

City: Highland Park



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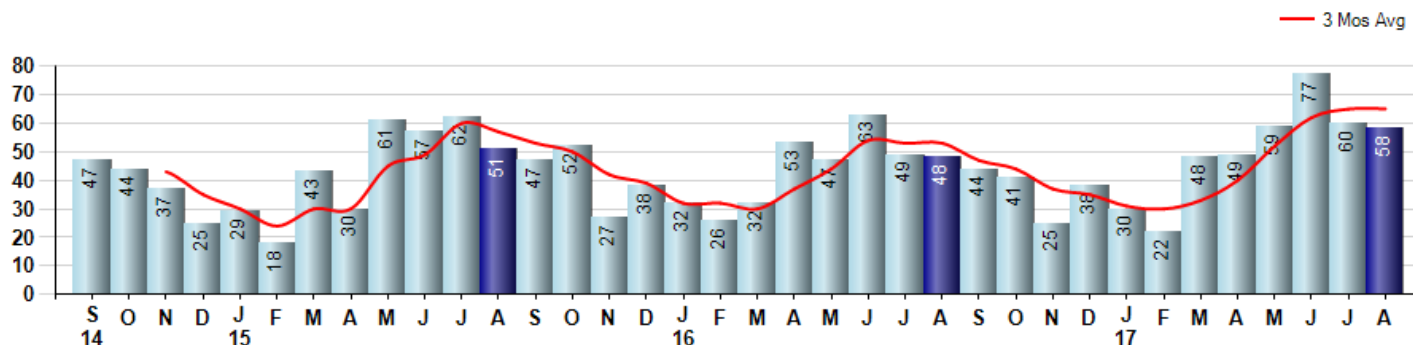
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$682,400	-2%		-4%				
Average List Price of all Current Listings	\$934,937	-1%		0%				
August Median Sales Price	\$487,500	3%	-3%	4%	-2%	\$480,000	-4%	-3%
August Average Sales Price	\$556,590	7%	-5%	-1%	-3%	\$569,710	-2%	-1%
Total Properties Currently for Sale (Inventory)	360	-2%		2%				
August Number of Properties Sold	58	-3%		21%			15%	
August Average Days on Market (Solds)	67	18%	0%	18%	-8%	78	7%	7%
Asking Price per Square Foot (based on New Listings)	\$234	-1%	-3%	4%	-4%	\$235	-5%	-3%
August Sold Price per Square Foot	\$200	-4%	-5%	-2%	-3%	\$205	-3%	-1%
August Month's Supply of Inventory	6.2	1%	8%	-16%	-25%	7.6	-3%	-8%
August Sale Price vs List Price Ratio	90.2%	-3.8%	-2%	-3%	-1.1%	91.3%	-0.8%	0.1%

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

Property Sales

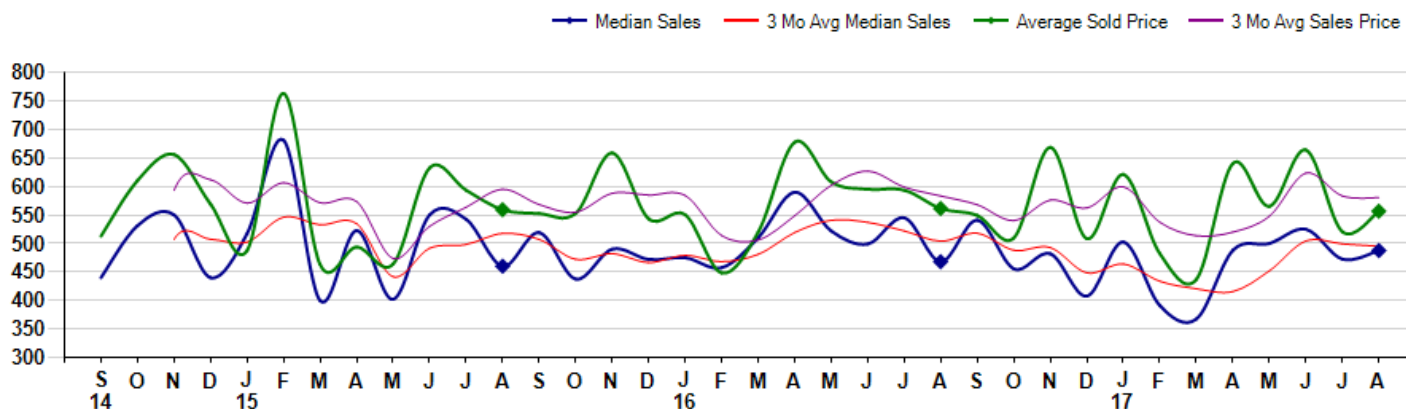
August Property sales were 58, up 20.8% from 48 in August of 2016 and -3.3% lower than the 60 sales last month. August 2017 sales were at their highest level compared to August of 2016 and 2015. August YTD sales of 403 are running 15.1% ahead of last year's year-to-date sales of 350.



Prices

The Median Sales Price in August was \$487,500, up 4.2% from \$468,000 in August of 2016 and up 3.2% from \$472,500 last month. The Average Sales Price in August was \$556,590, down -0.8% from \$561,253 in August of 2016 and up 6.9% from \$520,502 last month. August 2017 ASP was at the lowest level compared to August of 2016 and 2015.

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



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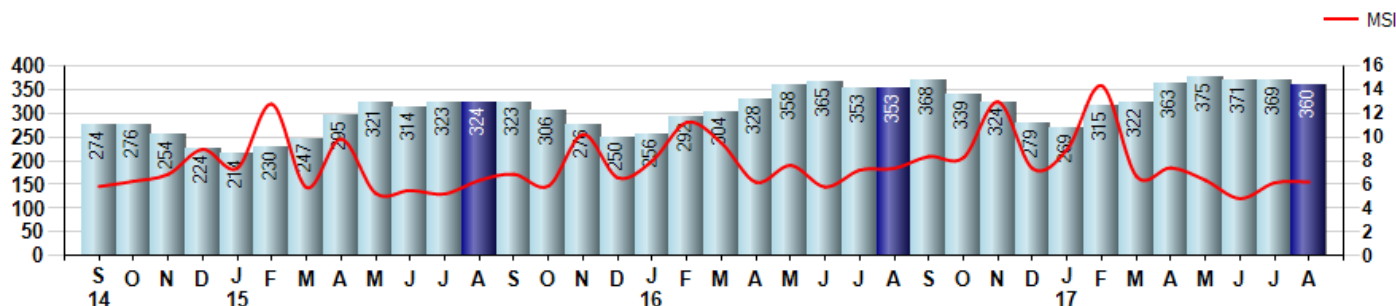
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 360, down -2.4% from 369 last month and up 2.0% from 353 in August of last year. August 2017 Inventory was at highest level compared to August of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2017 MSI of 6.2 months was at its lowest level compared with August of 2016 and 2015.

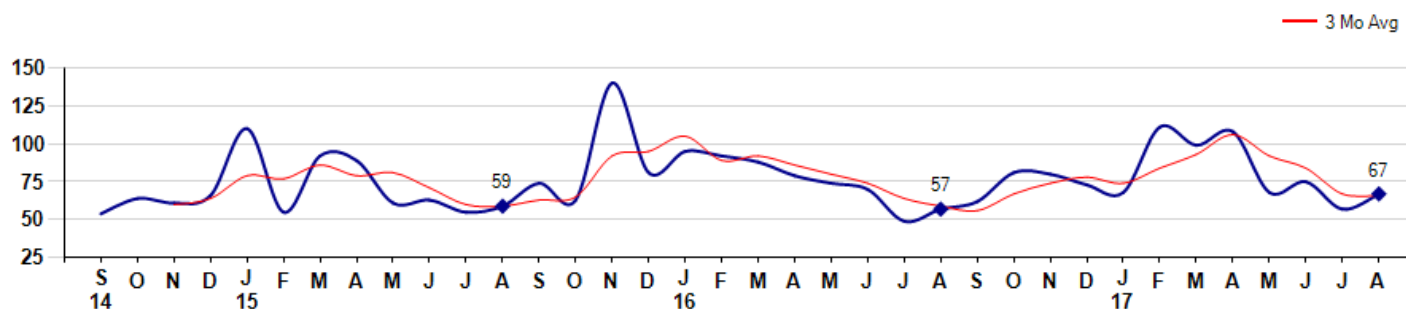
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 August was 67, up 17.5% from 57 days last month and up 17.5% from 57 days in August of last year. The August 2017 DOM was at its highest level compared with August of 2016 and 2015.

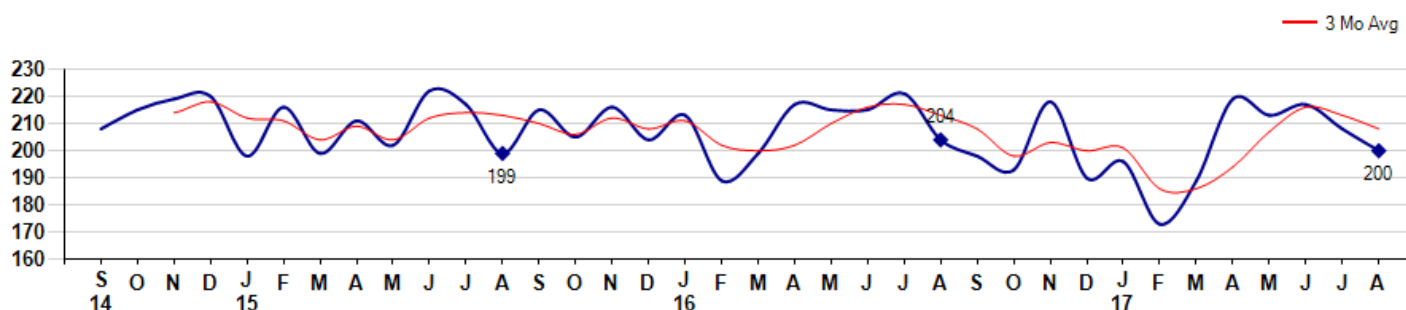
Average Days on Market(Listing to Contract) for properties sold during the month



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 August 2017 Selling Price per Square Foot of \$200 was down -3.8% from \$208 last month and down -2.0% from \$204 in August of last year.

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



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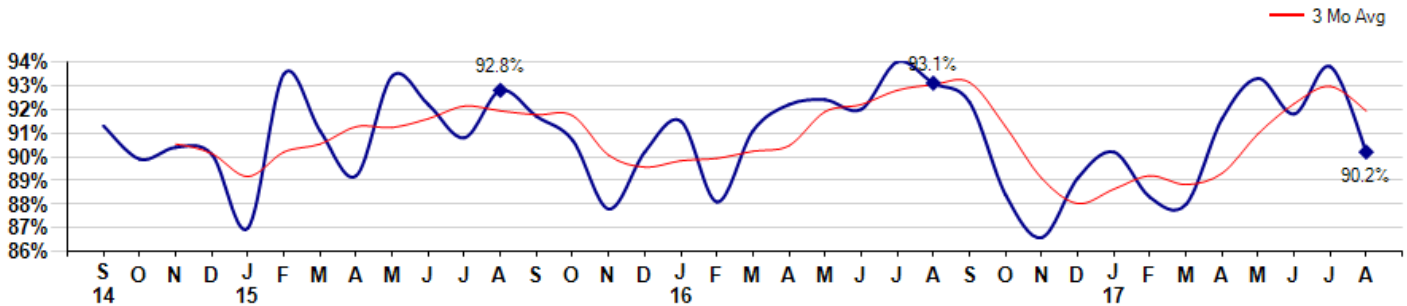


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Selling Price vs Listing Price

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 August 2017 Selling Price vs List Price of 90.2% was down from 93.8% last month and down from 93.1% in August of last year.

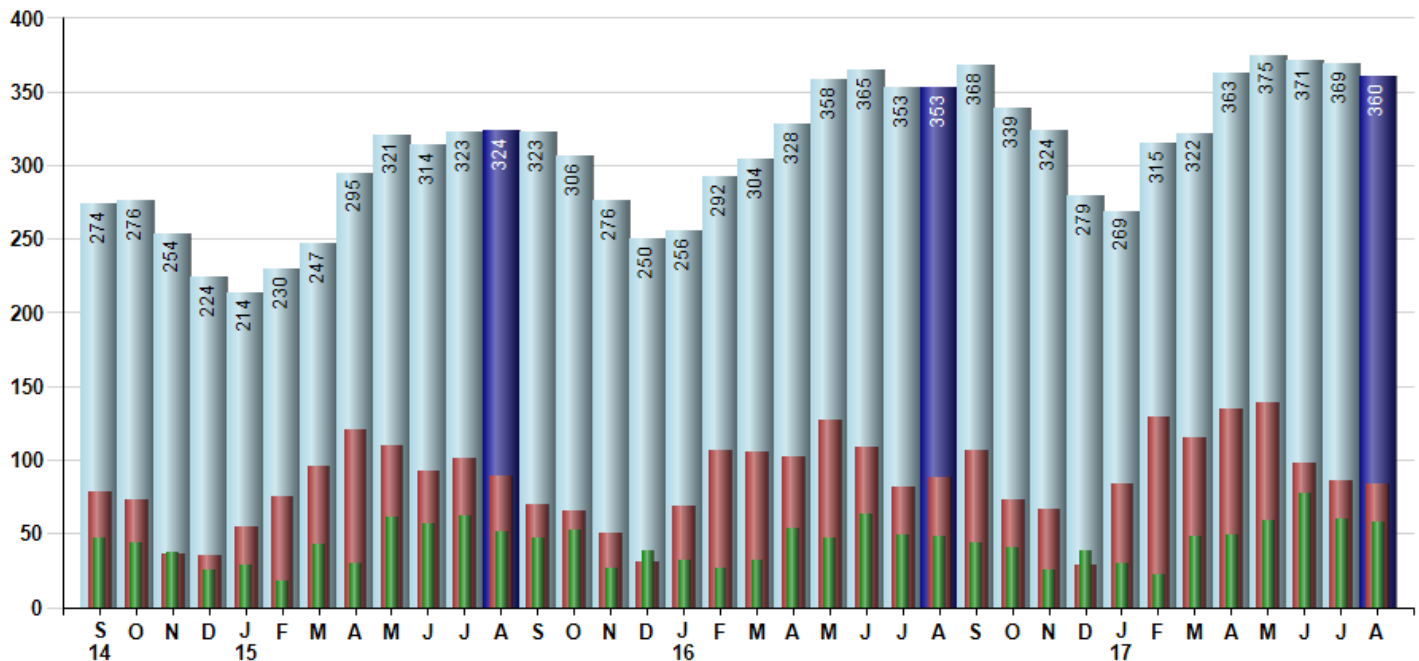
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 August 2017 was 84, down -2.3% from 86 last month and down -4.5% from 88 in August of last year.

Inventory New Listings Sold



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MARKET ACTION REPORT

August 2017

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	S 14	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	M	A	M	J	J	A
Homes Sold	47	44	37	25	29	18	43	30	61	57	62	51	47	52	27	38	32	26	32	53	47	63	49	48	44	41	25	38	30	22	48	49	59	77	60	58
3 Mo. Roll Avg			43	35	30	24	30	30	45	49	60	57	53	50	42	39	32	32	30	37	44	54	53	53	47	44	37	35	31	30	33	40	52	62	65	65

	(000's) S 14	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	M	A	M	J	J	A
Median Sale Price	440	531	550	440	517	681	400	523	402	550	543	460	519	438	490	472	475	458	510	590	522	499	545	468	541	456	482	408	503	391	368	488	500	525	473	488
3 Mo. Roll Avg			507	507	502	546	533	535	442	492	498	518	507	472	482	466	479	468	481	519	541	537	522	504	518	488	493	448	464	434	420	416	452	504	499	495

	S 14	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	M	A	M	J	J	A
Inventory	274	276	254	224	214	230	247	295	321	314	323	324	323	306	276	250	256	292	304	328	358	365	353	353	368	339	324	279	269	315	322	363	375	371	369	360
MSI	6	6	7	9	7	13	6	10	5	6	5	6	7	6	10	7	8	11	10	6	8	6	7	7	8	8	13	7	9	14	7	7	6	5	6	6

	S 14	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	M	A	M	J	J	A
Days On Market	54	64	61	66	110	55	92	89	61	63	55	59	74	63	140	81	95	92	88	79	74	70	49	57	62	81	80	73	68	111	99	108	68	75	57	67
3 Mo. Roll Avg			60	64	79	77	86	79	81	71	60	59	63	65	92	95	105	89	92	86	80	74	64	59	56	67	74	78	74	84	93	106	92	84	67	66

	S 14	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	M	A	M	J	J	A
Price per Sq Ft	208	215	219	220	198	216	199	211	202	222	217	199	215	205	216	204	213	189	199	217	215	215	221	204	198	193	218	190	196	173	189	219	213	217	208	200
3 Mo. Roll Avg			214	218	212	211	204	209	204	212	214	213	210	206	212	208	211	202	200	202	210	216	217	213	208	198	203	200	201	186	186	194	207	216	213	208

	S 14	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	M	A	M	J	J	A
Sale to List Price	0.913	0.899	0.904	0.901	0.870	0.935	0.911	0.892	0.934	0.922	0.908	0.928	0.917	0.907	0.878	0.902	0.915	0.881	0.911	0.922	0.924	0.920	0.940	0.931	0.923	0.884	0.866	0.891	0.902	0.883	0.880	0.916	0.933	0.918	0.938	0.902
3 Mo. Roll Avg			0.905	0.901	0.892	0.902	0.905	0.913	0.912	0.916	0.921	0.919	0.918	0.917	0.901	0.896	0.898	0.899	0.902	0.905	0.919	0.922	0.928	0.930	0.931	0.913	0.891	0.880	0.886	0.892	0.888	0.893	0.910	0.922	0.930	0.919

	S 14	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	M	A	M	J	J	A
New Listings	78	73	36	35	55	75	96	121	110	92	101	89	70	65	50	31	69	106	105	102	127	109	82	88	107	73	67	29	84	129	115	135	139	98	86	84
Inventory	274	276	254	224	214	230	247	295	321	314	323	324	323	306	276	250	256	292	304	328	358	365	353	353	368	339	324	279	269	315	322	363	375	371	369	360
Sales	47	44	37	25	29	18	43	30	61	57	62	51	47	52	27	38	32	26	32	53	47	63	49	48	44	41	25	38	30	22	48	49	59	77	60	58

	(000's) S 14	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	M	A	M	J	J	A
Avg Sale Price	513	610	656	569	487	763	463	494	464	633	593	559	552	553	659	543	550	448	520	678	608	595	594	561	549	510	669	508	621	482	437	641	565	664	521	557
3 Mo. Roll Avg			593	612	571	607	571	573	474	530	563	595	568	555	588	585	584	514	506	549	602	627	599	583	568	540	576	562	599	537	513	520	548	623	583	580

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