

MLS Area: Evanston



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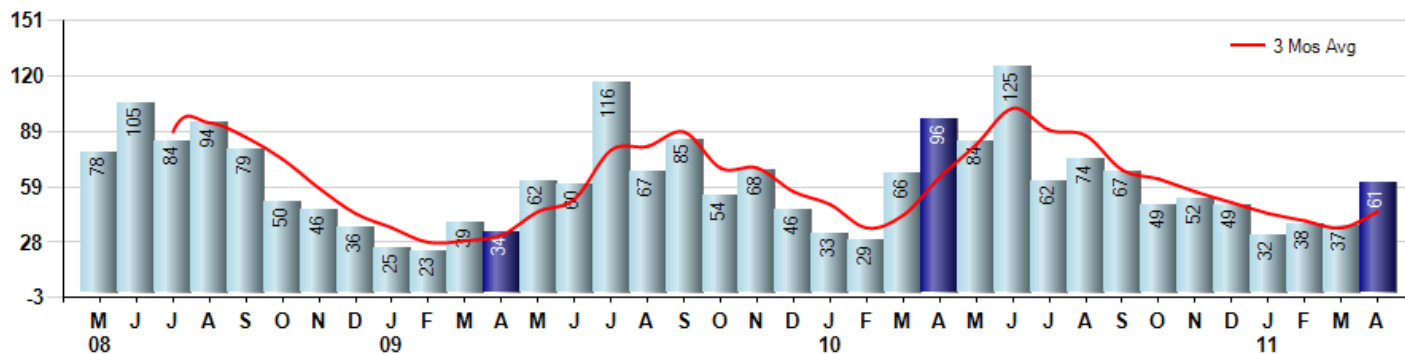
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$275,000	↓						
Average List Price of all Current Listings	\$411,136	↓						
April Median Sales Price	\$243,000	↑	↑	↓	↓	\$237,000	↓	↓
April Average Sales Price	\$321,530	↑	↑	↔	↓	\$309,664	↓	↓
Total Properties Currently for Sale (Inventory)	690	↔		↓				
April Number of Properties Sold	61	↑		↓		168	↓	
April Average Days on Market (Solds)	84	↓	↓	↓	↓	87	↓	↓
April Month's Supply of Inventory	11.3	↓	↓	↑	↓	16.1	↓	↑
April Sale Price vs List Price Ratio	89.8%	↓	↓	↑	↑	90.6%	↑	↑

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

Property Sales

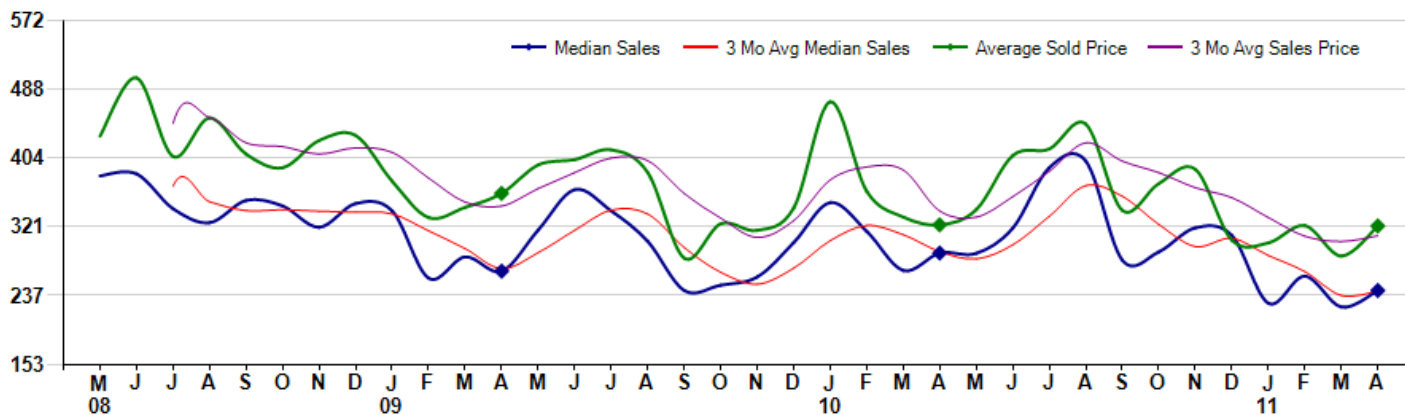
April Property sales were 61, down -36.5% from 96 in April of 2010 and 64.9% higher than the 37 sales last month. April 2011 sales were at a mid level compared to April of 2010 and 2009. April YTD sales of 168 are running -25.0% behind last year's year-to-date sales of 224.



Prices

The Median Sales Price in April was \$243,000, down -15.8% from \$288,500 in April of 2010 and up 9.0% from \$222,900 last month. The Average Sales Price in April was \$321,530, down -0.4% from \$322,853 in April of 2010 and up 12.9% from \$284,906 last month. April 2011 ASP was at the lowest level compared to April of 2010 and 2009.

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 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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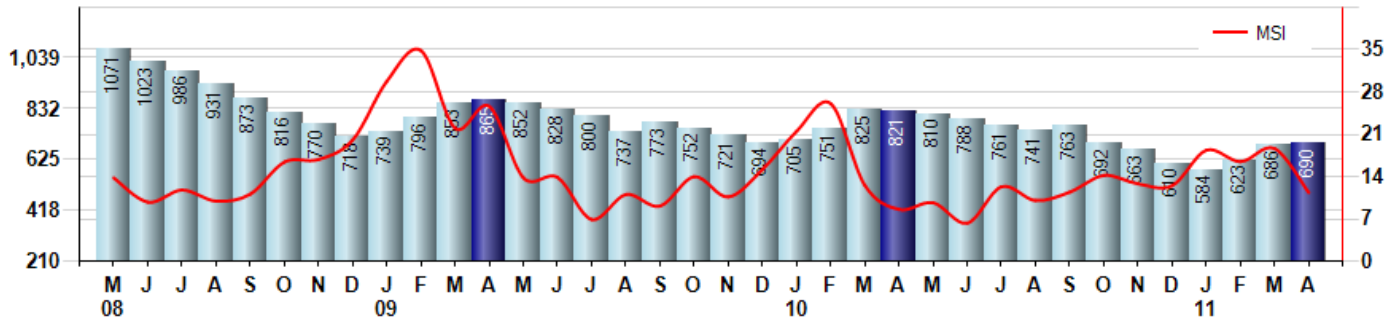
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Inventory & MSI

The Total Inventory of Properties available for sale as of April was 690, up 0.6% from 686 last month and down -16.0% from 821 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 11.3 months was at a mid range compared with April of 2010 and 2009.

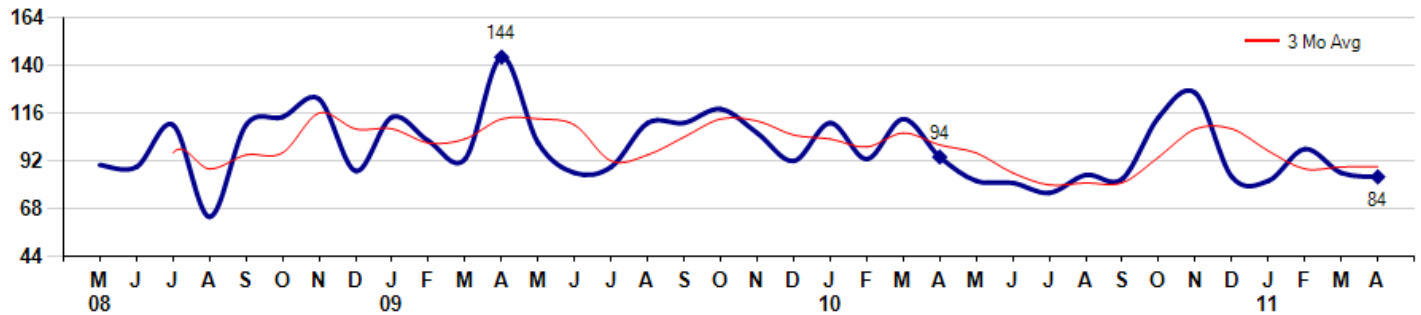
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 84, down -2.3% from 86 days last month and down -10.6% from 94 days in April of last year. The April 2011 DOM was at its lowest level compared with April of 2010 and 2009.

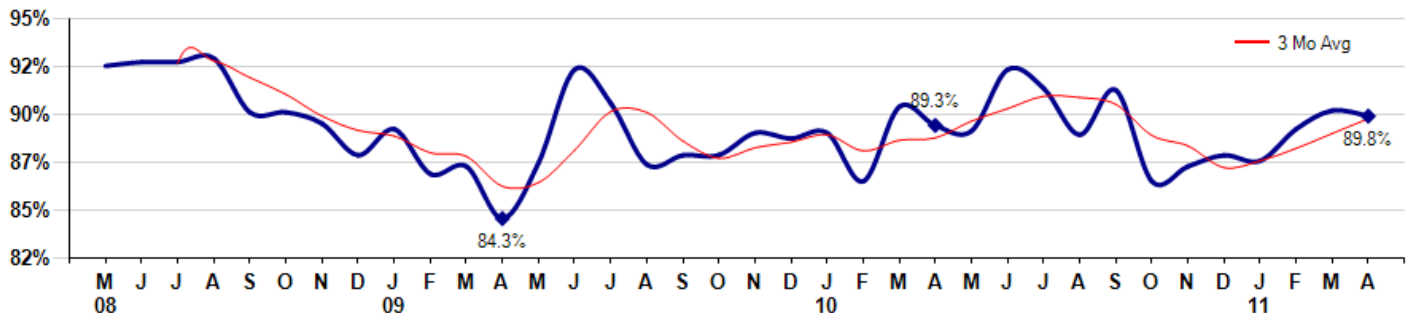
Average Days on Market (Listing to Contract) for properties sold during the month



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 89.8% was down from 90.1% last month and up from 89.3% in April of last year.

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



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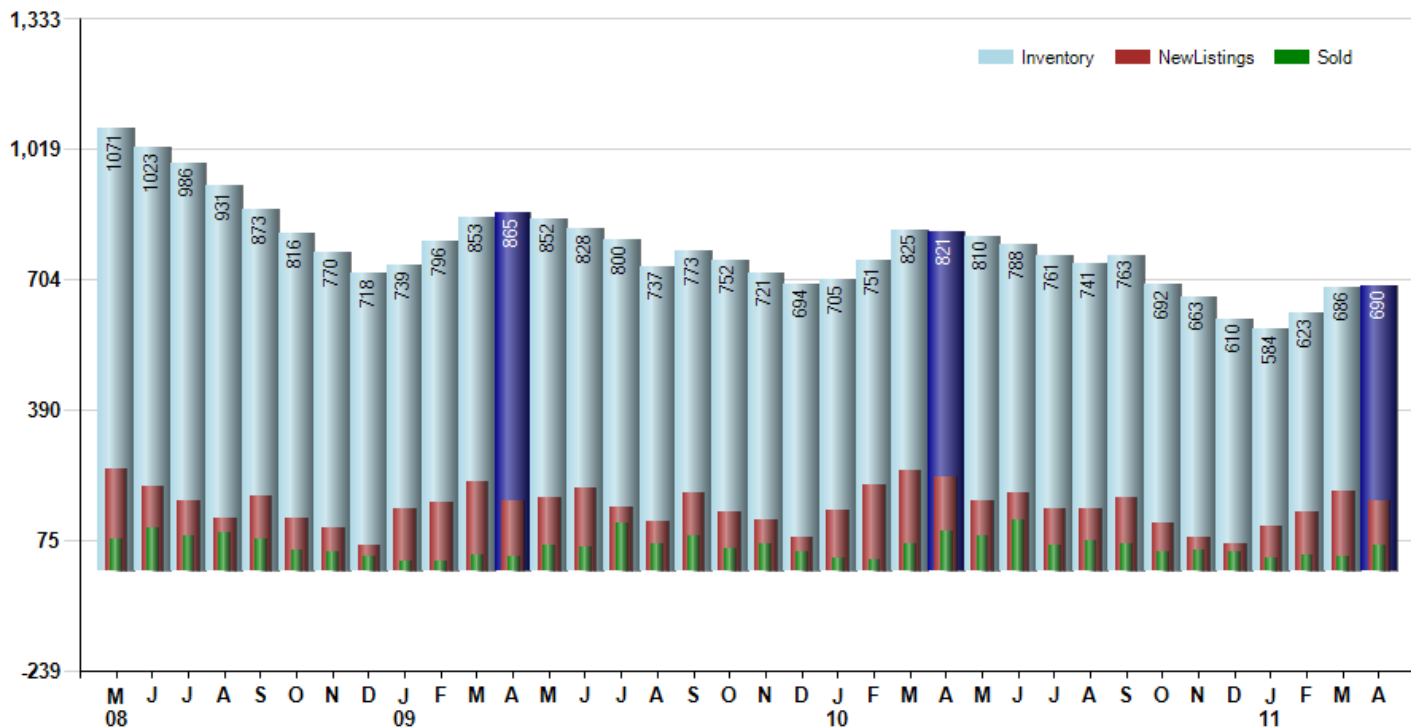
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Inventory / New Listings / Sales

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 April 2011 was 172, down -11.3% from 194 last month and down -24.6% from 228 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	78	105	84	94	79	50	46	36	25	23	39	34	62	60	116	67	85	54	68	46	33	29	66	96	84	125	62	74	67	49	52	49	32	38	37	61
3 Mo. Roll Avg			89	94	86	74	58	44	36	28	29	32	45	52	79	81	89	69	69	56	49	36	43	64	82	102	90	87	68	63	56	50	44	40	36	45

	(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	383	385	343	326	353	346	320	349	340	258	284	267	317	366	340	303	243	250	260	301	350	315	267	289	288	319	393	401	280	290	319	310	228	261	223	243
3 Mo. Roll Avg			370	351	340	341	340	338	336	316	294	270	289	316	341	336	295	265	251	270	304	322	311	290	281	299	333	371	358	324	296	306	286	266	237	242

	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	1,071	1,023	986	931	873	816	770	718	739	796	853	865	852	828	800	737	773	752	721	694	705	751	825	821	810	788	761	741	763	692	663	610	584	623	686	690
MSI	14	10	12	10	11	16	17	20	30	35	22	25	14	14	7	11	9	14	11	15	21	26	13	9	10	6	12	10	11	14	13	12	18	16	19	11

	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	90	89	110	64	110	114	123	87	114	102	93	144	101	86	89	111	111	118	106	92	111	93	113	94	82	81	76	85	83	114	126	84	82	98	86	84
3 Mo. Roll Avg			96	88	95	96	116	108	108	101	103	113	113	110	92	95	104	113	112	105	103	99	106	100	96	86	80	81	81	94	108	108	97	88	89	89

	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	232	257	243	246	250	200	230	219	263	205	195	222	217	206	211	225	173	252	298	233	238	199	206	208	193	220	219	204	211	222	180	150	177	136	174	193
3 Mo. Roll Avg			244	249	246	232	227	216	237	229	221	207	211	215	211	214	203	217	241	261	256	223	214	204	202	207	211	214	211	212	204	184	169	154	162	168

	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	0.925	0.927	0.927	0.929	0.900	0.900	0.894	0.877	0.891	0.867	0.871	0.843	0.873	0.923	0.905	0.872	0.877	0.877	0.889	0.886	0.889	0.863	0.903	0.893	0.890	0.923	0.913	0.888	0.912	0.863	0.871	0.877	0.874	0.891	0.901	0.898
3 Mo. Roll Avg			0.926	0.928	0.919	0.910	0.898	0.890	0.887	0.878	0.876	0.860	0.862	0.880	0.900	0.900	0.885	0.875	0.881	0.884	0.888	0.879	0.885	0.886	0.895	0.902	0.909	0.908	0.904	0.888	0.882	0.870	0.874	0.881	0.889	0.897

	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	247	203	172	127	180	128	104	62	152	166	216	171	178	200	155	119	189	142	126	83	146	207	244	228	171	190	150	153	177	116	83	67	110	143	194	172
Inventory	1,071	1,023	986	931	873	816	770	718	739	796	853	865	852	828	800	737	773	752	721	694	705	751	825	821	810	788	761	741	763	692	663	610	584	623	686	690
Sales	78	105	84	94	79	50	46	36	25	23	39	34	62	60	116	67	85	54	68	46	33	29	66	96	84	125	62	74	67	49	52	49	32	38	37	61

	(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	431	502	406	453	409	392	426	432	376	332	344	361	396	402	414	387	282	324	316	343	473	364	332	323	341	407	415	445	341	373	390	304	301	322	285	322
3 Mo. Roll Avg			446	454	423	418	409	417	411	380	351	346	367	386	404	401	361	331	308	328	377	393	390	340	332	357	388	423	400	386	368	356	332	309	303	309

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