

# MARKET ACTION REPORT

May 2011

City: *Wilton*

## Agent Name

Title  
Phone  
Website  
Other



Price Range: All | Properties: Condo - TwnHm

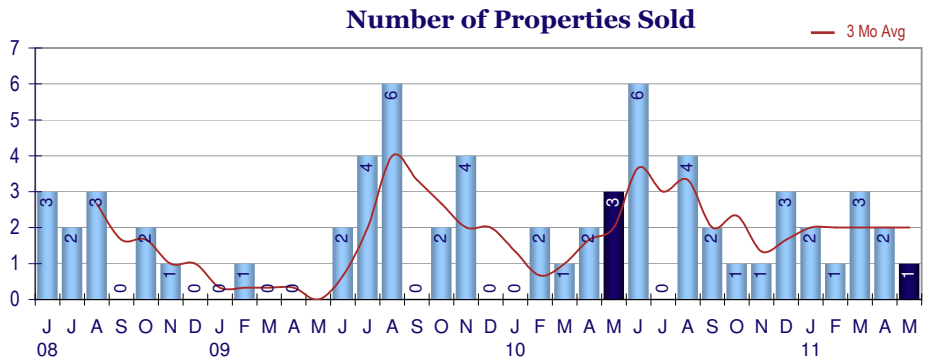
## Market Profile & Trends Overview

	Trending versus*:				Trending versus*:			
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$410,000	↔		↑				
Average List Price of all Current Listings	\$484,390	↑		↑				
May Median Sales Price	\$285,000	↓	↓	↑	↓	\$345,000	↑	↓
May Average Sales Price	\$285,000	↓	↓	↑	↓	\$320,139	↑	↓
Total Properties Currently for Sale (Inventory)	15	↓		↓				
May Number of Properties Sold	1	↓		↓		9	↑	
May Average Days on Market (Solds)	196	↑	↑	↑	↑	126	↑	↑
Asking Price per Square Foot (based on New Listings)	\$331	↑	↑	↓	↑	\$302	↓	↓
May Sold Price per Square Foot	\$230	↓	↓	↓	↓	\$261	↔	↓
May Month's Supply of Inventory	15.0	↑	↑	↑	↑	10.6	↓	↓
May Sale Price vs List Price Ratio	95.3%	↑	↑	↓	↑	95.5%	↔	↑

\* 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)

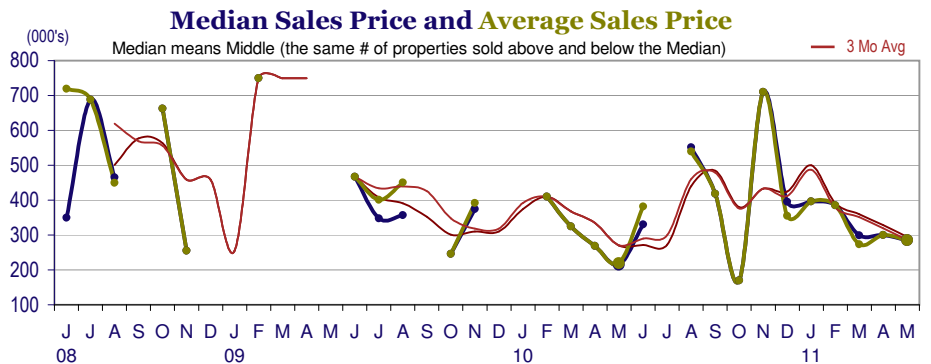
## Property Sales

May Property sales were 1, down 66.7% from 3 in May of 2010 and 50.0% lower than the 2 sales last month. May 2011 sales were at a mid level compared to May of 2010 and 2009. May YTD sales of 9 are running 12.5% ahead of last year's year-to-date sales of 8.



## Prices

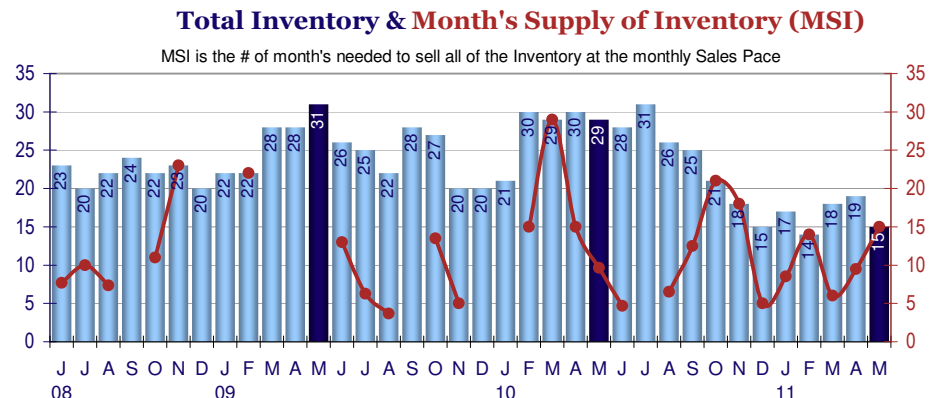
The Median Sales Price in May was \$285,000, up 32.6% from \$215,000 in May of 2010 and down 5.0% from \$300,000 last month. The Average Sales Price in May was \$285,000, up 30.1% from \$219,083 in May of 2010 and down 5.0% from \$300,000 last month. May 2011 ASP was at the highest level compared to May of 2010 and 2009.



## Inventory & MSI

The Total Inventory of Properties available for sale as of May was 15, down 21.1% from 19 last month and down 48.3% from 29 in May of last year. May 2011 Inventory was at its lowest level compared with May of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2011 MSI of 15.0 months was at its highest level compared with May of 2010 and 2009.



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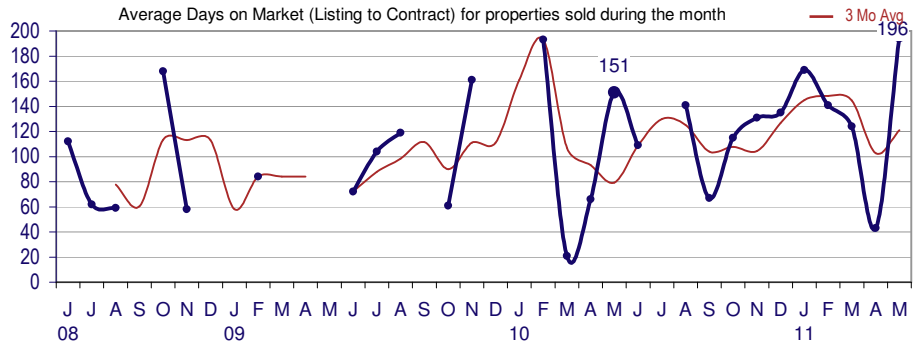


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## Market Time

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 May was 196, up 355.8% from 43 days last month and up 29.8% from 151 days in May of last year. The May 2011 DOM was at a mid level compared with May of 2010 and 2009.

## Days On Market for Sold Properties



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## 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 May 2011 was 2, down 33.3% from 3 last month and down 33.3% from 3 in May of last year.

