

City: *Glenview*

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Price Range: All | Properties: Single Family

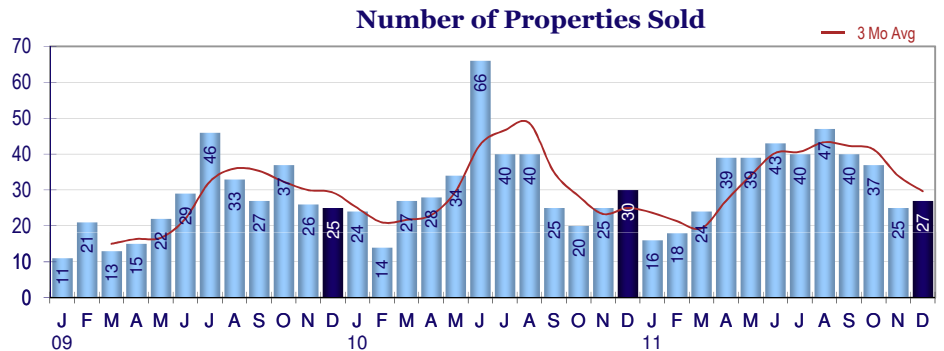
Market Profile & Trends Overview

	Trending versus*:					Trending versus*:		
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$599,000	-2%		5%				
Average List Price of all Current Listings	\$726,220	1%		-1%				
December Median Sales Price	\$500,000	28%	18%	4%	-2%	\$472,000	-7%	-8%
December Average Sales Price	\$619,200	27%	21%	12%	5%	\$551,827	-7%	-7%
Total Properties Currently for Sale (Inventory)	222	-15%		-25%				
December Number of Properties Sold	27	8%		-10%		395	6%	
December Average Days on Market (Solds)	86	16%	5%	-8%	-23%	92	-16%	-17%
Asking Price per Square Foot (based on New Listings)	\$206	-13%	-9%	-12%	-15%	\$231	-6%	-5%
December Sold Price per Square Foot	\$193	5%	1%	-16%	-4%	\$193	-4%	-4%
December Month's Supply of Inventory	8.2	-21%	-6%	-17%	-39%	10.4	-23%	-23%
December Sale Price vs List Price Ratio	85.1%	-4.5%	-3.2%	-2.7%	-4%	87.8%	2.7%	2.8%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2010) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

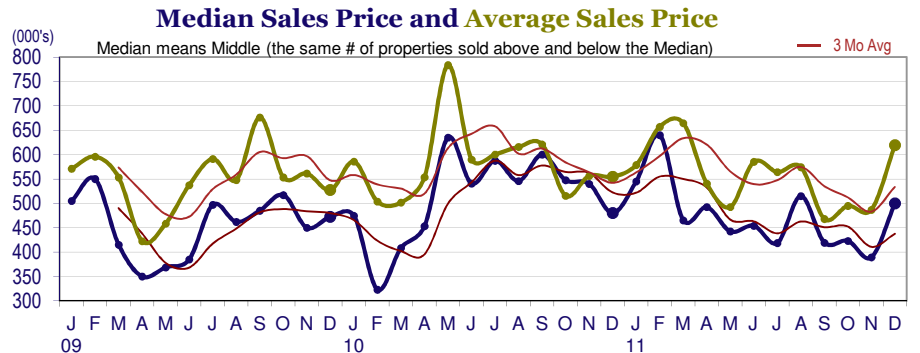
Property Sales

December Property sales were 27, down 10.0% from 30 in December of 2010 and 8.0% higher than the 25 sales last month. December 2011 sales were at a mid level compared to December of 2010 and 2009. December YTD sales of 395 are running 5.9% ahead of last year's year-to-date sales of 373.



Prices

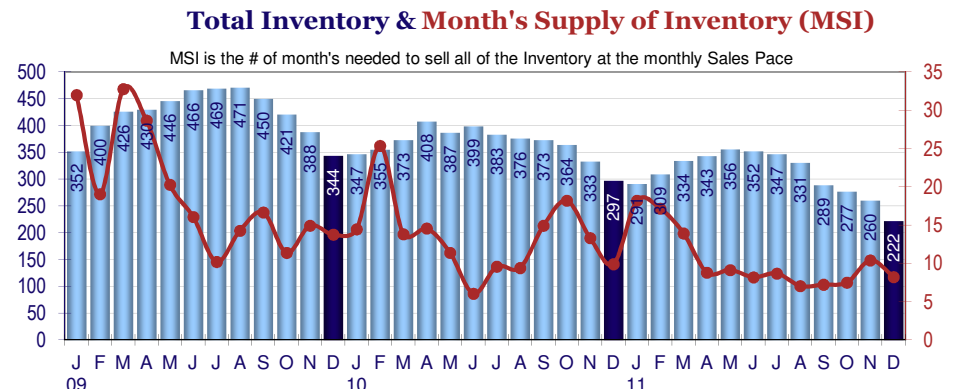
The Median Sales Price in December was \$500,000, up 4.2% from \$480,000 in December of 2010 and up 28.4% from \$389,357 last month. The Average Sales Price in December was \$619,200, up 11.6% from \$554,591 in December of 2010 and up 27.2% from \$486,862 last month. December 2011 ASP was at the highest level compared to December of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 222, down 14.6% from 260 last month and down 25.3% from 297 in December of last year. December 2011 Inventory was at its lowest level compared with December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 8.2 months was at its lowest level compared with December of 2010 and 2009.



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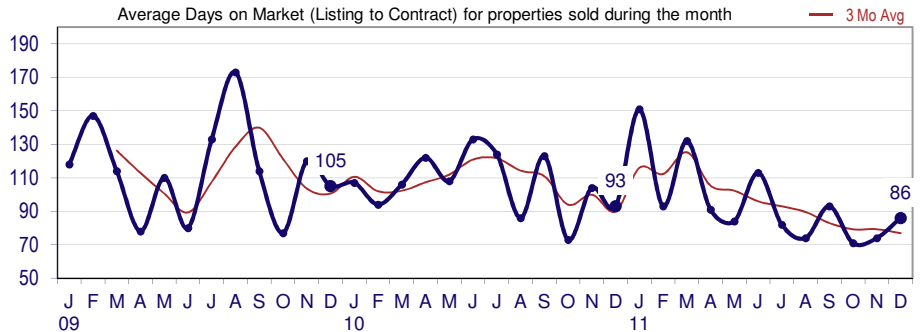


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Market Time

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 December was 86, up 16.2% from 74 days last month and down 7.5% from 93 days in December of last year. The December 2011 DOM was at its lowest level compared with December of 2010 and 2009.

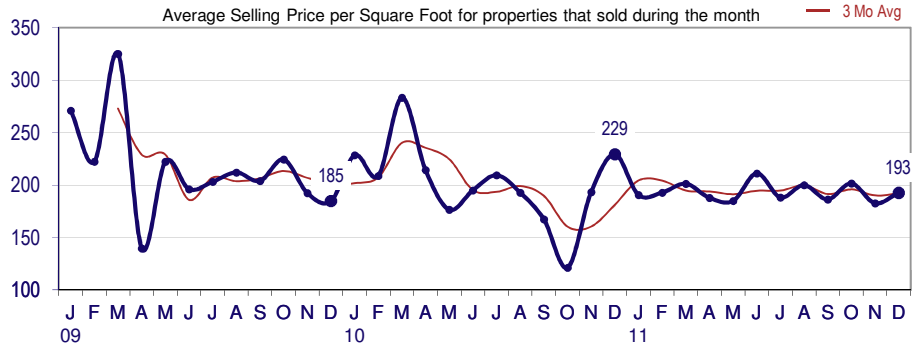
Days On Market for Sold Properties



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 December 2011 Selling Price per Square Foot of \$193 was up 5.4% from \$183 last month and down 16.0% from 229 in December of last year.

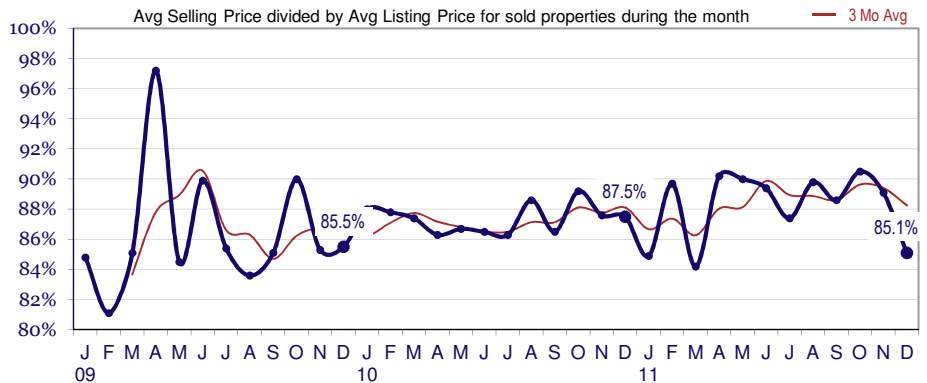
Selling Price per Square Foot



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original 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 December 2011 Selling Price vs Original List Price of 85.1% was down from 89.1% last month and down from 87.5% in December of last year.

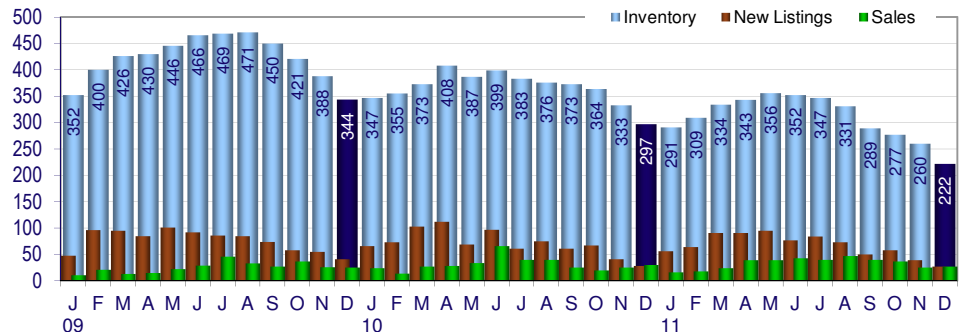
Selling Price versus Listing Price Ratio



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 December 2011 was 27, down 30.8% from 39 last month and down 3.6% from 28 in December of last year.

Inventory / New Listings / Sales



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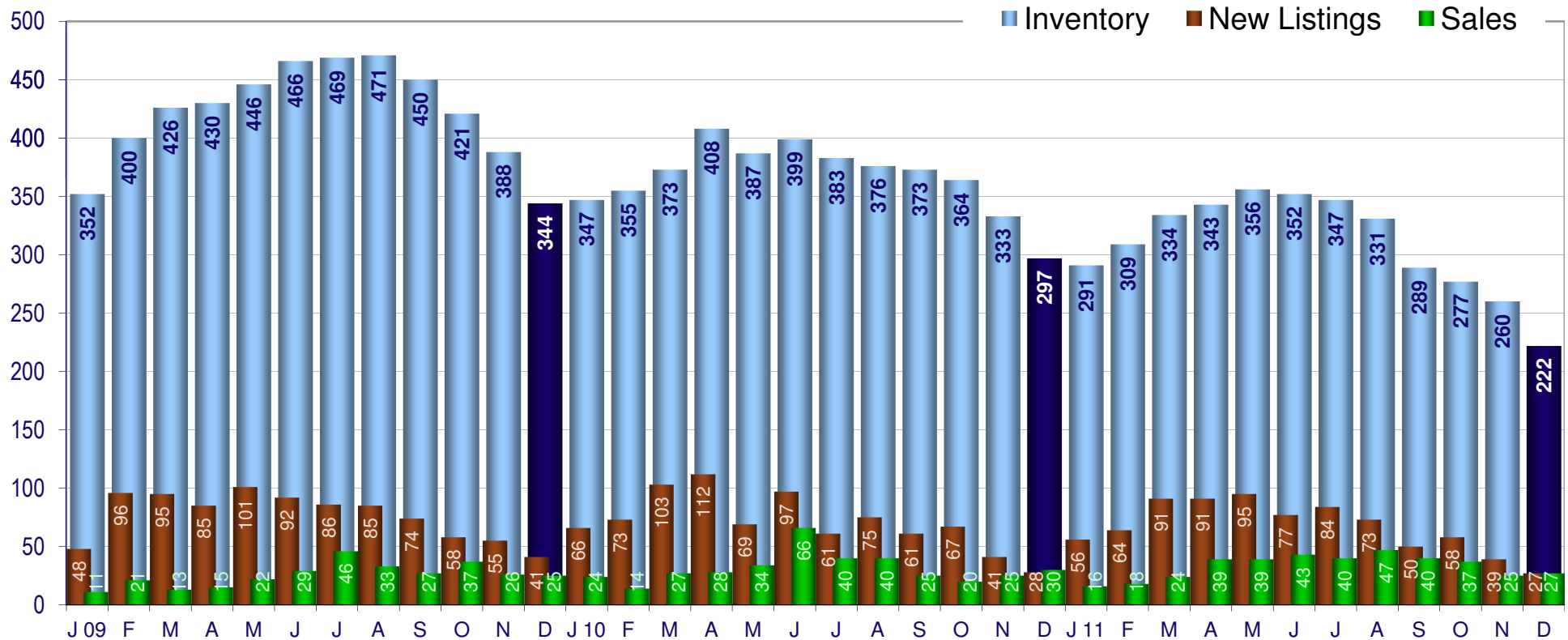
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