MARKET ACTION REPORT

MLS Area; Evanston

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

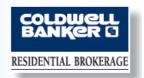
ART WILSON

BROKER ASSOCIATE

847-363-1599

WWW.NorthShoreHomesOnline.com

ART.WILSON@CBEXCHANGE.COM



May 2010

		Trending versus*:			Trending versus*:			
Market Profile & Trends Overview	<u>Month</u>	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$310,000	\iff		1				
Average List Price of all Current Listings	\$453,899	1		1				
May Median Sales Price	\$288,250	\longleftrightarrow	1	1	1	\$291,250	1	1
May Average Sales Price	\$341,361	1	1	1	1	\$349,855	1	1
Total Properties Currently for Sale (Inventory)	777			1				
May Number of Properties Sold	84	1		1		308	1	
May Average Days on Market (Solds)	82	1	1	1	1	96	1	1
May Month's Supply of Inventory	9.3	1	1	1	1	15.3	1	1
May Sale Price vs List Price Ratio	89.0%	1	\longleftrightarrow	1	1	88.9%	1	1

^{*} 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

May Property sales were 84, up 35.5% from 62 in May of 2009 and -12.5% lower than the 96 sales last month. May 2010 sales were at their highest level compared to May of 2009 and 2008. May YTD sales of 308 are running 68.3% ahead of last year's yearto-date sales of 183.



Prices

The Median Sales Price in May was \$288,250, down -8.9% from \$316,500 in May of 2009 and down -0.1% from \$288,500 last month. The Average Sales Price in May was \$341,361, down -13.7% from \$395,771 in May of 2009 and up 5.7% from \$322,853 last month. May 2010 ASP was at the lowest level compared to May of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 777, down -3.1% from 802 last month and down -7.6% from 841 in May of last year. May 2010 Inventory was at its lowest level compared with May of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2010 MSI of 9.3 months was at its lowest level compared with May of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



MARKET ACTION REPORT

MLS Area: Evanston

Market Time

May of 2009 and 2008.

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

The average Days On Market (DOM) shows how many

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 May was 82, down -12.8% from 94 days last month and

down -18.8% from 101 days in May of last year. The

May 2010 DOM was at its lowest level compared with

days the average Property is on the market before it

ART WILSON

BROKER ASSOCIATE

847-363-1599 WWW.NorthShoreHomesOnline.com ART.WILSON@CBEXCHANGE.COM



May 2010

Days On Market for Sold Properties

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

3 Mo Avg

190
170
150
130
110
90
70
50
J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M O7
08

Selling Price versus Listing Price Ratio

Avg Selling Price divided by Avg Listing Price for sold properties during the month 3 Mo Avg 100% 98% 96% 92.5% 94% 92% 89.0% 90% 88% 86% 84% 82% 80% J J A S O N D J F M A M J J A S O N D J F M A M J J A S O N D J F M A M 07 08 09 10

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 May 2010 Selling Price vs Original List Price of 89.0% was down from 89.3% last month and up from 87.3% in May of last year.

<u>Inventory / New Listings / Sales</u>

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 May 2010 was 173, down -24.1% from 228 last month and down -2.8% from 178 in May of last year.

Inventory / New Listings / Sales



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family - Condo - TwnHm

Data is provided courtesy of Midwest Real Estate Data, LLC, MetroMLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.

Inventory / Listings / Sales

MLS Area; Evanston

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

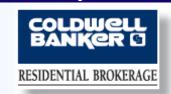
ART WILSON

BROKER ASSOCIATE

847-363-1599

WWW.NorthShoreHomesOnline.com

ART.WILSON@CBEXCHANGE.COM



May 2010

<u>Inventory / New Listings / Sales</u>

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 May 2010 was 173, down - 24.1% from 228 last month and down -2.8% from 178 in May of last year.

