

MLS Area: Glencoe



ART WILSON
 Broker, Realtor
 847-363-1599
 Art.Wilson@cbexchange.com



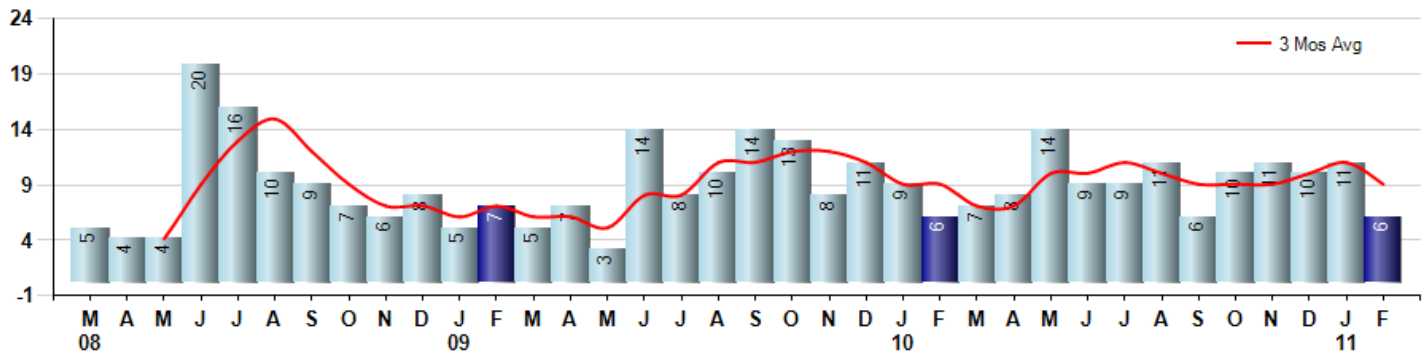
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,160,500	↑		↓				
Average List Price of all Current Listings	\$1,914,342	↑		↑				
February Median Sales Price	\$916,000	↓	↑	↑	↑	\$962,500	↑	↑
February Average Sales Price	\$1,107,000	↓	↑	↑	↑	\$1,158,306	↑	↑
Total Properties Currently for Sale (Inventory)	102	↓		↓				
February Number of Properties Sold	6	↓		↔		17	↑	
February Average Days on Market (Solds)	144	↑	↑	↑	↑	124	↔	↑
Asking Price per Square Foot (based on New Listings)	\$321	↓	↔	↓	↓	\$342	↓	↓
February Sold Price per Square Foot	\$250	↑	↓	↓	↓	\$242	↓	↓
February Month's Supply of Inventory	17.0	↑	↑	↓	↑	13.2	↓	↓
February Sale Price vs List Price Ratio	86.3%	↓	↑	↑	↑	90.3%	↑	↑

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

Property Sales

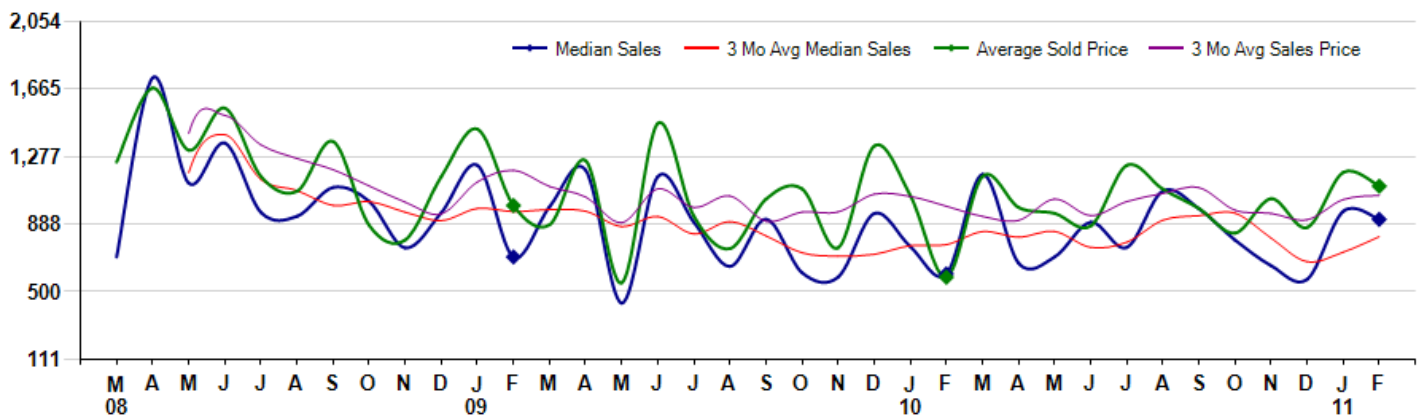
February Property sales were 6, equal to 6 in February of 2010 and -45.5% lower than the 11 sales last month. February 2011 sales were at their lowest level compared to February of 2010 and 2009. February YTD sales of 17 are running 13.3% ahead of last year's year-to-date sales of 15.



Prices

The Median Sales Price in February was \$916,000, up 52.0% from \$602,500 in February of 2010 and down -4.8% from \$962,500 last month. The Average Sales Price in February was \$1,107,000, up 89.8% from \$583,333 in February of 2010 and down -6.7% from \$1,186,291 last month. February 2011 ASP was at highest level compared to February 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 3/1/2008 through 2/28/2011. 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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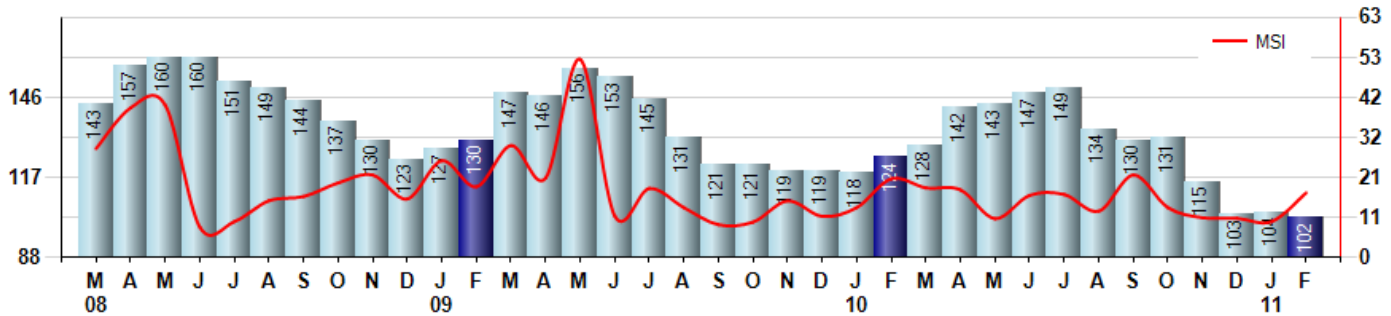
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 102, down -1.9% from 104 last month and down -17.7% from 124 in February of last year. February 2011 Inventory was at the lowest level compared to February of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2011 MSI of 17.0 months was at its lowest level compared with February of 2010 and 2009.

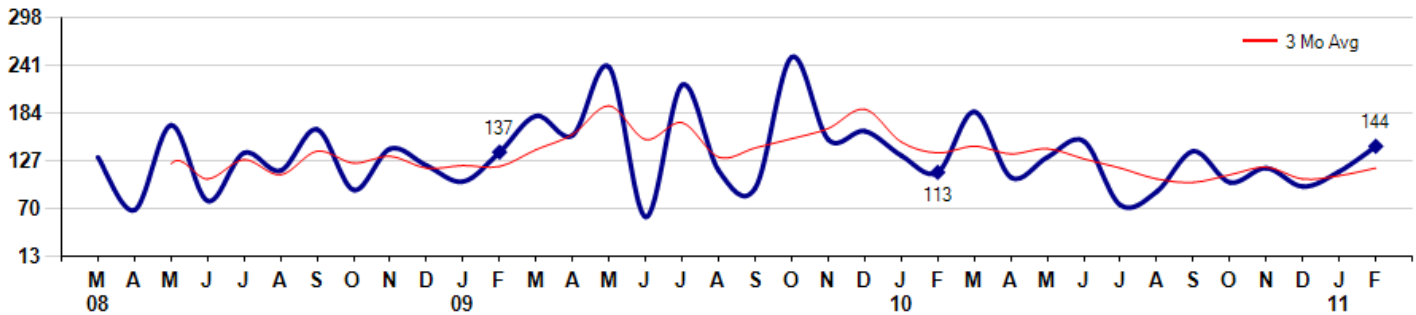
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 February was 144, up 26.3% from 114 days last month and up 27.4% from 113 days in February of last year. The February 2011 DOM was at its highest level compared with February of 2010 and 2009.

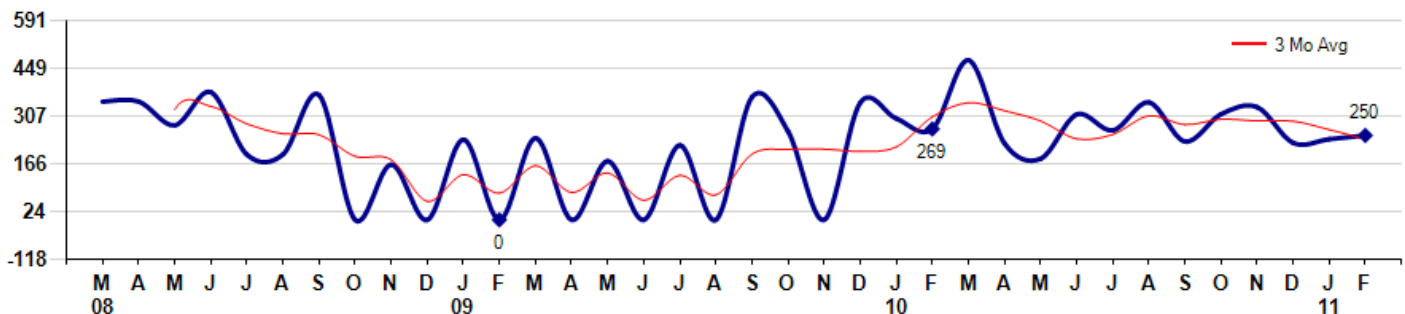
Average Days on Market (Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The February 2011 Selling Price per Square Foot of \$250 was up 4.6% from \$239 last month and down -7.1% from \$269 in February of last year.

Average Selling Price per Square Foot for properties that sold during the month



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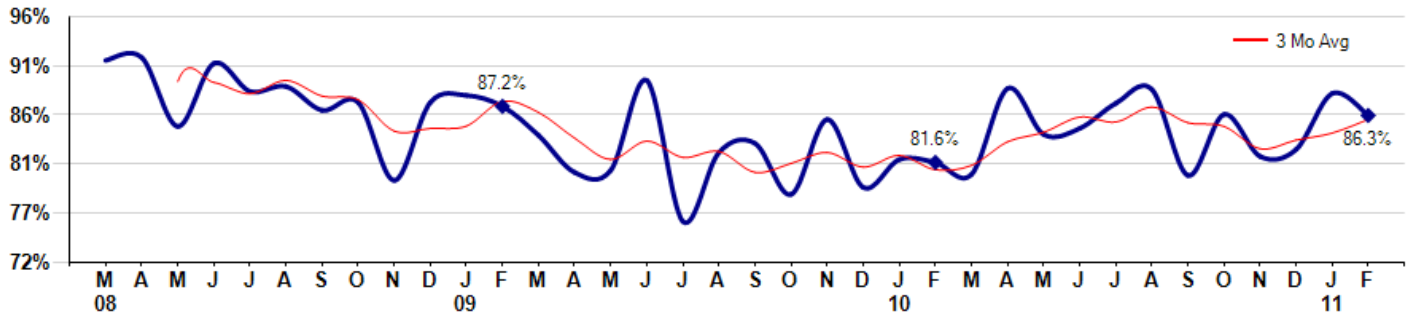


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Selling Price vs Original Listing Price

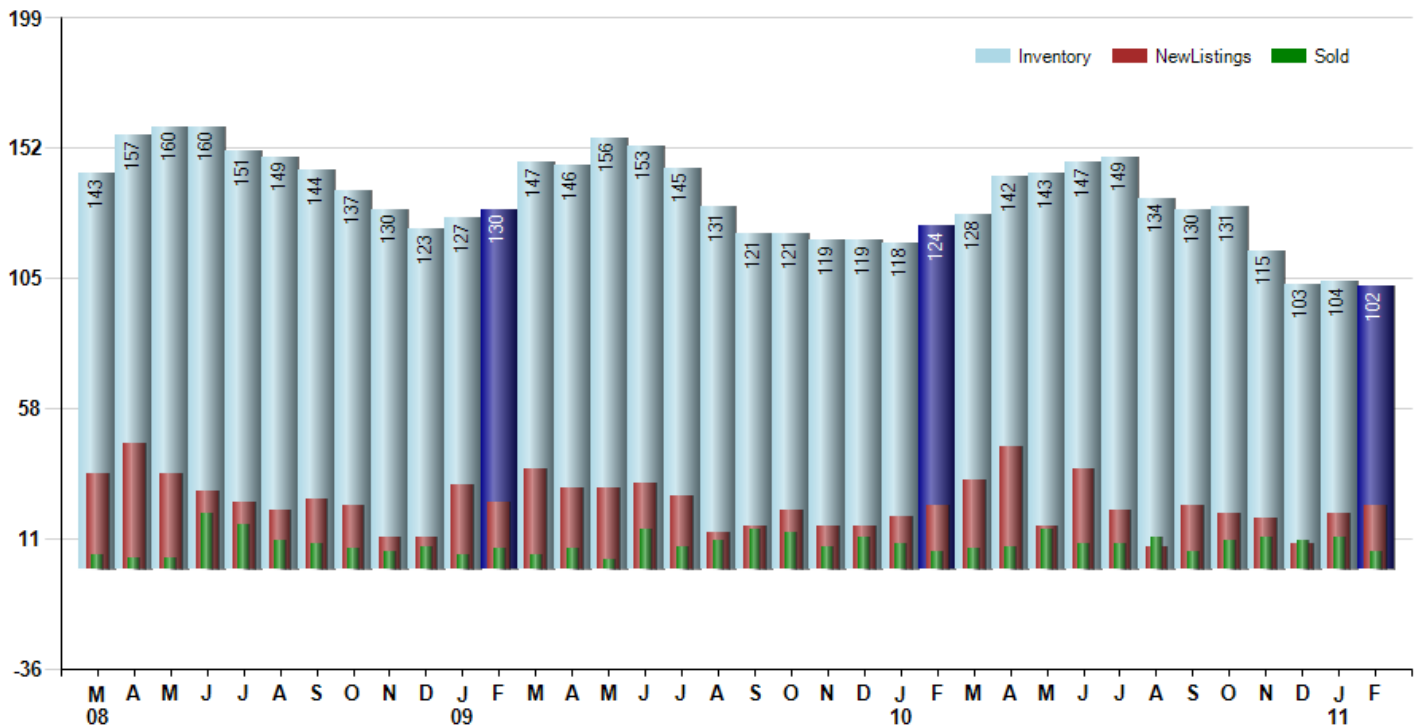
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2011 Selling Price vs Original List Price of 86.3% was down from 88.5% last month and up from 81.6% in February of last year.

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



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 2011 was 23, up 15.0% from 20 last month and equal to 23 in February of last year.



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MARKET ACTION REPORT

February 2011

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	M 08	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	J 11	F
Homes Sold	5	4	4	20	16	10	9	7	6	8	5	7	5	7	3	14	8	10	14	13	8	11	9	6	7	8	14	9	9	11	6	10	11	10	11	6
3 Mo. Roll Avg			4	9	13	15	12	9	7	7	6	7	6	6	5	8	8	11	11	12	12	11	9	9	7	7	10	10	11	10	9	9	9	10	11	9

	(000's) M 08	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	J 11	F
Median Sale Price	700	1,730	1,124	1,355	956	934	1,100	1,020	753	955	1,228	700	989	1,200	435	1,163	900	646	918	610	585	950	760	603	1,175	665	700	900	755	1,080	978	797	650	572	963	916
3 Mo. Roll Avg			1,185	1,403	1,145	1,082	997	1,018	958	909	978	961	972	963	875	933	833	903	821	725	704	715	765	771	846	814	847	755	785	912	938	952	808	673	728	817

	M 08	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	J 11	F
Inventory	143	157	160	160	151	149	144	137	130	123	127	130	147	146	156	153	145	131	121	121	119	119	118	124	128	142	143	147	149	134	130	131	115	103	104	102
MSI	29	39	40	8	9	15	16	20	22	15	25	19	29	21	52	11	18	13	9	9	15	11	13	21	18	18	10	16	17	12	22	13	10	10	9	17

	M 08	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	J 11	F
Days On Market	131	68	169	79	136	115	164	92	141	121	102	137	180	157	238	60	217	115	94	250	152	162	133	113	185	107	131	150	74	90	138	101	118	96	114	144
3 Mo. Roll Avg			123	105	128	110	138	124	132	118	121	120	140	158	192	152	172	131	142	153	165	188	149	136	144	135	141	129	118	105	101	110	119	105	109	118

	M 08	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	J 11	F
Price per Sq Ft	350	350	280	378	193	194	370	0	164	0	238	0	242	0	174	0	221	0	364	262	0	347	300	269	473	226	181	312	265	348	232	313	334	228	239	250
3 Mo. Roll Avg			327	336	284	255	252	188	178	55	134	79	160	81	139	58	132	74	195	209	209	203	216	305	347	323	293	240	253	308	282	298	293	292	267	239

	M 08	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	J 11	F
Sale to List Price	0.918	0.921	0.852	0.915	0.887	0.892	0.868	0.876	0.798	0.876	0.883	0.872	0.843	0.806	0.808	0.898	0.757	0.826	0.835	0.784	0.859	0.791	0.819	0.816	0.804	0.890	0.844	0.850	0.875	0.889	0.803	0.864	0.822	0.829	0.885	0.863
3 Mo. Roll Avg			0.897	0.896	0.885	0.898	0.882	0.879	0.847	0.850	0.852	0.877	0.866	0.840	0.819	0.837	0.821	0.827	0.806	0.815	0.826	0.811	0.823	0.809	0.813	0.837	0.846	0.861	0.856	0.871	0.856	0.852	0.830	0.838	0.845	0.859

	M 08	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	J 11	F
New Listings	34	45	34	28	24	21	25	23	11	11	30	24	36	29	29	31	26	13	15	21	15	15	19	23	32	44	15	36	21	8	23	20	18	9	20	23
Inventory	143	157	160	160	151	149	144	137	130	123	127	130	147	146	156	153	145	131	121	121	119	119	118	124	128	142	143	147	149	134	130	131	115	103	104	102
Sales	5	4	4	20	16	10	9	7	6	8	5	7	5	7	3	14	8	10	14	13	8	11	9	6	7	8	14	9	9	11	6	10	11	10	11	6

	(000's) M 08	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	J 11	F
Avg Sale Price	1,246	1,671	1,313	1,556	1,164	1,078	1,364	882	798	1,162	1,435	996	885	1,254	552	1,468	935	748	1,033	1,092	753	1,338	1,053	583	1,163	985	951	878	1,227	1,090	979	838	1,035	870	1,186	1,107
3 Mo. Roll Avg			1,410	1,514	1,344	1,266	1,202	1,108	1,015	948	1,132	1,198	1,105	1,045	897	1,091	985	1,050	905	958	959	1,061	1,048	991	933	910	1,033	938	1,019	1,065	1,099	969	951	914	1,030	1,054

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