

MLS Area: Lake Bluff



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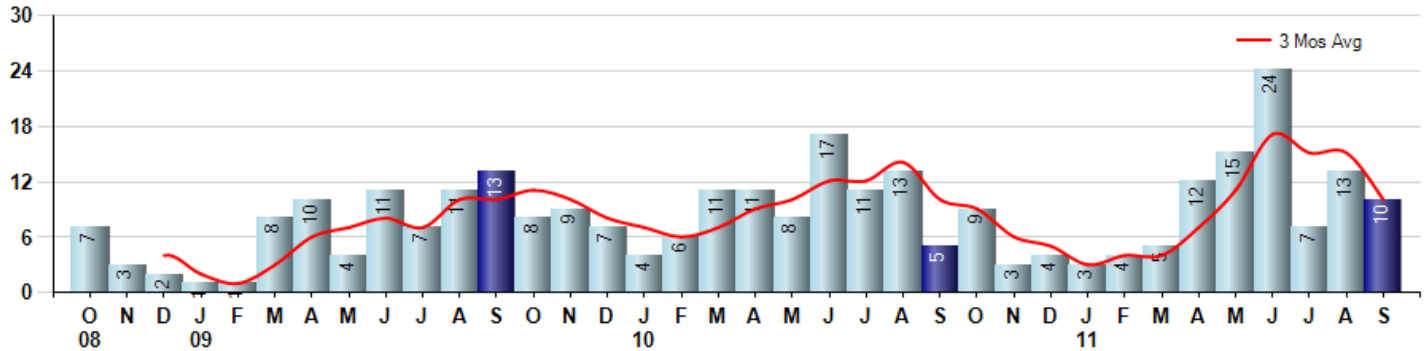
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$535,000	↓		↓				
Average List Price of all Current Listings	\$825,700	↔		↓				
September Median Sales Price	\$438,250	↓	↓	↓	↑	\$420,000	↓	↔
September Average Sales Price	\$369,050	↓	↓	↓	↓	\$594,562	↑	↑
Total Properties Currently for Sale (Inventory)	133	↑		↑				
September Number of Properties Sold	10	↓		↑		93	↑	
September Average Days on Market (Solds)	158	↑	↑	↑	↑	120	↓	↓
September Month's Supply of Inventory	13.3	↑	↓	↓	↓	17.3	↓	↓
September Sale Price vs List Price Ratio	84.1%	↓	↑	↑	↑	84.2%	↑	↑

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

Property Sales

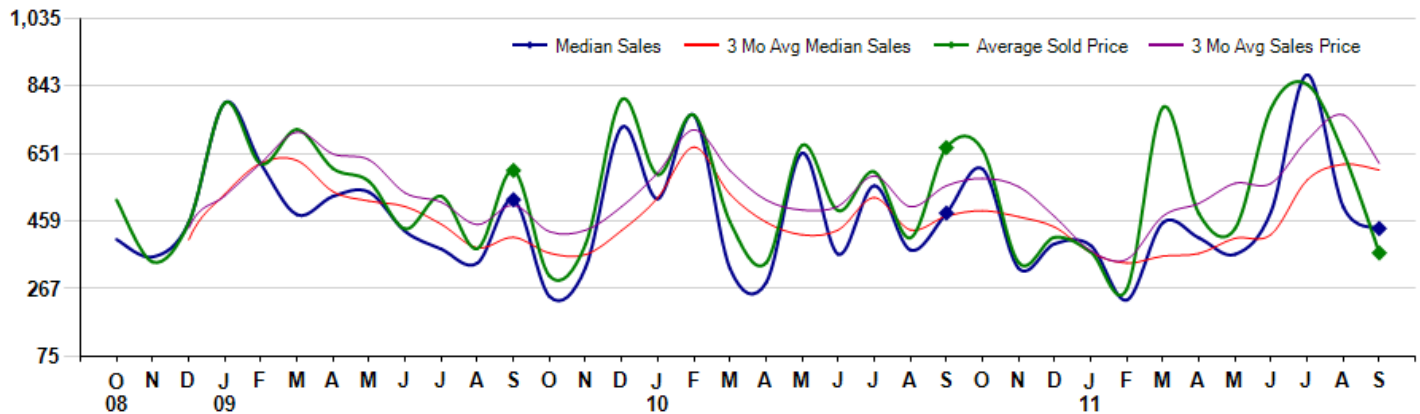
September Property sales were 10, up 100.0% from 5 in September of 2010 and -23.1% lower than the 13 sales last month. September 2011 sales were at a mid level compared to September of 2010 and 2009. September YTD sales of 93 are running 8.1% ahead of last year's year-to-date sales of 86.



Prices

The Median Sales Price in September was \$438,250, down -9.1% from \$482,000 in September of 2010 and down -12.4% from \$500,000 last month. The Average Sales Price in September was \$369,050, down -44.7% from \$667,900 in September of 2010 and down -43.6% from \$654,308 last month. September 2011 ASP was at the lowest level compared to September of 2010 and 2009.

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



Based on information from Midwest Real Estate Data LLC for the period 10/1/2008 through 9/30/2011. 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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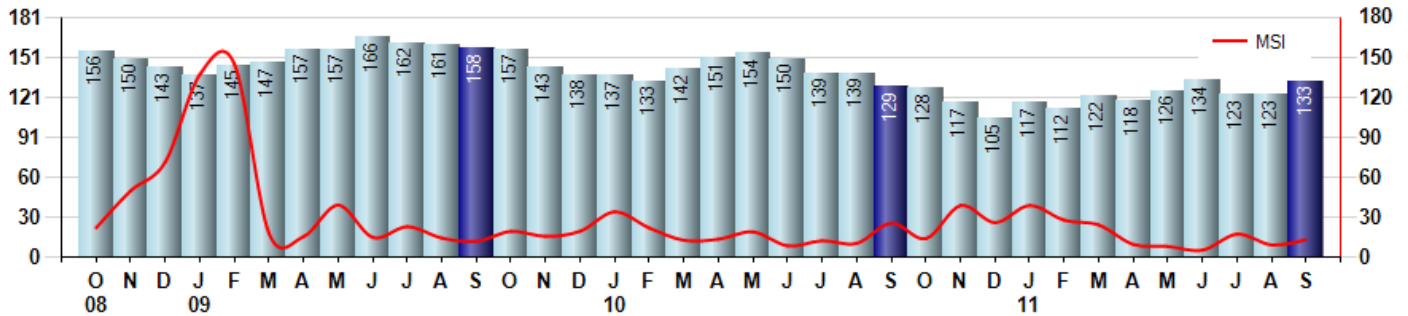
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Inventory & MSI

The Total Inventory of Properties available for sale as of September was 133, up 8.1% from 123 last month and up 3.1% from 129 in September of last year. September 2011 Inventory was at a mid range compared to September of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2011 MSI of 13.3 months was at a mid range compared with September of 2010 and 2009.

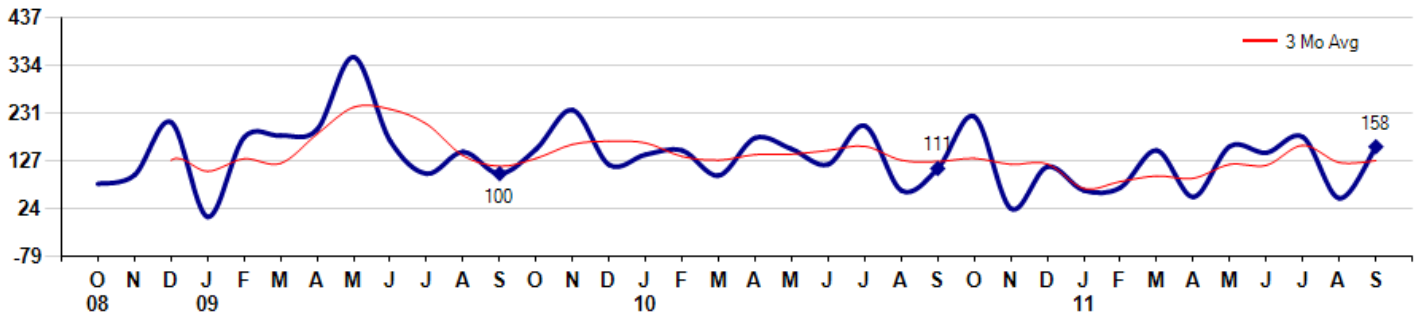
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 September was 158, up 236.2% from 47 days last month and up 42.3% from 111 days in September of last year. The September 2011 DOM was at its highest level compared with September of 2010 and 2009.

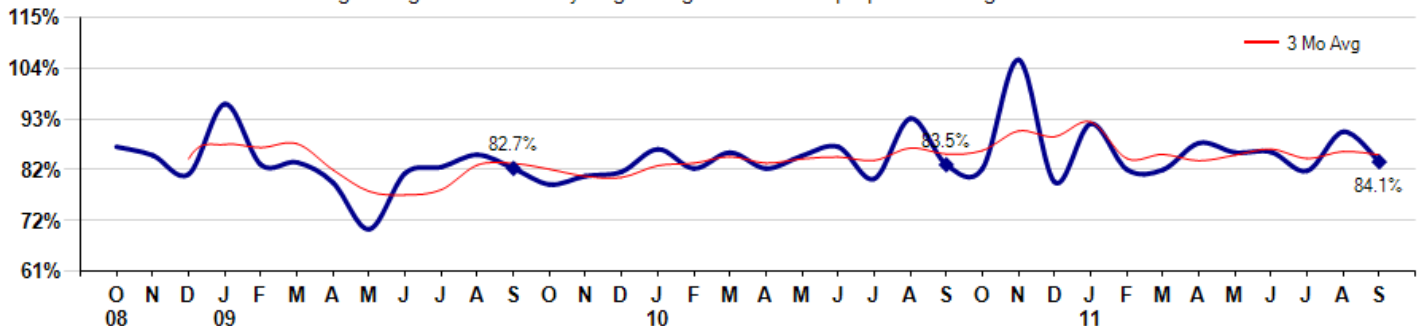
Average Days on Market(Listing to Contract) for properties sold during the month



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 September 2011 Selling Price vs Original List Price of 84.1% was down from 90.5% last month and up from 83.5% in September of last year.

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



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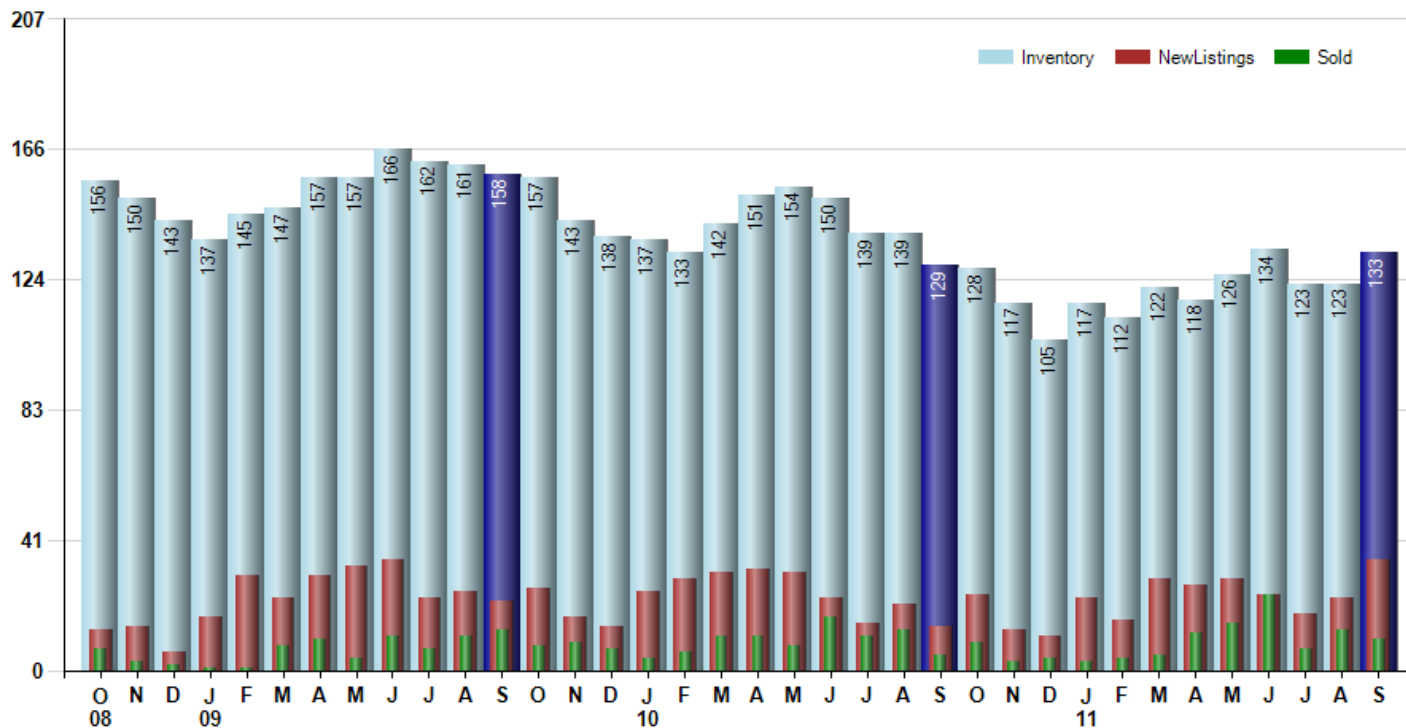
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Inventory / New Listings / Sales

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 September 2011 was 35, up 52.2% from 23 last month and up 150.0% from 14 in September of last year.



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MARKET ACTION REPORT

September 2011

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	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Homes Sold	7	3	2	1	1	8	10	4	11	7	11	13	8	9	7	4	6	11	11	8	17	11	13	5	9	3	4	3	4	5	12	15	24	7	13	10
3 Mo. Roll Avg			4	2	1	3	6	7	8	7	10	10	11	10	8	7	6	7	9	10	12	12	14	10	9	6	5	3	4	4	7	11	17	15	15	10

	(000's) O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Median Sale Price	407	358	455	795	622	478	530	542	430	380	340	520	245	328	726	523	760	325	284	653	365	560	378	482	608	325	395	390	235	455	412	365	487	875	500	438
3 Mo. Roll Avg			407	536	624	632	543	516	501	451	383	413	368	364	433	525	670	536	456	421	434	526	434	473	489	472	443	370	340	360	367	411	421	576	621	604

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Inventory	156	150	143	137	145	147	157	157	166	162	161	158	157	143	138	137	133	142	151	154	150	139	139	129	128	117	105	117	112	122	118	126	134	123	123	133
MSI	22	50	72	137	145	18	16	39	15	23	15	12	20	16	20	34	22	13	14	19	9	13	11	26	14	39	26	39	28	24	10	8	6	18	9	13

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Days On Market	78	97	211	7	178	182	195	351	171	100	147	100	153	237	119	141	150	96	177	153	120	203	64	111	223	25	115	64	70	150	50	159	145	179	47	158
3 Mo. Roll Avg			129	105	132	122	185	243	239	207	139	116	133	163	170	166	137	129	141	142	150	159	129	126	133	120	121	68	83	95	90	120	118	161	124	128

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Price per Sq Ft	252	120	0	0	0	296	197	134	182	124	175	198	180	135	256	223	256	180	177	188	184	231	193	199	226	202	142	149	153	250	184	180	197	250	238	186
3 Mo. Roll Avg			124	40	0	99	164	209	171	147	160	166	184	171	190	205	245	220	204	182	183	201	203	208	206	209	190	164	148	184	196	205	187	209	228	225

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Sale to List Price	0.873	0.855	0.815	0.964	0.835	0.840	0.797	0.698	0.817	0.830	0.856	0.827	0.793	0.811	0.820	0.868	0.827	0.861	0.827	0.854	0.873	0.805	0.933	0.835	0.827	1.058	0.798	0.922	0.825	0.824	0.881	0.861	0.862	0.822	0.905	0.841
3 Mo. Roll Avg			0.848	0.878	0.871	0.880	0.824	0.778	0.771	0.782	0.834	0.838	0.825	0.810	0.808	0.833	0.838	0.852	0.838	0.847	0.851	0.844	0.870	0.858	0.865	0.907	0.894	0.926	0.848	0.857	0.843	0.855	0.868	0.848	0.863	0.856

	O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
New Listings	13	14	6	17	30	23	30	33	35	23	25	22	26	17	14	25	29	31	32	31	23	15	21	14	24	13	11	23	16	29	27	29	24	18	23	35
Inventory	156	150	143	137	145	147	157	157	166	162	161	158	157	143	138	137	133	142	151	154	150	139	139	129	128	117	105	117	112	122	118	126	134	123	123	133
Sales	7	3	2	1	1	8	10	4	11	7	11	13	8	9	7	4	6	11	11	8	17	11	13	5	9	3	4	3	4	5	12	15	24	7	13	10

	(000's) O 08	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S
Avg Sale Price	519	343	455	795	622	719	609	572	438	530	381	603	303	394	805	591	760	457	341	675	489	600	412	668	662	342	413	372	266	782	480	438	781	848	654	369
3 Mo. Roll Avg			439	531	624	712	650	633	539	513	450	505	429	433	501	597	719	603	519	491	501	588	500	560	581	557	472	376	350	473	509	567	566	689	761	624

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