

City: *Glencoe*



Price Range: All | Properties: Single Family - Condo - TwnHm

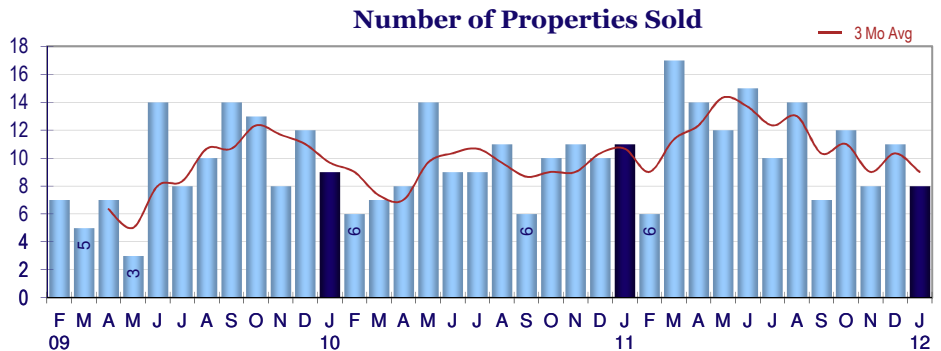
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,349,000	17%		23%				
Average List Price of all Current Listings	\$1,584,253	3%		-3%				
January Median Sales Price	\$737,500	4%	-13%	-23%	-12%	\$737,500	-23%	-12%
January Average Sales Price	\$1,562,813	95%	39%	32%	47%	\$1,562,813	32%	47%
Total Properties Currently for Sale (Inventory)	89	5%		-17%				
January Number of Properties Sold	8	-27%		-27%		8	-27%	
January Average Days on Market (Solds)	117	33%	-9%	3%	-8%	117	3%	-8%
Asking Price per Square Foot (based on New Listings)	\$384	71%	11%	7%	19%	\$384	7%	19%
January Sold Price per Square Foot	\$333	22%	13%	39%	20%	\$333	39%	20%
January Month's Supply of Inventory	11.1	44%	8%	14%	5%	11.1	14%	5%
January Sale Price vs List Price Ratio	93.6%	10.0%	7.4%	5.9%	10.5%	96.0%	3.9%	13.4%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2011) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

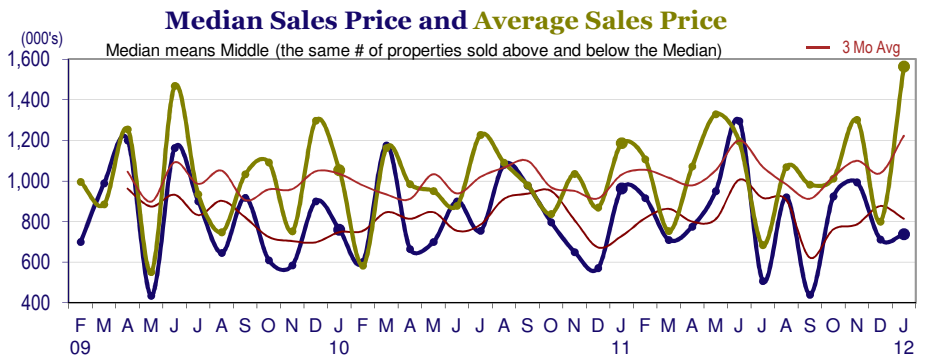
Property Sales

January Property sales were 8, down 27.3% from 11 in January of 2011 and 27.3% lower than the 11 sales last month. January 2012 sales were at their lowest level compared to January of 2011 and 2010. January YTD sales of 8 are running 27.3% behind last year's year-to-date sales of 11.



Prices

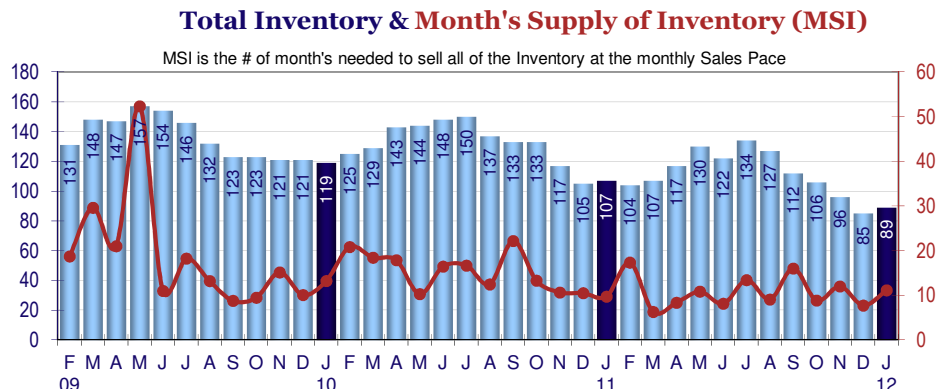
The Median Sales Price in January was \$737,500, down 23.4% from \$962,500 in January of 2011 and up 3.6% from \$712,000 last month. The Average Sales Price in January was \$1,562,813, up 31.8% from \$1,185,973 in January of 2011 and up 95.3% from \$800,136 last month. January 2012 ASP was at the highest level compared to January of 2011 and 2010.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 89, up 4.7% from 85 last month and down 16.8% from 107 in January of last year. January 2012 Inventory was at its lowest level compared with January of 2011 and 2010.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2012 MSI of 11.1 months was at a mid level compared with January of 2011 and 2010.



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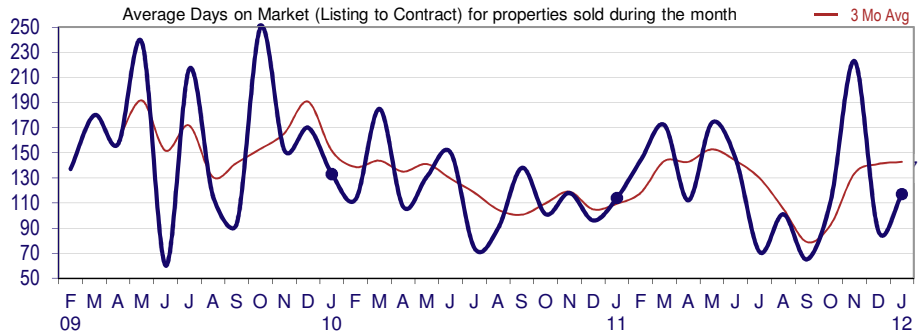


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Market Time

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 January was 117, up 33.0% from 88 days last month and up 2.6% from 114 days in January of last year. The January 2012 DOM was at a mid level compared with January of 2011 and 2010.

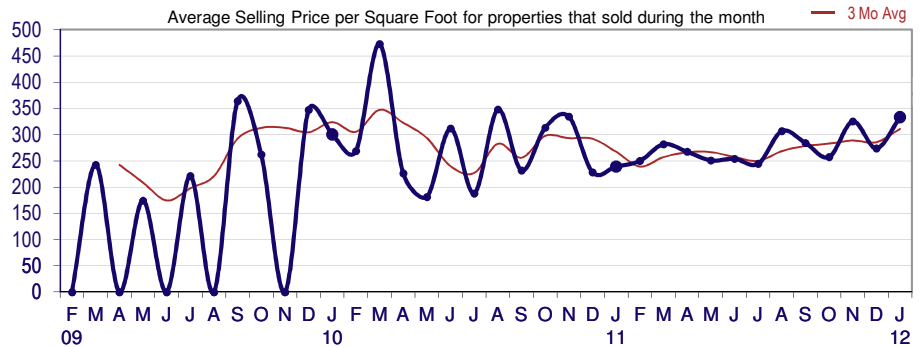
Days On Market for Sold Properties



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 January 2012 Selling Price per Square Foot of \$333 was up 21.7% from \$274 last month and up 39.3% from 239 in January of last year.

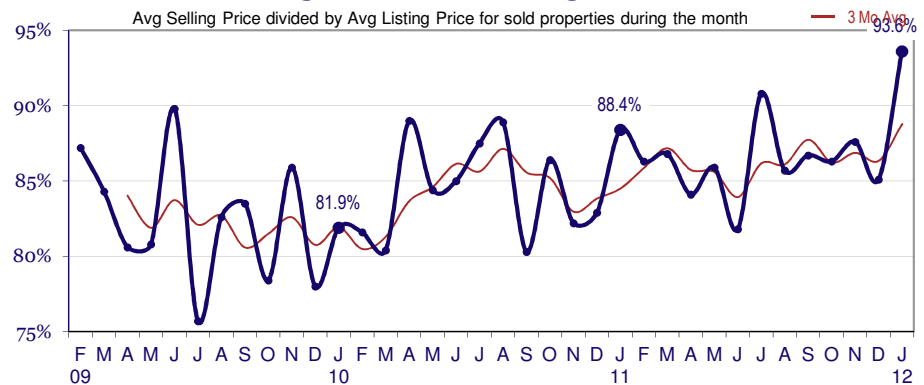
Selling Price per Square Foot



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 January 2012 Selling Price vs Original List Price of 93.6% was up from 85.1% last month and up from 88.4% in January of last year.

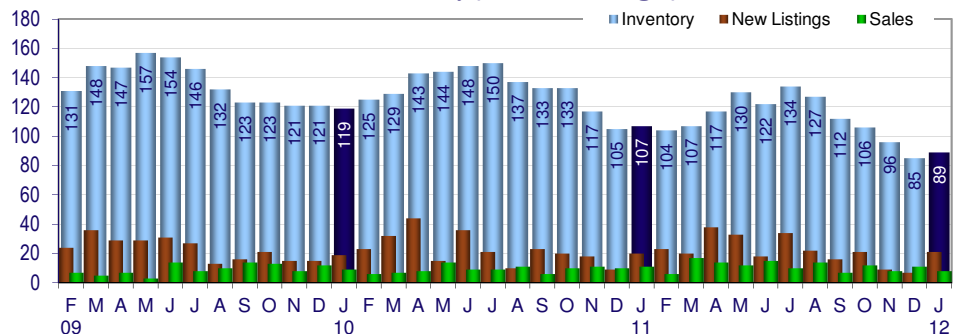
Selling Price versus Listing Price Ratio



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 January 2012 was 21, up 200.0% from 7 last month and up 5.0% from 20 in January of last year.

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