

MLS Area: Lake Forest



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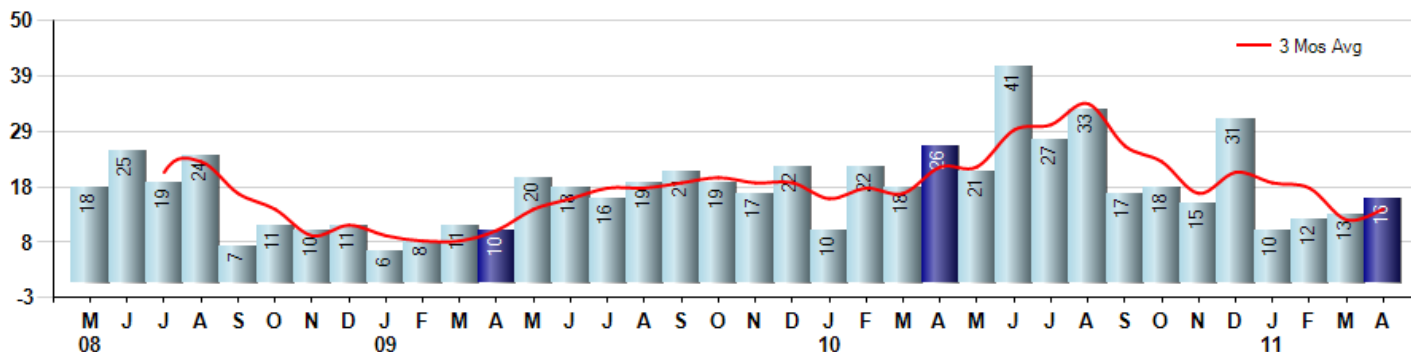
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,099,000	↑		↑				
Average List Price of all Current Listings	\$1,741,141	↑		↑				
April Median Sales Price	\$843,013	↑	↑	↑	↑	\$755,625	↑	↑
April Average Sales Price	\$1,138,251	↓	↑	↑	↑	\$1,062,421	↑	↑
Total Properties Currently for Sale (Inventory)	350	↑		↓				
April Number of Properties Sold	16	↑		↓		51	↓	
April Average Days on Market (Solds)	151	↓	↓	↑	↔	185	↑	↑
April Month's Supply of Inventory	21.9	↓	↓	↑	↑	27.4	↑	↑
April Sale Price vs List Price Ratio	85.5%	↑	↑	↓	↑	81.4%	↑	↑

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

Property Sales

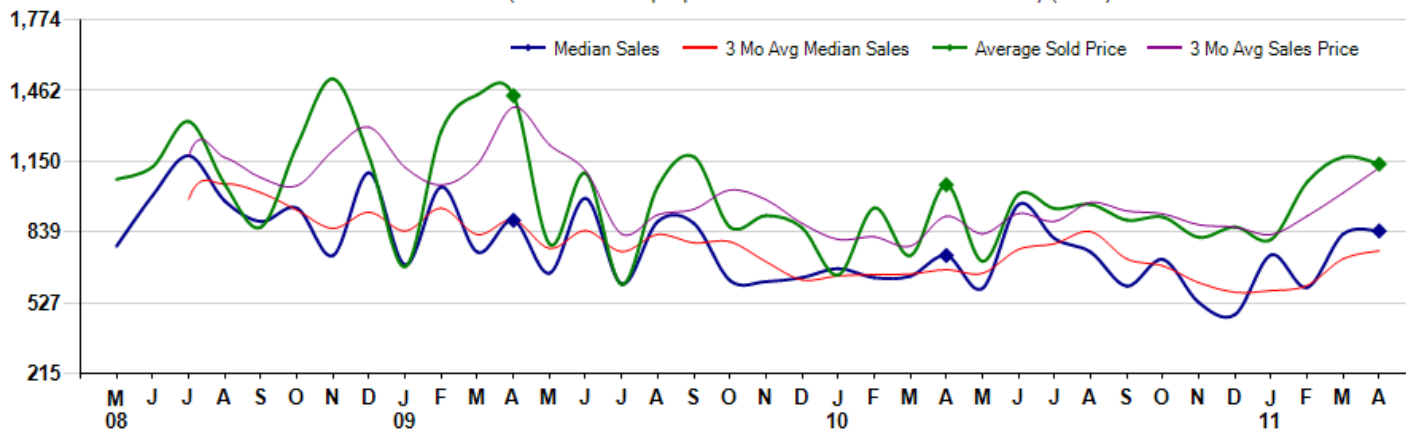
April Property sales were 16, down -38.5% from 26 in April of 2010 and 23.1% higher than the 13 sales last month. April 2011 sales were at a mid level compared to April of 2010 and 2009. April YTD sales of 51 are running -32.9% behind last year's year-to-date sales of 76.



Prices

The Median Sales Price in April was \$843,013, up 14.7% from \$735,000 in April of 2010 and up 1.6% from \$830,000 last month. The Average Sales Price in April was \$1,138,251, up 8.7% from \$1,046,750 in April of 2010 and down -2.7% from \$1,169,593 last month. April 2011 ASP was at a mid range compared to April of 2010 and 2009.

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



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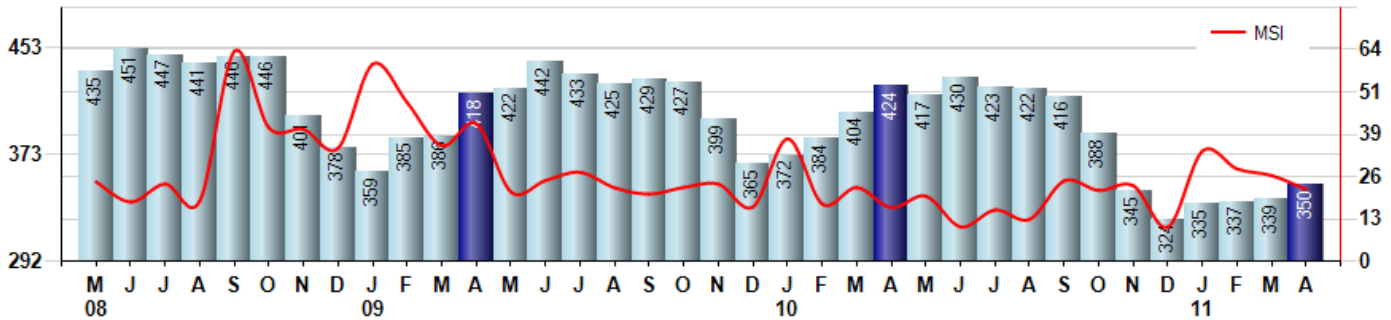
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 350, up 3.2% from 339 last month and down -17.5% from 424 in April of last year. April 2011 Inventory was at the lowest level compared to April of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2011 MSI of 21.9 months was at a mid range compared with April of 2010 and 2009.

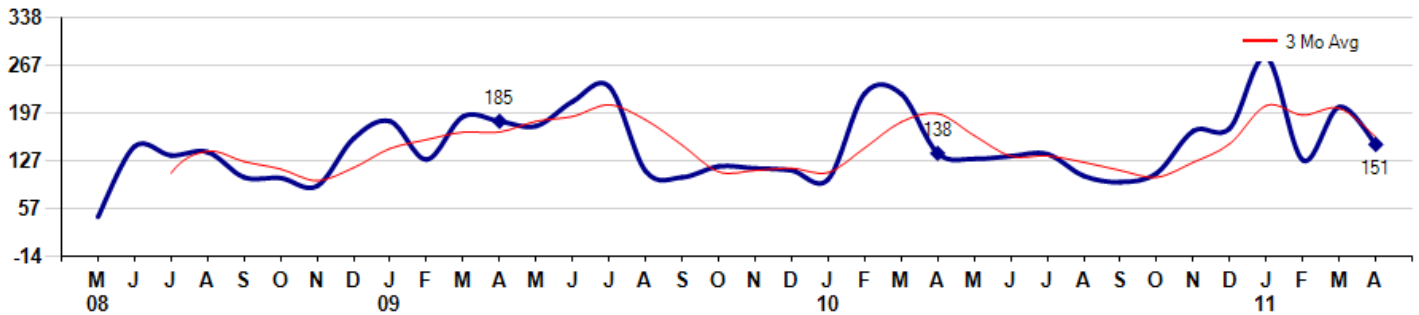
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 151, down -26.7% from 206 days last month and up 9.4% from 138 days in April of last year. The April 2011 DOM was at a mid range compared with April of 2010 and 2009.

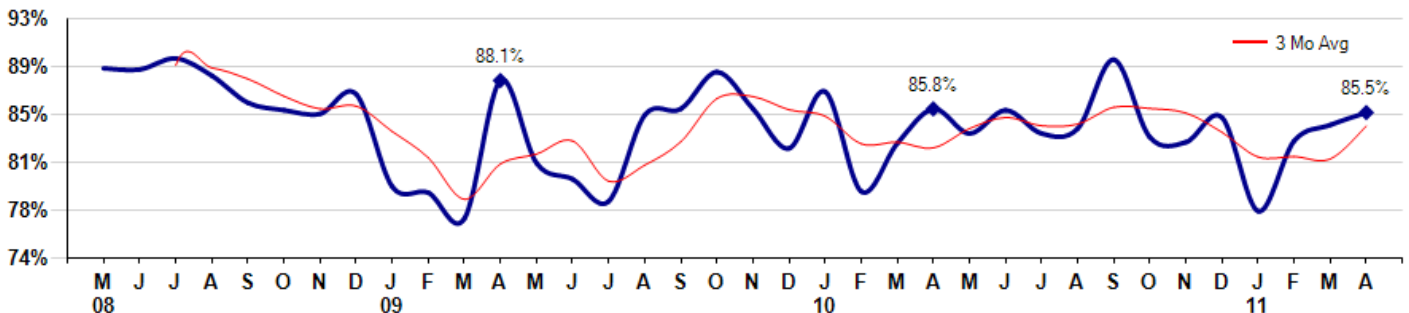
Average Days on Market (Listing to Contract) for properties sold during the month



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 April 2011 Selling Price vs Original List Price of 85.5% was up from 84.5% last month and down from 85.8% in April of last year.

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



Based on information from Midwest Real Estate Data LLC for the period 5/1/2008 through 4/30/2011. 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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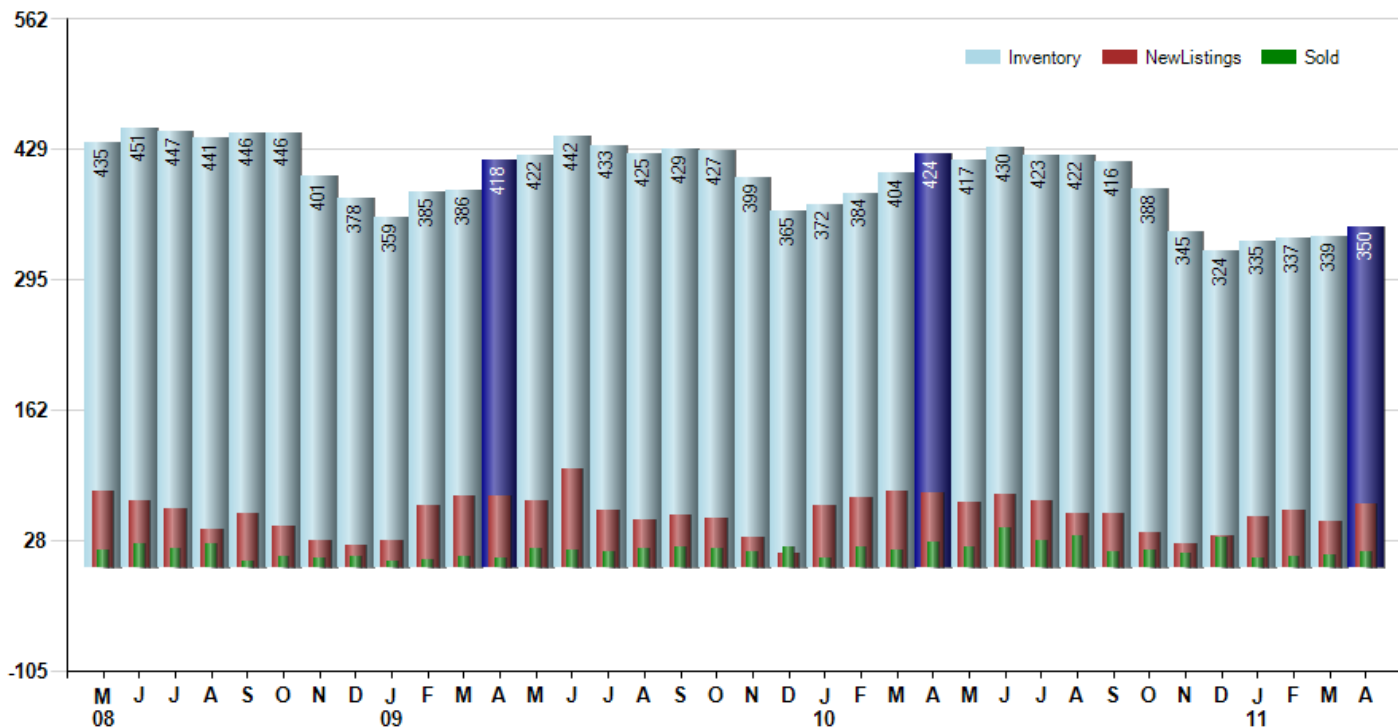
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Inventory / New Listings / Sales

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 2011 was 65, up 38.3% from 47 last month and down -14.5% from 76 in April of last year.



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MARKET ACTION REPORT

April 2011

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	M 08	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	D	J 11	F	M	A
Homes Sold	18	25	19	24	7	11	10	11	6	8	11	10	20	18	16	19	21	19	17	22	10	22	18	26	21	41	27	33	17	18	15	31	10	12	13	16
3 Mo. Roll Avg			21	23	17	14	9	11	9	8	8	10	14	16	18	18	19	20	19	19	16	18	17	22	22	29	30	34	26	23	17	21	19	18	12	14

	(000's) M 08	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	D	J 11	F	M	A
Median Sale Price	776	1,000	1,175	975	885	944	735	1,100	694	1,038	750	890	658	988	610	885	877	625	620	638	678	638	644	735	590	960	810	750	600	718	527	475	738	594	830	843
3 Mo. Roll Avg			984	1,050	1,012	935	855	926	843	944	827	893	766	845	752	828	791	796	707	628	645	651	653	672	656	762	787	840	720	689	615	573	580	602	721	756

	M 08	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	D	J 11	F	M	A
Inventory	435	451	447	441	446	446	401	378	359	385	386	418	422	442	433	425	429	427	399	365	372	384	404	424	417	430	423	422	416	388	345	324	335	337	339	350
MSI	24	18	24	18	64	41	40	34	60	48	35	42	21	25	27	22	20	22	23	17	37	17	22	16	20	10	16	13	24	22	23	10	34	28	26	22

	M 08	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	D	J 11	F	M	A
Days On Market	45	148	135	140	103	102	90	160	185	129	192	185	178	214	236	112	103	119	116	113	100	226	225	138	130	134	137	105	96	109	171	175	279	128	206	151
3 Mo. Roll Avg			109	141	126	115	98	117	145	158	169	169	185	192	209	187	150	111	113	116	110	146	184	196	164	134	134	125	113	103	125	152	208	194	204	162

	M 08	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	D	J 11	F	M	A
Price per Sq Ft	328	333	318	274	304	322	286	317	195	295	309	390	216	238	203	284	266	301	239	228	218	255	220	257	240	277	256	270	261	221	225	266	232	262	241	282
3 Mo. Roll Avg			326	308	299	300	304	308	266	269	266	331	305	281	219	242	251	284	269	256	228	234	231	244	239	258	258	268	262	251	236	237	241	253	245	262

	M 08	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	D	J 11	F	M	A
Sale to List Price	0.891	0.890	0.899	0.885	0.863	0.857	0.854	0.870	0.795	0.790	0.769	0.881	0.814	0.801	0.783	0.853	0.858	0.888	0.858	0.826	0.872	0.791	0.830	0.858	0.838	0.857	0.838	0.842	0.898	0.835	0.831	0.851	0.775	0.832	0.845	0.855
3 Mo. Roll Avg			0.893	0.891	0.882	0.868	0.858	0.860	0.840	0.818	0.785	0.813	0.821	0.832	0.799	0.812	0.831	0.866	0.868	0.857	0.852	0.830	0.831	0.826	0.842	0.851	0.844	0.846	0.859	0.858	0.855	0.839	0.819	0.819	0.817	0.844

	M 08	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	D	J 11	F	M	A
New Listings	78	68	61	39	56	43	27	23	28	63	73	74	69	101	59	49	54	50	31	15	63	72	78	76	67	75	69	55	56	36	24	33	53	59	47	65
Inventory	435	451	447	441	446	446	401	378	359	385	386	418	422	442	433	425	429	427	399	365	372	384	404	424	417	430	423	422	416	388	345	324	335	337	339	350
Sales	18	25	19	24	7	11	10	11	6	8	11	10	20	18	16	19	21	19	17	22	10	22	18	26	21	41	27	33	17	18	15	31	10	12	13	16

	(000's) M 08	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	D	J 11	F	M	A
Avg Sale Price	1,071	1,126	1,326	1,048	860	1,220	1,514	1,170	685	1,283	1,444	1,440	786	1,098	607	1,039	1,170	861	911	857	649	945	734	1,047	710	1,005	942	961	891	904	815	861	806	1,059	1,170	1,138
3 Mo. Roll Avg			1,174	1,167	1,078	1,043	1,198	1,301	1,123	1,046	1,137	1,389	1,223	1,108	830	915	939	1,023	981	876	806	817	776	909	830	920	886	969	931	919	870	860	827	909	1,011	1,122

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