

MLS Area: *Winnetka*

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

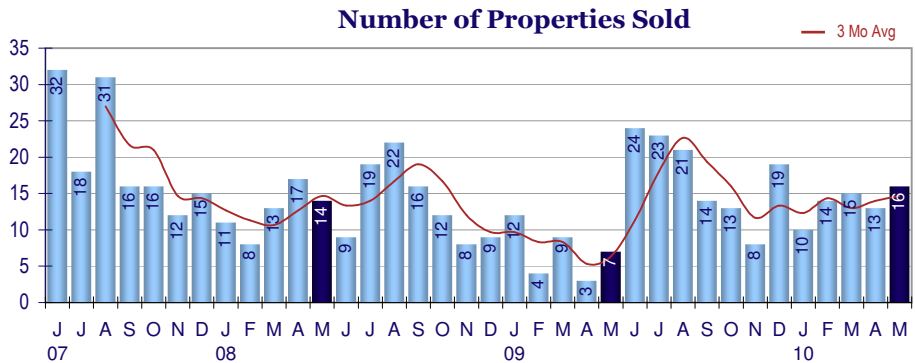
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,395,000	↑		↑				
Average List Price of all Current Listings	\$1,984,305	↑		↑				
May Median Sales Price	\$851,250	↓	↓	↓	↓	\$1,042,500	↑	↔
May Average Sales Price	\$1,060,595	↑	↓	↑	↓	\$1,273,703	↓	↓
Total Properties Currently for Sale (Inventory)	239	↓		↓				
May Number of Properties Sold	16	↑		↑		68	↑	
May Average Days on Market (Solds)	179	↑	↑	↑	↑	147	↑	↑
May Month's Supply of Inventory	14.9	↓	↓	↓	↓	16.4	↓	↓
May Sale Price vs List Price Ratio	88.6%	↑	↑	↑	↑	84.9%	↓	↑

* 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)

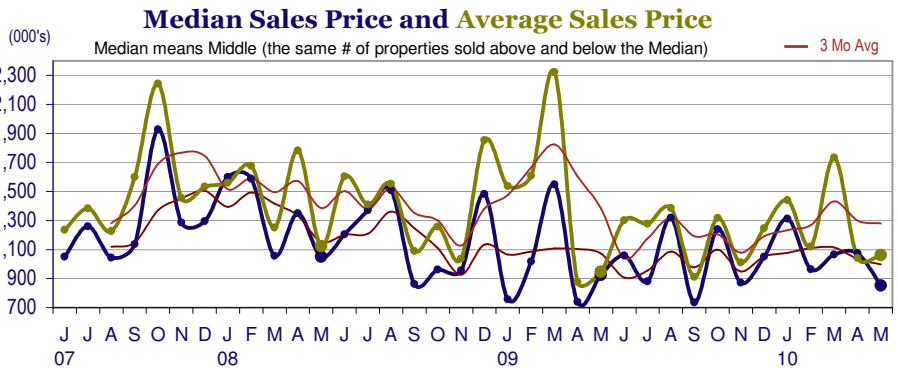
Property Sales

May Property sales were 16, up 128.6% from 7 in May of 2009 and 23.1% higher than the 13 sales last month. May 2010 sales were at their highest level compared to May of 2009 and 2008. May YTD sales of 68 are running 94.3% ahead of last year's year-to-date sales of 35.



Prices

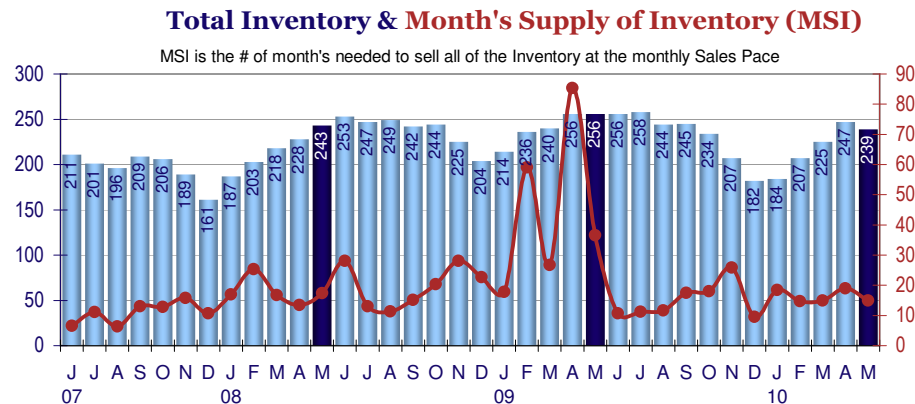
The Median Sales Price in May was \$851,250, down -8.0% from \$925,000 in May of 2009 and down -20.8% from \$1,075,000 last month. The Average Sales Price in May was \$1,060,595, up 11.9% from \$947,714 in May of 2009 and up 1.8% from \$1,041,385 last month. May 2010 ASP was at a mid range compared to May of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 239, down -3.2% from 247 last month and down -6.6% from 256 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 14.9 months was at its lowest level compared with May of 2009 and 2008.



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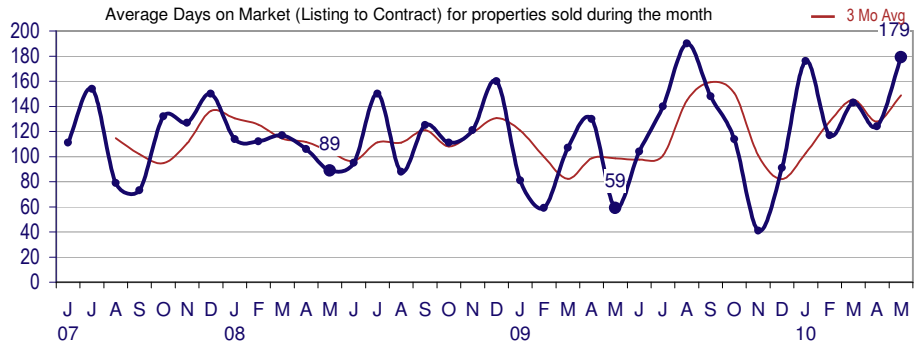


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Market Time

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 May was 179, up 44.4% from 124 days last month and up 203.4% from 59 days in May of last year. The May 2010 DOM was at a mid level compared with May of 2009 and 2008.

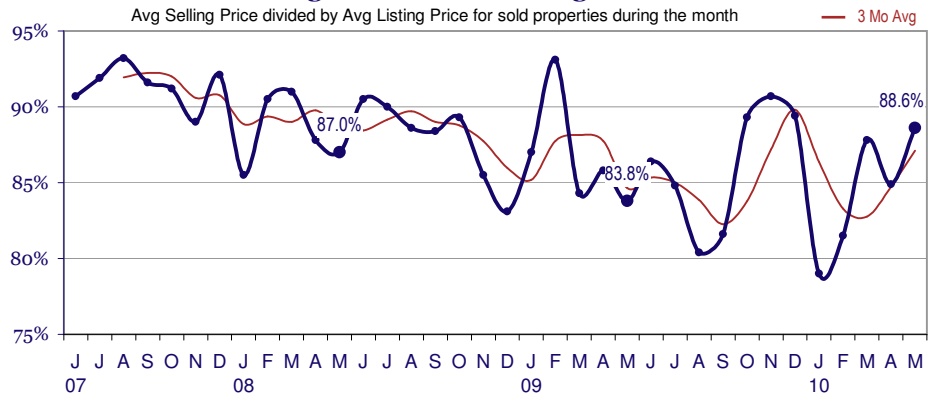
Days On Market for Sold Properties



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 May 2010 Selling Price vs Original List Price of 88.6% was up from 84.9% last month and up from 83.8% in May of last year.

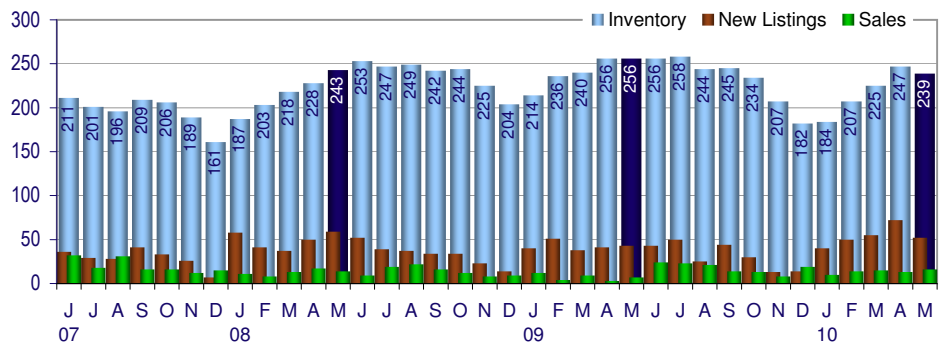
Selling Price versus Listing Price Ratio



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 May 2010 was 52, down -27.8% from 72 last month and up 20.9% from 43 in May of last year.

Inventory / New Listings / Sales



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