

MLS Area: *Glencoe*

ART WILSON

BROKER ASSOCIATE

847-363-1599

WWW.NorthShoreHomesOnline.com



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

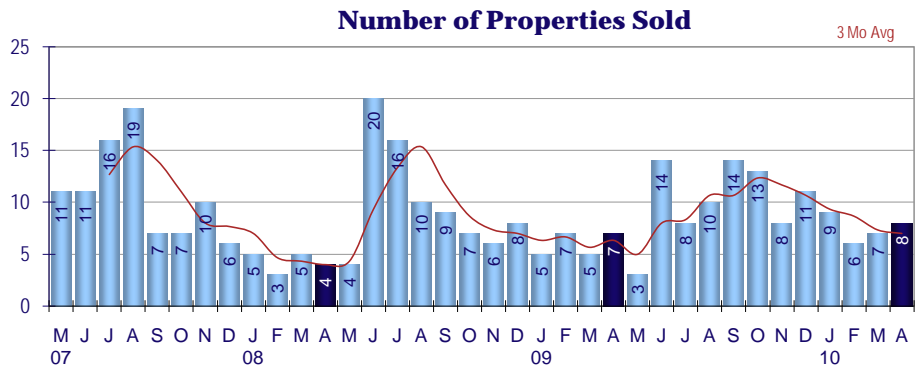
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,174,000	↑		↓				
Average List Price of all Current Listings	\$1,900,130	↑		↑				
April Median Sales Price	\$665,000	↓	↓	↓	↓	\$770,000	↓	
April Average Sales Price	\$984,719	↓	↑	↓	↓	\$966,525	↓	
Total Properties Currently for Sale (Inventory)	135	↑		↓				
April Number of Properties Sold	8	↑		↑		30	↑	
April Average Days on Market (Solds)	107	↓	↓	↓	↓	134	↓	
April Month's Supply of Inventory	16.9	↓	↓	↓	↓	16.9	↓	
April Sale Price vs List Price Ratio	89.0%	↑	↑	↑	↑	82.7%	↓	

* 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)

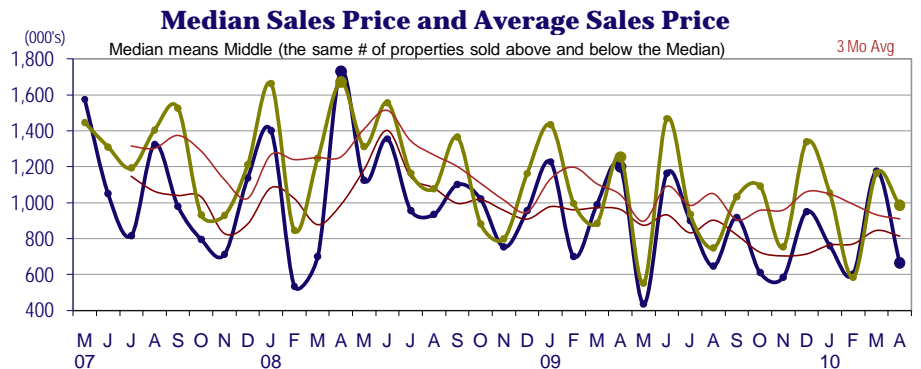
Property Sales

April Property sales were 8, up 14.3% from 7 in April of 2009 and 14.3% higher than the 7 sales last month. April 2010 sales were at their highest level compared to April of 2009 and 2008. April YTD sales of 30 are running 25.0% ahead of last year's year-to-date sales of 24.



Prices

The Median Sales Price in April was \$665,000, down -44.6% from \$1,200,000 in April of 2009 and down -43.4% from \$1,175,000 last month. The Average Sales Price in April was \$984,719, down -21.5% from \$1,254,286 in April of 2009 and down -15.3% from \$1,162,929 last month. April 2010 ASP was at the lowest level compared to April of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 135, up 8.0% from 125 last month and down -6.9% from 145 in April of last year. April 2010 Inventory was at its lowest 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 16.9 months was at its lowest level compared with April of 2009 and 2008.

