

MARKET ACTION REPORT

February 2011

City: *Fairfield*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

2-3.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com



Price Range: All | Properties: Single Family

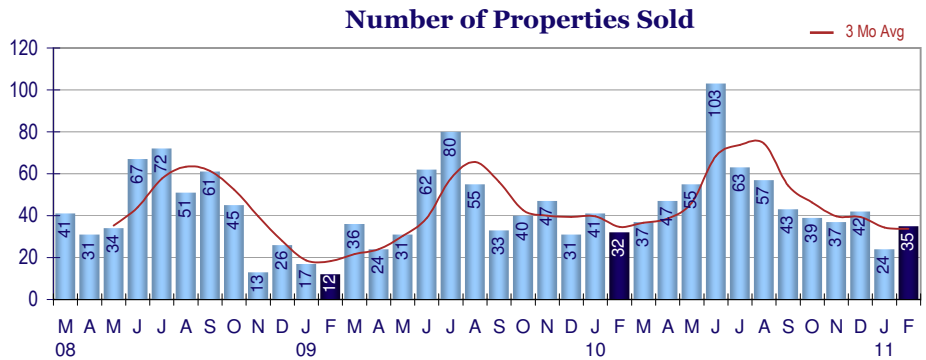
Market Profile & Trends Overview

	Trending versus*:				Trending versus*:			
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$649,000	↔	↔	↔				
Average List Price of all Current Listings	\$1,166,206	↔	↔	↑				
February Median Sales Price	\$463,000	↓	↔	↓	↓	\$475,000	↓	↓
February Average Sales Price	\$674,504	↓	↓	↓	↓	\$730,765	↑	↑
Total Properties Currently for Sale (Inventory)	365	↑	↑	↓				
February Number of Properties Sold	35	↑	↑	↑		59	↓	
February Average Days on Market (Solds)	127	↑	↑	↑	↑	123	↑	↑
Asking Price per Square Foot (based on New Listings)	\$378	↓	↑	↑	↑	\$390	↑	↑
February Sold Price per Square Foot	\$275	↓	↓	↓	↓	\$285	↓	↓
February Month's Supply of Inventory	10.4	↓	↓	↓	↓	12.7	↔	↑
February Sale Price vs List Price Ratio	95.9%	↑	↑	↑	↑	94.8%	↑	↑

* 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)

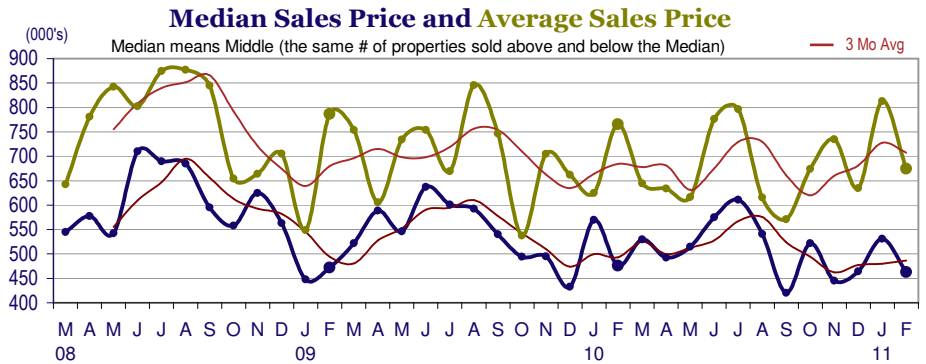
Property Sales

February Property sales were 35, up 9.4% from 32 in February of 2010 and 45.8% higher than the 24 sales last month. February 2011 sales were at their highest level compared to February of 2010 and 2009. February YTD sales of 59 are running 19.2% behind last year's year-to-date sales of 73.



Prices

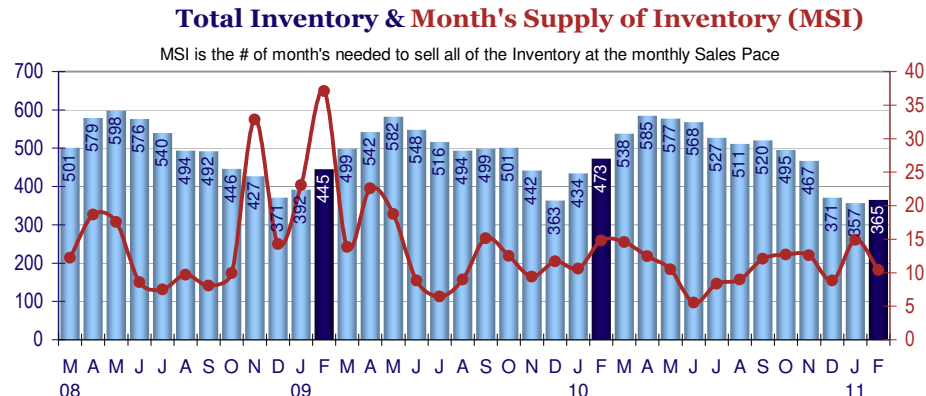
The Median Sales Price in February was \$463,000, down 2.7% from \$476,000 in February of 2010 and down 12.8% from \$531,250 last month. The Average Sales Price in February was \$674,504, down 11.9% from \$765,547 in February of 2010 and down 17.0% from \$812,813 last month. February 2011 ASP was at the lowest level compared to February of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of February was 365, up 2.2% from 357 last month and down 22.8% from 473 in February of last year. February 2011 Inventory was at its lowest level compared with February of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2011 MSI of 10.4 months was at its lowest level compared with February of 2010 and 2009.



City: *Fairfield*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

2-3.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com

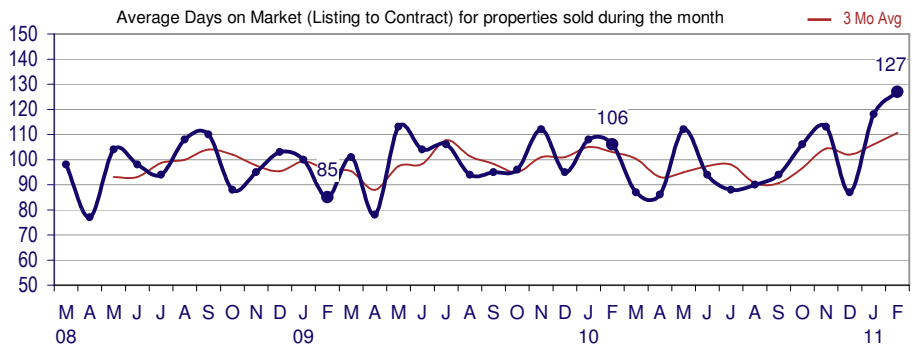


Price Range: All | Properties: Single Family

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 February was 127, up 7.6% from 118 days last month and up 19.8% from 106 days in February of last year. The February 2011 DOM was at a mid level compared with February of 2010 and 2009.

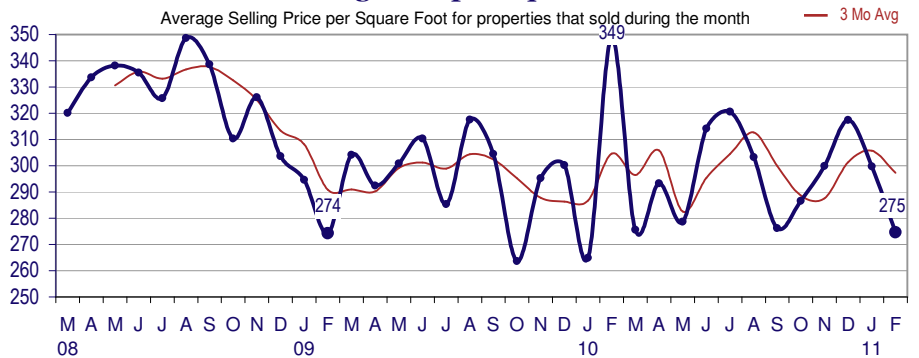
Days On Market for Sold Properties



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 February 2011 Selling Price per Square Foot of \$275 was down 8.4% from \$300 last month and down 21.3% from 349 in February of last year.

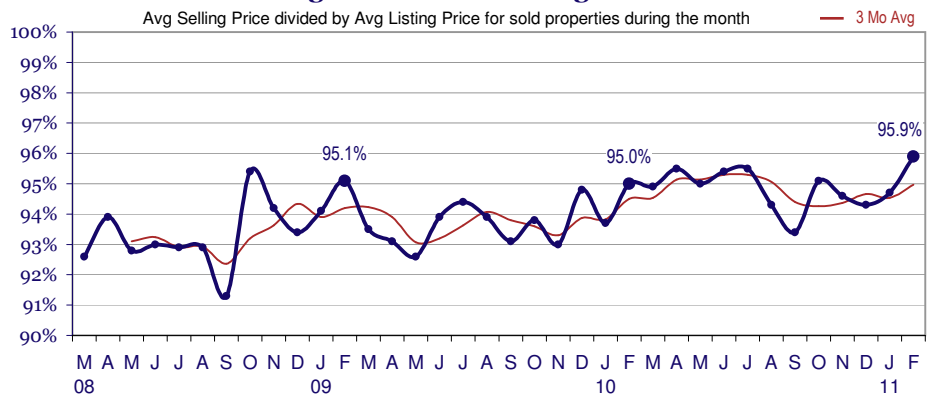
Selling Price per Square Foot



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 February 2011 Selling Price vs Original List Price of 95.9% was up from 94.7% last month and up from 95.0% in February of last year.

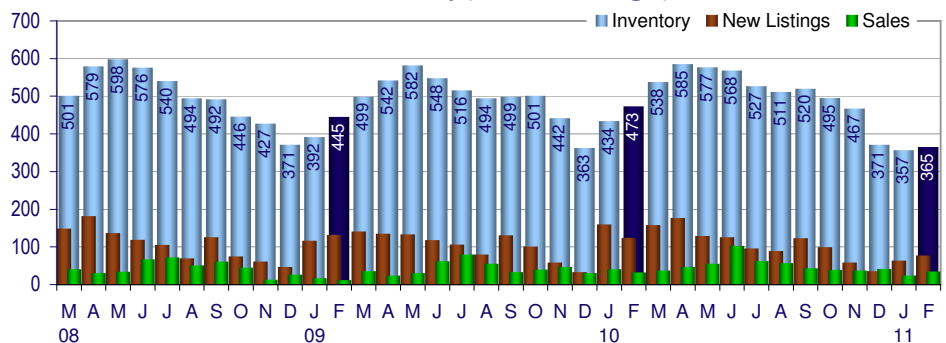
Selling Price versus Listing Price Ratio



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 February 2011 was 77, up 20.3% from 64 last month and down 37.9% from 124 in February of last year.

Inventory / New Listings / Sales



City: *Fairfield*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

2-3.803.5695

Bunny@BunnyMostad.com

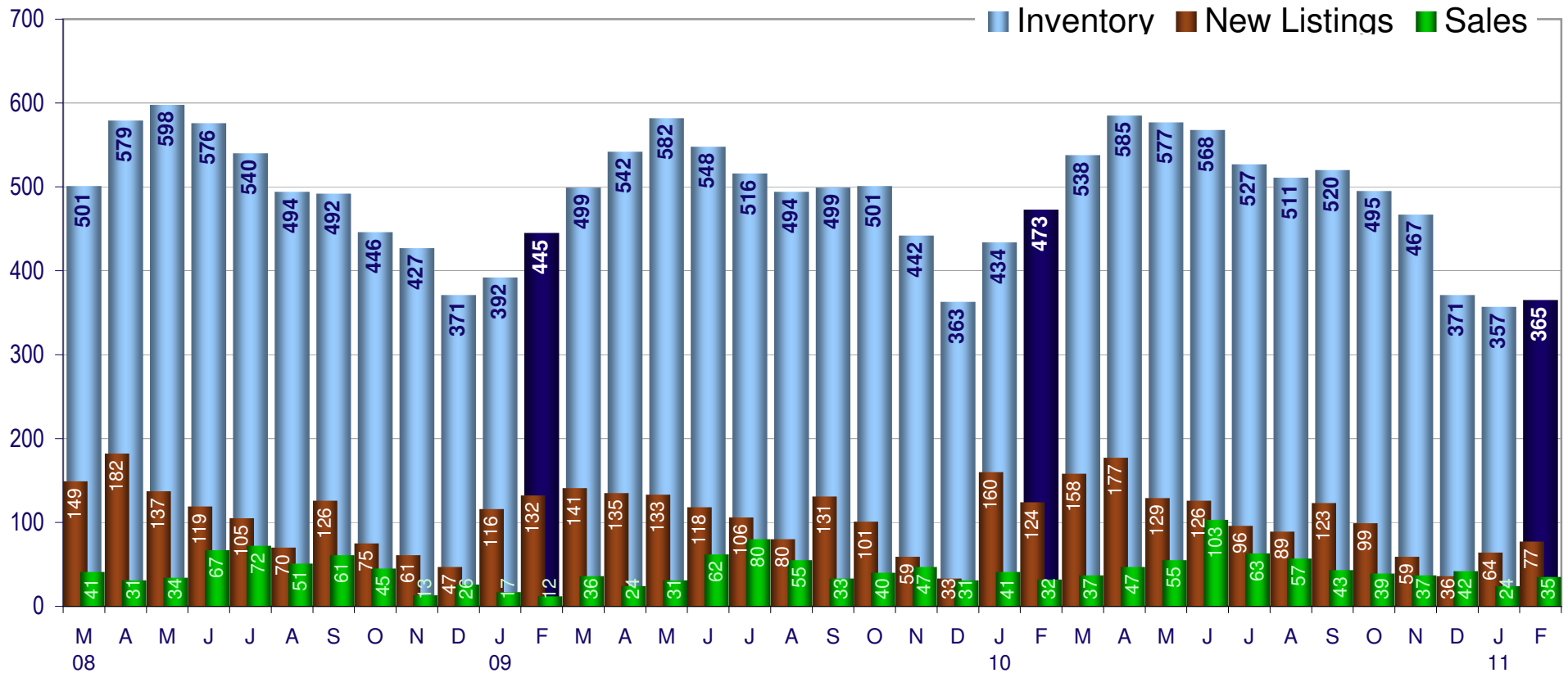
www.FairfieldCountyForSale.com



Price Range: All | Properties: Single Family

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 February 2011 was 77, up 20.3% from 64 last month and down 37.9% from 124 in February of last year.



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

Data is provided courtesy of Greater Fairfield County CMLS, 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.