

MLS Area: Evanston



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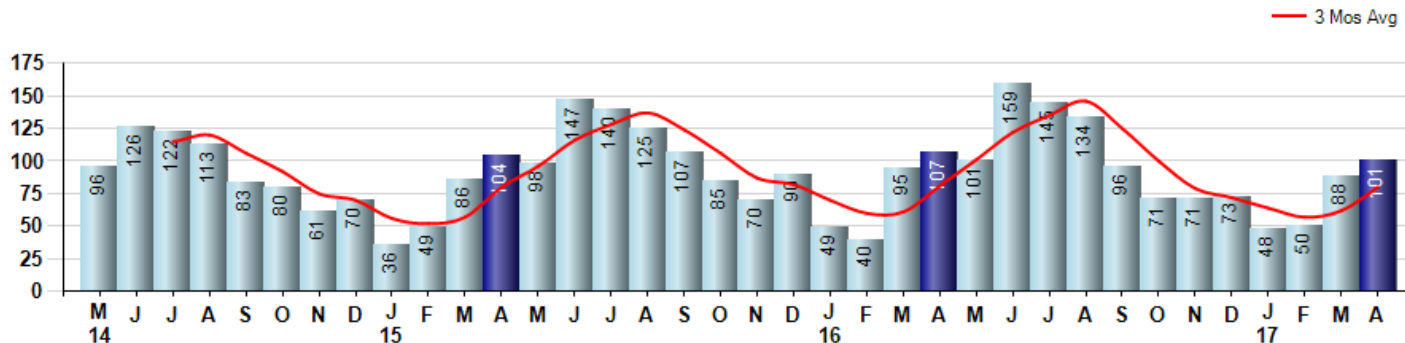
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$467,450	↑		↑				
Average List Price of all Current Listings	\$647,898	↑		↑				
April Median Sales Price	\$335,000	↑	↑	↑	↑	\$310,000	↑	↓
April Average Sales Price	\$439,753	↑	↑	↑	↑	\$388,815	↑	↓
Total Properties Currently for Sale (Inventory)	202	↓		↓				
April Number of Properties Sold	101	↑		↓		287	↓	
April Average Days on Market (Solds)	38	↓	↓	↓	↓	49	↓	↓
April Month's Supply of Inventory	2.0	↓	↓	↓	↓	3.2	↓	↓
April Sale Price vs List Price Ratio	95.7%	↓	→	↑	↑	95.6%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

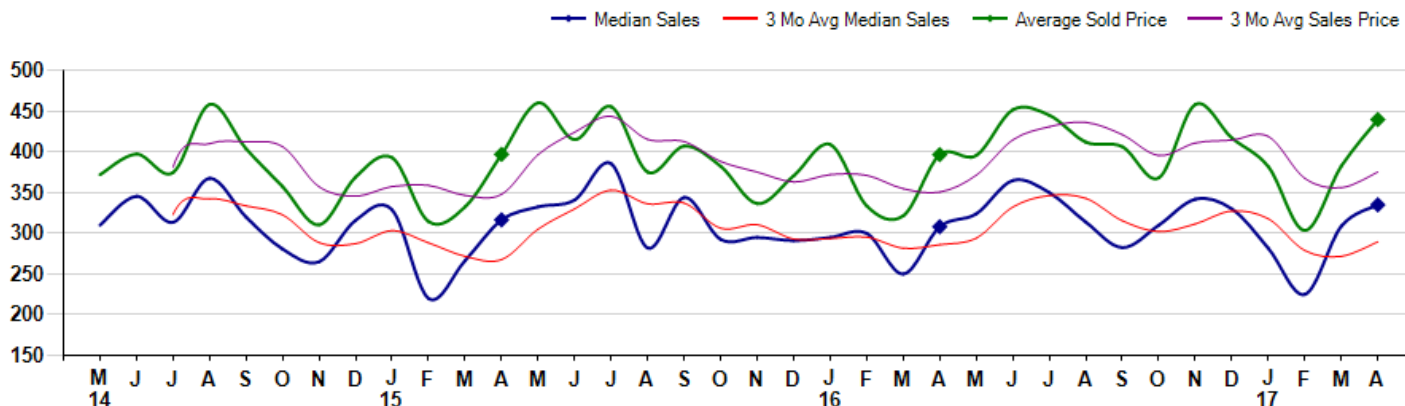
April Property sales were 101, down -5.6% from 107 in April of 2016 and 14.8% higher than the 88 sales last month. April 2017 sales were at their lowest level compared to April of 2016 and 2015. April YTD sales of 287 are running -1.4% behind last year's year-to-date sales of 291.



Prices

The Median Sales Price in April was \$335,000, up 8.8% from \$308,000 in April of 2016 and up 8.5% from \$308,750 last month. The Average Sales Price in April was \$439,753, up 10.9% from \$396,644 in April of 2016 and up 14.9% from \$382,681 last month. April 2017 ASP was at highest level compared to April of 2016 and 2015.

Median means Middle (the same # of properties sold above and below Median) (000's)



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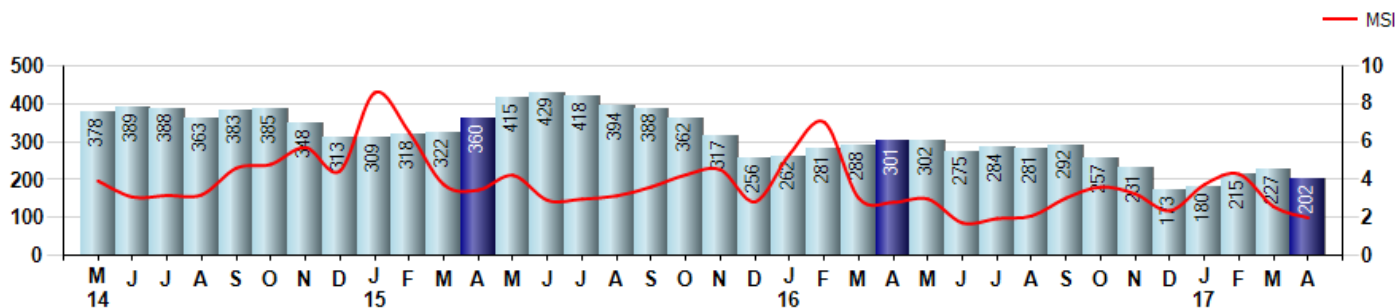
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 202, down -11.0% from 227 last month and down -32.9% from 301 in April of last year. April 2017 Inventory was at the lowest level compared to April of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2017 MSI of 2.0 months was at its lowest level compared with April of 2016 and 2015.

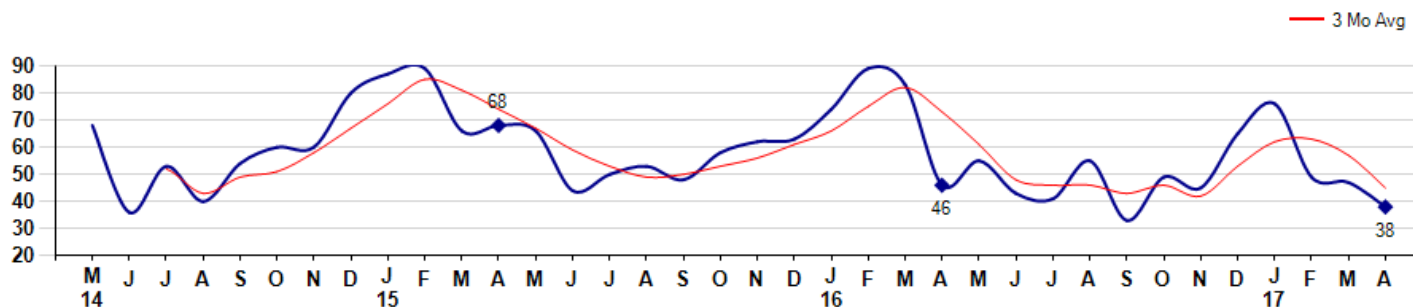
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 April was 38, down -19.1% from 47 days last month and down -17.4% from 46 days in April of last year. The April 2017 DOM was at its lowest level compared with April of 2016 and 2015.

Average Days on Market(Listing to Contract) for properties sold during the month



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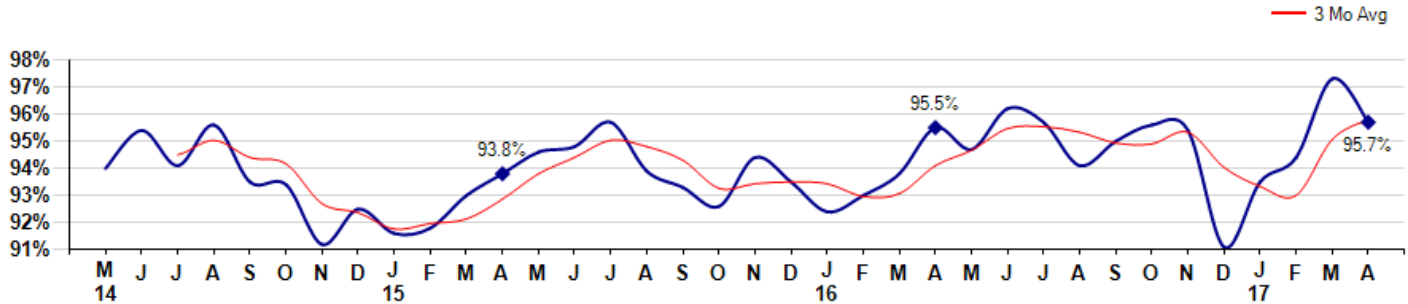


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their 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 April 2017 Selling Price vs List Price of 95.7% was down from 97.3% last month and up from 95.5% in April of last year.

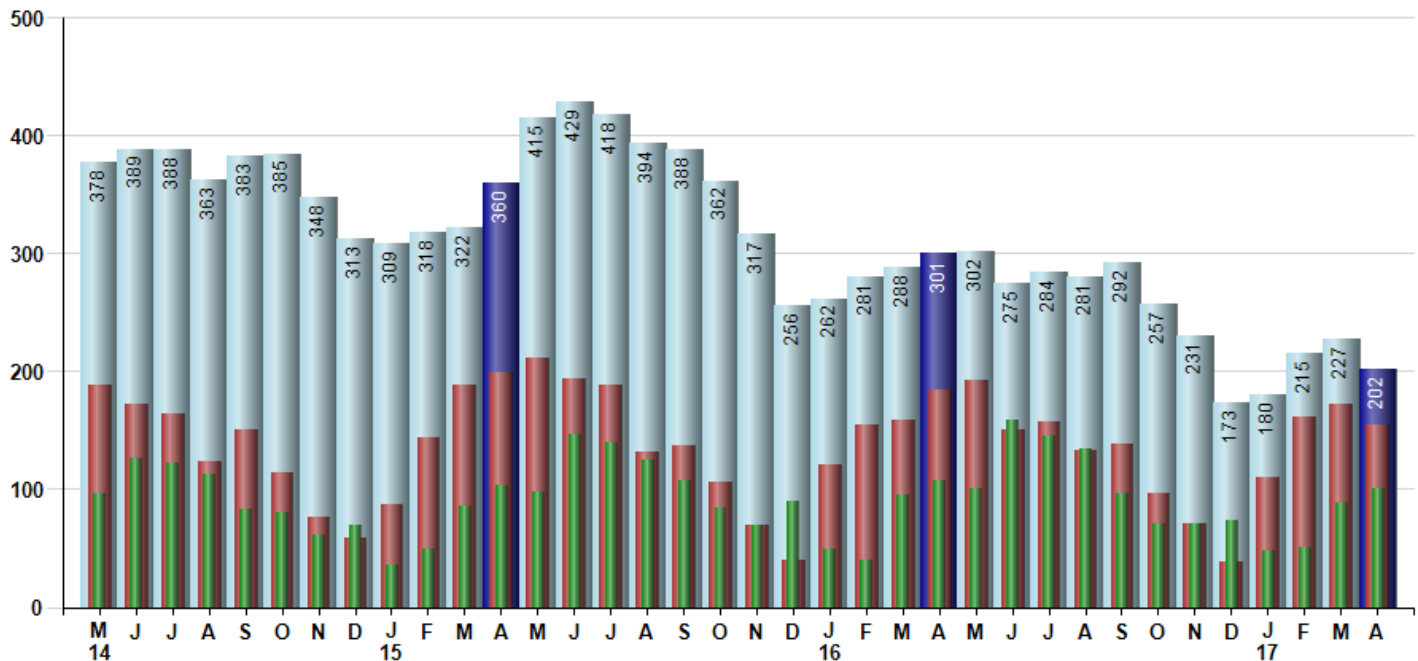
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 April 2017 was 155, down -9.9% from 172 last month and down -15.8% from 184 in April of last year.

Inventory (Light Blue), New Listings (Red), Sold (Green)



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MARKET ACTION REPORT

April 2017

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	M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
Homes Sold	96	126	122	113	83	80	61	70	36	49	86	104	98	147	140	125	107	85	70	90	49	40	95	107	101	159	145	134	96	71	71	73	48	50	88	101
3 Mo. Roll Avg			115	120	106	92	75	70	56	52	57	80	96	116	128	137	124	106	87	82	70	60	61	81	101	122	135	146	125	100	79	72	64	57	62	80

	(000's) M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
Median Sale Price	310	346	314	368	320	281	265	316	329	220	267	317	333	341	386	282	344	293	295	291	295	300	250	308	324	365	350	314	283	310	342	330	282	225	309	335
3 Mo. Roll Avg			323	342	334	323	289	287	303	288	272	268	305	330	353	336	337	306	311	293	294	295	282	286	294	332	346	343	315	302	312	327	318	279	272	290

	M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
Inventory	378	389	388	363	383	385	348	313	309	318	322	360	415	429	418	394	388	362	317	256	262	281	288	301	302	275	284	281	292	257	231	173	180	215	227	202
MSI	4	3	3	3	5	5	6	4	9	6	4	3	4	3	3	3	4	4	5	3	5	7	3	3	3	2	2	2	3	4	3	2	4	4	3	2

	M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
Days On Market	68	36	53	40	54	60	60	80	87	89	66	68	66	44	50	53	48	58	62	63	74	89	83	46	55	43	41	55	33	49	45	65	76	49	47	38
3 Mo. Roll Avg			52	43	49	51	58	67	76	85	81	74	67	59	53	49	50	53	56	61	66	75	82	73	61	48	46	46	43	46	42	53	62	63	45	

	M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
Price per Sq Ft	210	223	214	228	222	218	190	204	236	180	201	226	229	224	234	207	208	204	203	206	235	192	204	221	227	238	231	226	232	228	239	212	211	207	230	235
3 Mo. Roll Avg			216	222	221	223	210	204	210	207	206	202	219	226	229	222	216	206	205	204	215	211	210	206	217	229	232	232	230	229	233	226	221	210	216	224

	M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
Sale to List Price	0.940	0.954	0.941	0.956	0.935	0.934	0.912	0.925	0.916	0.918	0.930	0.938	0.946	0.948	0.957	0.939	0.933	0.926	0.944	0.935	0.924	0.930	0.938	0.955	0.947	0.962	0.957	0.941	0.950	0.956	0.954	0.911	0.935	0.944	0.973	
3 Mo. Roll Avg			0.945	0.950	0.944	0.942	0.927	0.924	0.918	0.920	0.921	0.929	0.938	0.944	0.950	0.948	0.943	0.933	0.934	0.935	0.934	0.930	0.931	0.941	0.947	0.955	0.955	0.953	0.949	0.949	0.953	0.940	0.933	0.930	0.951	0.958

	M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
New Listings	188	172	164	123	150	114	76	59	87	144	189	199	211	194	188	132	137	106	70	40	121	155	159	184	193	150	158	133	138	97	71	39	110	162	172	155
Inventory	378	389	388	363	383	385	348	313	309	318	322	360	415	429	418	394	388	362	317	256	262	281	288	301	302	275	284	281	292	257	231	173	180	215	227	202
Sales	96	126	122	113	83	80	61	70	36	49	86	104	98	147	140	125	107	85	70	90	49	40	95	107	101	159	145	134	96	71	71	73	48	50	88	101

	(000's) M 14	J	J	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A
Avg Sale Price	372	397	375	458	404	358	310	369	393	314	333	397	460	415	456	375	407	382	336	371	409	334	321	397	396	452	445	412	406	368	458	417	382	303	383	440
3 Mo. Roll Avg			381	410	412	407	357	346	357	359	347	348	397	424	444	415	413	388	375	363	372	371	355	351	371	415	431	436	421	396	411	415	419	367	356	375

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