

MLS Area: Lincolnshire



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



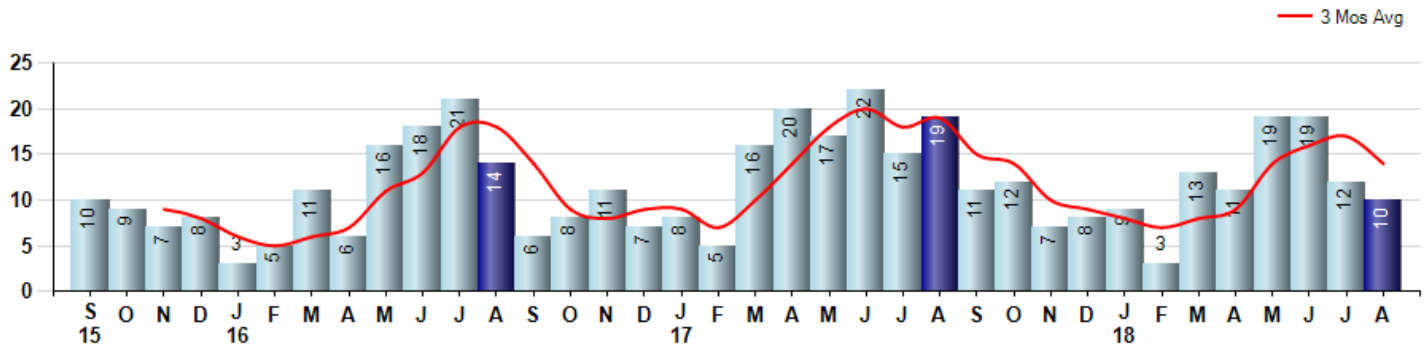
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$559,500	↓		↓				
Average List Price of all Current Listings	\$643,532	↔		↓				
August Median Sales Price	\$441,250	↓	↓	↓	↓	\$443,750	↔	↓
August Average Sales Price	\$457,348	↓	↓	↓	↓	\$488,519	↔	↓
Total Properties Currently for Sale (Inventory)	90	↑		↑				
August Number of Properties Sold	10	↓		↓		96	↓	
August Average Days on Market (Solds)	37	↓	↓	↓	↓	62	↓	↓
August Month's Supply of Inventory	9.0	↑	↑	↑	↑	7.6	↑	↑
August Sale Price vs List Price Ratio	94.5%	↑	↑	↑	↑	93.1%	↔	↑

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

Property Sales

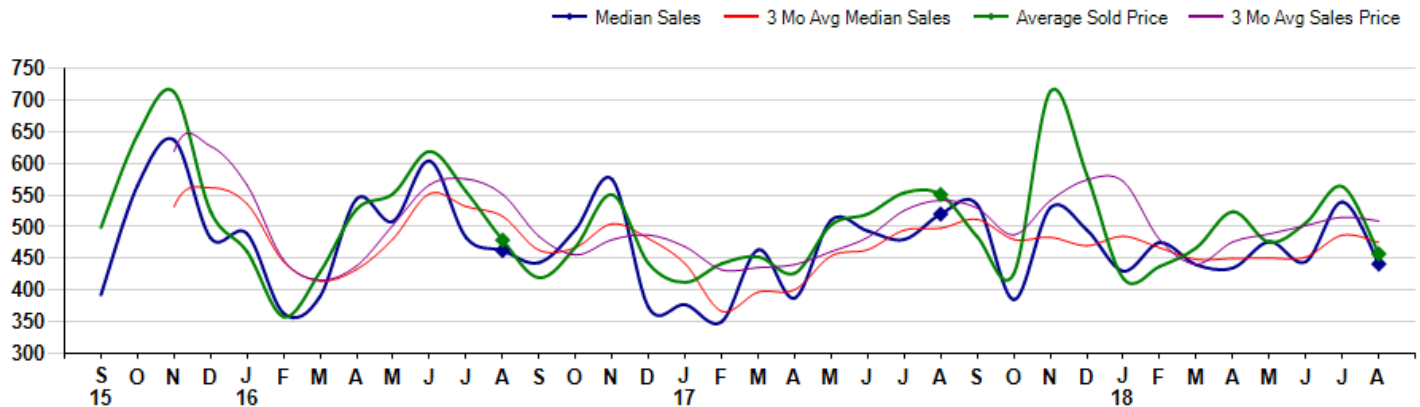
August Property sales were 10, down -47.4% from 19 in August of 2017 and -16.7% lower than the 12 sales last month. August 2018 sales were at their lowest level compared to August of 2017 and 2016. August YTD sales of 96 are running -21.3% behind last year's year-to-date sales of 122.



Prices

The Median Sales Price in August was \$441,250, down -15.1% from \$520,000 in August of 2017 and down -18.2% from \$539,250 last month. The Average Sales Price in August was \$457,348, down -17.0% from \$550,823 in August of 2017 and down -18.8% from \$563,567 last month. August 2018 ASP was at the lowest level compared to August of 2017 and 2016.

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



MLS Area: Lincolnshire



ART WILSON

Broker, Realtor

847-363-1599

www.NorthShoreHomesOnline.com

Art.Wilson@cbexchange.com



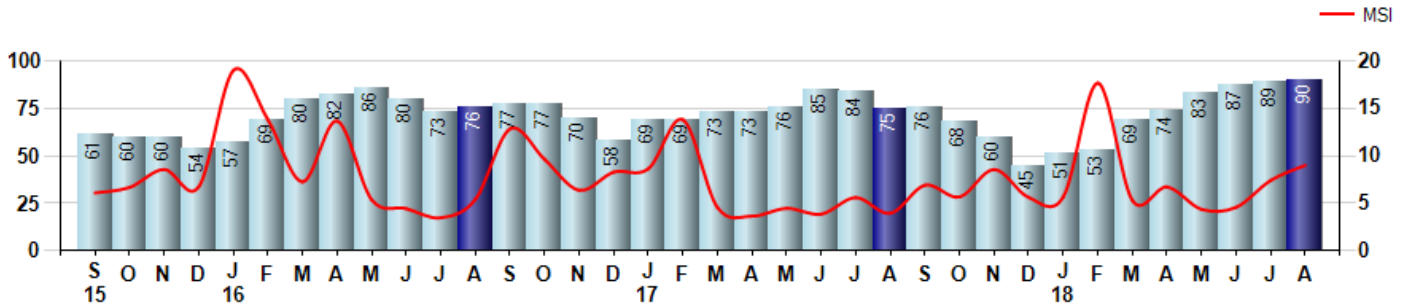
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of August was 90, up 1.1% from 89 last month and up 20.0% from 75 in August of last year. August 2018 Inventory was at highest level compared to August of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2018 MSI of 9.0 months was at its highest level compared with August of 2017 and 2016.

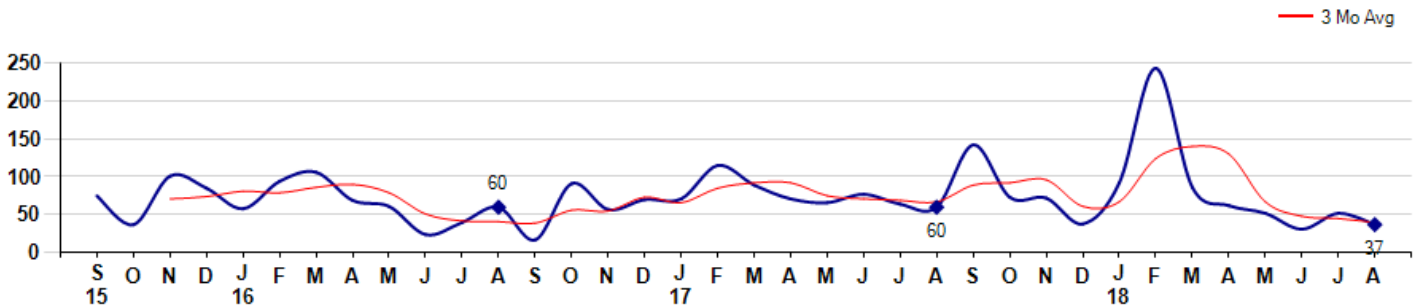
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 -28.8% from 52 days last month and down -38.3% from 60 days in August of last year. The August 2018 DOM was at its lowest level compared with August of 2017 and 2016.

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



MLS Area: Lincolnshire



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

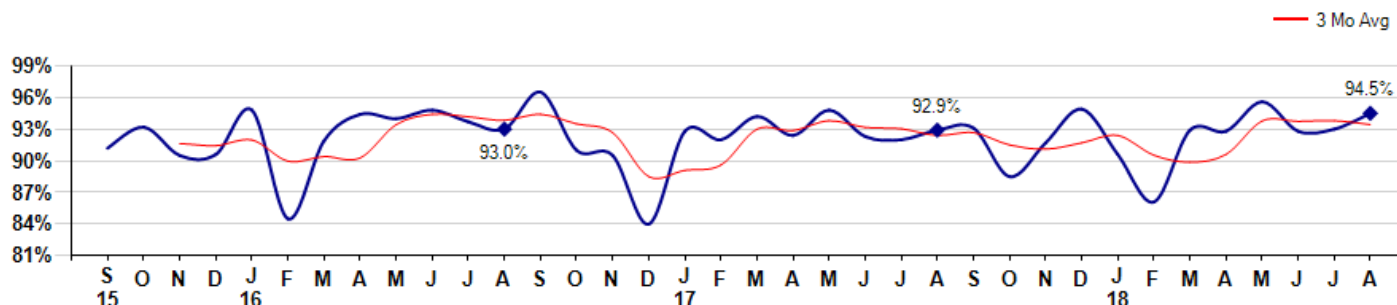


Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

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 2018 Selling Price vs List Price of 94.5% was up from 93.0% last month and up from 92.9% in August of last year.

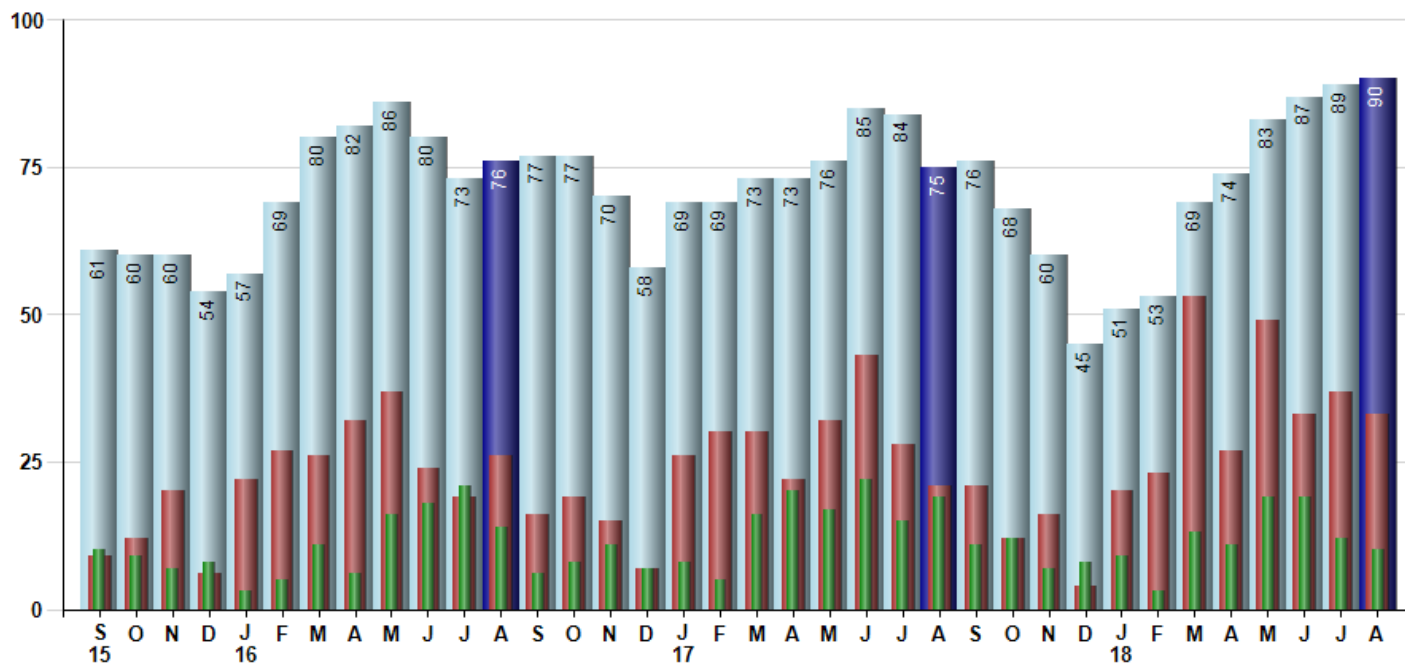
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2018 was 33, down -10.8% from 37 last month and up 57.1% from 21 in August of last year.

Inventory New Listings Sold



© 2018 Coldwell Banker Residential Brokerage. 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 9/1/2015 through 8/31/2018. 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.



MLS Area: Lincolnshire



ART WILSON

Broker, Realtor

847-363-1599

www.NorthShoreHomesOnline.com

Art.Wilson@cbexchange.com



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

	S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
Homes Sold	10	9	7	8	3	5	11	6	16	18	21	14	6	8	11	7	8	5	16	20	17	22	15	19	11	12	7	8	9	3	13	11	19	19	12	10
3 Mo. Roll Avg			9	8	6	5	6	7	11	13	18	18	14	9	8	9	9	7	10	14	18	20	18	19	15	14	10	9	8	7	8	9	14	16	17	14

	(000's) S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
Median Sale Price	393	565	637	483	489	364	390	544	509	604	483	463	443	496	575	373	377	350	464	388	511	493	480	520	535	385	530	495	430	475	440	435	476	445	539	441
3 Mo. Roll Avg			532	562	536	445	414	433	481	552	532	517	463	467	505	481	442	367	397	400	454	464	495	498	512	480	483	470	485	467	448	450	450	452	487	475

	S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
Inventory	61	60	60	54	57	69	80	82	86	80	73	76	77	77	70	58	69	69	73	73	76	85	84	75	76	68	60	45	51	53	69	74	83	87	89	90
MSI	6	7	9	7	19	14	7	14	5	4	3	5	13	10	6	8	9	14	5	4	4	4	6	4	7	6	9	6	6	18	5	7	4	5	7	9

	S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
Days On Market	75	37	101	85	58	94	106	69	61	24	40	60	17	91	57	70	71	115	89	71	66	77	64	60	142	73	72	38	92	243	86	62	52	31	52	37
3 Mo. Roll Avg			71	74	81	79	86	90	79	51	42	41	39	56	55	73	66	85	92	92	75	71	69	67	89	92	96	61	67	124	140	130	67	48	45	40

	S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
Price per Sq Ft	171	215	220	187	213	189	170	202	187	206	187	182	184	171	180	154	183	191	194	185	181	203	171	184	192	177	189	198	178	193	181	189	170	187	174	180
3 Mo. Roll Avg			202	207	207	196	191	187	186	198	193	192	184	179	178	168	172	176	189	190	187	190	185	186	182	184	186	188	188	190	184	188	180	182	177	180

	S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
Sale to List Price	0.912	0.932	0.905	0.906	0.948	0.845	0.919	0.944	0.940	0.948	0.937	0.930	0.965	0.910	0.905	0.840	0.928	0.920	0.942	0.924	0.948	0.923	0.920	0.929	0.931	0.885	0.917	0.949	0.906	0.861	0.929	0.928	0.956	0.928	0.930	0.945
3 Mo. Roll Avg			0.916	0.914	0.920	0.900	0.904	0.903	0.934	0.944	0.942	0.938	0.944	0.935	0.927	0.885	0.891	0.896	0.930	0.929	0.938	0.932	0.930	0.924	0.927	0.915	0.911	0.917	0.924	0.905	0.899	0.906	0.938	0.937	0.938	0.934

	S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
New Listings	9	12	20	6	22	27	26	32	37	24	19	26	16	19	15	7	26	30	30	22	32	43	28	21	21	12	16	4	20	23	53	27	49	33	37	33
Inventory	61	60	60	54	57	69	80	82	86	80	73	76	77	77	70	58	69	69	73	73	76	85	84	75	76	68	60	45	51	53	69	74	83	87	89	90
Sales	10	9	7	8	3	5	11	6	16	18	21	14	6	8	11	7	8	5	16	20	17	22	15	19	11	12	7	8	9	3	13	11	19	19	12	10

	(000's) S 15	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	S	O	N	D	J 18	F	M	A	M	J	J	A
Avg Sale Price	499	645	713	524	461	358	428	528	552	619	556	479	419	468	551	442	412	442	453	427	503	520	554	551	484	426	714	582	418	438	467	524	475	506	564	457
3 Mo. Roll Avg			619	627	566	448	416	438	503	566	576	551	485	456	480	487	468	432	436	440	461	483	526	542	530	487	541	574	571	479	441	476	489	502	515	509

© 2018 Coldwell Banker Residential Brokerage. 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 9/1/2015 through 8/31/2018. 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.

