

City: Winnetka



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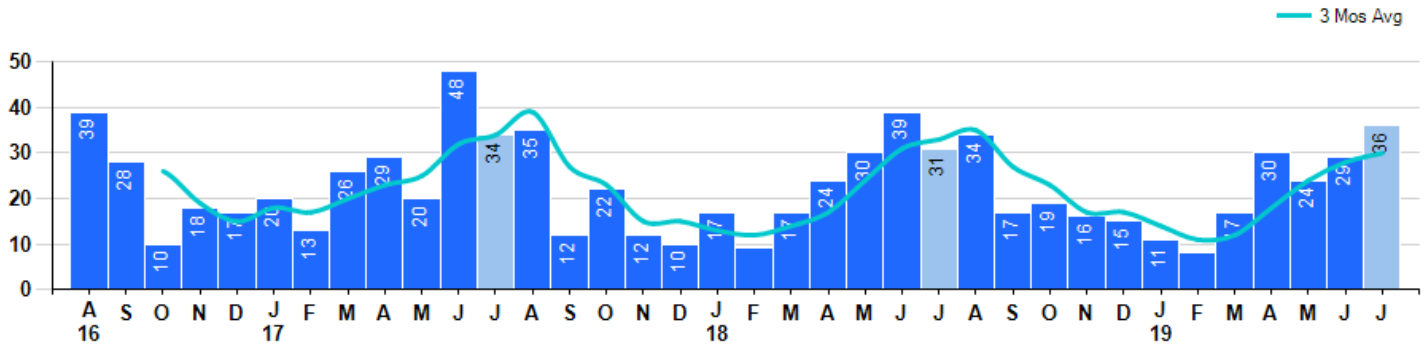
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				Trending Versus*:		
		LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,299,000	1%		-10%				
Average List Price of all Current Listings	\$1,670,765	2%		-7%				
July Median Sales Price	\$1,225,000	-7%	-5%	49%	13%	\$1,240,000	22%	14%
July Average Sales Price	\$1,319,677	-4%	-7%	42%	-7%	\$1,375,693	-4%	-3%
Total Properties Currently for Sale (Inventory)	175	-4%		5%				
July Number of Properties Sold	36	24%		16%			-7%	
July Average Days on Market (Solds)	73	6%	-8%	62%	4%	79	16%	13%
Asking Price per Square Foot (based on New Listings)	\$345	6%	5%	2%	-2%	\$334	-6%	-5%
July Sold Price per Square Foot	\$319	-6%	-4%	17%	-3%	\$324	-4%	-2%
July Month's Supply of Inventory	4.9	-23%	-23%	-9%	-34%	9.3	20%	27%
July Sale Price vs List Price Ratio	91.0%	1.1%	-1%	-3%	-1.0%	91.7%	-0.9%	-0.3%

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

Property Sales

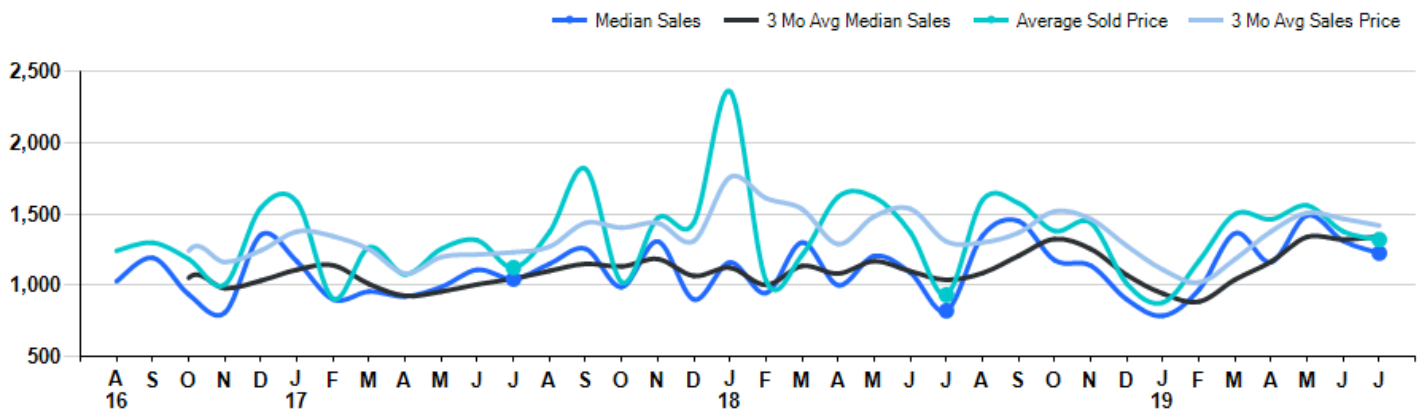
July Property sales were 36, up 16.1% from 31 in July of 2018 and 24.1% higher than the 29 sales last month. July 2019 sales were at their highest level compared to July of 2018 and 2017. July YTD sales of 155 are running -7.2% behind last year's year-to-date sales of 167.



Prices

The Median Sales Price in July was \$1,225,000, up 49.4% from \$820,000 in July of 2018 and down -6.5% from \$1,310,000 last month. The Average Sales Price in July was \$1,319,677, up 41.6% from \$931,647 in July of 2018 and down -4.1% from \$1,376,434 last month. July 2019 ASP was at highest level compared to July of 2018 and 2017.

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



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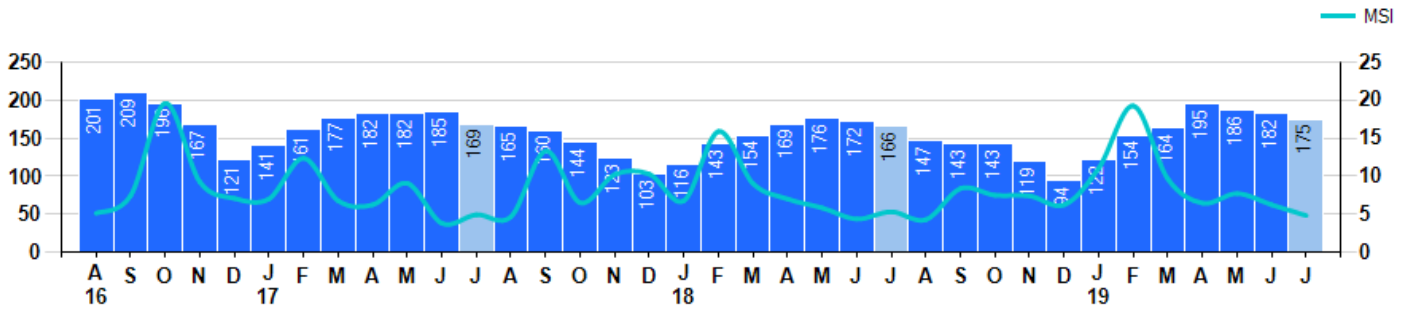
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Inventory & MSI

The Total Inventory of Properties available for sale as of July was 175, down -3.8% from 182 last month and up 5.4% from 166 in July of last year. July 2019 Inventory was at highest level compared to July of 2018 and 2017.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2019 MSI of 4.9 months was at its lowest level compared with July of 2018 and 2017.

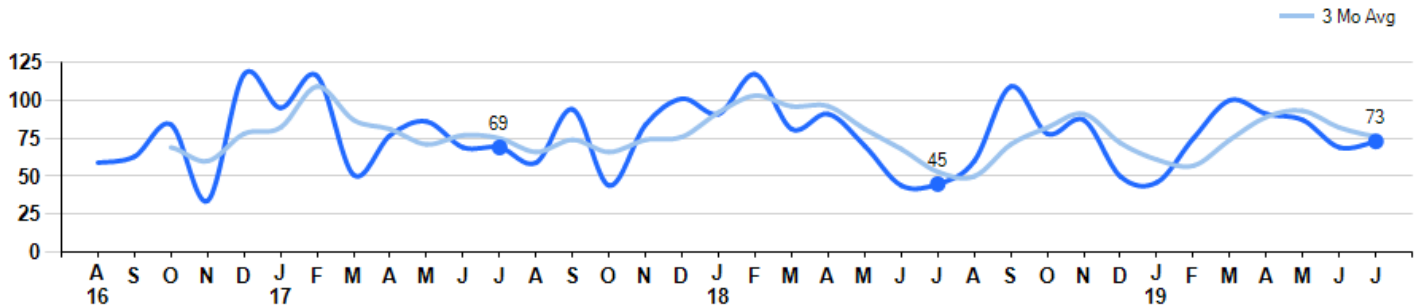
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 July was 73, up 5.8% from 69 days last month and up 62.2% from 45 days in July of last year. The July 2019 DOM was at its highest level compared with July of 2018 and 2017.

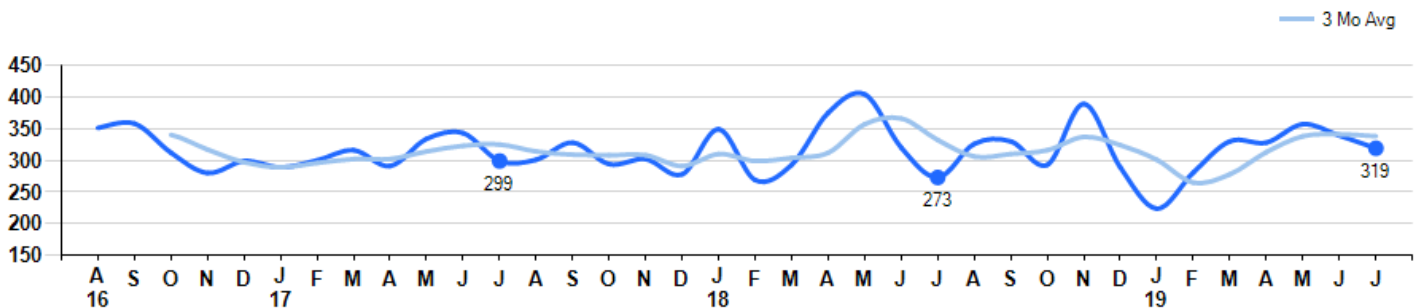
Average Days on Market (Listing to Contract) for properties sold during the month



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 July 2019 Selling Price per Square Foot of \$319 was down -5.9% from \$339 last month and up 16.8% from \$273 in July of last year.

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



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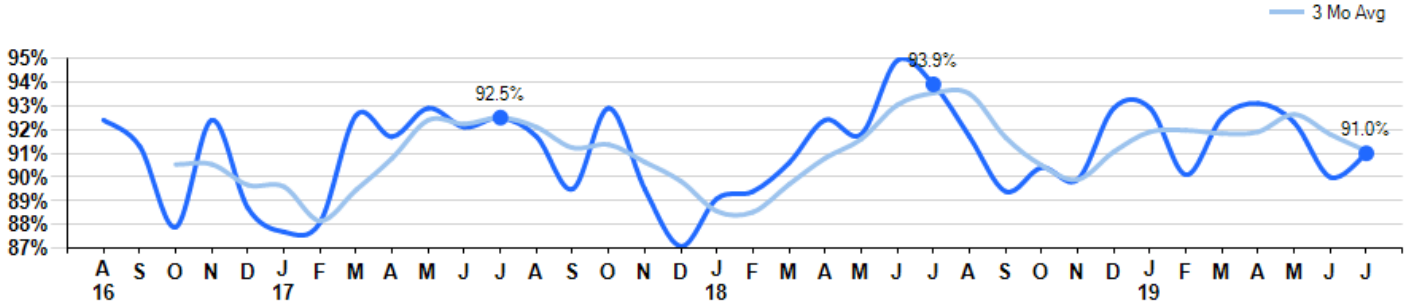
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Selling Price vs Listing Price

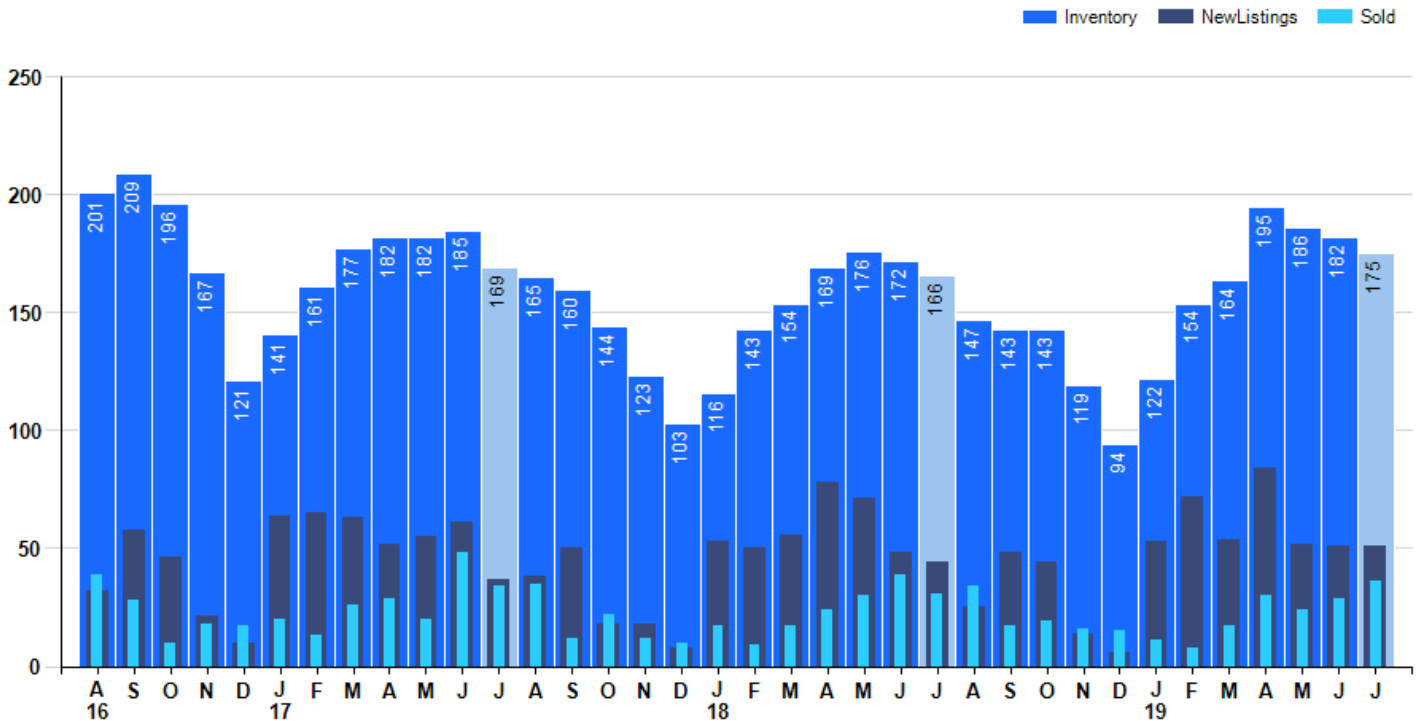
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The July 2019 Selling Price vs List Price of 91.0% was up from 90.0% last month and down from 93.9% in July 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 July 2019 was 51, equal to 51 last month and up 15.9% from 44 in July of last year.



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	A 16	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	A	M	J	J
Homes Sold	39	28	10	18	17	20	13	26	29	20	48	34	35	12	22	12	10	17	9	17	24	30	39	31	34	17	19	16	15	11	8	17	30	24	29	36
3 Mo. Roll Avg			26	19	15	18	17	20	23	25	32	34	39	27	23	15	15	13	12	14	17	24	31	33	35	27	23	17	17	14	11	12	18	24	28	30

(000's)	A 16	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	A	M	J	J
MedianSalePrice	1,027	1,193	935	808	1,354	1,166	900	956	921	988	1,109	1,043	1,150	1,256	987	1,307	900	1,160	945	1,300	1,000	1,205	1,088	820	1,348	1,450	1,175	1,138	900	785	968	1,365	1,162	1,490	1,310	1,225
3 Mo. Roll Avg			1,052	978	1,032	1,109	1,140	1,007	926	955	1,006	1,046	1,100	1,149	1,131	1,183	1,065	1,122	1,002	1,135	1,082	1,168	1,098	1,038	1,085	1,206	1,324	1,254	1,071	941	884	1,039	1,165	1,339	1,321	1,342

	A 16	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	A	M	J	J
Inventory	201	209	196	167	121	141	161	177	182	182	185	169	165	160	144	123	103	116	143	154	169	176	172	166	147	143	143	119	94	122	154	164	195	186	182	175
MSI	5	7	20	9	7	7	12	7	6	9	4	5	5	13	7	10	10	7	16	9	7	6	4	5	4	8	8	7	6	11	19	10	7	8	6	5

	A 16	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	A	M	J	J
Days On Market	59	63	84	34	117	95	116	51	77	86	69	69	59	94	44	84	101	91	117	81	91	70	44	45	60	109	78	87	50	46	75	100	91	87	69	73
3 Mo. Roll Avg			69	60	78	82	109	87	81	71	77	75	66	74	66	74	76	92	103	96	96	81	68	53	50	71	82	91	72	61	57	74	89	93	82	76

	A 16	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	A	M	J	J
Price per Sq Ft	351	358	312	280	299	289	300	316	291	334	343	299	301	328	294	302	278	349	269	293	375	404	320	273	326	330	293	389	289	224	281	330	328	357	339	319
3 Mo. Roll Avg			340	317	297	289	296	302	302	314	323	325	314	309	308	308	291	310	299	304	312	357	366	332	306	310	316	337	324	301	265	278	313	338	341	338

	A 16	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	A	M	J	J
Sale to List Price	0.924	0.913	0.879	0.924	0.887	0.877	0.881	0.926	0.917	0.929	0.921	0.925	0.917	0.895	0.929	0.895	0.871	0.891	0.894	0.906	0.924	0.918	0.949	0.939	0.917	0.894	0.904	0.899	0.929	0.929	0.901	0.925	0.931	0.923	0.900	0.910
3 Mo. Roll Avg			0.905	0.905	0.897	0.896	0.882	0.895	0.908	0.924	0.922	0.925	0.921	0.912	0.914	0.906	0.898	0.886	0.885	0.897	0.908	0.916	0.930	0.935	0.935	0.917	0.905	0.899	0.911	0.919	0.920	0.918	0.919	0.926	0.918	0.911

	A 16	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	A	M	J	J
New Listings	32	58	46	21	10	64	65	63	52	55	61	37	38	50	18	18	8	53	50	56	78	71	48	44	25	48	44	14	6	53	72	54	84	52	51	51
Inventory	201	209	196	167	121	141	161	177	182	182	185	169	165	160	144	123	103	116	143	154	169	176	172	166	147	143	143	119	94	122	154	164	195	186	182	175
Sales	39	28	10	18	17	20	13	26	29	20	48	34	35	12	22	12	10	17	9	17	24	30	39	31	34	17	19	16	15	11	8	17	30	24	29	36

(000's)	A 16	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	A	M	J	J
Avg Sale Price	1,242	1,298	1,183	1,005	1,543	1,583	905	1,265	1,075	1,255	1,315	1,123	1,374	1,817	1,021	1,472	1,439	2,361	1,032	1,211	1,621	1,617	1,371	932	1,597	1,576	1,380	1,438	1,010	878	1,170	1,500	1,462	1,559	1,376	1,320
3 Mo. Roll Avg			1,241	1,162	1,244	1,377	1,344	1,251	1,082	1,199	1,215	1,231	1,271	1,438	1,404	1,436	1,311	1,757	1,611	1,535	1,288	1,483	1,536	1,307	1,300	1,368	1,518	1,465	1,276	1,109	1,019	1,183	1,377	1,507	1,466	1,419

