



# Snapshot— Evanston

Don and Mindy Shea, Coldwell Banker—847-833-8572

Report Date: 03/3/09

## More inventory ...

February was a very busy month for Evanston Real Estate. The uptick in **listing** activity was welcome even though we saw a slight increase in the average list price. Over 60 properties were listed (or re-listed) which is a 20% increase over January. Fortunately, 33 properties went **under contract** which will have a significant impact on the inventory level. Still, the balance is skewed towards **a building inventory of homes**.

The three themes discussed in the last few newsletters, interest rates, job security and the financial markets, are certainly the major influences governing the markets. Sentiment fluctuates between worry and concern. Sellers have reacted appropriately and priced their homes to get a transaction. Buyers actively search for deals and lack real sense of urgency.

The **Mortgage Modification Plan** announced Wednesday, 3/4/09, will have an impact on markets across the country. However, the extraordinary rigor of the plan may limit a majority of homeowners from taking advantage of the plan. You can find more articles, information on my website: **www.dsahomes.com**.

*As always, call me if I can help you with real estate needs*

— Don Shea

## Contact Info:

**Don Shea**  
Coldwell Banker

**Cell:** 847-833-8572

**Email:**

Don.shea@cbexchange.com

**Website:**

www.dsahomes.com

## Online Notes:

- New Listings:**

www.2740Reese.com

www.525Hinman-4S.com

www.320Isabella.com

- For more info and comments, check **www.DSAhomes.com** or

www.trulia.com/voices/  
Wilmette—40149

<b>THE NUMBERS:</b>	January, 2009		February, 2009		Trend
Housing Inventory (SFR)	217		256		↑
Average Home Price – Active Properties	\$638,692		\$ 643,948		↑
Average Time on Market	236 days		211 days		↓
Inventory Trend	Up 6% from December		Up 18% from January		
Average Sold Price	\$426,922		\$499,667		↑
Number transactions	11		9		↓
Contract Price as % List Price	Range:	83% - 99%	Range:	86% - 101%	
	Avg.:	95%	Avg.:	94%	
	Trend:	Flat	Trend:	Flat	
Overall Market Trend	Price – Continued decline Transactions – Negative		Price – Solid upward Transactions – Flat to negative		