

MLS Area: Lincolnshire



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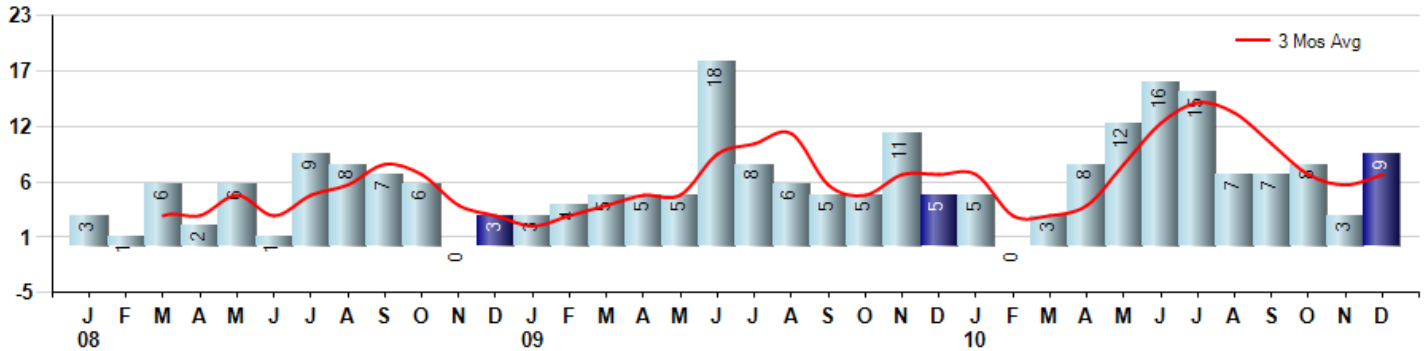
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$512,000	↓		↓				
Average List Price of all Current Listings	\$613,259	↓		↓				
December Median Sales Price	\$310,000	↓	↓	↓	↓	\$430,000	↓	↓
December Average Sales Price	\$333,889	↓		↓		\$472,182	↔	↔
Total Properties Currently for Sale (Inventory)	108	↓		↓				
December Number of Properties Sold	9	↑		↑		93	↑	
December Average Days on Market (Solds)	107	↓	↓	↓	↓	135	↑	↑
December Month's Supply of Inventory	12.0	↓	↓	↓	↓	18.5	↓	↓
December Sale Price vs List Price Ratio	87.0%	↑	↑	↓	↑	85.3%	↑	↑

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

Property Sales

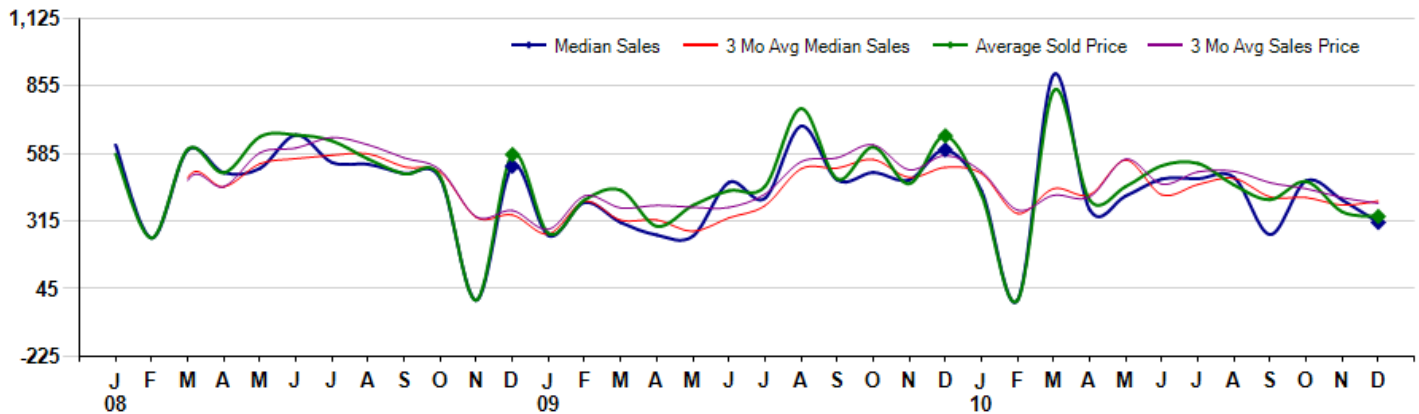
December Property sales were 9, up 80.0% from 5 in December of 2009 and 200.0% higher than the 3 sales last month. December 2010 sales were at their highest level compared to December of 2009 and 2008. December YTD sales of 93 are running 16.3% ahead of last year's year-to-date sales of 80.



Prices

The Median Sales Price in December was \$310,000, down -48.3% from \$600,000 in December of 2009 and down -22.5% from \$400,000 last month. The Average Sales Price in December was \$333,889, down -49.1% from \$656,400 in December of 2009 and down -5.3% from \$352,667 last month. December 2010 ASP was at the lowest level compared to December of 2009 and 2008.

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



Based on information from Midwest Real Estate Data LLC for the period 1/1/2008 through 12/31/2010. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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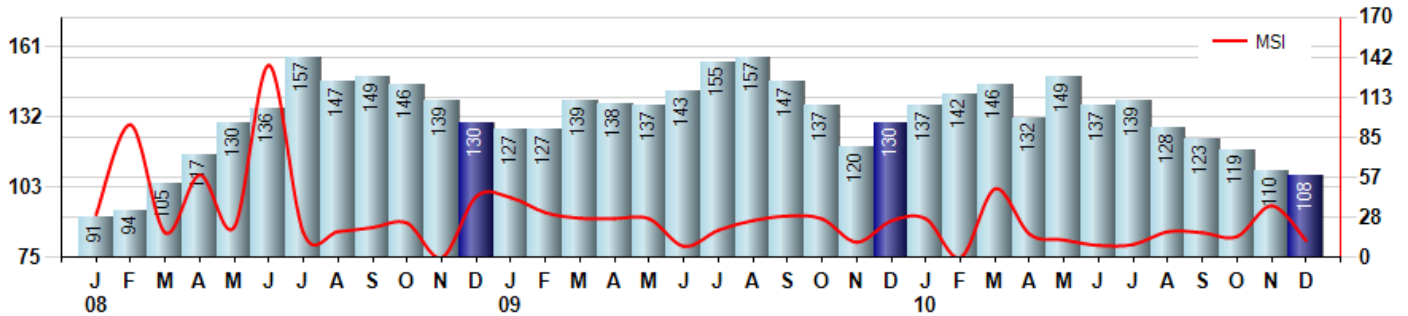
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Inventory & MSI

The Total Inventory of Properties available for sale as of December was 108, down -1.8% from 110 last month and down -16.9% from 130 in December of last year. December 2010 Inventory was at the lowest level compared to December of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2010 MSI of 12.0 months was at its lowest level compared with December of 2009 and 2008.

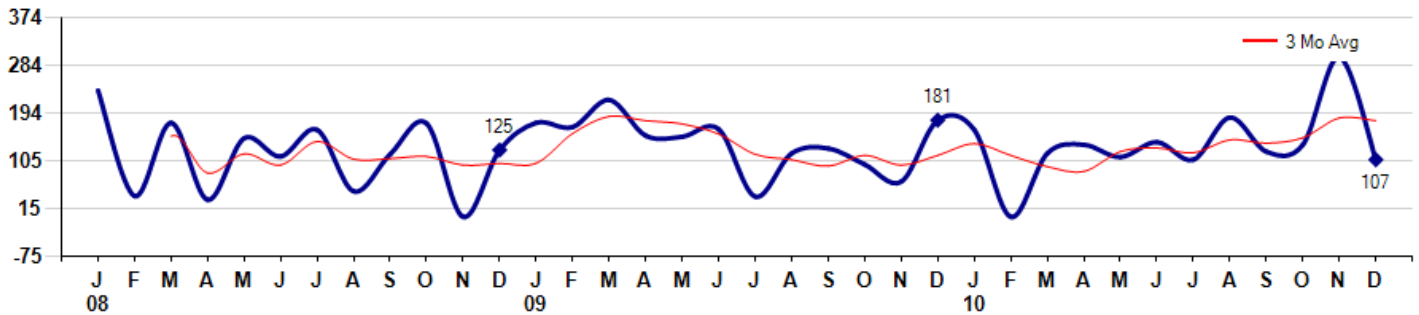
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 December was 107, down -64.2% from 299 days last month and down -40.9% from 181 days in December of last year. The December 2010 DOM was at its lowest level compared with December of 2009 and 2008.

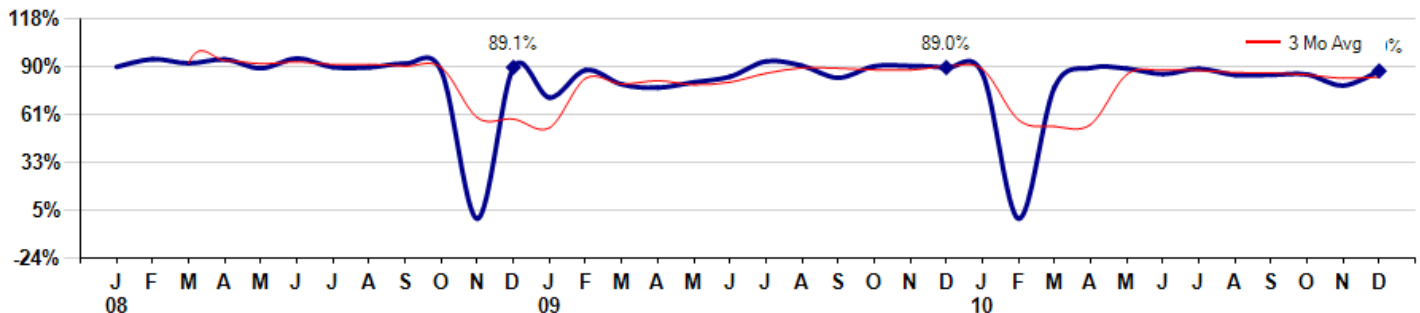
Average Days on Market(Listing to Contract) for properties sold during the month



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 2010 Selling Price vs Original List Price of 87.0% was up from 78.4% last month and down from 89.0% in December of last year.

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



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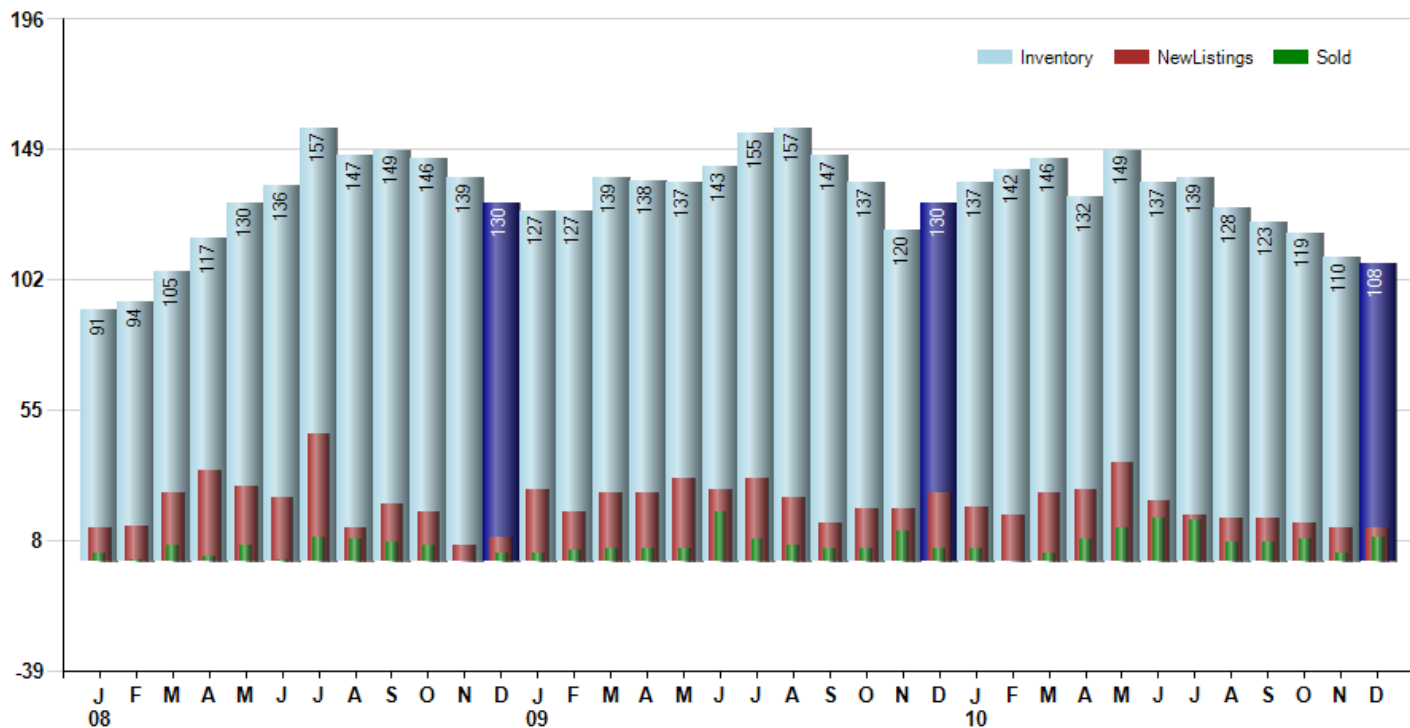
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Inventory / New Listings / Sales

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 2010 was 12, equal to 12 last month and down -52.0% from 25 in December of last year.



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	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
Homes Sold	3	1	6	2	6	1	9	8	7	6	0	3	3	4	5	5	5	18	8	6	5	5	11	5	5	0	3	8	12	16	15	7	7	8	3	9
3 Mo. Roll Avg			3	3	5	3	5	6	8	7	4	3	2	3	4	5	5	9	10	11	6	5	7	7	7	3	3	4	8	12	14	13	10	7	6	7

(000's)	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
Median Sale Price	620	248	600	509	526	660	550	543	505	485	0	535	257	390	310	260	255	470	407	695	480	510	480	600	436	0	900	362	416	484	485	490	262	476	400	310
3 Mo. Roll Avg			489	452	545	565	579	584	532	511	330	340	264	394	319	320	275	328	377	524	527	562	490	530	505	345	445	421	559	421	462	486	412	409	379	395

	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
Inventory	91	94	105	117	130	136	157	147	149	146	139	130	127	127	139	138	137	143	155	157	147	137	120	130	137	142	146	132	149	137	139	128	123	119	110	108
MSI	30	94	18	59	22	136	17	18	21	24	0	43	42	32	28	28	27	8	19	26	29	27	11	26	27	0	49	17	12	9	9	18	18	15	37	12

	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
Days On Market	237	39	176	32	147	113	163	48	117	175	0	125	176	168	219	152	150	164	38	119	128	98	66	181	163	0	119	135	112	140	107	186	122	135	299	107
3 Mo. Roll Avg			151	82	118	97	141	108	109	113	97	100	100	156	188	180	174	155	117	107	95	115	97	115	137	115	94	85	122	129	120	144	138	148	185	180

	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
Price per Sq Ft	238	0	213	0	198	0	179	182	172	205	0	153	0	201	252	186	185	161	194	160	183	190	184	132	160	0	202	164	168	174	170	160	159	161	160	146
3 Mo. Roll Avg			150	71	137	66	126	120	178	186	126	119	51	118	151	213	208	177	180	172	179	178	186	169	159	97	121	122	178	169	171	168	163	160	160	156

	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
Sale to List Price	0.894	0.940	0.915	0.938	0.886	0.944	0.892	0.891	0.913	0.869	0.000	0.891	0.713	0.875	0.791	0.771	0.804	0.836	0.927	0.901	0.830	0.898	0.899	0.890	0.854	0.000	0.775	0.888	0.884	0.852	0.883	0.846	0.847	0.849	0.784	0.870
3 Mo. Roll Avg			0.916	0.931	0.913	0.923	0.907	0.909	0.899	0.891	0.594	0.587	0.535	0.826	0.793	0.812	0.789	0.804	0.856	0.888	0.886	0.876	0.876	0.896	0.881	0.581	0.543	0.554	0.849	0.875	0.873	0.860	0.859	0.847	0.827	0.834

	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
New Listings	12	13	25	33	27	23	46	12	21	18	6	9	26	18	25	25	30	26	30	23	14	19	19	25	20	17	25	26	36	22	17	16	16	14	12	12
Inventory	91	94	105	117	130	136	157	147	149	146	139	130	127	127	139	138	137	143	155	157	147	137	120	130	137	142	146	132	149	137	139	128	123	119	110	108
Sales	3	1	6	2	6	1	9	8	7	6	0	3	3	4	5	5	5	18	8	6	5	5	11	5	5	0	3	8	12	16	15	7	7	8	3	9

(000's)	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N	D
Avg Sale Price	583	248	602	509	653	660	636	564	504	492	0	581	266	400	439	295	379	437	455	765	484	611	465	656	420	0	836	400	454	537	546	460	401	474	353	334
3 Mo. Roll Avg			478	453	588	607	650	620	568	520	332	358	282	416	368	378	371	370	423	552	568	620	520	578	514	359	419	412	563	463	512	514	469	445	409	387

