

MARKET ACTION REPORT

April 2010

MLS Area: Lincolnshire

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WWW.NorthShoreHomesOnline.com



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

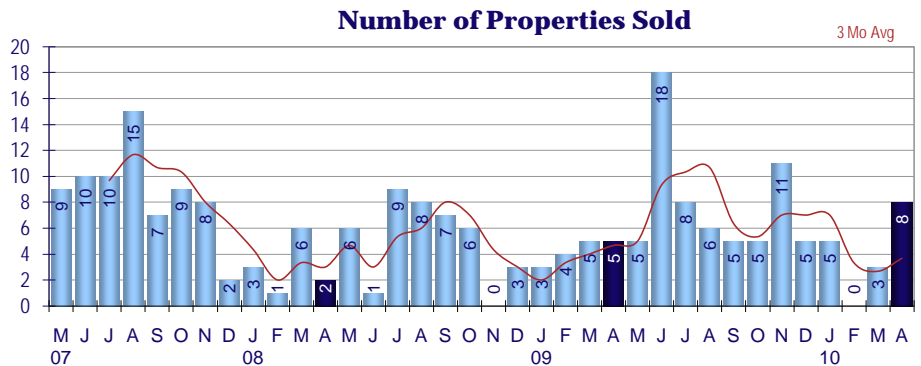
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$548,450	↔		↓				
Average List Price of all Current Listings	\$667,521	↓		↓				
April Median Sales Price	\$361,500	↓	↓	↑	\$438,000	↑	↔	
April Average Sales Price	\$399,500	↓	↓	↑	\$487,781	↑	↑	
Total Properties Currently for Sale (Inventory)	128	↓		↓				
April Number of Properties Sold	8	↑		↑	16	↓		
April Average Days on Market (Solds)	135	↑	↓	↓	141	↓	↑	
April Month's Supply of Inventory	16.0	↓	↓	↓	30.2	↓	↑	
April Sale Price vs List Price Ratio	88.8%	↑	↑	↑	84.0%	↑	↓	

* 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)

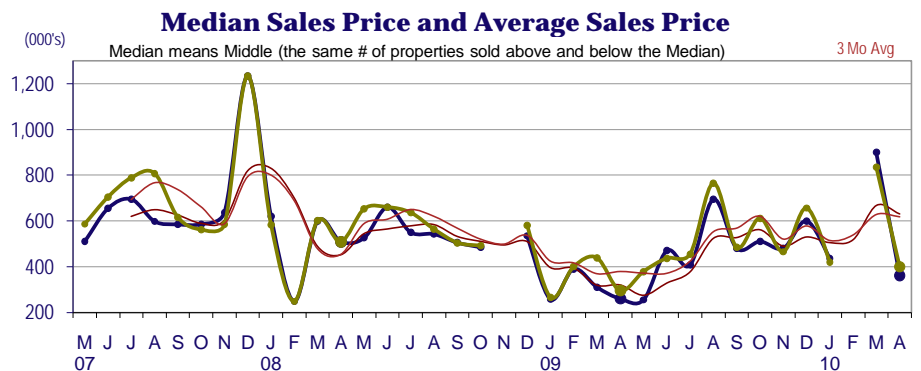
Property Sales

April Property sales were 8, up 60.0% from 5 in April of 2009 and 166.7% higher than the 3 sales last month. April 2010 sales were at their highest level compared to April of 2009 and 2008. April YTD sales of 16 are running -5.9% behind last year's year-to-date sales of 17.



Prices

The Median Sales Price in April was \$361,500, up 39.0% from \$260,000 in April of 2009 and down -59.8% from \$900,000 last month. The Average Sales Price in April was \$399,500, up 35.4% from \$295,100 in April of 2009 and down -52.2% from \$835,833 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 128, down -9.9% from 142 last month and down -7.2% from 138 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 16.0 months was at its lowest level compared with April of 2009 and 2008.

