

MARKET ACTION REPORT

August 2010

City: Westport

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

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www.FairfieldCountyForSale.com



Price Range: All | Properties: Condo - TwnHm

Market Profile & Trends Overview

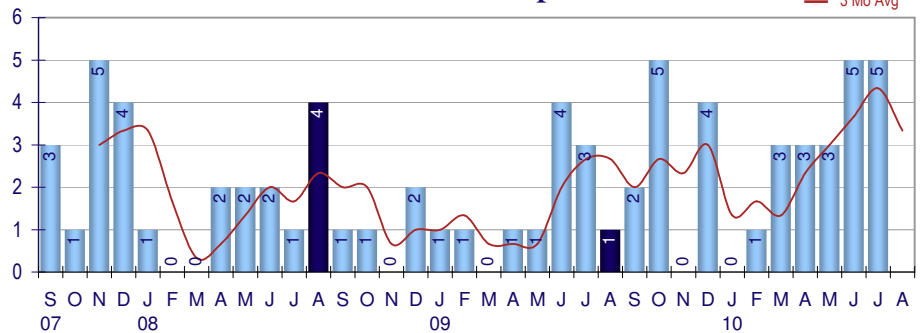
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$589,450	↑		↓				
Average List Price of all Current Listings	\$642,332	↑		↑				
August Median Sales Price	\$0	↓	↓	↓	↓	\$662,500	↓	↓
August Average Sales Price	\$0	↓	↓	↓	↓	\$580,873	↓	↓
Total Properties Currently for Sale (Inventory)	38	↓		↑				
August Number of Properties Sold	0	↓		↓		20	↑	
August Average Days on Market (Solds)	0	↓	↓	↓	↓	146	↑	↓
Asking Price per Square Foot (based on New Listings)	\$349	↓	↓	↓	↓	\$379	↓	↓
August Sold Price per Square Foot	\$0	↓	↓	↓	↓	\$355	↓	↓
August Month's Supply of Inventory	0.0	↓	↓	↓	↓	13.2	↓	↓
August Sale Price vs List Price Ratio	0.0%	↓	↓	↓	↓	95.0%	↑	↔

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

Property Sales

August Property sales were 0, down 100.0% from 1 in August of 2009 and 100.0% lower than the 5 sales last month. August 2010 sales were at their lowest level compared to August of 2009 and 2008. August YTD sales of 20 are running 66.7% ahead of last year's year-to-date sales of 12.

Number of Properties Sold



Prices

The Median Sales Price in August was \$0, down 100.0% from \$870,000 in August of 2009 and down 100.0% from \$702,500 last month. The Average Sales Price in August was \$0, down 100.0% from \$870,000 in August of 2009 and down 100.0% from \$685,450 last month. August 2010 ASP was at a mid range compared to August of 2009 and 2008.

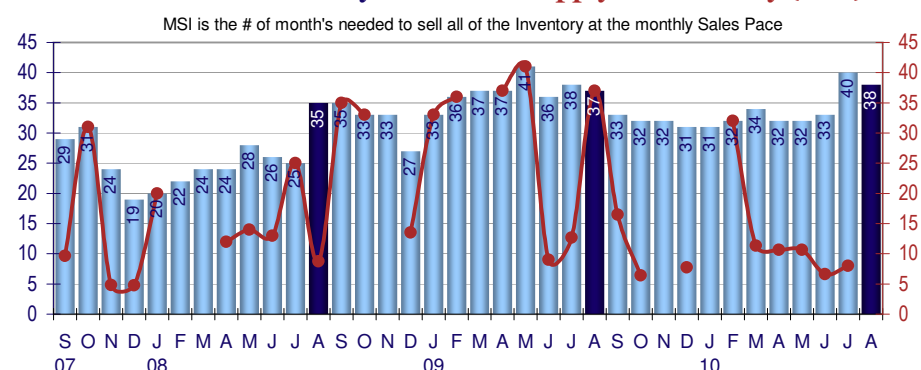
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of August was 38, down 5.0% from 40 last month and up 2.7% from 37 in August of last year. August 2010 Inventory was at its highest level compared with August of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2010 MSI of 0.0 months was at a mid level compared with August of 2009 and 2008.

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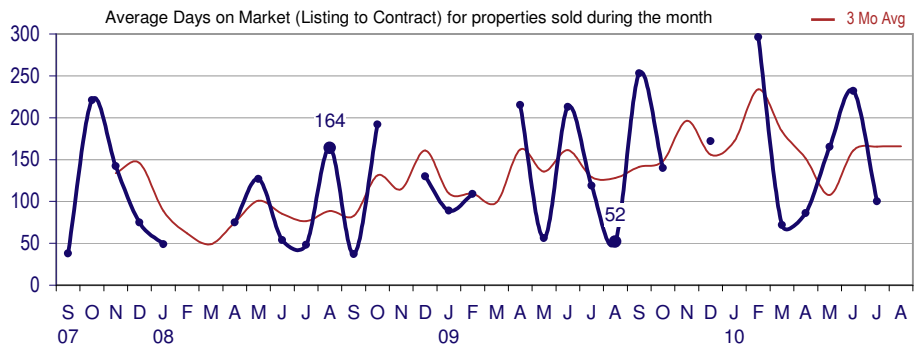


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Market Time

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 August was 0, down 100.0% from 100 days last month and down 100.0% from 52 days in August of last year. The August 2010 DOM was at a mid level compared with August of 2009 and 2008.

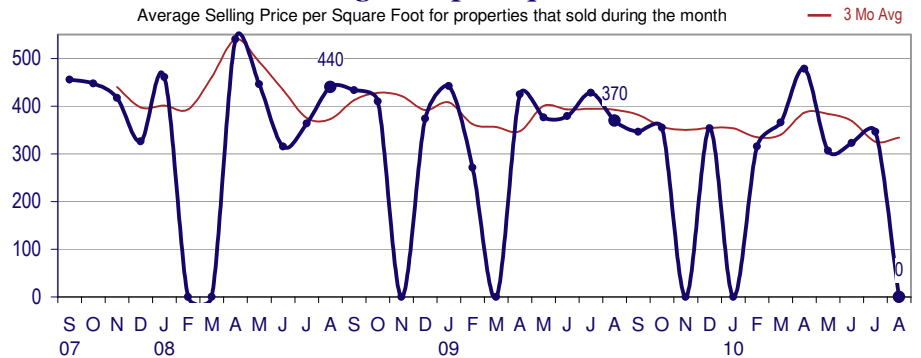
Days On Market for Sold Properties



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 2010 Selling Price per Square Foot of \$0 was down 100.0% from \$346 last month and down 100.0% from 370 in August of last year.

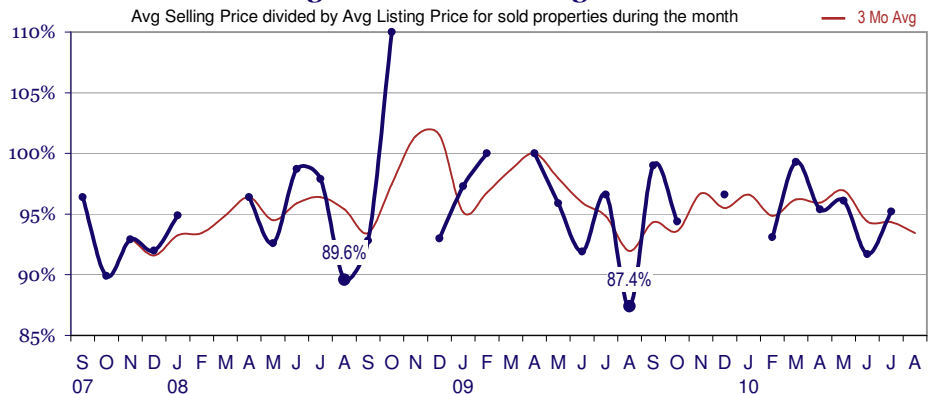
Selling Price per Square Foot



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 2010 Selling Price vs Original List Price of 0.0% was down from 95.2% last month and down from 87.4% in August of last year.

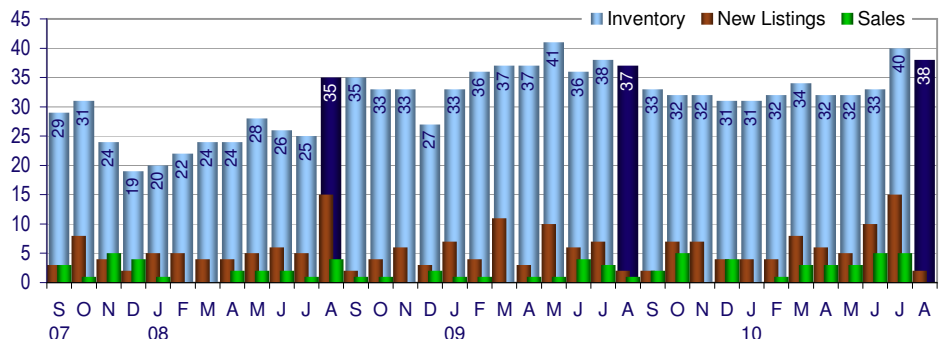
Selling Price versus Listing Price Ratio



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 2010 was 2, down 86.7% from 15 last month and equal to 2 in August of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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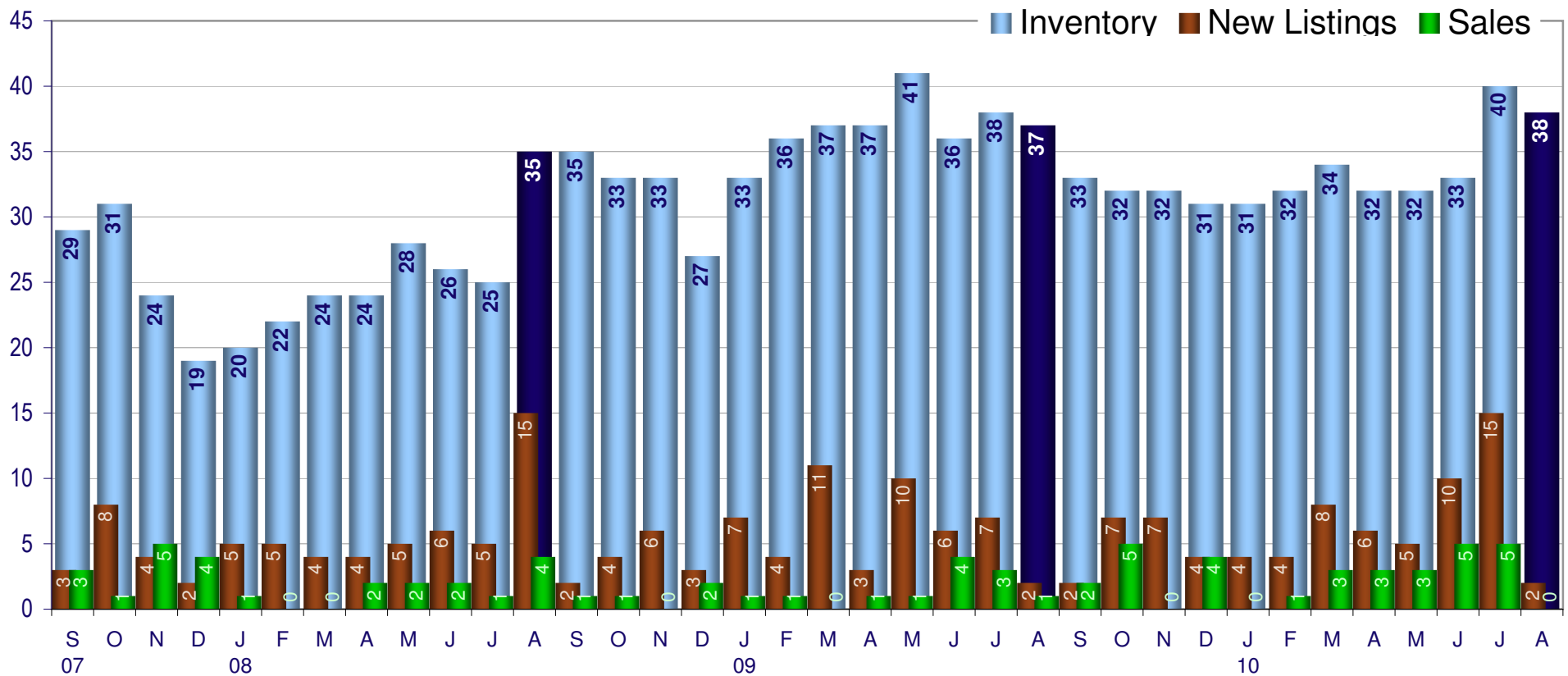
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