

City: *Fairfield*

Bunny Mostad & Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.BunnyAndDeb.com



Price Range: All | Properties: Condo - TwnHm

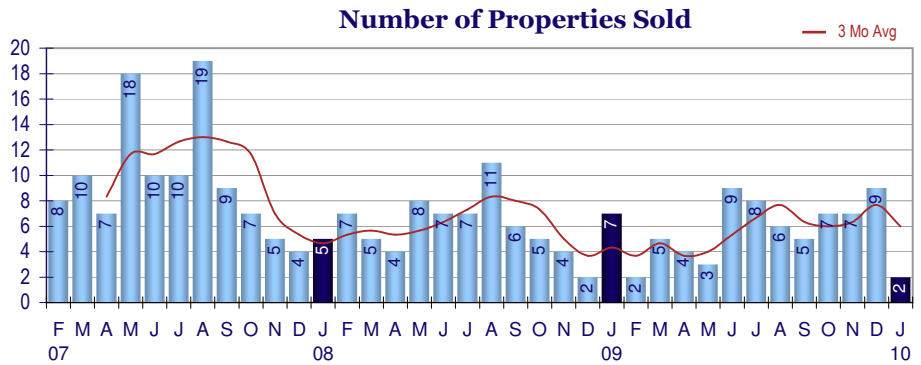
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$519,500	↓		↑				
Average List Price of all Current Listings	\$546,308	↓		↑				
January Median Sales Price	\$346,000	↓	↓	↓	↓	\$346,000	↓	↓
January Average Sales Price	\$346,000	↓	↓	↓	↓	\$346,000	↓	↓
Total Properties Currently for Sale (Inventory)	95	↑		↑				
January Number of Properties Sold	2	↓		↓		2	↓	
January Average Days on Market (Solds)	181	↑	↑	↑	↑	181	↑	↑
January Month's Supply of Inventory	47.5	↑	↑	↑	↑	47.5	↑	↑
January Sale Price vs List Price Ratio	87.2%	↓	↓	↓	↓	90.1%	↓	↑

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

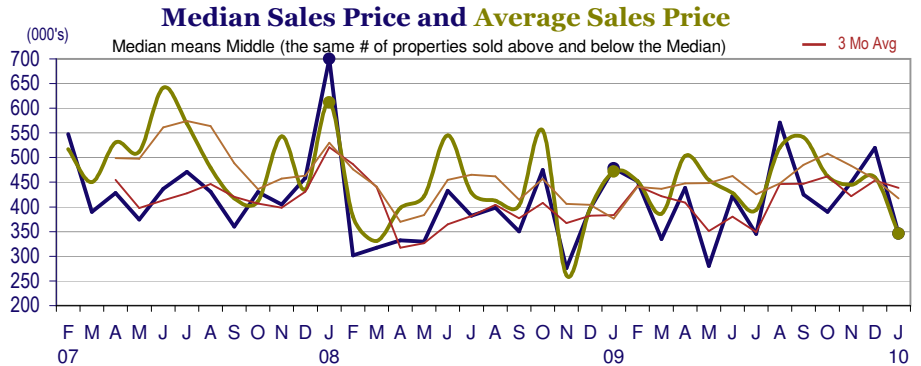
Property Sales

January Property sales were 2, down -71.4% from 7 in January of 2009 and -77.8% lower than the 9 sales last month. January 2010 sales were at their lowest level compared to January of 2009 and 2008. January YTD sales of 2 are running -71.4% behind last year's year-to-date sales of 7.



Prices

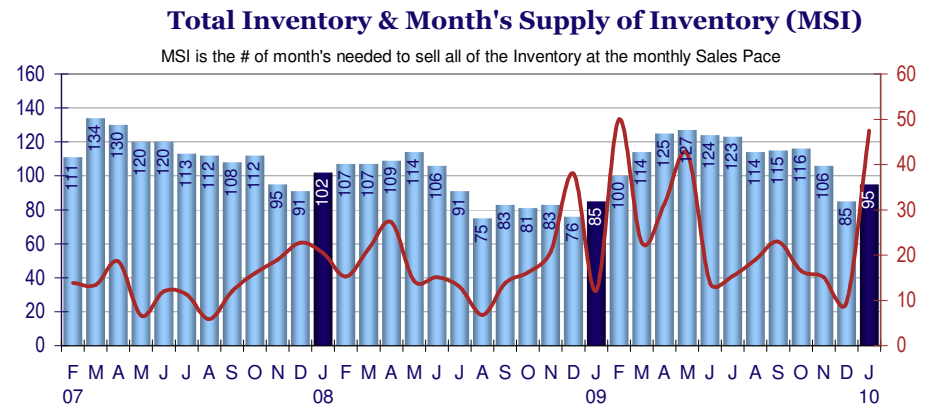
The Median Sales Price in January was \$346,000, down -27.6% from \$478,000 in January of 2009 and down -33.5% from \$520,000 last month. The Average Sales Price in January was \$346,000, down -26.7% from \$472,000 in January of 2009 and down -24.8% from \$460,278 last month. January 2010 ASP was at the lowest level compared to January of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 95, up 11.8% from 85 last month and up 11.8% from 85 in January of last year. January 2010 Inventory was at a mid level compared with January of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2010 MSI of 47.5 months was at its highest level compared with January of 2009 and 2008.



City: *Fairfield*

Bunny Mostad & Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.BunnyAndDeb.com

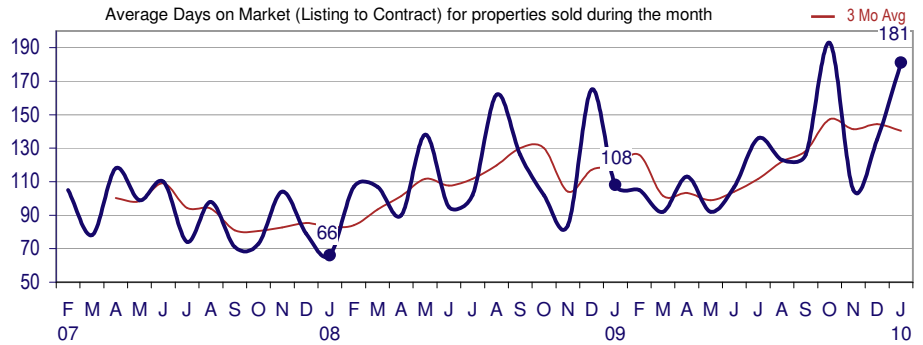


Price Range: All | Properties: Condo - TwnHm

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 January was 181, up 34.1% from 135 days last month and up 67.6% from 108 days in January of last year. The January 2010 DOM was at a mid level compared with January of 2009 and 2008.

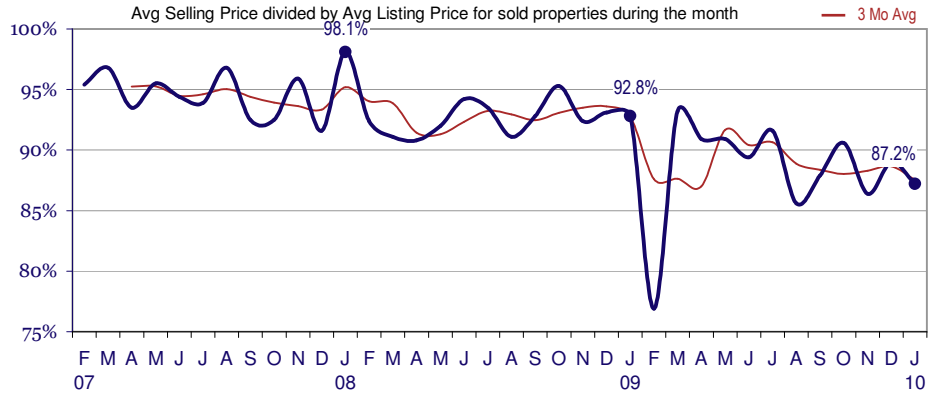
Days On Market for Sold Properties



Selling Price vs Original Listing Price

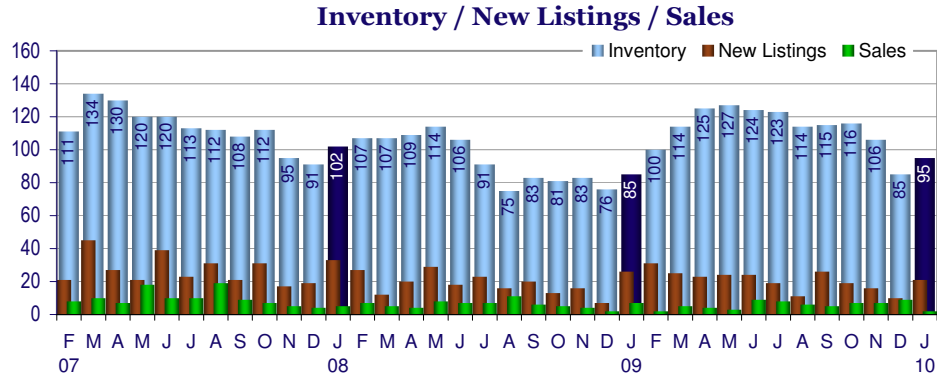
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2010 Selling Price vs Original List Price of 87.2% was down from 89.0% last month and down from 92.8% in January 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 January 2010 was 21, up 110.0% from 10 last month and down -19.2% from 26 in January of last year.



City: Fairfield

Price Range: All | Property Types: Condo - TwnHm

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Homes Sold	8	10	7	18	10	10	19	9	7	5	4	5	7	5	4	8	7	7	11	6	5	4	2	7	2	5	4	3	9	8	6	5	7	7	9	2
3 Mo. Roll Avg			8	12	12	13	13	13	12	7	5	5	5	6	5	6	6	7	8	8	7	5	4	4	4	5	4	4	5	7	8	6	6	6	8	6

(000's)	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Median Sale Price	548	390	428	375	437	471	431	360	430	405	459	700	302	318	333	330	433	383	399	350	475	276	397	478	453	335	439	281	423	345	571	425	390	450	520	346
3 Mo. Roll Avg			455	398	413	428	446	421	407	398	431	521	487	440	317	327	365	382	405	377	408	367	383	384	442	422	409	351	381	349	446	447	462	422	453	439

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Inventory	111	134	130	120	120	113	112	108	112	95	91	102	107	107	109	114	106	91	75	83	81	83	76	85	100	114	125	127	124	123	114	115	116	106	85	95
MSI	14	13	19	7	12	11	6	12	16	19	23	20	15	21	27	14	15	13	7	14	16	21	38	12	50	23	31	42	14	15	19	23	17	15	9	48

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Days on Market	105	78	118	99	110	74	98	71	73	104	79	66	107	107	90	138	95	102	162	126	102	84	165	108	105	92	113	92	107	136	123	126	193	105	135	181
3 Mo. Roll Avg			100	98	109	94	94	81	81	83	85	83	84	93	101	112	108	112	120	130	130	104	117	119	126	102	103	99	104	112	122	128	147	141	144	140

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Price per Sq Ft	307	295	272	293	339	291	300	273	266	295	336	270	248	257	270	284	263	266	277	259	281	239	254	251	213	244	305	223	263	315	254	273	276	247	265	180
3 Mo. Roll Avg			291	287	302	308	310	288	280	278	299	300	285	258	258	270	273	271	269	267	272	260	258	248	239	236	254	257	264	267	277	281	268	266	263	231

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Sale to List Price	0.954	0.968	0.935	0.955	0.944	0.939	0.968	0.925	0.925	0.959	0.916	0.981	0.924	0.911	0.908	0.920	0.942	0.935	0.911	0.928	0.953	0.924	0.931	0.928	0.769	0.932	0.909	0.909	0.894	0.916	0.856	0.879	0.906	0.864	0.890	0.872
3 Mo. Roll Avg			0.952	0.953	0.945	0.946	0.950	0.944	0.939	0.936	0.933	0.952	0.940	0.939	0.914	0.913	0.923	0.932	0.929	0.925	0.931	0.935	0.936	0.928	0.876	0.876	0.870	0.917	0.904	0.906	0.889	0.884	0.880	0.883	0.887	0.875

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
New Listings	21	45	27	21	39	23	31	21	31	17	19	33	27	12	20	29	18	23	16	20	13	16	7	26	31	25	23	24	24	19	11	26	19	16	10	21
Inventory	111	134	130	120	120	113	112	108	112	95	91	102	107	107	109	114	106	91	75	83	81	83	76	85	100	114	125	127	124	123	114	115	116	106	85	95
Sales	8	10	7	18	10	10	19	9	7	5	4	5	7	5	4	8	7	7	11	6	5	4	2	7	2	5	4	3	9	8	6	5	7	7	9	2

(000's)	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Avg Sale Price	517	450	531	512	642	569	480	417	412	543	436	612	380	331	398	422	545	429	413	403	555	261	397	472	453	386	504	455	428	394	520	541	463	445	460	346
3 Mo. Roll Avg			499	497	561	574	564	489	436	457	463	530	476	441	370	383	455	465	462	415	457	406	404	377	440	437	447	448	462	426	448	485	508	483	456	417

Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Condo - TwnHm

Data is provided courtesy of Consolidated MLS 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.