

# City: Highland Park



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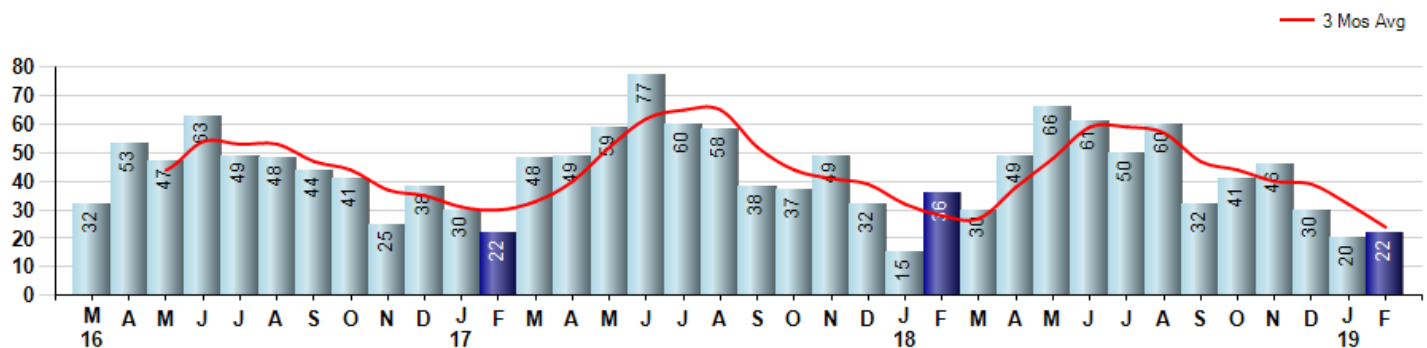
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Trending Versus*: Month					Trending Versus*: YTD		
	LM	L3M	PYM	LY		PriorYTD	PriorYear	
Median List Price of all Current Listings	\$615,000	12%		-5%				
Average List Price of all Current Listings	\$820,274	5%		-8%				
February Median Sales Price	\$527,500	43%	9%	12%	8%	\$474,500	10%	-3%
February Average Sales Price	\$638,199	59%	12%	21%	15%	\$525,679	1%	-5%
Total Properties Currently for Sale (Inventory)	257	7%		-18%				
February Number of Properties Sold	22	10%		-39%			-18%	
February Average Days on Market (Solds)	87	-7%	5%	4%	21%	90	3%	25%
Asking Price per Square Foot (based on New Listings)	\$227	5%	4%	6%	5%	\$222	3%	3%
February Sold Price per Square Foot	\$208	10%	6%	1%	3%	\$199	-4%	-2%
February Month's Supply of Inventory	11.7	-3%	10%	34%	35%	11.8	-11%	37%
February Sale Price vs List Price Ratio	94.6%	10.8%	6%	3%	3.7%	90.2%	-0.7%	-1.1%

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

## Property Sales

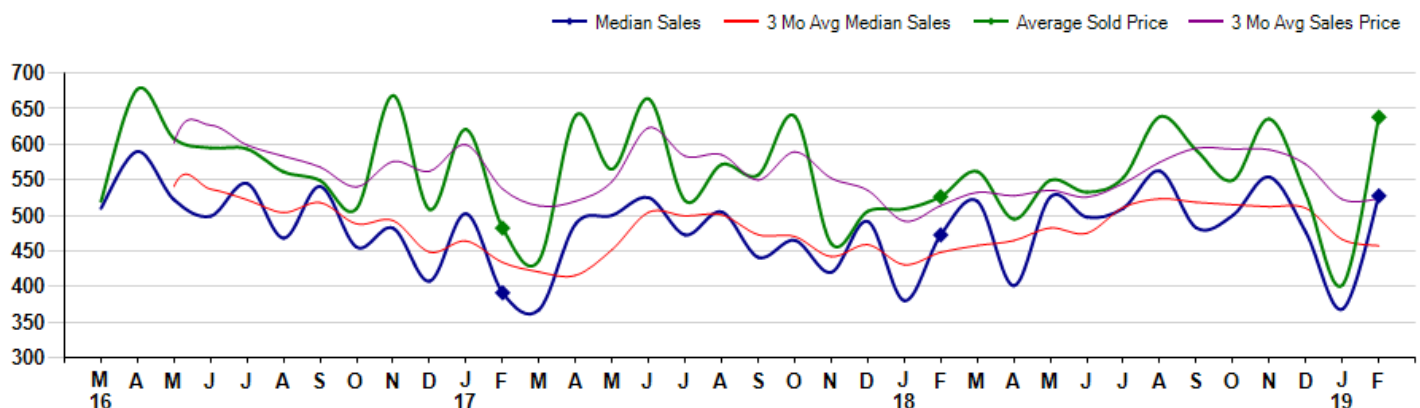
February Property sales were 22, down -38.9% from 36 in February of 2018 and 10.0% higher than the 20 sales last month. February 2019 sales were at their lowest level compared to February of 2018 and 2017. February YTD sales of 42 are running -17.6% behind last year's year-to-date sales of 51.



## Prices

The Median Sales Price in February was \$527,500, up 11.6% from \$472,500 in February of 2018 and up 43.3% from \$368,065 last month. The Average Sales Price in February was \$638,199, up 21.2% from \$526,372 in February of 2018 and up 58.8% from \$401,906 last month. February 2019 ASP was at highest level compared to February of 2018 and 2017.

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



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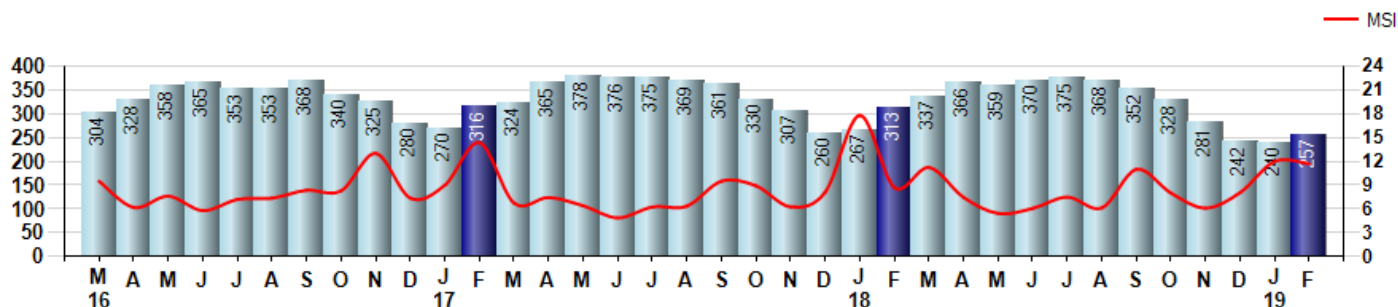
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## Inventory & MSI

The Total Inventory of Properties available for sale as of February was 257, up 7.1% from 240 last month and down -17.9% from 313 in February of last year. February 2019 Inventory was at the lowest level compared to February of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2019 MSI of 11.7 months was at a mid range compared with February of 2018 and 2017.

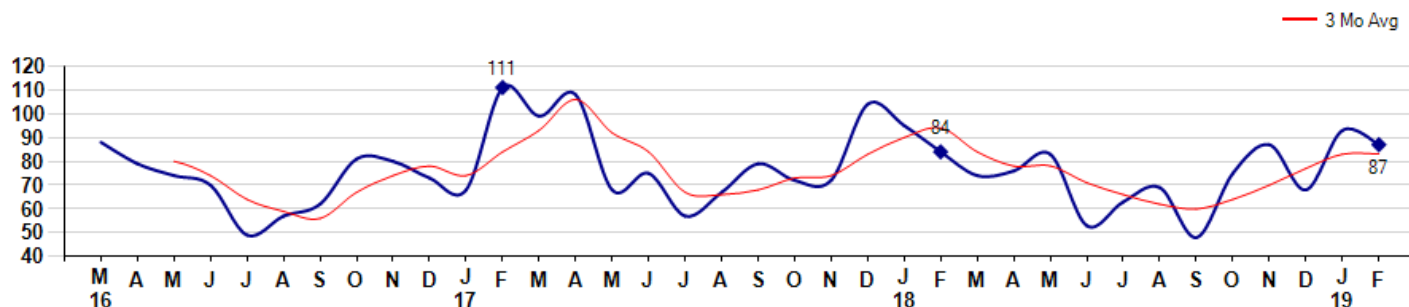
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



## 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 87, down -6.5% from 93 days last month and up 3.6% from 84 days in February of last year. The February 2019 DOM was at a mid range compared with February of 2018 and 2017.

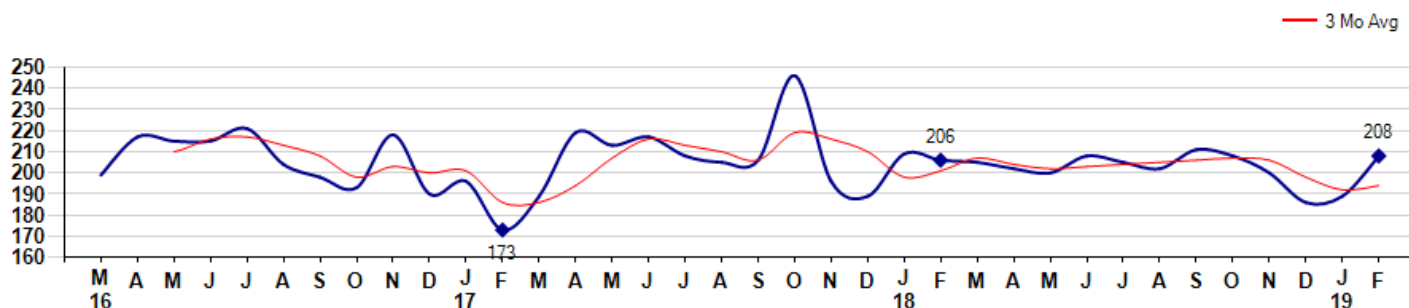
Average Days on Market(Listing to Contract) for properties sold during the month



## 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 2019 Selling Price per Square Foot of \$208 was up 10.1% from \$189 last month and up 1.0% from \$206 in February of last year.

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



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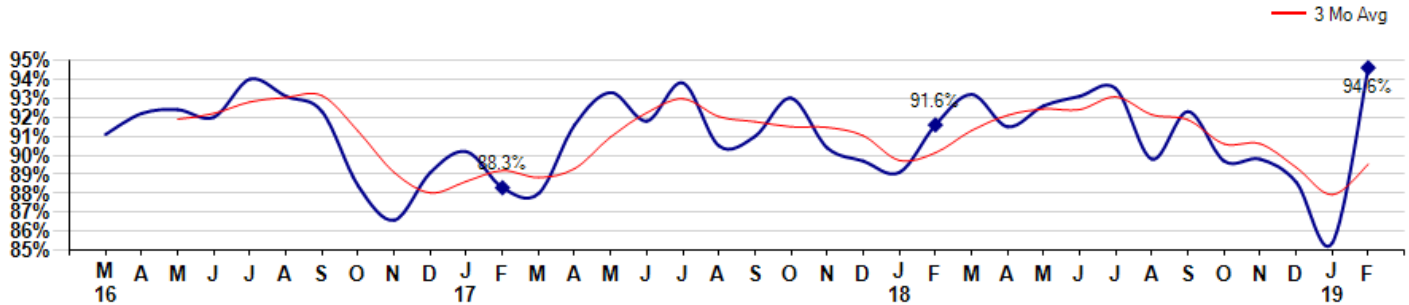
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## Selling Price vs Listing Price

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 2019 Selling Price vs List Price of 94.6% was up from 85.4% last month and up from 91.6% in February of last year.

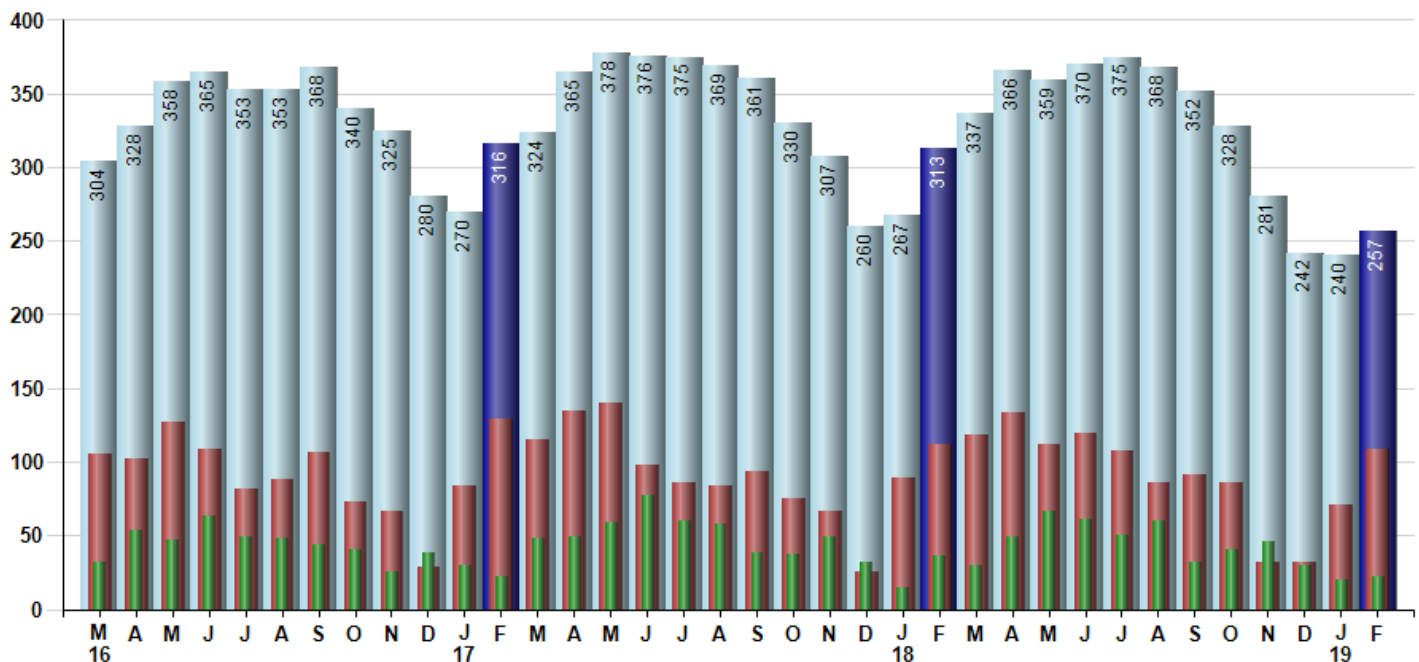
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## 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 2019 was 109, up 53.5% from 71 last month and down -2.7% from 112 in February of last year.

Inventory New Listings Sold



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	M 16	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	S	O	N	D	J 19	F
Homes Sold	32	53	47	63	49	48	44	41	25	38	30	22	48	49	59	77	60	58	38	37	49	32	15	36	30	49	66	61	50	60	32	41	46	30	20	22
3 Mo. Roll Avg			44	54	53	53	47	44	37	35	31	30	33	40	52	62	65	65	52	44	41	39	32	28	27	38	48	59	59	57	47	44	40	39	32	24

(000's)	M 16	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	S	O	N	D	J 19	F
MedianSalePrice	510	590	522	499	545	468	541	456	482	408	503	391	368	488	500	525	473	505	441	465	420	492	380	473	520	401	526	498	510	563	483	500	554	476	368	528
3 Mo. Roll Avg			541	537	522	504	518	488	493	448	464	434	420	416	452	504	499	501	473	470	442	459	431	448	458	465	482	475	511	523	518	515	512	510	466	457

	M 16	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	S	O	N	D	J 19	F
Inventory	304	328	358	365	353	353	368	340	325	280	270	316	324	365	378	376	375	369	361	330	307	260	267	313	337	366	359	370	375	368	352	328	281	242	240	257
MSI	10	6	8	6	7	7	8	8	13	7	9	14	7	7	6	5	6	6	10	9	6	8	18	9	11	7	5	6	8	6	11	8	6	8	12	12

	M 16	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	S	O	N	D	J 19	F
Days On Market	88	79	74	70	49	57	62	81	80	73	68	111	99	108	68	75	57	67	79	72	72	104	95	84	74	76	83	53	63	69	48	75	87	68	93	87
3 Mo. Roll Avg			80	74	64	59	56	67	74	78	74	84	93	106	92	84	67	66	68	73	74	83	90	94	84	78	78	71	66	62	60	64	70	77	83	83

	M 16	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	S	O	N	D	J 19	F
Price per Sq Ft	199	217	215	215	221	204	198	193	218	190	196	173	189	219	213	217	208	205	206	246	196	189	209	206	205	202	200	208	205	202	211	208	200	186	189	208
3 Mo. Roll Avg			210	216	217	213	208	198	203	200	201	186	186	194	207	216	213	210	206	219	216	210	198	201	207	204	202	203	204	205	206	207	206	198	192	194

	M 16	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	S	O	N	D	J 19	F
Sale to List Price	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	0.916	0.932	0.915	0.926	0.931	0.935	0.898	0.923	0.897	0.898	0.886	0.854	0.946
3 Mo. Roll Avg			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	0.915	0.910	0.897	0.901	0.913	0.921	0.924	0.924	0.931	0.921	0.919	0.906	0.906	0.894	0.879	0.895

	M 16	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	S	O	N	D	J 19	F
New Listings	105	102	127	109	82	88	107	73	67	29	84	129	115	135	140	98	86	84	93	75	67	25	89	112	118	134	112	119	108	86	91	86	32	32	71	109
Inventory	304	328	358	365	353	353	368	340	325	280	270	316	324	365	378	376	375	369	361	330	307	260	267	313	337	366	359	370	375	368	352	328	281	242	240	257
Sales	32	53	47	63	49	48	44	41	25	38	30	22	48	49	59	77	60	58	38	37	49	32	15	36	30	49	66	61	50	60	32	41	46	30	20	22

(000's)	M 16	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	S	O	N	D	J 19	F
Avg Sale Price	520	678	608	595	594	561	549	510	669	508	621	482	437	641	565	664	521	572	557	640	461	506	509	526	562	495	549	533	553	639	592	549	636	530	402	638
3 Mo. Roll Avg			602	627	599	583	568	540	576	562	599	537	513	520	548	623	583	585	550	589	552	535	492	514	532	528	535	526	545	575	594	593	592	572	523	523