

PATRICK O'ROURKE

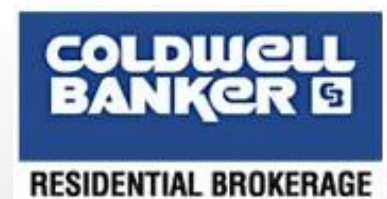
MARKET UPDATE

GLENVIEW, IL

- Current Real Estate Market Conditions for Single Family Homes
- Trends in Pricing
- Current Levels of Supply and Demand
- Value Metrics

- Report for the week of
October 05, 2009

- Presented by Patrick O'Rourke
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This Week

- The median list price in GLENVIEW, IL this week is \$629,500. The 480 properties have been on the market for an average of 250 days.

The Market Action Index has been trending down lately, indicating demand falling along with supply. Conditions point to mildly negative trends for the market.

Supply and Demand

- 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.

Real-Time Market Profile		Trend
Median List Price	\$ 629,500	↔
Average List Price	\$ 773,519	
Asking Price Per Square Foot	\$ 232	↔
Average Days on Market (DoM)	250	↔
Inventory of Properties Listed	480	↓↓
Most Expensive Listing	\$ 3,250,000	
Least Expensive Listing	\$ 135,000	
Average Age of Listing	39	
Percent of Properties with Price Decrease	47 %	
Percent Relisted (reset DOM)	12 %	
Percent Flip (price increased)	2 %	
Median House Size (sq ft)	2750	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	

Altos Research Value Statistics			
Market Action	Strong Buyer's	11.1	↓↓
The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory. Index above 30 implies a seller's advantage. Below 30, conditions give the advantage to the buyer.			

Trend Key:

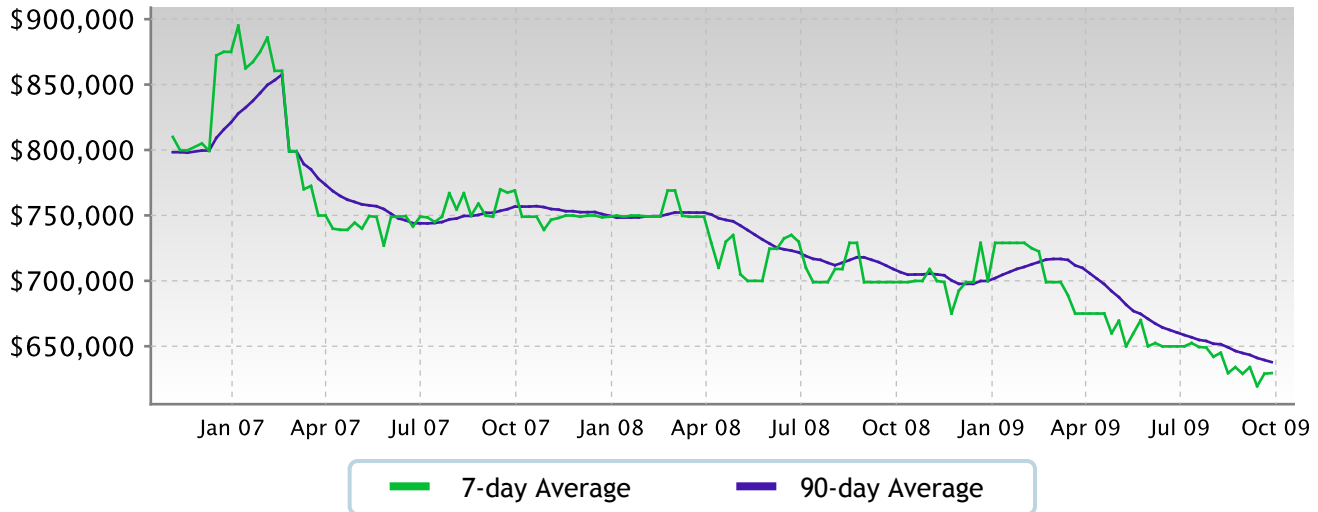
- ↔ No change
- ↑ Slight upward
- ↑↑ Strong upward
- ↓ Slight downward trend
- ↓↓ Strong downward

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,299,000	4556	0.25 - 0.50 acre	5.0	4.8	6	120	1	4	297	Most expensive 25% of properties
Upper/Second	\$ 796,500	3425	0.25 - 0.50 acre	4.0	3.5	23	120	3	2	237	Upper-middle 25% of properties
Lower/Third	\$ 510,000	2338	8,001 - 10,000 sqft	3.0	2.5	52	120	2	3	223	Lower-middle 25% of properties
Bottom/Fourth	\$ 338,956	1700	8,001 - 10,000 sqft	3.0	2.0	53	120	2	5	243	Least expensive 25% of properties

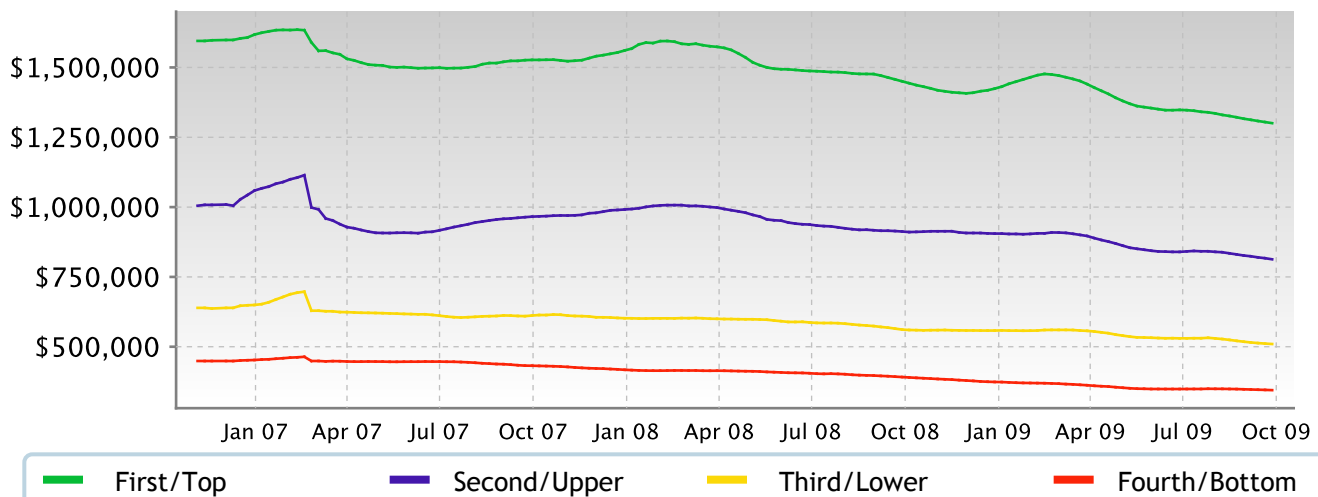
Median Price

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



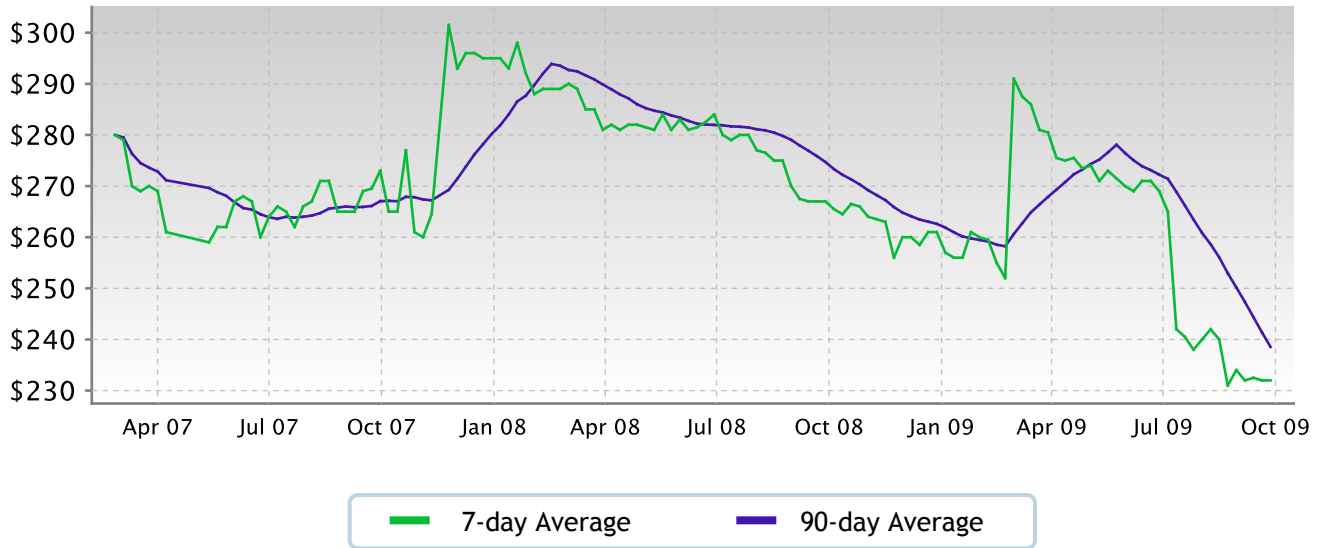
Quartile Prices

In the quartile market segments, we see the market's price weakness evident across the board. Quartiles 2, 3, and 4 have been in price decline in recent weeks, with Quartile 1 remaining basically flat. Look to the Market Action Index as a leading indicator of the bottom of the market.



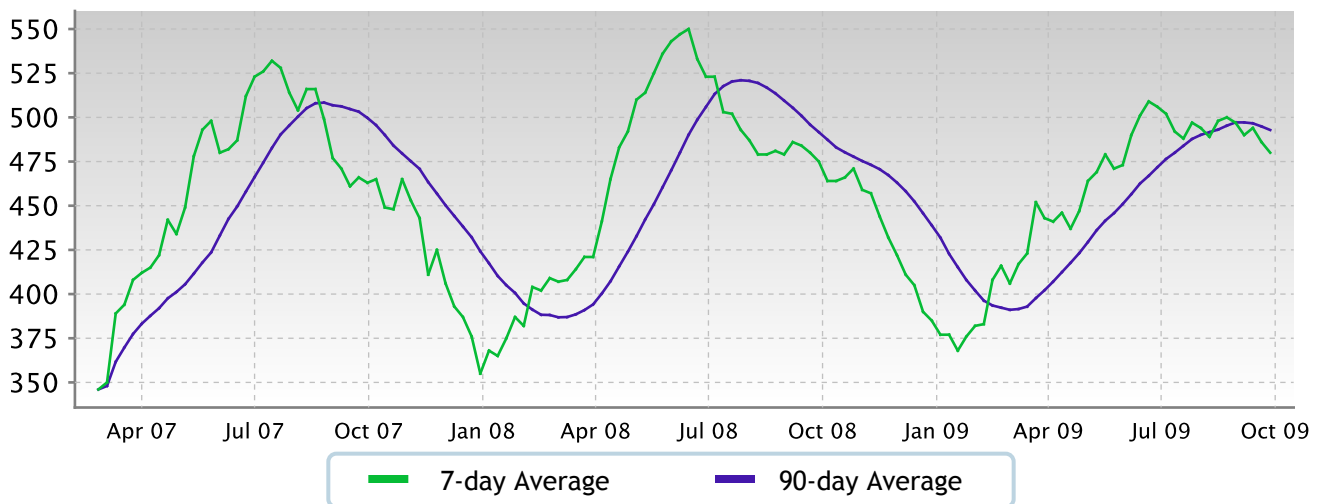
Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



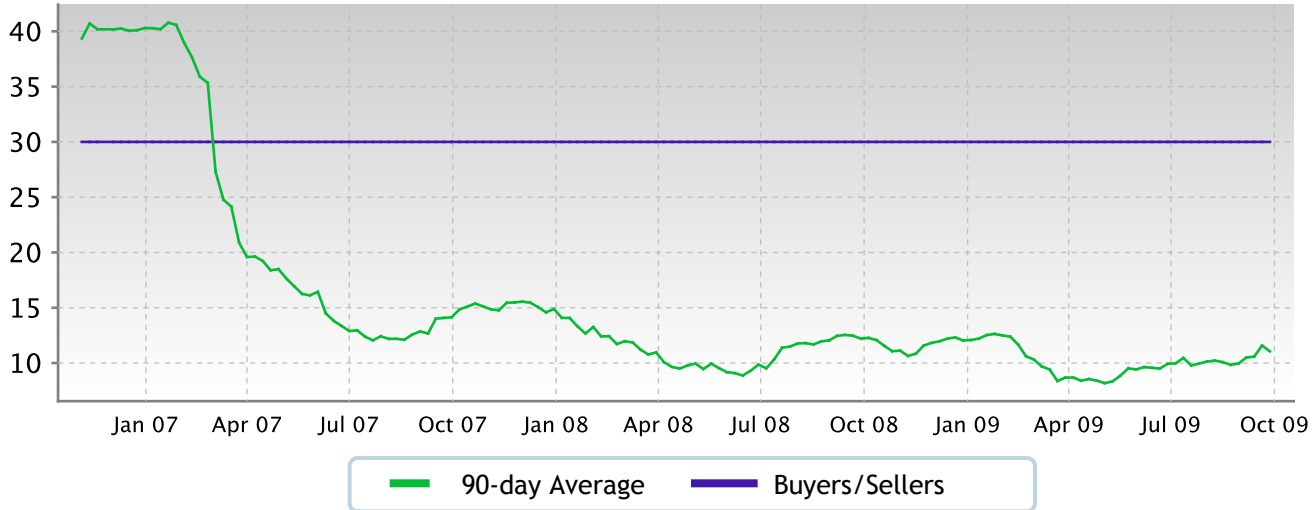
Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



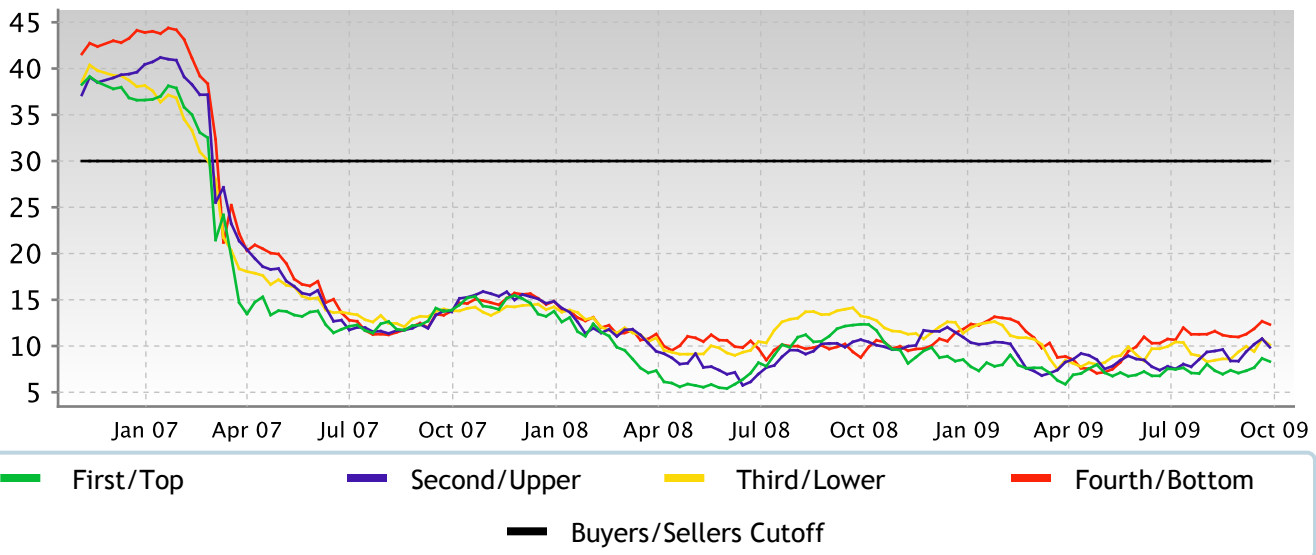
Market Action Index

The GLENVIEW market is currently quite strongly in the Buyer's Advantage zone (below 30). The 90-day Market Action Index stands at 11.05. With several months of inventory available at the current sales rate, buyers should find ample choice.



Market Action Index per Quartile

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.

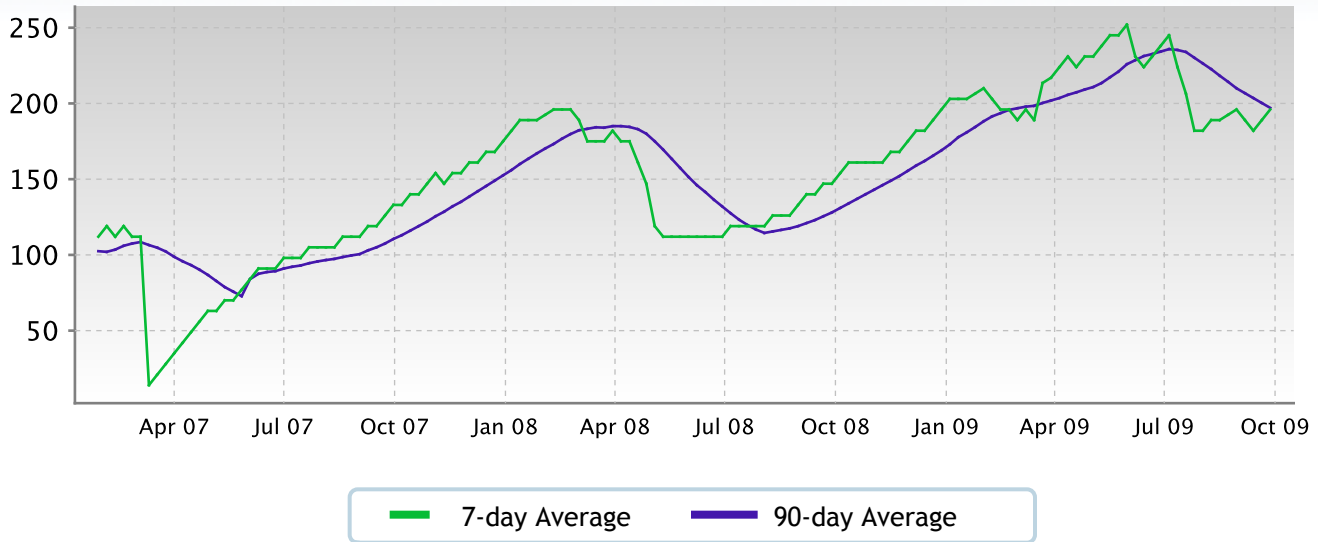


Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

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

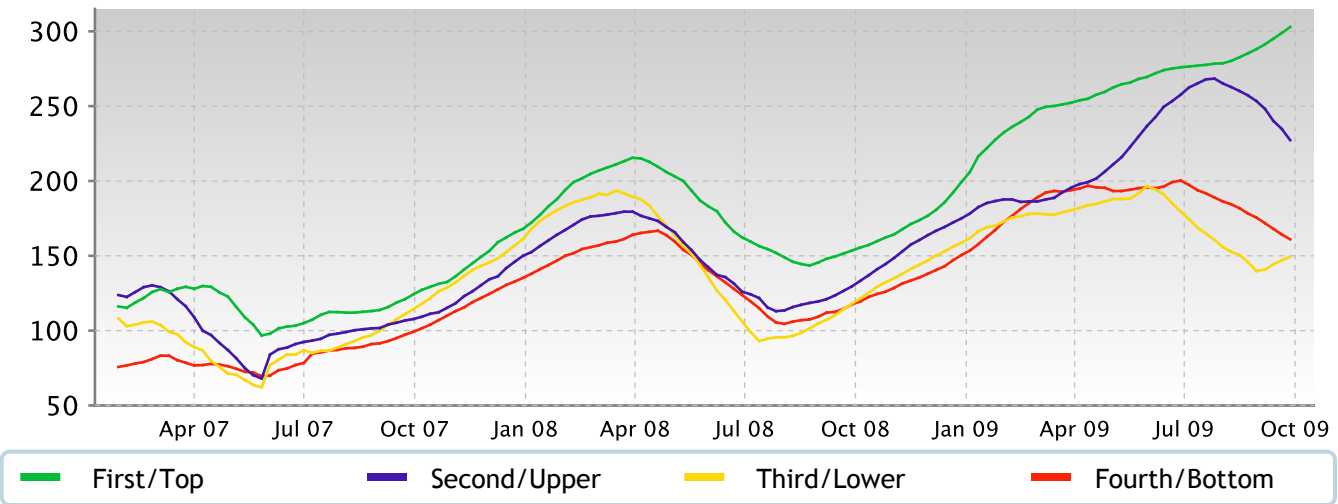
Days on Market

The properties have been on the market for an average of 250 days. Half of the listings have come newly on the market in the past 196 or so days.



Days on Market 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

PATRICK O'ROURKE, COLDWELL BANKER RESIDENTIAL BROKERAGE |

GLENVIEW, IL
60026

This Week

- The median list price in GLENVIEW, IL 60026 this week is \$825,000. The 51 properties have been on the market for an average of 205 days.

Inventory has been decreasing lately but the Market Action Index is falling also. With days-on-market climbing, these are relatively negative implications for the market.

Supply and Demand

- Home sales have been exceeding new inventory for several weeks. However because of excess inventory, prices have not yet stopped falling. Should the sales trend continue, expect prices to level off soon and potentially to resume their climb from there. Watch prices as the market transitions from a Buyer's market to a Seller's market.

Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 825,000	↔
Average List Price	\$ 1,003,994	
Asking Price Per Square Foot	\$ 247	↔
Average Days on Market (DoM)	205	↑↑
Inventory of Properties Listed	51	↓↓
Most Expensive Listing	\$ 2,790,000	
Least Expensive Listing	\$ 319,900	
Average Age of Listing	21	
Percent of Properties with Price Decrease	45 %	
Percent Relisted (reset DOM)	6 %	
Percent Flip (price increased)	4 %	
Median House Size (sq ft)	3565	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	3.5	

Altos Research Value Statistics

Market Action	Strong Buyer's	13.1	↓↓
The Market Action Index answers the question "How's the Market?" By measuring the current rate of sale versus the amount of the inventory. Index above 30 implies a seller's advantage. Below 30, conditions give the advantage to the buyer.			

Trend Key:	↑↑ Strong upward	↓↓ Strong downward
↔ No change	↑ Slight upward	↓ Slight downward trend

Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM
Top/First	\$ 1,947,500	5110	0.25 - 0.50 acre	5.0	5.2	6	12	0	0	274
Upper/Second	\$ 876,000	3650	0.25 - 0.50 acre	4.0	4.0	10	13	1	0	150
Lower/Third	\$ 749,000	3664	0.25 - 0.50 acre	4.0	3.5	24	13	0	0	236
Bottom/Fourth	\$ 548,600	2502	8,001 - 10,000 sqft	3.0	2.5	39	13	1	1	164

Most expensive 25% of properties

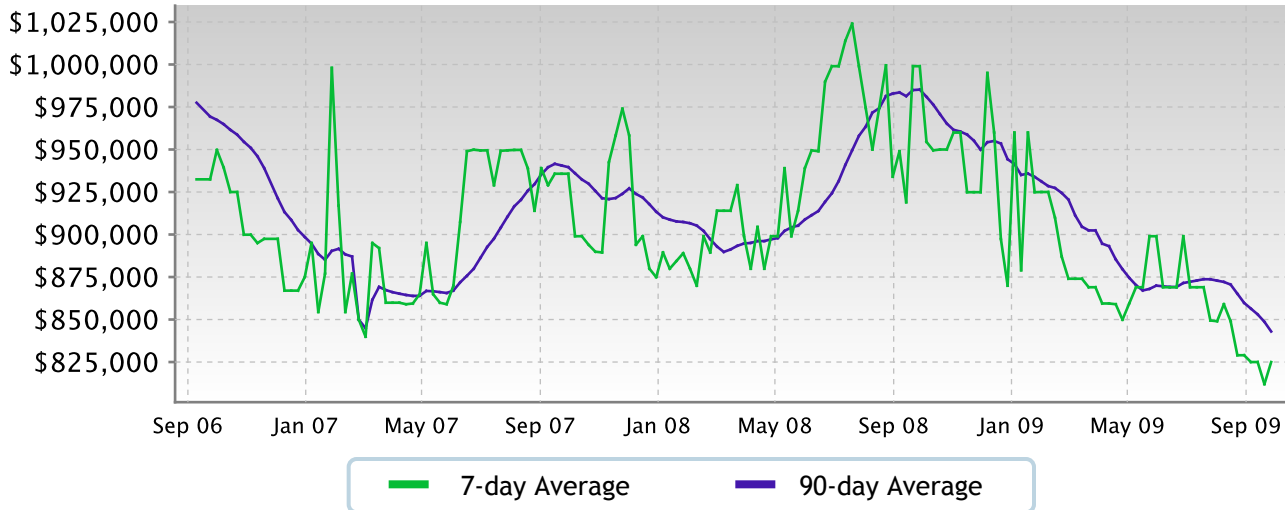
Upper-middle 25% of properties

Lower-middle 25% of properties

Least expensive 25% of properties

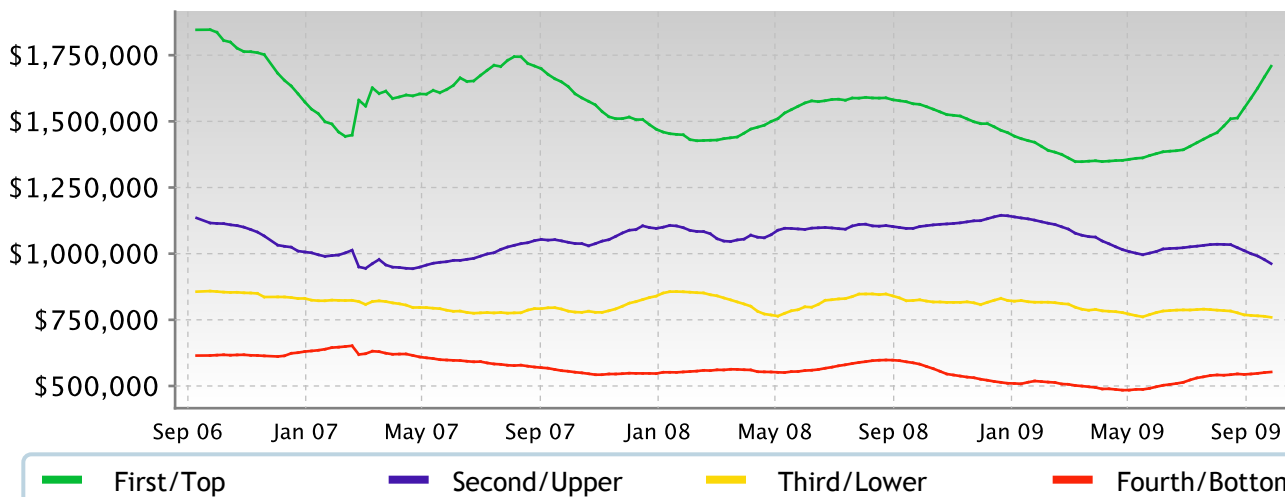
Median Price

We continue to see prices in this zip code hovering around these current levels, even though they bumped up a bit this week. Look for a persistent up-shift in the Market Action Index before we see prices move significantly from here.



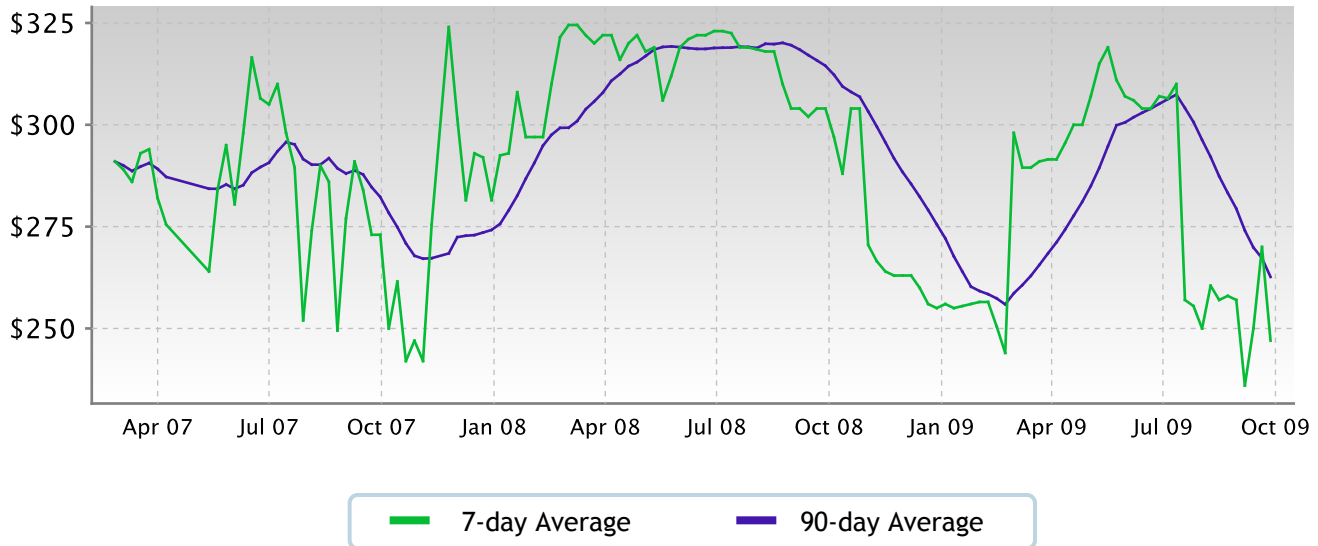
Quartile Prices

In the quartile market segments, we see that this zip code isn't showing much strong directional indication lately. Quartiles 1 and 4 are up while Quartiles 2 and 3 are down 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.



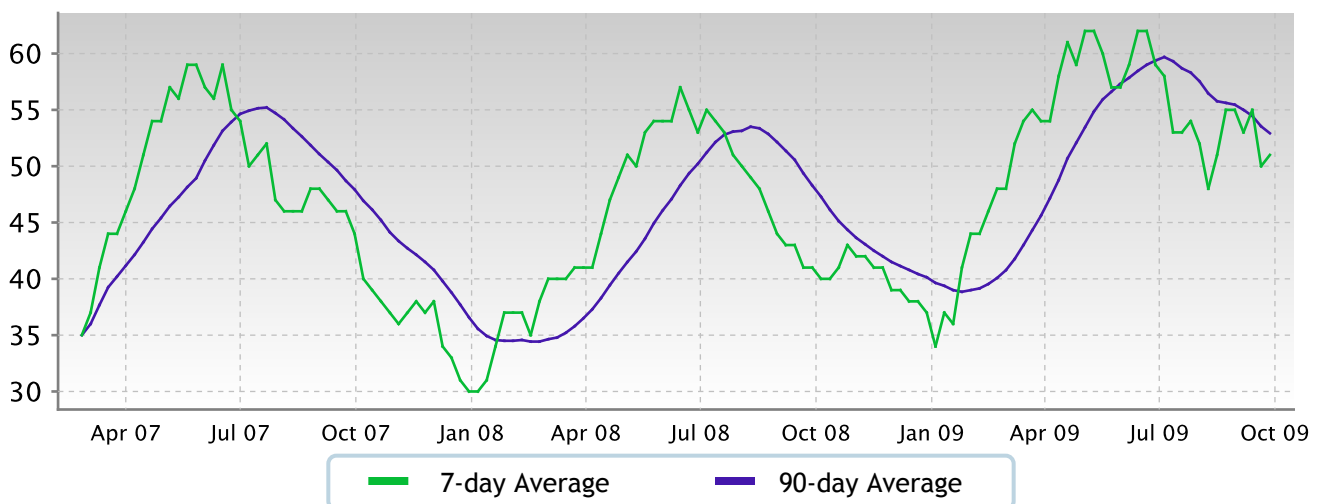
Price per Square Foot

The market plateau is seen across the price and value. The price per square foot and median list price have both been reasonably stagnant. Watch the Market Action Index for persistent changes as a leading indicator before the market moves from these levels.



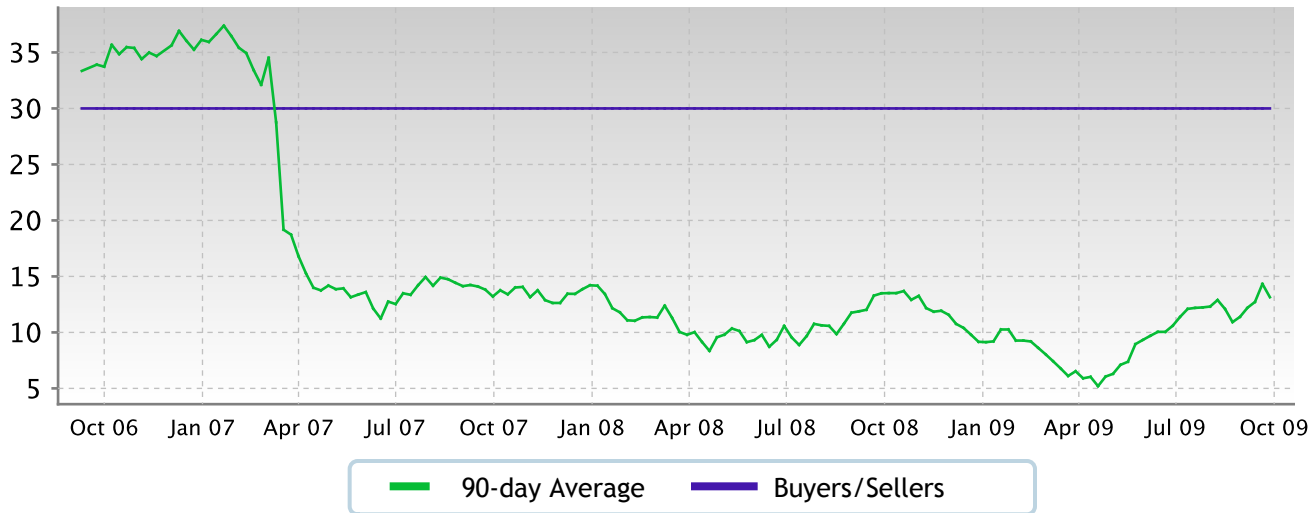
Inventory of Properties Listed for Sale

Inventory has been falling in recent weeks. Note that declining inventory alone does not signal a strengthening market. Look to the Market Action Index and Days on Market trends to gauge whether buyer interest is changing with the available supply.



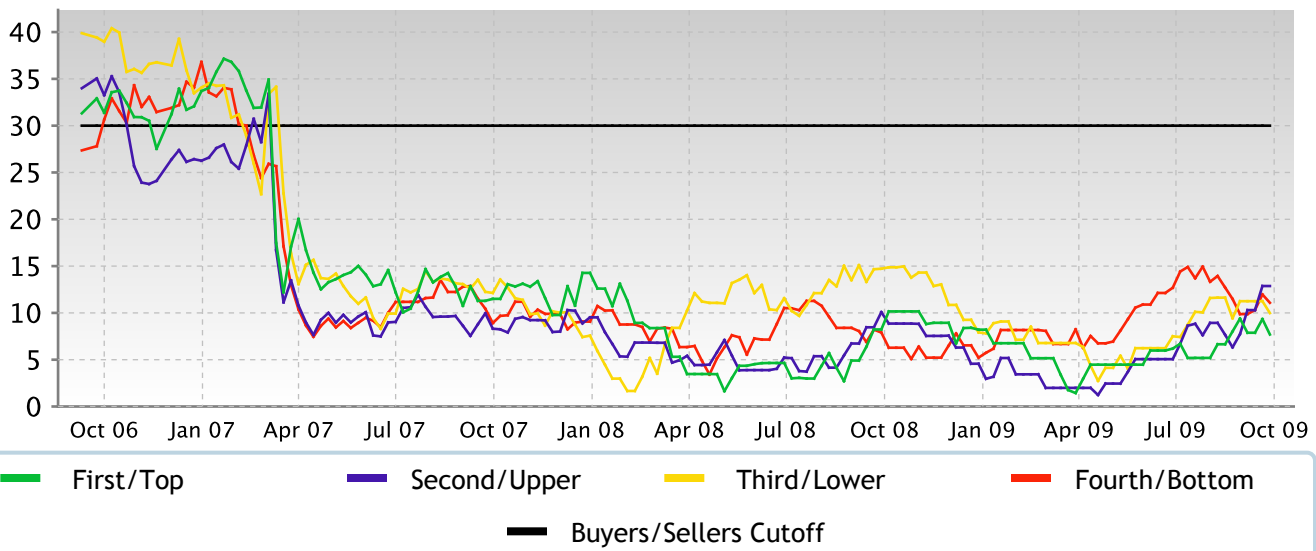
Market Action Index

The GLENVIEW, 60026 market is currently quite strongly in the Buyer's Advantage zone (below 30). The 90-day Market Action Index stands at 13.14. With several months of inventory available at the current sales rate, buyers should find ample choice.



Market Action Index per Quartile

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.

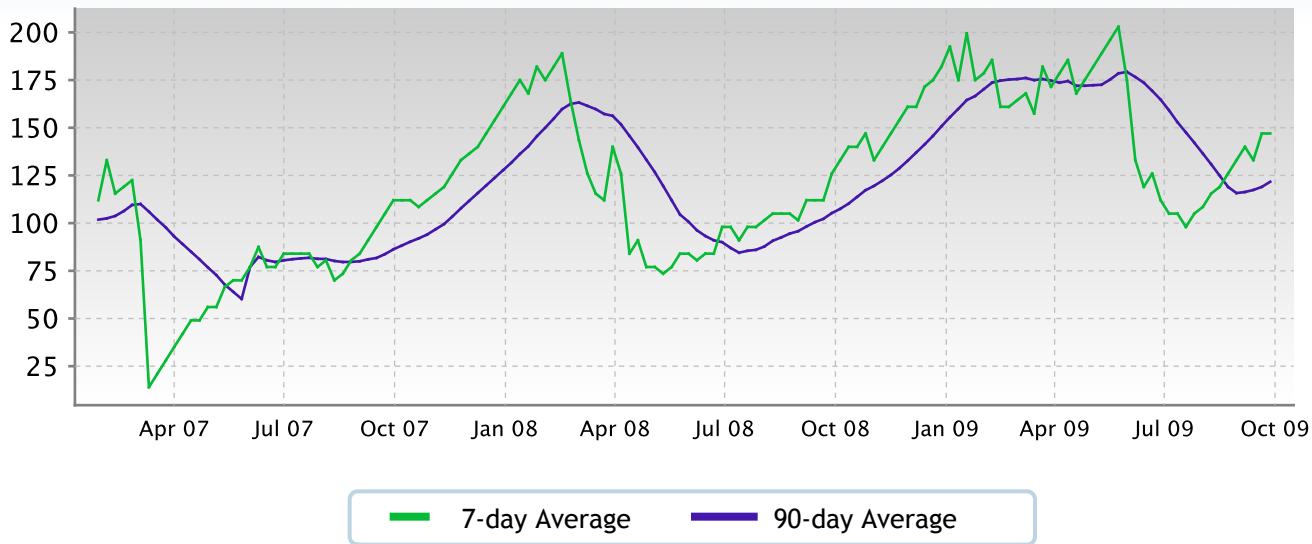


Residential house prices are a function of supply and demand, and market conditions can be characterized by analyzing those factors. Watch this index for sustained changes: if the index falls into the Buyer's Advantage zone (below 30) for a long period, prices are likely in for a downward correction.

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

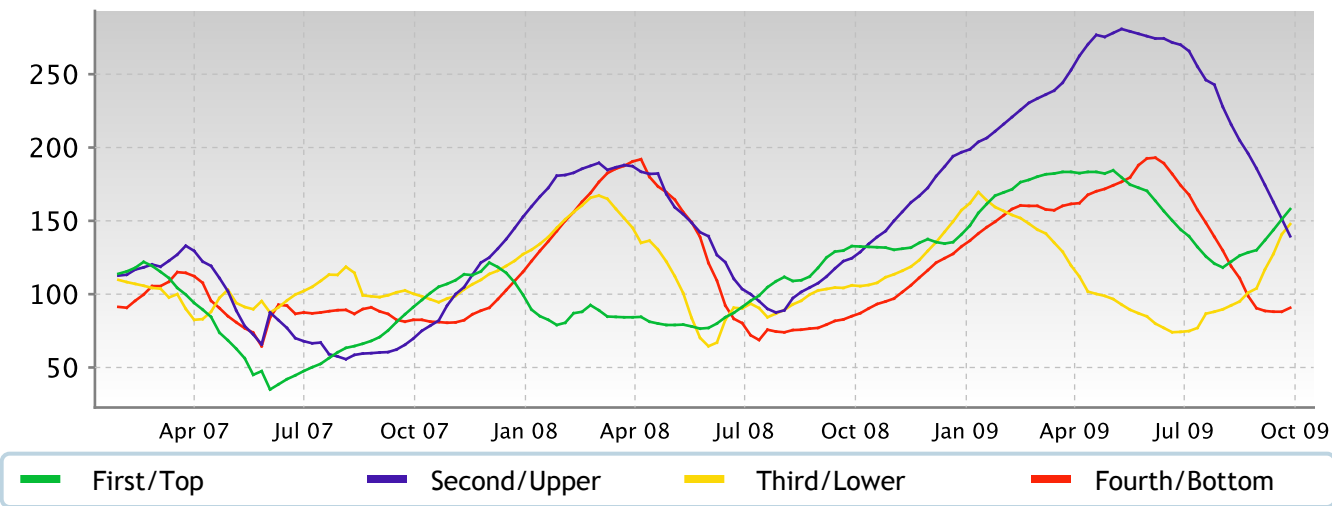
Days on Market

The properties have been on the market for an average of 205 days. Half of the listings have come newly on the market in the past 147 or so days.



Days on Market 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

PATRICK O'ROURKE, COLDWELL BANKER RESIDENTIAL BROKERAGE |

GLENVIEW, IL
60025

This Week

- The median list price in GLENVIEW, IL 60025 this week is \$599,000. The 429 properties have been on the market for an average of 255 days.

Inventory has been tightening but days-on-market and the Market Action Index have been basically unchanged, not providing strong indication for market conditions.

Supply and Demand

- 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.

Real-Time Market Profile

Real-Time Market Profile		Trend
Median List Price	\$ 599,000	↔
Average List Price	\$ 746,120	
Asking Price Per Square Foot	\$ 232	↔
Average Days on Market (DoM)	255	↔
Inventory of Properties Listed	429	↓↓
Most Expensive Listing	\$ 3,250,000	
Least Expensive Listing	\$ 135,000	
Average Age of Listing	42	
Percent of Properties with Price Decrease	47 %	
Percent Relisted (reset DOM)	13 %	
Percent Flip (price increased)	1 %	
Median House Size (sq ft)	2685	
Median Lot Size	0.25 - 0.50 acre	
Median Number of Bedrooms	4.0	
Median Number of Bathrooms	2.5	

Altos Research Value Statistics

Market Action	Strong Buyer's	10.7	↔
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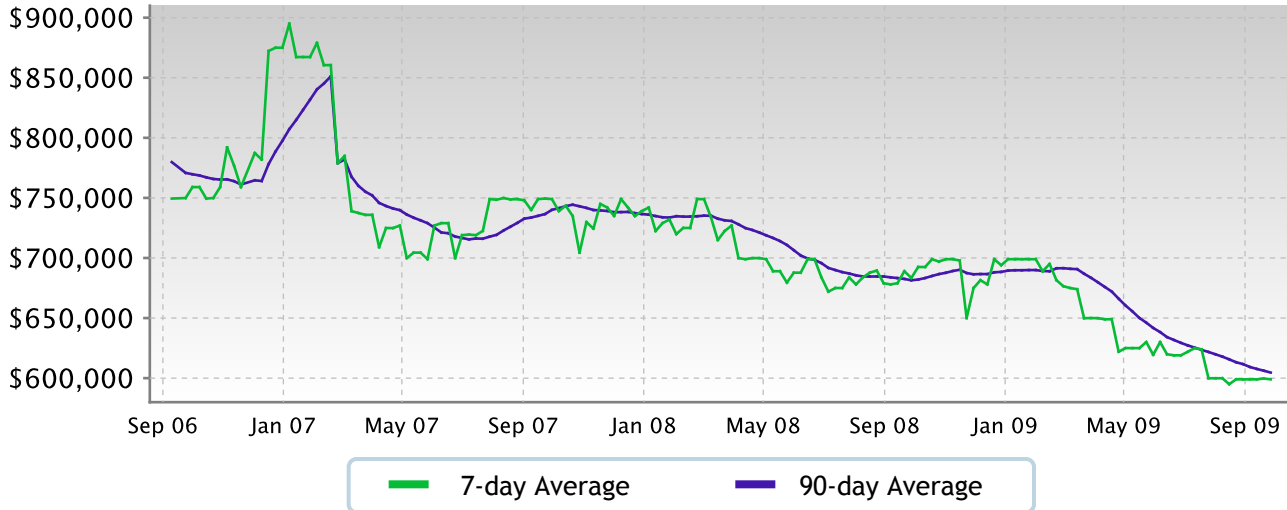
Trend Key:	↑↑ Strong upward	↓↓ Strong downward
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Characteristics per Quartile

Quartile	Median Price	Sq. Ft.	Lot Size	Beds	Baths	Age	Inventory	New	Absorbed	DOM	
Top/First	\$ 1,295,000	4485	0.25 - 0.50 acre	5.0	4.5	6	107	1	4	301	Most expensive 25% of properties
Upper/Second	\$ 765,000	3272	0.25 - 0.50 acre	4.0	3.5	32	107	2	2	244	Upper-middle 25% of properties
Lower/Third	\$ 479,000	2218	8,001 - 10,000 sqft	3.0	2.5	53	107	2	4	232	Lower-middle 25% of properties
Bottom/Fourth	\$ 329,450	1665	8,001 - 10,000 sqft	3.0	2.0	53	108	2	4	244	Least expensive 25% of properties

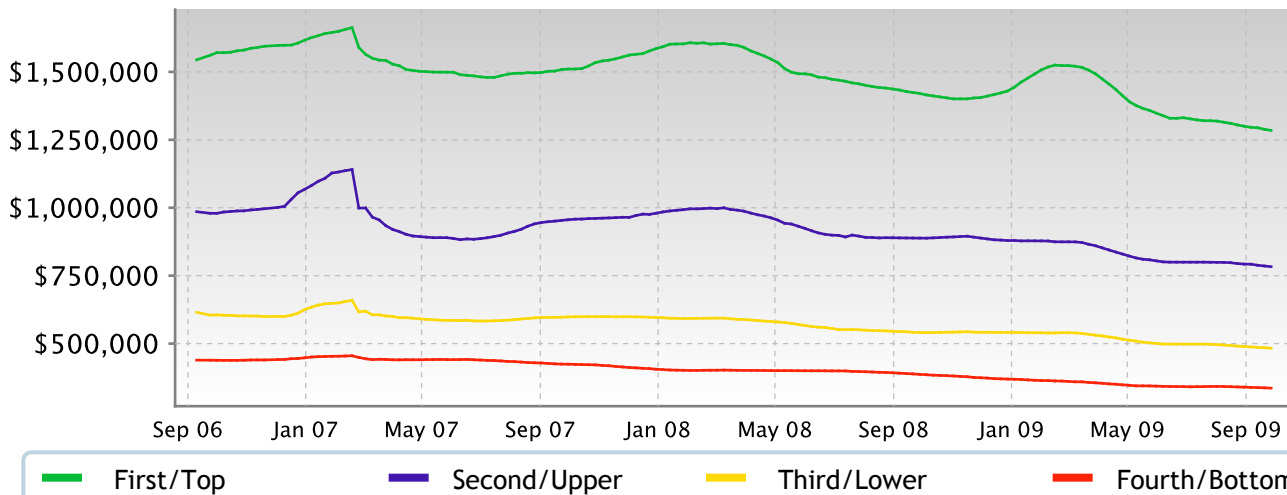
Median Price

We continue to see prices in this zip code bouncing around this plateau. Look for a persistent up-shift in the Market Action Index before we see prices move from these levels.



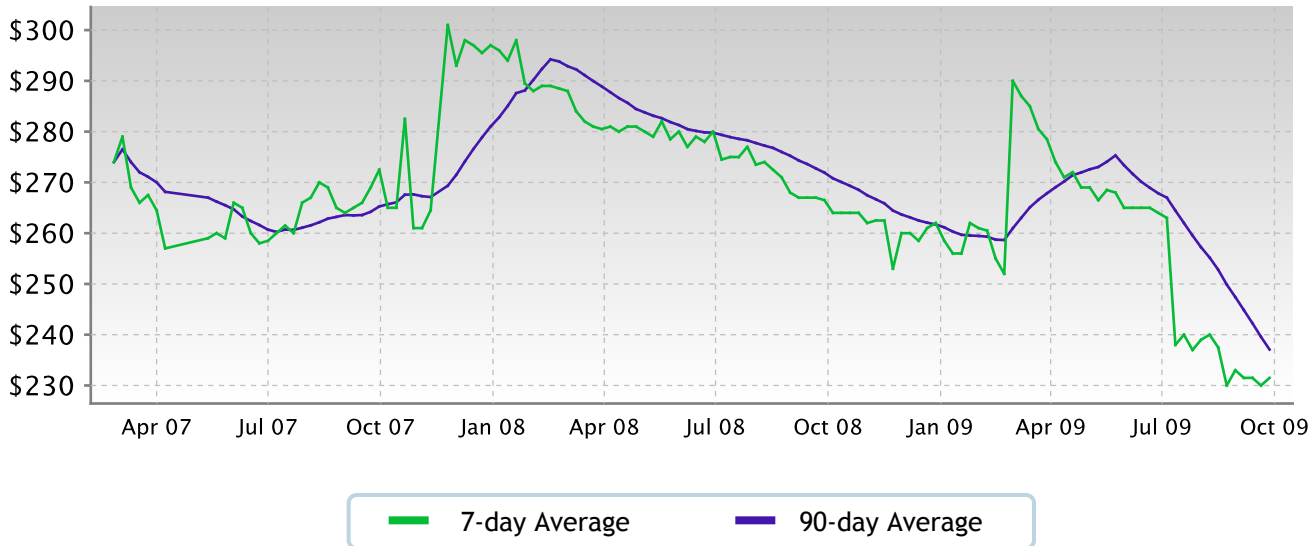
Quartile Prices

In the quartile market segments, we see price for this zip code in general with price stagnation in recent weeks. Quartile 4 is down, while the rest of the market is basically flat. Look to the Market Action Index to determine if this plateau is the stage for a prolonged price decline.



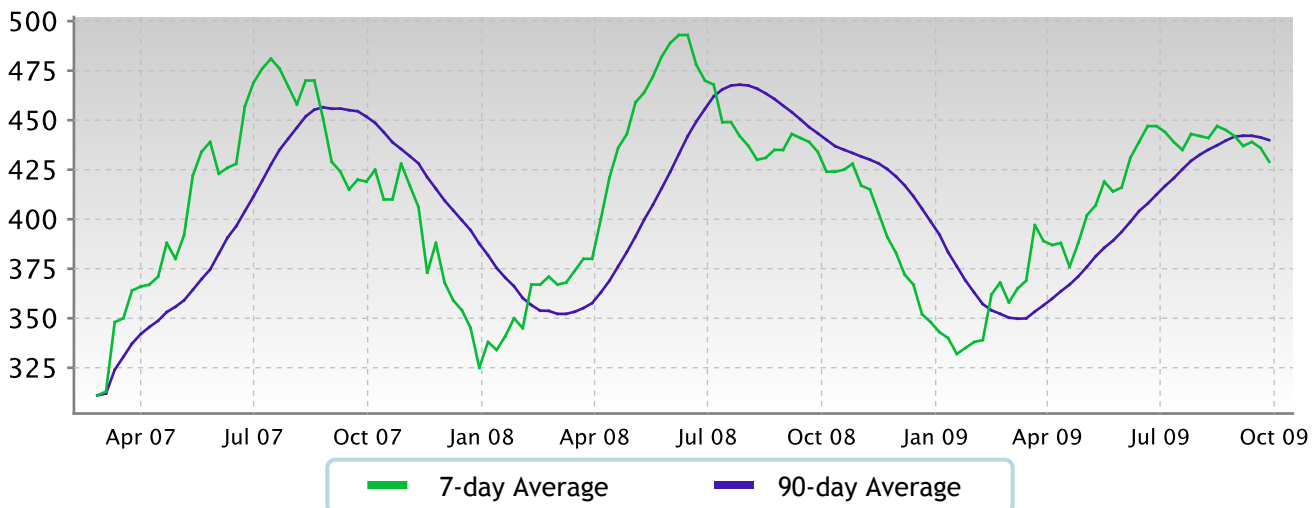
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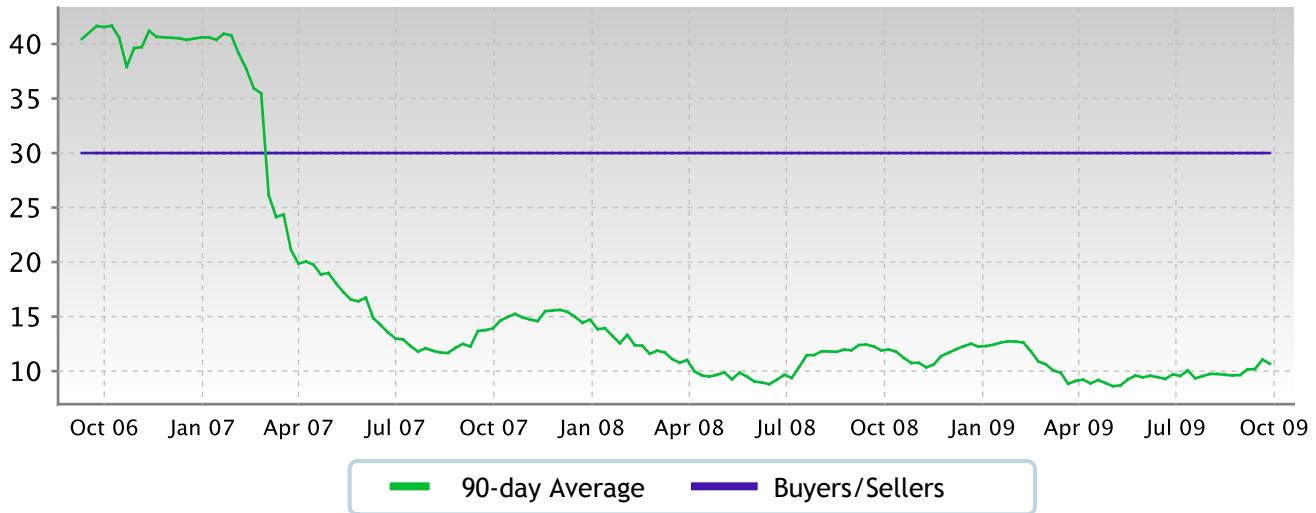
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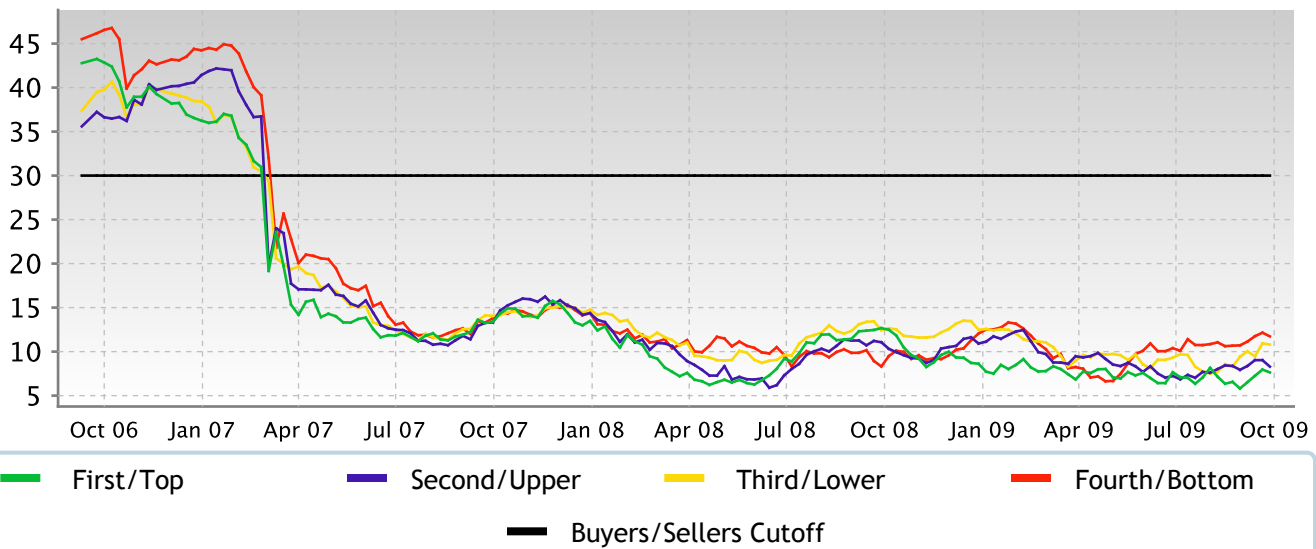
Market Action Index

The GLENVIEW, 60025 market is currently quite strongly in the Buyer's Advantage zone (below 30). The 90-day Market Action Index stands at 10.67. With several months of inventory available at the current sales rate, buyers should find ample choice.



Market Action Index per Quartile

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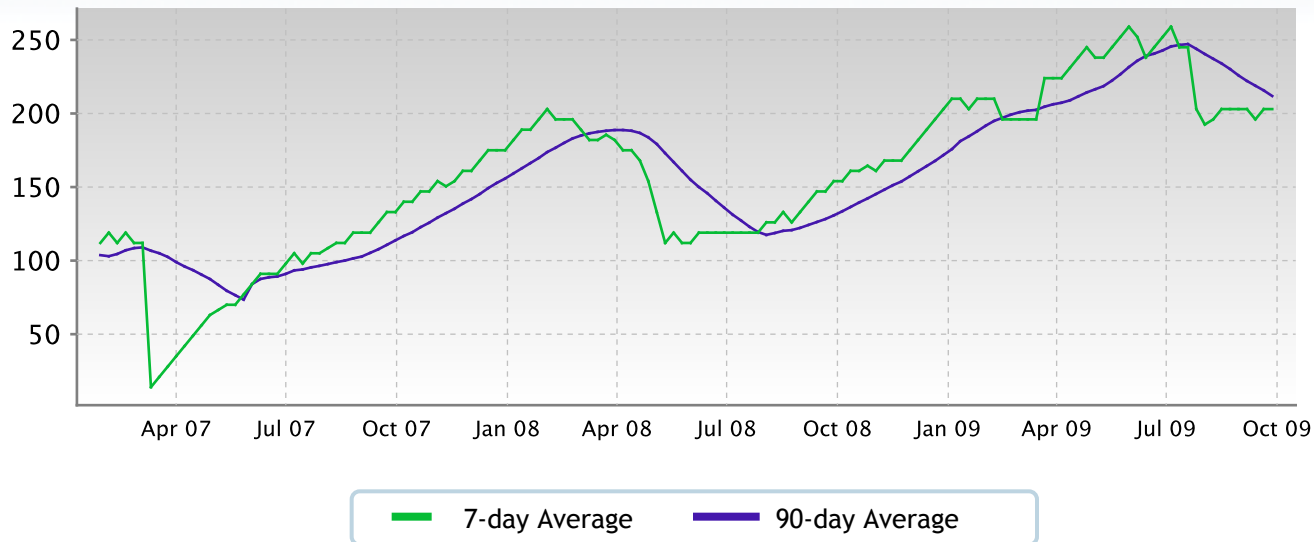


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The Market Action Index (MAI) illustrates a balance between supply and demand using a statistical function of the current rate of sale versus current inventory.

Days on Market

The properties have been on the market for an average of 255 days. Half of the listings have come newly on the market in the past 203 or so days.



Days on Market 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.

