

City: *Kenilworth*



## Market Profile & Trends Overview

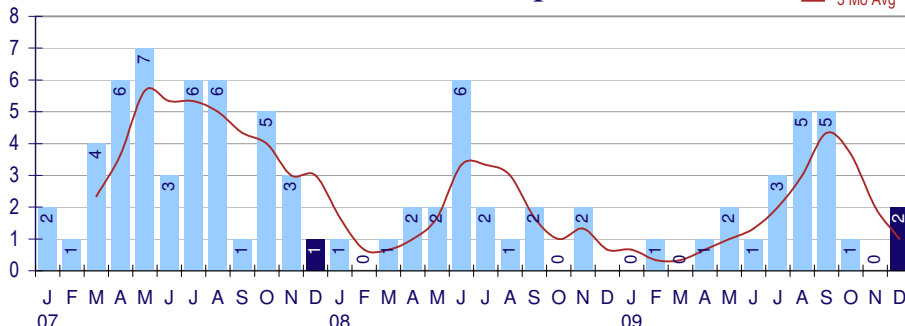
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$2,395,000	↑		↑				
Average List Price of all Current Listings	\$2,529,719	↑		↑				
December Median Sales Price	\$1,100,000	↑	↓	↑	↓	\$1,450,000	↓	↓
December Average Sales Price	\$800,000	↑	↓	↑	↓	\$1,369,879	↓	↓
Total Properties Currently for Sale (Inventory)	32	↓		↓				
December Number of Properties Sold	2	↑		↑		21	↑	
December Average Days on Market (Solds)	299	↑	↑	↑	↑	168	↑	↑
Asking Price per Square Foot (based on New Listings)	\$0			↓	↓	\$0	↓	↓
December Sold Price per Square Foot	\$223	↑	↓	↑	↓	\$344	↑	↑
December Month's Supply of Inventory	16.0					0.0		
December Sale Price vs List Price Ratio	71.3%	↑	↓	↑	↓	81.5%	↓	↓

\* 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 2, up from 0 in December of 2008 and higher than the 0 sales last month. December 2009 sales were at their highest level compared to December of 2008 and 2007. December YTD sales of 21 are running 10.5% ahead of last year's year-to-date sales of 19.

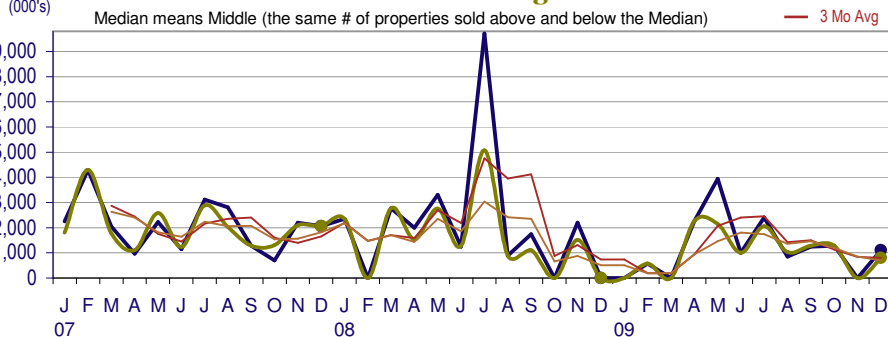
## Number of Properties Sold



## Prices

The Median Sales Price in December was \$1,100,000, up from \$0 in December of 2008 and up from \$0 last month. The Average Sales Price in December was \$800,000, up from \$0 in December of 2008 and up from \$0 last month. December 2009 ASP was at a mid range compared to December of 2008 and 2007.

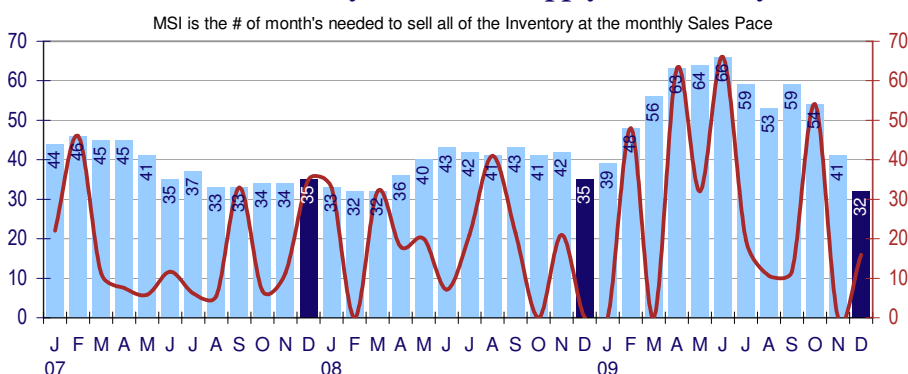
## Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of December was 32, down -22.0% from 41 last month and down -8.6% from 35 in December of last year. December 2009 Inventory was at its lowest level compared with December of 2008 and 2007.

## Total Inventory & Month's Supply of Inventory (MSI)



#DIV/o!

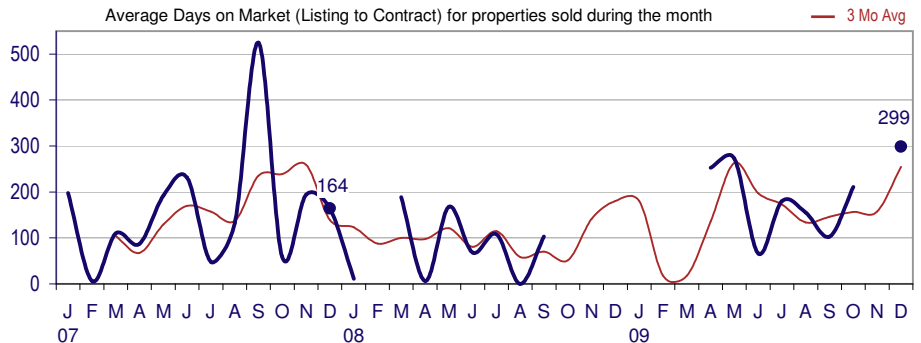
City: *Kenilworth*



## 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 299, up from 0 days last month and up from 0 days in December of last year. The December 2009 DOM was at a mid level compared with December of 2008 and 2007.

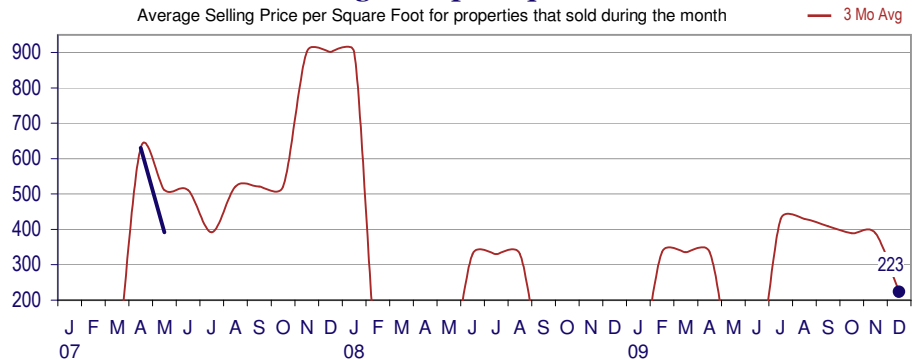
## Days On Market for Sold Properties



## 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 December 2009 Selling Price per Square Foot of \$223 was up from \$0 last month and up from 0 in December of last year.

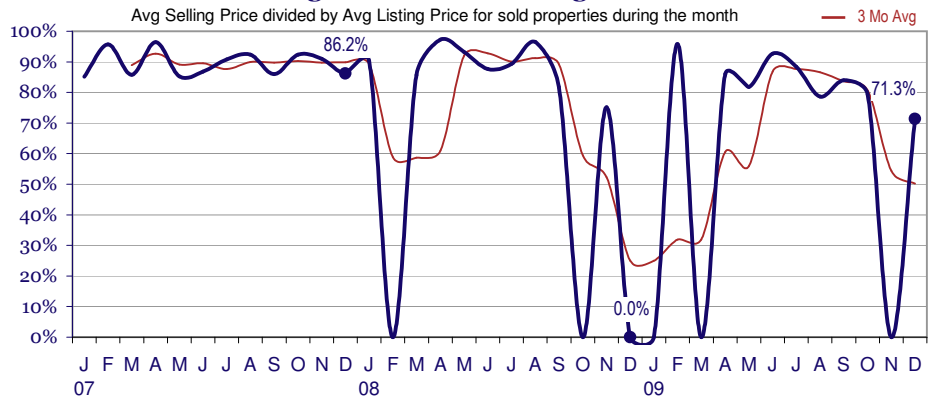
## Selling Price per Square Foot



## 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 December 2009 Selling Price vs Original List Price of 71.3% was up from 0.0% last month and up from 0.0% in December of last year.

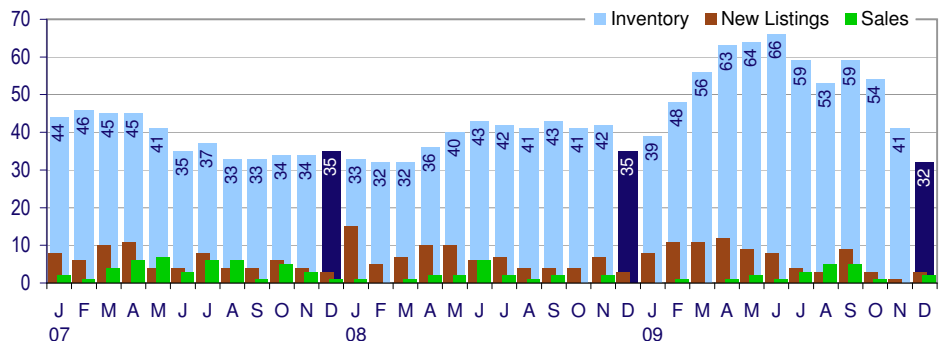
## Selling Price versus Listing Price Ratio



## 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 December 2009 was 3, up 200.0% from 1 last month and equal to 3 in December of last year.

## Inventory / New Listings / Sales



## City: Kenilworth

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

	J 07	F	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
Homes Sold	2	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 Mo. Roll Avg			2	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

(000's)	J 07	F	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	
Median Sale Price	2250	4300	2052	971	2225	1150	3110	2805	1285	700	2200	2065	2350	0	2775	2000	3300	1252	9711	893	1740	0	2200	0	0	570	0	2256	3945	1000	2400	2400	853	1248	1285	0	1100
3 Mo. Roll Avg			2867	2441	1749	1449	2162	2355	2400	1597	1395	1655	2205	1472	1708	1592	2692	2184	4754	3952	4114	878	1313	733	733	190	190	942	2067	2400	2448	1418	1500	1129	844	795	

	J 07	F	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
Inventory	44	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
MSI	22	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

	J 07	F	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
Days on Market	198	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	
3 Mo. Roll Avg			105	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

	J 07	F	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
Price per Sq Ft				631	392			522			902						330									335					430		389			223
3 Mo. Roll Avg			#DIV/0!	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

	J 07	F	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
Sale to List Price	0.851	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	0.958	0.000	0.860	0.818	0.927	0.884	0.787	0.840	0.793	0.000	0.713	
3 Mo. Roll Avg			0.889	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

	J 07	F	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
New Listings	8	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
Inventory	44	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
Sales	2	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

(000's)	J 07	F	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
Avg Sale Price	1800	4300	1777	1112	2583	1236	2890	2037	1285	1308	2092	2065	2350	0	2775	1538	2755	1281	5067	893	1105	0	1508	0	0	570	0	2256	2148	1000	2062	1031	1285	1285	0	800
3 Mo. Roll Avg			2626	2396	1824	1644	2236	2054	2071	1543	1562	1822	2169	1472	1708	1438	2356	1858	3034	2414	2355	666	871	503	503	190	190	942	1468	1801	1736	1364	1459	1200	857	695