

City: *Evanston*



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

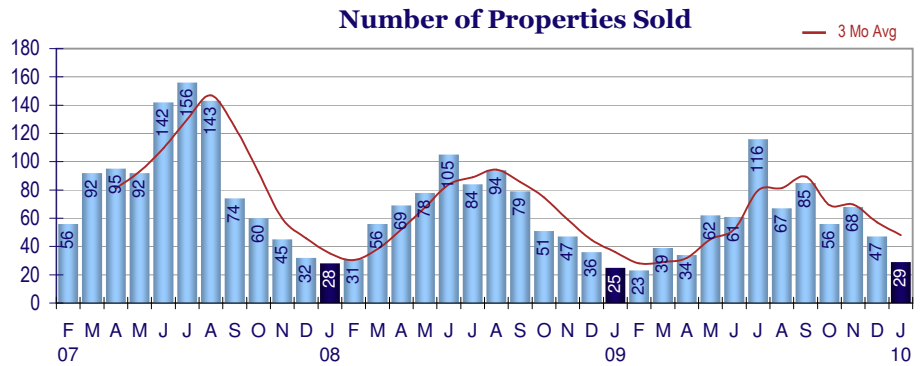
Market Profile & Trends Overview

| | Month | Trending versus*: | | | | YTD | Trending versus*: | |
|--|-----------|-------------------|-----|------|-----|-----------|-------------------|------------|
| | | LM | L3M | PYM | LY | | Prior YTD | Prior Year |
| Median List Price of all Current Listings | \$316,950 | 2% | | -7% | | | | |
| Average List Price of all Current Listings | \$452,697 | 1% | | -1% | | | | |
| January Median Sales Price | \$374,000 | 23% | 38% | 10% | 25% | \$374,000 | 10% | 25% |
| January Average Sales Price | \$500,414 | 34% | 40% | 33% | 36% | \$500,414 | 33% | 36% |
| Total Properties Currently for Sale (Inventory) | 652 | -0% | | -11% | | | | |
| January Number of Properties Sold | 29 | -38% | | 16% | | 29 | 16% | |
| January Average Days on Market (Solds) | 117 | 29% | 9% | 3% | 11% | 117 | 3% | 11% |
| Asking Price per Square Foot (based on New Listings) | \$255 | 13% | -3% | 5% | 9% | \$255 | 5% | 9% |
| January Sold Price per Square Foot | \$232 | -0% | -7% | -12% | 6% | \$232 | -12% | 5% |
| January Month's Supply of Inventory | 22.5 | 61% | 44% | -24% | 33% | 22.5 | -24% | 33% |
| January Sale Price vs List Price Ratio | 88.6% | .5% | .9% | -.6% | .3% | 87.0% | -3.7% | -1.5% |

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

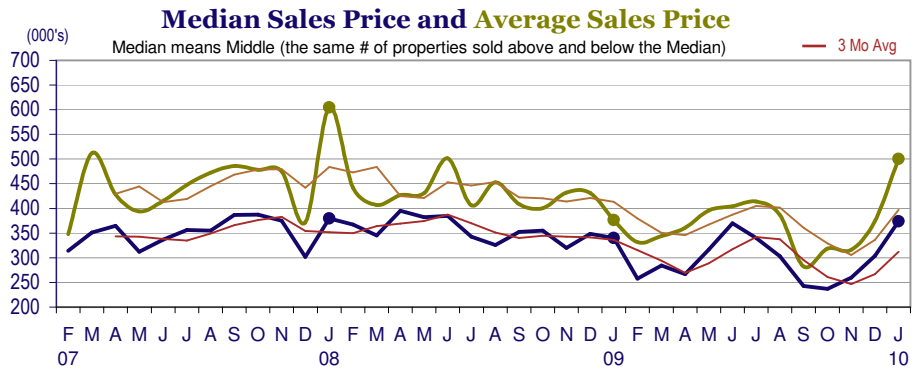
Property Sales

January Property sales were 29, up 16.0% from 25 in January of 2009 and -38.3% lower than the 47 sales last month. January 2010 sales were at their highest level compared to January of 2009 and 2008. January YTD sales of 29 are running 16.0% ahead of last year's year-to-date sales of 25.



Prices

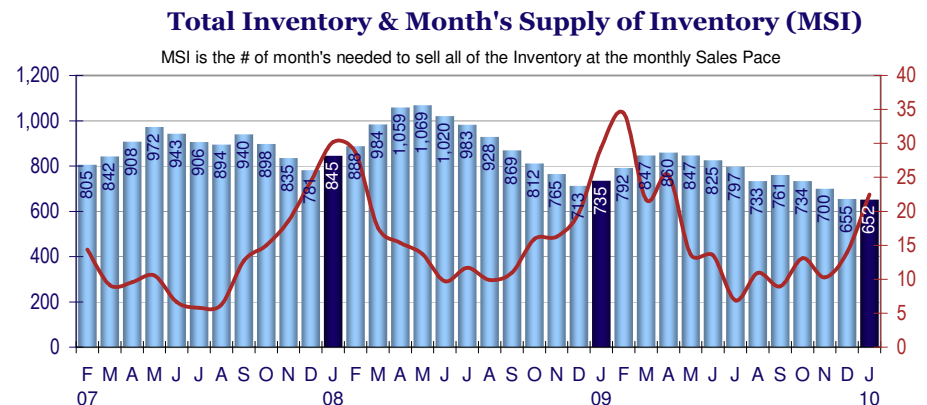
The Median Sales Price in January was \$374,000, up 10.0% from \$340,000 in January of 2009 and up 23.0% from \$304,000 last month. The Average Sales Price in January was \$500,414, up 33.1% from \$376,074 in January of 2009 and up 33.7% from \$374,363 last month. January 2010 ASP was at a mid range compared to January of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 652, down -0.5% from 655 last month and down -11.3% from 735 in January of last year. January 2010 Inventory was at its lowest level compared with January of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2010 MSI of 22.5 months was at its lowest level compared with January of 2009 and 2008.



City: *Evanston*

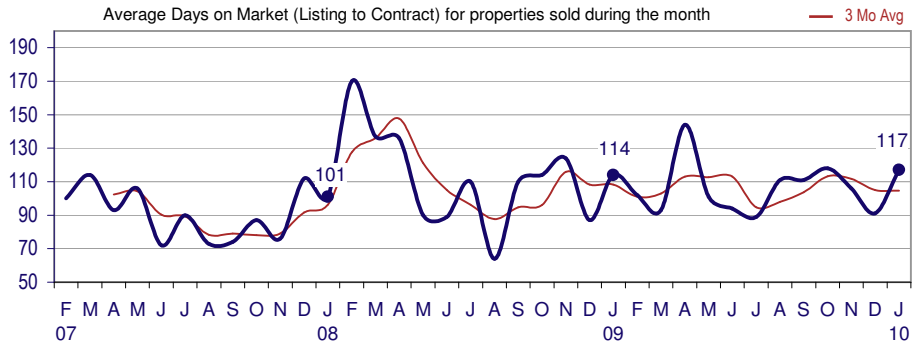


Price Range: All | Properties: Single Family - Condo - TwnHm

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 28.6% from 91 days last month and up 2.6% from 114 days in January of last year. The January 2010 DOM was at a mid level compared with January of 2009 and 2008.

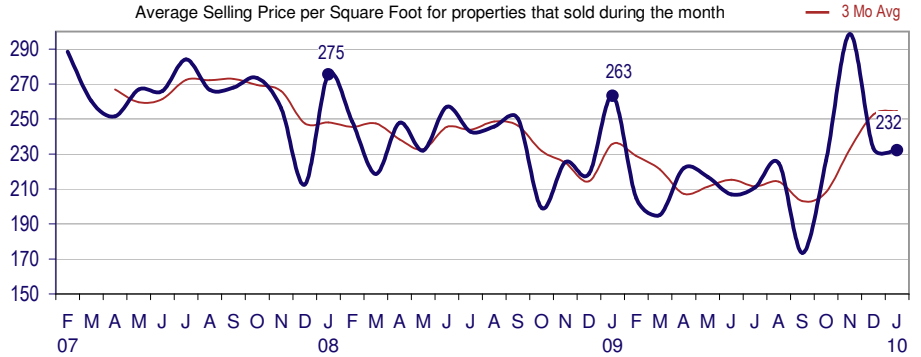
Days On Market for Sold Properties



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 2010 Selling Price per Square Foot of \$232 was down -0.5% from \$233 last month and down -11.8% from 263 in January of last year.

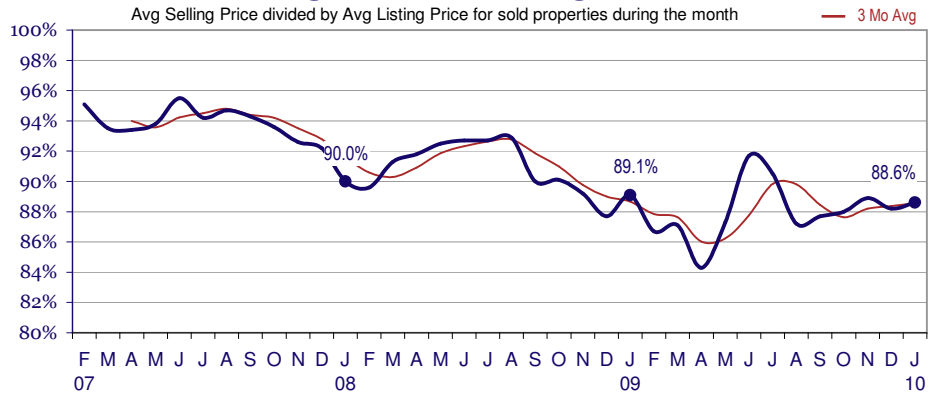
Selling Price per Square Foot



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 2010 Selling Price vs Original List Price of 88.6% was up from 88.2% last month and down from 89.1% in January of last year.

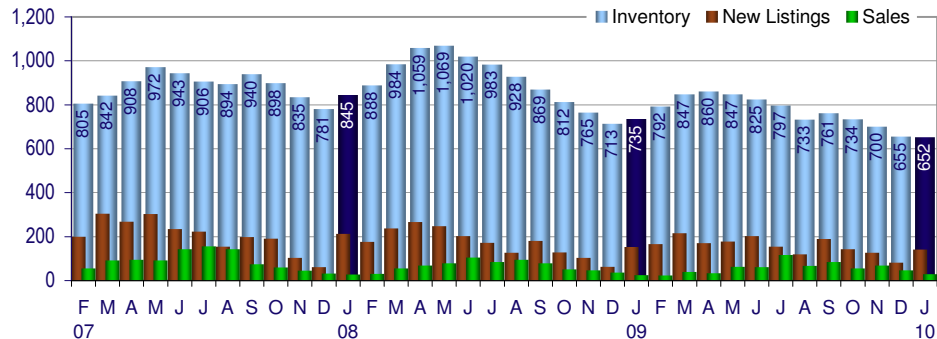
Selling Price versus Listing Price Ratio



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 2010 was 141, up 74.1% from 81 last month and down -7.8% from 153 in January of last year.

Inventory / New Listings / Sales



City: Evanston

Price Range: All | Property Types: Single Family - Condo - TwnHm

| | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|----------------|------|----|----|----|-----|-----|-----|-----|----|----|----|------|----|----|----|----|-----|----|----|----|----|----|----|------|----|----|----|----|----|-----|----|----|----|----|----|------|
| Homes Sold | 56 | 92 | 95 | 92 | 142 | 156 | 143 | 74 | 60 | 45 | 32 | 28 | 31 | 56 | 69 | 78 | 105 | 84 | 94 | 79 | 51 | 47 | 36 | 25 | 23 | 39 | 34 | 62 | 61 | 116 | 67 | 85 | 56 | 68 | 47 | 29 |
| 3 Mo. Roll Avg | | | 81 | 93 | 110 | 130 | 147 | 124 | 92 | 60 | 46 | 35 | 30 | 38 | 52 | 68 | 84 | 89 | 94 | 86 | 75 | 59 | 45 | 36 | 28 | 29 | 32 | 45 | 52 | 80 | 81 | 89 | 69 | 70 | 57 | 48 |

| (000's) | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|-------------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| Median Sale Price | 314 | 351 | 365 | 312 | 337 | 356 | 355 | 387 | 388 | 375 | 302 | 380 | 368 | 345 | 395 | 383 | 385 | 343 | 326 | 353 | 355 | 320 | 349 | 340 | 258 | 284 | 267 | 317 | 370 | 340 | 303 | 243 | 237 | 260 | 304 | 374 |
| 3 Mo. Roll Avg | | | 343 | 343 | 338 | 335 | 349 | 366 | 376 | 383 | 355 | 352 | 350 | 364 | 369 | 374 | 388 | 370 | 351 | 340 | 344 | 343 | 341 | 336 | 316 | 294 | 270 | 289 | 318 | 342 | 338 | 295 | 261 | 247 | 267 | 313 |

| | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|-----------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|------|------|------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| Inventory | 805 | 842 | 908 | 972 | 943 | 906 | 894 | 940 | 898 | 835 | 781 | 845 | 888 | 984 | 1059 | 1069 | 1020 | 983 | 928 | 869 | 812 | 765 | 713 | 735 | 792 | 847 | 860 | 847 | 825 | 797 | 733 | 761 | 734 | 700 | 655 | 652 |
| MSI | 14 | 9 | 10 | 11 | 7 | 6 | 6 | 13 | 15 | 19 | 24 | 30 | 29 | 18 | 15 | 14 | 10 | 12 | 10 | 11 | 16 | 16 | 20 | 29 | 34 | 22 | 25 | 14 | 14 | 7 | 11 | 9 | 13 | 10 | 14 | 22 |

| | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|----------------|------|-----|-----|-----|----|----|----|----|----|----|-----|------|-----|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|----|-----|-----|-----|-----|-----|------|
| Days on Market | 100 | 114 | 93 | 106 | 72 | 90 | 73 | 74 | 87 | 76 | 112 | 101 | 170 | 137 | 136 | 90 | 89 | 110 | 64 | 110 | 114 | 124 | 87 | 114 | 102 | 93 | 144 | 101 | 94 | 89 | 111 | 111 | 118 | 106 | 91 | 117 |
| 3 Mo. Roll Avg | | | 102 | 104 | 90 | 89 | 78 | 79 | 78 | 79 | 92 | 96 | 128 | 136 | 148 | 121 | 105 | 96 | 88 | 95 | 96 | 116 | 108 | 108 | 101 | 103 | 113 | 113 | 113 | 95 | 98 | 104 | 113 | 112 | 105 | 105 |

| | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|-----------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| Price per Sq Ft | 289 | 260 | 251 | 267 | 266 | 284 | 267 | 268 | 274 | 256 | 213 | 275 | 249 | 219 | 248 | 232 | 257 | 243 | 246 | 250 | 199 | 225 | 219 | 263 | 205 | 195 | 222 | 217 | 207 | 211 | 225 | 173 | 226 | 298 | 233 | 232 |
| 3 Mo. Roll Avg | | | 267 | 260 | 261 | 272 | 272 | 273 | 269 | 266 | 247 | 248 | 246 | 248 | 238 | 233 | 246 | 244 | 249 | 246 | 232 | 225 | 214 | 236 | 229 | 221 | 207 | 211 | 215 | 212 | 214 | 203 | 208 | 233 | 253 | 255 |

| | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|--------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Sale to List Price | 0.951 | 0.935 | 0.934 | 0.938 | 0.955 | 0.942 | 0.947 | 0.943 | 0.936 | 0.926 | 0.922 | 0.900 | 0.896 | 0.913 | 0.918 | 0.925 | 0.927 | 0.927 | 0.929 | 0.900 | 0.901 | 0.892 | 0.877 | 0.891 | 0.867 | 0.871 | 0.843 | 0.873 | 0.917 | 0.905 | 0.872 | 0.877 | 0.880 | 0.889 | 0.882 | 0.886 |
| 3 Mo. Roll Avg | | | 0.940 | 0.936 | 0.942 | 0.945 | 0.948 | 0.944 | 0.942 | 0.935 | 0.928 | 0.916 | 0.906 | 0.903 | 0.909 | 0.919 | 0.923 | 0.926 | 0.928 | 0.919 | 0.910 | 0.898 | 0.890 | 0.887 | 0.878 | 0.876 | 0.860 | 0.862 | 0.878 | 0.898 | 0.898 | 0.885 | 0.876 | 0.882 | 0.884 | 0.886 |

| | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|--------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|------|------|------|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| New Listings | 199 | 305 | 268 | 303 | 235 | 223 | 154 | 198 | 191 | 104 | 61 | 213 | 176 | 237 | 267 | 247 | 202 | 172 | 127 | 180 | 128 | 104 | 62 | 153 | 166 | 216 | 171 | 178 | 203 | 155 | 119 | 189 | 142 | 126 | 81 | 141 |
| Inventory | 805 | 842 | 908 | 972 | 943 | 906 | 894 | 940 | 898 | 835 | 781 | 845 | 888 | 984 | 1059 | 1069 | 1020 | 983 | 928 | 869 | 812 | 765 | 713 | 735 | 792 | 847 | 860 | 847 | 825 | 797 | 733 | 761 | 734 | 700 | 655 | 652 |
| Sales | 56 | 92 | 95 | 92 | 142 | 156 | 143 | 74 | 60 | 45 | 32 | 28 | 31 | 56 | 69 | 78 | 105 | 84 | 94 | 79 | 51 | 47 | 36 | 25 | 23 | 39 | 34 | 62 | 61 | 116 | 67 | 85 | 56 | 68 | 47 | 29 |

| (000's) | F 07 | M | A | M | J | J | A | S | O | N | D | 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 |
|----------------|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| Avg Sale Price | 348 | 512 | 428 | 394 | 416 | 448 | 472 | 486 | 478 | 475 | 372 | 605 | 442 | 407 | 427 | 431 | 502 | 406 | 453 | 409 | 400 | 432 | 432 | 376 | 332 | 344 | 361 | 396 | 404 | 414 | 387 | 282 | 319 | 316 | 374 | 500 |
| 3 Mo. Roll Avg | | | 429 | 445 | 412 | 419 | 445 | 469 | 479 | 480 | 442 | 484 | 473 | 484 | 425 | 421 | 453 | 446 | 454 | 423 | 421 | 414 | 421 | 413 | 380 | 351 | 346 | 367 | 387 | 405 | 402 | 361 | 329 | 306 | 336 | 397 |