

MARKET ACTION REPORT

August 2011

City: *Fairfield*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com



Price Range: All | Properties: Condo - TwnHm

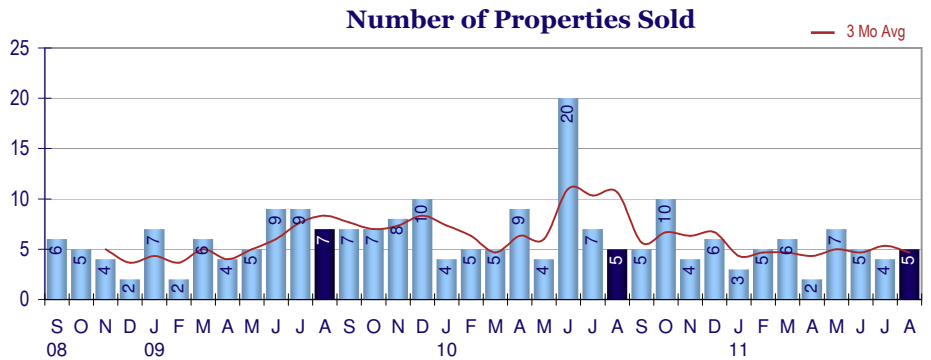
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$389,450	↓		↑				
Average List Price of all Current Listings	\$492,349	↑		↑				
August Median Sales Price	\$320,000	↓	↓	↓	↓	\$335,000	↓	↔
August Average Sales Price	\$288,800	↓	↓	↓	↓	\$438,670	↓	↔
Total Properties Currently for Sale (Inventory)	90	↔		↓				
August Number of Properties Sold	5	↑		↔		37	↓	
August Average Days on Market (Solds)	118	↑	↓	↑	↔	155	↑	↑
Asking Price per Square Foot (based on New Listings)	\$249	↓	↓	↓	↓	\$253	↓	↓
August Sold Price per Square Foot	\$190	↓	↓	↓	↓	\$243	↓	↓
August Month's Supply of Inventory	18.0	↓	↓	↓	↑	21.8	↑	↑
August Sale Price vs List Price Ratio	91.9%	↑	↓	↓	↓	93.5%	↓	↓

* 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)

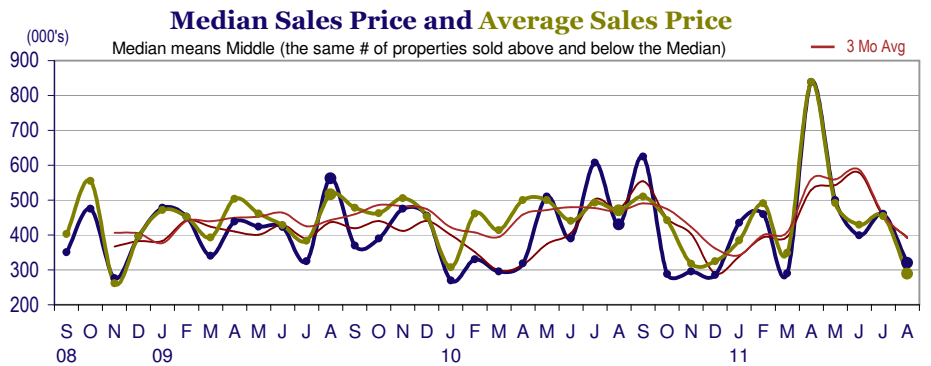
Property Sales

August Property sales were 5, equal to 5 in August of 2010 and 25.0% higher than the 4 sales last month. August 2011 sales were at their lowest level compared to August of 2010 and 2009. August YTD sales of 37 are running 37.3% behind last year's year-to-date sales of 59.



Prices

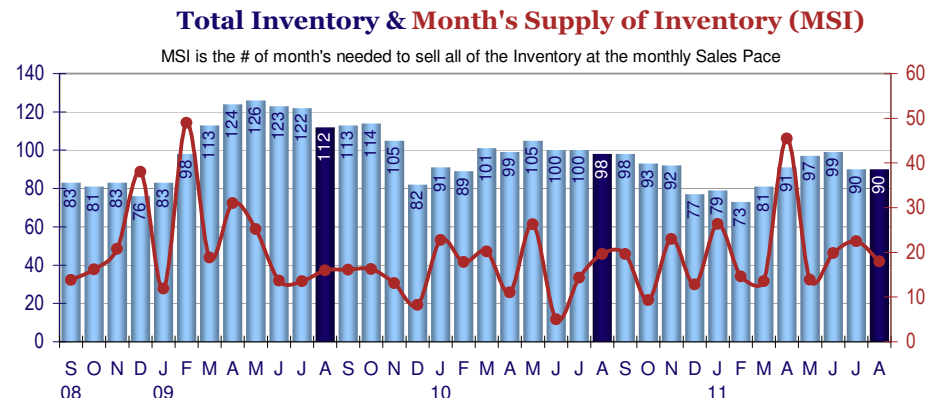
The Median Sales Price in August was \$320,000, down 25.6% from \$430,000 in August of 2010 and down 30.5% from \$460,518 last month. The Average Sales Price in August was \$288,800, down 38.6% from \$470,600 in August of 2010 and down 36.4% from \$454,009 last month. August 2011 ASP was at the lowest level compared to August of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 90, equal to 90 last month and down 8.2% from 98 in August of last year. August 2011 Inventory was at its lowest level compared with August of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2011 MSI of 18.0 months was at a mid level compared with August of 2010 and 2009.



Copyright © | Price Range: All | Property Types: Condo - TwnHm

Data is provided courtesy of Greater Fairfield County CMLS, Inc. and may not reflect all relevant real estate activity.

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

City: *Fairfield*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com

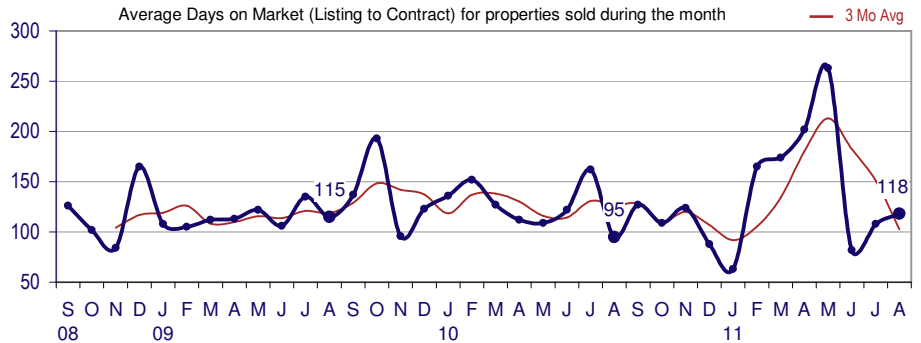


Price Range: All | Properties: Condo - TwnHm

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 August was 118, up 9.3% from 108 days last month and up 24.2% from 95 days in August of last year. The August 2011 DOM was at a mid level compared with August of 2010 and 2009.

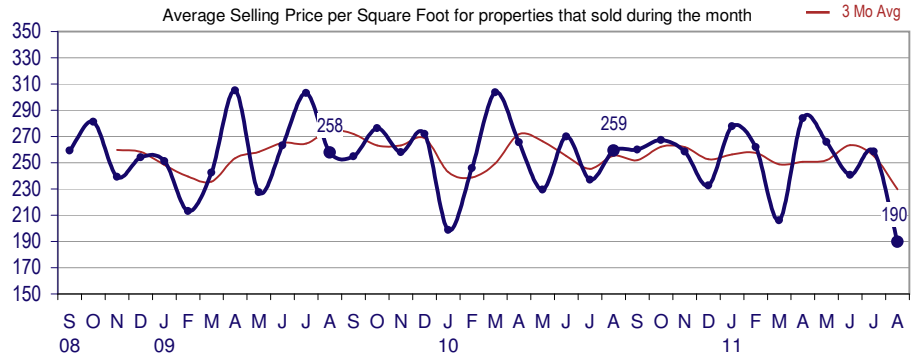
Days On Market for Sold Properties



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 August 2011 Selling Price per Square Foot of \$190 was down 26.6% from \$259 last month and down 26.8% from 259 in August of last year.

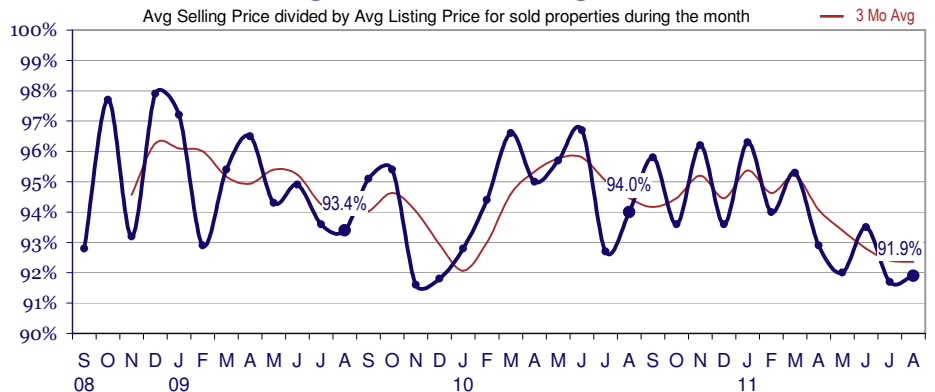
Selling Price per Square Foot



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 August 2011 Selling Price vs Original List Price of 91.9% was up from 91.7% last month and down from 94.0% in August of last year.

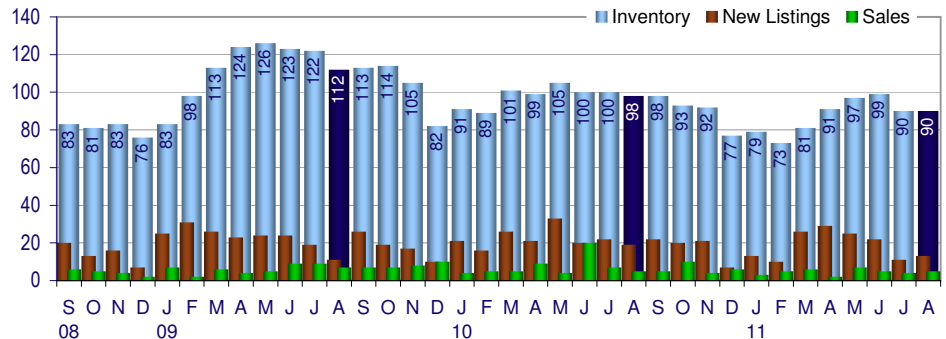
Selling Price versus Listing Price Ratio



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 August 2011 was 13, up 18.2% from 11 last month and down 31.6% from 19 in August of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

City: *Fairfield*

August 2011

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

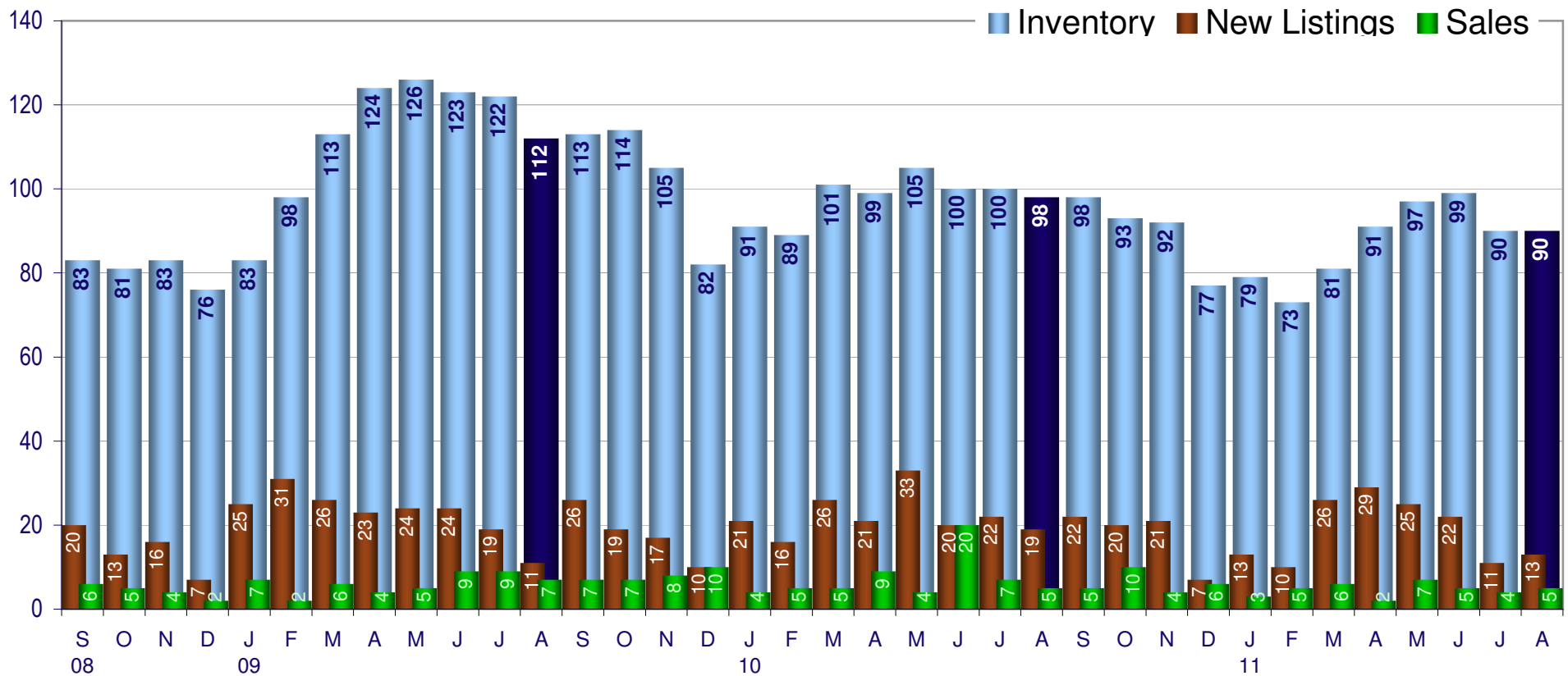
www.FairfieldCountyForSale.com



Price Range: All | Properties: Condo - TwnHm

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 August 2011 was 13, up 18.2% from 11 last month and down 31.6% from 19 in August of last year.



Copyright © | Price Range: All | Property Types: Condo - TwnHm

Data is provided courtesy of Greater Fairfield County CMLS, Inc. and may not reflect all relevant real estate activity. does not warrant or guarantee

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.