

City: *Kenilworth*



Price Range: All | Properties: Single Family - Condo - TwnHm

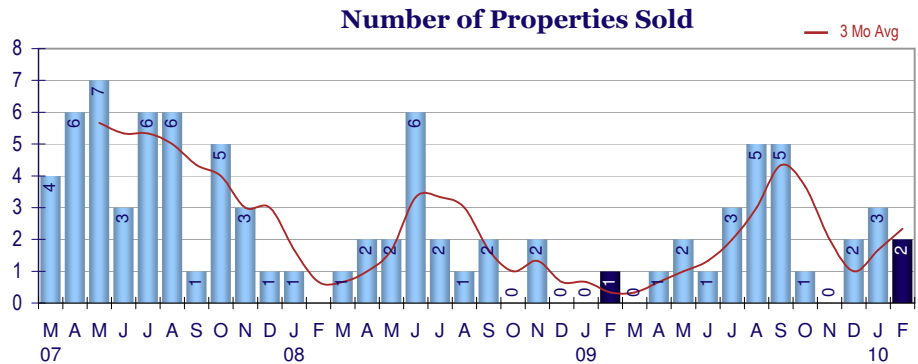
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,990,000	-17%		-17%				
Average List Price of all Current Listings	\$2,328,966	-6%		-1%				
February Median Sales Price	\$1,725,000	152%	57%	203%	64%	\$1,700,000	198%	62%
February Average Sales Price	\$1,725,000	73%	50%	203%	30%	\$1,288,000	126%	-3%
Total Properties Currently for Sale (Inventory)	44	16%		-8%				
February Number of Properties Sold	2	-33%		100%		5	400%	
February Average Days on Market (Solds)	345	121%	37%	####	108%	232	1189%	40%
Asking Price per Square Foot (based on New Listings)	\$0				-100%	\$0		-100%
February Sold Price per Square Foot	\$0		-100%	-100%	-100%	\$0	-100%	-100%
February Month's Supply of Inventory	22.0	74%	29%	-54%		17.3		
February Sale Price vs List Price Ratio	70.9%	####	-4.2%	####	####	74.3%	-22.5%	-9.1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date

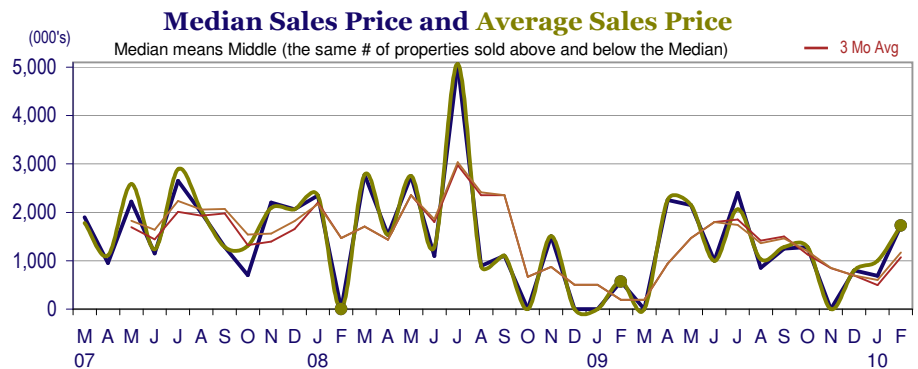
Property Sales

February Property sales were 2, up 100.0% from 1 in February of 2009 and -33.3% lower than the 3 sales last month. February 2010 sales were at their highest level compared to February of 2009 and 2008. February YTD sales of 5 are running 400.0% ahead of last year's year-to-date sales of 1.



Prices

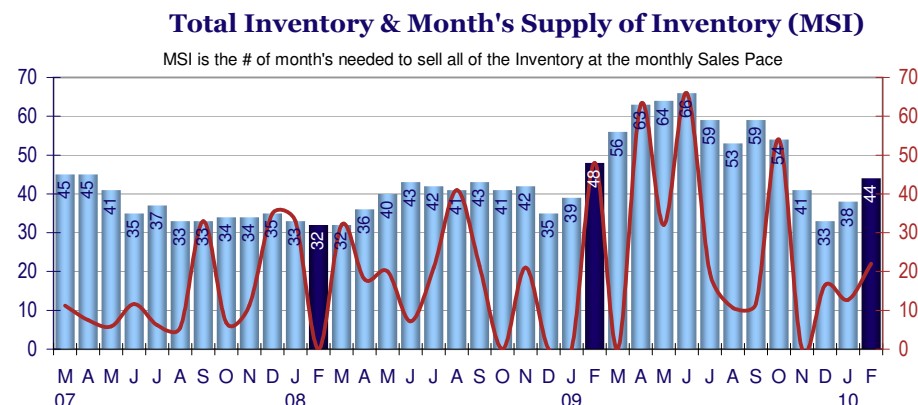
The Median Sales Price in February was \$1,725,000, up 202.6% from \$570,000 in February of 2009 and up 151.8% from \$685,000 last month. The Average Sales Price in February was \$1,725,000, up 202.6% from \$570,000 in February of 2009 and up 73.1% from \$996,667 last month. February 2010 ASP was at the highest level compared to February of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 44, up 15.8% from 38 last month and down 8.3% from 48 in February of last year. February 2010 Inventory was at a mid level compared with February of 2009 and 2008.

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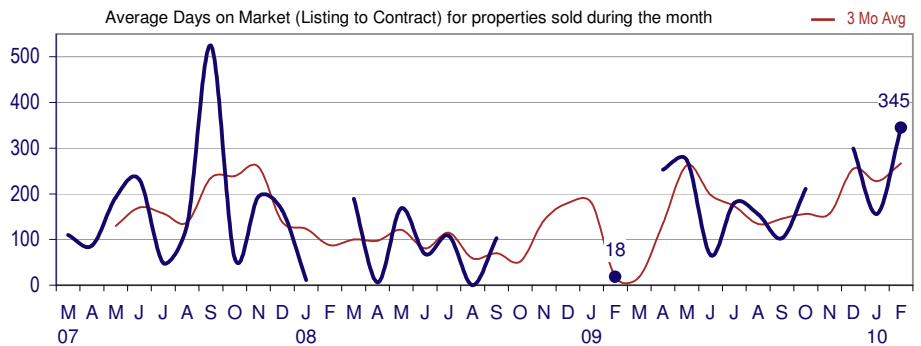


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Market Time

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 345, up 121.2% from 156 days last month and up 1816.7% from 18 days in February of last year. The February 2010 DOM was at a mid level compared with February of 2009 and 2008.

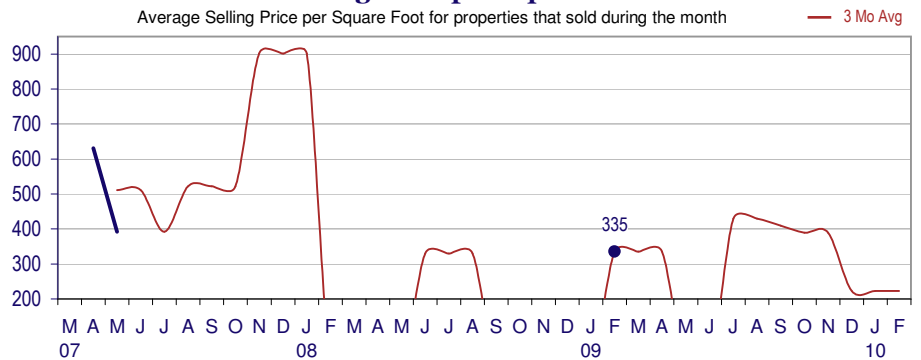
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of 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 2010 Selling Price per Square Foot of \$0 was up from \$0 last month and down -100.0% from 335 in February of last year.

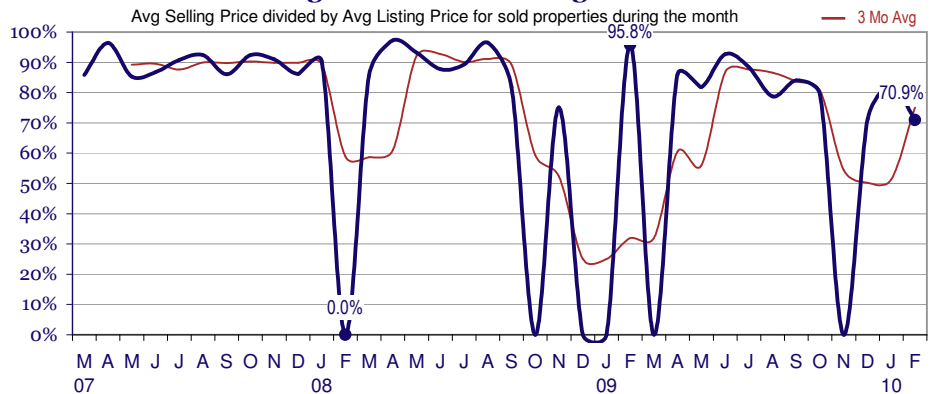
Selling Price per Square Foot



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 February 2010 Selling Price vs Original List Price of 70.9% was down from 82.9% last month and down from 95.8% in February of last year.

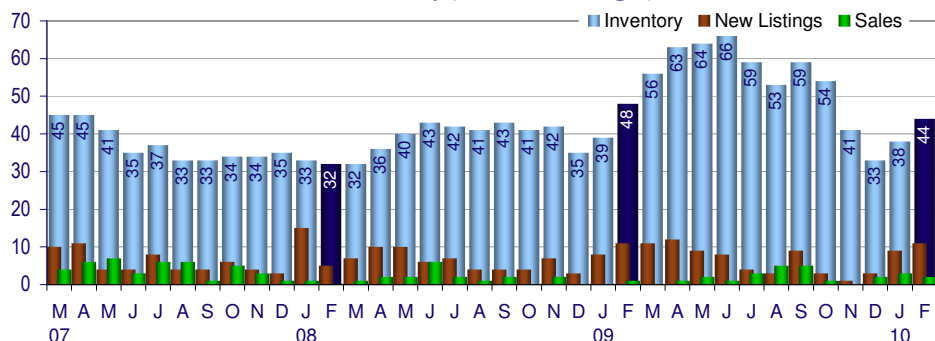
Selling Price versus Listing Price Ratio



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 2010 was 11, up 22.2% from 9 last month and equal to 11 in February of last year.

Inventory / New Listings / Sales



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	M 07	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	O	N	D	J 10	F
Homes Sold	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	1	0	2	3	2
3 Mo. Roll Avg			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	4	2	1	2	2

(000's)	M 07	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	O	N	D	J 10	F
Median Sale Price	1901	956	2225	1150	2655	1990	1285	700	2200	2065	2350	0	2775	1538	2755	1101	5067	893	1105	0	1508	0	0	570	0	2256	2148	1000	2400	853	1248	1285	0	800	685	1725
3 Mo. Roll Avg			1694	1444	2010	1932	1977	1325	1395	1655	2205	1472	1708	1438	2356	1798	2974	2354	2355	666	871	503	503	190	190	942	1468	1801	1849	1418	1500	1129	844	695	495	1070

	M 07	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	O	N	D	J 10	F
Inventory	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	54	41	33	38	44
MSI	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	54	#DIV/0!	17	13	22

	M 07	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	O	N	D	J 10	F
Days on Market	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	211		299	156	345
3 Mo. Roll Avg			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	156	157	255	228	267

	M 07	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	O	N	D	J 10	F	
Price per Sq Ft		631	392			522			902							330								335					430		389			223			
3 Mo. Roll Avg			511	511	392	522	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!	335	335	335	#DIV/0!	#DIV/0!	430	430	409	389	389	223	223	223	

	M 07	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	O	N	D	J 10	F
Sale to List Price	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	0.793	0.000	0.713	0.829	0.709
3 Mo. Roll Avg			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	0.807	0.544	0.502	0.514	0.750

	M 07	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	O	N	D	J 10	F
New Listings	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	3	1	3	9	11
Inventory	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	54	41	33	38	44
Sales	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	1	0	2	3	2

(000's)	M 07	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	O	N	D	J 10	F
Avg Sale Price	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	1285	0	800	997	1725
3 Mo. Roll Avg			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	1200	857	695	599	1174