

MLS Area: Lake Forest



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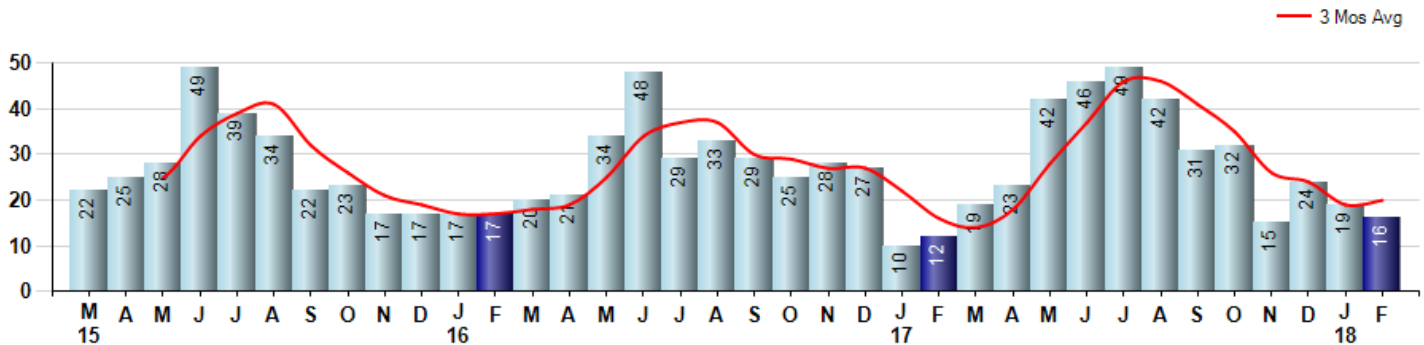
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,172,000	↑		↑				
Average List Price of all Current Listings	\$1,616,120	↑		↑				
February Median Sales Price	\$608,500	↓	↓	↓	↓	\$755,000	↓	↓
February Average Sales Price	\$713,969	↓	↓	↓	↓	\$963,557	↓	↔
Total Properties Currently for Sale (Inventory)	280	↑		↓				
February Number of Properties Sold	16	↓		↑		35	↑	
February Average Days on Market (Solds)	110	↑	↑	↓	↔	105	↓	↓
February Month's Supply of Inventory	17.5	↑	↑	↓	↑	15.4	↓	↑
February Sale Price vs List Price Ratio	87.3%	↑	↓	↑	↓	86.8%	↓	↓

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

Property Sales

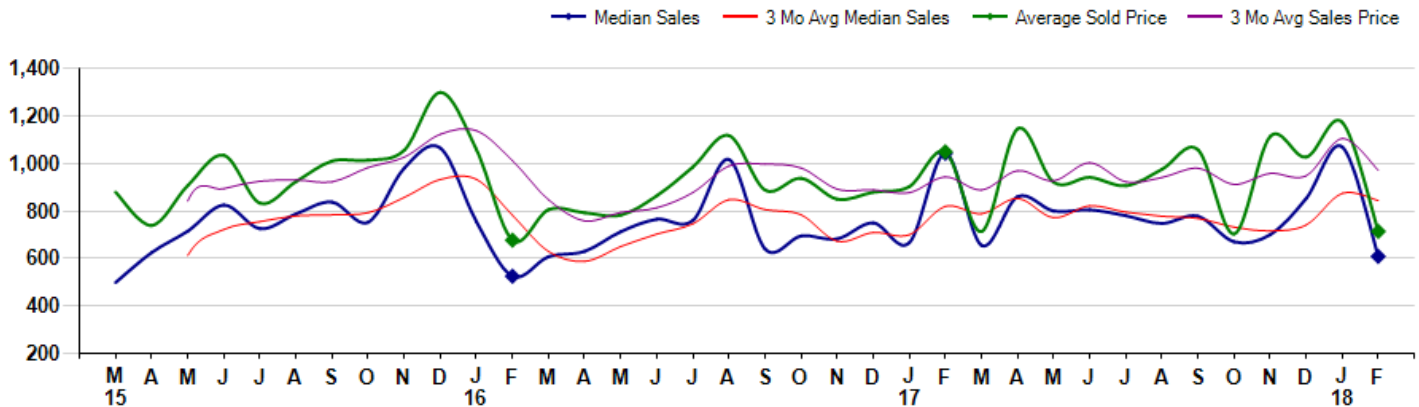
February Property sales were 16, up 33.3% from 12 in February of 2017 and -15.8% lower than the 19 sales last month. February 2018 sales were at a mid level compared to February of 2017 and 2016. February YTD sales of 35 are running 59.1% ahead of last year's year-to-date sales of 22.



Prices

The Median Sales Price in February was \$608,500, down -41.6% from \$1,042,500 in February of 2017 and down -43.1% from \$1,070,000 last month. The Average Sales Price in February was \$713,969, down -31.9% from \$1,048,833 in February of 2017 and down -39.2% from \$1,173,737 last month. February 2018 ASP was at a mid range compared to February of 2017 and 2016.

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



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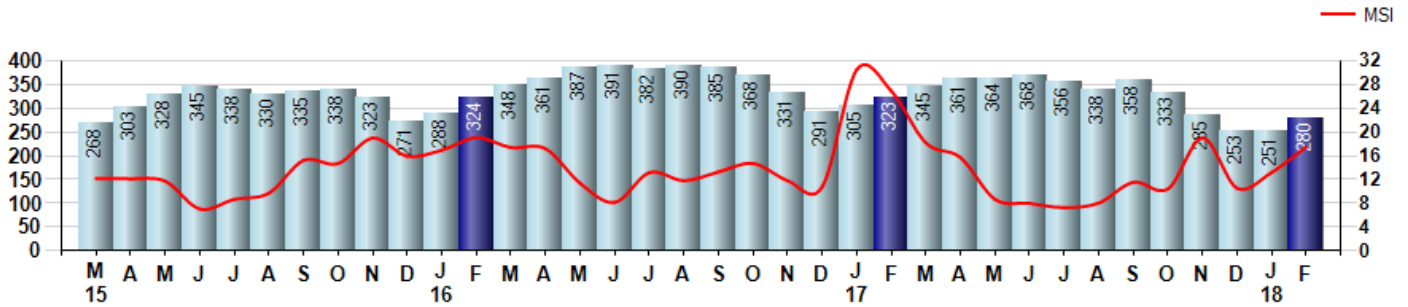
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 280, up 11.6% from 251 last month and down -13.3% from 323 in February of last year. February 2018 Inventory was at the lowest level compared to February of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2018 MSI of 17.5 months was at its lowest level compared with February of 2017 and 2016.

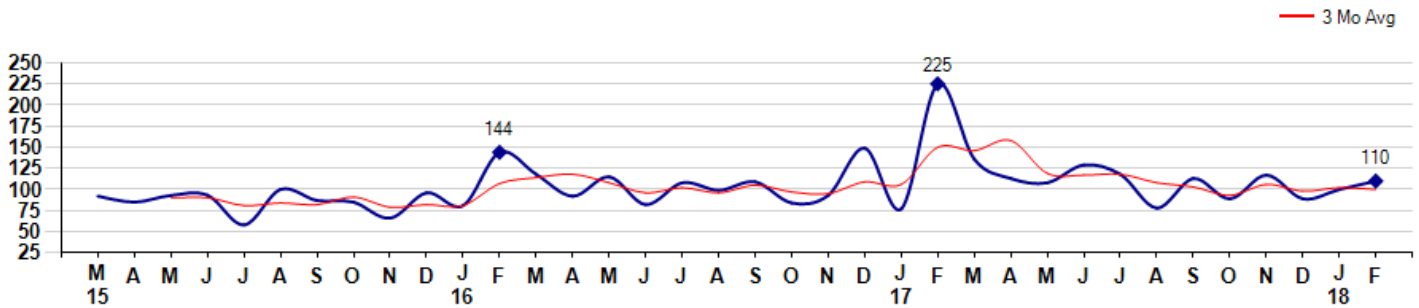
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 110, up 10.0% from 100 days last month and down -51.1% from 225 days in February of last year. The February 2018 DOM was at its lowest level compared with February of 2017 and 2016.

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



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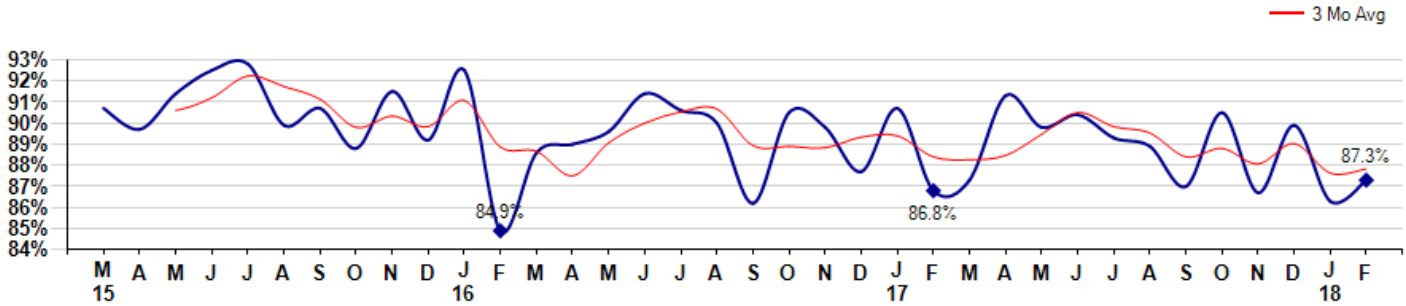


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Selling Price vs Listing Price

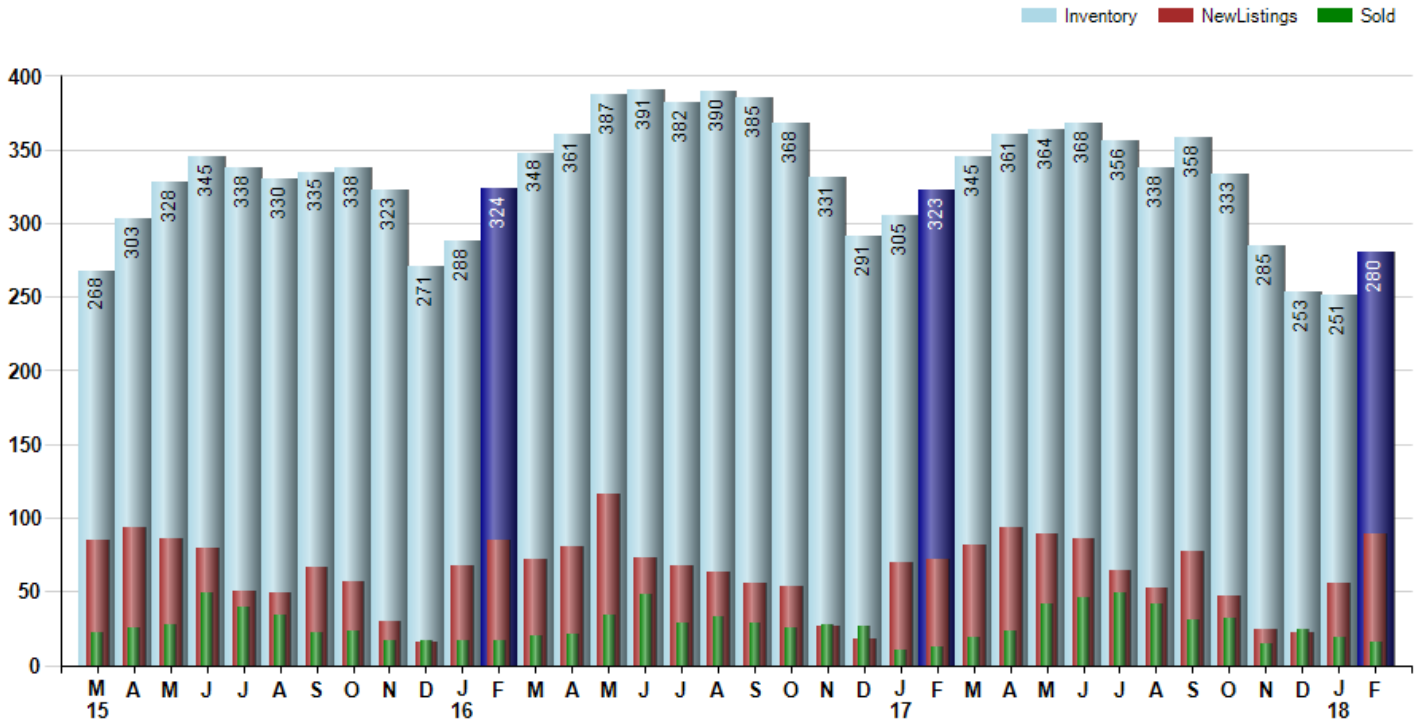
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2018 Selling Price vs List Price of 87.3% was up from 86.3% last month and up from 86.8% 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 2018 was 89, up 58.9% from 56 last month and up 23.6% from 72 in February of last year.



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MARKET ACTION REPORT

February 2018

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	M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
Homes Sold	22	25	28	49	39	34	22	23	17	17	17	17	20	21	34	48	29	33	29	25	28	27	10	12	19	23	42	46	49	42	31	32	15	24	19	16
3 Mo. Roll Avg			25	34	39	41	32	26	21	19	17	17	18	19	25	34	37	37	30	29	27	27	22	16	14	18	28	37	46	46	41	35	26	24	19	20

	(000's) M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
Median Sale Price	499	625	715	825	725	788	838	753	980	1,065	755	525	608	630	713	765	760	1,017	640	695	683	750	666	1,043	655	860	800	805	780	748	778	670	700	853	1,070	609
3 Mo. Roll Avg			613	722	755	779	783	793	857	933	933	782	629	588	650	703	746	847	806	784	673	709	700	820	788	853	772	822	795	777	769	732	716	741	874	844

	M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
Inventory	268	303	328	345	338	330	335	338	323	271	288	324	348	361	387	391	382	390	385	368	331	291	305	323	345	361	364	368	356	338	358	333	285	253	251	280
MSI	12	12	12	7	9	10	15	15	19	16	17	19	17	17	11	8	13	12	13	15	12	11	31	27	18	16	9	8	7	8	12	10	19	11	13	18

	M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
Days On Market	92	85	93	93	58	100	87	85	66	96	81	144	118	92	115	82	108	99	109	84	93	149	77	225	136	113	108	129	118	78	113	89	117	89	100	110
3 Mo. Roll Avg			90	90	81	84	82	91	79	82	81	107	114	118	108	96	102	96	105	97	95	109	106	150	146	158	119	117	118	108	103	93	106	98	102	100

	M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
Price per Sq Ft	242	242	273	278	265	251	246	272	275	292	287	236	270	240	241	255	277	276	241	238	241	240	270	260	233	264	248	258	252	260	257	238	269	247	255	200
3 Mo. Roll Avg			252	264	272	265	254	256	264	280	285	272	264	249	250	245	258	269	265	252	240	240	250	257	254	252	248	257	253	257	256	252	255	251	257	234

	M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
Sale to List Price	0.907	0.897	0.914	0.925	0.928	0.899	0.907	0.888	0.915	0.892	0.925	0.849	0.886	0.890	0.896	0.914	0.906	0.900	0.862	0.905	0.898	0.877	0.907	0.868	0.873	0.913	0.898	0.904	0.893	0.889	0.870	0.905	0.867	0.899	0.863	0.873
3 Mo. Roll Avg			0.906	0.912	0.922	0.917	0.911	0.898	0.903	0.898	0.911	0.889	0.887	0.875	0.891	0.900	0.905	0.907	0.889	0.889	0.888	0.893	0.894	0.884	0.883	0.885	0.895	0.905	0.898	0.895	0.884	0.888	0.881	0.890	0.876	0.878

	M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
New Listings	85	93	86	79	50	49	67	57	30	16	68	85	72	81	116	73	68	63	56	54	26	18	70	72	82	93	89	86	64	52	77	47	24	22	56	89
Inventory	268	303	328	345	338	330	335	338	323	271	288	324	348	361	387	391	382	390	385	368	331	291	305	323	345	361	364	368	356	338	358	333	285	253	251	280
Sales	22	25	28	49	39	34	22	23	17	17	17	17	20	21	34	48	29	33	29	25	28	27	10	12	19	23	42	46	49	42	31	32	15	24	19	16

	(000's) M 15	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J	J	A	S	O	N	D	J 18	F
Avg Sale Price	879	739	907	1,035	833	924	1,010	1,014	1,056	1,300	1,059	677	806	792	783	864	985	1,118	888	938	850	879	902	1,049	713	1,146	921	941	906	975	1,058	703	1,113	1,027	1,174	714
3 Mo. Roll Avg			842	894	925	931	922	983	1,026	1,123	1,138	1,012	847	758	793	813	877	989	997	981	892	889	877	943	888	969	927	1,003	923	941	980	912	958	948	1,105	972

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