

City: Northbrook



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

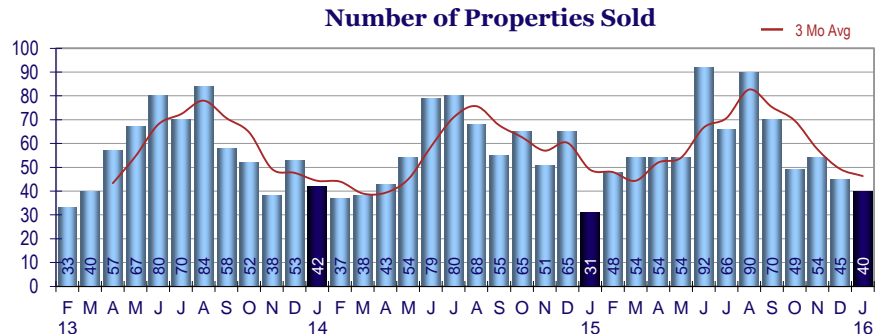
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$549,500	0%		7%				
Average List Price of all Current Listings	\$711,050	-2%		6%				
January Median Sales Price	\$388,000	-9%	-10%	-26%	-12%	\$388,000	-26%	-12%
January Average Sales Price	\$495,138	10%	3%	-8%	-0%	\$495,138	-8%	-0%
Total Properties Currently for Sale (Inventory)	218	0%		7%				
January Number of Properties Sold	40	-11%		29%		40	29%	
January Average Days on Market (Solds)	57	-30%	6%	0%	4%	57	0%	4%
Asking Price per Square Foot (based on New Listings)	\$219	-6%	0%	0%	-1%	\$219	0%	-1%
January Sold Price per Square Foot	\$190	-4%	-5%	-8%	-7%	\$190	-8%	-7%
January Month's Supply of Inventory	5.5	13%	9%	-17%	14%	5.5	-17%	14%
January Sale Price vs List Price Ratio	95.4%	-2%	-3%	-1.0%	-8%	95.7%	-3%	-5%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2015) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

Property Sales

January Property sales were 40, up 29.0% from 31 in January of 2015 and 11.1% lower than the 45 sales last month. January 2016 sales were at a mid level compared to January of 2015 and 2014. January YTD sales of 40 are running 29.0% ahead of last year's year-to-date sales of 31.



Prices

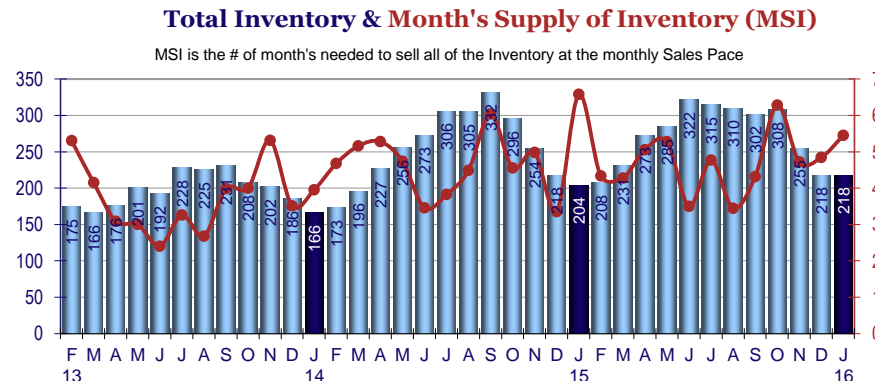
The Median Sales Price in January was \$388,000, down 26.1% from \$525,000 in January of 2015 and down 8.7% from \$425,000 last month. The Average Sales Price in January was \$495,138, down 8.0% from \$538,132 in January of 2015 and up 9.8% from \$451,003 last month. January 2016 ASP was at a mid range compared to January of 2015 and 2014.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 218, equal to 218 last month and up 6.9% from 204 in January of last year. January 2016 Inventory was at its highest level compared with January of 2015 and 2014.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2016 MSI of 5.5 months was at a mid level compared with January of 2015 and 2014.



City: *Northbrook*

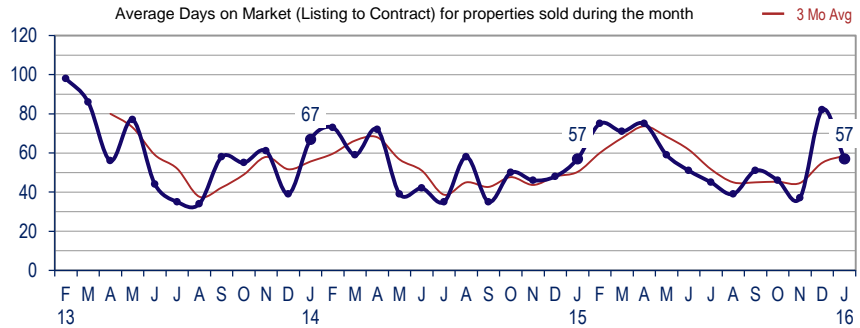


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Market Time

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 January was 57, down 30.5% from 82 days last month and equal to 57 days in January of last year. The January 2016 DOM was at its lowest level compared with January of 2015 and 2014.

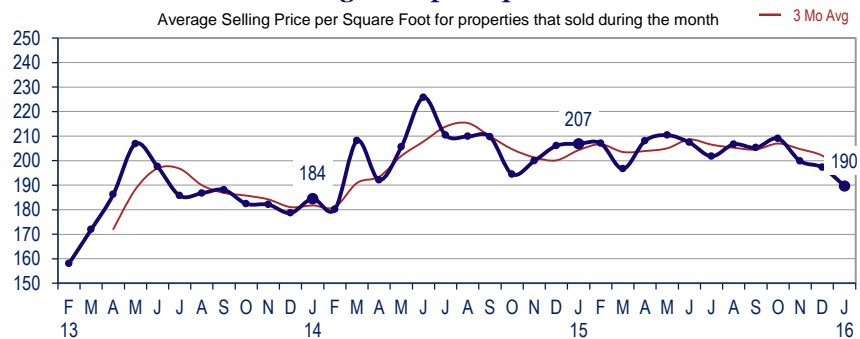
Days On Market for Sold Properties



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 January 2016 Selling Price per Square Foot of \$190 was down 3.8% from \$197 last month and down 8.3% from 207 in January of last year.

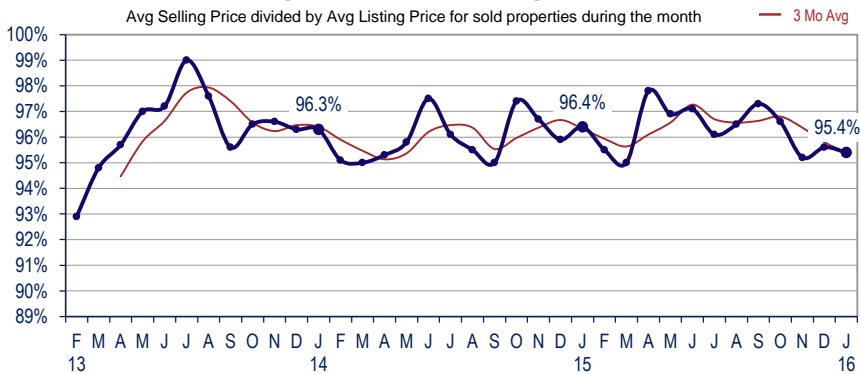
Selling Price per Square Foot



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 January 2016 Selling Price vs Original List Price of 95.4% was down from 95.6% last month and down from 96.4% in January of last year.

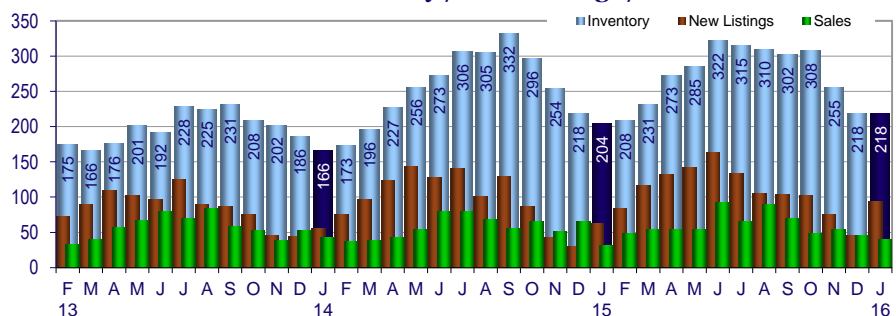
Selling Price versus Listing Price Ratio



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 January 2016 was 94, up 108.9% from 45 last month and up 51.6% from 62 in January of last year.

Inventory / New Listings / Sales





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