

MARKET ACTION REPORT

March 2010

City: *Fairfield*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com



Price Range: All | Properties: Condo - TwnHm

Market Profile & Trends Overview

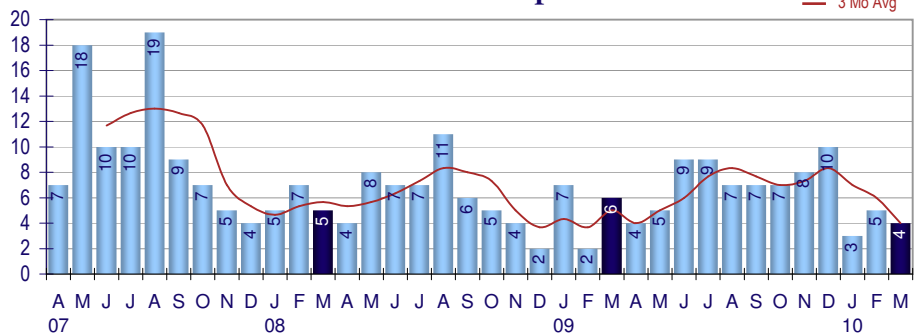
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$492,000	↓		↑				
Average List Price of all Current Listings	\$532,715	↔		↑				
March Median Sales Price	\$435,000	↑	↑	↑	\$310,000	↓	↓	
March Average Sales Price	\$450,000	↑	↑	↑	\$376,250	↓	↓	
Total Properties Currently for Sale (Inventory)	102	↑		↓				
March Number of Properties Sold	4	↓		↓	12	↓		
March Average Days on Market (Solds)	98	↓	↓	↓	138	↑	↑	
Asking Price per Square Foot (based on New Listings)	\$265	↓	↔	↔	\$265	↓	↓	
March Sold Price per Square Foot	\$319	↑	↑	↑	\$248	↑	↓	
March Month's Supply of Inventory	25.5	↑	↑	↑	24.8	↓	↑	
March Sale Price vs List Price Ratio	95.9%	↑	↑	↑	95.6%	↓	↑	

* 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

March Property sales were 4, down -33.3% from 6 in March of 2009 and -20.0% lower than the 5 sales last month. March 2010 sales were at their lowest level compared to March of 2009 and 2008. March YTD sales of 12 are running -20.0% behind last year's year-to-date sales of 15.

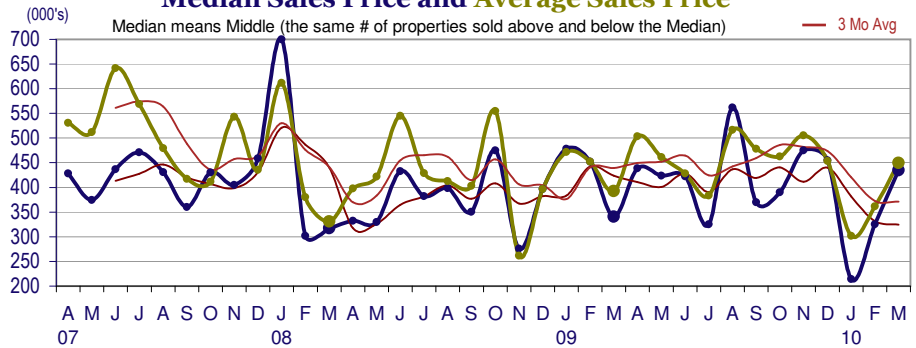
Number of Properties Sold



Prices

The Median Sales Price in March was \$435,000, up 27.8% from \$340,500 in March of 2009 and up 33.8% from \$325,000 last month. The Average Sales Price in March was \$450,000, up 14.6% from \$392,500 in March of 2009 and up 24.4% from \$361,800 last month. March 2010 ASP was at the highest level compared to March of 2009 and 2008.

Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of March was 102, up 13.3% from 90 last month and down -9.7% from 113 in March of last year. March 2010 Inventory was at its lowest level compared with March of 2009 and 2008.

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



City: *Fairfield*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com

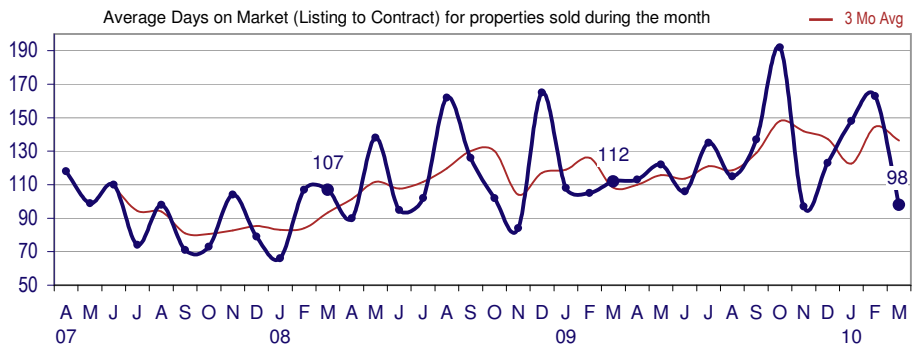


Price Range: All | Properties: Condo - TwnHm

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 March was 98, down -39.9% from 163 days last month and down -12.5% from 112 days in March of last year. The March 2010 DOM was at its lowest level compared with March of 2009 and 2008.

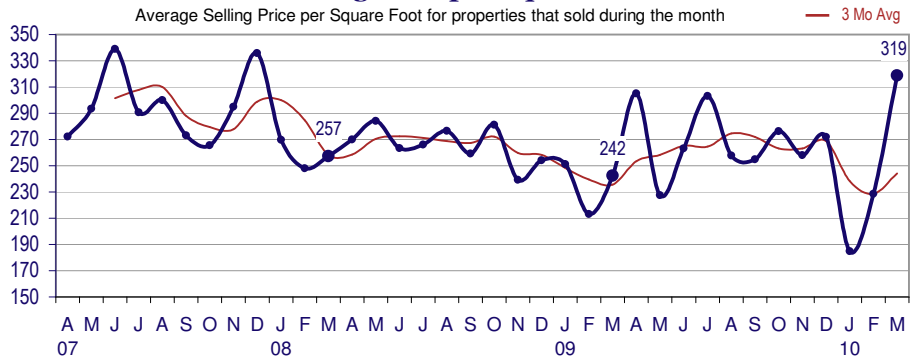
Days On Market for Sold Properties



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 March 2010 Selling Price per Square Foot of \$319 was up 39.5% from \$229 last month and up 31.5% from 242 in March of last year.

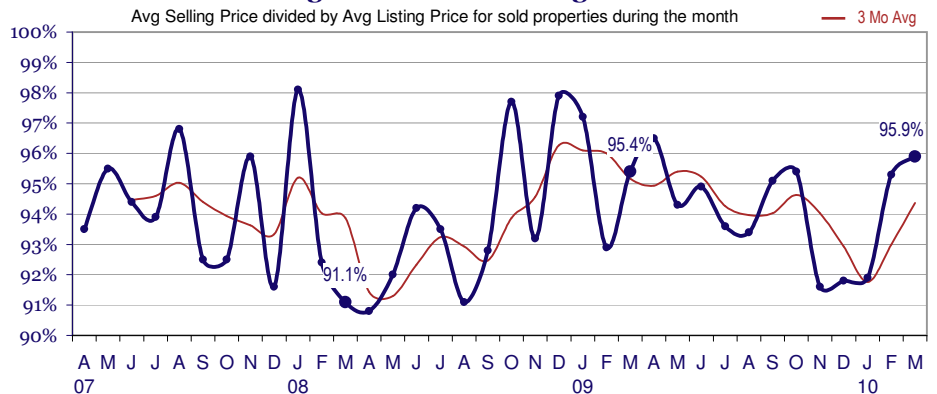
Selling Price per Square Foot



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 March 2010 Selling Price vs Original List Price of 95.9% was up from 95.3% last month and up from 95.4% in March of last year.

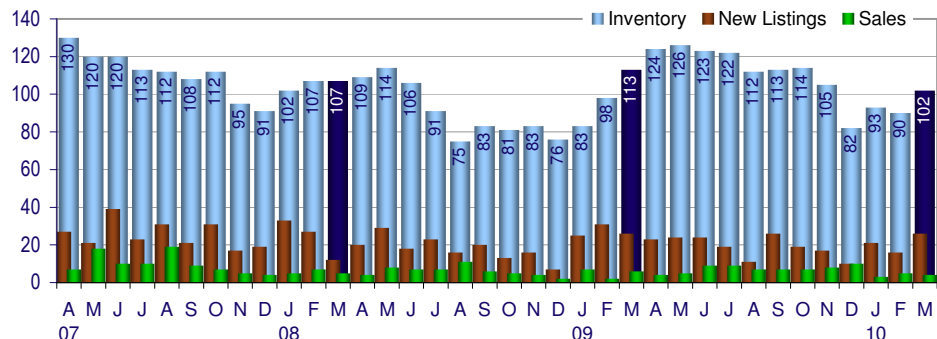
Selling Price versus Listing Price Ratio



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 March 2010 was 26, up 62.5% from 16 last month and equal to 26 in March of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

City: *Fairfield*

March 2010

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

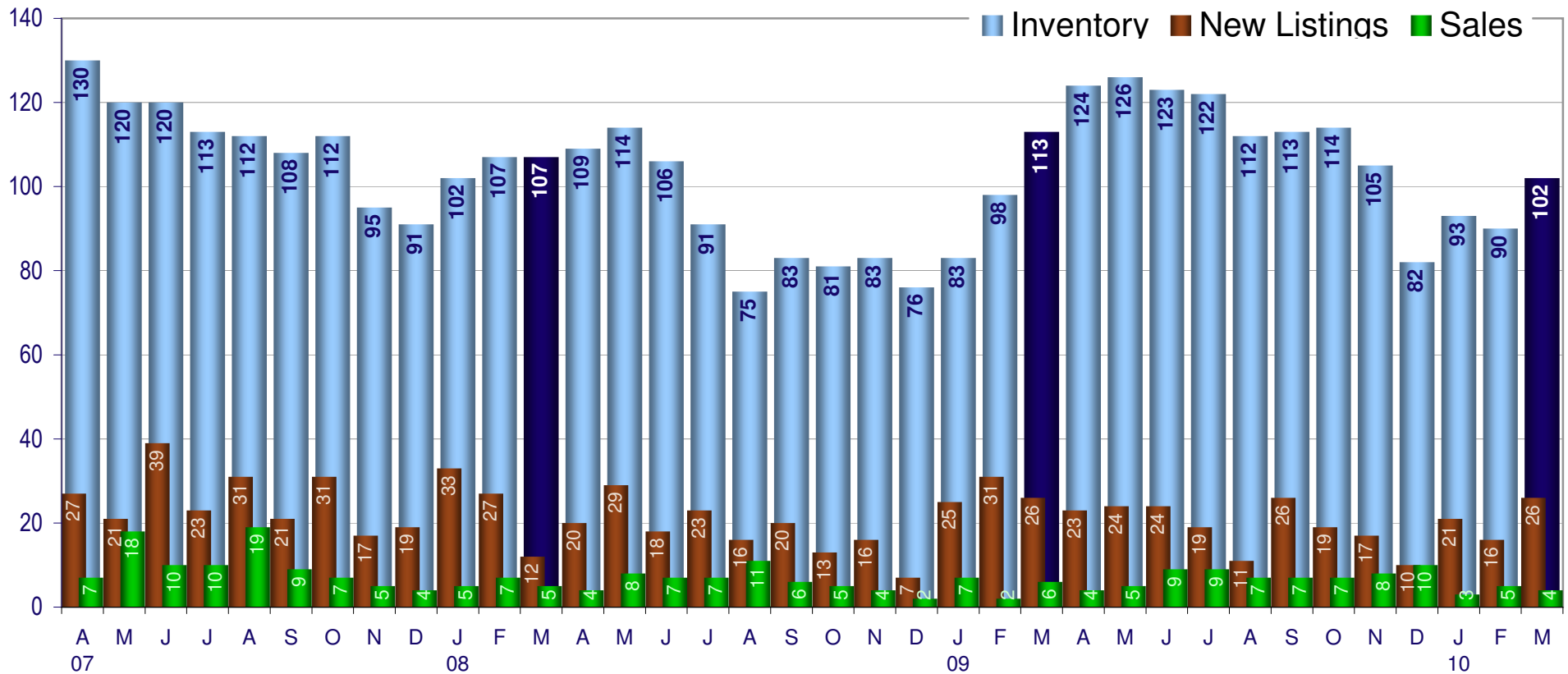
www.FairfieldCountyForSale.com



Price Range: All | Properties: Condo - TwnHm

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 March 2010 was 26, up 62.5% from 16 last month and equal to 26 in March of last year.



Copyright © Coldwell Banker Burnet | 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 Burnet 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.