

## City: Deerfield



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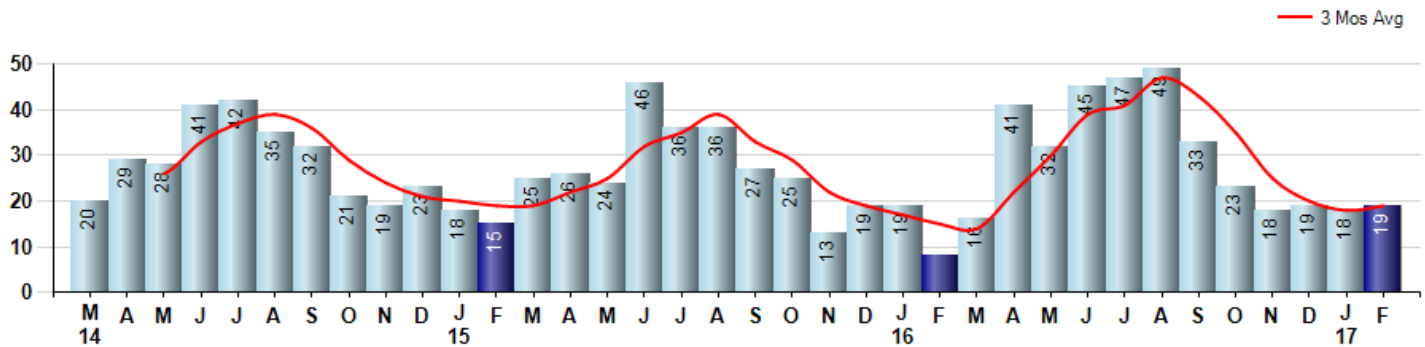
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$704,000	5%		27%				
Average List Price of all Current Listings	\$777,539	4%		20%				
February Median Sales Price	\$448,000	4%	5%	9%	12%	\$448,000	36%	12%
February Average Sales Price	\$538,084	2%	6%	23%	20%	\$533,259	26%	19%
Total Properties Currently for Sale (Inventory)	143	21%		-4%				
February Number of Properties Sold	19	6%		138%			37%	
February Average Days on Market (Solds)	45	-18%	-27%	-34%	-17%	50	-32%	-7%
Asking Price per Square Foot (based on New Listings)	\$247	1%	3%	15%	8%	\$246	17%	8%
February Sold Price per Square Foot	\$212	-2%	2%	10%	6%	\$214	18%	7%
February Month's Supply of Inventory	7.5	15%	14%	-60%	8%	7.0	-45%	1%
February Sale Price vs List Price Ratio	95.2%	3.3%	3%	2%	1.7%	93.7%	0.7%	0.1%

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

### Property Sales

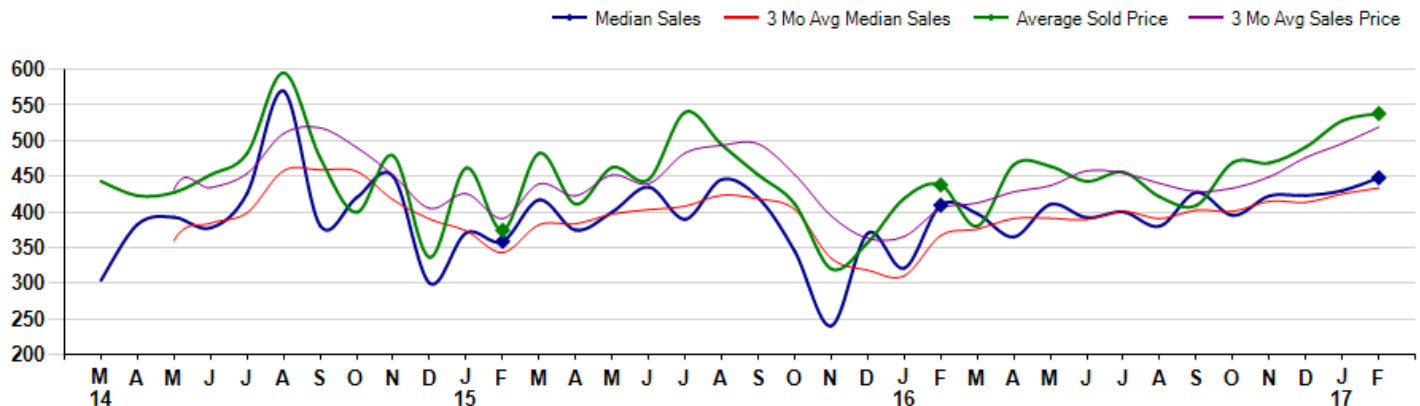
February Property sales were 19, up 137.5% from 8 in February of 2016 and 5.6% higher than the 18 sales last month. February 2017 sales were at their highest level compared to February of 2016 and 2015. February YTD sales of 37 are running 37.0% ahead of last year's year-to-date sales of 27.



### Prices

The Median Sales Price in February was \$448,000, up 9.4% from \$409,500 in February of 2016 and up 4.2% from \$430,000 last month. The Average Sales Price in February was \$538,084, up 22.9% from \$438,000 in February of 2016 and up 1.9% from \$528,167 last month. February 2017 ASP was at highest level compared to February of 2016 and 2015.

Median means Middle (the same # of properties sold above and below Median) (000's)



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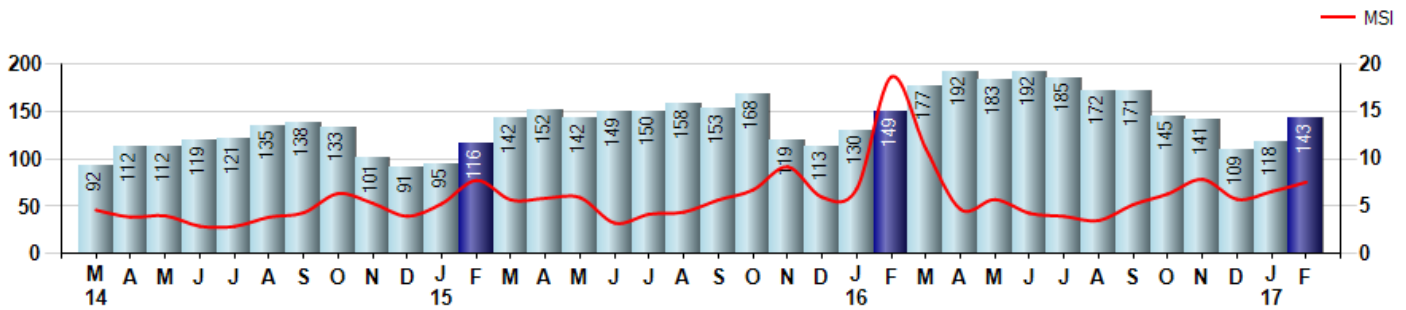
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### Inventory & MSI

The Total Inventory of Properties available for sale as of February was 143, up 21.2% from 118 last month and down -4.0% from 149 in February of last year. February 2017 Inventory was at a mid range compared to February of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2017 MSI of 7.5 months was at its lowest level compared with February of 2016 and 2015.

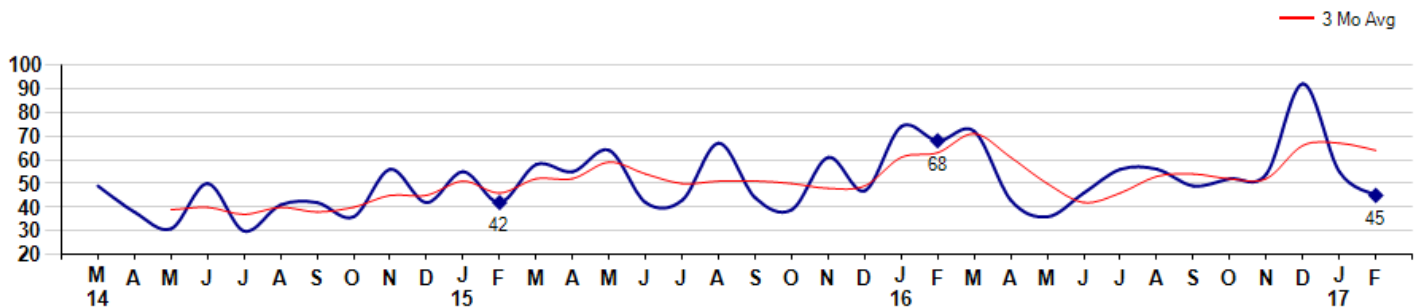
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 45, down -18.2% from 55 days last month and down -33.8% from 68 days in February of last year. The February 2017 DOM was at a mid range compared with February of 2016 and 2015.

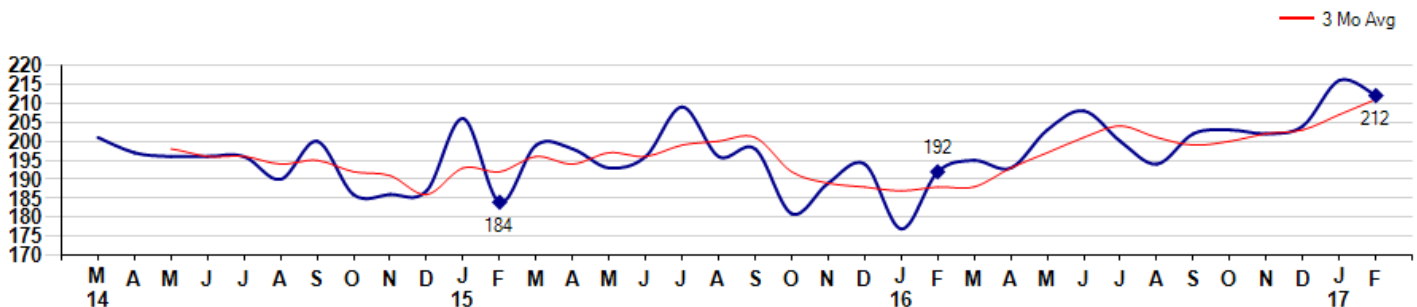
Average Days on Market(Listing to Contract) for properties sold during the month



### 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 2017 Selling Price per Square Foot of \$212 was down -1.9% from \$216 last month and up 10.4% from \$192 in February of last year.

Average Selling Price per Square Foot for properties that sold during the month



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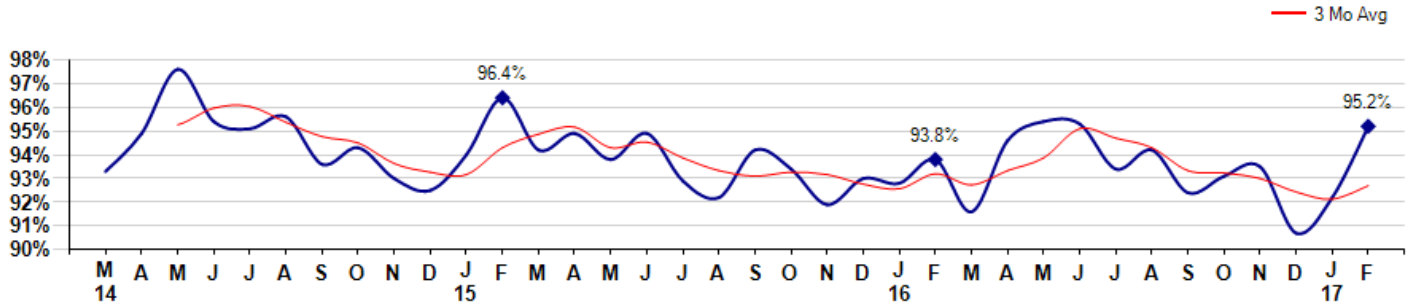


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### Selling Price vs Listing Price

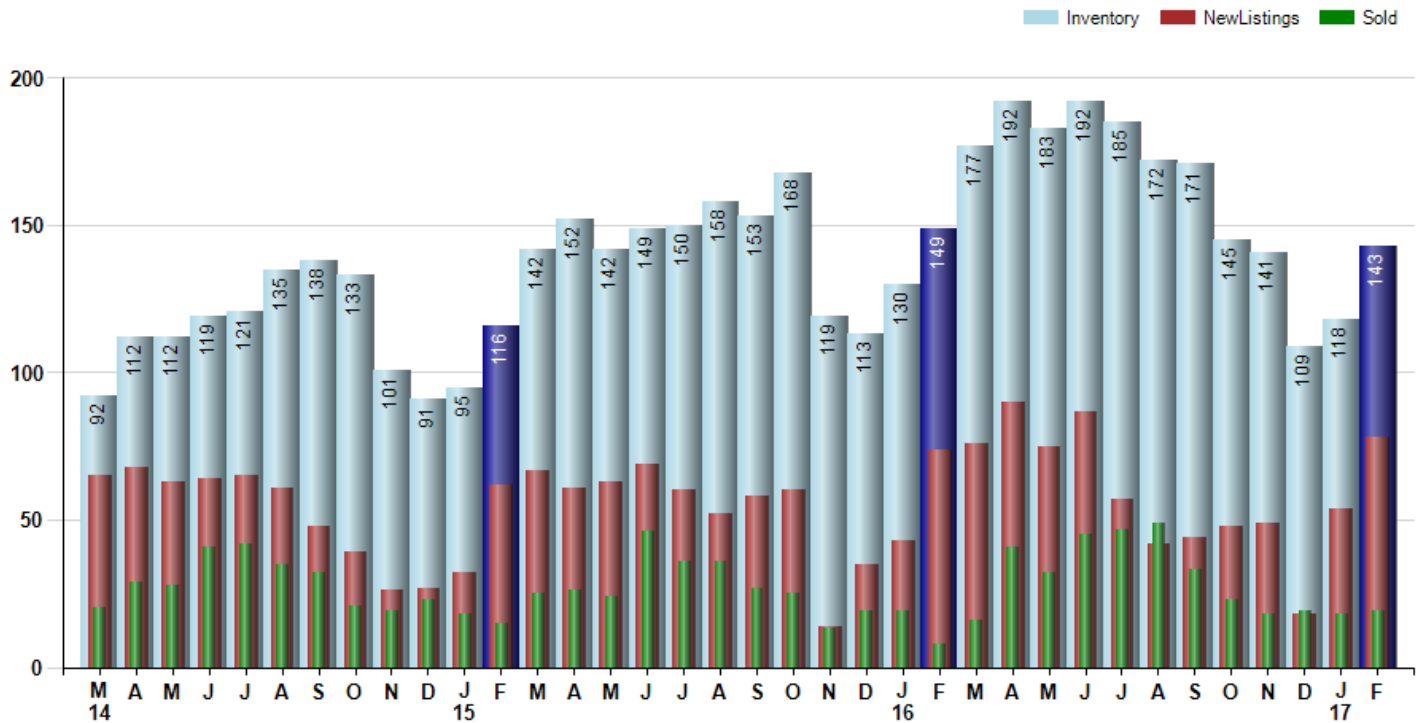
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The February 2017 Selling Price vs List Price of 95.2% was up from 92.2% last month and up from 93.8% in February of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



### 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 2017 was 78, up 44.4% from 54 last month and up 5.4% from 74 in February of last year.



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# MARKET ACTION REPORT

February 2017

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	M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
Homes Sold	20	29	28	41	42	35	32	21	19	23	18	15	25	26	24	46	36	36	27	25	13	19	19	8	16	41	32	45	47	49	33	23	18	19	18	19
3 Mo. Roll Avg			26	33	37	39	36	29	24	21	20	19	19	22	25	32	35	39	33	29	22	19	17	15	14	22	30	39	41	47	43	35	25	20	18	19

	(000's) M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
Median Sale Price	304	383	393	378	426	570	381	420	450	300	371	359	417	375	400	435	390	446	420	345	240	370	321	410	398	365	411	392	400	380	428	395	423	423	430	448
3 Mo. Roll Avg			360	384	399	458	459	457	417	390	374	343	382	383	397	403	408	423	418	404	335	318	310	367	376	391	391	389	401	391	403	401	415	414	425	434

	M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
Inventory	92	112	112	119	121	135	138	133	101	91	95	116	142	152	142	149	150	158	153	168	119	113	130	149	177	192	183	192	185	172	171	145	141	109	118	143
MSI	5	4	4	3	3	4	4	6	5	4	5	8	6	6	6	3	4	4	6	7	9	6	7	19	11	5	6	4	4	4	5	6	8	6	7	8

	M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
Days On Market	49	38	31	50	30	41	42	36	56	42	55	42	58	55	64	42	43	67	44	39	61	47	74	68	72	43	36	46	56	56	49	52	54	92	55	45
3 Mo. Roll Avg			39	40	37	40	38	40	45	45	51	46	52	52	59	54	50	51	51	50	48	49	61	63	71	61	50	42	46	53	54	52	52	66	67	64

	M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
Price per Sq Ft	201	197	196	196	196	190	200	186	186	187	206	184	199	198	193	196	209	196	198	181	189	194	177	192	195	193	203	208	200	194	202	203	202	204	216	212
3 Mo. Roll Avg			198	196	196	194	195	192	191	186	193	192	196	194	197	196	199	200	201	192	189	188	187	188	188	193	197	201	204	201	199	200	202	203	207	211

	M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
Sale to List Price	0.933	0.949	0.976	0.954	0.951	0.956	0.936	0.943	0.930	0.925	0.940	0.964	0.942	0.949	0.938	0.949	0.929	0.922	0.942	0.934	0.919	0.930	0.928	0.938	0.916	0.946	0.954	0.953	0.934	0.942	0.924	0.931	0.935	0.907	0.922	0.952
3 Mo. Roll Avg			0.953	0.960	0.960	0.954	0.948	0.945	0.936	0.933	0.932	0.943	0.949	0.952	0.943	0.945	0.939	0.933	0.931	0.933	0.932	0.928	0.926	0.932	0.927	0.933	0.939	0.951	0.947	0.943	0.933	0.932	0.930	0.924	0.921	0.927

	M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
New Listings	65	68	63	64	65	61	48	39	26	27	32	62	67	61	63	69	60	52	58	60	14	35	43	74	76	90	75	87	57	42	44	48	49	18	54	78
Inventory	92	112	112	119	121	135	138	133	101	91	95	116	142	152	142	149	150	158	153	168	119	113	130	149	177	192	183	192	185	172	171	145	141	109	118	143
Sales	20	29	28	41	42	35	32	21	19	23	18	15	25	26	24	46	36	36	27	25	13	19	19	8	16	41	32	45	47	49	33	23	18	19	18	19

	(000's) M 14	A	M	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F
Avg Sale Price	443	423	427	452	482	595	477	399	479	336	462	374	482	411	462	446	540	494	452	411	320	357	419	438	380	466	464	443	456	421	409	469	469	491	528	538
3 Mo. Roll Avg			431	434	454	510	518	491	452	405	426	391	439	423	452	440	483	493	495	453	394	363	365	405	412	428	437	458	454	440	429	433	449	476	496	519

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