

MLS Area: *Evanston*

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

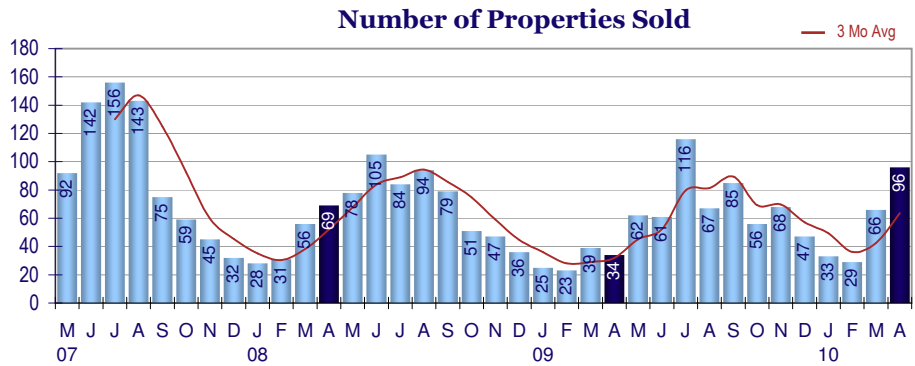
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$309,900	↔		↓				
Average List Price of all Current Listings	\$442,571	↔		↓				
April Median Sales Price	\$288,500	↑	↓	↑	\$292,500	↑	↓	
April Average Sales Price	\$322,853	↓	↓	↓	\$353,041	↔	↓	
Total Properties Currently for Sale (Inventory)	793	↓		↓				
April Number of Properties Sold	96	↑		↑	224	↑		
April Average Days on Market (Solds)	94	↓	↓	↓	102	↓	↓	
Asking Price per Square Foot (based on New Listings)	\$244	↑	↑	↓	\$229	↓	↓	
April Sold Price per Square Foot	\$208	↑	↔	↓	\$210	↓	↓	
April Month's Supply of Inventory	8.3	↓	↓	↓	16.7	↓	↔	
April Sale Price vs List Price Ratio	89.3%	↓	↑	↑	88.9%	↑	↑	

* 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)

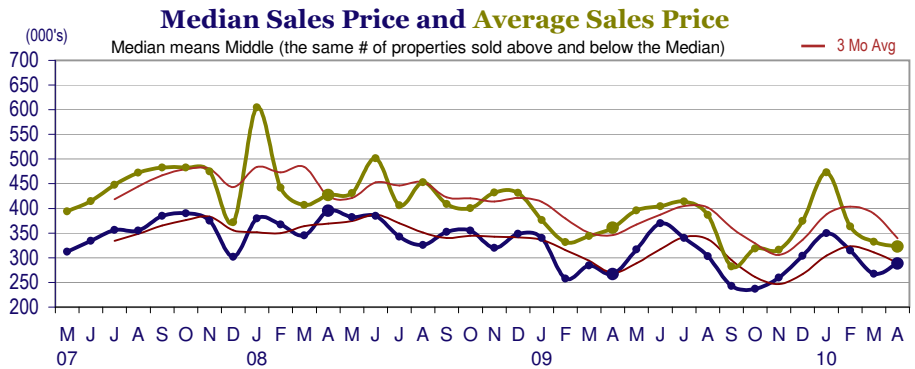
Property Sales

April Property sales were 96, up 182.4% from 34 in April of 2009 and 45.5% higher than the 66 sales last month. April 2010 sales were at their highest level compared to April of 2009 and 2008. April YTD sales of 224 are running 85.1% ahead of last year's year-to-date sales of 121.



Prices

The Median Sales Price in April was \$288,500, up 8.3% from \$266,500 in April of 2009 and up 7.9% from \$267,400 last month. The Average Sales Price in April was \$322,853, down -10.6% from \$361,145 in April of 2009 and down -2.9% from \$332,451 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 793, down -1.7% from 807 last month and down -7.0% from 853 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 8.3 months was at its lowest level compared with April of 2009 and 2008.

