

City: Winnetka



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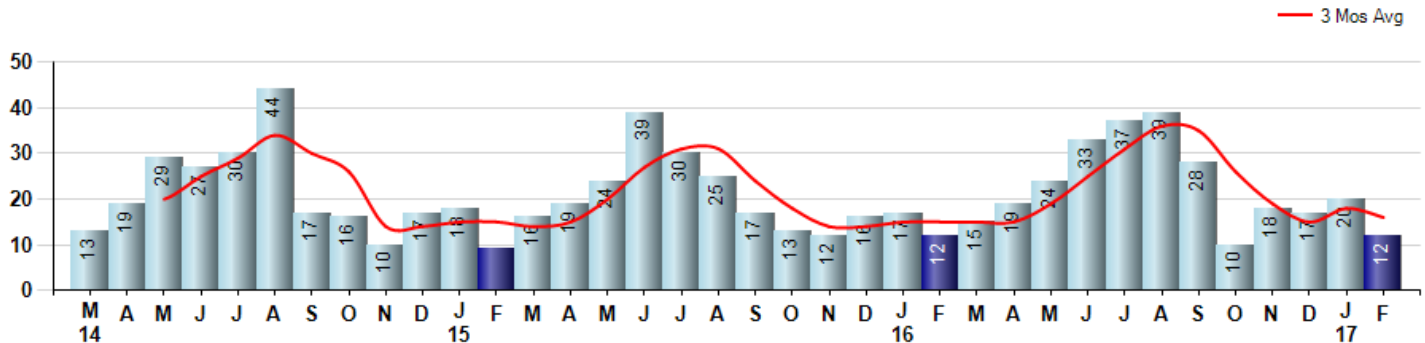
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,320,000	2%		-17%				
Average List Price of all Current Listings	\$1,882,634	2%		5%				
February Median Sales Price	\$867,500	-26%	-11%	-14%	-21%	\$1,035,000	6%	-6%
February Average Sales Price	\$836,875	-47%	-35%	-13%	-36%	\$1,303,172	12%	-1%
Total Properties Currently for Sale (Inventory)	157	14%		-6%				
February Number of Properties Sold	12	-40%		0%			10%	
February Average Days on Market (Solds)	110	16%	26%	-21%	45%	101	-31%	33%
Asking Price per Square Foot (based on New Listings)	\$355	-3%	-1%	-8%	-3%	\$359	-6%	-1%
February Sold Price per Square Foot	\$280	-1%	-2%	3%	-15%	\$281	-10%	-15%
February Month's Supply of Inventory	13.1	90%	46%	-6%	35%	10.0	-10%	3%
February Sale Price vs List Price Ratio	88.2%	0.6%	-1%	-2%	-3.7%	87.9%	-2.9%	-4.0%

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

Property Sales

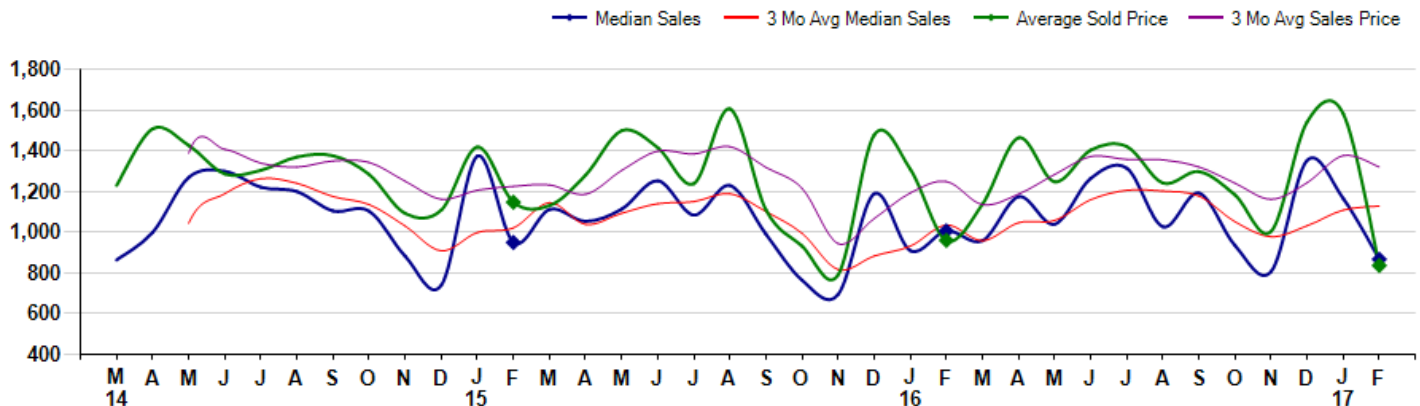
February Property sales were 12, equal to 12 in February of 2016 and -40.0% lower than the 20 sales last month. February 2017 sales were at a mid level compared to February of 2016 and 2015. February YTD sales of 32 are running 10.3% ahead of last year's year-to-date sales of 29.



Prices

The Median Sales Price in February was \$867,500, down -13.9% from \$1,007,000 in February of 2016 and down -25.6% from \$1,166,000 last month. The Average Sales Price in February was \$836,875, down -12.8% from \$960,154 in February of 2016 and down -47.1% from \$1,582,950 last month. February 2017 ASP was at the lowest 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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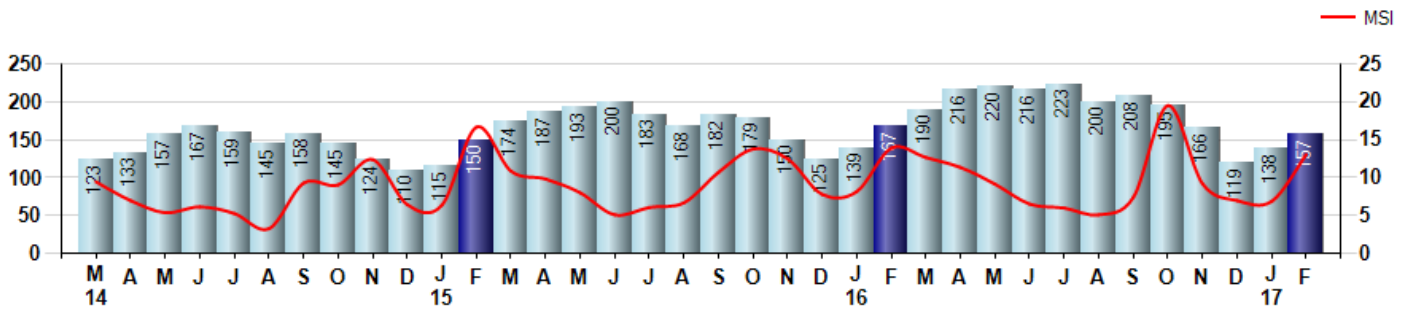
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 157, up 13.8% from 138 last month and down -6.0% from 167 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 13.1 months was at its lowest level compared with February of 2016 and 2015.

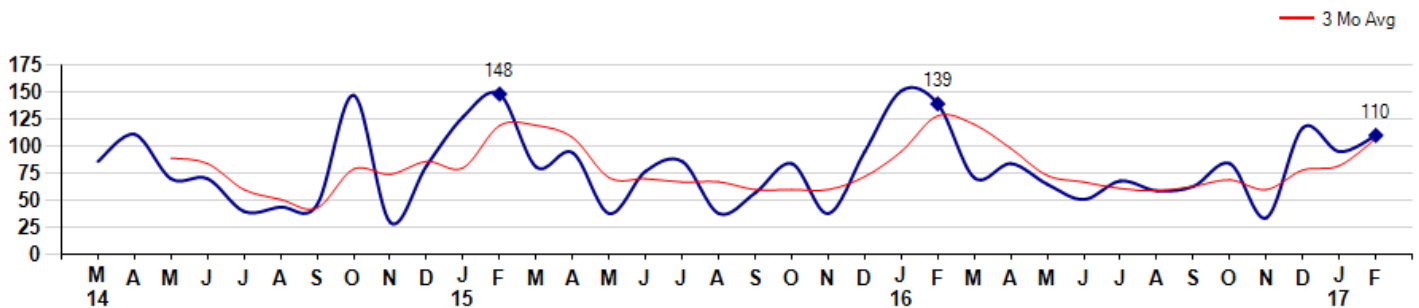
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 110, up 15.8% from 95 days last month and down -20.9% from 139 days in February of last year. The February 2017 DOM was at its lowest level compared with February of 2016 and 2015.

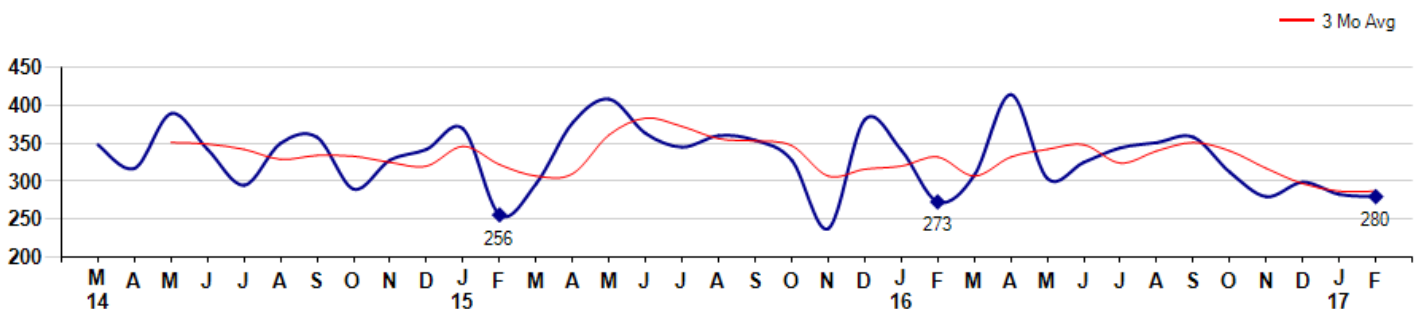
Average Days on Market(Listing to Contract) for properties sold during the month



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 \$280 was down -1.1% from \$283 last month and up 2.6% from \$273 in February of last year.

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



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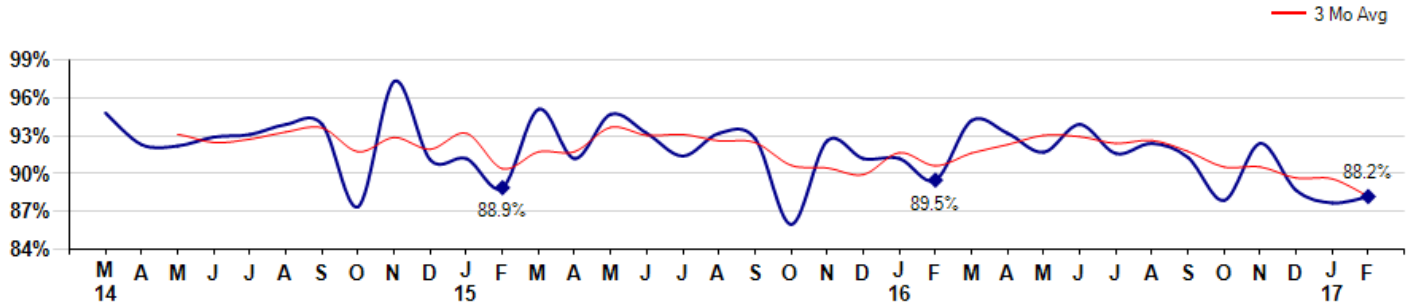


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Selling Price vs Listing Price

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 88.2% was up from 87.7% last month and down from 89.5% in February of last year.

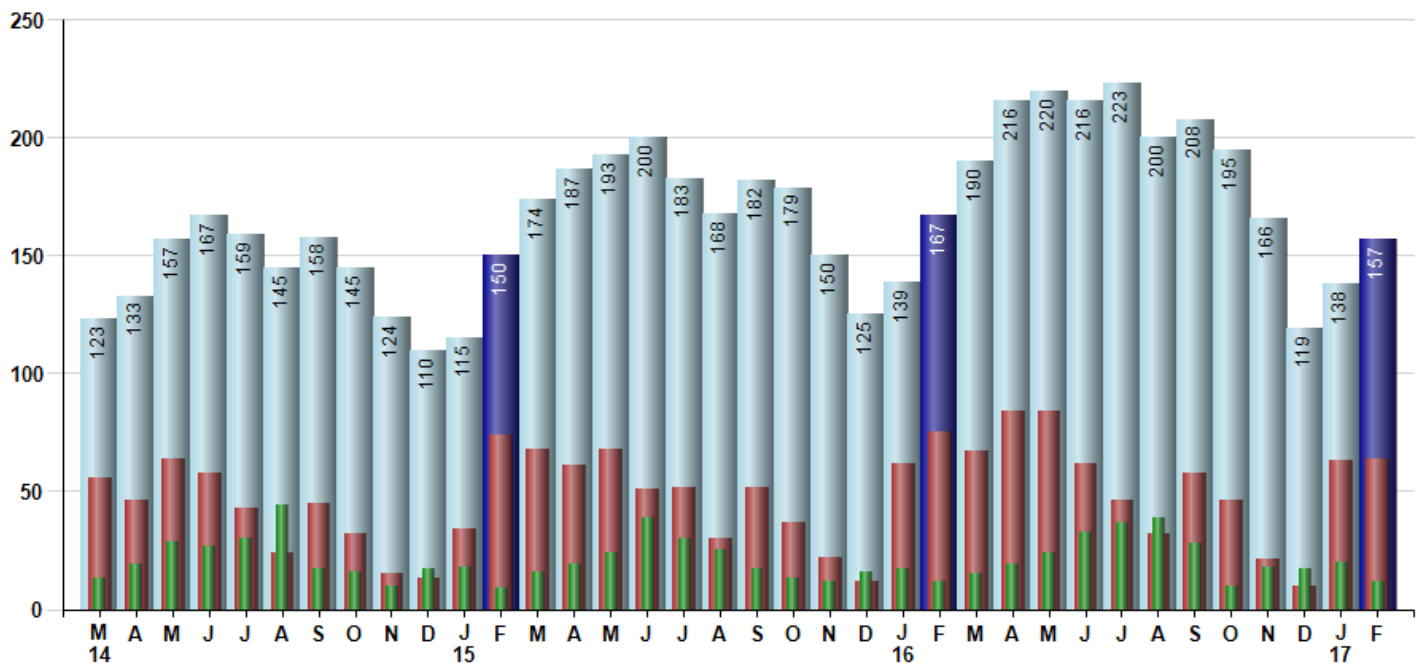
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 64, up 1.6% from 63 last month and down -14.7% from 75 in February of last year.

Inventory NewListings Sold



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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	13	19	29	27	30	44	17	16	10	17	18	9	16	19	24	39	30	25	17	13	12	16	17	12	15	19	24	33	37	39	28	10	18	17	20	12
3 Mo. Roll Avg			20	25	29	34	30	26	14	14	15	15	14	15	20	27	31	31	24	18	14	14	15	15	15	19	25	31	36	35	26	19	15	18	16	

	(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	864	1,000	1,270	1,300	1,222	1,200	1,105	1,104	883	740	1,375	950	1,113	1,054	1,114	1,254	1,085	1,230	990	765	695	1,190	910	1,007	959	1,175	1,040	1,265	1,315	1,027	1,193	935	808	1,354	1,166	868
3 Mo. Roll Avg			1,045	1,190	1,264	1,241	1,176	1,136	1,031	909	999	1,022	1,146	1,039	1,094	1,141	1,151	1,189	1,102	995	817	883	932	1,036	959	1,047	1,058	1,160	1,207	1,202	1,178	1,052	978	1,032	1,109	1,129

	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	123	133	157	167	159	145	158	145	124	110	115	150	174	187	193	200	183	168	182	179	150	125	139	167	190	216	220	216	223	200	208	195	166	119	138	157
MSI	9	7	5	6	5	3	9	9	12	6	6	17	11	10	8	5	6	7	11	14	13	8	8	14	13	11	9	7	6	5	7	20	9	7	7	13

	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	86	111	70	70	40	44	46	147	30	82	127	148	81	94	38	77	86	38	57	84	38	95	151	139	71	84	65	51	68	59	63	84	34	117	95	110	
3 Mo. Roll Avg			89	84	60	51	43	79	74	86	80	119	119	108	71	70	67	67	60	60	60	60	72	95	128	120	98	73	67	61	59	63	69	60	78	82	107

	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	348	317	389	342	295	350	358	290	328	342	369	256	297	377	408	363	345	360	354	328	238	381	341	273	308	414	304	325	344	351	358	312	280	299	283	280
3 Mo. Roll Avg			351	349	342	329	334	333	325	320	346	322	307	310	361	383	372	356	353	347	307	316	320	332	307	332	342	348	324	340	351	340	317	297	287	287

	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	0.948	0.923	0.922	0.929	0.931	0.939	0.939	0.874	0.973	0.911	0.912	0.889	0.951	0.912	0.947	0.932	0.914	0.932	0.928	0.860	0.926	0.912	0.912	0.895	0.942	0.932	0.917	0.939	0.916	0.924	0.913	0.879	0.924	0.887	0.877	0.882
3 Mo. Roll Avg			0.931	0.925	0.927	0.933	0.936	0.917	0.929	0.919	0.932	0.904	0.917	0.917	0.937	0.930	0.931	0.926	0.925	0.907	0.905	0.899	0.917	0.906	0.916	0.923	0.930	0.929	0.924	0.926	0.918	0.905	0.905	0.897	0.896	0.882

	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	56	46	64	58	43	24	45	32	15	13	34	74	68	61	68	51	52	30	52	37	22	12	62	75	67	84	84	62	46	32	58	46	21	10	63	64
Inventory	123	133	157	167	159	145	158	145	124	110	115	150	174	187	193	200	183	168	182	179	150	125	139	167	190	216	220	216	223	200	208	195	166	119	138	157
Sales	13	19	29	27	30	44	17	16	10	17	18	9	16	19	24	39	30	25	17	13	12	16	17	12	15	19	24	33	37	39	28	10	18	17	20	12

	(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	1,231	1,509	1,427	1,287	1,305	1,370	1,376	1,284	1,093	1,110	1,419	1,148	1,131	1,281	1,500	1,416	1,239	1,607	1,110	932	791	1,479	1,310	960	1,139	1,464	1,248	1,404	1,422	1,242	1,298	1,183	1,005	1,543	1,583	837
3 Mo. Roll Avg			1,389	1,407	1,339	1,321	1,351	1,344	1,251	1,162	1,207	1,226	1,233	1,187	1,304	1,399	1,385	1,421	1,319	1,216	944	1,068	1,193	1,250	1,136	1,188	1,284	1,372	1,358	1,356	1,321	1,241	1,162	1,244	1,377	1,321

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