

MARKET ACTION REPORT

May 2011

City: *Wilton*

Agent Name

Title
Phone
Website
Other



Price Range: All | Properties: Single Family

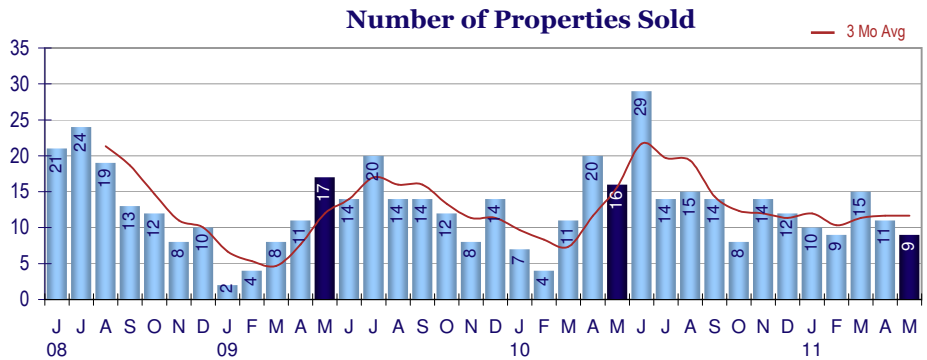
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$889,000	↑		↓				
Average List Price of all Current Listings	\$1,067,602	↓		↓				
May Median Sales Price	\$775,000	↓	↑	↑	\$787,500	↔	↔	
May Average Sales Price	\$946,778	↓	↑	↑	\$933,828	↑	↑	
Total Properties Currently for Sale (Inventory)	226	↑		↑				
May Number of Properties Sold	9	↓		↓	54	↓		
May Average Days on Market (Solds)	148	↑	↑	↑	137	↑	↑	
Asking Price per Square Foot (based on New Listings)	\$292	↓	↔	↓	\$289	↓	↓	
May Sold Price per Square Foot	\$253	↑	↑	↓	\$256	↓	↓	
May Month's Supply of Inventory	25.1	↑	↑	↑	16.4	↓	↑	
May Sale Price vs List Price Ratio	92.4%	↓	↓	↓	94.0%	↑	↔	

* 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)

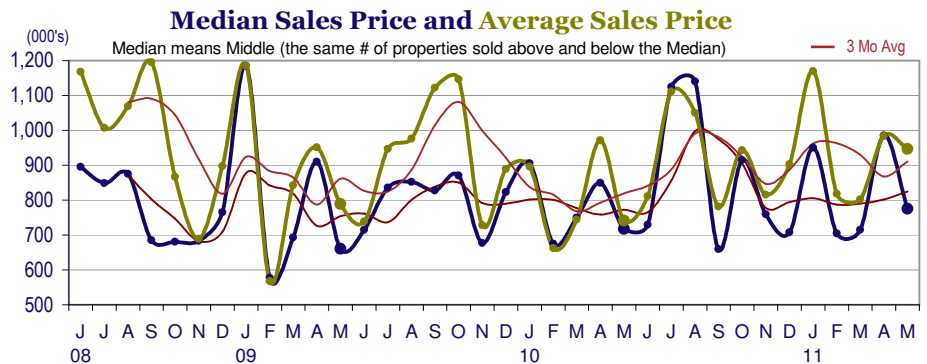
Property Sales

May Property sales were 9, down 43.8% from 16 in May of 2010 and 18.2% lower than the 11 sales last month. May 2011 sales were at their lowest level compared to May of 2010 and 2009. May YTD sales of 54 are running 6.9% behind last year's year-to-date sales of 58.



Prices

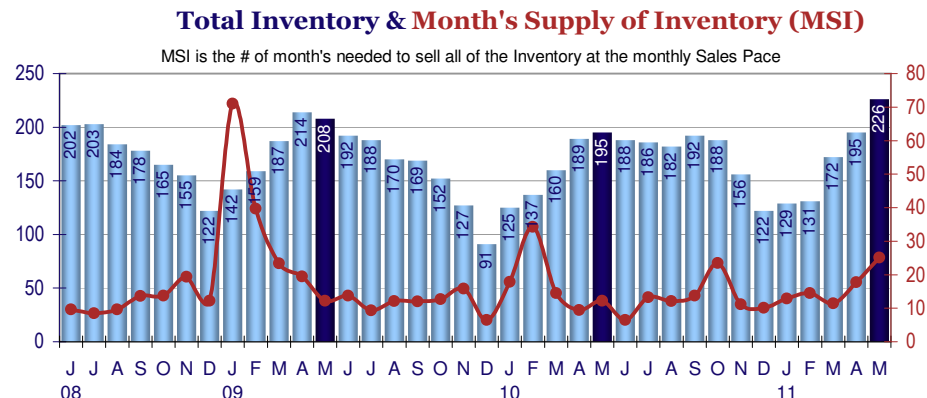
The Median Sales Price in May was \$775,000, up 8.0% from \$717,500 in May of 2010 and down 21.3% from \$985,000 last month. The Average Sales Price in May was \$946,778, up 27.7% from \$741,641 in May of 2010 and down 3.7% from \$983,409 last month. May 2011 ASP was at the highest level compared to May of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 226, up 15.9% from 195 last month and up 15.9% from 195 in May of last year. May 2011 Inventory was at its highest 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 25.1 months was at its highest level compared with May of 2010 and 2009.



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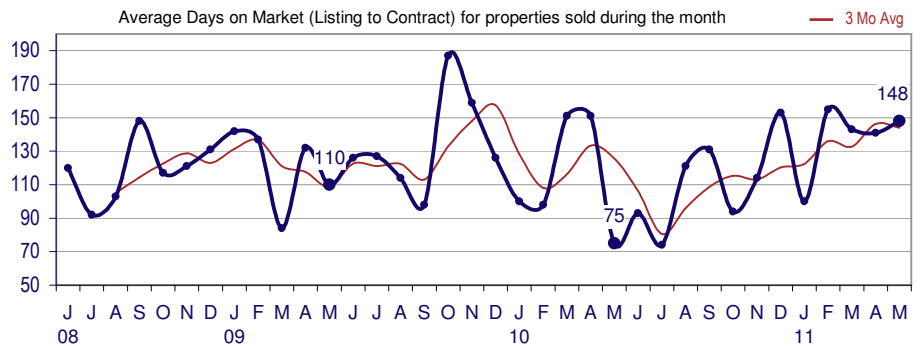


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Market Time

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 148, up 5.0% from 141 days last month and up 97.3% from 75 days in May of last year. The May 2011 DOM was at a mid level compared with May of 2010 and 2009.

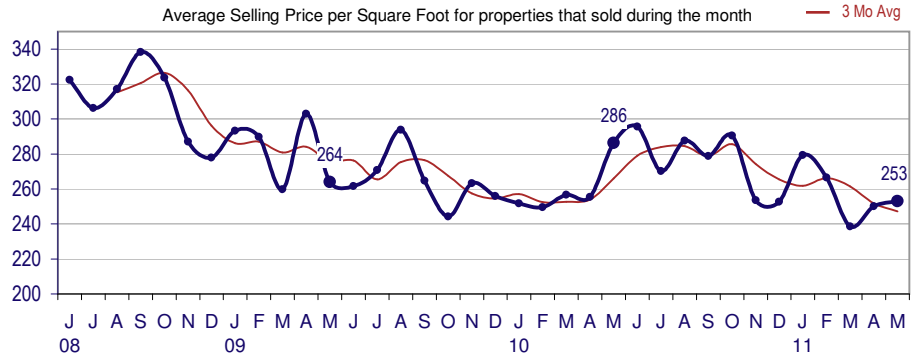
Days On Market for Sold Properties



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 May 2011 Selling Price per Square Foot of \$253 was up 1.1% from \$250 last month and down 11.6% from 286 in May of last year.

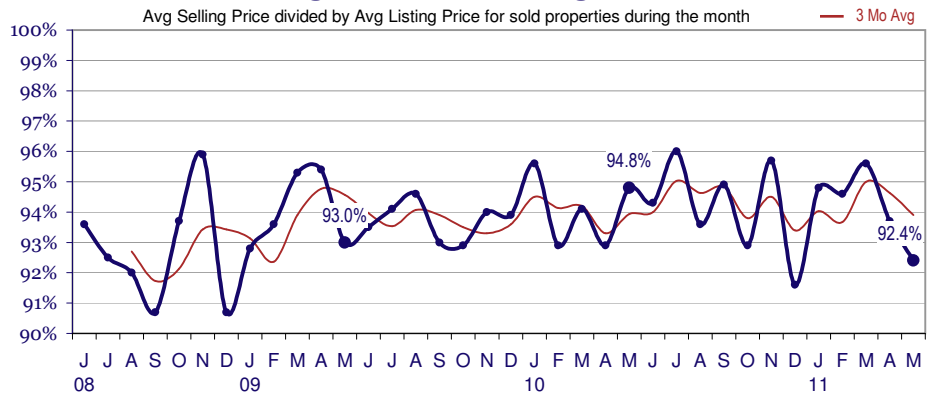
Selling Price per Square Foot



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 May 2011 Selling Price vs Original List Price of 92.4% was down from 93.7% last month and down from 94.8% in May of last year.

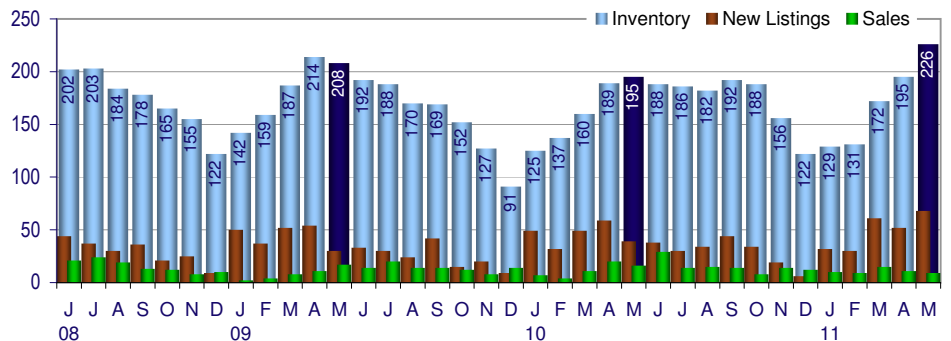
Selling Price versus Listing Price Ratio



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 May 2011 was 68, up 30.8% from 52 last month and up 74.4% from 39 in May of last year.

Inventory / New Listings / Sales



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