

MLS Area: Glenview Golf



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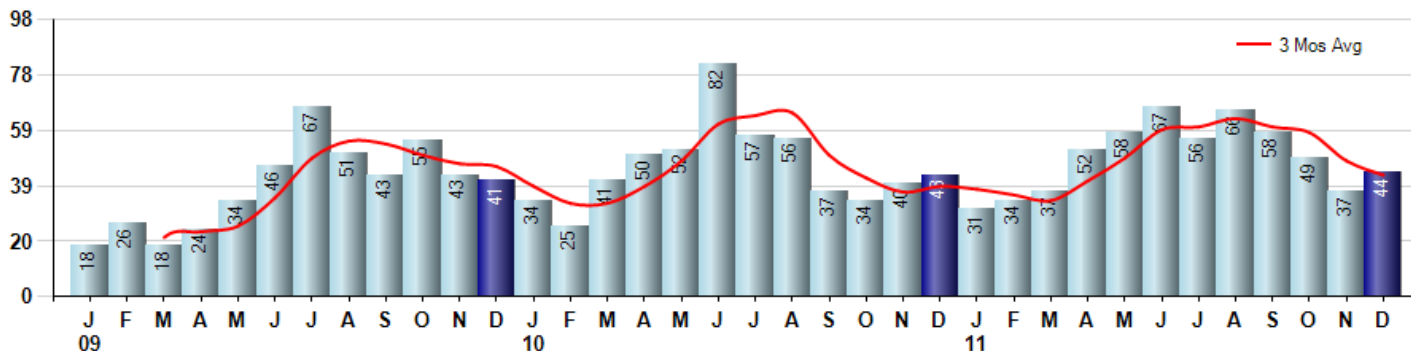
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$405,000	↔		↓				
Average List Price of all Current Listings	\$537,086	↔		↓				
December Median Sales Price	\$256,250	↓	↓	↓	↓	\$385,000	↓	↓
December Average Sales Price	\$402,282	↓	↓	↓	↓	\$456,803	↓	↓
Total Properties Currently for Sale (Inventory)	398	↓		↓				
December Number of Properties Sold	44	↑		↑		589	↑	
December Average Days on Market (Solds)	92	↑	↑	↔	↓	102	↓	↓
December Month's Supply of Inventory	9.0	↓	↓	↓	↓	11.0	↓	↓
December Sale Price vs List Price Ratio	84.4%	↓	↓	↓	↓	87.7%	↑	↑

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

Property Sales

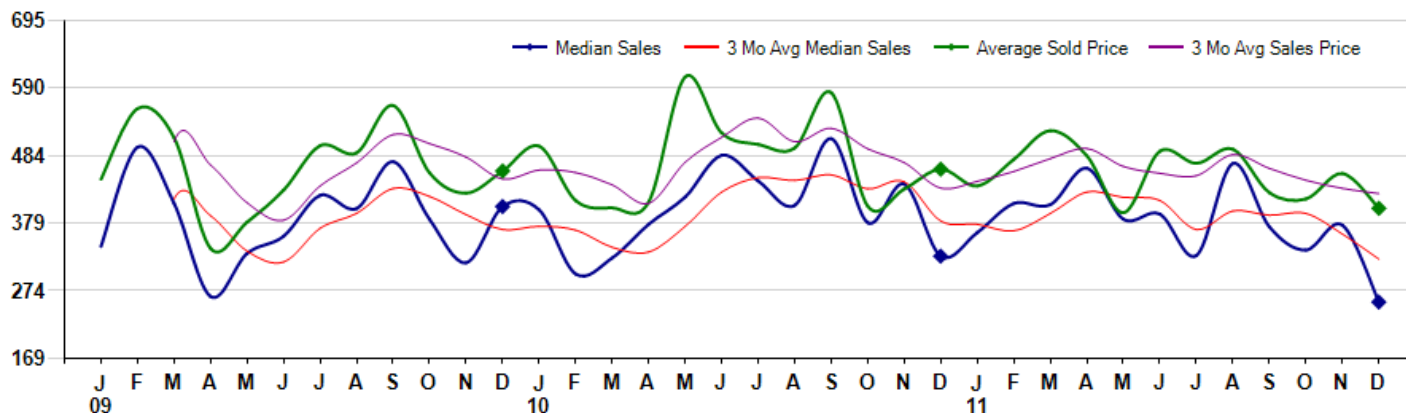
December Property sales were 44, up 2.3% from 43 in December of 2010 and 18.9% higher than the 37 sales last month. December 2011 sales were at their highest level compared to December of 2010 and 2009. December YTD sales of 589 are running 6.9% ahead of last year's year-to-date sales of 551.



Prices

The Median Sales Price in December was \$256,250, down -21.8% from \$327,777 in December of 2010 and down -31.8% from \$376,000 last month. The Average Sales Price in December was \$402,282, down -13.2% from \$463,307 in December of 2010 and down -11.9% from \$456,544 last month. December 2011 ASP was at the lowest level compared to December 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 1/1/2009 through 12/31/2011. 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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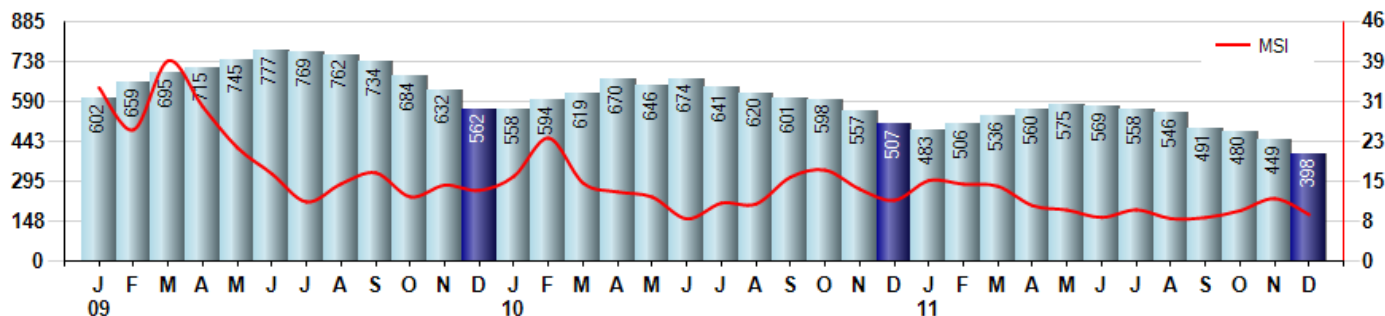
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 398, down -11.4% from 449 last month and down -21.5% from 507 in December of last year. December 2011 Inventory was at the lowest level compared to December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 9.0 months was at its lowest level compared with December of 2010 and 2009.

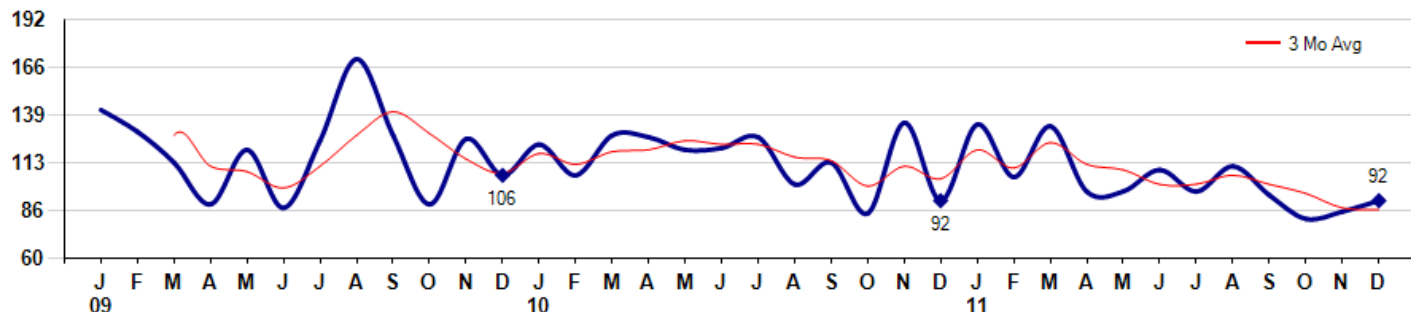
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 December was 92, up 7.0% from 86 days last month and equal to 92 days in December of last year. The December 2011 DOM was at its lowest level compared with December of 2010 and 2009.

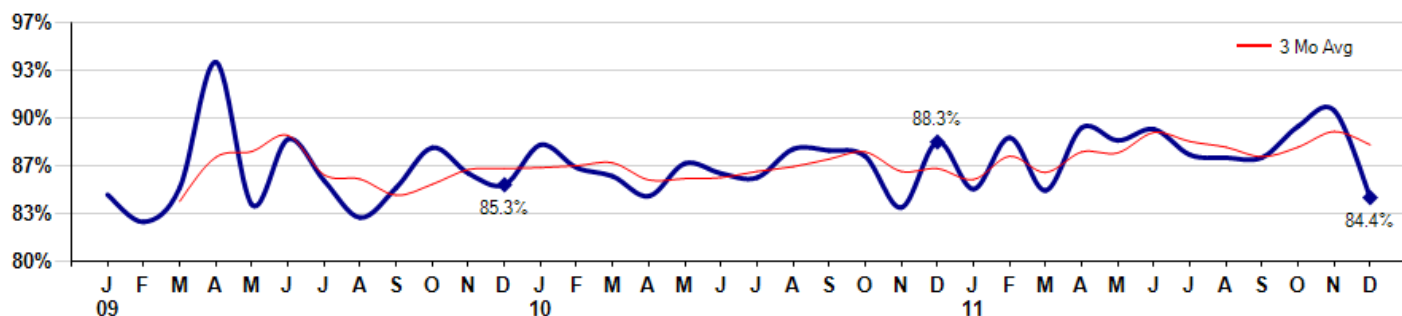
Average Days on Market (Listing to Contract) for properties sold during the month



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 December 2011 Selling Price vs Original List Price of 84.4% was down from 90.5% last month and down from 88.3% in December of last year.

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



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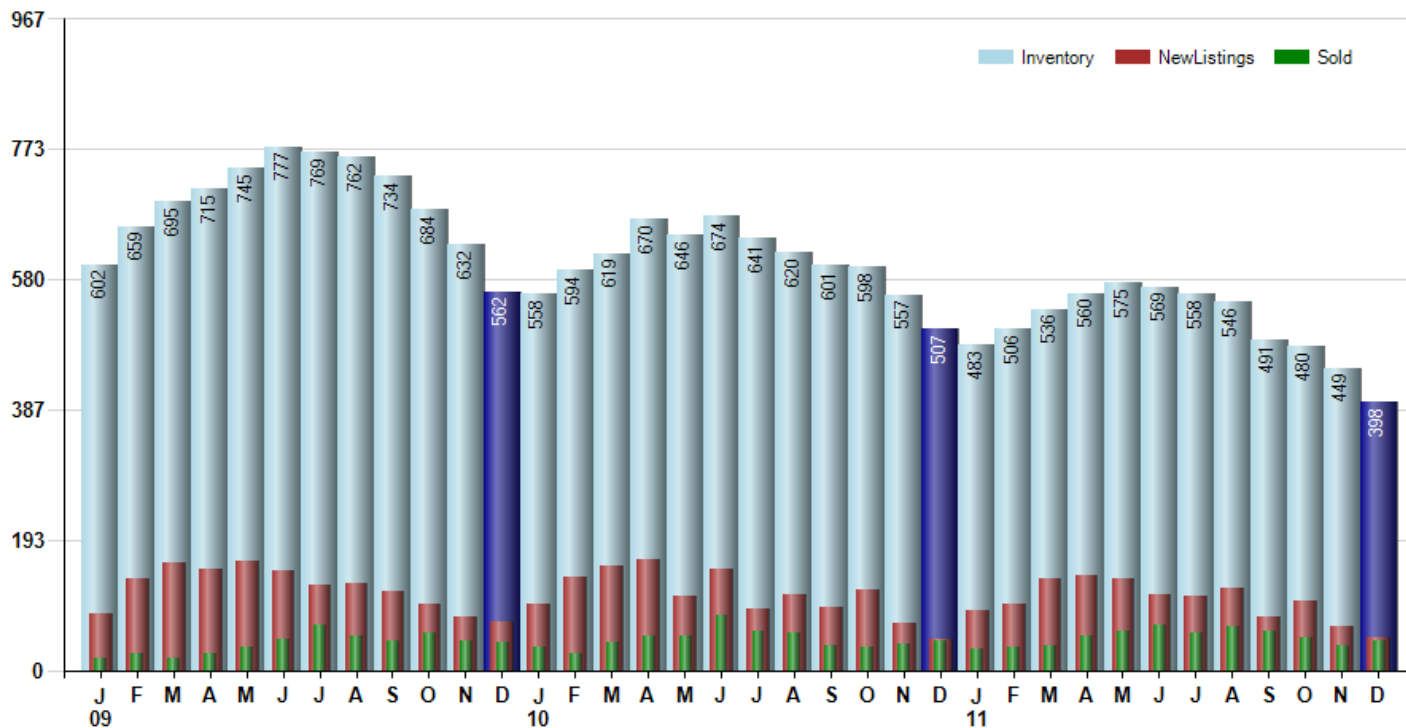
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Inventory / New Listings / Sales

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 2011 was 48, down -27.3% from 66 last month and up 4.3% from 46 in December of last year.



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MARKET ACTION REPORT

December 2011

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	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	O	N	D
Homes Sold	18	26	18	24	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	44
3 Mo. Roll Avg			21	23	25	35	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	43

(000's)	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	O	N	D
Median Sale Price	343	498	410	265	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	256
3 Mo. Roll Avg			417	391	336	319	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	323

	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	O	N	D
Inventory	602	659	695	715	745	777	769	762	734	684	632	562	558	594	619	670	646	674	641	620	601	598	557	507	483	506	536	560	575	569	558	546	491	480	449	398
MSI	33	25	39	30	22	17	11	15	17	12	15	14	16	24	15	13	12	8	11	11	16	18	14	12	16	15	14	11	10	8	10	8	10	12	9	

	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	O	N	D
Days On Market	142	130	113	90	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
3 Mo. Roll Avg			128	111	108	99	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

	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	O	N	D
Price per Sq Ft	234	198	255	140	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	163
3 Mo. Roll Avg			229	198	195	174	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	182

	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	O	N	D
Sale to List Price	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	0.878	0.877	0.873	0.883	0.850	0.886	0.849	0.893	0.884	0.892	0.874	0.872	0.872	0.894	0.905	0.844	
3 Mo. Roll Avg			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	0.866	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	0.881

	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	O	N	D
New Listings	84	137	159	150	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
Inventory	602	659	695	715	745	777	769	762	734	684	632	562	558	594	619	670	646	674	641	620	601	598	557	507	483	506	536	560	575	569	558	546	491	480	449	398
Sales	18	26	18	24	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	44

(000's)	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	O	N	D
Avg Sale Price	448	558	512	340	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	402
3 Mo. Roll Avg			506	470	411	384	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	425

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