

MLS Area: Highland Park



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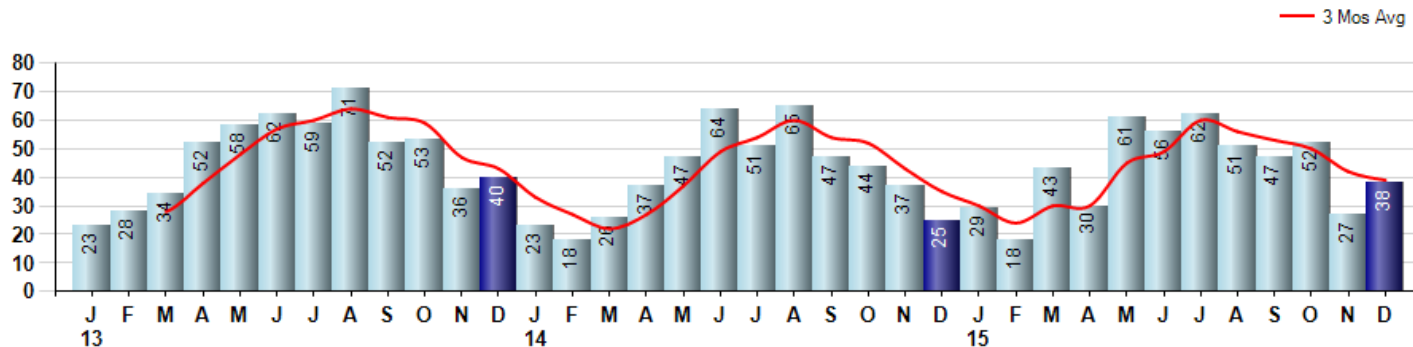
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$719,000	↑		↑				
Average List Price of all Current Listings	\$1,041,370	↑		↑				
December Median Sales Price	\$471,913	↓	↓	↑	↓	\$493,750	↔	↓
December Average Sales Price	\$543,225	↓	↓	↓	↓	\$552,575	↓	↓
Total Properties Currently for Sale (Inventory)	231	↓		↑				
December Number of Properties Sold	38	↑		↑		514	↑	
December Average Days on Market (Solds)	81	↓	↓	↑	↑	74	↑	↑
December Month's Supply of Inventory	6.1	↓	↓	↓	↓	7.1	↑	↑
December Sale Price vs List Price Ratio	94.4%	↑	↑	↑	↔	94.6%	↑	↑

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

Property Sales

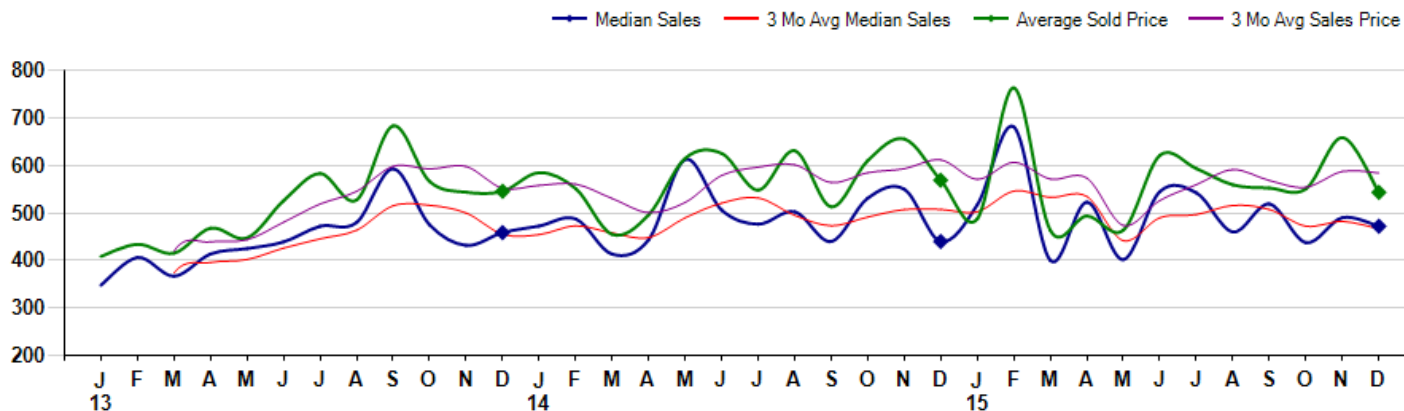
December Property sales were 38, up 52.0% from 25 in December of 2014 and 40.7% higher than the 27 sales last month. December 2015 sales were at a mid level compared to December of 2014 and 2013. December YTD sales of 514 are running 6.2% ahead of last year's year-to-date sales of 484.



Prices

The Median Sales Price in December was \$471,913, up 7.3% from \$440,000 in December of 2014 and down -3.7% from \$490,000 last month. The Average Sales Price in December was \$543,225, down -4.5% from \$568,928 in December of 2014 and down -17.5% from \$658,769 last month. December 2015 ASP was at the lowest level compared to December of 2014 and 2013.

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



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Based on information from Midwest Real Estate Data LLC for the period 1/1/2013 through 12/31/2015. 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.



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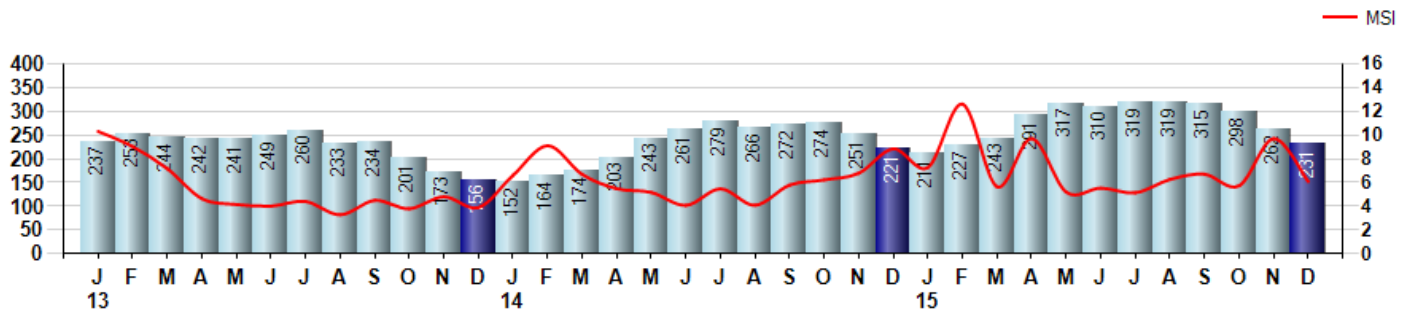
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 231, down -11.8% from 262 last month and up 4.5% from 221 in December of last year. December 2015 Inventory was at highest level compared to December of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2015 MSI of 6.1 months was at a mid range compared with December of 2014 and 2013.

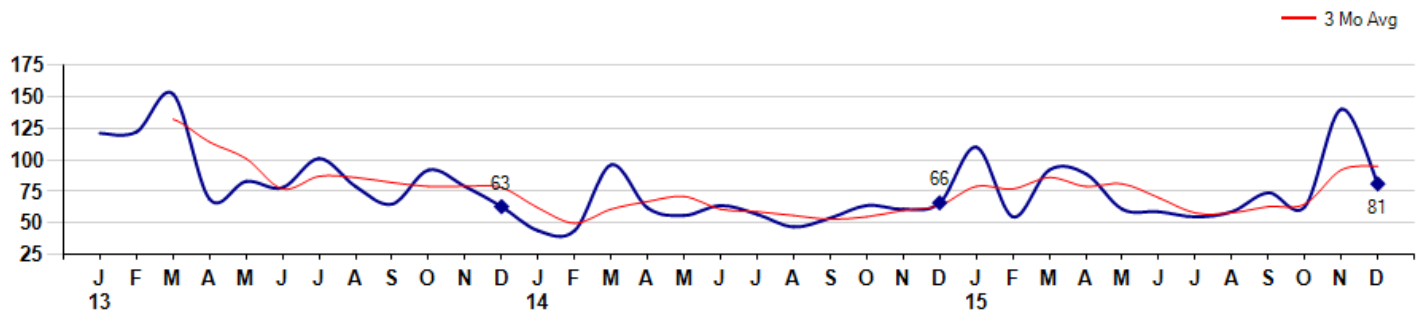
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 December was 81, down -42.1% from 140 days last month and up 22.7% from 66 days in December of last year. The December 2015 DOM was at its highest level compared with December of 2014 and 2013.

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



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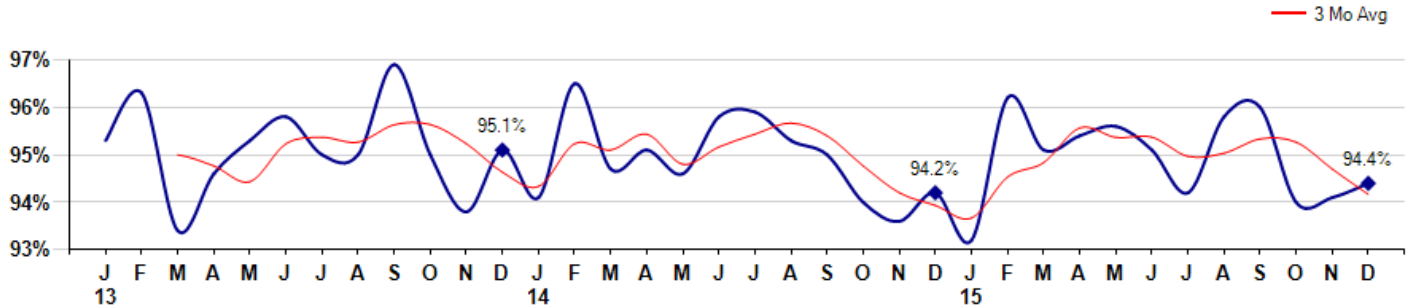


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Selling Price vs Listing Price

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 December 2015 Selling Price vs List Price of 94.4% was up from 94.1% last month and up from 94.2% in December of last year.

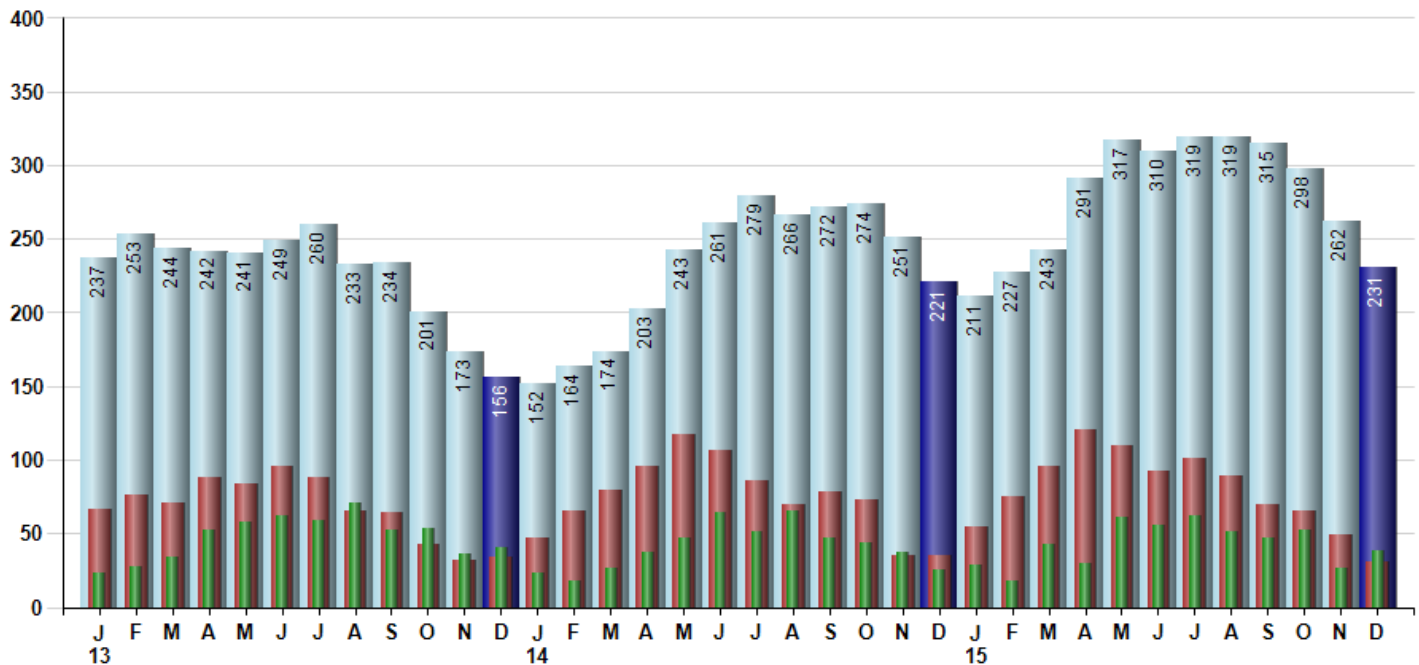
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 December 2015 was 31, down -36.7% from 49 last month and down -11.4% from 35 in December of last year.

Inventory New Listings Sold



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MARKET ACTION REPORT

December 2015

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	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	O	N	D
Homes Sold	23	28	34	52	58	62	59	71	52	53	36	40	23	18	26	37	47	64	51	65	47	44	37	25	29	18	43	30	61	56	62	51	47	52	27	38
3 Mo. Roll Avg			28	38	48	57	60	64	61	59	47	43	33	27	22	27	37	49	54	60	54	52	43	35	30	24	30	30	45	49	60	56	53	50	42	39

(000's)	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	O	N	D
Median Sale Price	348	406	367	414	425	439	472	480	593	475	432	459	473	488	413	444	613	506	476	503	440	531	550	440	517	681	400	523	402	545	543	460	519	438	490	472
3 Mo. Roll Avg			374	396	402	426	445	464	515	516	500	455	454	473	458	448	490	521	532	495	473	491	507	507	502	546	533	535	442	490	496	516	507	472	482	466

	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	O	N	D
Inventory	237	253	244	242	241	249	260	233	234	201	173	156	152	164	174	203	243	261	279	266	272	274	251	221	211	227	243	291	317	310	319	319	315	298	262	231
MSI	10	9	7	5	4	4	4	3	5	4	5	4	7	9	7	5	5	4	5	4	6	6	7	9	7	13	6	10	5	6	5	6	7	6	10	6

	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	O	N	D
Days On Market	121	122	152	69	83	78	101	79	65	92	79	63	44	44	96	62	56	64	57	47	54	64	61	66	110	55	92	89	61	59	55	59	74	63	140	81
3 Mo. Roll Avg			132	114	101	77	87	86	82	79	79	78	62	50	61	67	71	61	59	56	53	55	60	64	79	77	86	79	81	70	58	58	63	65	92	95

	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	O	N	D
Price per Sq Ft	169	166	190	183	180	196	202	188	224	195	207	209	211	239	189	201	215	218	205	215	208	215	219	220	198	216	199	211	202	221	217	199	215	204	216	204
3 Mo. Roll Avg			175	180	184	186	193	195	205	202	209	204	209	220	213	210	202	211	213	213	209	213	214	218	212	211	204	209	204	211	213	212	210	206	212	208

	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	O	N	D
Sale to List Price	0.953	0.963	0.934	0.946	0.953	0.958	0.950	0.950	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	0.951	0.942	0.958	0.960	0.940	0.941	0.944
3 Mo. Roll Avg			0.950	0.948	0.944	0.952	0.954	0.953	0.956	0.956	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	0.950	0.953	0.953	0.947	0.942

	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	O	N	D
New Listings	66	76	71	88	84	96	88	65	64	43	32	34	47	65	79	96	117	107	86	70	78	73	35	35	55	75	96	121	110	92	101	89	70	65	49	31
Inventory	237	253	244	242	241	249	260	233	234	201	173	156	152	164	174	203	243	261	279	266	272	274	251	221	211	227	243	291	317	310	319	319	315	298	262	231
Sales	23	28	34	52	58	62	59	71	52	53	36	40	23	18	26	37	47	64	51	65	47	44	37	25	29	18	43	30	61	56	62	51	47	52	27	38

(000's)	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	O	N	D
Avg Sale Price	409	434	415	468	447	526	583	527	684	566	544	546	585	551	455	496	615	625	548	631	513	610	656	569	487	763	463	494	464	621	593	559	552	551	659	543
3 Mo. Roll Avg			419	439	444	480	519	545	598	592	598	552	558	561	530	501	522	579	596	601	564	585	593	612	571	607	571	573	474	526	559	591	568	554	587	584

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