

MLS Area: Evanston



ART WILSON
 Broker, Realtor
 847-363-1599
 www.NorthShoreHomesOnline.com
 Art.Wilson@cbexchange.com



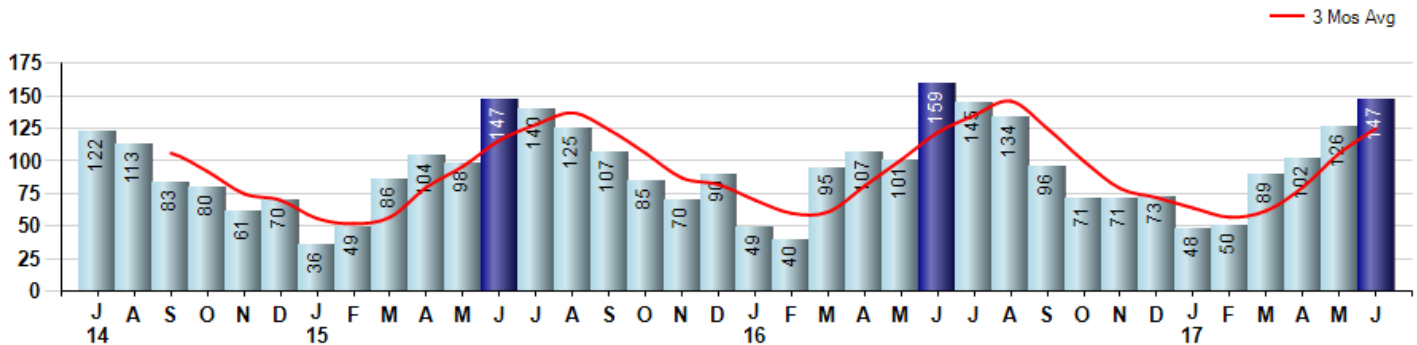
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$429,000	↔		↑				
Average List Price of all Current Listings	\$614,874	↑		↑				
June Median Sales Price	\$390,000	↑	↑	↑	↑	\$335,000	↑	↑
June Average Sales Price	\$481,261	↑	↑	↑	↑	\$420,234	↑	↑
Total Properties Currently for Sale (Inventory)	231	↑		↓				
June Number of Properties Sold	147	↑		↓		562	↑	
June Average Days on Market (Solds)	36	↑	↓	↓	↓	42	↓	↓
June Month's Supply of Inventory	1.6	↓	↓	↓	↓	2.7	↓	↓
June Sale Price vs List Price Ratio	96.7%	↑	↔	↑	↑	96.1%	↑	↑

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

Property Sales

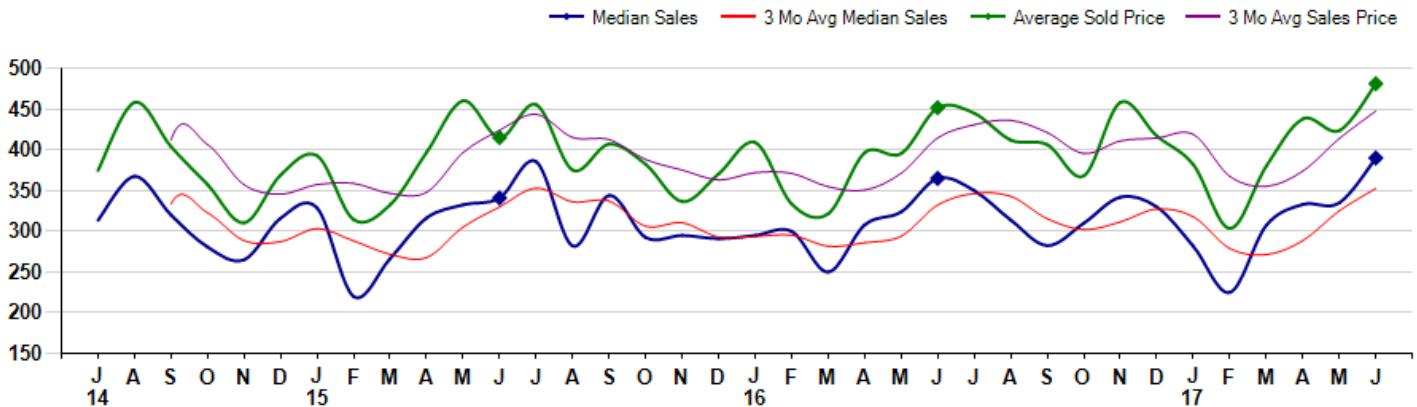
June Property sales were 147, down -7.5% from 159 in June of 2016 and 16.7% higher than the 126 sales last month. June 2017 sales were at their lowest level compared to June of 2016 and 2015. June YTD sales of 562 are running 2.0% ahead of last year's year-to-date sales of 551.



Prices

The Median Sales Price in June was \$390,000, up 6.8% from \$365,000 in June of 2016 and up 16.4% from \$335,000 last month. The Average Sales Price in June was \$481,261, up 6.5% from \$451,759 in June of 2016 and up 13.6% from \$423,738 last month. June 2017 ASP was at highest level compared to June of 2016 and 2015.

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



MLS Area: Evanston



ART WILSON
 Broker, Realtor
 847-363-1599
www.NorthShoreHomesOnline.com
Art.Wilson@cbexchange.com



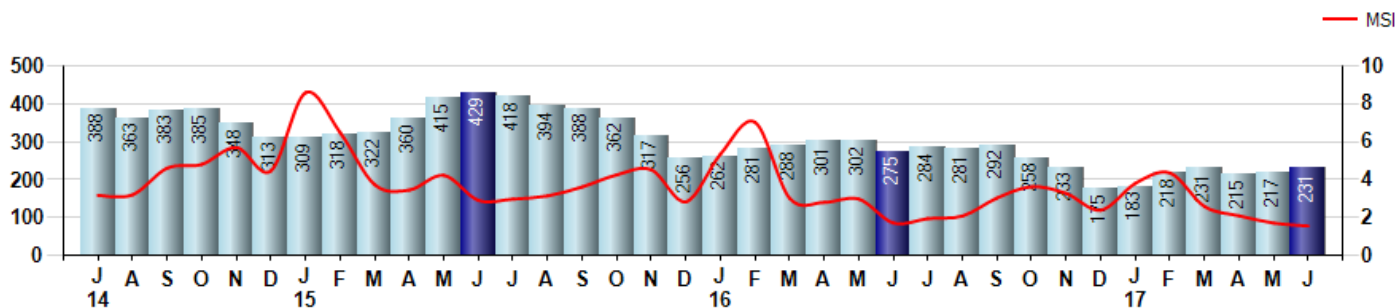
Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Inventory & MSI

The Total Inventory of Properties available for sale as of June was 231, up 6.5% from 217 last month and down -16.0% from 275 in June of last year. June 2017 Inventory was at the lowest level compared to June of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2017 MSI of 1.6 months was at its lowest level compared with June of 2016 and 2015.

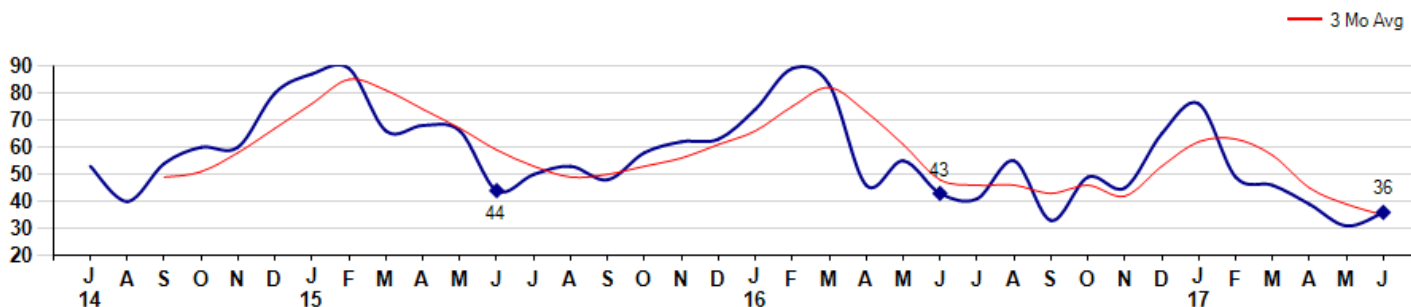
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 June was 36, up 16.1% from 31 days last month and down -16.3% from 43 days in June of last year. The June 2017 DOM was at its lowest level compared with June of 2016 and 2015.

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



MLS Area: Evanston



ART WILSON
 Broker, Realtor
 847-363-1599
www.NorthShoreHomesOnline.com
Art.Wilson@cbexchange.com

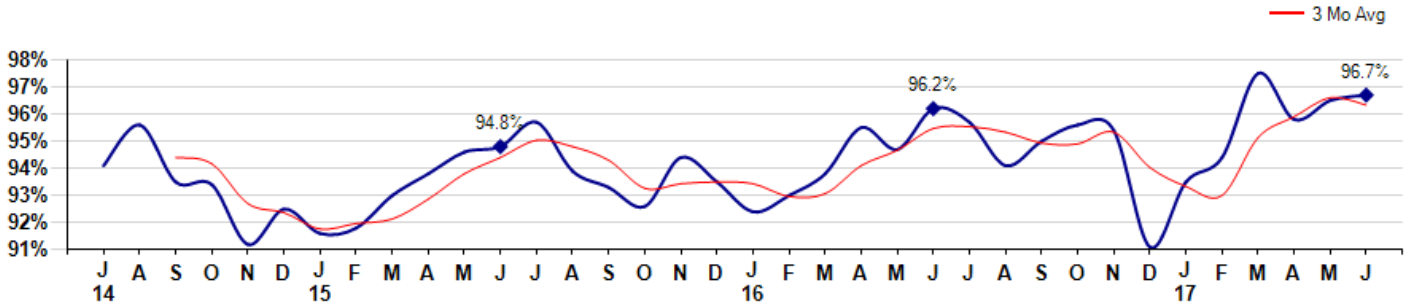


Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

Selling Price vs Listing Price

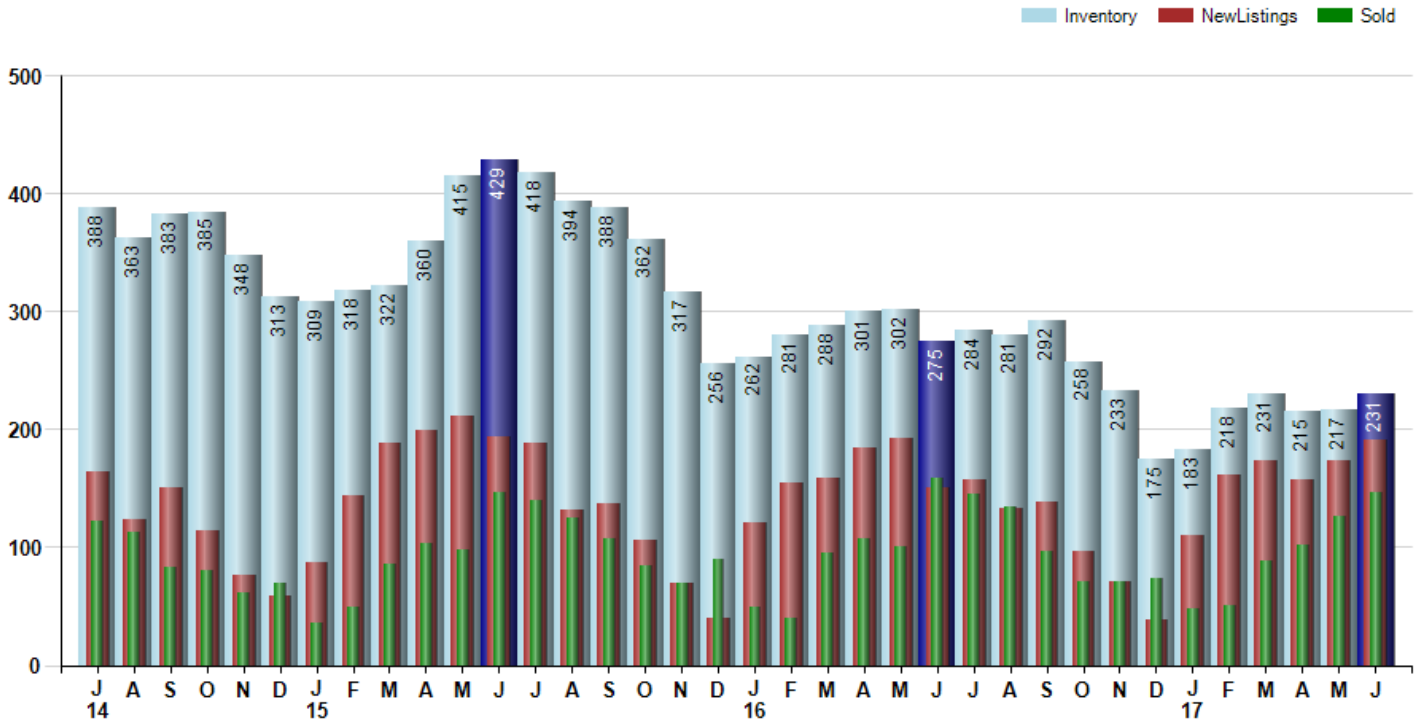
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The June 2017 Selling Price vs List Price of 96.7% was up from 96.5% last month and up from 96.2% in June of last year.

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



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 June 2017 was 191, up 9.8% from 174 last month and up 27.3% from 150 in June of last year.



© 2017 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Midwest Real Estate Data LLC for the period 7/1/2014 through 6/30/2017. 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.



MLS Area: Evanston



ART WILSON
 Broker, Realtor
 847-363-1599
 www.NorthShoreHomesOnline.com
 Art.Wilson@cbexchange.com



Price Range: 0 to 999999999 | Properties: Single Family Home, Townhome, Condo

	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
Homes Sold	122	113	83	80	61	70	36	49	86	104	98	147	140	125	107	85	70	90	49	40	95	107	101	159	145	134	96	71	71	73	48	50	89	102	126	147
3 Mo. Roll Avg			106	92	75	70	56	52	57	80	96	116	128	137	124	106	87	82	70	60	61	81	101	122	135	146	125	100	79	72	64	57	62	80	106	125

(000's)	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
Median Sale Price	314	368	320	281	265	316	329	220	267	317	333	341	386	282	344	293	295	291	295	300	250	308	324	365	350	314	283	310	342	330	282	225	308	333	335	390
3 Mo. Roll Avg			334	323	289	287	303	288	272	268	305	330	353	336	337	306	311	293	294	295	282	286	294	332	346	343	315	302	312	327	318	279	271	289	325	353

	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
Inventory	388	363	383	385	348	313	309	318	322	360	415	429	418	394	388	362	317	256	262	281	288	301	302	275	284	281	292	258	233	175	183	218	231	215	217	231
MSI	3	3	5	5	6	4	9	6	4	3	4	3	3	3	4	4	5	3	5	7	3	3	3	2	2	2	3	4	3	2	4	4	3	2	2	2

	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
Days On Market	53	40	54	60	60	80	87	89	66	68	66	44	50	53	48	58	62	63	74	89	83	46	55	43	41	55	33	49	45	65	76	49	46	39	31	36
3 Mo. Roll Avg			49	51	58	67	76	85	81	74	67	59	53	49	50	53	56	61	66	75	82	73	61	48	46	46	43	46	42	53	62	63	57	45	39	35

	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
Price per Sq Ft	214	228	222	218	190	204	236	180	201	226	229	224	234	207	208	204	203	206	235	192	204	221	227	238	231	226	232	228	239	212	211	207	228	235	240	238
3 Mo. Roll Avg			221	223	210	204	210	207	206	202	219	226	229	222	216	206	205	204	215	211	210	206	217	229	232	232	230	229	233	226	221	210	215	223	234	238

	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
Sale to List Price	0.941	0.956	0.935	0.934	0.912	0.925	0.916	0.918	0.930	0.938	0.946	0.948	0.957	0.939	0.933	0.926	0.944	0.935	0.924	0.930	0.938	0.955	0.947	0.962	0.957	0.941	0.950	0.956	0.954	0.911	0.935	0.944	0.975	0.958	0.965	0.967
3 Mo. Roll Avg			0.944	0.942	0.927	0.924	0.918	0.920	0.921	0.929	0.938	0.944	0.950	0.948	0.943	0.933	0.934	0.935	0.934	0.930	0.931	0.941	0.947	0.955	0.955	0.953	0.949	0.949	0.953	0.940	0.933	0.930	0.951	0.959	0.966	0.963

	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
New Listings	164	123	150	114	76	59	87	144	189	199	211	194	188	132	137	106	70	40	121	155	159	184	193	150	158	133	138	97	71	39	110	162	173	158	174	191
Inventory	388	363	383	385	348	313	309	318	322	360	415	429	418	394	388	362	317	256	262	281	288	301	302	275	284	281	292	258	233	175	183	218	231	215	217	231
Sales	122	113	83	80	61	70	36	49	86	104	98	147	140	125	107	85	70	90	49	40	95	107	101	159	145	134	96	71	71	73	48	50	89	102	126	147

(000's)	J 14	A	S	O	N	D	J 15	F	M	A	M	J	J	A	S	O	N	D	J 16	F	M	A	M	J	J	A	S	O	N	D	J 17	F	M	A	M	J
Avg Sale Price	375	458	404	358	310	369	393	314	333	397	460	415	456	375	407	382	336	371	409	334	321	397	396	452	445	412	406	368	458	417	382	303	380	438	424	481
3 Mo. Roll Avg			412	407	357	346	357	359	347	348	397	424	444	415	413	388	375	363	372	371	355	351	371	415	431	436	421	396	411	415	419	367	355	374	414	448

© 2017 Coldwell Banker Residential Brokerage. All Rights Reserved. Coldwell Banker Residential Brokerage fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Coldwell Banker Residential Brokerage is operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

Based on information from Midwest Real Estate Data LLC for the period 7/1/2014 through 6/30/2017. 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.

