

City: Northbrook



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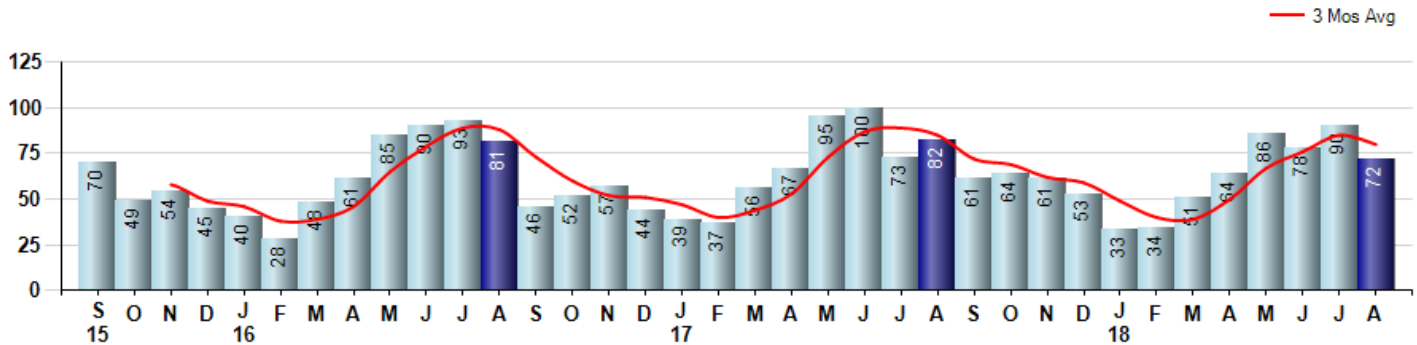
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$599,900	0%		9%				
Average List Price of all Current Listings	\$696,416	-1%		0%				
August Median Sales Price	\$485,000	-9%	-3%	-3%	8%	\$455,750	-1%	2%
August Average Sales Price	\$524,607	-6%	-3%	2%	4%	\$513,767	1%	2%
Total Properties Currently for Sale (Inventory)	374	1%		10%				
August Number of Properties Sold	72	-20%		-12%			-8%	
August Average Days on Market (Solds)	40	3%	3%	21%	-20%	44	-8%	-12%
Asking Price per Square Foot (based on New Listings)	\$228	4%	0%	6%	-1%	\$228	-1%	-1%
August Sold Price per Square Foot	\$212	-1%	1%	-3%	1%	\$210	0%	1%
August Month's Supply of Inventory	5.2	26%	10%	25%	5%	5.5	6%	10%
August Sale Price vs List Price Ratio	94.2%	-1.2%	-1%	-1%	0.6%	94.4%	0.2%	0.8%

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

Property Sales

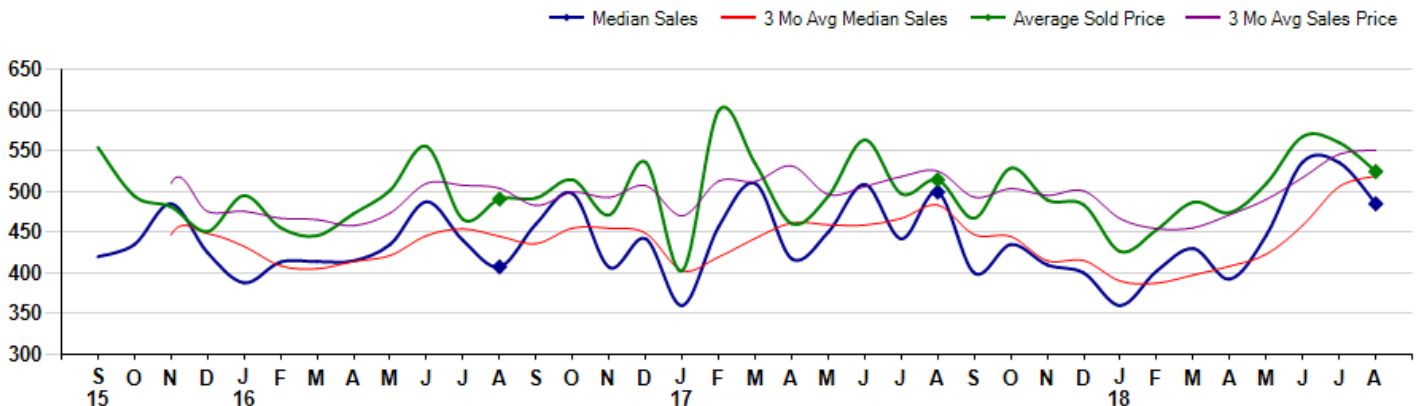
August Property sales were 72, down -12.2% from 82 in August of 2017 and -20.0% lower than the 90 sales last month. August 2018 sales were at their lowest level compared to August of 2017 and 2016. August YTD sales of 508 are running -7.5% behind last year's year-to-date sales of 549.



Prices

The Median Sales Price in August was \$485,000, down -2.9% from \$499,450 in August of 2017 and down -9.4% from \$535,500 last month. The Average Sales Price in August was \$524,607, up 2.0% from \$514,501 in August of 2017 and down -6.3% from \$560,117 last month. August 2018 ASP was at highest level compared to August of 2017 and 2016.

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



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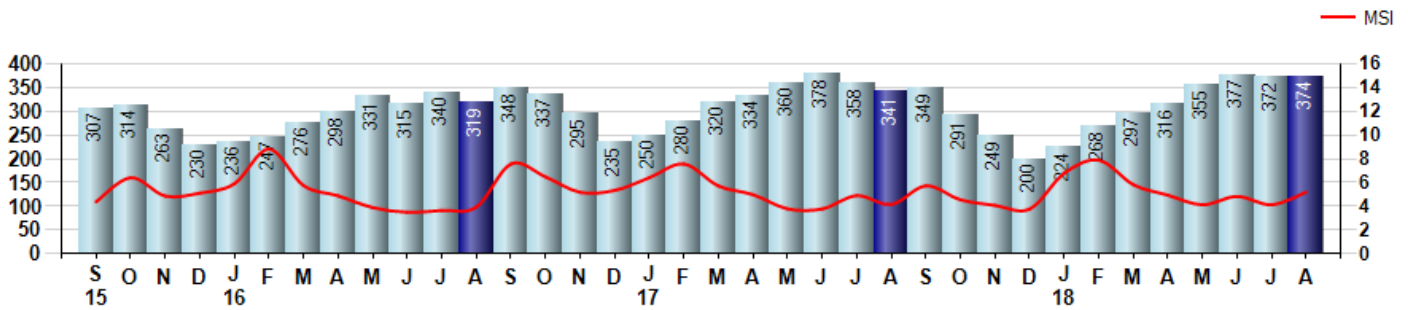
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Inventory & MSI

The Total Inventory of Properties available for sale as of August was 374, up 0.5% from 372 last month and up 9.7% from 341 in August of last year. August 2018 Inventory was at highest level compared to August of 2017 and 2016.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2018 MSI of 5.2 months was at its highest level compared with August of 2017 and 2016.

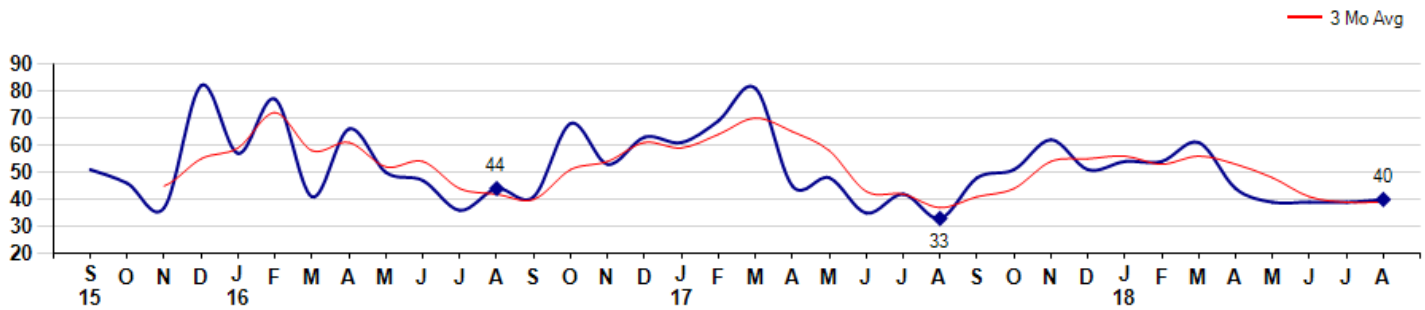
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 August was 40, up 2.6% from 39 days last month and up 21.2% from 33 days in August of last year. The August 2018 DOM was at a mid range compared with August of 2017 and 2016.

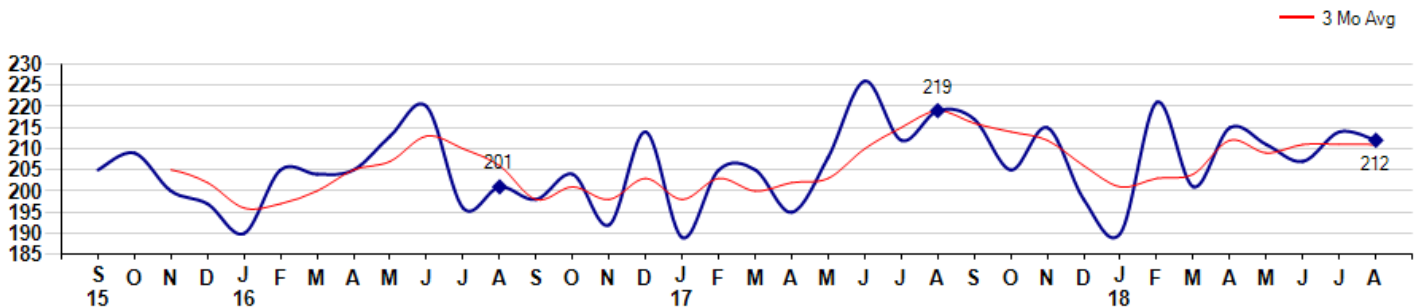
Average Days on Market(Listing to Contract) for properties sold during the month



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 August 2018 Selling Price per Square Foot of \$212 was down -0.9% from \$214 last month and down -3.2% from \$219 in August of last year.

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



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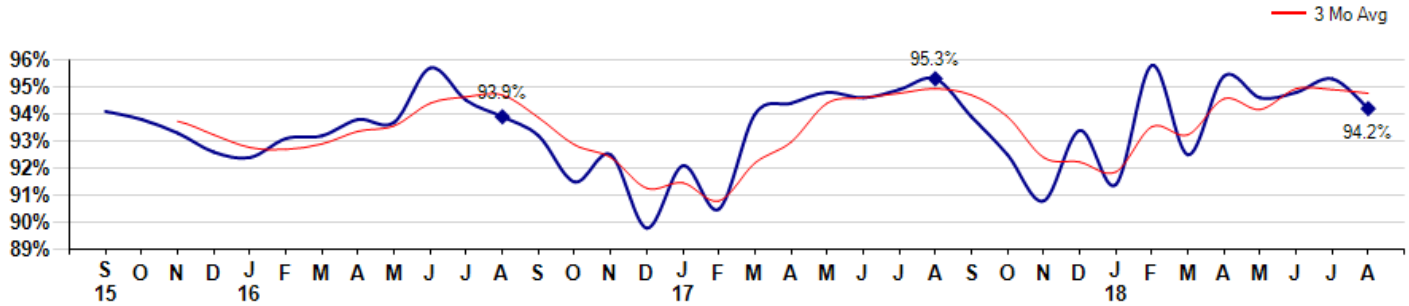


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Selling Price vs Listing Price

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 2018 Selling Price vs List Price of 94.2% was down from 95.3% last month and down from 95.3% in August of last year.

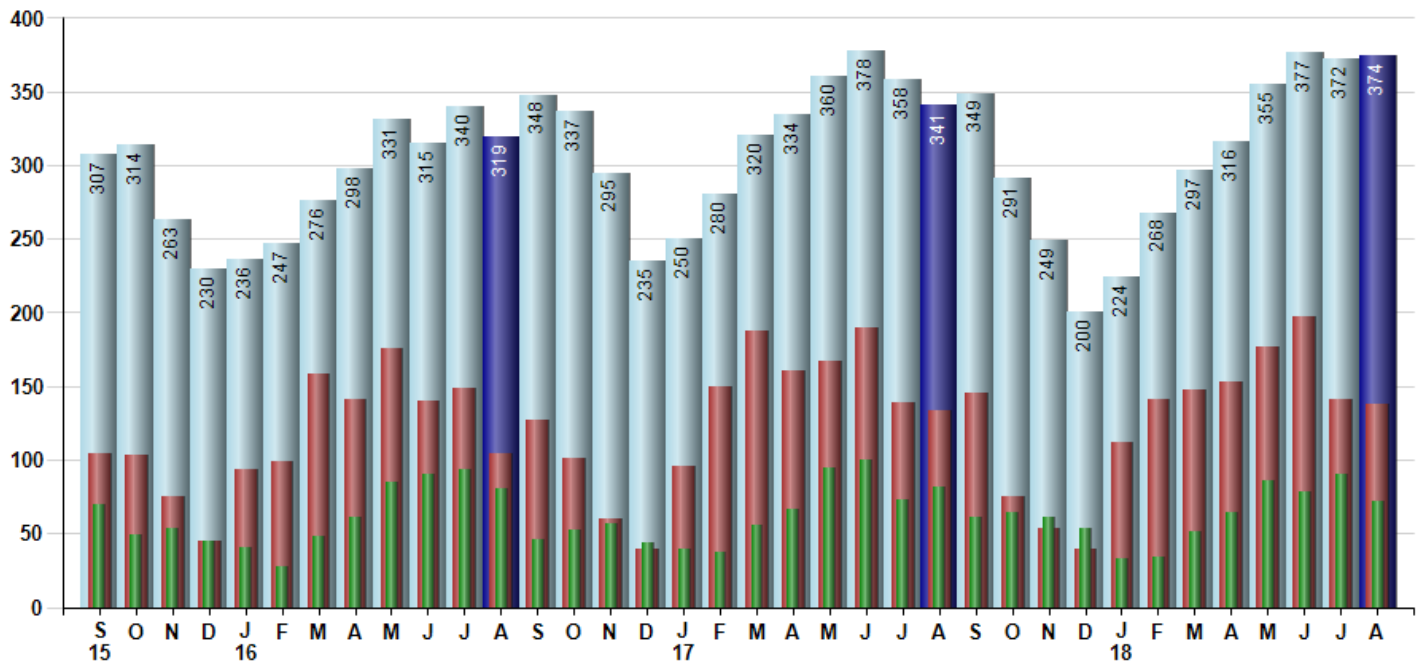
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 2018 was 138, down -2.1% from 141 last month and up 3.0% from 134 in August of last year.

Inventory (light blue), New Listings (red), Sold (green)



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MARKET ACTION REPORT

August 2018

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	S 15	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	M	A	M	J	J	A
Homes Sold	70	49	54	45	40	28	48	61	85	90	93	81	46	52	57	44	39	37	56	67	95	100	73	82	61	64	61	53	33	34	51	64	86	78	90	72
3 Mo. Roll Avg			58	49	46	38	39	46	65	79	89	88	73	60	52	51	47	40	44	53	73	87	89	85	72	69	62	59	49	40	39	50	67	76	85	80

	(000's) S 15	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	M	A	M	J	J	A
Median Sale Price	420	435	485	425	388	414	414	415	435	488	440	408	461	498	407	442	360	457	510	418	450	509	442	499	400	435	410	400	360	403	430	393	447	537	536	485
3 Mo. Roll Avg			447	448	433	409	405	414	421	446	454	445	436	455	455	449	403	420	442	462	459	459	467	483	447	445	415	415	390	388	398	408	423	459	506	519

	S 15	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	M	A	M	J	J	A
Inventory	307	314	263	230	236	247	276	298	331	315	340	319	348	337	295	235	250	280	320	334	360	378	358	341	349	291	249	200	224	268	297	316	355	377	372	374
MSI	4	6	5	5	6	9	6	5	4	4	4	4	8	6	5	5	6	8	6	5	4	4	5	4	6	5	4	4	7	8	6	5	4	5	4	5

	S 15	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	M	A	M	J	J	A
Days On Market	51	46	37	82	57	77	41	66	50	47	36	44	41	68	53	63	61	69	81	45	48	35	42	33	48	51	62	51	54	54	61	44	39	39	39	40
3 Mo. Roll Avg			45	55	59	72	58	61	52	54	44	42	40	51	54	61	59	64	70	65	58	43	42	37	41	44	54	55	56	53	56	53	48	41	39	39

	S 15	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	M	A	M	J	J	A
Price per Sq Ft	205	209	200	197	190	205	204	205	213	220	196	201	198	204	192	214	189	205	205	195	208	226	212	219	217	205	215	198	190	221	201	215	211	207	214	212
3 Mo. Roll Avg			205	202	196	197	200	205	207	213	210	206	198	201	198	203	198	203	200	202	203	210	215	219	216	214	212	206	201	203	204	212	209	211	211	211

	S 15	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	M	A	M	J	J	A
Sale to List Price	0.941	0.938	0.933	0.926	0.924	0.931	0.932	0.938	0.937	0.957	0.945	0.939	0.932	0.915	0.925	0.898	0.921	0.905	0.940	0.944	0.948	0.946	0.949	0.953	0.939	0.925	0.908	0.934	0.914	0.958	0.925	0.954	0.946	0.948	0.953	0.942
3 Mo. Roll Avg			0.937	0.932	0.928	0.927	0.929	0.934	0.936	0.944	0.946	0.947	0.939	0.929	0.924	0.913	0.915	0.908	0.922	0.930	0.944	0.946	0.948	0.949	0.947	0.939	0.924	0.922	0.919	0.935	0.932	0.946	0.942	0.949	0.949	0.948

	S 15	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	M	A	M	J	J	A
New Listings	104	103	75	45	94	99	158	141	176	140	149	104	127	101	60	39	96	150	188	160	167	190	139	134	145	75	54	39	112	141	147	153	177	197	141	138
Inventory	307	314	263	230	236	247	276	298	331	315	340	319	348	337	295	235	250	280	320	334	360	378	358	341	349	291	249	200	224	268	297	316	355	377	372	374
Sales	70	49	54	45	40	28	48	61	85	90	93	81	46	52	57	44	39	37	56	67	95	100	73	82	61	64	61	53	33	34	51	64	86	78	90	72

	(000's) S 15	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	M	A	M	J	J	A
Avg Sale Price	554	494	481	451	495	456	446	473	502	555	466	491	492	515	471	536	403	600	534	461	494	563	497	515	467	529	490	484	426	453	487	474	510	568	560	525
3 Mo. Roll Avg			510	476	476	467	466	458	473	510	508	504	483	499	493	507	470	513	512	532	496	506	518	525	493	504	495	501	467	454	456	472	490	517	546	551

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