

MLS Area: Lincolnshire

No Photo Available

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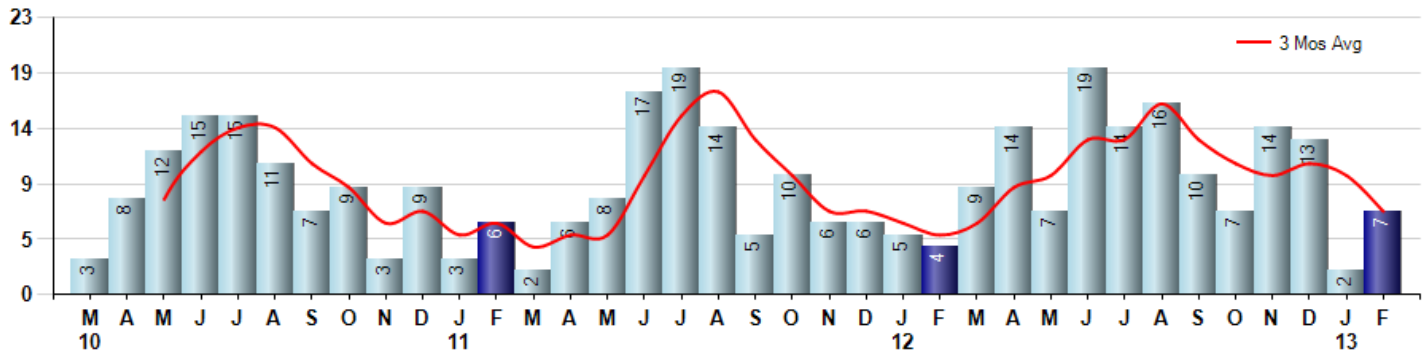
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$499,000	↑		↔				
Average List Price of all Current Listings	\$618,844	↑		↑				
February Median Sales Price	\$439,000	↑	↔	↑	↔	\$439,000	↑	↔
February Average Sales Price	\$500,014	↑	↑	↑	↑	\$483,622	↑	↓
Total Properties Currently for Sale (Inventory)	43	↓		↓				
February Number of Properties Sold	7	↑		↑		9	↔	
February Average Days on Market (Solds)	59	↓	↓	↓	↓	63	↓	↓
February Month's Supply of Inventory	6.1	↓	↓	↓	↓	15.8	↓	↑
February Sale Price vs List Price Ratio	94.7%	↓	↑	↓	↑	94.8%	↑	↑

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

Property Sales

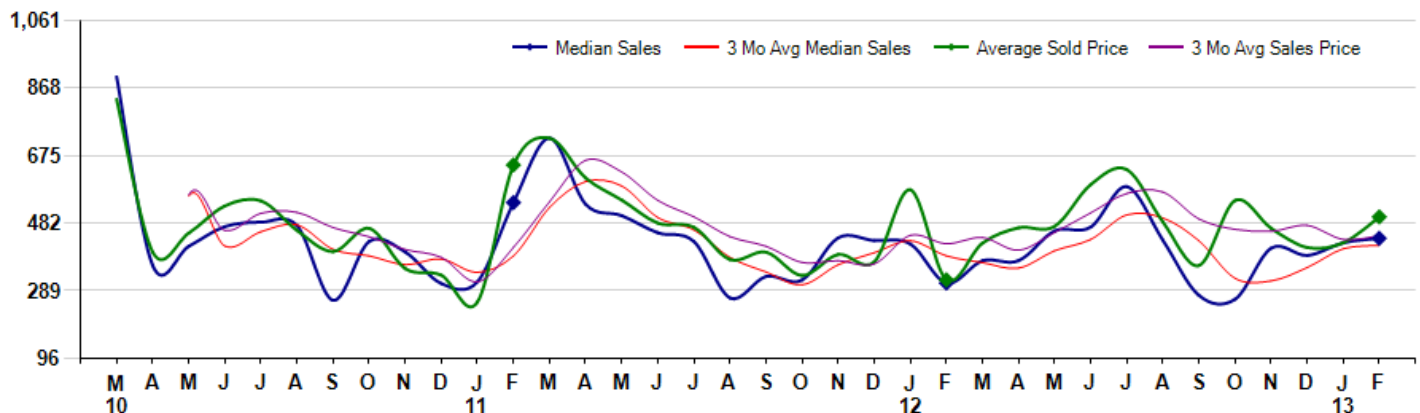
February Property sales were 7, up 75.0% from 4 in February of 2012 and 250.0% higher than the 2 sales last month. February 2013 sales were at their highest level compared to February of 2012 and 2011. February YTD sales of 9 are running equal to last year's year-to-date sales of 9.



Prices

The Median Sales Price in February was \$439,000, up 41.0% from \$311,250 in February of 2012 and up 3.0% from \$426,250 last month. The Average Sales Price in February was \$500,014, up 56.0% from \$320,600 in February of 2012 and up 17.3% from \$426,250 last month. February 2013 ASP was at a mid range compared to February of 2012 and 2011.

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



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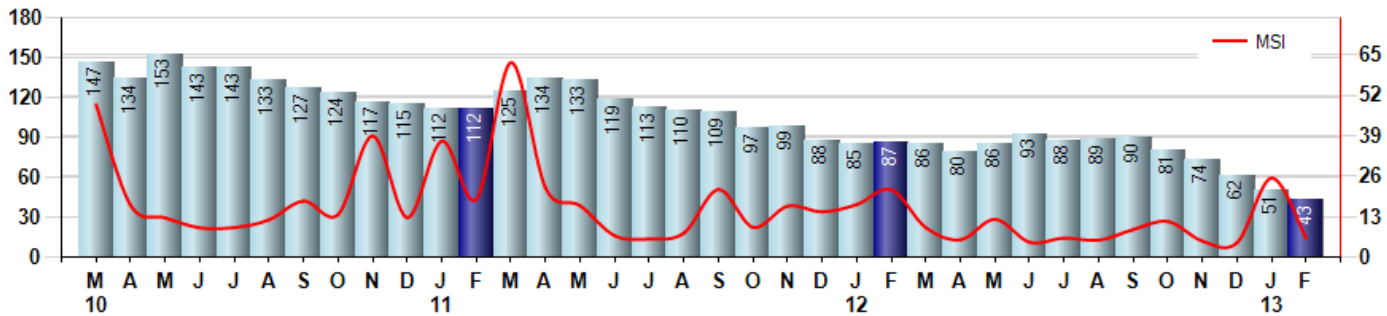
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 43, down -15.7% from 51 last month and down -50.6% from 87 in February of last year. February 2013 Inventory was at the lowest level compared to February of 2012 and 2011.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2013 MSI of 6.1 months was at its lowest level compared with February of 2012 and 2011.

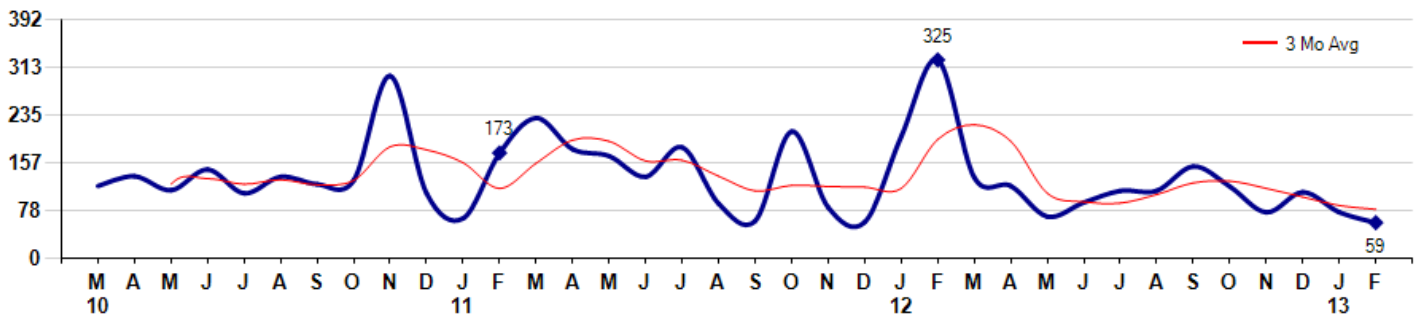
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 February was 59, down -22.4% from 76 days last month and down -81.8% from 325 days in February of last year. The February 2013 DOM was at its lowest level compared with February of 2012 and 2011.

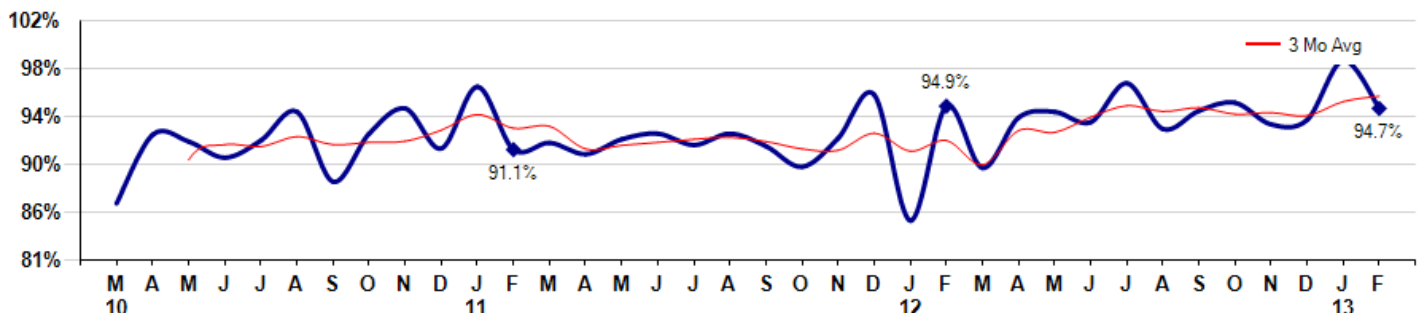
Average Days on Market (Listing to Contract) for properties sold during the month



Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their 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 February 2013 Selling Price vs List Price of 94.7% was down from 98.9% last month and down from 94.9% in February of last year.

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



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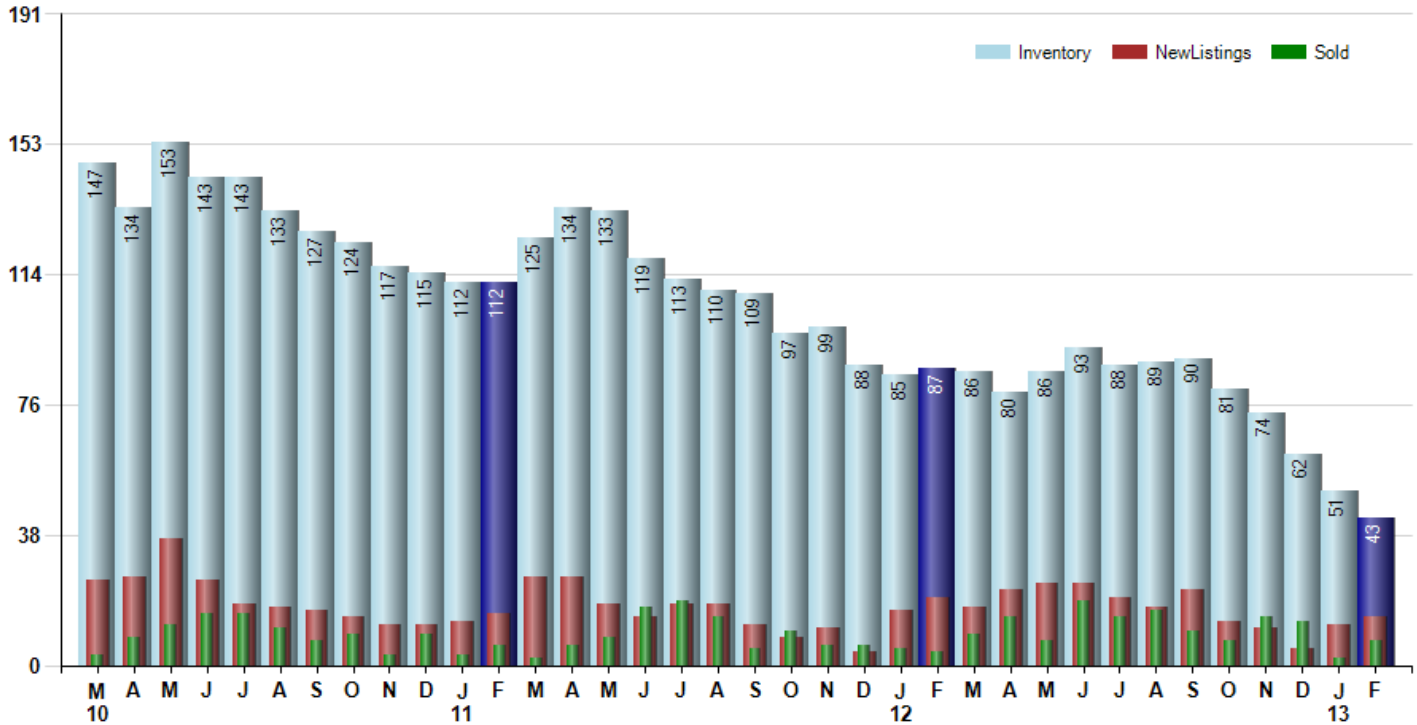
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Inventory / New Listings / Sales

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 February 2013 was 14, up 16.7% from 12 last month and down -30.0% from 20 in February of last year.



MARKET ACTION REPORT

February 2013

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	M 10	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	M	J	J	A	S	O	N	D	J 13	F
Homes Sold	3	8	12	15	15	11	7	9	3	9	3	6	2	6	8	17	19	14	5	10	6	6	5	4	9	14	7	19	14	16	10	7	14	13	2	7
3 Mo. Roll Avg			8	12	14	14	11	9	6	7	5	6	4	5	5	10	15	17	13	10	7	7	6	5	6	9	10	13	13	16	13	11	10	11	10	7

	(000's) M 10	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	M	J	J	A	S	O	N	D	J 13	F
Median Sale Price	900	362	416	473	485	475	262	430	400	310	315	541	725	537	504	455	430	269	330	320	441	433	423	311	375	375	460	471	587	434	276	265	411	390	426	439
3 Mo. Roll Avg			559	417	458	478	407	389	364	380	342	389	527	601	588	498	463	385	343	306	364	398	432	389	370	354	403	435	506	497	432	325	317	355	409	418

	M 10	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	M	J	J	A	S	O	N	D	J 13	F
Inventory	147	134	153	143	143	133	127	124	117	115	112	112	125	134	133	119	113	110	109	97	99	88	85	87	86	80	86	93	88	89	90	81	74	62	51	43
MSI	49	17	13	10	10	12	18	14	39	13	37	19	63	22	17	7	6	8	22	10	17	15	17	22	10	6	12	5	6	6	9	12	5	5	26	6

	M 10	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	M	J	J	A	S	O	N	D	J 13	F
Days On Market	119	135	112	146	107	134	122	128	299	107	66	173	230	179	168	134	182	90	62	208	84	60	200	325	133	119	69	92	111	111	151	118	76	109	76	59
3 Mo. Roll Avg			122	131	122	129	121	128	183	178	157	115	156	194	192	160	161	135	111	120	118	117	115	195	219	192	107	93	91	105	124	127	115	101	87	81

	M 10	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	M	J	J	A	S	O	N	D	J 13	F
Price per Sq Ft	202	164	168	184	170	171	159	161	160	146	123	170	188	195	174	168	159	131	149	121	141	135	137	142	125	153	182	177	192	171	152	154	160	158	171	153
3 Mo. Roll Avg			178	172	174	175	167	164	160	156	143	146	160	184	186	179	167	153	146	134	137	132	138	138	135	140	153	171	184	180	172	159	155	157	163	161

	M 10	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	M	J	J	A	S	O	N	D	J 13	F
Sale to List Price	0.864	0.924	0.918	0.904	0.919	0.944	0.883	0.925	0.947	0.912	0.966	0.911	0.917	0.907	0.920	0.925	0.915	0.925	0.914	0.896	0.921	0.959	0.849	0.949	0.895	0.939	0.944	0.935	0.969	0.929	0.945	0.952	0.933	0.937	0.989	0.947
3 Mo. Roll Avg			0.902	0.915	0.914	0.922	0.915	0.917	0.918	0.928	0.942	0.930	0.931	0.912	0.915	0.917	0.920	0.922	0.918	0.912	0.910	0.925	0.910	0.919	0.898	0.928	0.926	0.939	0.949	0.944	0.948	0.942	0.943	0.941	0.953	0.958

	M 10	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	M	J	J	A	S	O	N	D	J 13	F
New Listings	25	26	37	25	18	17	16	14	12	12	13	15	26	26	18	14	18	18	12	8	11	4	16	20	17	22	24	24	20	17	22	13	11	5	12	14
Inventory	147	134	153	143	143	133	127	124	117	115	112	112	125	134	133	119	113	110	109	97	99	88	85	87	86	80	86	93	88	89	90	81	74	62	51	43
Sales	3	8	12	15	15	11	7	9	3	9	3	6	2	6	8	17	19	14	5	10	6	6	5	4	9	14	7	19	14	16	10	7	14	13	2	7

	(000's) M 10	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	M	J	J	A	S	O	N	D	J 13	F
Avg Sale Price	836	400	454	531	546	462	401	467	353	334	257	648	725	611	548	483	471	378	400	333	393	372	578	321	425	469	473	592	635	486	361	547	468	413	426	500
3 Mo. Roll Avg			563	462	510	513	470	443	407	385	315	413	543	662	628	547	501	444	416	370	375	366	447	423	441	405	456	512	567	571	494	465	459	476	436	446

