

MLS Area: Wilmette

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WWW.NorthShoreHomesOnline.com



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

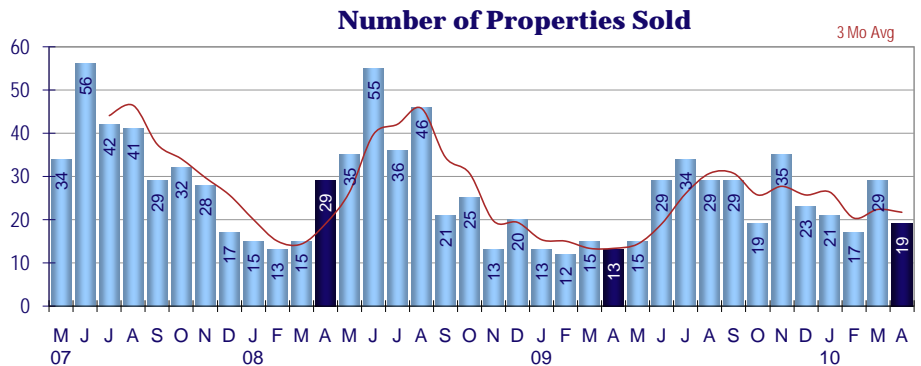
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$599,000	↔		↓				
Average List Price of all Current Listings	\$758,095	↑		↓				
April Median Sales Price	\$560,000	↓	↑	↓	\$552,500	↔	↓	
April Average Sales Price	\$862,984	↑	↑	↑	\$726,728	↑	↑	
Total Properties Currently for Sale (Inventory)	279	↔		↓				
April Number of Properties Sold	19	↓		↑	86	↑		
April Average Days on Market (Solds)	89	↓	↓	↓	115	↓	↓	
April Month's Supply of Inventory	14.7	↑	↑	↓	12.5	↓	↓	
April Sale Price vs List Price Ratio	91.5%	↑	↑	↑	87.4%	↑	↑	

* 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)

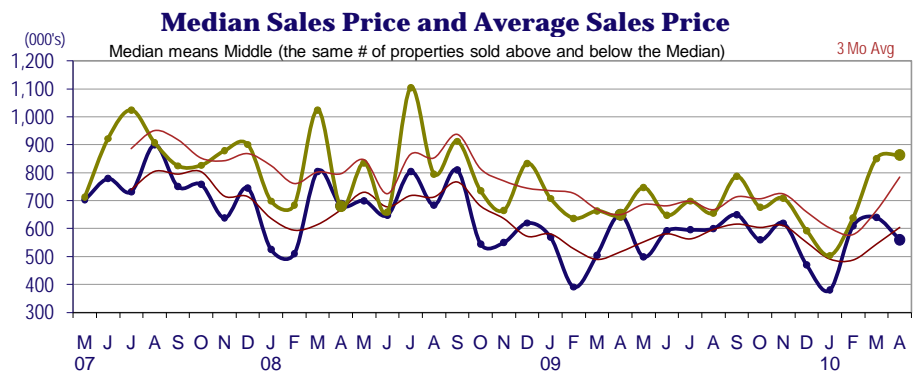
Property Sales

April Property sales were 19, up 46.2% from 13 in April of 2009 and -34.5% lower than the 29 sales last month. April 2010 sales were at a mid level compared to April of 2009 and 2008. April YTD sales of 86 are running 62.3% ahead of last year's year-to-date sales of 53.



Prices

The Median Sales Price in April was \$560,000, down -13.8% from \$650,000 in April of 2009 and down -12.5% from \$640,000 last month. The Average Sales Price in April was \$862,984, up 33.0% from \$649,077 in April of 2009 and up 1.5% from \$850,544 last month. April 2010 ASP was at the highest level compared to April of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 279, up 0.7% from 277 last month and down -19.8% from 348 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 14.7 months was at a mid level compared with April of 2009 and 2008.

