

MLS Area: Northbrook

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WWW.NorthShoreHomesOnline.com



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

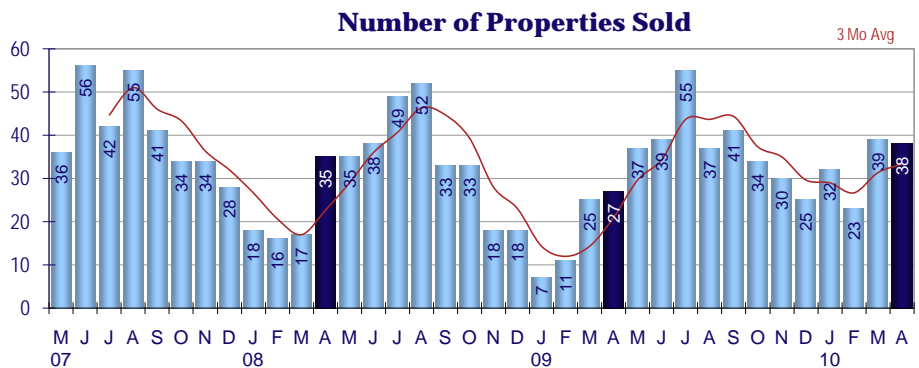
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$429,000	↑		↓				
Average List Price of all Current Listings	\$577,763	↔		↓				
April Median Sales Price	\$405,000	↑	↑	↓	↓	\$357,500	↓	
April Average Sales Price	\$415,120	↑	↑	↓	↓	\$398,151	↓	
Total Properties Currently for Sale (Inventory)	477	↑		↓				
April Number of Properties Sold	38	↓		↑		132	↑	
April Average Days on Market (Solds)	139	↑	↑	↑	↑	116	↓	
April Month's Supply of Inventory	12.6	↑	↓	↓	↓	14.2	↓	
April Sale Price vs List Price Ratio	87.4%	↑	↑	↑	↑	83.4%	↓	

* 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)

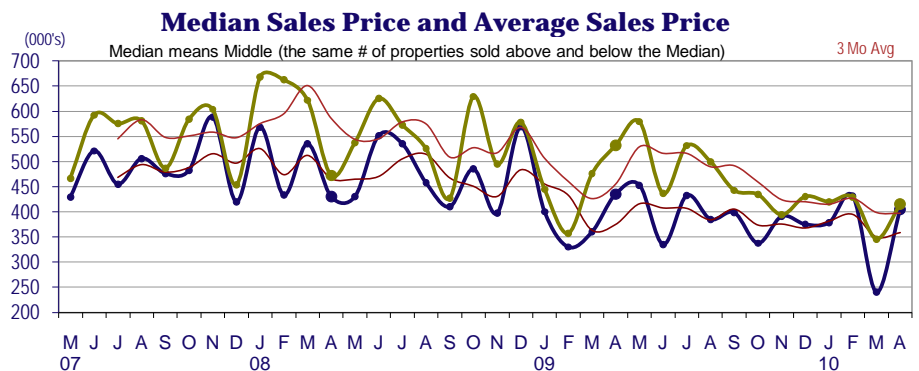
Property Sales

April Property sales were 38, up 40.7% from 27 in April of 2009 and -2.6% lower than the 39 sales last month. April 2010 sales were at their highest level compared to April of 2009 and 2008. April YTD sales of 132 are running 88.6% ahead of last year's year-to-date sales of 70.



Prices

The Median Sales Price in April was \$405,000, down -6.9% from \$435,000 in April of 2009 and up 68.8% from \$240,000 last month. The Average Sales Price in April was \$415,120, down -22.0% from \$531,933 in April of 2009 and up 20.1% from \$345,765 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 477, up 6.5% from 448 last month and down -13.3% from 550 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 12.6 months was at its lowest level compared with April of 2009 and 2008.

