

MLS Area: *Glenview Golf*

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

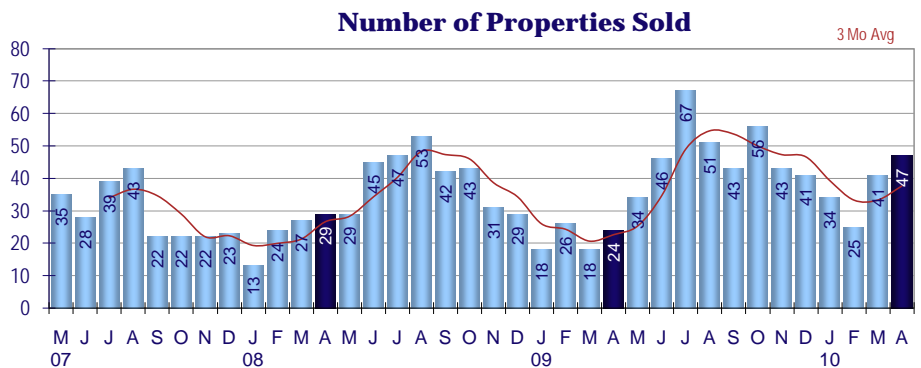
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$499,000	↔		↓				
Average List Price of all Current Listings	\$610,678	↔		↓				
April Median Sales Price	\$370,000	↑	↑	↑	\$330,000	↓	↓	
April Average Sales Price	\$411,394	↑	↓	↑	\$429,856	↓	↓	
Total Properties Currently for Sale (Inventory)	639	↑		↓				
April Number of Properties Sold	47	↑		↑	147	↑		
April Average Days on Market (Solds)	125	↓	↑	↑	122	↑	↑	
April Month's Supply of Inventory	13.6	↓	↓	↓	17.1	↓	↓	
April Sale Price vs List Price Ratio	84.7%	↓	↓	↓	87.0%	↑	↑	

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

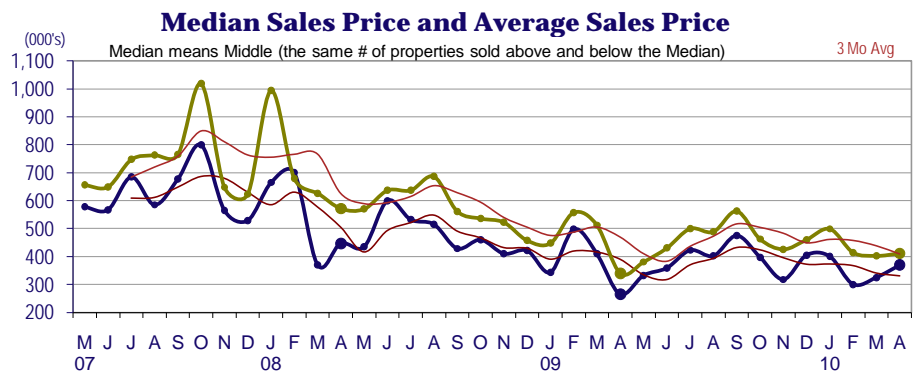
Property Sales

April Property sales were 47, up 95.8% from 24 in April of 2009 and 14.6% higher than the 41 sales last month. April 2010 sales were at their highest level compared to April of 2009 and 2008. April YTD sales of 147 are running 70.9% ahead of last year's year-to-date sales of 86.



Prices

The Median Sales Price in April was \$370,000, up 39.6% from \$265,000 in April of 2009 and up 13.8% from \$325,000 last month. The Average Sales Price in April was \$411,394, up 21.1% from \$339,842 in April of 2009 and up 2.1% from \$402,992 last month. April 2010 ASP was at a mid range compared to April of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 639, up 5.1% from 608 last month and down - 10.6% from 715 in April of last year. April 2010 Inventory was at a mid level compared with April of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2010 MSI of 13.6 months was at a mid level compared with April of 2009 and 2008.

