

City: Highland Park



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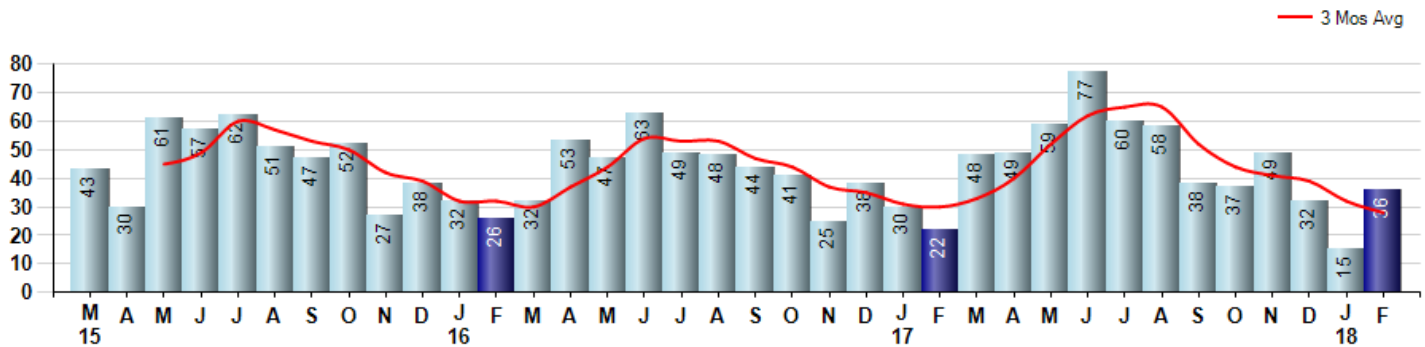
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$674,900	2%		2%				
Average List Price of all Current Listings	\$938,861	-4%		10%				
February Median Sales Price	\$472,500	24%	9%	21%	1%	\$432,500	-6%	-8%
February Average Sales Price	\$526,511	3%	6%	9%	-6%	\$521,387	-7%	-7%
Total Properties Currently for Sale (Inventory)	301	16%		-5%				
February Number of Properties Sold	36	140%		64%			-2%	
February Average Days on Market (Solds)	84	-12%	-2%	-24%	6%	87	1%	10%
Asking Price per Square Foot (based on New Listings)	\$221	-1%	-1%	-6%	-4%	\$222	-4%	-4%
February Sold Price per Square Foot	\$206	-1%	4%	19%	-1%	\$207	11%	0%
February Month's Supply of Inventory	8.4	-52%	-25%	-42%	7%	12.8	10%	65%
February Sale Price vs List Price Ratio	91.7%	2.9%	1%	4%	0.6%	90.9%	1.7%	-0.3%

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

Property Sales

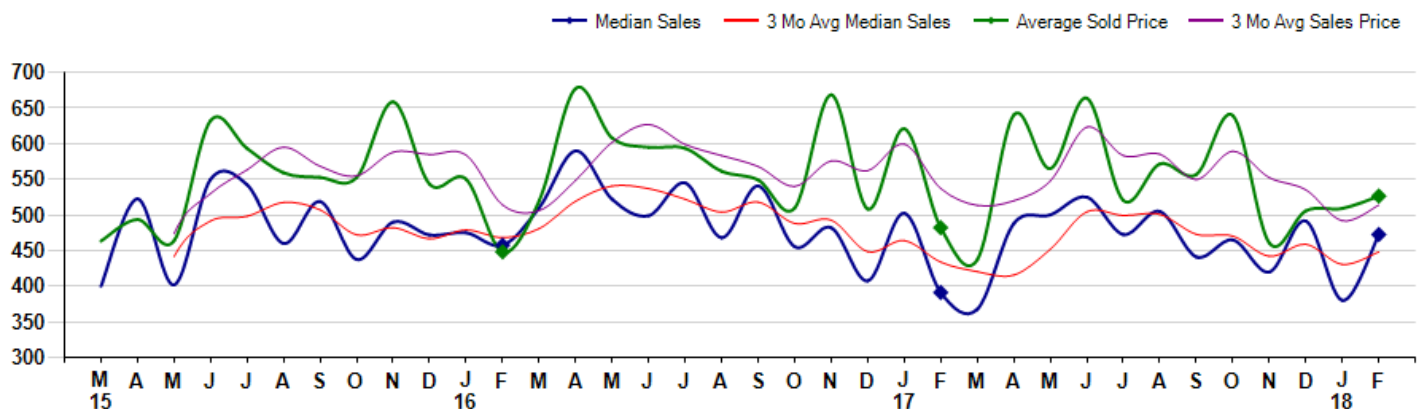
February Property sales were 36, up 63.6% from 22 in February of 2017 and 140.0% higher than the 15 sales last month. February 2018 sales were at their highest level compared to February of 2017 and 2016. February YTD sales of 51 are running -1.9% behind last year's year-to-date sales of 52.



Prices

The Median Sales Price in February was \$472,500, up 20.8% from \$391,200 in February of 2017 and up 24.3% from \$380,100 last month. The Average Sales Price in February was \$526,511, up 9.2% from \$482,233 in February of 2017 and up 3.4% from \$509,090 last month. February 2018 ASP was at highest level compared to February of 2017 and 2016.

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



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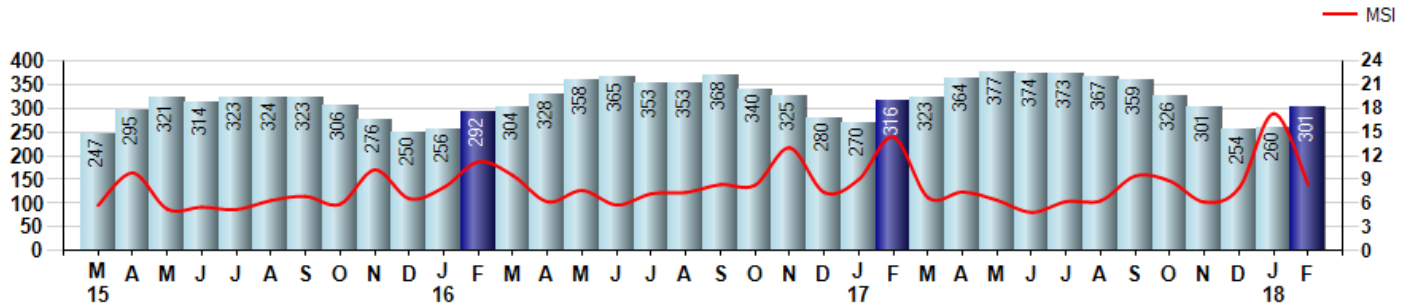
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Inventory & MSI

The Total Inventory of Properties available for sale as of February was 301, up 15.8% from 260 last month and down -4.7% from 316 in February of last year. February 2018 Inventory was at a mid range compared to February of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2018 MSI of 8.4 months was at its lowest level compared with February of 2017 and 2016.

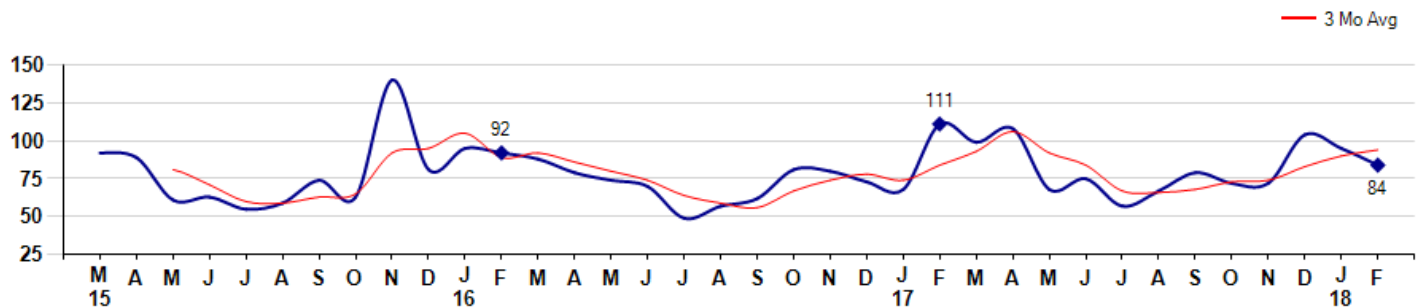
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 84, down -11.6% from 95 days last month and down -24.3% from 111 days in February of last year. The February 2018 DOM was at its lowest level compared with February of 2017 and 2016.

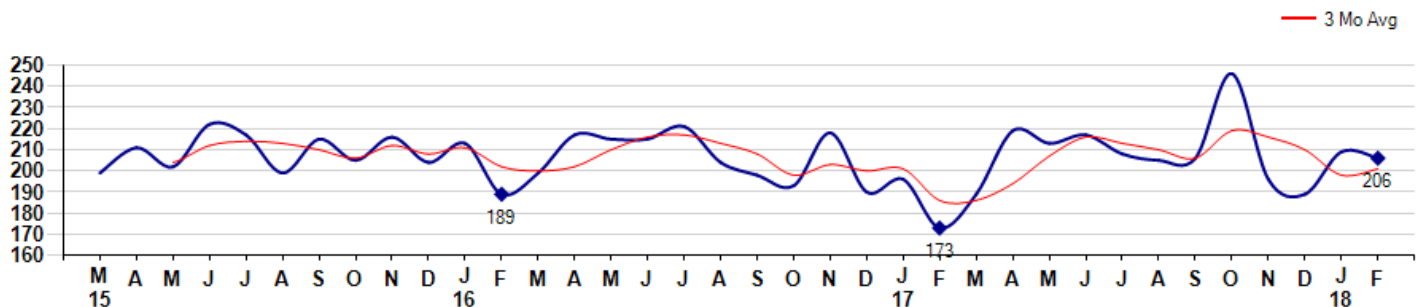
Average Days on Market(Listing to Contract) for properties sold during the month



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 2018 Selling Price per Square Foot of \$206 was down -1.4% from \$209 last month and up 19.1% from \$173 in February of last year.

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



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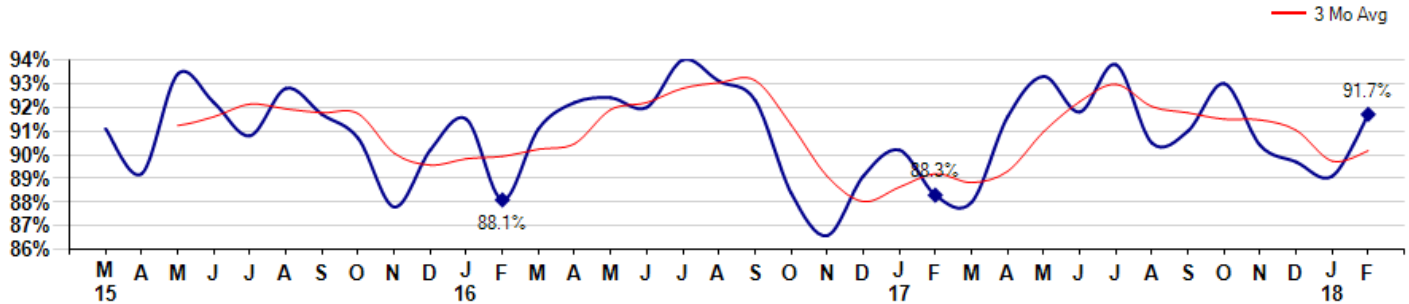


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Selling Price vs Listing Price

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 2018 Selling Price vs List Price of 91.7% was up from 89.1% last month and up from 88.3% in February of last year.

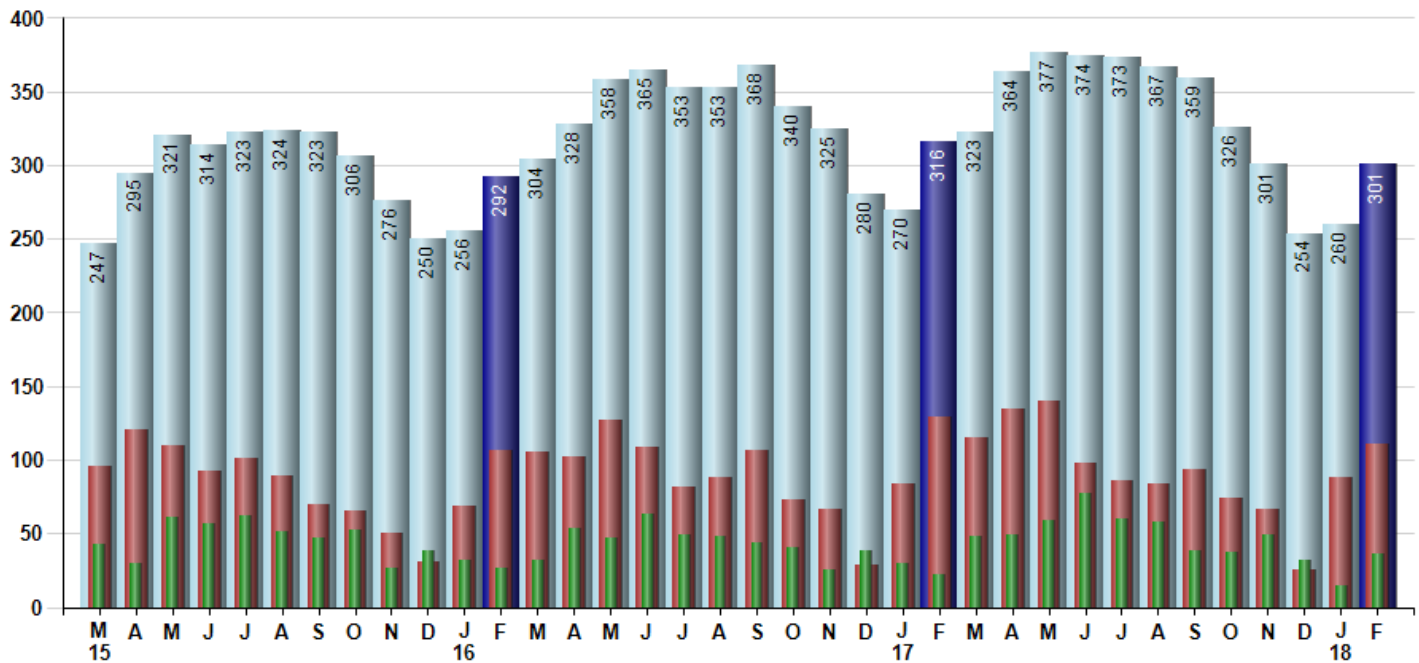
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2018 was 111, up 26.1% from 88 last month and down -14.0% from 129 in February of last year.

Inventory (Light Blue), New Listings (Red), Sold (Green)



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MARKET ACTION REPORT

February 2018

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	M 15	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	S	O	N	D	J 18	F
Homes Sold	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	38	37	49	32	15	36
3 Mo. Roll Avg			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	52	44	41	39	32	28

(000's)	M 15	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	S	O	N	D	J 18	F
Median Sale Price	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	505	441	465	420	492	380	473
3 Mo. Roll Avg			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	501	473	470	442	459	431	448

	M 15	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	S	O	N	D	J 18	F
Inventory	247	295	321	314	323	324	323	306	276	250	256	292	304	328	358	365	353	353	368	340	325	280	270	316	323	364	377	374	373	367	359	326	301	254	260	301
MSI	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	9	9	6	8	17	8

	M 15	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	S	O	N	D	J 18	F
Days On Market	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	79	72	72	104	95	84
3 Mo. Roll Avg			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	68	73	74	83	90	94

	M 15	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	S	O	N	D	J 18	F
Price per Sq Ft	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	205	206	246	196	189	209	206
3 Mo. Roll Avg			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	210	206	219	216	210	198	201

	M 15	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	S	O	N	D	J 18	F
Sale to List Price	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	0.905	0.910	0.930	0.904	0.897	0.891	0.917
3 Mo. Roll Avg			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	0.920	0.918	0.915	0.910	0.897	0.902	

	M 15	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	S	O	N	D	J 18	F
New Listings	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	140	98	86	84	93	74	67	25	88	111
Inventory	247	295	321	314	323	324	323	306	276	250	256	292	304	328	358	365	353	353	368	340	325	280	270	316	323	364	377	374	373	367	359	326	301	254	260	301
Sales	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	38	37	49	32	15	36

(000's)	M 15	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	S	O	N	D	J 18	F
Avg Sale Price	463	494	464	633	593	559	553	553	659	543	550	448	520	678	608	595	594	561	549	510	669	508	621	482	437	641	565	664	521	572	557	640	461	506	509	527
3 Mo. Roll Avg			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	585	550	589	552	535	492	514

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