

City: *Wilton*

Deb Alderson and Bunny Mostad

Helping Families Find Homes and Homes Find Families

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www.FairfieldCountyForSale.com



Price Range: All | Properties: Single Family

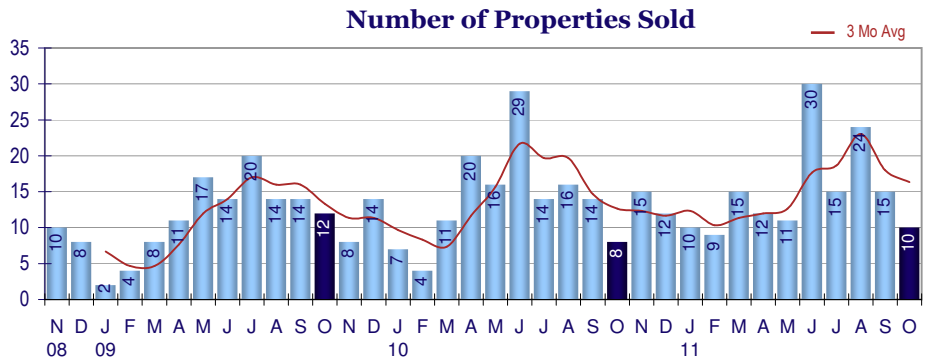
Market Profile & Trends Overview

	Trending versus*:				Trending versus*:			
	Month	LM	L3M	PYM	LY	YTD	Prior YTD	Prior Year
Median List Price of all Current Listings	\$849,000	↔	↔	↔				
Average List Price of all Current Listings	\$1,046,792	↔	↔	↔				
October Median Sales Price	\$855,000	↑	↔	↓	↑	\$825,000	↑	↑
October Average Sales Price	\$1,122,150	↑	↑	↑	↑	\$960,731	↑	↑
Total Properties Currently for Sale (Inventory)	205	↑	↑	↑				
October Number of Properties Sold	10	↓	↑	↑		151	↑	
October Average Days on Market (Solds)	118	↓	↑	↑	↑	115	↑	↑
Asking Price per Square Foot (based on New Listings)	\$282	↑	↓	↓	↓	\$284	↓	↓
October Sold Price per Square Foot	\$290	↑	↑	↔	↑	\$263	↓	↓
October Month's Supply of Inventory	20.5	↑	↑	↓	↑	13.9	↓	↓
October Sale Price vs List Price Ratio	92.0%	↓	↓	↓	↓	94.4%	↑	↑

* 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)

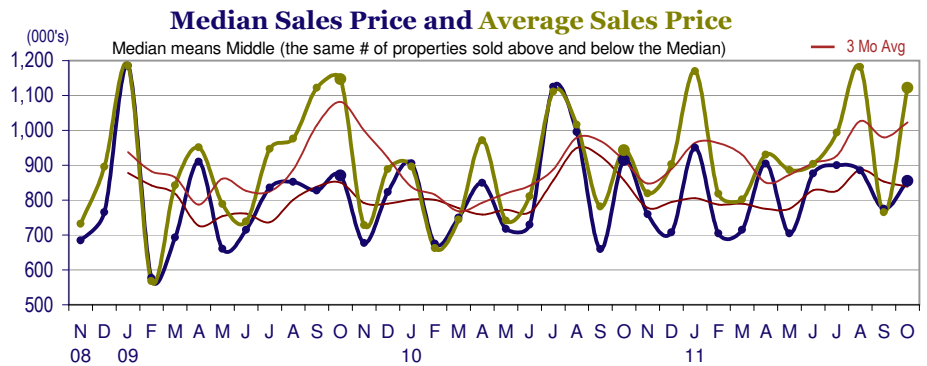
Property Sales

October Property sales were 10, up 25.0% from 8 in October of 2010 and 33.3% lower than the 15 sales last month. October 2011 sales were at a mid level compared to October of 2010 and 2009. October YTD sales of 151 are running 8.6% ahead of last year's year-to-date sales of 139.



Prices

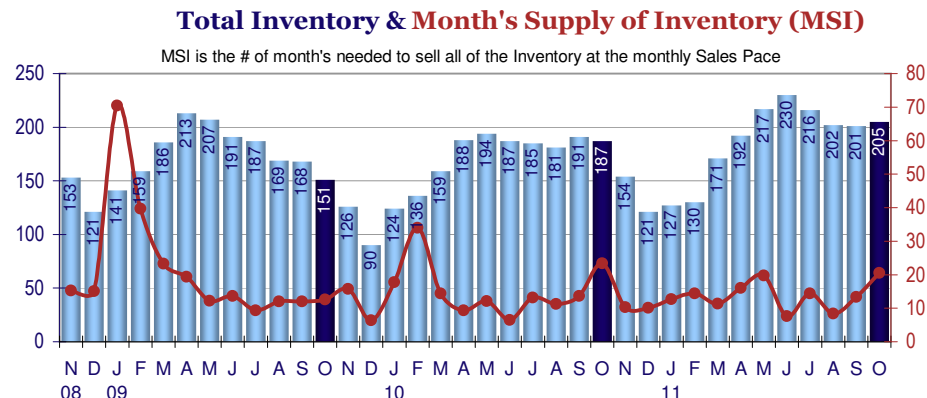
The Median Sales Price in October was \$855,000, down 6.6% from \$915,000 in October of 2010 and up 10.3% from \$775,000 last month. The Average Sales Price in October was \$1,122,150, up 19.0% from \$943,313 in October of 2010 and up 46.7% from \$765,020 last month. October 2011 ASP was at a mid range compared to October of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of October was 205, up 2.0% from 201 last month and up 9.6% from 187 in October of last year. October 2011 Inventory was at its highest level compared with October of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The October 2011 MSI of 20.5 months was at a mid level compared with October of 2010 and 2009.



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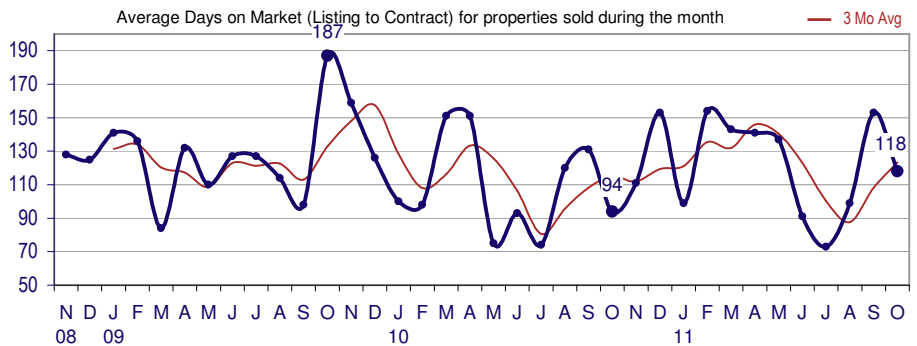


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Market Time

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 October was 118, down 22.9% from 153 days last month and up 25.5% from 94 days in October of last year. The October 2011 DOM was at a mid level compared with October 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 October 2011 was 29, down 34.1% from 44 last month and down 14.7% from 34 in October of last year.

