

City: *Evanston*

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Price Range: All | Properties: Single Family

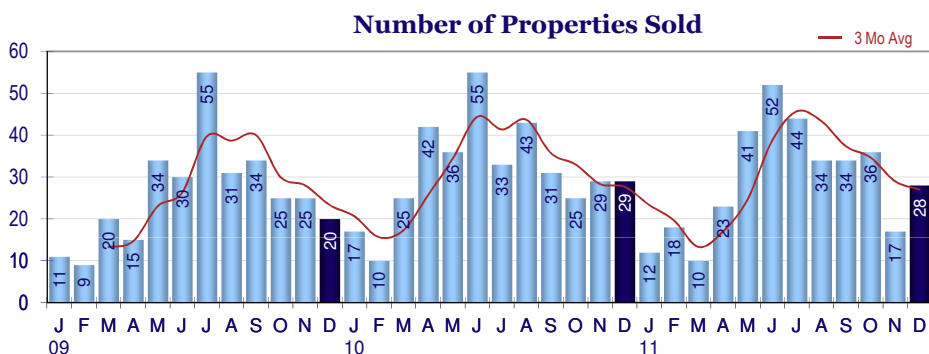
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$489,000	4%		1%				
Average List Price of all Current Listings	\$700,467	8%		-3%				
December Median Sales Price	\$395,000	66%	3%	13%	-9%	\$425,000	-2%	-2%
December Average Sales Price	\$454,488	31%	3%	33%	-4%	\$481,463	1%	2%
Total Properties Currently for Sale (Inventory)	151	-20%		-21%				
December Number of Properties Sold	28	65%		-3%		349	-7%	
December Average Days on Market (Solds)	84	15%	4%	5%	2%	80	-4%	-2%
Asking Price per Square Foot (based on New Listings)	\$225	6%	-1%	14%	2%	\$230	3%	4%
December Sold Price per Square Foot	\$196	9%	4%	28%	5%	\$194	4%	4%
December Month's Supply of Inventory	5.4	-51%	-28%	-19%	-43%	9.4	-1%	-1%
December Sale Price vs List Price Ratio	89.3%	.0%	.4%	1.4%	-4%	89.9%	.2%	.2%

* 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)

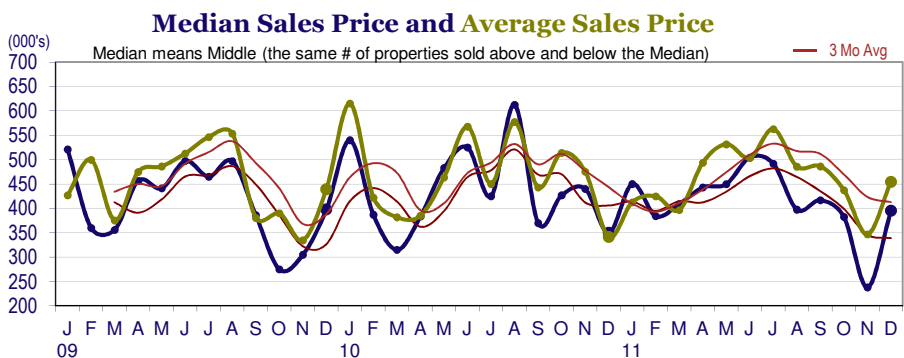
Property Sales

December Property sales were 28, down 3.4% from 29 in December of 2010 and 64.7% higher than the 17 sales last month. December 2011 sales were at a mid level compared to December of 2010 and 2009. December YTD sales of 349 are running 6.9% behind last year's year-to-date sales of 375.



Prices

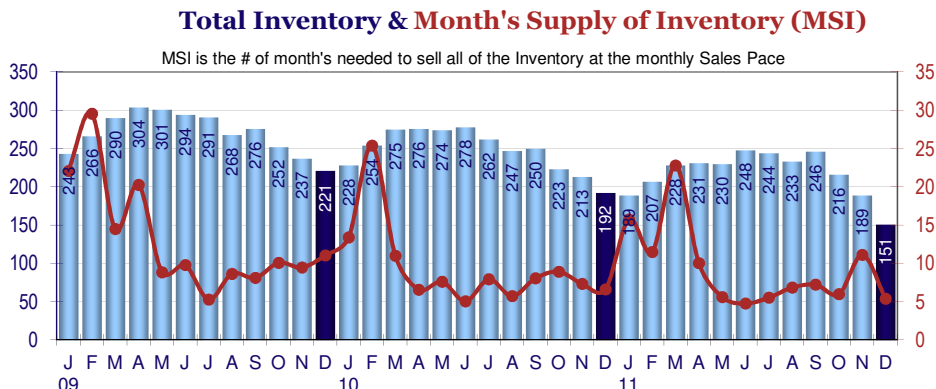
The Median Sales Price in December was \$395,000, up 12.9% from \$350,000 in December of 2010 and up 66.0% from \$238,000 last month. The Average Sales Price in December was \$454,488, up 33.2% from \$341,229 in December of 2010 and up 31.1% from \$346,741 last month. December 2011 ASP was at the highest level compared to December of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 151, down 20.1% from 189 last month and down 21.4% from 192 in December of last year. December 2011 Inventory was at its lowest level compared with December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 5.4 months was at its lowest level compared with December of 2010 and 2009.



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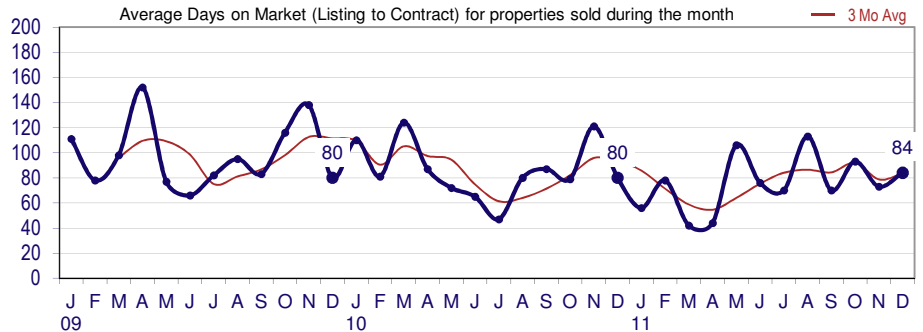


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Market Time

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 December was 84, up 15.1% from 73 days last month and up 5.0% from 80 days in December of last year. The December 2011 DOM was at a mid level compared with December of 2010 and 2009.

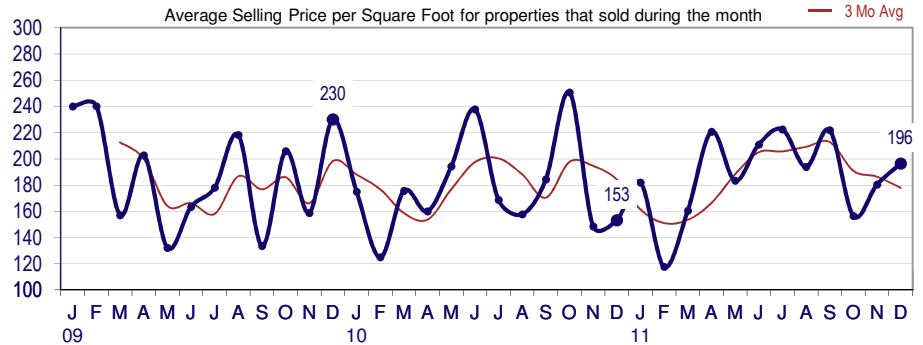
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The December 2011 Selling Price per Square Foot of \$196 was up 8.8% from \$180 last month and up 28.1% from 153 in December of last year.

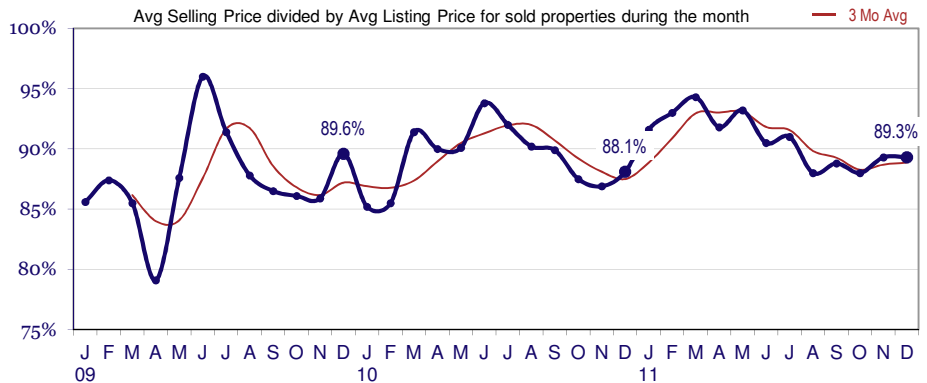
Selling Price per Square Foot



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 December 2011 Selling Price vs Original List Price of 89.3% was equal to 89.3% last month and up from 88.1% in December of last year.

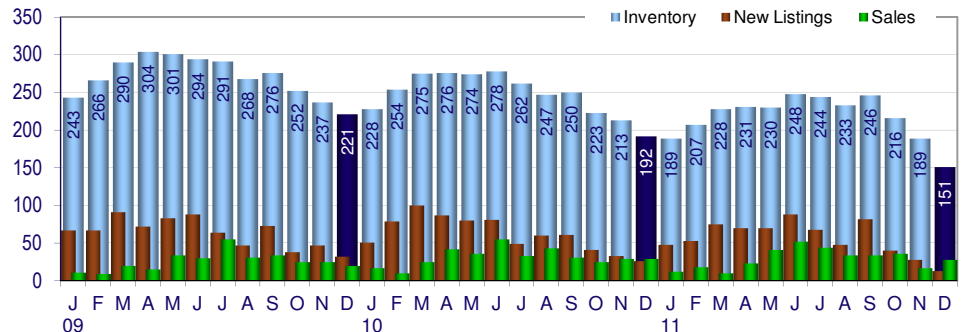
Selling Price versus Listing Price Ratio



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 December 2011 was 13, down 53.6% from 28 last month and down 50.0% from 26 in December of last year.

Inventory / New Listings / Sales



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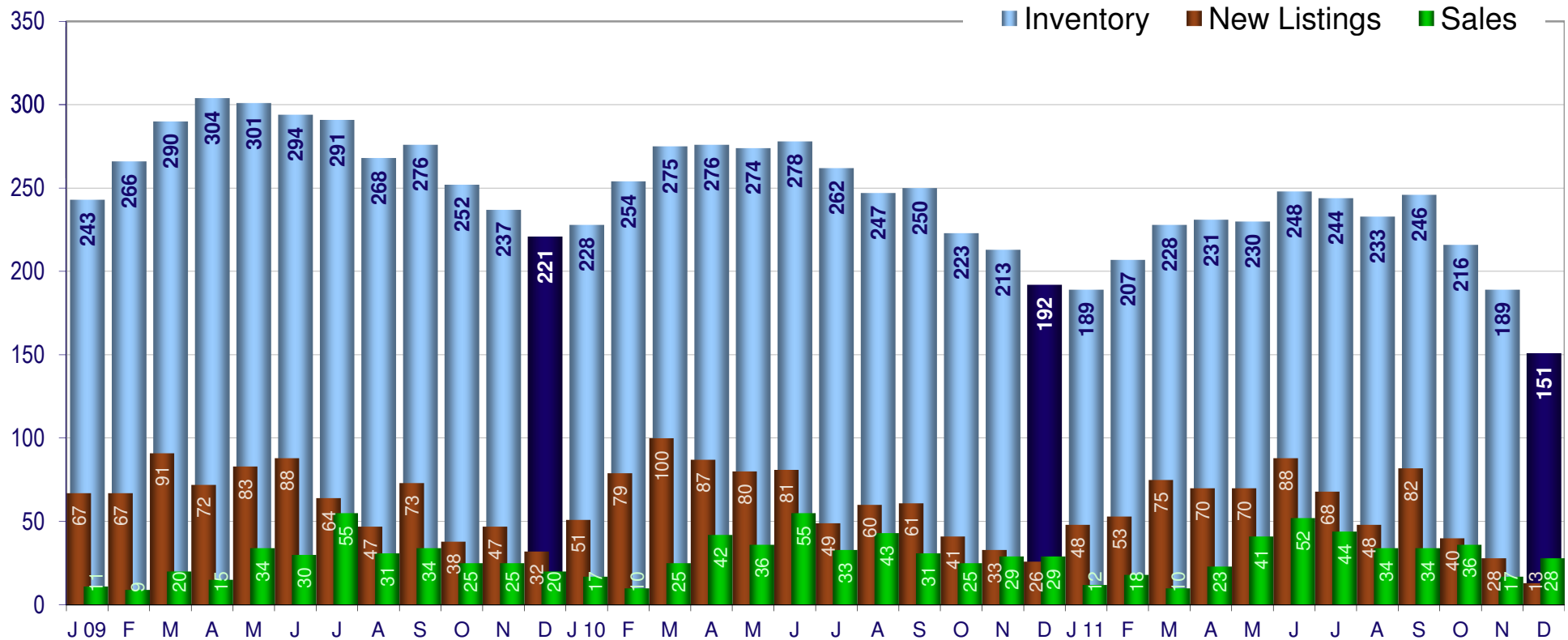
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