

MLS Area: *Evanston*

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Price Range: All | Properties: Single Family

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	\$529,000	↑		↓				
Average List Price of all Current Listings	\$753,563	↑		↑				
August Median Sales Price	\$613,750	↑	↑	↑	↑	\$475,000	↑	↑
August Average Sales Price	\$592,731	↑	↑	↑	↑	\$491,639	↓	↑
Total Properties Currently for Sale (Inventory)	229	↓		↓				
August Number of Properties Sold	40	↑		↑		258	↑	
August Average Days on Market (Solds)	85	↑	↑	↓	↓	80	↓	↓
August Month's Supply of Inventory	5.7	↓	↓	↓	↓	10.1	↓	↓
August Sale Price vs List Price Ratio	89.9%	↓	↓	↑	↑	90.8%	↑	↑

* 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

August property sales were 40, up 29.0% from 31 in August of 2009 and 21.2% higher than the 33 sales last month. August 2010 sales were at their highest level compared to August of 2009 and 2008. August YTD sales of 258 are running 25.9% ahead of last year's year-to-date sales of 205.



Prices

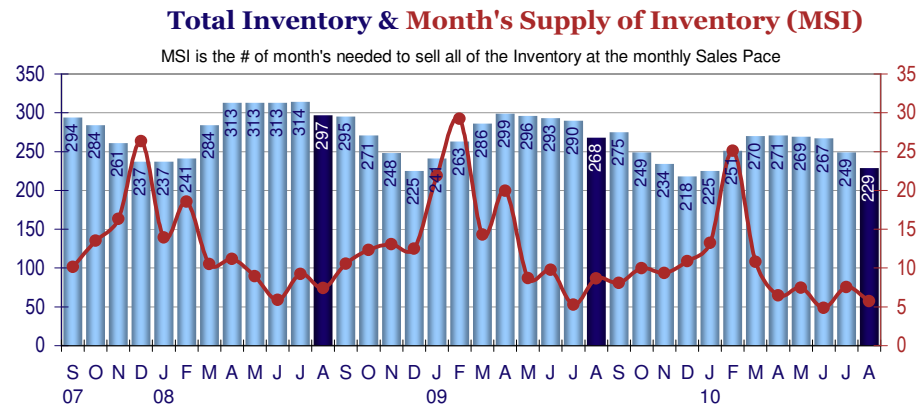
The Median Sales Price in August was \$613,750, up 23.5% from \$497,000 in August of 2009 and up 44.4% from \$425,000 last month. The Average Sales Price in August was \$592,731, up 7.1% from \$553,206 in August of 2009 and up 31.7% from \$449,957 last month. August 2010 ASP was at a mid range compared to August of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 229, down 8.0% from 249 last month and down 14.6% from 268 in August of last year. August 2010 Inventory was at its lowest level compared with August of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2010 MSI of 5.7 months was at its lowest level compared with August of 2009 and 2008.



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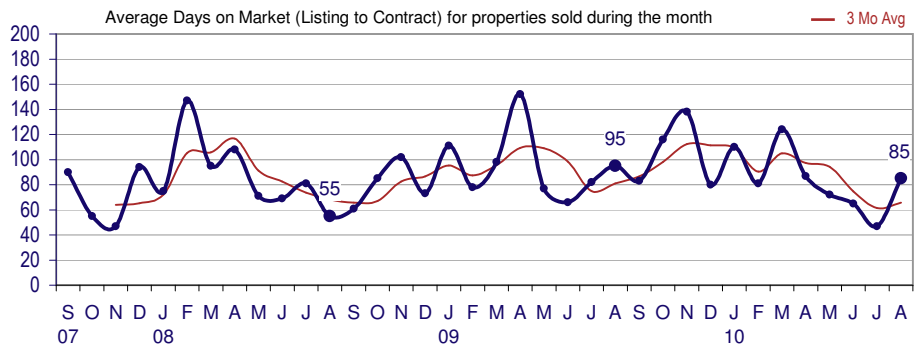


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Market Time

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 August was 85, up 80.9% from 47 days last month and down 10.5% from 95 days in August of last year. The August 2010 DOM was at a mid level compared with August of 2009 and 2008.

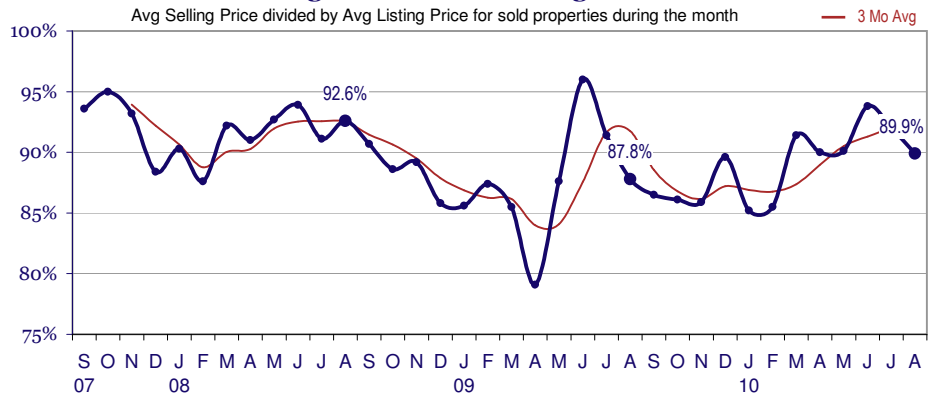
Days On Market for Sold Properties



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 August 2010 Selling Price vs Original List Price of 89.9% was down from 92.0% last month and up from 87.8% in August of last year.

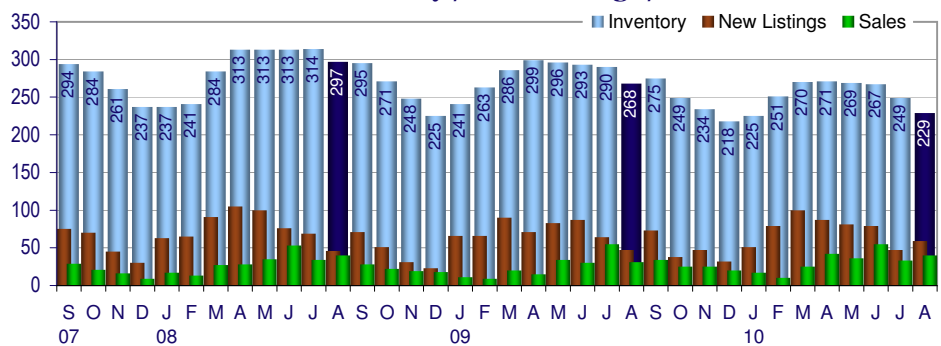
Selling Price versus Listing Price Ratio



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 August 2010 was 59, up 25.5% from 47 last month and up 25.5% from 47 in August of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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August 2010

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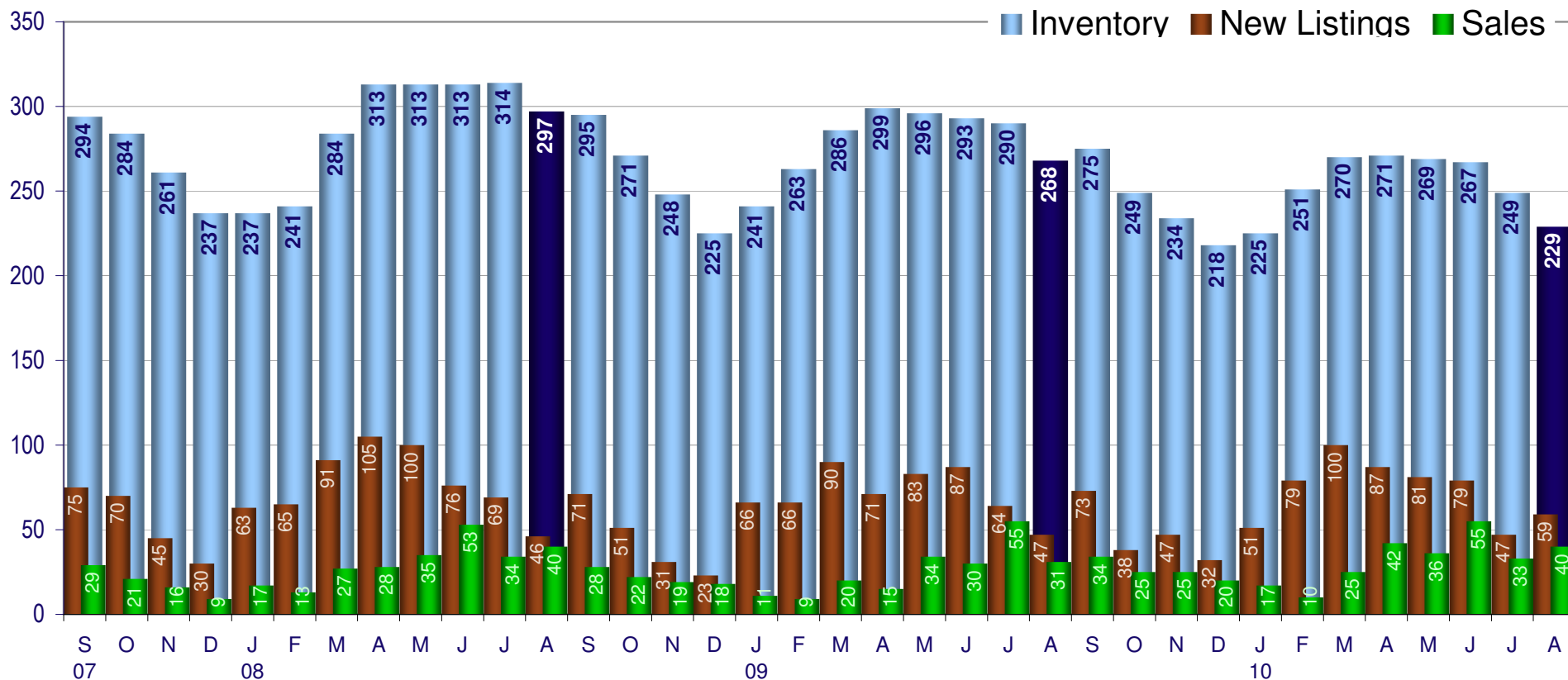


RESIDENTIAL BROKERAGE

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