

MLS Area: Lincolnshire



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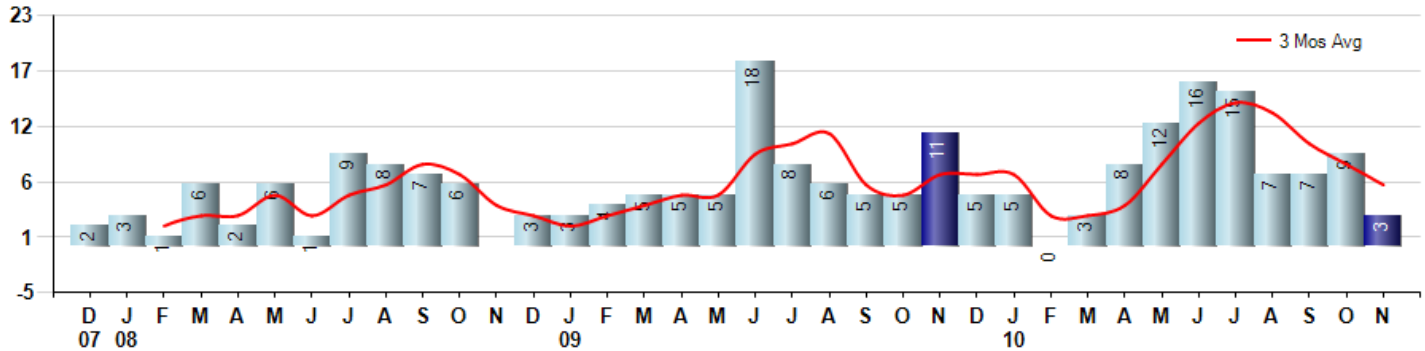
Single Family Home, Townhome, Condo | Price \$0 to \$99,999,000

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$525,000	↓		↓				
Average List Price of all Current Listings	\$630,137	↓		↓				
November Median Sales Price	\$400,000	↓	↓	↓	↓	\$440,000	↑	↔
November Average Sales Price	\$352,667	↓	↓	↓	↓	\$486,152	↑	↑
Total Properties Currently for Sale (Inventory)	111	↓		↓				
November Number of Properties Sold	3	↓		↓		85	↑	
November Average Days on Market (Solds)	299	↑	↑	↑	↑	137	↑	↑
November Month's Supply of Inventory	37.0	↑	↑	↑	↑	19.1	↓	↓
November Sale Price vs List Price Ratio	78.4%	↓	↓	↓	↓	85.3%	↑	↑

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

Property Sales

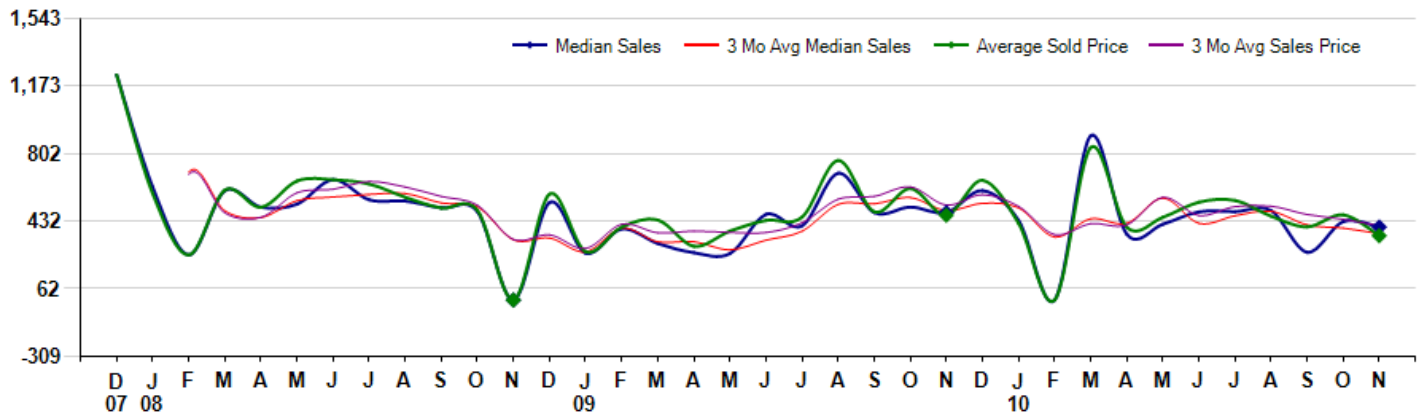
November Property sales were 3, down -72.7% from 11 in November of 2009 and -66.7% lower than the 9 sales last month. November 2010 sales were at a mid level compared to November of 2009 and 2008. November YTD sales of 85 are running 13.3% ahead of last year's year-to-date sales of 75.



Prices

The Median Sales Price in November was \$400,000, down -16.7% from \$480,000 in November of 2009 and down -7.0% from \$430,000 last month. The Average Sales Price in November was \$352,667, down -24.2% from \$465,000 in November of 2009 and down -24.6% from \$467,431 last month. November 2010 ASP was at a mid range compared to November of 2009 and 2008.

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



Based on information from Midwest Real Estate Data LLC for the period 12/1/2007 through 11/30/2010. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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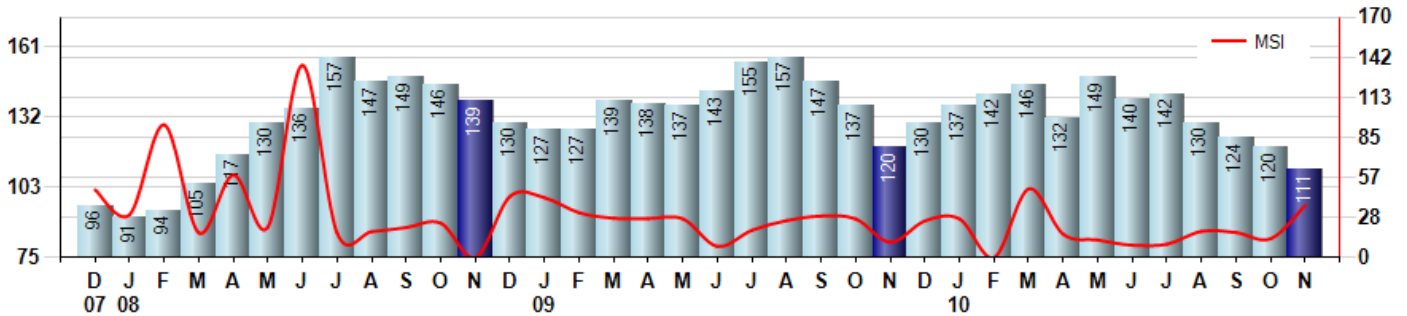
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Inventory & MSI

The Total Inventory of Properties available for sale as of November was 111, down -7.5% from 120 last month and down -7.5% from 120 in November of last year. November 2010 Inventory was at the lowest level compared to November of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2010 MSI of 37.0 months was at its highest level compared with November of 2009 and 2008.

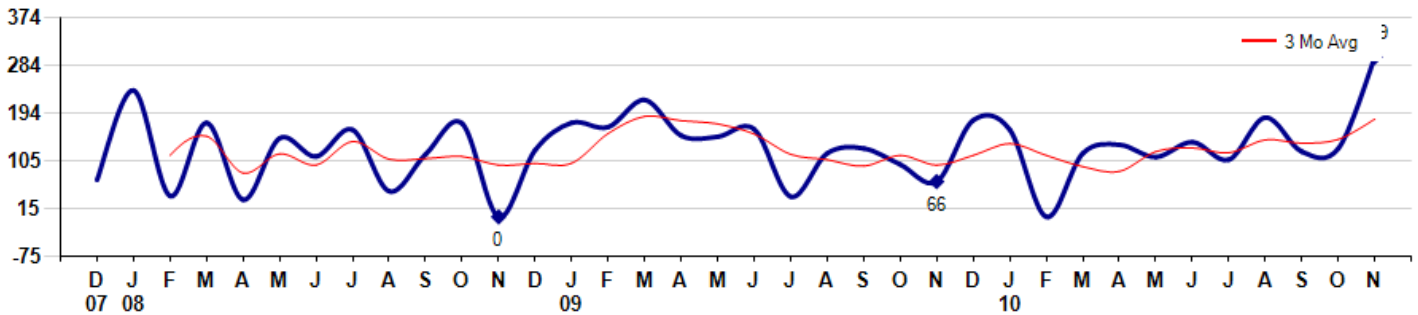
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 November was 299, up 133.6% from 128 days last month and up 353.0% from 66 days in November of last year. The November 2010 DOM was at its highest level compared with November of 2009 and 2008.

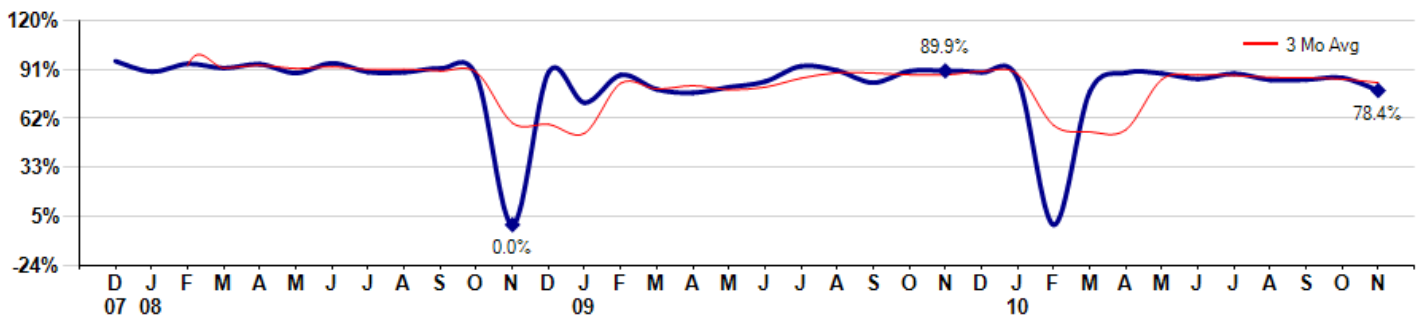
Average Days on Market (Listing to Contract) for properties sold during the month



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 November 2010 Selling Price vs Original List Price of 78.4% was down from 85.9% last month and down from 89.9% in November of last year.

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



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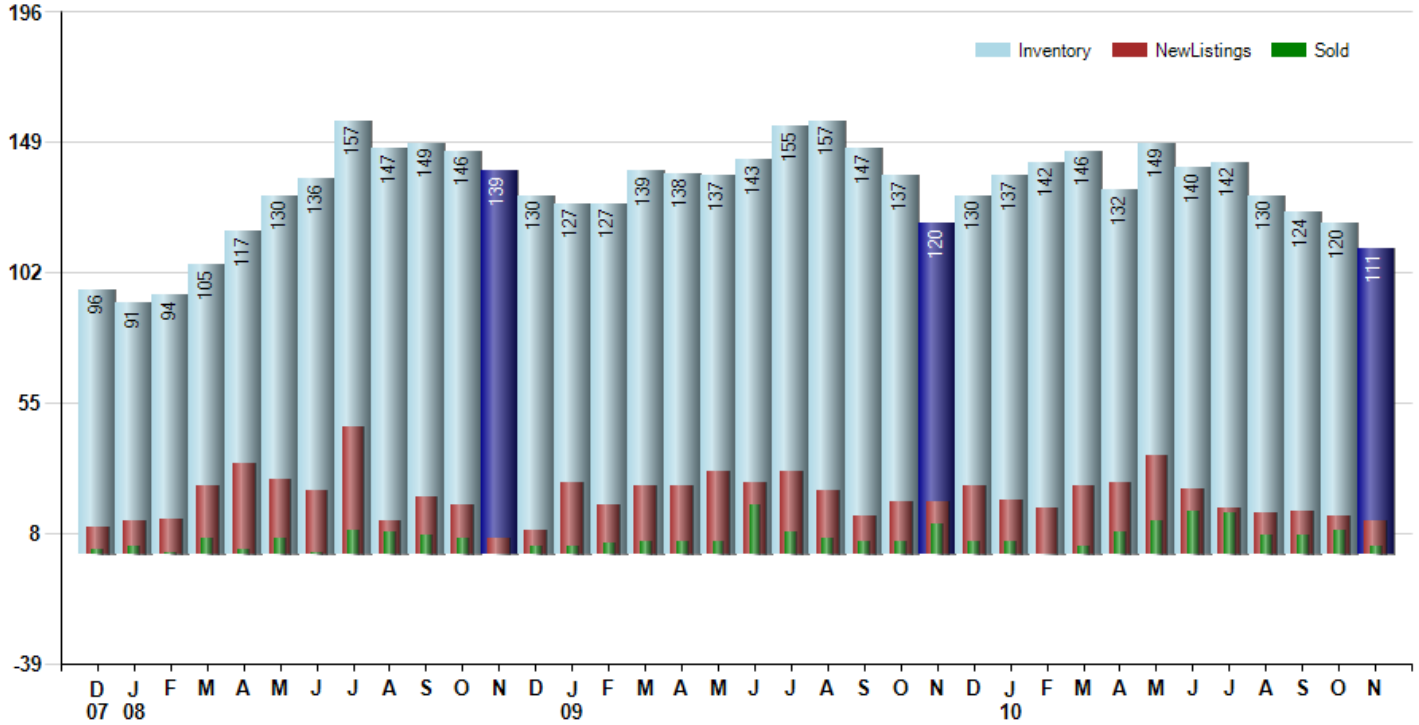
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Inventory / New Listings / Sales

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 November 2010 was 12, down -14.3% from 14 last month and down -36.8% from 19 in November of last year.



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	D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
Homes Sold	2	3	1	6	2	6	1	9	8	7	6	0	3	3	4	5	5	5	18	8	6	5	5	11	5	5	0	3	8	12	16	15	7	7	9	3
3 Mo. Roll Avg			2	3	3	5	3	5	6	8	7	4	3	2	3	4	5	5	9	10	11	6	5	7	7	7	3	3	4	8	12	14	13	10	8	6

	(000's) D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
Median Sale Price	1,235	620	248	600	509	526	660	550	543	505	485	0	535	257	390	310	260	255	470	407	695	480	510	480	600	436	0	900	362	416	484	485	490	262	430	400
3 Mo. Roll Avg			701	489	452	545	565	579	584	532	511	330	340	264	394	319	320	275	328	377	524	527	562	490	530	505	345	445	421	559	421	462	486	412	394	364

	D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
Inventory	96	91	94	105	117	130	136	157	147	149	146	139	130	127	127	139	138	137	143	155	157	147	137	120	130	137	142	146	132	149	140	142	130	124	120	111
MSI	48	30	94	18	59	22	136	17	18	21	24	0	43	42	32	28	28	27	8	19	26	29	27	11	26	27	0	49	17	12	9	9	19	18	13	37

	D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
Days On Market	69	237	39	176	32	147	113	163	48	117	175	0	125	176	168	219	152	150	164	38	119	128	98	66	181	163	0	119	135	112	140	107	186	122	128	299
3 Mo. Roll Avg			115	151	82	118	97	141	108	109	113	97	100	100	156	188	180	174	155	117	107	95	115	97	115	137	115	94	85	122	129	120	144	138	145	183

	D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
Price per Sq Ft	230	238	0	213	0	198	0	179	182	172	205	0	153	0	201	252	186	185	161	194	160	183	190	184	132	160	0	202	164	168	174	170	160	159	161	160
3 Mo. Roll Avg			156	150	71	137	66	126	120	178	186	126	119	51	118	151	213	208	177	180	172	179	178	186	169	159	97	121	122	178	169	171	168	163	160	160

	D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
Sale to List Price	0.956	0.894	0.940	0.915	0.938	0.886	0.944	0.892	0.891	0.913	0.869	0.000	0.891	0.713	0.875	0.791	0.771	0.804	0.836	0.927	0.901	0.830	0.898	0.899	0.890	0.854	0.000	0.775	0.888	0.884	0.852	0.883	0.846	0.847	0.859	0.784
3 Mo. Roll Avg			0.930	0.916	0.931	0.913	0.923	0.907	0.909	0.899	0.891	0.594	0.587	0.535	0.826	0.793	0.812	0.789	0.804	0.856	0.888	0.886	0.876	0.876	0.896	0.881	0.581	0.543	0.554	0.849	0.875	0.873	0.860	0.859	0.851	0.830

	D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
New Listings	10	12	13	25	33	27	23	46	12	21	18	6	9	26	18	25	25	30	26	30	23	14	19	19	25	20	17	25	26	36	24	17	15	16	14	12
Inventory	96	91	94	105	117	130	136	157	147	149	146	139	130	127	127	139	138	137	143	155	157	147	137	120	130	137	142	146	132	149	140	142	130	124	120	111
Sales	2	3	1	6	2	6	1	9	8	7	6	0	3	3	4	5	5	5	18	8	6	5	5	11	5	5	0	3	8	12	16	15	7	7	9	3

	(000's) D 07	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	F	M	A	M	J	J	A	S	O	N
Avg Sale Price	1,235	583	248	602	509	653	660	636	564	504	492	0	581	266	400	439	295	379	437	455	765	484	611	465	656	420	0	836	400	454	537	546	460	401	467	353
3 Mo. Roll Avg			689	478	453	588	607	650	620	568	520	332	358	282	416	368	378	371	370	423	552	568	620	520	578	514	359	419	412	563	463	512	514	469	443	407

