.889
3 Mo. Roll Avg			0.887	0.888	0.886	0.899	0.898	0.905	0.906	0.912	0.922	0.917	0.911	0.898	0.903	0.898	0.911	0.889	0.887	0.875	0.891	0.900	0.905	0.907	0.889	0.889	0.888	0.893	0.894	0.884	0.883	0.885	0.895	0.905	0.898	0.895

	S 14	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	O	N	D	J 17	F	M	A	M	J	J	A
New Listings	57	37	33	16	57	78	85	93	86	79	50	49	67	57	30	16	68	85	72	81	116	73	68	63	56	54	26	18	70	72	82	92	89	86	64	51
Inventory	271	252	237	203	210	231	268	303	328	345	338	330	335	338	323	271	287	323	347	360	386	390	381	389	384	367	330	290	304	321	343	358	361	365	348	327
Sales	34	34	23	18	23	12	22	25	28	49	39	34	22	23	17	17	17	20	21	34	48	29	33	29	25	28	27	10	12	19	23	42	46	49	42	

	(000's) S 14	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	O	N	D	J 17	F	M	A	M	J	J	A
Avg Sale Price	834	988	1,221	757	652	745	879	739	907	1,035	833	924	1,010	1,014	1,056	1,300	1,059	677	806	792	783	864	985	1,118	888	938	850	879	902	1,049	713	1,146	921	941	906	975
3 Mo. Roll Avg			1,014	989	877	718	759	788	842	894	925	931	922	983	1,026	1,123	1,138	1,012	847	758	793	813	877	989	997	981	892	889	877	943	888	969	927	1,003	923	941

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