

MLS Area: Glenview Golf



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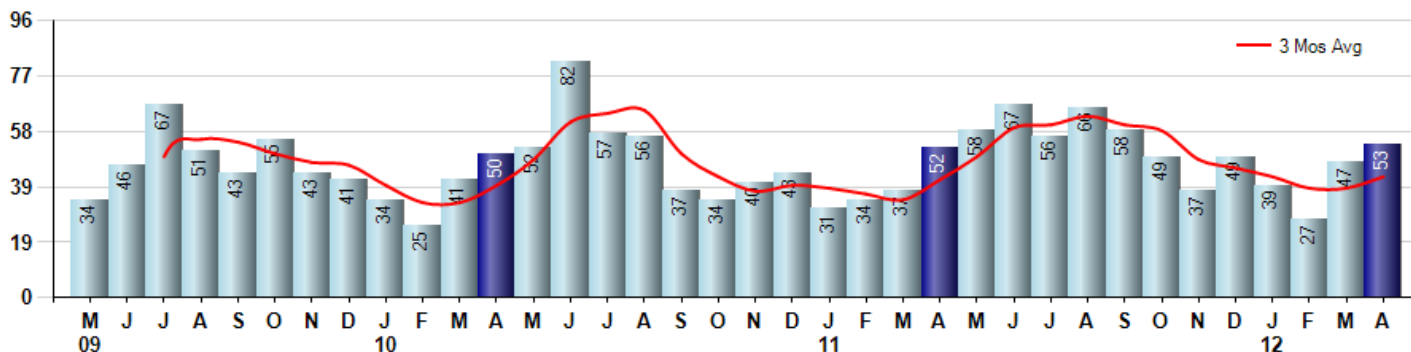
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$454,500	↑		↑				
Average List Price of all Current Listings	\$571,719	↑		↑				
April Median Sales Price	\$319,000	↑	↑	↓	↓	\$295,450	↓	↓
April Average Sales Price	\$463,895	↑	↑	↓	↑	\$386,983	↓	↓
Total Properties Currently for Sale (Inventory)	382	↓		↓				
April Number of Properties Sold	53	↑		↑		166	↑	
April Average Days on Market (Solds)	120	↑	↑	↑	↑	112	↓	↑
April Month's Supply of Inventory	7.2	↓	↓	↓	↓	10.3	↓	↓
April Sale Price vs List Price Ratio	87.9%	↑	↑	↓	↑	86.1%	↓	↓

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

Property Sales

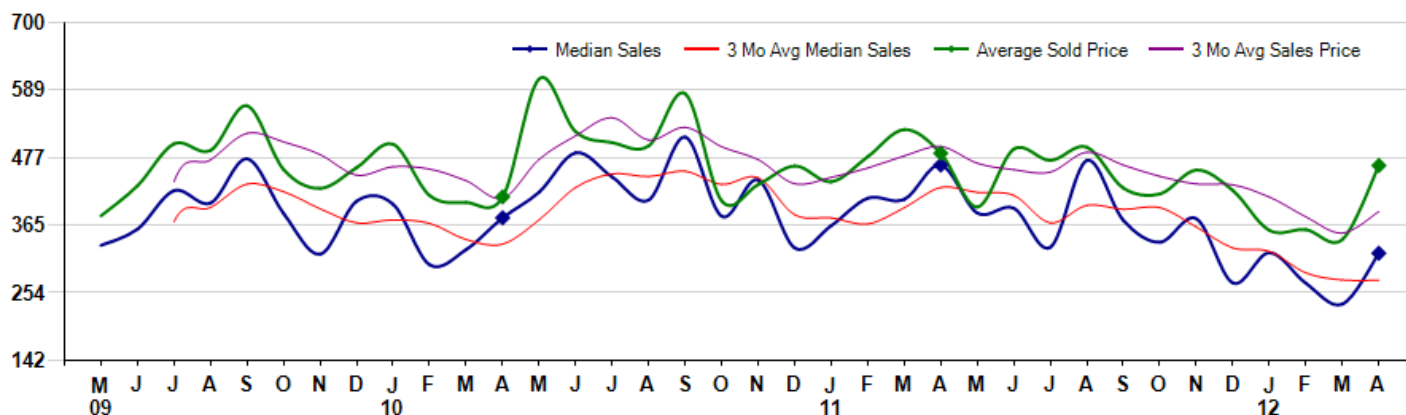
April Property sales were 53, up 1.9% from 52 in April of 2011 and 12.8% higher than the 47 sales last month. April 2012 sales were at their highest level compared to April of 2011 and 2010. April YTD sales of 166 are running 7.8% ahead of last year's year-to-date sales of 154.



Prices

The Median Sales Price in April was \$319,000, down -31.4% from \$464,750 in April of 2011 and up 35.7% from \$235,000 last month. The Average Sales Price in April was \$463,895, down -4.2% from \$484,183 in April of 2011 and up 35.7% from \$341,906 last month. April 2012 ASP was at a mid range compared to April of 2011 and 2010.

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 5/1/2009 through 4/30/2012. 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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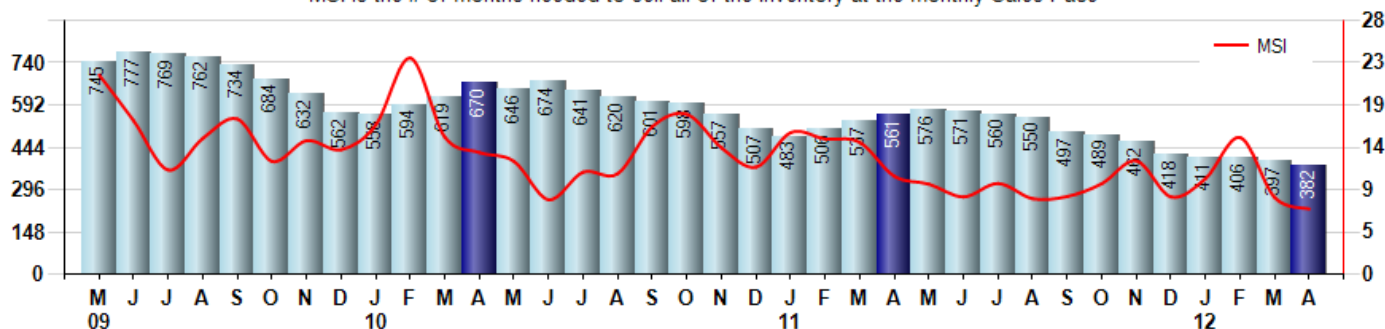
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 382, down -3.8% from 397 last month and down -31.9% from 561 in April of last year. April 2012 Inventory was at the lowest level compared to April of 2011 and 2010.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2012 MSI of 7.2 months was at its lowest level compared with April of 2011 and 2010.

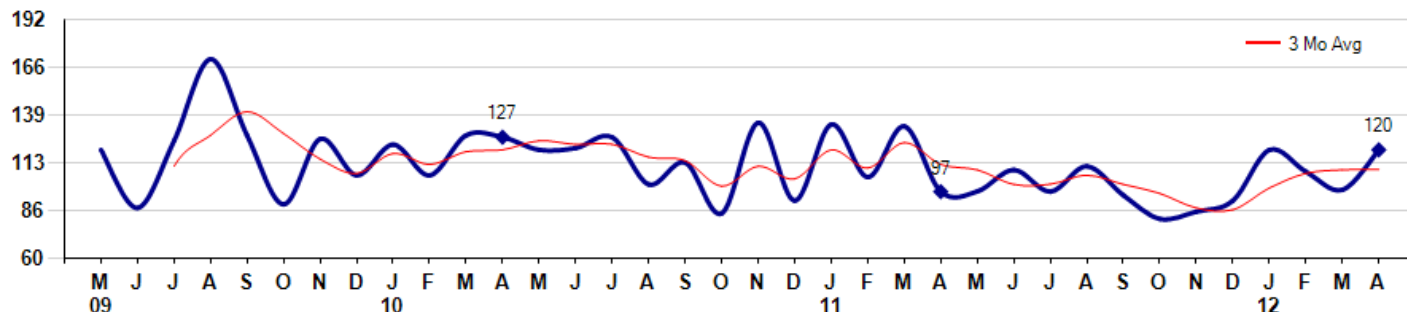
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 April was 120, up 22.4% from 98 days last month and up 23.7% from 97 days in April of last year. The April 2012 DOM was at a mid range compared with April of 2011 and 2010.

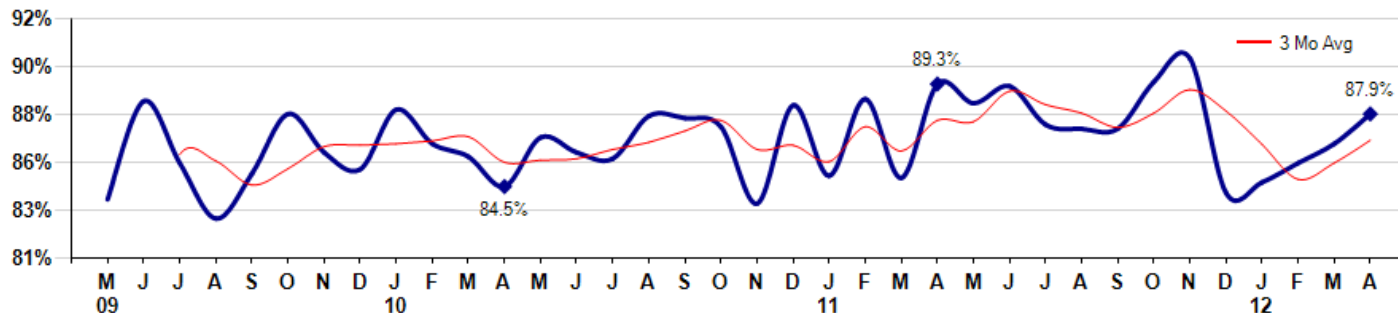
Average Days on Market (Listing to Contract) for properties sold during the month



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 April 2012 Selling Price vs Original List Price of 87.9% was up from 86.5% last month and down from 89.3% in April of last year.

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



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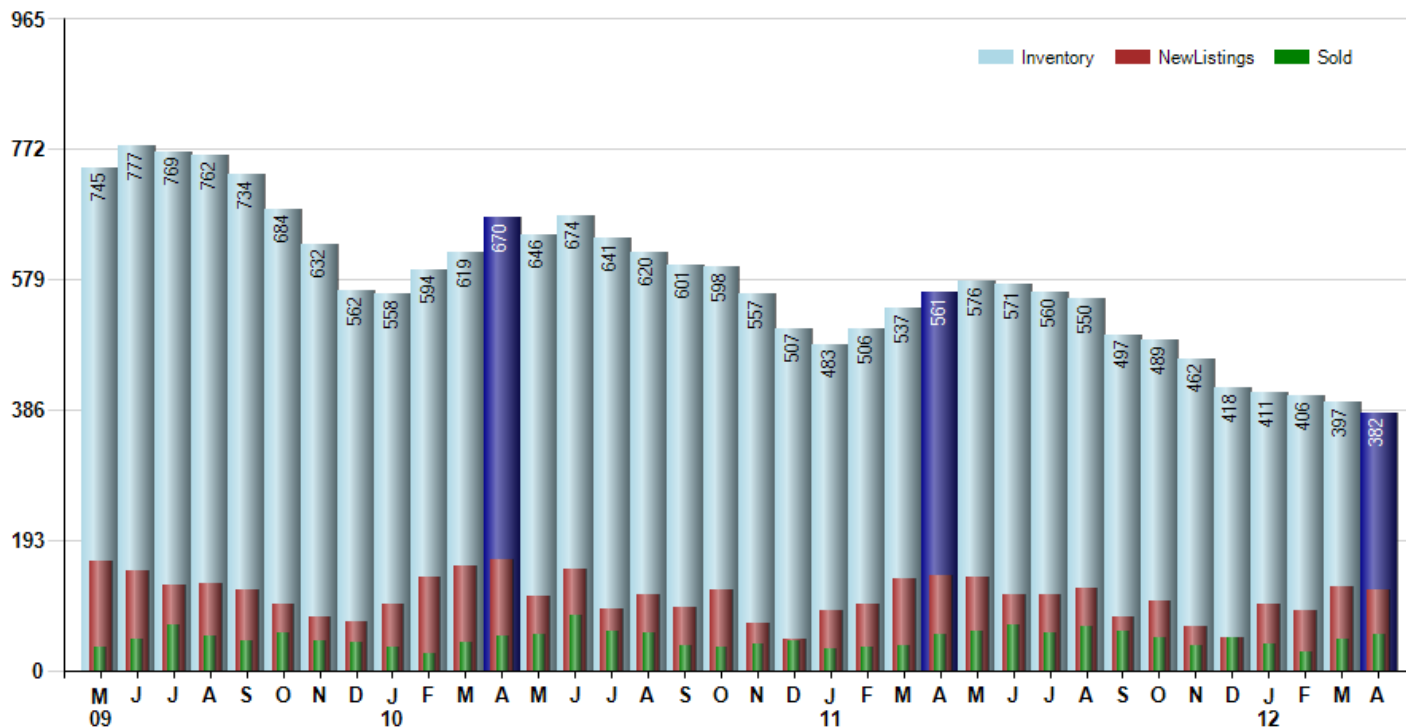
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Inventory / New Listings / Sales

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 April 2012 was 118, down -4.1% from 123 last month and down -16.3% from 141 in April of last year.



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MARKET ACTION REPORT

April 2012

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	M 09	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	O	N	D	J 12	F	M	A
Homes Sold	34	46	67	51	43	55	43	41	34	25	41	50	52	82	57	56	37	34	40	43	31	34	37	52	58	67	56	66	58	49	37	49	39	27	47	53
3 Mo. Roll Avg			49	55	54	50	47	46	39	33	33	39	48	61	64	65	50	42	37	39	38	36	34	41	49	59	60	63	60	58	48	45	42	38	38	42

(000's)	M 09	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	O	N	D	J 12	F	M	A
Median Sale Price	332	359	423	402	475	385	318	405	400	300	325	378	420	485	445	407	511	380	440	328	365	410	408	465	386	393	329	472	374	337	376	270	320	270	235	319
3 Mo. Roll Avg			371	394	433	421	393	369	374	368	342	334	374	428	450	446	454	433	444	383	377	367	394	428	419	415	369	398	392	394	362	328	322	287	275	275

	M 09	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	O	N	D	J 12	F	M	A
Inventory	745	777	769	762	734	684	632	562	558	594	619	670	646	674	641	620	601	598	557	507	483	506	537	561	576	571	560	550	497	489	462	418	411	406	397	382
MSI	22	17	11	15	17	12	15	14	16	24	15	13	12	8	11	11	16	18	14	12	16	15	15	11	10	9	10	8	9	10	12	9	11	15	8	7

	M 09	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	O	N	D	J 12	F	M	A
Days On Market	120	88	125	170	128	90	126	106	123	106	128	127	120	121	127	101	113	85	135	92	134	105	133	97	97	109	97	111	95	82	86	92	120	108	98	120
3 Mo. Roll Avg			111	128	141	129	115	107	118	112	119	120	125	123	123	116	114	100	111	104	120	110	124	112	109	101	101	106	101	96	88	87	99	107	109	109

	M 09	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	O	N	D	J 12	F	M	A
Price per Sq Ft	191	190	196	189	201	200	189	194	245	209	283	202	176	191	217	192	176	140	177	191	174	175	204	180	170	208	180	190	178	198	184	173	175	152	158	166
3 Mo. Roll Avg			192	192	195	197	197	194	209	216	246	231	220	190	195	200	195	169	164	169	181	180	184	186	185	186	186	193	183	189	187	185	177	167	162	159

	M 09	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	O	N	D	J 12	F	M	A
Sale to List Price	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	0.878	0.877	0.873	0.837	0.883	0.850	0.886	0.849	0.893	0.884	0.892	0.874	0.872	0.872	0.894	0.905	0.842	0.847	0.856	0.865	0.879
3 Mo. Roll Avg			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	0.866	0.871	0.876	0.862	0.864	0.857	0.873	0.862	0.876	0.875	0.890	0.883	0.879	0.873	0.879	0.890	0.880	0.865	0.848	0.856	0.867

	M 09	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	O	N	D	J 12	F	M	A
New Listings	162	148	127	129	118	98	79	73	98	138	155	165	110	150	91	113	94	119	69	46	89	98	135	141	137	112	111	122	80	103	66	48	98	88	123	118
Inventory	745	777	769	762	734	684	632	562	558	594	619	670	646	674	641	620	601	598	557	507	483	506	537	561	576	571	560	550	497	489	462	418	411	406	397	382
Sales	34	46	67	51	43	55	43	41	34	25	41	50	52	82	57	56	37	34	40	43	31	34	37	52	58	67	56	66	58	49	37	49	39	27	47	53

(000's)	M 09	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	O	N	D	J 12	F	M	A
Avg Sale Price	381	430	500	489	563	458	426	460	499	414	403	412	607	520	502	496	583	406	432	463	437	479	523	484	396	491	472	494	427	417	457	423	357	358	342	464
3 Mo. Roll Avg			437	473	517	503	482	448	462	458	439	410	474	513	543	506	527	495	474	434	444	460	480	495	468	457	453	486	465	446	433	432	412	379	352	388

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