

City: *Glencoe*



Price Range: All | Properties: SFH - Condo - TwnHm

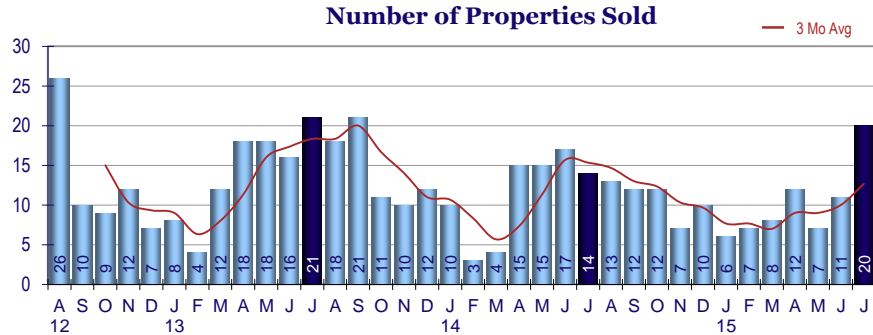
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,149,000	-3%		-18%				
Average List Price of all Current Listings	\$1,437,539	-1%		-13%				
July Median Sales Price	\$1,249,500	34%	9%	42%	43%	\$970,000	4%	11%
July Average Sales Price	\$1,236,875	28%	9%	11%	4%	\$1,116,675	-1%	-6%
Total Properties Currently for Sale (Inventory)	105	0%		22%				
July Number of Properties Sold	20	82%		43%		71	-9%	
July Average Days on Market (Solds)	53	-61%	-44%	-18%	-23%	91	30%	32%
Asking Price per Square Foot (based on New Listings)	\$413	18%	13%	40%	18%	\$352	3%	0%
July Sold Price per Square Foot	\$310	9%	2%	-5%	2%	\$315	7%	4%
July Month's Supply of Inventory	5.3	-45%	-46%	-15%	-38%	9.3	0%	10%
July Sale Price vs List Price Ratio	93.6%	-4%	.4%	-2%	.6%	92.9%	-0%	-2%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2014) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

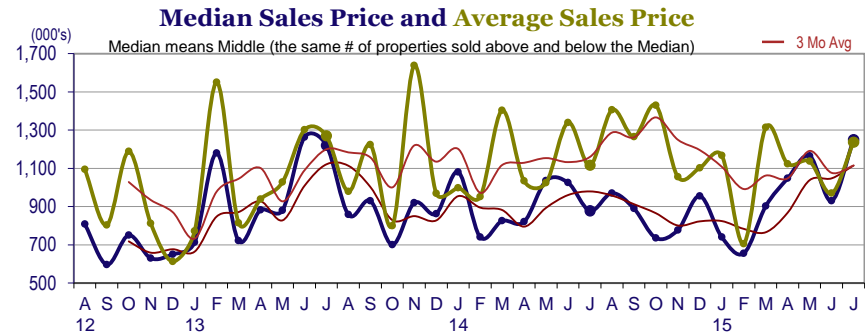
Property Sales

July Property sales were 20, up 42.9% from 14 in July of 2014 and 81.8% higher than the 11 sales last month. July 2015 sales were at a mid level compared to July of 2014 and 2013. July YTD sales of 71 are running 9.0% behind last year's year-to-date sales of 78.



Prices

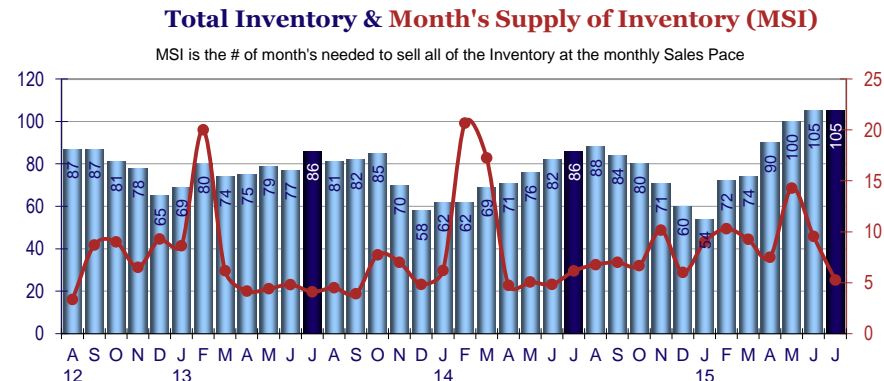
The Median Sales Price in July was \$1,249,500, up 42.4% from \$877,500 in July of 2014 and up 34.4% from \$930,000 last month. The Average Sales Price in July was \$1,236,875, up 10.9% from \$1,115,482 in July of 2014 and up 27.6% from \$969,409 last month. July 2015 ASP was at a mid range compared to July of 2014 and 2013.



Inventory & MSI

The Total Inventory of Properties available for sale as of July was 105, equal to 105 last month and up 22.1% from 86 in July of last year. July 2015 Inventory was at its highest level compared with July of 2014 and 2013.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2015 MSI of 5.3 months was at a mid level compared with July of 2014 and 2013.



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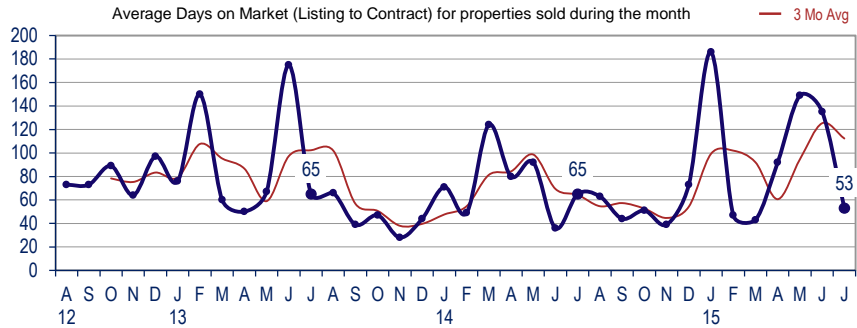


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Market Time

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 July was 53, down 60.7% from 135 days last month and down 18.5% from 65 days in July of last year. The July 2015 DOM was at its lowest level compared with July of 2014 and 2013.

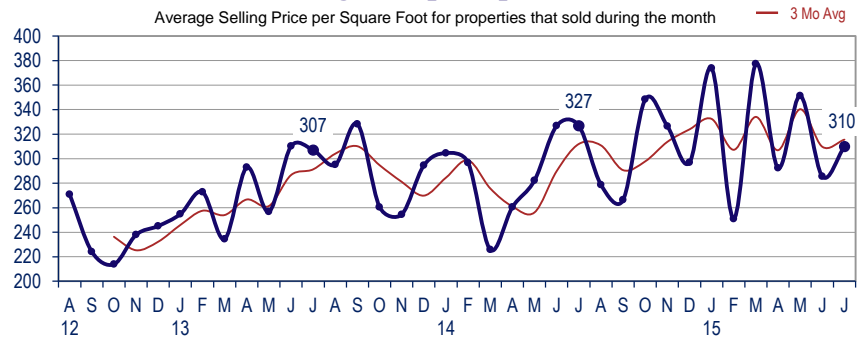
Days On Market for Sold Properties



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 July 2015 Selling Price per Square Foot of \$310 was up 8.5% from \$286 last month and down 5.2% from 327 in July of last year.

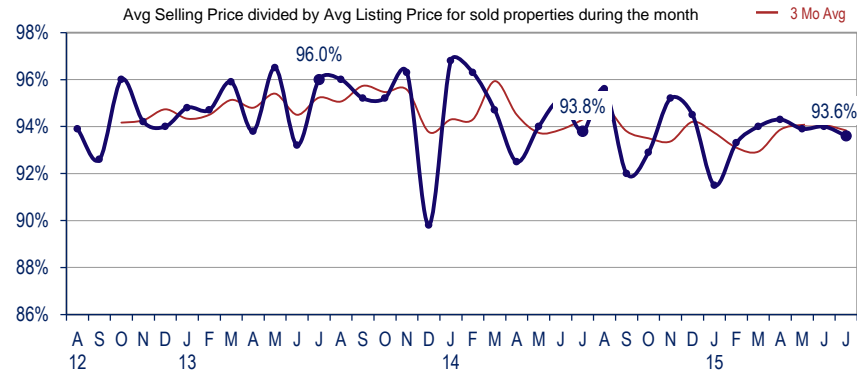
Selling Price per Square Foot



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 July 2015 Selling Price vs Original List Price of 93.6% was down from 94.0% last month and down from 93.8% in July of last year.

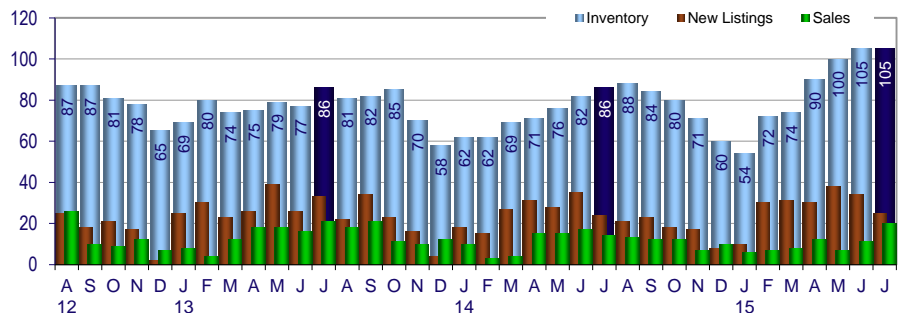
Selling Price versus Listing Price Ratio



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 July 2015 was 25, down 26.5% from 34 last month and up 4.2% from 24 in July of last year.

Inventory / New Listings / Sales



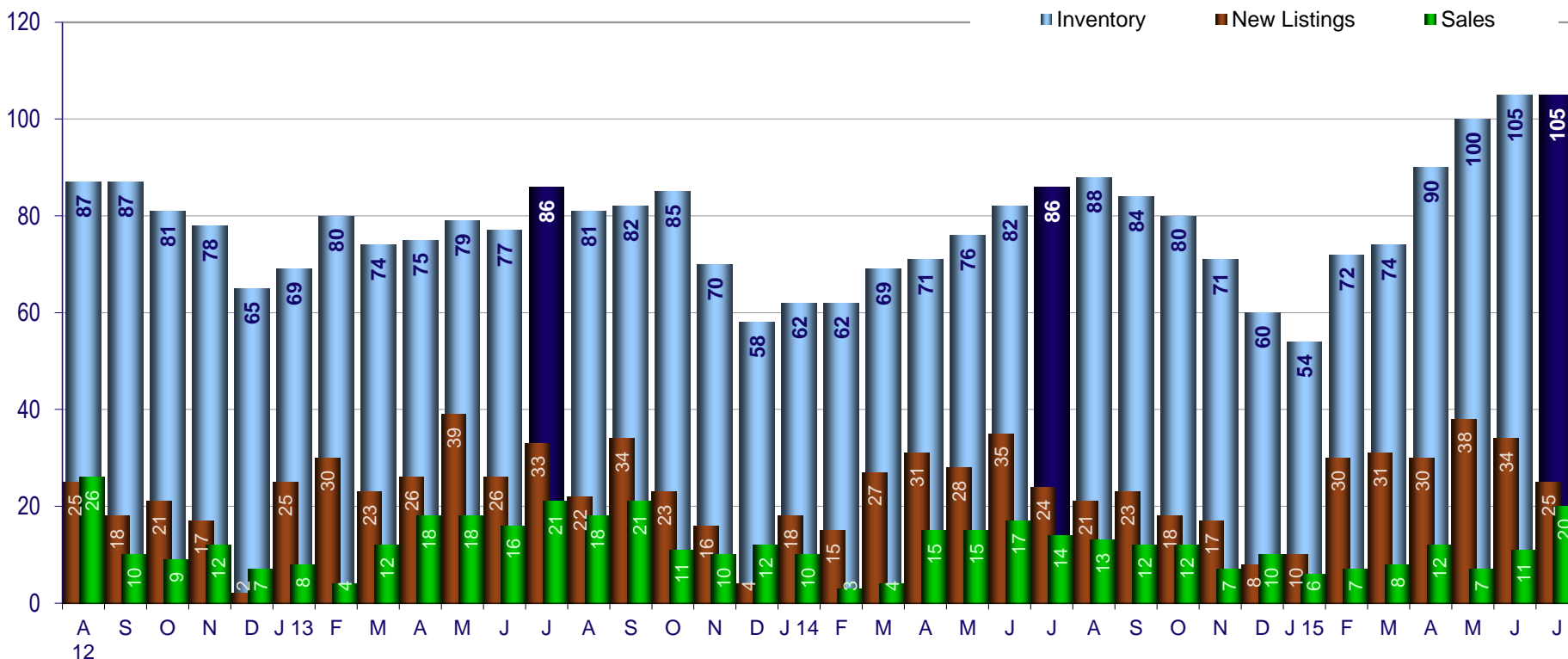
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