

# City: Glencoe



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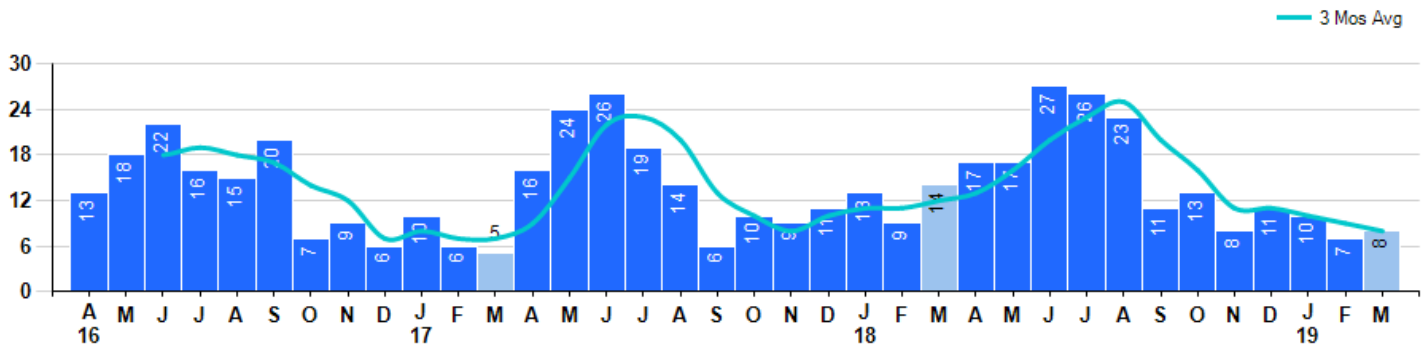
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

| Market Profile & Trends Overview                     | Month       | Trending Versus*: |      |      |       | YTD         | Trending Versus*: |           |
|--|-------------|-------------------|------|------|-------|-------------|-------------------|-----------|
|  |             | LM                | L3M  | PYM  | LY    |             | PriorYTD          | PriorYear |
| Median List Price of all Current Listings            | \$935,000   | -6%               |      | -4%  |       |             |                   |           |
| Average List Price of all Current Listings           | \$1,340,422 | 4%                |      | 1%   |       |             |                   |           |
| March Median Sales Price                             | \$994,500   | 34%               | 19%  | 61%  | 18%   | \$832,250   | -1%               | -1%       |
| March Average Sales Price                            | \$1,450,250 | 124%              | 11%  | 116% | 30%   | \$1,115,820 | 15%               | 0%        |
| Total Properties Currently for Sale (Inventory)      | 85          | 2%                |      | -14% |       |             |                   |           |
| March Number of Properties Sold                      | 8           | 14%               |      | -43% |       |             | -31%              |           |
| March Average Days on Market (Solds)                 | 56          | -10%              | -21% | -51% | -23%  | 77          | -33%              | 6%        |
| Asking Price per Square Foot (based on New Listings) | \$297       | -6%               | -4%  | -11% | -7%   | \$308       | -2%               | -4%       |
| March Sold Price per Square Foot                     | \$446       | 92%               | 38%  | 86%  | 50%   | \$312       | 14%               | 5%        |
| March Month's Supply of Inventory                    | 10.6        | -10%              | 4%   | 50%  | 53%   | 10.2        | 37%               | 48%       |
| March Sale Price vs List Price Ratio                 | 89.6%       | -2.3%             | -1%  | 3%   | -1.3% | 89.8%       | 2.7%              | -1.0%     |

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

## Property Sales

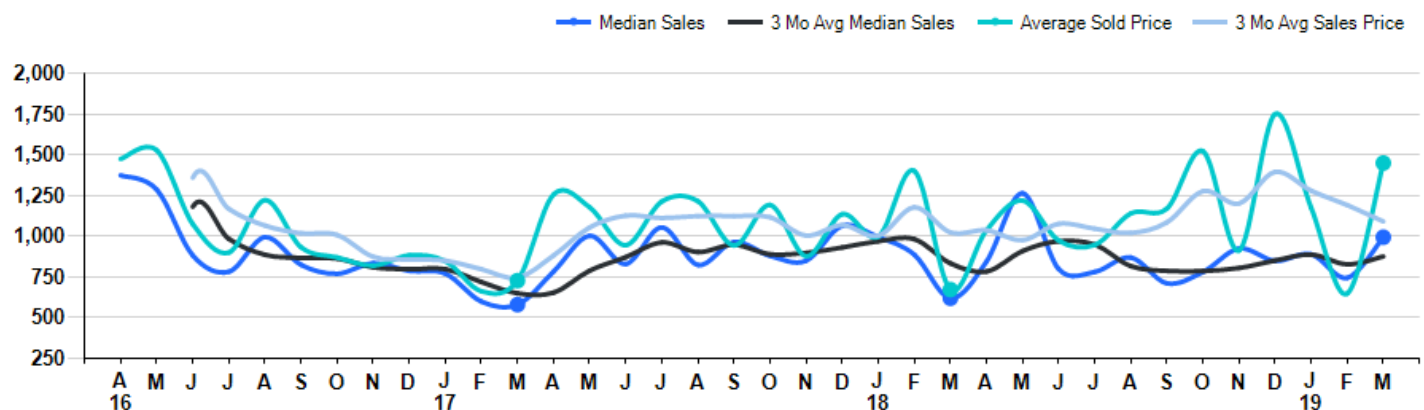
March Property sales were 8, down -42.9% from 14 in March of 2018 and 14.3% higher than the 7 sales last month. March 2019 sales were at a mid level compared to March of 2018 and 2017. March YTD sales of 25 are running -30.6% behind last year's year-to-date sales of 36.



## Prices

The Median Sales Price in March was \$994,500, up 60.5% from \$619,500 in March of 2018 and up 33.5% from \$745,000 last month. The Average Sales Price in March was \$1,450,250, up 115.7% from \$672,429 in March of 2018 and up 123.8% from \$648,000 last month. March 2019 ASP was at highest level compared to March of 2018 and 2017.

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



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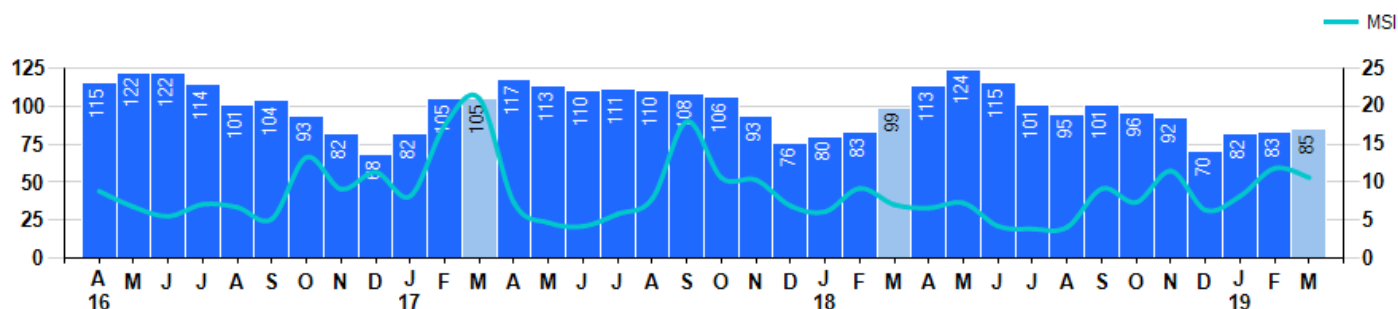
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

## Inventory & MSI

The Total Inventory of Properties available for sale as of March was 85, up 2.4% from 83 last month and down -14.1% from 99 in March of last year. March 2019 Inventory was at the lowest level compared to March of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2019 MSI of 10.6 months was at a mid range compared with March of 2018 and 2017.

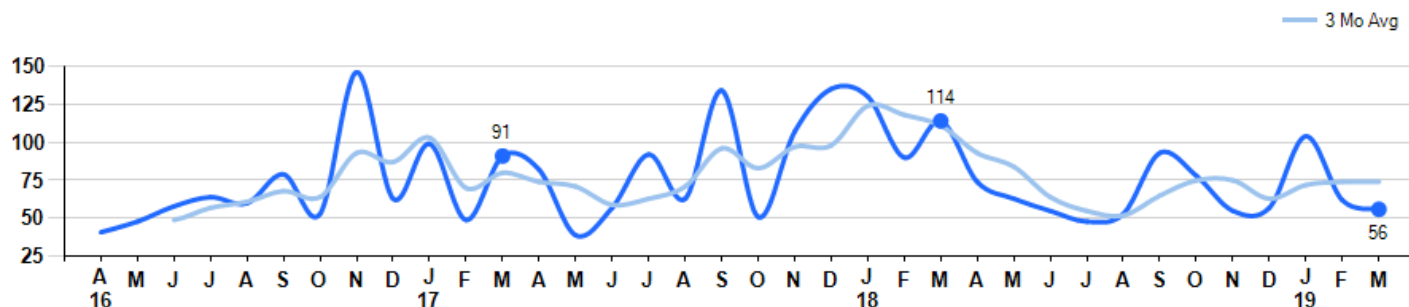
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



## 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 March was 56, down -9.7% from 62 days last month and down -50.9% from 114 days in March of last year. The March 2019 DOM was at its lowest level compared with March of 2018 and 2017.

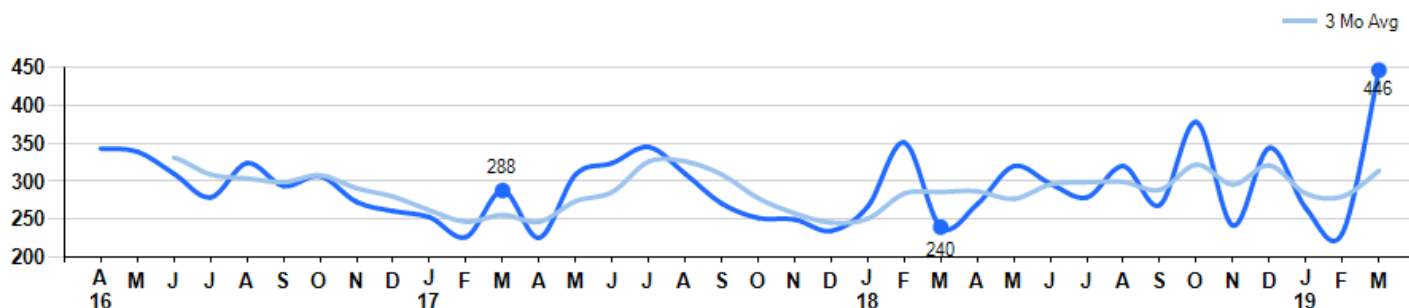
Average Days on Market(Listing to Contract) for properties sold during the month



## 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 March 2019 Selling Price per Square Foot of \$446 was up 92.2% from \$232 last month and up 85.8% from \$240 in March of last year.

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



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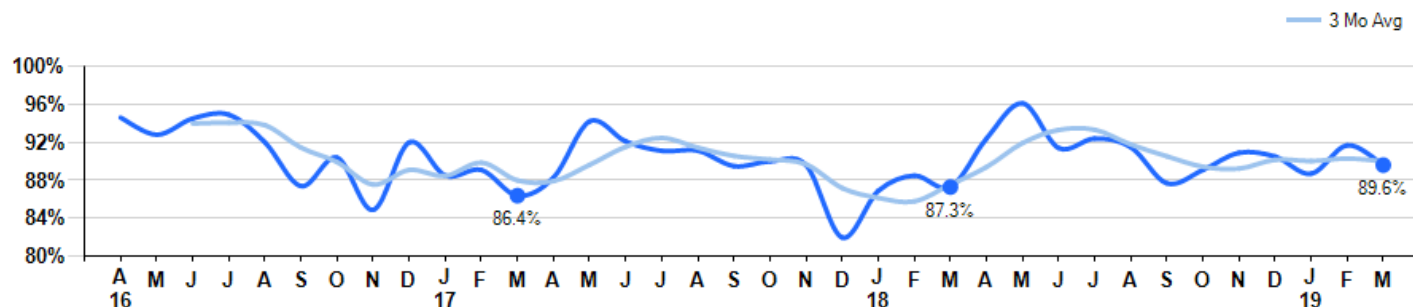
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## Selling Price vs Listing Price

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 March 2019 Selling Price vs List Price of 89.6% was down from 91.7% last month and up from 87.3% in March of last year.

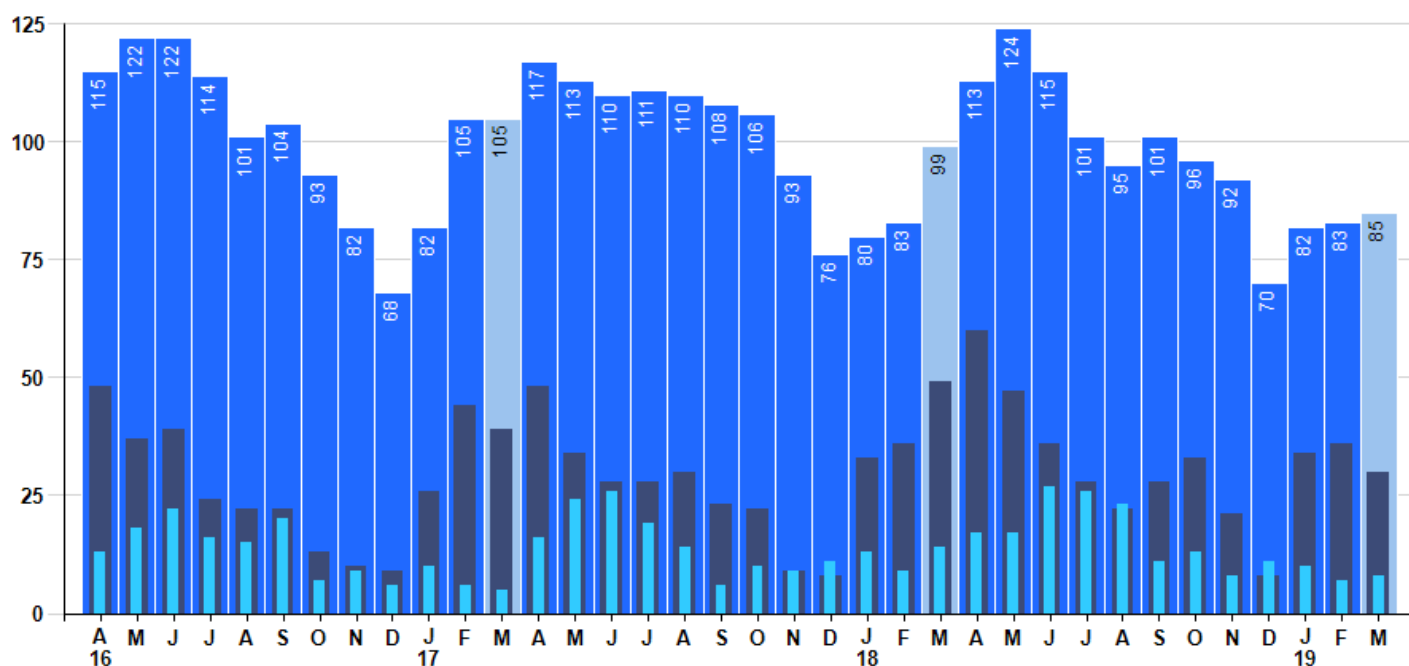
Avg Selling Price divided by Avg Listing Price for sold properties during the month



## 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 March 2019 was 30, down -16.7% from 36 last month and down -38.8% from 49 in March of last year.

Inventory New Listings Sold



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|                | A 16 | 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 | M |
|----------------|------|----|----|----|----|----|----|----|---|------|---|---|----|----|----|----|----|----|----|---|----|------|----|----|----|----|----|----|----|----|----|----|----|------|---|---|
| Homes Sold     | 13   | 18 | 22 | 16 | 15 | 20 | 7  | 9  | 6 | 10   | 6 | 5 | 16 | 24 | 26 | 19 | 14 | 6  | 10 | 9 | 11 | 13   | 9  | 14 | 17 | 17 | 27 | 26 | 23 | 11 | 13 | 8  | 11 | 10   | 7 | 8 |
| 3 Mo. Roll Avg |      |    | 18 | 19 | 18 | 17 | 14 | 12 | 7 | 8    | 7 | 7 | 9  | 15 | 22 | 23 | 20 | 13 | 10 | 8 | 10 | 11   | 11 | 12 | 13 | 16 | 20 | 23 | 25 | 20 | 16 | 11 | 11 | 10   | 9 | 8 |

| (000's)         | A 16  | 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   | M   |
|-----------------|-------|-------|-------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-------|-----|-------|-----|-----|-----|-----|-------|------|-----|-----|-----|-------|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|
| MedianSalePrice | 1,375 | 1,288 | 883   | 783 | 995 | 825 | 770 | 835 | 788 | 771  | 599 | 580 | 784 | 1,003 | 830 | 1,055 | 824 | 965 | 880 | 850 | 1,065 | 995  | 888 | 620 | 845 | 1,265 | 800 | 782 | 870 | 711 | 781 | 925 | 849 | 890  | 745 | 995 |
| 3 Mo. Roll Avg  |       |       | 1,182 | 984 | 887 | 867 | 863 | 810 | 798 | 798  | 719 | 650 | 654 | 789   | 872 | 963   | 903 | 948 | 890 | 898 | 932   | 970  | 983 | 834 | 784 | 910   | 970 | 949 | 817 | 788 | 787 | 806 | 852 | 888  | 828 | 877 |

|           | A 16 | 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  | M  |
|-----------|------|-----|-----|-----|-----|-----|----|----|----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|------|----|----|-----|-----|-----|-----|----|-----|----|----|----|------|----|----|
| Inventory | 115  | 122 | 122 | 114 | 101 | 104 | 93 | 82 | 68 | 82   | 105 | 105 | 117 | 113 | 110 | 111 | 110 | 108 | 106 | 93 | 76 | 80   | 83 | 99 | 113 | 124 | 115 | 101 | 95 | 101 | 96 | 92 | 70 | 82   | 83 | 85 |
| MSI       | 9    | 7   | 6   | 7   | 7   | 5   | 13 | 9  | 11 | 8    | 18  | 21  | 7   | 5   | 4   | 6   | 8   | 18  | 11  | 10 | 7  | 6    | 9  | 7  | 7   | 7   | 4   | 4   | 4  | 9   | 7  | 12 | 6  | 8    | 12 | 11 |

|                | A 16 | 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  | M  |
|----------------|------|----|----|----|----|----|----|-----|----|------|----|----|----|----|----|----|----|-----|----|-----|-----|------|-----|-----|----|----|----|----|----|----|----|----|----|------|----|----|
| Days On Market | 41   | 48 | 58 | 64 | 60 | 79 | 53 | 146 | 63 | 99   | 49 | 91 | 82 | 39 | 57 | 92 | 63 | 134 | 51 | 107 | 135 | 130  | 90  | 114 | 74 | 63 | 55 | 48 | 53 | 93 | 78 | 55 | 57 | 104  | 62 | 56 |
| 3 Mo. Roll Avg |      |    | 49 | 57 | 61 | 68 | 64 | 93  | 87 | 103  | 70 | 80 | 74 | 71 | 59 | 63 | 71 | 96  | 83 | 97  | 98  | 124  | 118 | 111 | 93 | 84 | 64 | 55 | 52 | 65 | 75 | 75 | 63 | 72   | 74 | 74 |

|                 | A 16 | 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   | M   |
|-----------------|------|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|
| Price per Sq Ft | 343  | 339 | 310 | 279 | 324 | 294 | 307 | 273 | 261 | 253  | 227 | 288 | 226 | 309 | 324 | 345 | 310 | 271 | 252 | 250 | 235 | 267  | 351 | 240 | 270 | 320 | 297 | 279 | 320 | 269 | 378 | 242 | 344 | 265  | 232 | 446 |
| 3 Mo. Roll Avg  |      |     | 331 | 309 | 304 | 299 | 308 | 291 | 280 | 262  | 247 | 256 | 247 | 274 | 286 | 326 | 326 | 309 | 278 | 258 | 246 | 251  | 284 | 286 | 287 | 277 | 296 | 299 | 299 | 289 | 322 | 296 | 321 | 284  | 280 | 314 |

|                    | A 16  | 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     | M     |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Sale to List Price | 0.946 | 0.928 | 0.945 | 0.949 | 0.920 | 0.874 | 0.904 | 0.849 | 0.920 | 0.885 | 0.891 | 0.864 | 0.883 | 0.942 | 0.921 | 0.911 | 0.911 | 0.895 | 0.900 | 0.896 | 0.820 | 0.869 | 0.885 | 0.873 | 0.924 | 0.961 | 0.914 | 0.924 | 0.915 | 0.877 | 0.891 | 0.909 | 0.905 | 0.887 | 0.917 | 0.896 |
| 3 Mo. Roll Avg     |       |       | 0.940 | 0.941 | 0.938 | 0.914 | 0.899 | 0.876 | 0.891 | 0.885 | 0.899 | 0.880 | 0.879 | 0.896 | 0.915 | 0.925 | 0.914 | 0.906 | 0.902 | 0.897 | 0.872 | 0.862 | 0.858 | 0.876 | 0.894 | 0.919 | 0.933 | 0.933 | 0.918 | 0.905 | 0.894 | 0.892 | 0.902 | 0.900 | 0.903 | 0.900 |

|              | A 16 | 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  | M  |
|--------------|------|-----|-----|-----|-----|-----|----|----|----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|------|----|----|-----|-----|-----|-----|----|-----|----|----|----|------|----|----|
| New Listings | 48   | 37  | 39  | 24  | 22  | 22  | 13 | 10 | 9  | 26   | 44  | 39  | 48  | 34  | 28  | 28  | 30  | 23  | 22  | 9  | 8  | 33   | 36 | 49 | 60  | 47  | 36  | 28  | 22 | 28  | 33 | 21 | 8  | 34   | 36 | 30 |
| Inventory    | 115  | 122 | 122 | 114 | 101 | 104 | 93 | 82 | 68 | 82   | 105 | 105 | 117 | 113 | 110 | 111 | 110 | 108 | 106 | 93 | 76 | 80   | 83 | 99 | 113 | 124 | 115 | 101 | 95 | 101 | 96 | 92 | 70 | 82   | 83 | 85 |
| Sales        | 13   | 18  | 22  | 16  | 15  | 20  | 7  | 9  | 6  | 10   | 6   | 5   | 16  | 24  | 26  | 19  | 14  | 6   | 10  | 9  | 11 | 13   | 9  | 14 | 17  | 17  | 27  | 26  | 23 | 11  | 13 | 8  | 11 | 10   | 7  | 8  |

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|----------------|-------|-------|-------|-------|-------|-------|-------|-----|-----|------|-----|-----|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Avg Sale Price | 1,475 | 1,529 | 1,075 | 900   | 1,222 | 933   | 871   | 820 | 883 | 848  | 662 | 727 | 1,257 | 1,178 | 945   | 1,214 | 1,216 | 943   | 1,193 | 878   | 1,136 | 998   | 1,402 | 672   | 1,037 | 1,219 | 974   | 947   | 1,140 | 1,170 | 1,523 | 913   | 1,751 | 1,176 | 648   | 1,450 |
| 3 Mo. Roll Avg |       |       | 1,359 | 1,168 | 1,066 | 1,018 | 1,009 | 875 | 858 | 850  | 798 | 746 | 882   | 1,054 | 1,127 | 1,113 | 1,125 | 1,124 | 1,117 | 1,005 | 1,069 | 1,004 | 1,178 | 1,024 | 1,037 | 976   | 1,077 | 1,047 | 1,021 | 1,086 | 1,278 | 1,202 | 1,396 | 1,280 | 1,192 | 1,091 |