

MLS Area: Lake Bluff

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

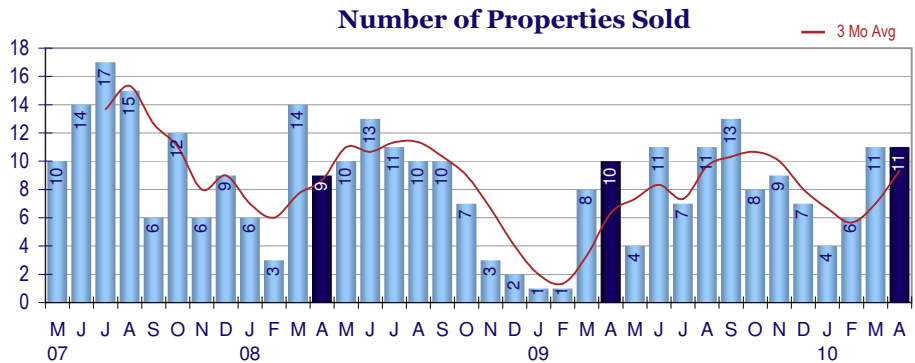
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$499,990	↑		↓				
Average List Price of all Current Listings	\$1,000,116	↑		↓				
April Median Sales Price	\$284,000	↓	↓	↓	↓	\$360,000	↓	↓
April Average Sales Price	\$340,500	↓	↓	↓	↓	\$490,719	↓	↓
Total Properties Currently for Sale (Inventory)	143	↑		↓				
April Number of Properties Sold	11	↔		↑		32	↑	
April Average Days on Market (Solds)	177	↑	↑	↓	↑	140	↓	↓
April Month's Supply of Inventory	13.0	↑	↓	↓	↓	20.2	↓	↓
April Sale Price vs List Price Ratio	82.7%	↓	↑	↑	↑	81.5%	↔	↑

\* 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)

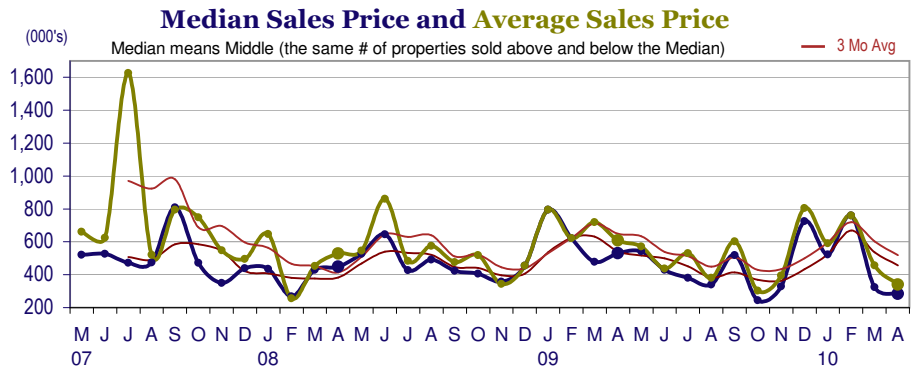
## Property Sales

April Property sales were 11, up 10.0% from 10 in April of 2009 and the same as the 11 sales last month. April 2010 sales were at their highest level compared to April of 2009 and 2008. April YTD sales of 32 are running 60.0% ahead of last year's year-to-date sales of 20.



## Prices

The Median Sales Price in April was \$284,000, down -46.4% from \$530,000 in April of 2009 and down -12.6% from \$325,000 last month. The Average Sales Price in April was \$340,500, down -44.1% from \$608,600 in April of 2009 and down -25.5% from \$457,273 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 143, up 4.4% from 137 last month and down -8.9% from 157 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 13.0 months was at its lowest level compared with April of 2009 and 2008.

