

County: Cook

Agent Name

Title
Phone
Website
Other



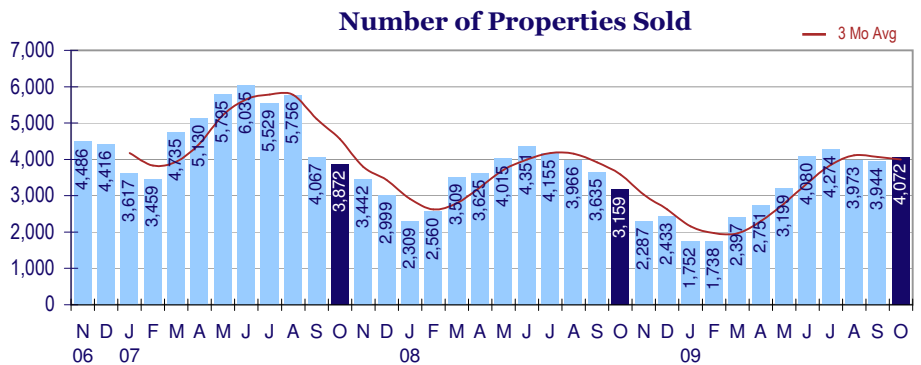
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$255,500	↓		↓				
Average List Price of all Current Listings	\$390,513	↔		↓				
October Median Sales Price	\$196,000	↓	↓	↓	↓	\$229,900	↓	↓
October Average Sales Price	\$255,192	↓	↓	↓	↓	\$267,303	↓	↓
Total Properties Currently for Sale (Inventory)	42,153	↓		↓				
October Number of Properties Sold	4,072	↑		↑		32,180	↓	
October Average Days on Market (Solds)	91	↓	↓	↑	↑	95	↑	↑
Asking Price per Square Foot (based on New Listings)	\$179	↓	↑	↓	↓	\$183	↓	↓
October Sold Price per Square Foot	\$180	↑	↑	↓	↓	\$175	↓	↓
October Month's Supply of Inventory	10.4	↓	↑	↓	↓	16.4	↑	↓
October Sale Price vs List Price Ratio	90.3%	↑	↑	↑	↓	88.8%	↓	↓

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

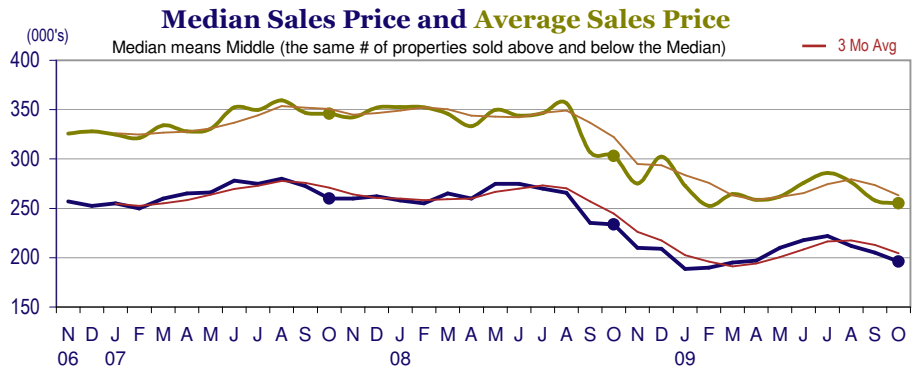
Property Sales

October Property sales were 4,072, up 28.9% from 3,159 in October of 2008 and 3.2% higher than the 3,944 sales last month. October 2009 sales were at their highest level compared to October of 2008 and 2007. October YTD sales of 32,180 are running -8.8% behind last year's year-to-date sales of 35,284.



Prices

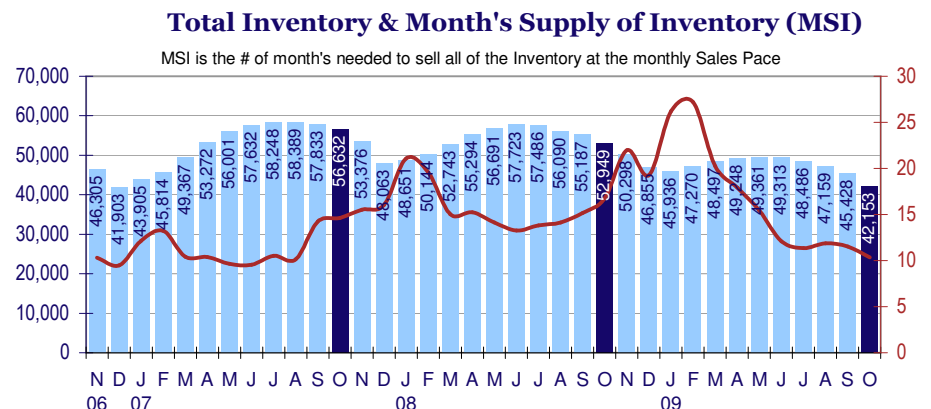
The Median Sales Price in October was \$196,000, down -16.1% from \$233,500 in October of 2008 and down -4.4% from \$205,000 last month. The Average Sales Price in October was \$255,192, down -15.8% from \$302,959 in October of 2008 and down -1.0% from \$257,821 last month. October 2009 ASP was at the lowest level compared to October of 2008 and 2007.



Inventory & MSI

The Total Inventory of Properties available for sale as of October was 42,153, down -7.2% from 45,428 last month and down -20.4% from 52,949 in October of last year. October 2009 Inventory was at its lowest level compared with October of 2008 and 2007.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2009 MSI of 10.4 months was at its lowest level compared with October of 2008 and 2007.



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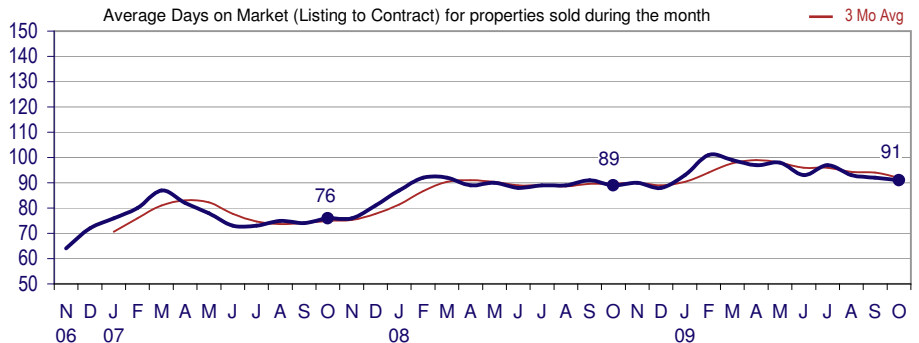
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Market Time

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 October was 91, down -1.1% from 92 days last month and up 2.2% from 89 days in October of last year. The October 2009 DOM was at a mid level compared with October of 2008 and 2007.

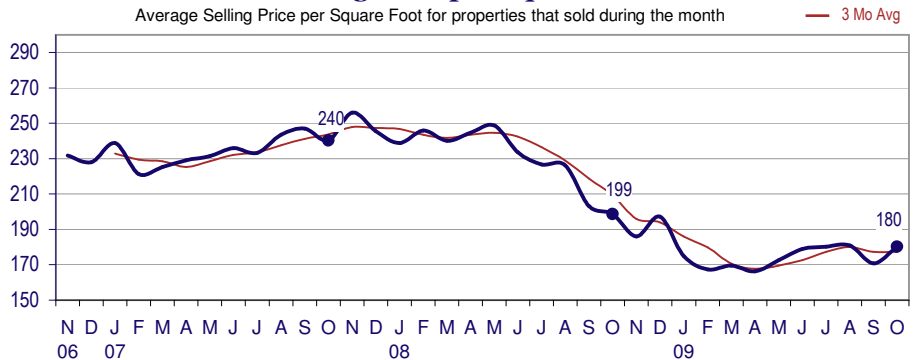
Days On Market for Sold Properties



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 October 2009 Selling Price per Square Foot of \$180 was up 5.6% from \$171 last month and down -9.3% from 199 in October of last year.

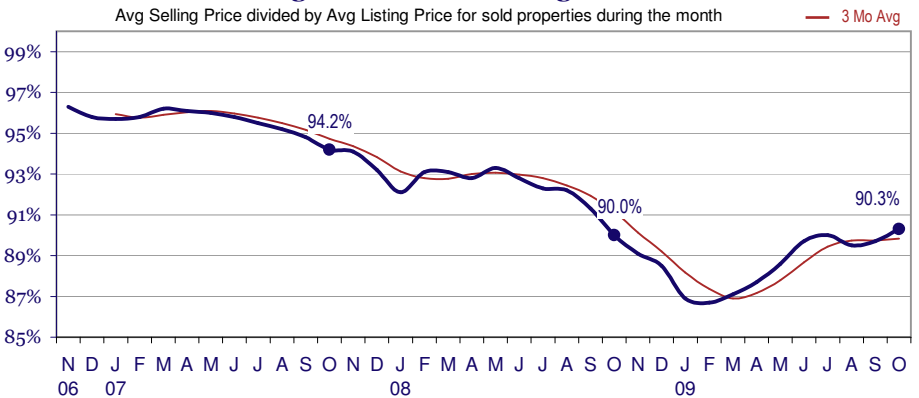
Selling Price per Square Foot



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 October 2009 Selling Price vs Original List Price of 90.3% was up from 89.7% last month and up from 90.0% in October of last year.

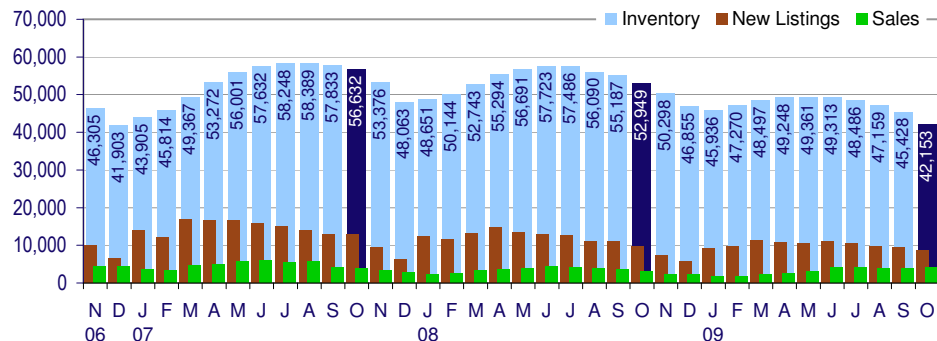
Selling Price versus Listing Price Ratio



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 October 2009 was 8,692, down -8.9% from 9,536 last month and down -11.2% from 9,785 in October of last year.

Inventory / New Listings / Sales



County: Cook

Price Range: All | Property Types: Single Family - Condo - TwnHm

	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
Homes Sold	4486	4416	3617	3459	4735	5130	5795	6035	5529	5756	4067	3872	3442	2999	2309	2560	3509	3625	4015	4351	4155	3966	3635	3159	2287	2433	1752	1738	2397	2751	3199	4080	4274	3973	3944	4072
3 Mo. Roll Avg			4173	3831	3937	4441	5220	5653	5786	5773	5117	4565	3794	3438	2917	2623	2793	3231	3716	3997	4174	4157	3919	3587	3027	2626	2157	1974	1962	2295	2782	3343	3851	4109	4064	3996

(000's)	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
Median Sale Price	257	253	255	250	260	265	266	278	275	280	273	260	260	262	258	255	265	260	275	275	270	266	235	234	210	209	189	190	195	197	210	218	222	212	205	196
3 Mo. Roll Avg			255	252	255	258	264	270	273	278	276	271	264	261	260	258	259	260	267	270	273	270	257	245	226	218	203	196	191	194	201	208	217	217	213	204

	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
Inventory	46305	41903	43905	45814	49367	53272	56001	57632	58248	58389	57833	56632	53376	48063	48651	50144	52743	55294	56691	57723	57486	56090	55187	52949	50298	46855	45936	47270	48497	49248	49361	49313	48486	47159	45428	42153
MSI	10	9	12	13	10	10	10	10	11	10	14	15	16	16	21	20	15	15	14	13	14	14	15	17	22	19	26	27	20	18	15	12	11	12	12	10

	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
Days on Market	64	72	76	80	87	82	78	73	73	75	74	76	76	81	87	92	92	89	90	88	89	89	91	89	90	88	93	101	99	97	98	93	97	93	92	91
3 Mo. Roll Avg			71	76	81	83	82	78	75	74	74	75	75	78	81	87	90	91	90	89	89	89	90	90	90	89	90	94	98	99	98	96	96	94	94	92

	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
Price per Sq Ft	232	228	239	221	225	229	231	236	233	244	247	240	256	246	239	246	240	245	249	234	227	226	203	199	186	197	175	167	170	166	173	179	180	181	171	180
3 Mo. Roll Avg			233	229	228	225	229	232	234	238	241	244	248	247	247	244	242	244	245	242	236	229	219	209	196	194	186	180	171	168	170	173	177	180	177	177

	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
Sale to List Price	0.963	0.958	0.957	0.958	0.962	0.961	0.960	0.958	0.955	0.952	0.948	0.942	0.941	0.932	0.921	0.931	0.931	0.928	0.933	0.928	0.923	0.922	0.913	0.900	0.891	0.885	0.869	0.867	0.871	0.877	0.886	0.897	0.900	0.895	0.897	0.903
3 Mo. Roll Avg			0.959	0.958	0.959	0.960	0.961	0.960	0.958	0.955	0.952	0.947	0.944	0.938	0.931	0.928	0.928	0.930	0.931	0.930	0.928	0.924	0.919	0.912	0.901	0.892	0.882	0.874	0.869	0.872	0.878	0.887	0.894	0.897	0.897	0.898

	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
New Listings	9900	6557	14135	12118	16823	16751	16554	15823	15122	13976	13058	12796	9389	6201	12475	11589	13357	14704	13543	13113	12553	11012	11221	9785	7336	5819	9288	9748	11380	10886	10586	11050	10553	9778	9536	8692
Inventory	46305	41903	43905	45814	49367	53272	56001	57632	58248	58389	57833	56632	53376	48063	48651	50144	52743	55294	56691	57723	57486	56090	55187	52949	50298	46855	45936	47270	48497	49248	49361	49313	48486	47159	45428	42153
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(000's)	N 06	D	J 07	F	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O
Avg Sale Price	326	328	325	321	334	328	331	352	350	359	347	346	342	352	353	352	346	333	350	344	347	356	307	303	275	302	273	252	265	259	262	276	286	277	258	255
3 Mo. Roll Avg			326	325	327	328	331	337	344	354	352	351	345	347	349	352	350	344	343	342	347	349	337	322	295	293	283	276	263	259	262	265	274	279	273	263