

City: *Kenilworth*

Your Name

Title
Phone
Website
Other



Market Profile & Trends Overview

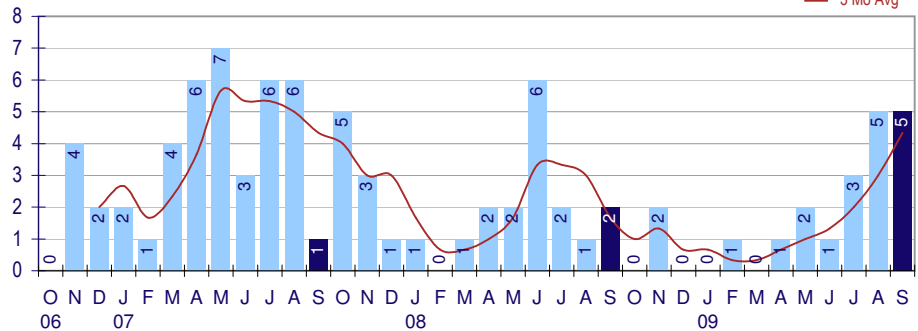
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,995,000	↔		↔				
Average List Price of all Current Listings	\$2,211,966	↑		↑				
September Median Sales Price	\$1,248,000	↑	↓	↓	↓	\$1,287,000	↓	
September Average Sales Price	\$1,284,600	↑	↓	↑	↓	\$1,437,914	↓	
Total Homes Currently for Sale (Inventory)	59	↑		↑				
September Number of Homes Sold	5	↔		↑		18	↑	
September Average Days on Market (Solds)	103	↓	↓	↔	↑	151	↑	
Asking Price per Square Foot (based on New Listings)	\$0		↓		↓	\$416	↓	
September Sold Price per Square Foot	\$389	↑	↓	↑	↑	\$385	↑	
September Month's Supply of Inventory	11.8	↑	↓	↓		0.0		
September Sale Price vs List Price Ratio	84.0%	↑	↑	↑	↓	82.2%	↓	

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

Home Sales

September home sales were 5, up 150.0% from 2 in September of 2008 and the same as the 5 sales last month. September 2009 sales were at their highest level compared to September of 2008 and 2007. September YTD sales of 18 are running 5.9% ahead of last year's year-to-date sales of 17.

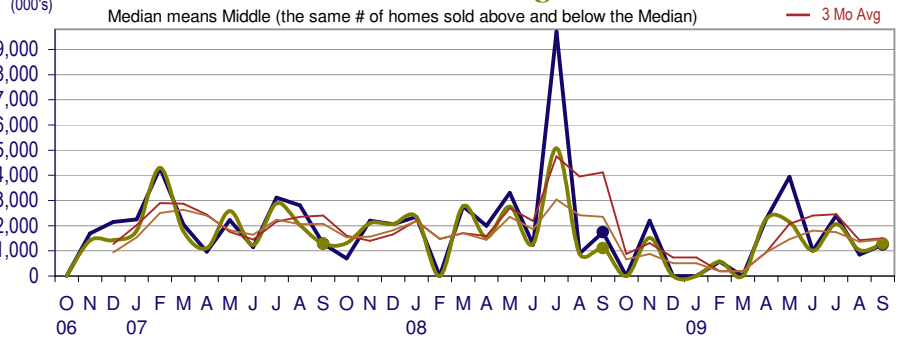
Number of Homes Sold



Prices

The Median Sales Price in September was \$1,248,000, down -28.3% from \$1,740,000 in September of 2008 and up 46.3% from \$853,200 last month. The Average Sales Price in September was \$1,284,600, up 16.3% from \$1,105,000 in September of 2008 and up 24.6% from \$1,030,640 last month. September 2009 ASP was at a mid range compared to September of 2008 and 2007.

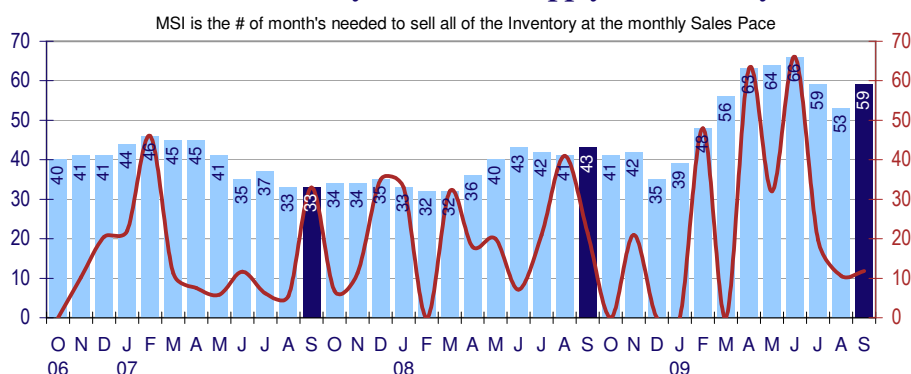
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of homes available for sale as of September was 59, up 11.3% from 53 last month and up 37.2% from 43 in September of last year. September 2009 Inventory was at its highest level compared with September of 2008 and 2007.

Total Inventory & Month's Supply of Inventory (MSI)



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2009 MSI of 11.8 months was at its lowest level compared with September of 2008 and 2007.

City: *Kenilworth*

Your Name

Title

Phone

Website

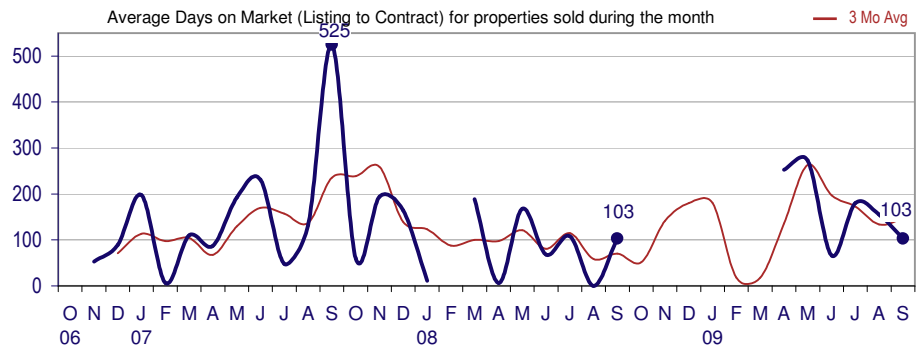
Other



Market Time

The average Days On Market (DOM) shows how many days the average home 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 September was 103, down -33.5% from 155 days last month and equal to 103 days in September of last year. The September 2009 DOM was at its lowest level compared with September of 2008 and 2007.

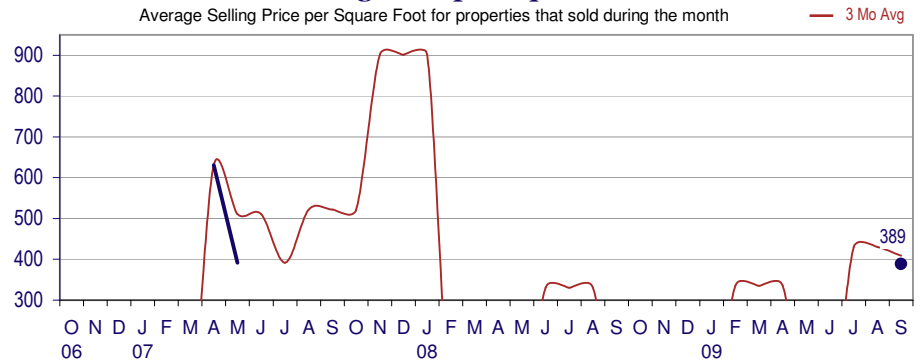
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of home values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end homes in the market, the selling price per square foot is a more normalized indicator on the direction of home values. The September 2009 Selling Price per Square Foot of \$389 was up from \$0 last month and up from 0 in September of last year.

Selling Price per Square Foot



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 September 2009 Selling Price vs Original List Price of 84.0% was up from 78.7% last month and up from 81.8% in September of last year.

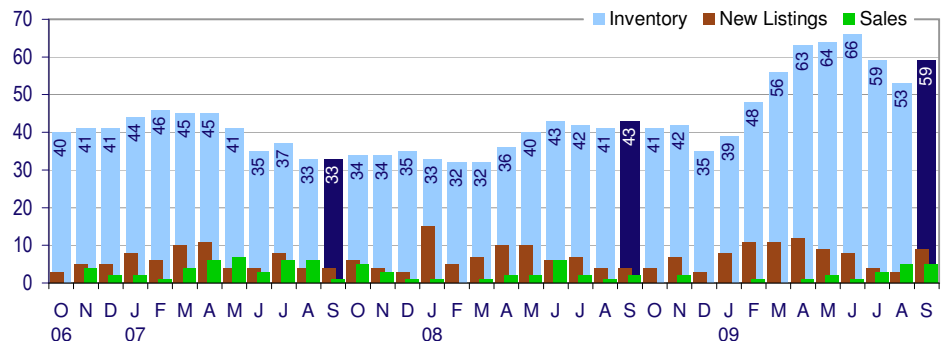
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of homes 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 September 2009 was 9, up 200.0% from 3 last month and up 125.0% from 4 in September of last year.

Inventory / New Listings / Sales



City: Kenilworth

Price Range: All | Property Types: Single Family - Condo - TwnHm

	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S
Homes Sold	0	4	2	2	1	4	6	7	3	6	6	1	5	3	1	1	0	1	2	2	6	2	1	2	0	2	0	0	1	0	1	2	1	3	5	5
3 Mo. Roll Avg			2	3	2	2	4	6	5	5	5	4	4	3	3	2	1	1	1	2	3	3	3	2	1	1	1	1	0	0	1	1	1	2	3	4

(000's)	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S
Median Sale Price	0	1690	2142	2250	4300	2052	971	2225	1150	3110	2805	1285	700	2200	2065	2350	0	2775	2000	3300	1252	9711	893	1740	0	2200	0	0	570	0	2256	3945	1000	2400	853	1248
3 Mo. Roll Avg			1277	2027	2897	2867	2441	1749	1449	2162	2355	2400	1597	1395	1655	2205	1472	1708	1592	2692	2184	4754	3952	4114	878	1313	733	733	190	190	942	2067	2400	2448	1418	1500

	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S
Inventory	40	41	41	44	46	45	45	41	35	37	33	33	34	34	35	33	32	32	36	40	43	42	41	43	41	42	35	39	48	56	63	64	66	59	53	59
MSI	#DIV/0!	10	21	22	46	11	8	6	12	6	6	33	7	11	35	33	#DIV/0!	32	18	20	7	21	41	22	#DIV/0!	21	#DIV/0!	#DIV/0!	48	#DIV/0!	63	32	66	20	11	12

	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S
Days on Market		53	89	198	6	110	87	192	231	48	132	525	59	194	164	11		189	6	168	68	108	0	103		180			18		253	273	66	180	155	103
3 Mo. Roll Avg			71	113	98	105	68	130	170	157	137	235	239	259	139	123	88	100	98	121	81	115	59	70	52	142	180	180	18	18	136	263	197	173	134	146

	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S		
Price per Sq Ft							631	392			522			902																								
3 Mo. Roll Avg			#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	631	511	511	392	522	522	902	902	902	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	330	330	330	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	335	335	335	#DIV/0!	#DIV/0!	430	430	409		

	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S
Sale to List Price	0.000	0.909	0.938	0.851	0.957	0.858	0.964	0.853	0.868	0.908	0.924	0.860	0.924	0.910	0.862	0.904	0.000	0.857	0.973	0.932	0.877	0.893	0.965	0.818	0.000	0.751	0.000	0.000	0.958	0.000	0.860	0.818	0.927	0.884	0.787	0.840
3 Mo. Roll Avg			0.616	0.899	0.915	0.889	0.926	0.892	0.895	0.876	0.900	0.897	0.903	0.898	0.899	0.892	0.589	0.587	0.610	0.921	0.927	0.901	0.912	0.892	0.594	0.523	0.250	0.250	0.319	0.319	0.606	0.559	0.868	0.876	0.866	0.837

	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S
New Listings	3	5	5	8	6	10	11	4	4	8	4	4	6	4	3	15	5	7	10	10	6	7	4	4	4	7	3	8	11	11	12	9	8	4	3	9
Inventory	40	41	41	44	46	45	45	41	35	37	33	33	34	34	35	33	32	32	36	40	43	42	41	43	41	42	35	39	48	56	63	64	66	59	53	59
Sales	0	4	2	2	1	4	6	7	3	6	6	1	5	3	1	1	0	1	2	2	6	2	1	2	0	2	0	0	1	0	1	2	1	3	5	5

(000's)	O 06	N	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S
Avg Sale Price	0	1411	1421	1800	4300	1777	1112	2583	1236	2890	2037	1285	1308	2092	2065	2350	0	2775	1538	2755	1281	5067	893	1105	0	1508	0	0	570	0	2256	2148	1000	2062	1031	1285
3 Mo. Roll Avg			944	1544	2507	2626	2396	1824	1644	2236	2054	2071	1543	1562	1822	2169	1472	1708	1438	2356	1858	3034	2414	2355	666	871	503	503	190	190	942	1468	1801	1736	1364	1459