

MLS Area: Glenview Golf



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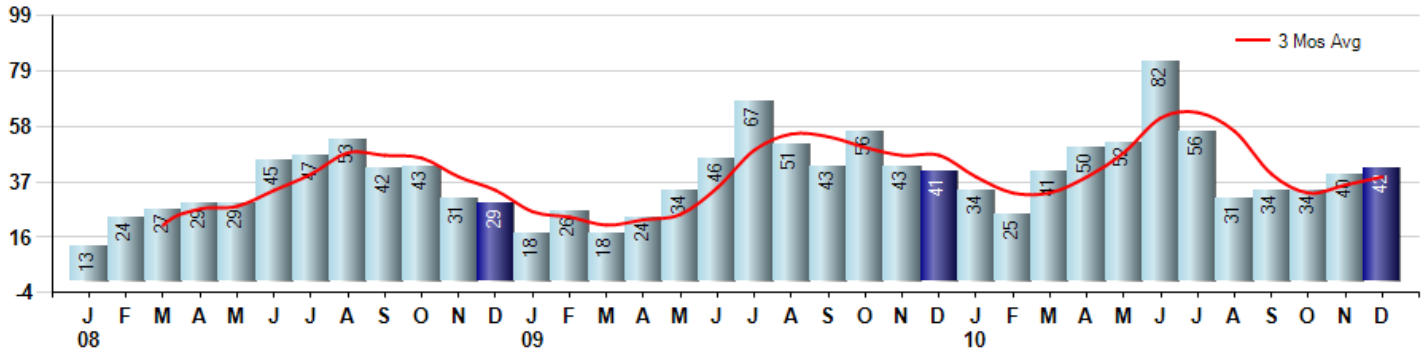
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$439,900	↓		↓				
Average List Price of all Current Listings	\$554,077	↓		↓				
December Median Sales Price	\$333,889	↓	↓	↓	↓	\$400,000	↑	↑
December Average Sales Price	\$473,242	↑	↔	↑	↔	\$481,922	↑	↑
Total Properties Currently for Sale (Inventory)	484	↓		↓				
December Number of Properties Sold	42	↑		↑		521	↑	
December Average Days on Market (Solds)	93	↓	↓	↓	↓	118	↔	↔
December Month's Supply of Inventory	11.5	↓	↓	↓	↓	14.9	↓	↓
December Sale Price vs List Price Ratio	88.6%	↑	↑	↑	↑	85.5%	↑	↑

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

Property Sales

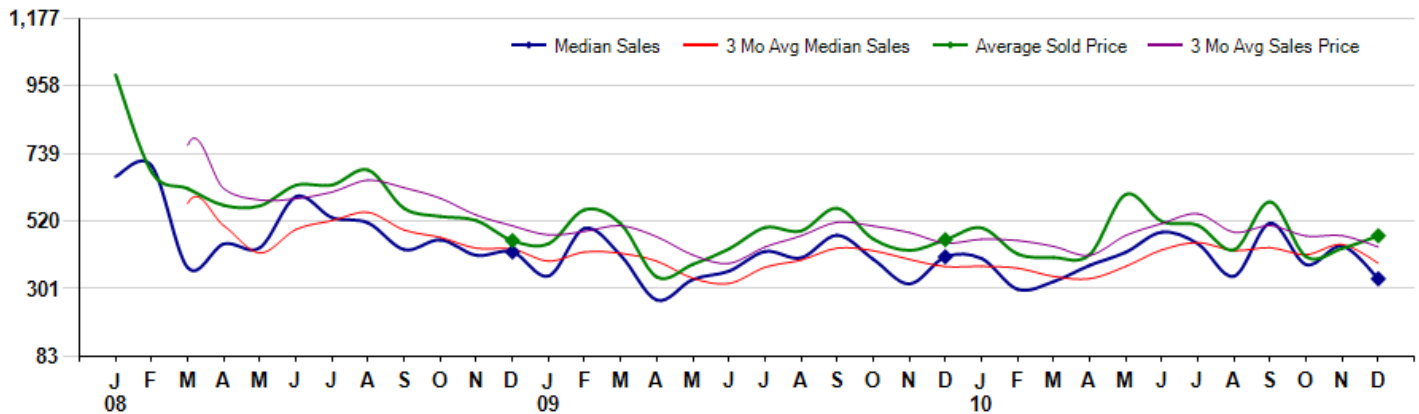
December Property sales were 42, up 2.4% from 41 in December of 2009 and 5.0% higher than the 40 sales last month. December 2010 sales were at their highest level compared to December of 2009 and 2008. December YTD sales of 521 are running 11.6% ahead of last year's year-to-date sales of 467.



Prices

The Median Sales Price in December was \$333,889, down -17.6% from \$405,000 in December of 2009 and down -24.1% from \$439,900 last month. The Average Sales Price in December was \$473,242, up 2.8% from \$460,473 in December of 2009 and up 9.4% from \$432,451 last month. December 2010 ASP was at highest level compared to December of 2009 and 2008.

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 1/1/2008 through 12/31/2010. 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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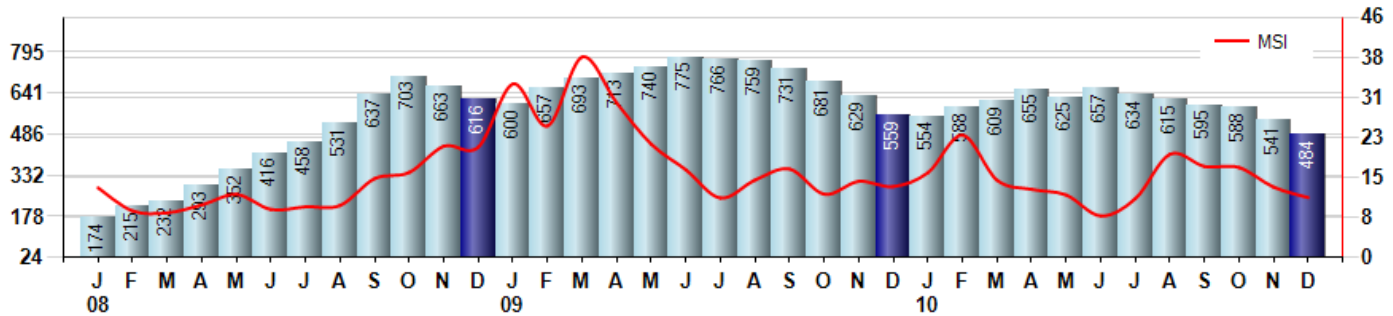
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 484, down -10.5% from 541 last month and down -13.4% from 559 in December of last year. December 2010 Inventory was at the lowest level compared to December of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2010 MSI of 11.5 months was at its lowest level compared with December of 2009 and 2008.

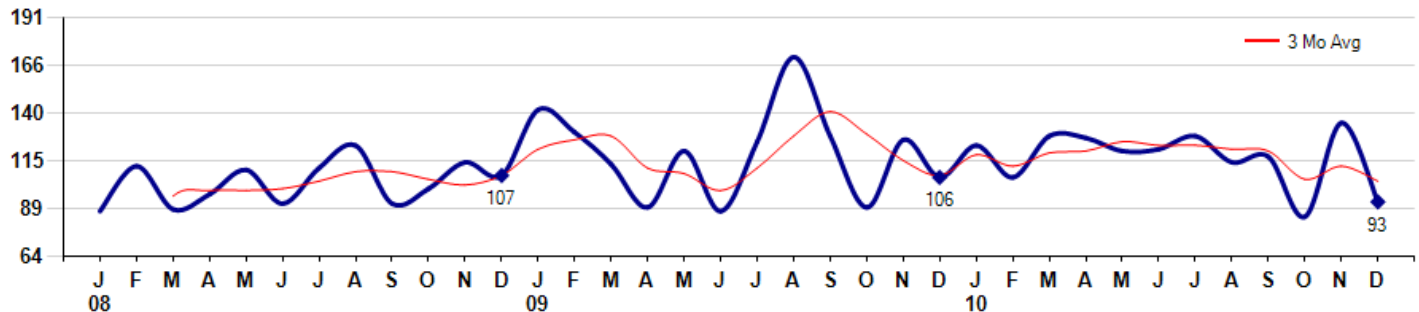
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 93, down -31.1% from 135 days last month and down -12.3% from 106 days in December of last year. The December 2010 DOM was at its lowest level compared with December of 2009 and 2008.

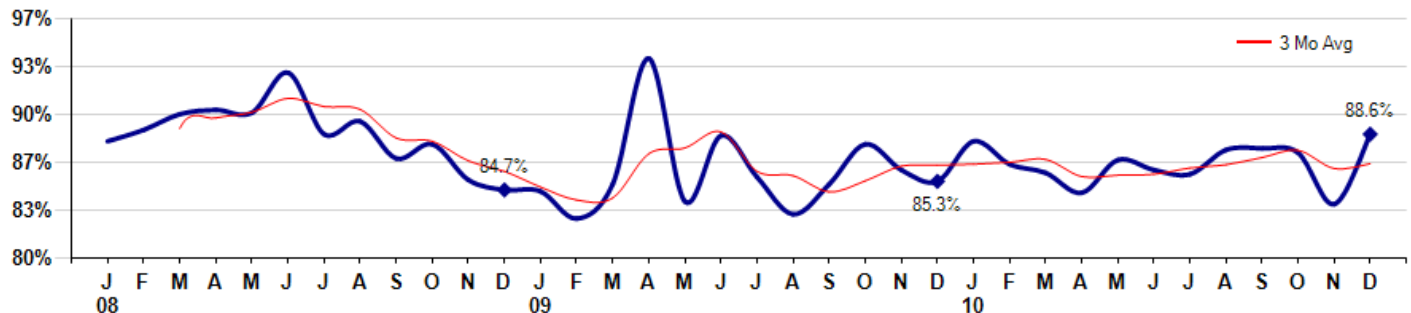
Average Days on Market (Listing to Contract) for properties sold during the month



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 December 2010 Selling Price vs Original List Price of 88.6% was up from 83.7% last month and up from 85.3% in December of last year.

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



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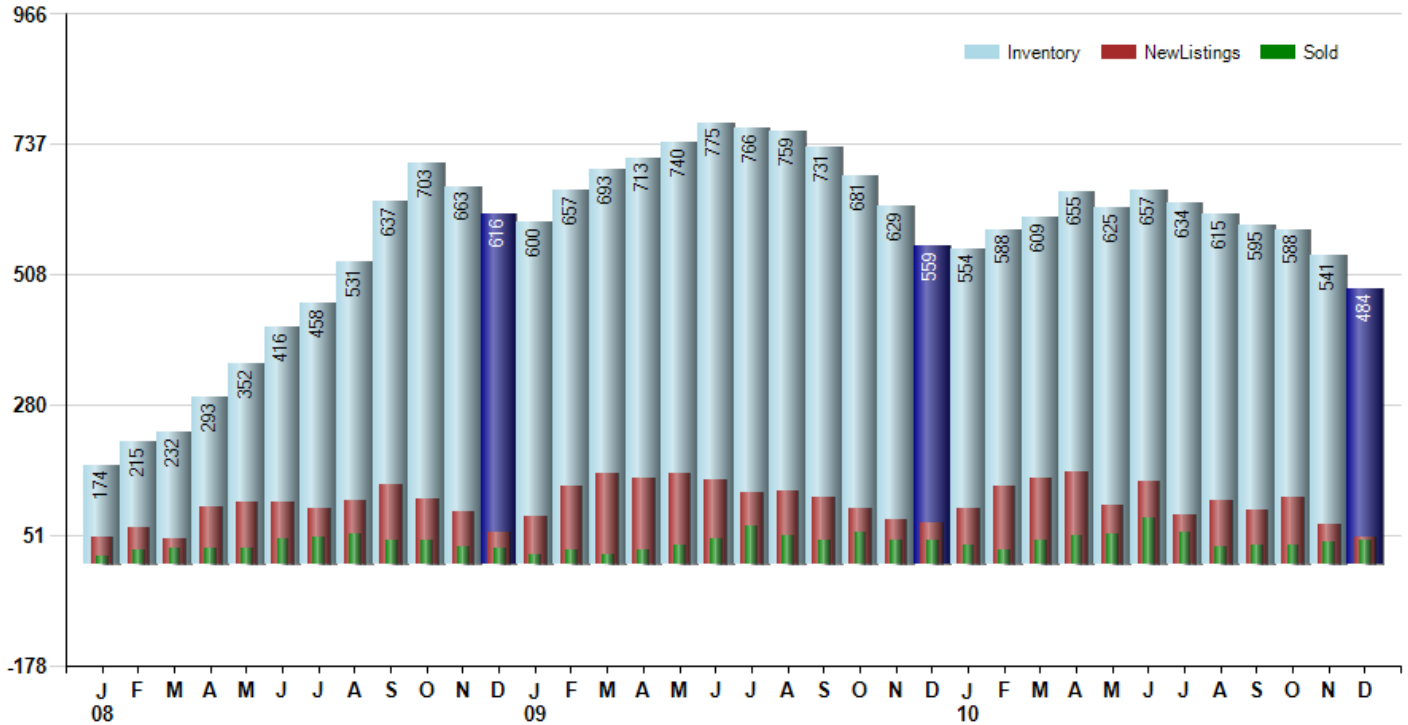
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Inventory / New Listings / Sales

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 December 2010 was 47, down -32.9% from 70 last month and down -35.6% from 73 in December of last year.



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MARKET ACTION REPORT

December 2010

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	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	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	13	24	27	29	29	45	47	53	42	43	31	29	18	26	18	24	34	46	67	51	43	56	43	41	34	25	41	50	52	82	56	31	34	34	40	42
3 Mo. Roll Avg			21	27	28	34	40	48	47	46	39	34	26	24	21	23	25	35	49	55	54	50	47	47	39	33	33	39	48	61	63	56	40	33	36	39

	(000's) 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	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	665	700	370	447	435	600	532	515	429	460	410	421	343	498	410	265	332	359	423	402	475	398	318	405	400	300	325	378	420	485	448	342	514	380	440	334
3 Mo. Roll Avg			578	506	417	494	522	549	492	468	433	430	391	421	417	391	336	319	371	394	433	425	397	373	374	368	342	334	374	428	451	425	435	412	445	385

	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	F	M	A	M	J	J	A	S	O	N	D
Inventory	174	215	232	293	352	416	458	531	637	703	663	616	600	657	693	713	740	775	766	759	731	681	629	559	554	588	609	655	625	657	634	615	595	588	541	484
MSI	13	9	9	10	12	9	10	10	15	16	21	21	33	25	39	30	22	17	11	15	17	12	15	14	16	24	15	13	12	8	11	20	18	17	14	12

	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	F	M	A	M	J	J	A	S	O	N	D
Days On Market	88	112	89	97	110	92	111	123	92	100	114	107	142	130	113	90	120	88	125	170	128	90	126	106	123	106	128	127	120	121	128	114	117	85	135	93
3 Mo. Roll Avg			96	99	99	100	104	109	109	105	102	107	121	126	128	111	108	99	111	128	141	129	115	107	118	112	119	120	125	123	123	121	120	105	112	104

	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	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	322	252	246	224	252	477	260	247	283	226	251	222	234	198	255	140	191	190	196	189	201	196	189	194	245	209	283	202	176	191	217	204	176	140	177	201
3 Mo. Roll Avg			273	241	241	318	330	328	263	252	253	233	236	218	229	198	195	174	192	192	195	195	195	193	209	216	246	231	220	190	195	204	199	173	164	173

	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	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.881	0.889	0.900	0.903	0.901	0.929	0.886	0.895	0.869	0.879	0.854	0.847	0.846	0.827	0.851	0.939	0.839	0.885	0.856	0.830	0.851	0.879	0.861	0.853	0.881	0.865	0.859	0.845	0.868	0.861	0.858	0.875	0.876	0.873	0.837	0.886
3 Mo. Roll Avg			0.890	0.897	0.901	0.911	0.905	0.903	0.883	0.881	0.867	0.860	0.849	0.840	0.841	0.872	0.876	0.888	0.860	0.857	0.846	0.853	0.864	0.864	0.865	0.866	0.868	0.856	0.857	0.858	0.862	0.865	0.870	0.875	0.862	0.865

	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	F	M	A	M	J	J	A	S	O	N	D
New Listings	47	63	46	100	109	108	98	111	139	115	92	56	84	137	159	150	160	148	126	128	118	98	79	73	97	136	151	161	104	145	87	112	94	118	70	47
Inventory	174	215	232	293	352	416	458	531	637	703	663	616	600	657	693	713	740	775	766	759	731	681	629	559	554	588	609	655	625	657	634	615	595	588	541	484
Sales	13	24	27	29	29	45	47	53	42	43	31	29	18	26	18	24	34	46	67	51	43	56	43	41	34	25	41	50	52	82	56	31	34	34	40	42

	(000's) 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	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	995	679	626	572	570	637	637	686	562	536	523	458	448	558	512	340	381	430	500	489	563	463	426	460	499	414	403	412	607	520	507	428	583	406	432	473
3 Mo. Roll Avg			767	626	589	593	615	654	629	595	540	505	476	488	506	470	411	384	437	473	517	505	484	450	462	458	439	410	474	513	545	485	506	472	474	437

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