

MARKET ACTION REPORT

January 2010

City: *Kenilworth*



Price Range: All | Properties: Single Family - Condo - TwnHm

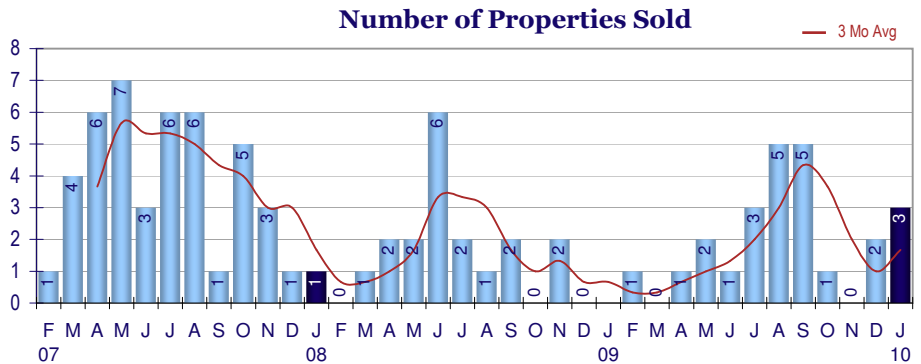
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$2,295,000	-4%		-5%				
Average List Price of all Current Listings	\$2,460,657	-3%		6%				
January Median Sales Price	\$685,000	-14%	-23%		-35%	\$685,000	-23%	-35%
January Average Sales Price	\$996,667	25%	2%		-25%	\$996,667		-25%
Total Properties Currently for Sale (Inventory)	35	9%		-10%				
January Number of Properties Sold	3	50%				3		
January Average Days on Market (Solds)	156	-48%	-27%		-6%	156		-6%
Asking Price per Square Foot (based on New Listings)	\$0					\$0		
January Sold Price per Square Foot	\$0	-100%	-100%		-100%	\$0		-100%
January Month's Supply of Inventory	11.7	-27%				11.7		
January Sale Price vs List Price Ratio	82.9%	16.3%	4.4%		1.5%	83.5%		2.3%

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

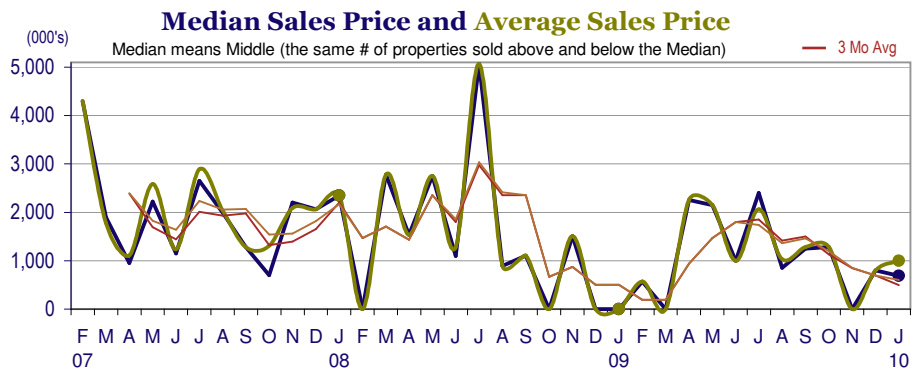
Property Sales

January Property sales were 3, up from 0 in January of 2009 and 50.0% higher than the 2 sales last month. January 2010 sales were at their highest level compared to January of 2009 and 2008. January YTD sales of 3 are running ahead of last year's year-to-date sales of 0.



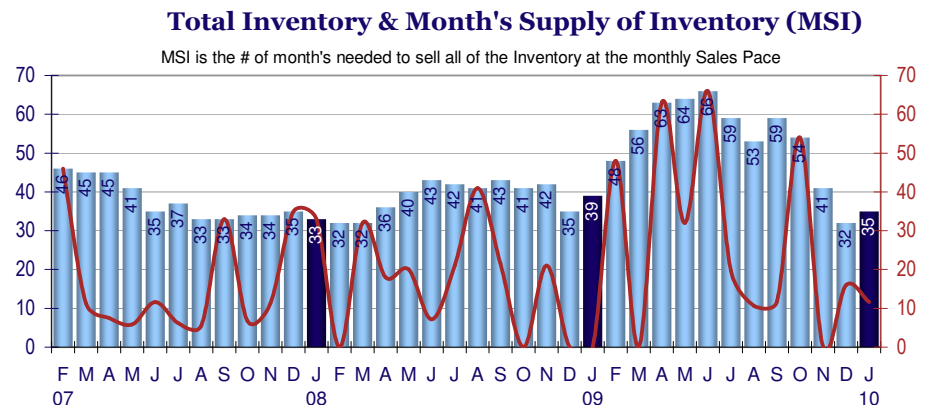
Prices

The Median Sales Price in January was \$685,000, up from \$0 in January of 2009 and down -14.4% from \$800,000 last month. The Average Sales Price in January was \$996,667, up from \$0 in January of 2009 and up 24.6% from \$800,000 last month. January 2010 ASP was at a mid range compared to January of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 35, up 9.4% from 32 last month and down -10.3% from 39 in January of last year. January 2010 Inventory was at a mid level compared with January of 2009 and 2008.



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City: *Kenilworth*

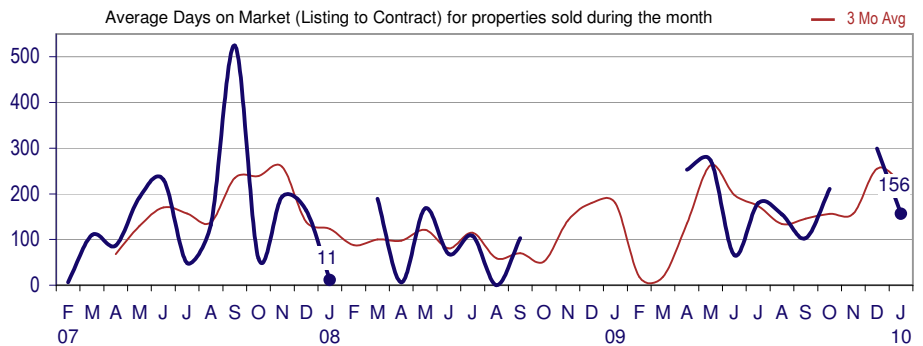


Price Range: All | Properties: Single Family - Condo - TwnHm

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 January was 156, down -47.8% from 299 days last month and up from 0 days in January of last year. The January 2010 DOM was at a mid level compared with January of 2009 and 2008.

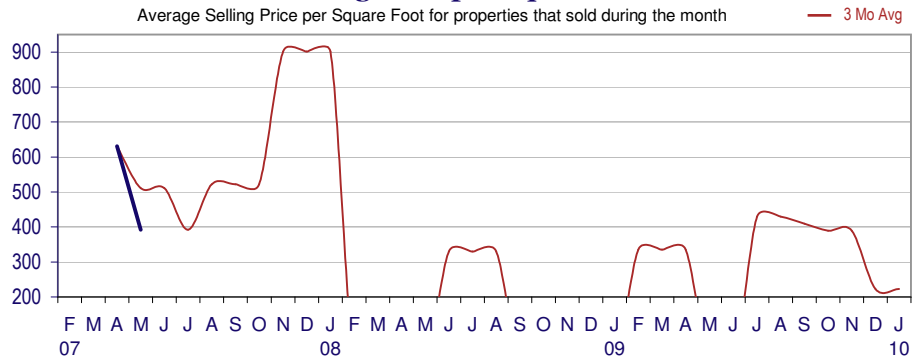
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The January 2010 Selling Price per Square Foot of \$0 was down -100.0% from \$223 last month and up from 0 in January of last year.

Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original 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 January 2010 Selling Price vs Original List Price of 82.9% was up from 71.3% last month and up from 0.0% in January of last year.

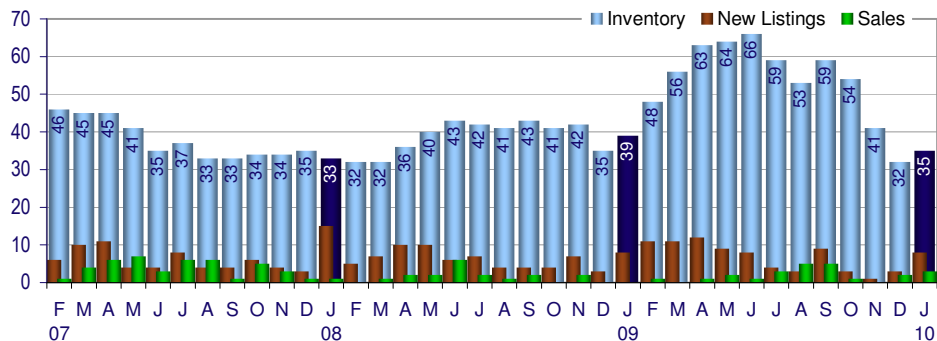
Selling Price versus Listing Price Ratio



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 January 2010 was 8, up 166.7% from 3 last month and equal to 8 in January of last year.

Inventory / New Listings / Sales



City: Kenilworth

Price Range: All | Property Types: Single Family - Condo - TwnHm

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Homes Sold	1	4	6	7	3	6	6	1	5	3	1	1	0	1	2	2	6	2	1	2	0	2	0	0	1	0	1	2	1	3	5	5	1	0	2	3
3 Mo. Roll Avg			4	6	5	5	5	4	4	3	3	2	1	1	1	2	3	3	3	2	1	1	1	1	0	0	1	1	1	2	3	4	4	2	1	2

(000's)	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Median Sale Price	4300	1901	956	2225	1150	2655	1990	1285	700	2200	2065	2350	0	2775	1538	2755	1101	5067	893	1105	0	1508	0	0	570	0	2256	2148	1000	2400	853	1248	1285	0	800	685
3 Mo. Roll Avg			2386	1694	1444	2010	1932	1977	1325	1395	1655	2205	1472	1708	1438	2356	1798	2974	2354	2355	666	871	503	503	190	190	942	1468	1801	1849	1418	1500	1129	844	695	495

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Inventory	46	45	45	41	35	37	33	33	34	34	35	33	32	32	36	40	43	42	41	43	41	42	35	39	48	56	63	64	66	59	53	59	54	41	32	35
MSI	46	11	8	6	12	6	6	33	7	11	35	33	#DIV/0!	32	18	20	7	21	41	22	#DIV/0!	21	#DIV/0!	#DIV/0!	48	#DIV/0!	63	32	66	20	11	12	54	#DIV/0!	16	12

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Days on Market	6	110	87	192	231	48	132	525	59	194	164	11		189	6	168	68	108	0	103		180		18		253	273	66	180	155	103	211		299	156	
3 Mo. Roll Avg			68	130	170	157	137	235	239	259	139	123	88	100	98	121	81	115	59	70	52	142	180	180	18	18	136	263	197	173	134	146	156	157	255	228

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	
Price per Sq Ft			631	392			522			902							330							335					430		389			223			
3 Mo. Roll Avg			631	511	511	392	522	522	522	902	902	902	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	330	330	330	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	335	335	335	#DIV/0!	#DIV/0!	430	430	409	389	389	223	223	

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Sale to List Price	0.957	0.858	0.964	0.853	0.868	0.908	0.924	0.860	0.924	0.910	0.862	0.904	0.000	0.857	0.973	0.932	0.877	0.893	0.965	0.818	0.000	0.751	0.000	0.000	0.958	0.000	0.860	0.818	0.927	0.884	0.787	0.840	0.793	0.000	0.713	0.829
3 Mo. Roll Avg			0.926	0.892	0.895	0.876	0.900	0.897	0.903	0.898	0.899	0.892	0.589	0.587	0.610	0.921	0.927	0.901	0.912	0.892	0.594	0.523	0.250	0.250	0.319	0.319	0.606	0.559	0.868	0.876	0.866	0.837	0.807	0.544	0.502	0.514

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
New Listings	6	10	11	4	4	8	4	4	6	4	3	15	5	7	10	10	6	7	4	4	4	7	3	8	11	11	12	9	8	4	3	9	3	1	3	8
Inventory	46	45	45	41	35	37	33	33	34	34	35	33	32	32	36	40	43	42	41	43	41	42	35	39	48	56	63	64	66	59	53	59	54	41	32	35
Sales	1	4	6	7	3	6	6	1	5	3	1	1	0	1	2	2	6	2	1	2	0	2	0	0	1	0	1	2	1	3	5	5	1	0	2	3

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