

MARKET ACTION REPORT

April 2011

MLS Area: Evanston



Barbara Kramer

Realtor

847-316-8047

barbara.kramer@cbexchange.com

www.barbkramer.com



Price Range: All | Properties: Single Family

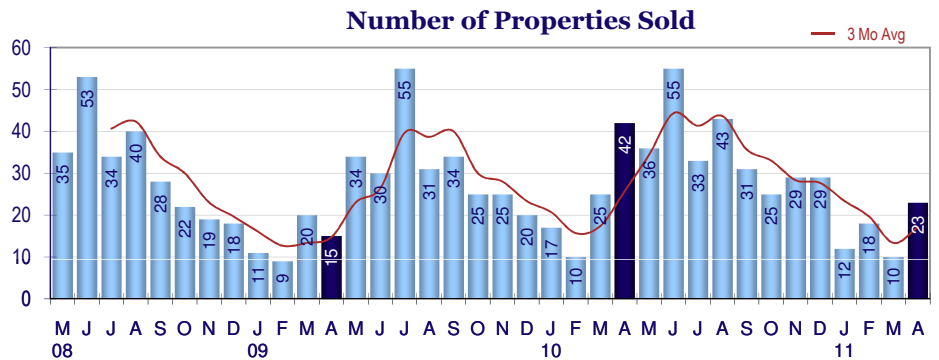
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$479,900	↓		↓				
Average List Price of all Current Listings	\$697,599	↓		↔				
April Median Sales Price	\$443,000	↑	↑	↑	↑	\$433,000	↑	↔
April Average Sales Price	\$493,649	↑	↑	↑	↑	\$443,080	↑	↓
Total Properties Currently for Sale (Inventory)	219	↔		↓				
April Number of Properties Sold	23	↑		↓		63	↓	
April Average Days on Market (Solds)	44	↑	↓	↓	↓	56	↓	↓
April Month's Supply of Inventory	9.5	↓	↓	↑	↔	14.5	↑	↑
April Sale Price vs List Price Ratio	91.8%	↓	↓	↑	↑	92.1%	↑	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2010) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

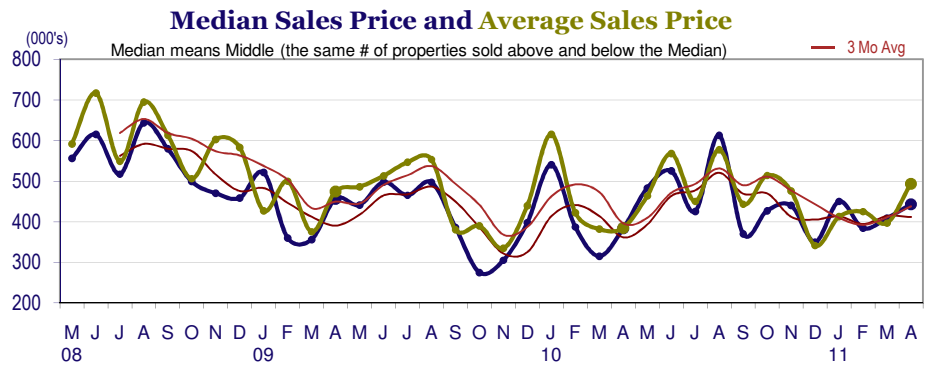
Property Sales

April Property sales were 23, down 45.2% from 42 in April of 2010 and 130.0% higher than the 10 sales last month. April 2011 sales were at a mid level compared to April of 2010 and 2009. April YTD sales of 63 are running 33.0% behind last year's year-to-date sales of 94.



Prices

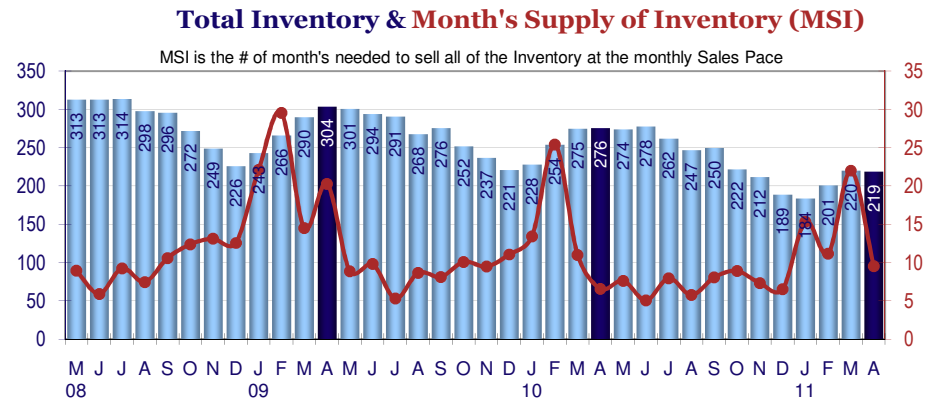
The Median Sales Price in April was \$443,000, up 15.4% from \$383,750 in April of 2010 and up 8.4% from \$408,750 last month. The Average Sales Price in April was \$493,649, up 28.3% from \$384,855 in April of 2010 and up 24.5% from \$396,550 last month. April 2011 ASP was at the highest level compared to April of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 219, down 0.5% from 220 last month and down 20.7% from 276 in April of last year. April 2011 Inventory was at its lowest level compared with 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 9.5 months was at a mid level compared with April of 2010 and 2009.



MLS Area: *Evanston*



Barbara Kramer

Realtor

847-316-8047

barbara.kramer@cbexchange.com

www.barbkramer.com

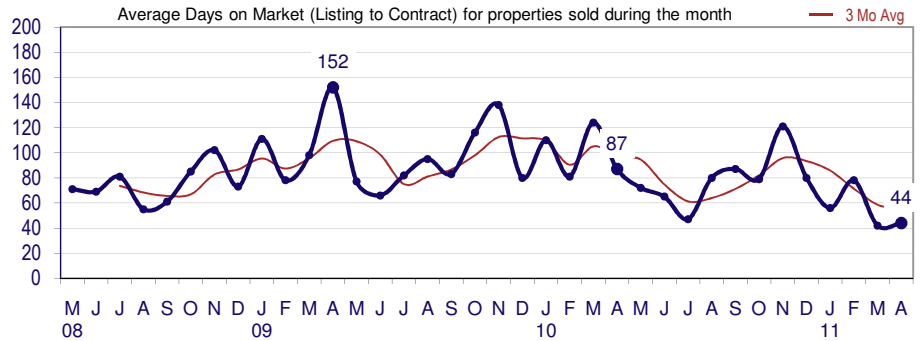


Price Range: All | Properties: Single Family

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 44, up 4.8% from 42 days last month and down 49.4% from 87 days in April of last year. The April 2011 DOM was at its lowest level compared with April of 2010 and 2009.

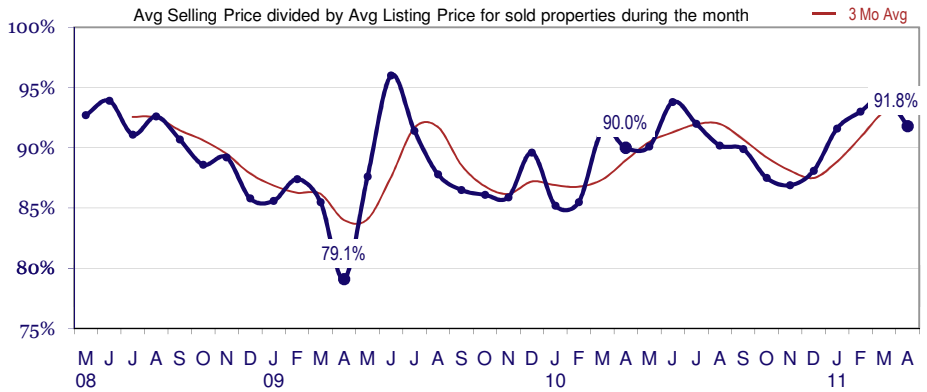
Days On Market for Sold Properties



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 April 2011 Selling Price vs Original List Price of 91.8% was down from 94.3% last month and up from 90.0% in April of last year.

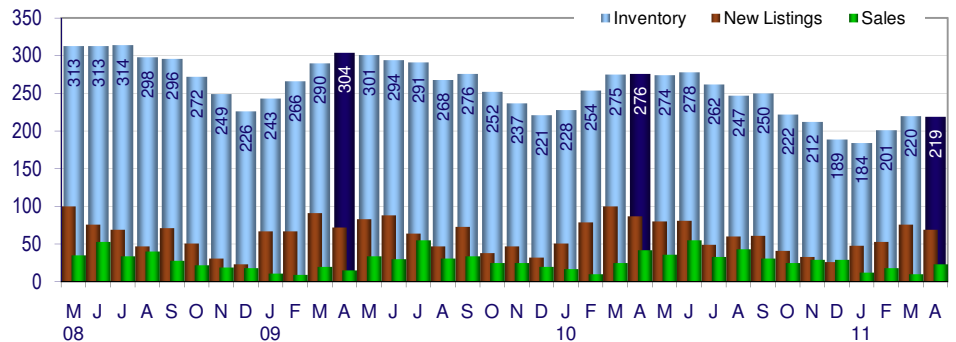
Selling Price versus Listing Price Ratio



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 April 2011 was 69, down 9.2% from 76 last month and down 20.7% from 87 in April of last year.

Inventory / New Listings / Sales



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family

Data is provided courtesy of Midwest Real Estate Data LLC; Greater Northwest Indiana Association of REALTORS and Metro MLS, Inc. and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.

Inventory / Listings / Sales

MLS Area: Evanston

Price Range: All | Properties: Single Family



Barbara Kramer

Realtor

847-316-8047

barbara.kramer@cbexchange.com

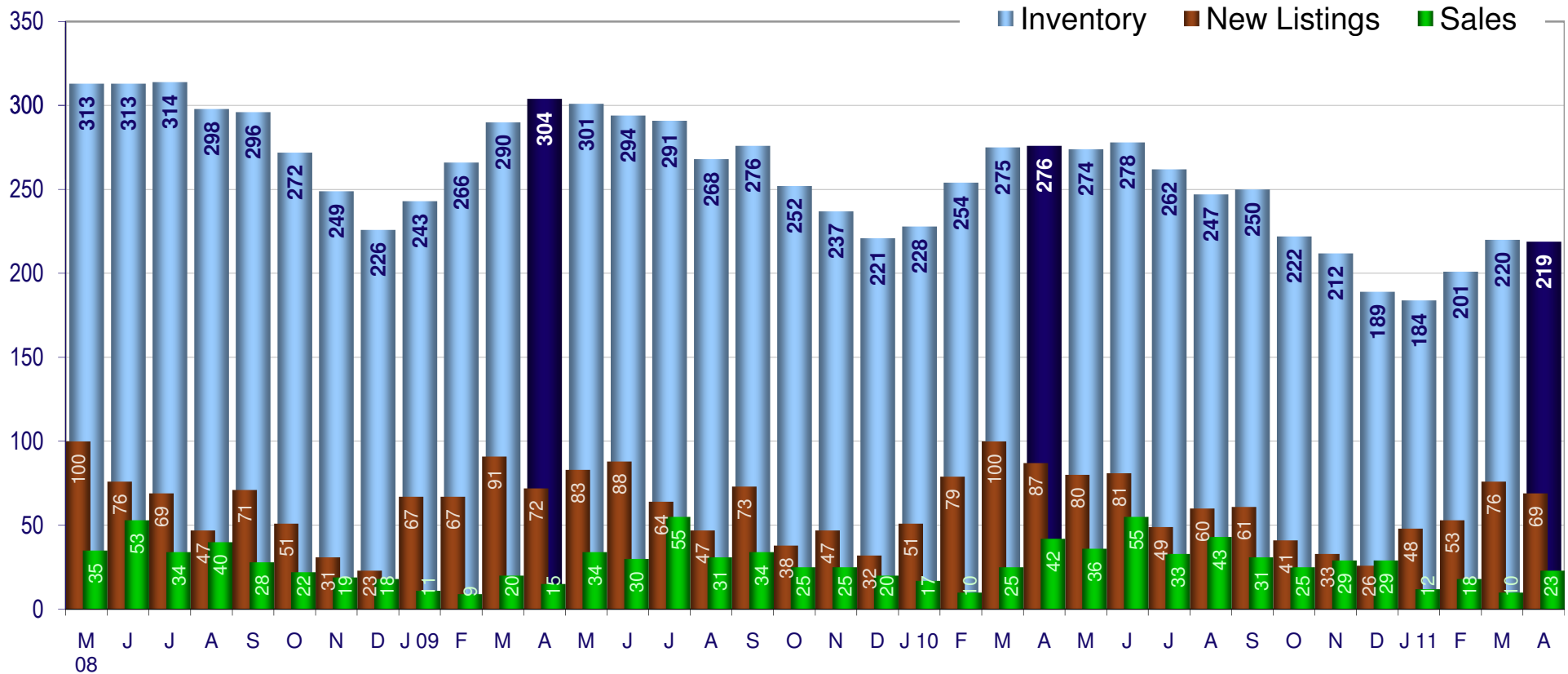
www.barbkramer.com

April 2011



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 69, down 9.2% from 76 last month and down 20.7% from 87 in April of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family

Data is provided courtesy of Midwest Real Estate Data LLC; Greater Northwest Indiana Association of REALTORS and Metro MLS, Inc. and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.

MLS Area: Evanston

Price Range: Below to 99,999,999 | Property Types: Single Family

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Homes Sold	35	53	34	40	28	22	19	18	11	9	20	15	34	30	55	31	34	25	25	20	17	10	25	42	36	55	33	43	31	25	29	29	12	18	10	23
3 Mo. Roll Avg			41	42	34	30	23	20	16	13	13	15	23	26	40	39	40	30	28	23	21	16	17	26	34	44	41	44	36	33	28	28	23	20	13	17

(000's)	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Median Sale Price	556	615	517	644	580	499	470	459	521	360	356	457	441	498	465	497	386	275	305	398	540	387	315	384	483	525	425	613	370	427	440	350	450	384	409	443
3 Mo. Roll Avg			563	592	580	574	516	476	483	447	412	391	418	465	468	487	449	386	322	326	414	442	414	362	394	464	478	521	469	470	412	406	413	395	414	412

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Inventory	313	313	314	298	296	272	249	226	243	266	290	304	301	294	291	268	276	252	237	221	228	254	275	276	274	278	262	247	250	222	212	189	184	201	220	219
MSI	9	6	9	7	11	12	13	13	22	30	15	20	9	10	5	9	8	10	9	11	13	25	11	7	8	5	8	6	8	9	7	7	15	11	22	10

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Days on Market	71	69	81	55	61	85	102	73	111	78	98	152	77	66	82	95	83	116	138	80	110	81	124	87	72	65	47	80	87	79	121	80	56	78	42	44
3 Mo. Roll Avg			74	68	66	67	83	87	95	87	96	109	109	98	75	81	87	98	112	111	109	90	105	97	94	75	61	64	71	82	96	93	86	71	59	55

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Price per Sq Ft	233	268	199	216	242	179	192	217	240	240	157	203	132	163	178	218	134	206	159	230	175	125	176	160	194	238	169	158	184	251	148	153	182	118	161	221
3 Mo. Roll Avg			233	228	219	212	204	196	216	232	212	200	164	166	158	187	177	186	166	198	188	177	159	154	177	197	200	188	170	198	195	184	161	151	153	166

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Sale to List Price	0.927	0.939	0.911	0.926	0.907	0.886	0.892	0.858	0.856	0.874	0.855	0.791	0.876	0.960	0.914	0.878	0.865	0.861	0.859	0.896	0.852	0.855	0.914	0.900	0.901	0.938	0.920	0.902	0.899	0.875	0.869	0.881	0.916	0.930	0.943	0.918
3 Mo. Roll Avg			0.926	0.925	0.915	0.906	0.895	0.879	0.869	0.863	0.862	0.840	0.841	0.876	0.917	0.917	0.886	0.868	0.862	0.872	0.869	0.868	0.874	0.890	0.905	0.913	0.920	0.920	0.907	0.892	0.881	0.875	0.889	0.909	0.930	0.930

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
New Listings	100	76	69	47	71	51	31	23	67	67	91	72	83	88	64	47	73	38	47	32	51	79	100	87	80	81	49	60	61	41	33	26	48	53	76	69
Inventory	313	313	314	298	296	272	249	226	243	266	290	304	301	294	291	268	276	252	237	221	228	254	275	276	274	278	262	247	250	222	212	189	184	201	220	219
Sales	35	53	34	40	28	22	19	18	11	9	20	15	34	30	55	31	34	25	25	20	17	10	25	42	36	55	33	43	31	25	29	29	12	18	10	23

(000's)	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Avg Sale Price	592	717	548	695	613	506	602	583	427	500	375	475	486	513	546	553	380	390	334	439	615	422	382	385	463	568	450	577	443	514	475	341	412	425	397	494
3 Mo. Roll Avg			619	653	619	604	574	564	537	503	434	450	445	491	515	537	493	441	368	388	463	492	473	396	410	472	494	532	490	511	477	443	410	393	411	438

Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family

Data is provided courtesy of Midwest Real Estate Data LLC; Greater Northwest Indiana Association of REALTORS and Metro MLS, Inc. and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction