

## MLS Area: Evanston



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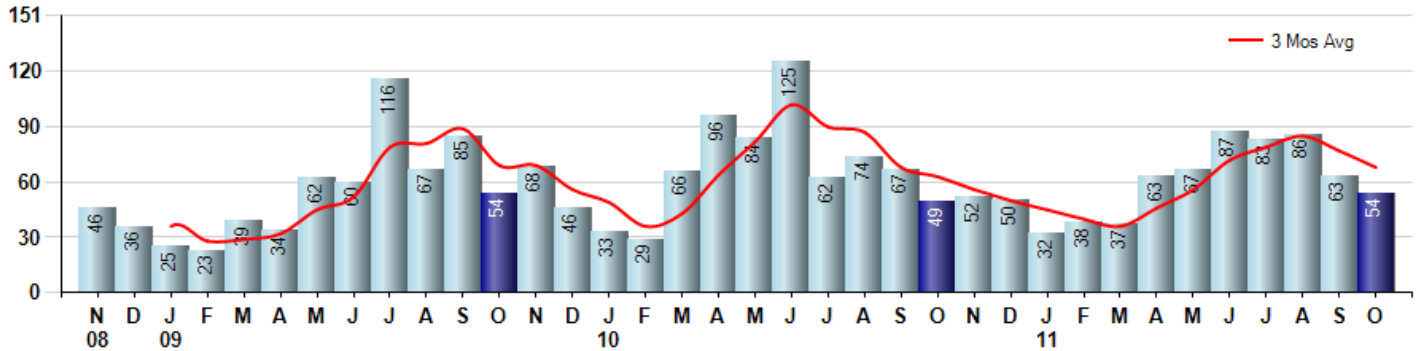
Price Range: ALL | Properties: Single Family Home, Townhome, Condo

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	\$417,643	↑		↔				
October Median Sales Price	\$325,000	↓	↑	↑	↑	\$293,500	↓	↓
October Average Sales Price	\$369,142	↓	↔	↓	↔	\$369,216	↓	↔
Total Properties Currently for Sale (Inventory)	558	↓		↓	↔			
October Number of Properties Sold	54	↓		↑		610	↓	
October Average Days on Market (Solds)	86	↓	↓	↓	↓	88	↓	↓
October Month's Supply of Inventory	10.3	↑	↑	↓	↓	12.2	↓	↓
October Sale Price vs List Price Ratio	88.6%	↓	↓	↑	↓	90.0%	↔	↑

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

### Property Sales

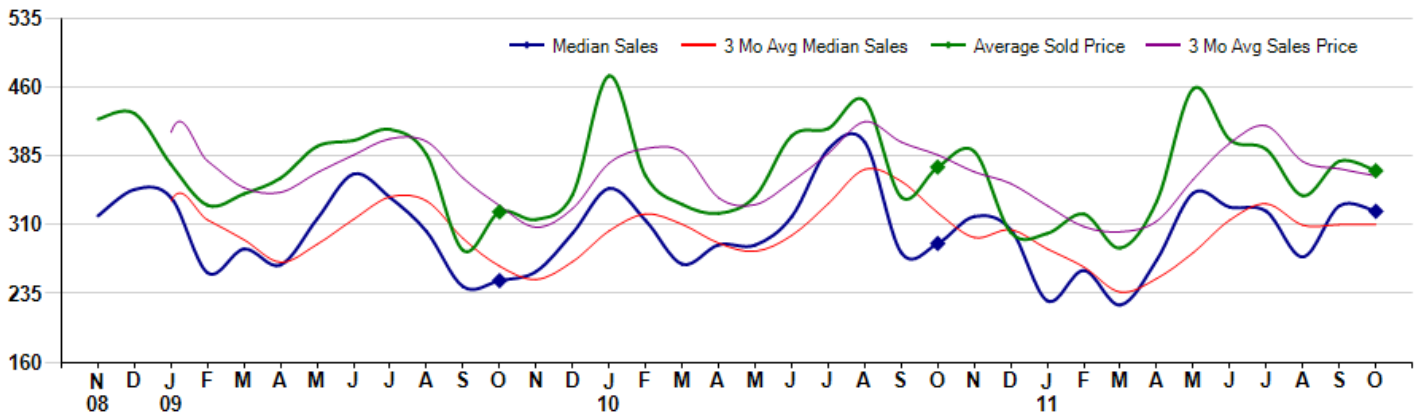
October Property sales were 54, up 10.2% from 49 in October of 2010 and -14.3% lower than the 63 sales last month. October 2011 sales were at a mid level compared to October of 2010 and 2009. October YTD sales of 610 are running -10.9% behind last year's year-to-date sales of 685.



### Prices

The Median Sales Price in October was \$325,000, up 12.1% from \$290,000 in October of 2010 and down -1.8% from \$331,000 last month. The Average Sales Price in October was \$369,142, down -1.1% from \$373,192 in October of 2010 and down -2.8% from \$379,610 last month. October 2011 ASP was at a mid range compared to October 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 11/1/2008 through 10/31/2011. 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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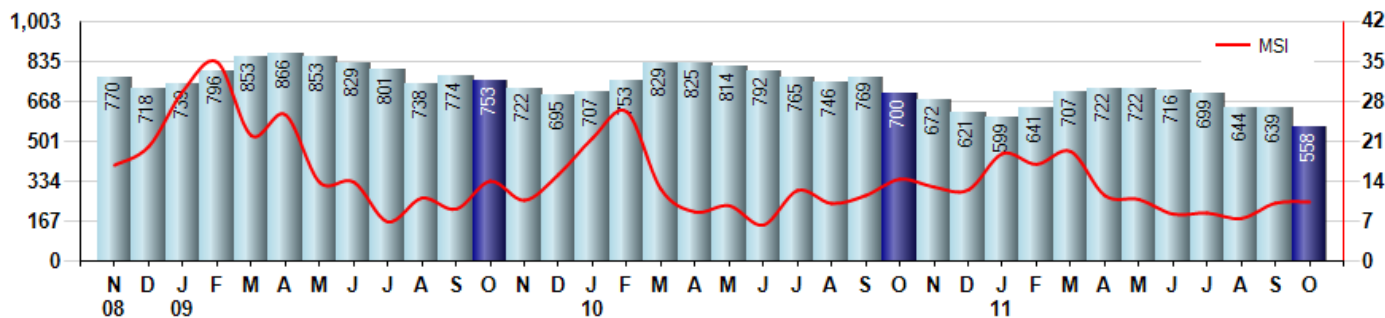
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### Inventory & MSI

The Total Inventory of Properties available for sale as of October was 558, down -12.7% from 639 last month and down -20.3% from 700 in October of last year. October 2011 Inventory was at the lowest level compared to October of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2011 MSI of 10.3 months was at its lowest level compared with October of 2010 and 2009.

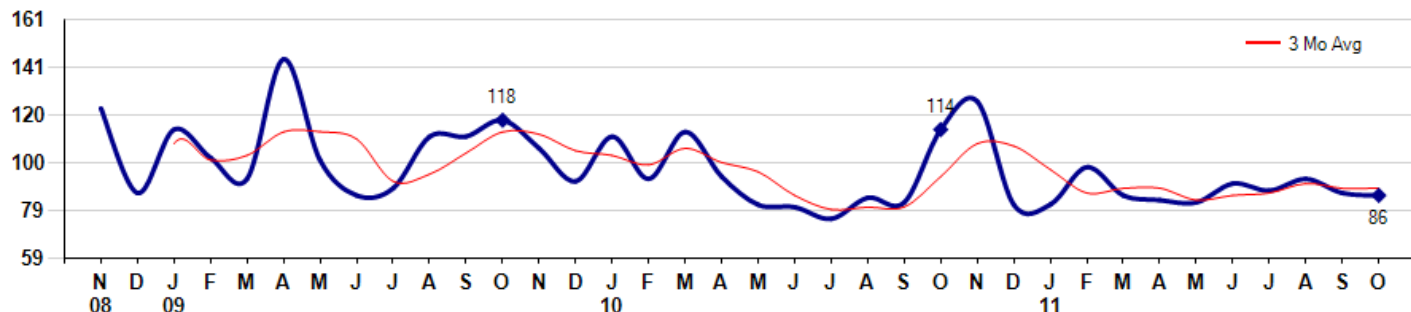
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



### 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 October was 86, down -1.1% from 87 days last month and down -24.6% from 114 days in October of last year. The October 2011 DOM was at its lowest level compared with October of 2010 and 2009.

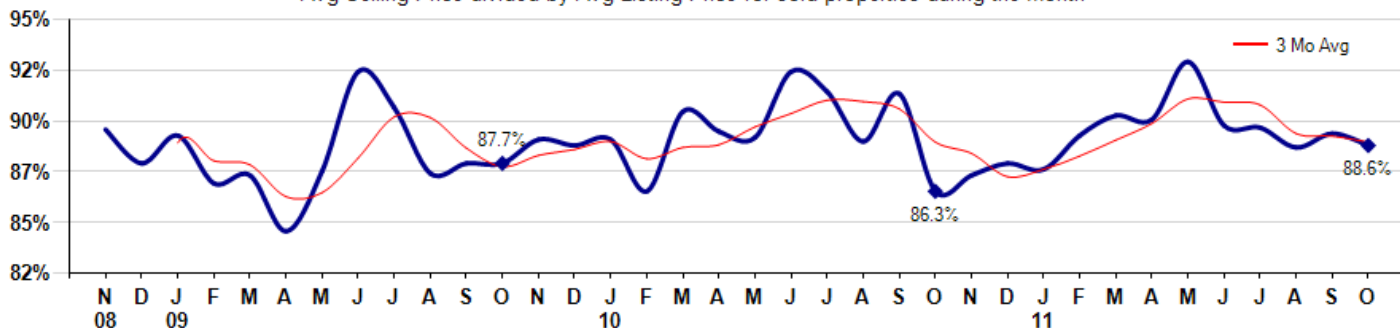
Average Days on Market (Listing to Contract) for properties sold during the month



### 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 October 2011 Selling Price vs Original List Price of 88.6% was down from 89.2% last month and up from 86.3% in October of last year.

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



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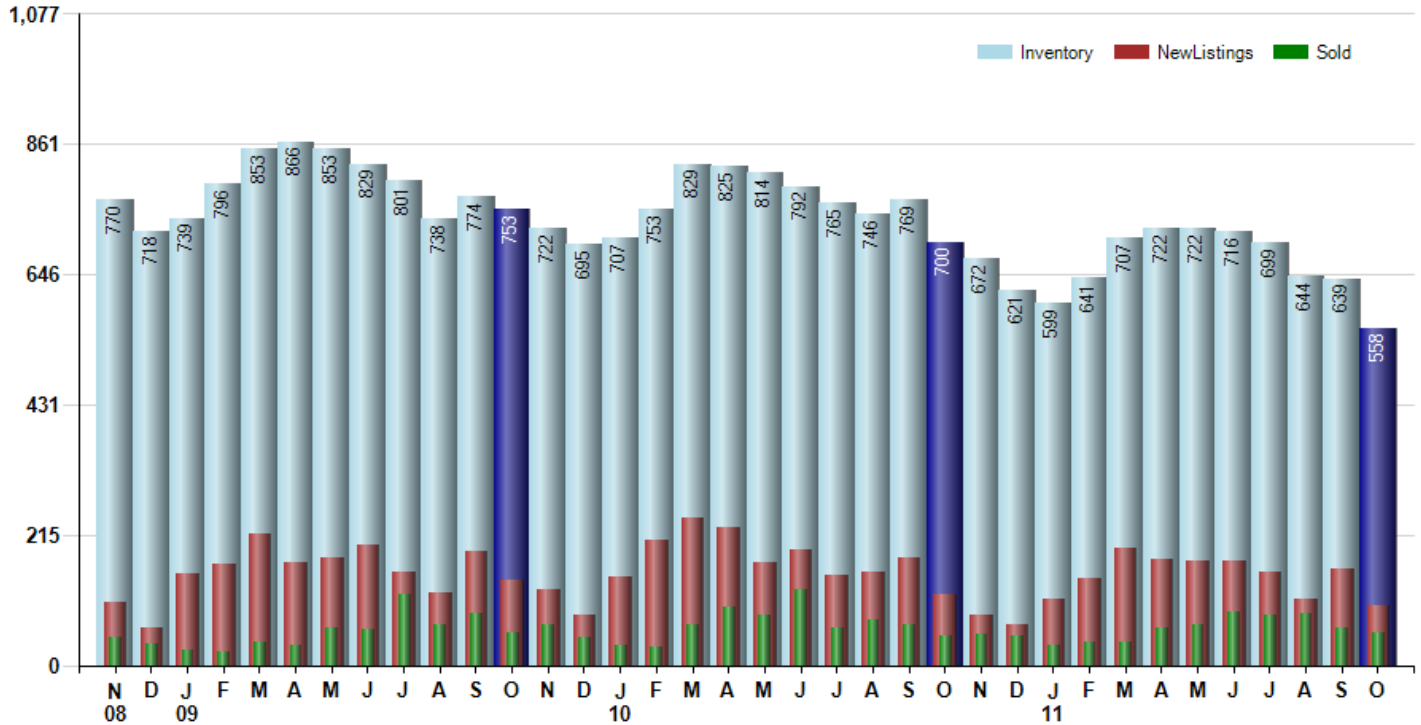
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### Inventory / New Listings / Sales

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 October 2011 was 99, down -37.3% from 158 last month and down -14.7% from 116 in October of last year.



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# MARKET ACTION REPORT

October 2011

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	N 08	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	M	J	J	A	S	O
Homes Sold	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	50	32	38	37	63	67	87	83	86	63	54
3 Mo. Roll Avg			36	28	29	32	45	52	79	81	89	69	69	56	49	36	43	64	82	102	90	87	68	63	56	50	45	40	36	46	56	72	79	85	77	68

	(000's) N 08	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	M	J	J	A	S	O
Median Sale Price	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	305	228	261	223	272	345	330	325	275	331	325
3 Mo. Roll Avg			336	316	294	270	289	316	341	336	295	265	251	270	304	322	311	290	281	299	333	371	358	324	296	305	284	264	237	252	280	316	333	310	310	310

	N 08	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	M	J	J	A	S	O
Inventory	770	718	739	796	853	866	853	829	801	738	774	753	722	695	707	753	829	825	814	792	765	746	769	700	672	621	599	641	707	722	722	716	699	644	639	558
MSI	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	19	17	19	11	11	8	8	7	10	10

	N 08	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	M	J	J	A	S	O
Days On Market	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	82	82	98	86	84	83	91	88	93	87	86
3 Mo. Roll Avg			108	101	103	113	113	110	92	95	104	113	112	105	103	99	106	100	96	86	80	81	81	94	108	107	97	87	89	89	84	86	87	91	89	89

	N 08	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	M	J	J	A	S	O
Price per Sq Ft	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	195	209	206	196	195	201	166
3 Mo. Roll Avg			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	193	203	204	199	197	187

	N 08	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	M	J	J	A	S	O
Sale to List Price	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	0.899	0.928	0.896	0.895	0.885	0.892	0.886
3 Mo. Roll Avg			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	0.909	0.908	0.906	0.892	0.891	0.888

	N 08	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	M	J	J	A	S	O
New Listings	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	193	174	172	172	154	109	158	99
Inventory	770	718	739	796	853	866	853	829	801	738	774	753	722	695	707	753	829	825	814	792	765	746	769	700	672	621	599	641	707	722	722	716	699	644	639	558
Sales	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	50	32	38	37	63	67	87	83	86	63	54

	(000's) N 08	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	M	J	J	A	S	O
Avg Sale Price	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	302	301	322	285	336	459	403	393	342	380	369
3 Mo. Roll Avg			411	380	351	346	367	386	404	401	361	331	308	328	377	393	390	340	332	357	388	423	400	386	368	355	331	308	303	314	360	399	418	379	371	364

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