

MARKET ACTION REPORT

July 2010

MLS Area: *Evanston*

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

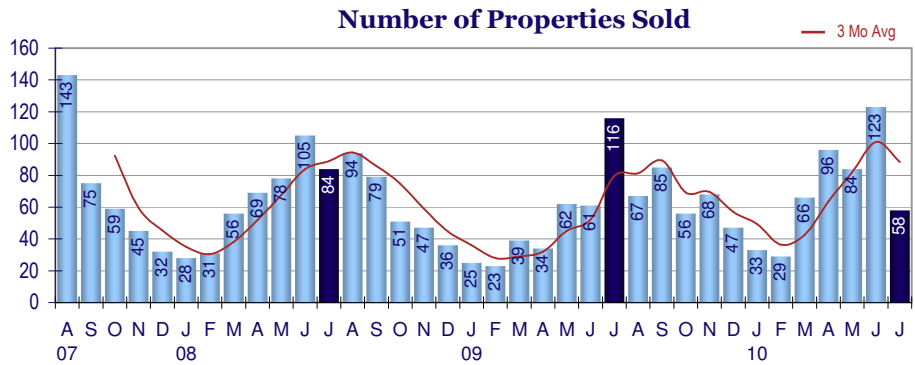
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$299,900	↓		↓				
Average List Price of all Current Listings	\$447,960	↓		↓				
July Median Sales Price	\$376,250	↑	↑	↑	↑	\$306,000	↓	↑
July Average Sales Price	\$396,028	↓	↑	↓	↑	\$370,174	↓	↔
Total Properties Currently for Sale (Inventory)	740	↓		↓				
July Number of Properties Sold	58	↓		↓		489	↑	
July Average Days on Market (Solds)	80	↓	↓	↓	↓	90	↓	↓
July Month's Supply of Inventory	12.8	↑	↑	↑	↓	13.8	↓	↓
July Sale Price vs List Price Ratio	91.0%	↓	↔	↑	↑	90.2%	↑	↑

* 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)

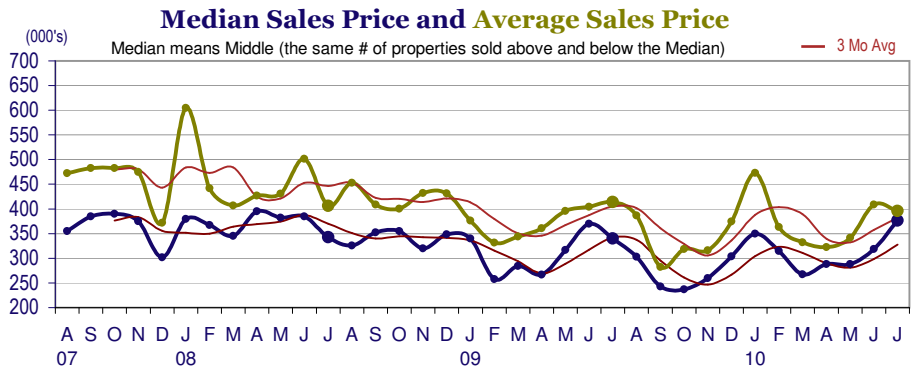
Property Sales

July Property sales were 58, down -50.0% from 116 in July of 2009 and -52.8% lower than the 123 sales last month. July 2010 sales were at their lowest level compared to July of 2009 and 2008. July YTD sales of 489 are running 35.8% ahead of last year's year-to-date sales of 360.



Prices

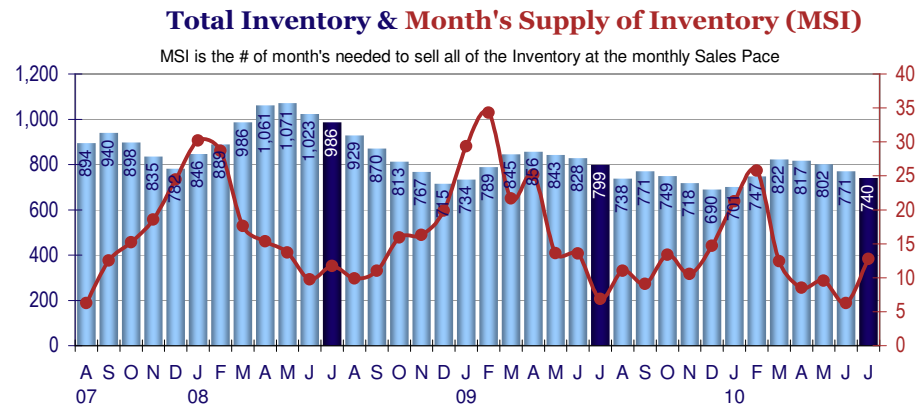
The Median Sales Price in July was \$376,250, up 10.7% from \$340,000 in July of 2009 and up 17.9% from \$319,000 last month. The Average Sales Price in July was \$396,028, down -4.4% from \$414,270 in July of 2009 and down -3.1% from \$408,861 last month. July 2010 ASP was at the lowest level compared to July of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of July was 740, down -4.0% from 771 last month and down -7.4% from 799 in July of last year. July 2010 Inventory was at its lowest level compared with July of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2010 MSI of 12.8 months was at its highest level compared with July of 2009 and 2008.



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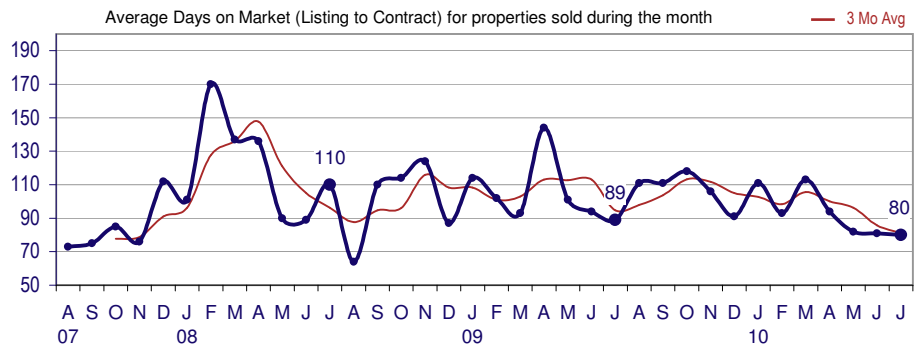


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for July was 80, down -1.2% from 81 days last month and down -10.1% from 89 days in July of last year. The July 2010 DOM was at its lowest level compared with July of 2009 and 2008.

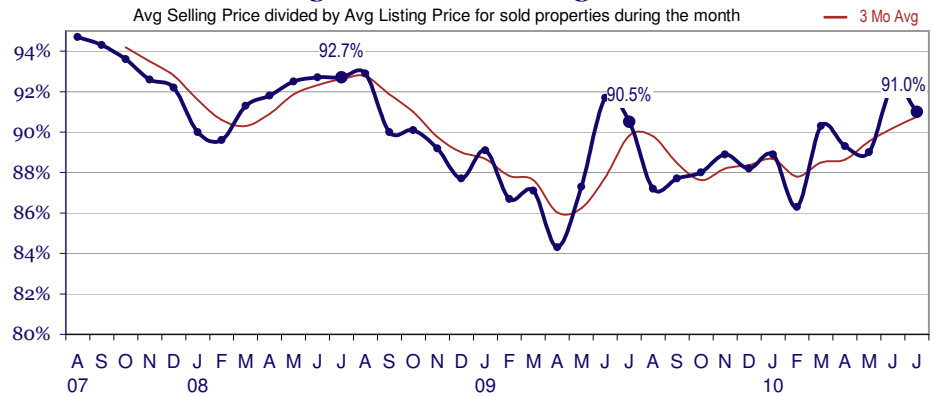
Days On Market for Sold Properties



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The July 2010 Selling Price vs Original List Price of 91.0% was down from 92.3% last month and up from 90.5% in July of last year.

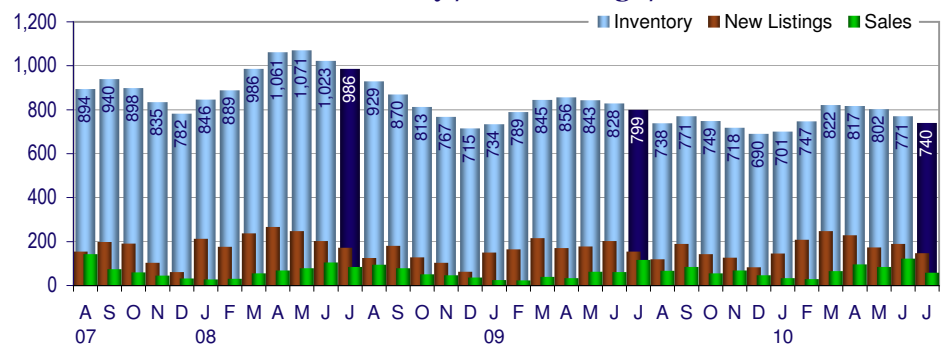
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in July 2010 was 147, down -22.6% from 190 last month and down -4.5% from 154 in July of last year.

Inventory / New Listings / Sales



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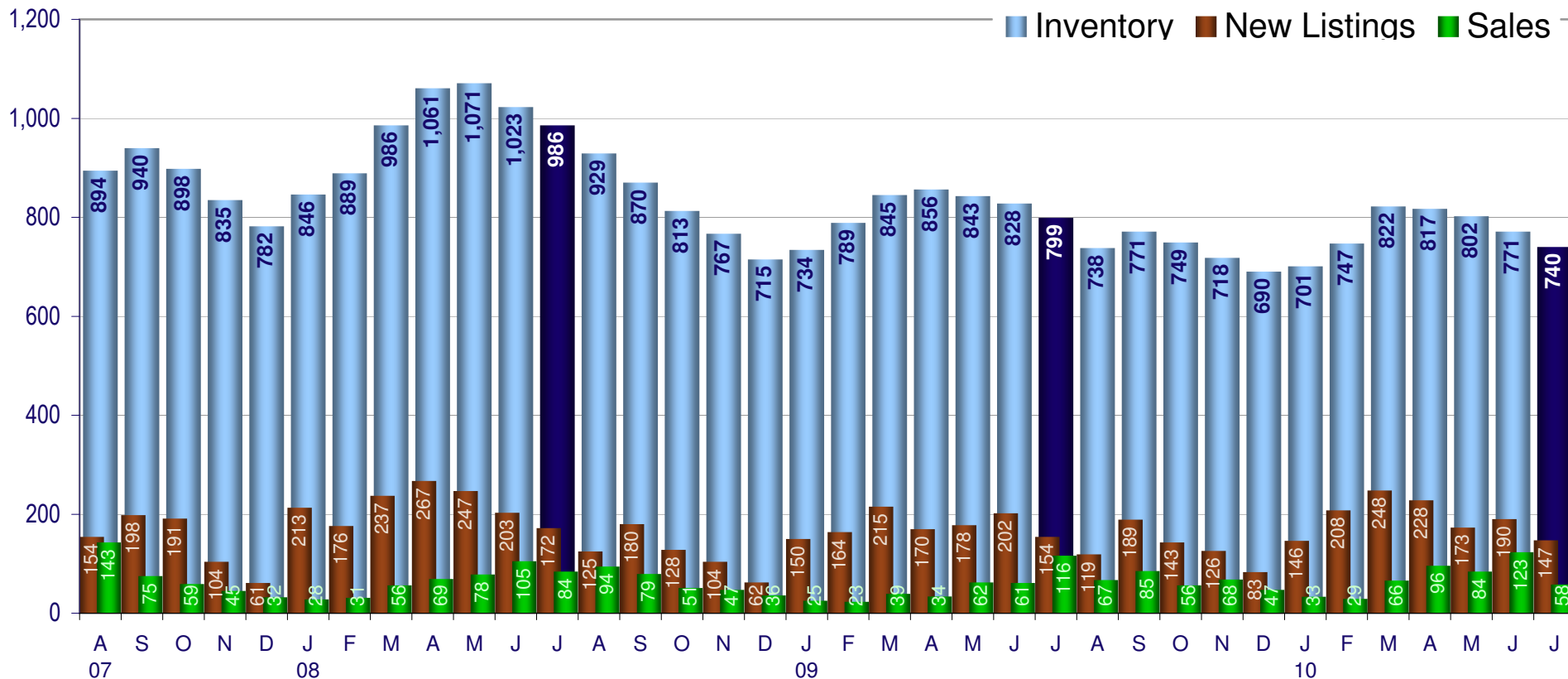


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