

# North Shore market update

**GLENVIEW**

Current prices for homes on the market  
Trends in pricing  
Current levels of supply and demand  
Value metrics

Report for the week of  
2009-08-14

Presented by North Shore  
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# City Overview

Real-Time Market Profile		Trend
Median List Price	\$ 645,000	← →
Average List Price	\$ 783,995	
Least Expensive Listing	\$ 159,900	
Most Expensive Listing	\$ 3,250,000	
Asking Price per Square Foot	\$ 242	← →
Average Days on Market	244	↓ ↓
Total Inventory	489	↑ ↑
Absorbed This Week*	17	
Percent of Properties with Price Decrease	46 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2,587	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Median Age	49	

Altos Research Value Statistics		
Market Action Index	<b>Cold! Buyer's</b>	10 ← →

Altos Research calculates the Market Action Index which measures available supply relative to the current level of demand. Index value above 30 indicates conditions favor the seller. See the section below for full details.

Trend Key

 Last Month's Trend 
  Last Quarter's 
  No Clear Monthly/Quarterly

\*Metric "Absorbed this Week" covers properties sold and those taken off the market for other reasons. Since sales sometimes take months to close, it is impossible to discern in real-time exactly which properties sold.

## Characteristics per Quartile

Quart	Median Price	Med. Sqft.	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 1,299,450	4,428	0.25 - 0.50 acre	5.0	4.5	7	122	2	1	279
2	\$ 809,550	3,192	0.25 - 0.50 acre	4.0	3.5	24	122	3	5	250
3	\$ 499,900	2,274	0.25 - 0.50 acre	3.0	2.5	52	122	2	4	214
4	\$ 349,000	1,668	8,001 - 10,000 sq ft	3.0	2.0	53	123	5	7	235

## GLENVIEW

### THIS WEEK

The median single family home price in GLENVIEW this week is \$645,000. The 489 homes have been on the market for an average of 244 days.

With inventory trending up but days-on-market trending down and the Market Action Index essentially flat recently, conditions don't seem to have strong up or down pull.

### QUARTILES

To get a tightly targeted understanding of homes in the market, we break each locale into quartiles. Each quartile is 25% of the homes listed.

Most expensive 25% of homes

Upper-middle 25% of homes

Lower-middle 25% of homes

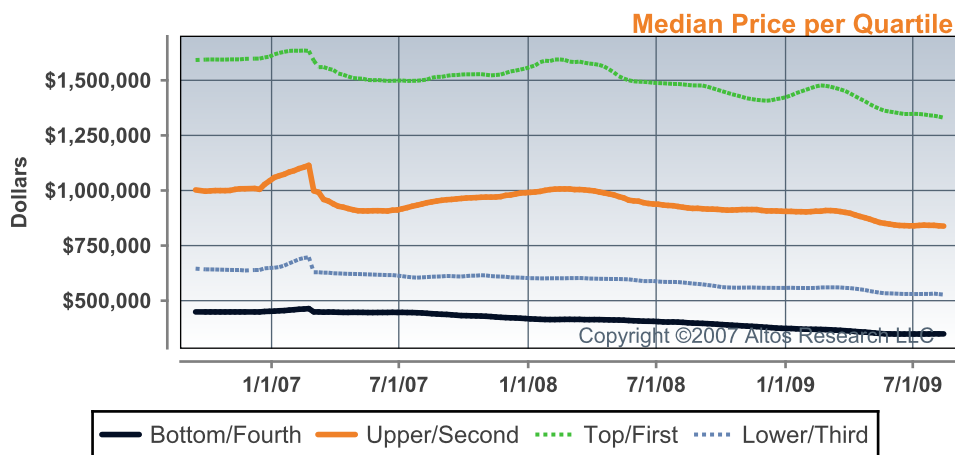
Least expensive 25% of homes

We'll refer to the quartiles in the trend graphs below.



### PRICE

The market seems to have paused around this plateau. The Market Action Index is a good leading indicator for the durability of this trend.



### QUARTILE PRICES

Often, we find insights by watching pricing trends within the quartile segments.

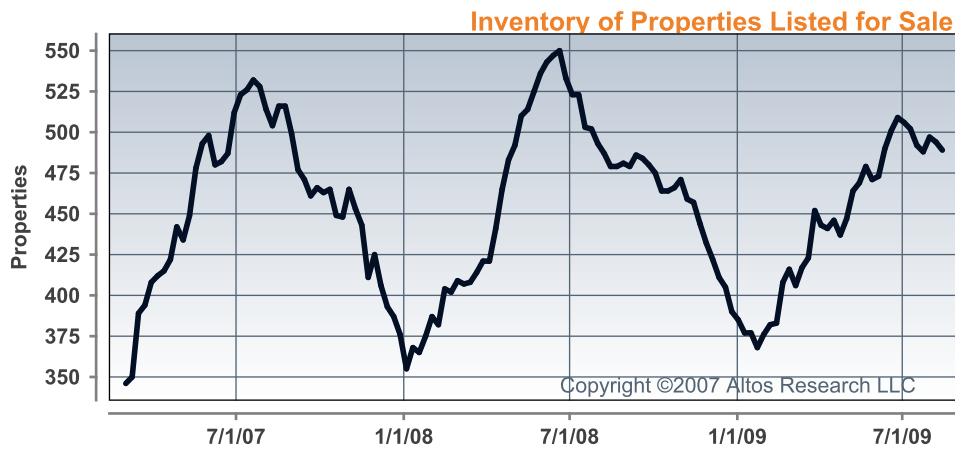
Prices have generally settled at a plateau, although Quartile 1 has been trending a bit downward in recent weeks. We'll need to see a persistent shift in the Market Action Index before we see prices across the board move from these levels.

### PRICE AND VALUE

While prices have been basically flat, the price per square foot has been heading downward. While not a sign of broad strength in a market, larger homes are coming more available and buyers are tending to get more home for their money.

### INVENTORY

Inventory has been climbing lately. Note that rising inventory alone does not signal a weakening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is keeping up with available supply.



Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Market zone for a long period, prices are likely in for a downward correction.



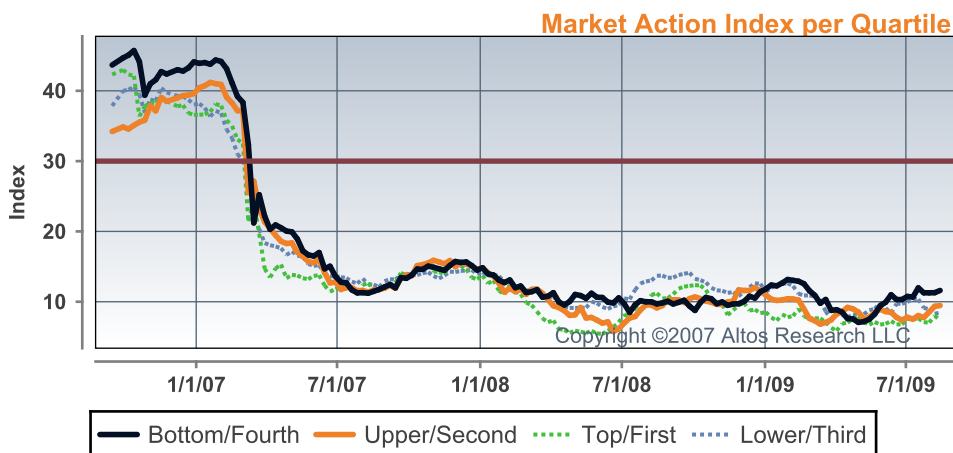
The Market Action Index (MAI) illustrates the balance between supply and demand using a statistical function of the current rate of sale versus current inventory.

An MAI value greater than 30 typically indicates a "Seller's Market" (a.k.a. "Hot Market") because demand is high enough to quickly gobble up available supply. A hot market will typically cause prices to rise. MAI values below 30 indicate a "Buyer's Market" (a.k.a. "Cold Market") where the inventory of already-listed homes is sufficient to last several months at the current rate of sales. A cold market will typically cause prices to fall.

### MARKET ACTION INDEX

The GLENVIEW market is currently quite strongly in the Buyer's Market zone (below 30). The 90-day Market Action Index stands at 10. With several months of inventory available at the current sales rate, buyers should find ample choice.

The market has shown some evidence of slowing recently. Both prices and inventory levels are relatively unchanged in recent weeks. Watch the Market Action Index for changes as it can be a leading indicator for price changes.



The quartiles can help you answer the question, "How hot is the market for homes in my price range?"

### MARKET ACTION

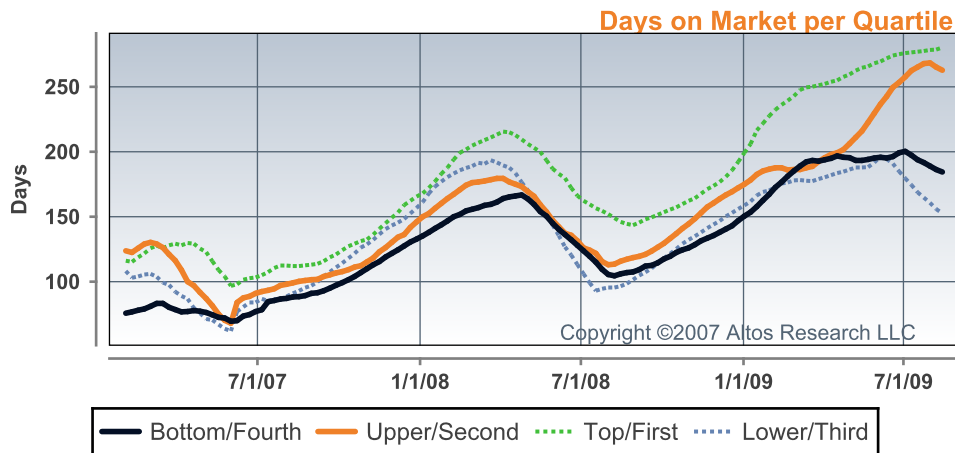
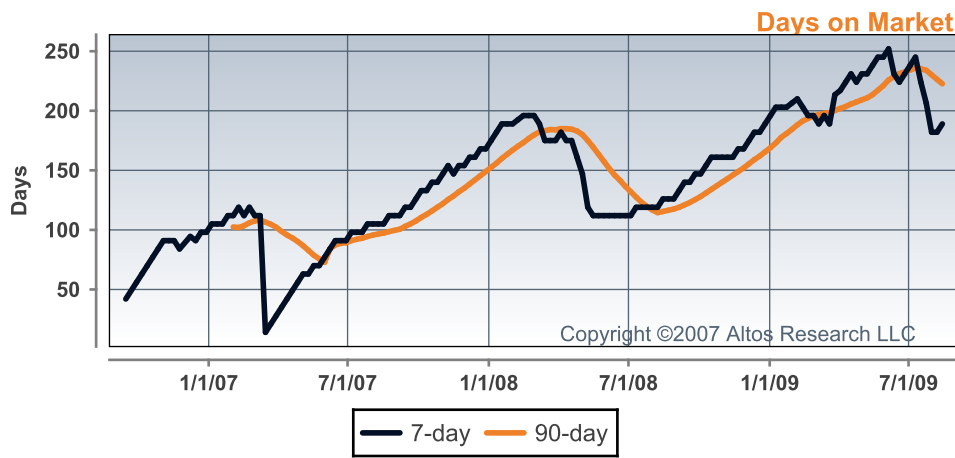
Not surprisingly given the overall Market Action Index, all quartiles are in the Buyer's Market zone with several months of inventory given the current rate of demand for homes in the quartile. Watch the quartile for changes before the overall market shifts. Often one end of the market (e.g. the low end) will improve and signal a strengthening market before the whole group changes.

### DAYS ON MARKET (DOM)

The properties have been on the market for an average of 244 days. Half of the listings have come newly on the market in the past 189 or so days.

### DOM PER QUARTILE

It is not uncommon for the higher priced homes in an area to take longer to sell than those in the lower quartiles.



# Neighborhood Detail

**GLENVIEW**  
**60026**

Real-Time Market Profile		Trend
Median List Price	\$ 859,000	↓ ↓
Average List Price	\$ 1,017,769	
Least Expensive Listing	\$ 299,900	
Most Expensive Listing	\$ 2,650,000	
Asking Price per Square Foot	\$ 260	
Average Days on Market	207	↓ ↓
Total Inventory	48	
Absorbed This Week	4	
Median House Size (sq ft)	3,146	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	
Median Age	18	
Altos Research Value Statistics		
Market Action Index	<b>Cold! Buyer's</b>	12 ↔

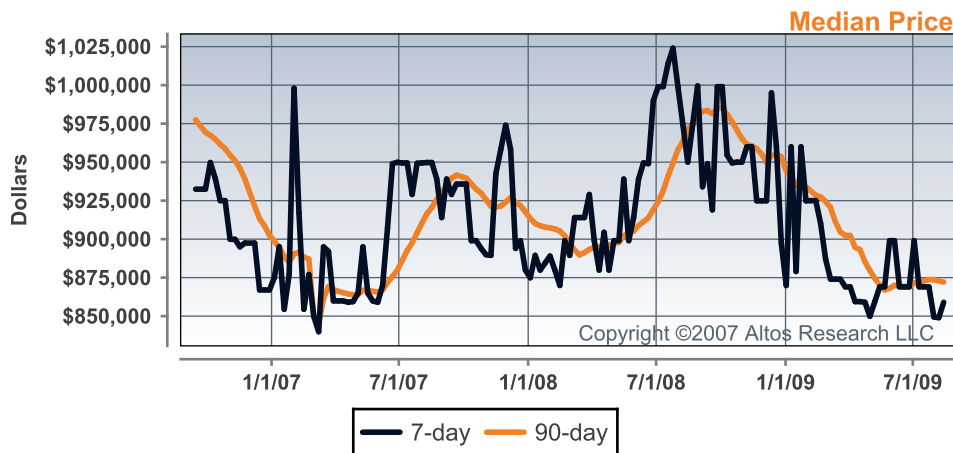
## THIS WEEK

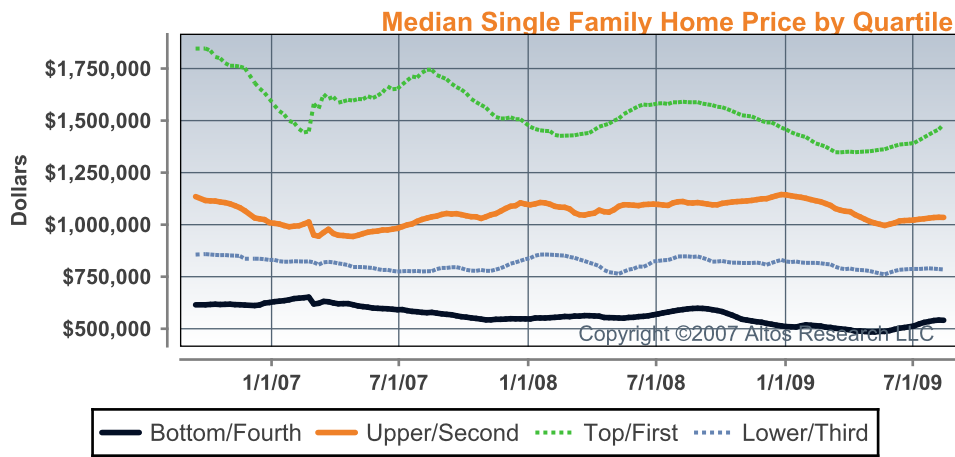
The median single family home price in GLENVIEW 60026 this week is \$859,000.

Inventory has been tightening and days-on-market decreasing recently. The Market Action Index has been basically flat, not providing strong indication for market conditions.

## PRICE

This week prices in this zip code bumped up a bit but the trend of recent weeks is generally downward. A pickup in demand will be reflected in the Market Action Index, so watch that chart to try to identify a trough in the market.





**PRICE PER QUARTILE**

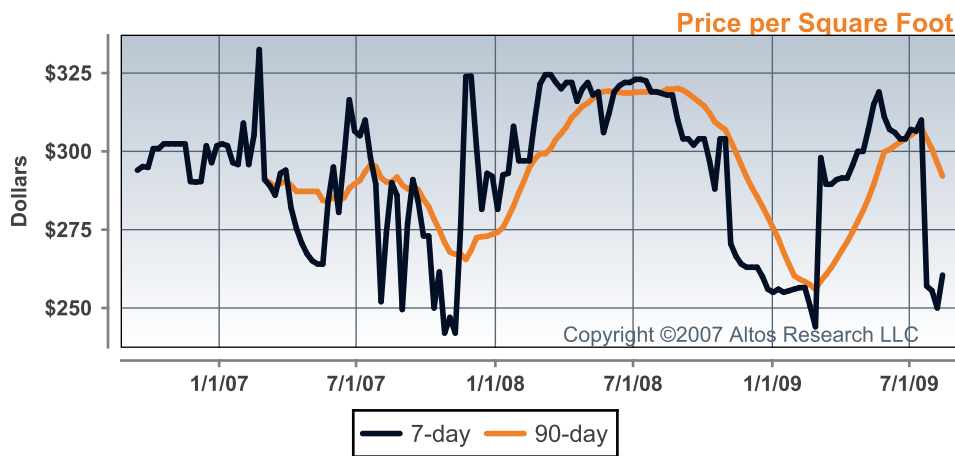
In the quartile market segments of this zip code, we see a lack directional indication lately. Quartiles 1 and 4 are up while Quartiles 2 and 3 have plateaued in recent weeks. Watch for persistent shifts in the Market Action Index for a leading indicator of stronger price moves in the market as a whole.

**Characteristics per Quartile**

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 1,724,500	5,124	0.25 - 0.50 acre	5.0	4.8	6	12	0	1	243
2	\$ 992,000	3,879	0.25 - 0.50 acre	5.0	4.2	9	12	0	0	231
3	\$ 749,498	3,824	0.25 - 0.50 acre	4.0	3.5	24	12	0	1	192
4	\$ 541,800	2,434	8,001 - 10,000 sq ft	3.0	2.5	42	12	0	2	162

**QUARTILES**

Most expensive 25% of homes  
 Upper-middle 25% of homes  
 Lower-middle 25% of homes  
 Least expensive 25% of homes



**PRICE AND VALUE**

The market's downward trends are shared across both price and value. People are recently placing less value on homes (you can see the recent declines in price per square foot as evidence.) Look for significant changes in the Market Action Index as a precursor to price and value changes, possibly as inflection points for good investment opportunities.

### INVENTORY

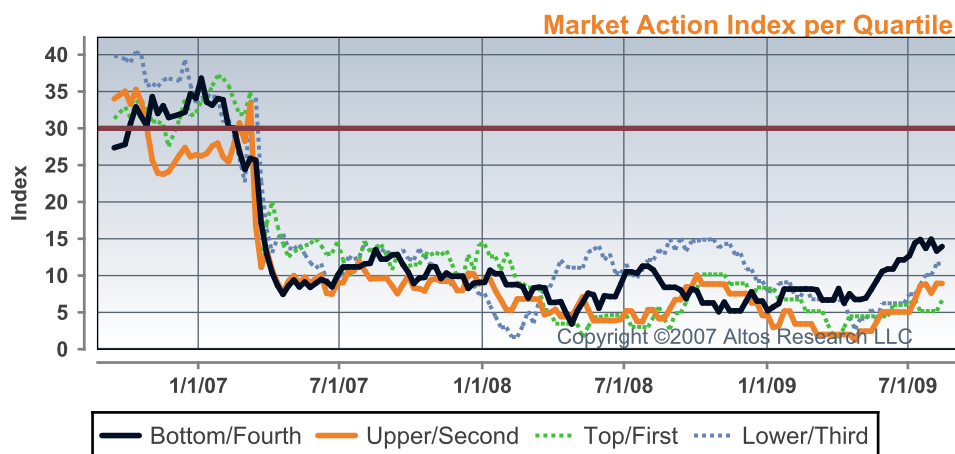
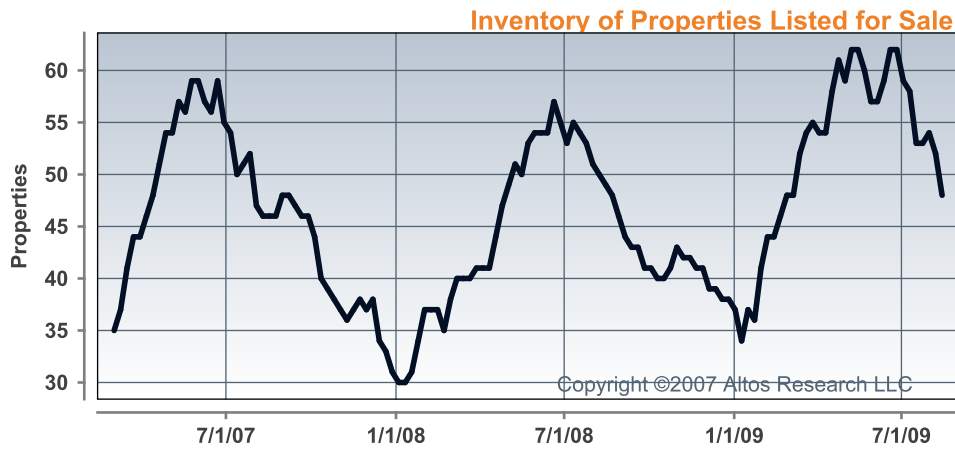
Inventory has been falling in recent weeks with 48 properties available this week. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index to gauge whether buyer interest is falling with the available supply.

### MARKET ACTION INDEX

The GLENVIEW 60026 is quite strongly in the Buyer's Market zone. The 90-day Market Action Index stands at 12. With several months of inventory available at the current sales rate, buyers should find ample choice.

### MARKET ACTION

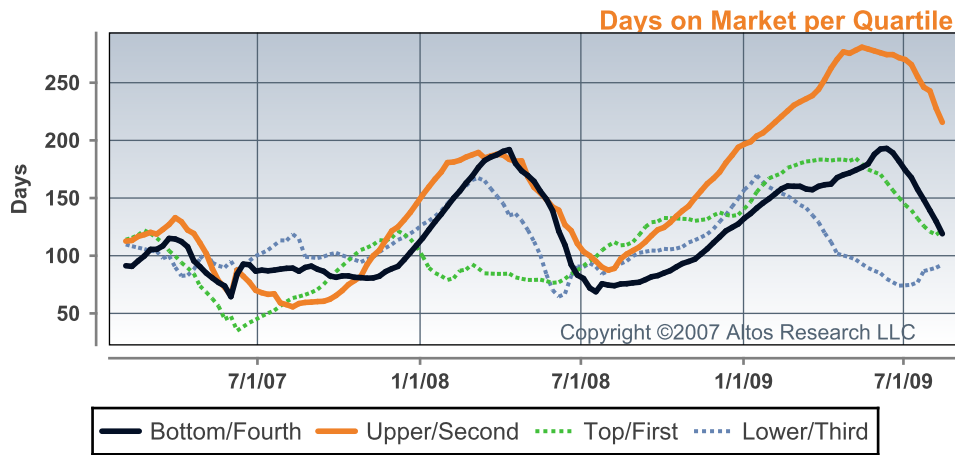
Not surprisingly, all quartiles are in the Buyer's Market zone with several months of inventory given the current levels of demand. Watch the quartiles for changes before the overall market shifts.





**DAYS ON MARKET**

The properties have been on the market for an average of 207 days. Half of the listings have come newly on the market in the past 115 or so days. Watch the 90-day DOM trend for signals of a changing market.



**DAYS ON MARKET**

It is not uncommon for the higher priced homes in an area (Quartiles 1 and 2) to take longer to sell than those in the lower quartiles.

# Neighborhood Detail

## GLENVIEW 60025

Real-Time Market Profile		Trend
Median List Price	\$ 599,900	↓ ↓
Average List Price	\$ 758,550	
Least Expensive Listing	\$ 159,900	
Most Expensive Listing	\$ 3,250,000	
Asking Price per Square Foot	\$ 240	
Average Days on Market	249	↓ ↓
Total Inventory	441	
Absorbed This Week	13	
Median House Size (sq ft)	2,531	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	
Median Age	51	
Altos Research Value Statistics		
Market Action Index	<b>Cold! Buyer's</b>	9 ← →

### THIS WEEK

The median single family home price in GLENVIEW 60025 this week is \$599,900.

With inventory trending up but days-on-market trending down and the Market Action Index essentially flat recently, conditions don't seem to have strong up or down pull.

### PRICE

Prices in this zip code have been on a downward trend recently and this week, while essentially flat, doesn't break us out of that cycle.



### PRICE PER QUARTILE

In the quartile market segments, we see prices in this zip code have settled at a price plateau across the board. Prices in all four quartiles are basically mixed. Look for a persistent shift (up or down) in the Market Action Index before prices move from these current levels.

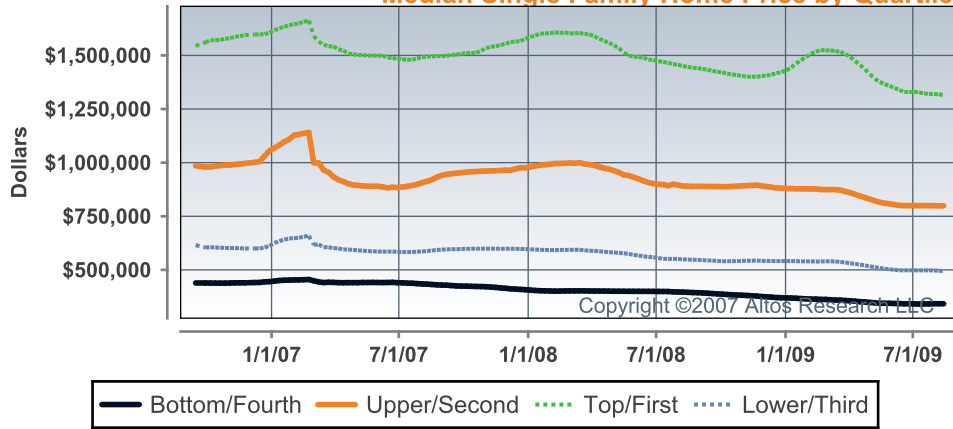
### QUARTILES

Most expensive 25% of homes  
 Upper-middle 25% of homes  
 Lower-middle 25% of homes  
 Least expensive 25% of homes

### PRICE AND VALUE

Despite recently falling prices, the price per square foot has stayed reasonably flat. This implies that there's a portion of the market being priced at a premium. You can investigate this condition in the quartile details.

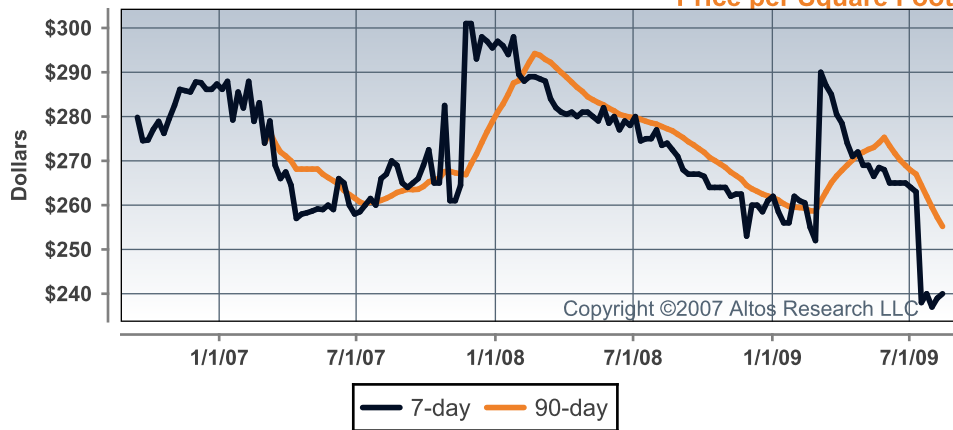
Median Single Family Home Price by Quartile



Characteristics per Quartile

Quart	Median Price	Med. Sqft	Med. Lot Size	Bed	Bath	Med. Age	Inven.	New	Ab-sorbed	Avg. DoM
1	\$ 1,295,000	4,216	0.25 - 0.50 acre	5.0	4.5	7	110	2	0	285
2	\$ 797,000	3,114	0.25 - 0.50 acre	4.0	3.2	29	110	3	4	256
3	\$ 478,500	2,116	0.25 - 0.50 acre	3.0	2.5	52	110	3	3	228
4	\$ 339,000	1,662	8,001 - 10,000 sq ft	3.0	2.0	53	111	4	6	228

Price per Square Foot



## INVENTORY

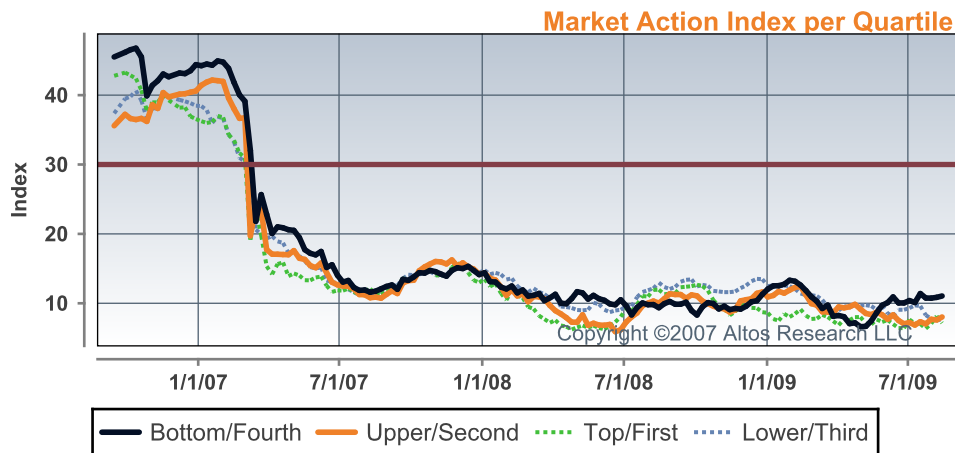
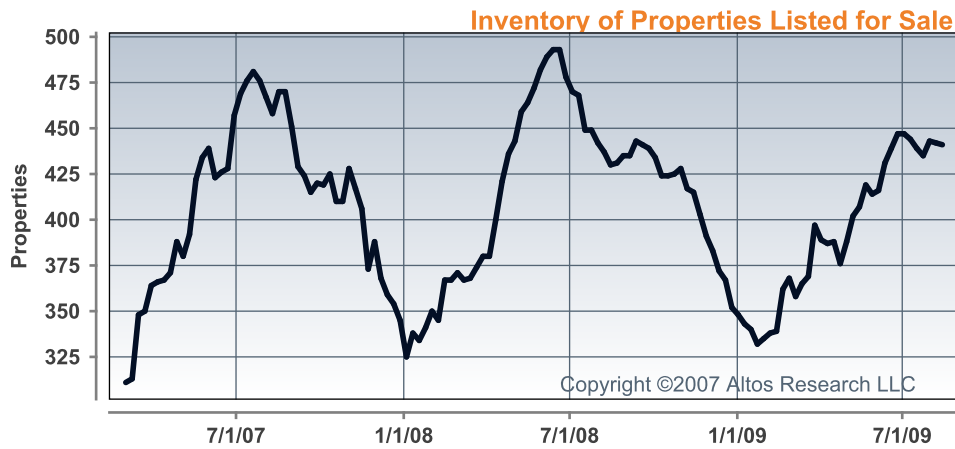
Inventory has been steady around these levels in recent weeks with 441 properties currently available.

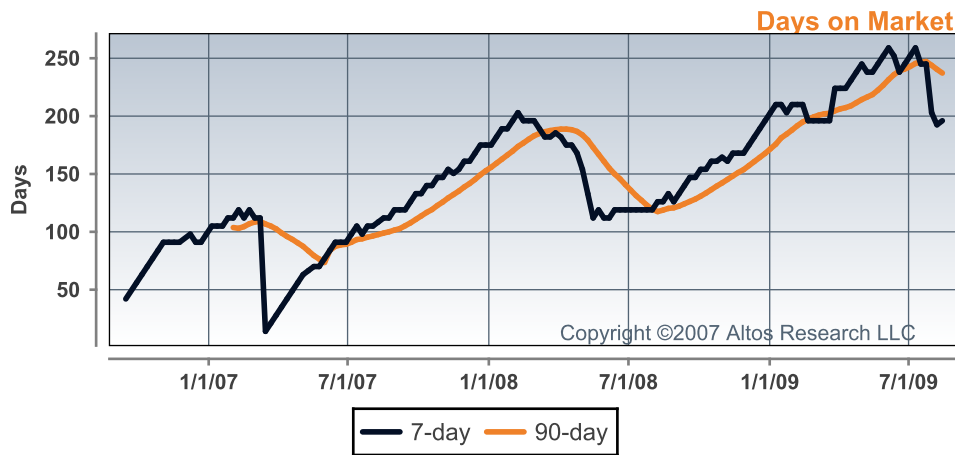
## MARKET ACTION INDEX

The GLENVIEW 60025 is quite strongly in the Buyer's Market zone. The 90-day Market Action Index stands at 9. With several months of inventory available at the current sales rate, buyers should find ample choice.

## MARKET ACTION

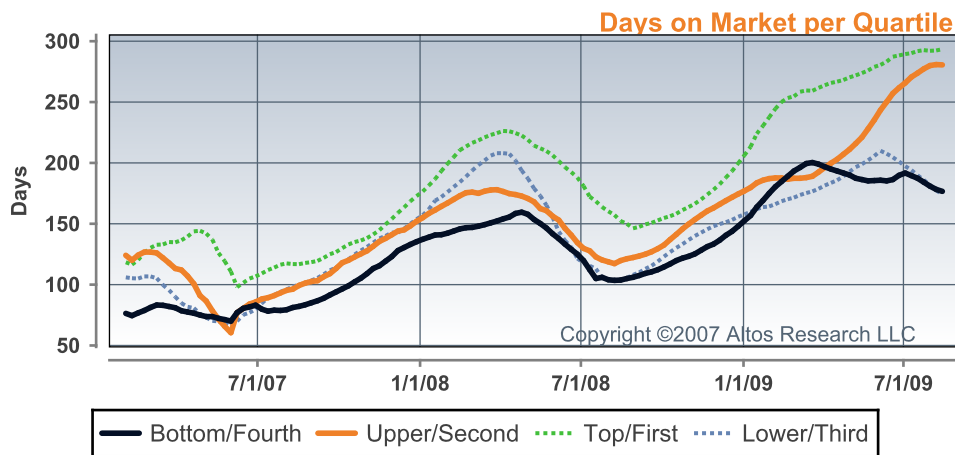
Not surprisingly, all quartiles are in the Buyer's Market zone with several months of inventory given the current levels of demand. Watch the quartiles for changes before the overall market shifts.





**DAYS ON MARKET**

The properties have been on the market for an average of 248 days. Half of the listings have come newly on the market in the past 196 or so days. Watch the 90-day DOM trend for signals of a changing market.



**DAYS ON MARKET**

It is not uncommon for the higher priced homes in an area (Quartiles 1 and 2) to take longer to sell than those in the lower quartiles.

**About Altos Research Corporation**

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