

# MARKET ACTION REPORT

July 2010

City: Wilton

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com



Price Range: Below to 100,000,000 | Properties: Condo - TwnHm

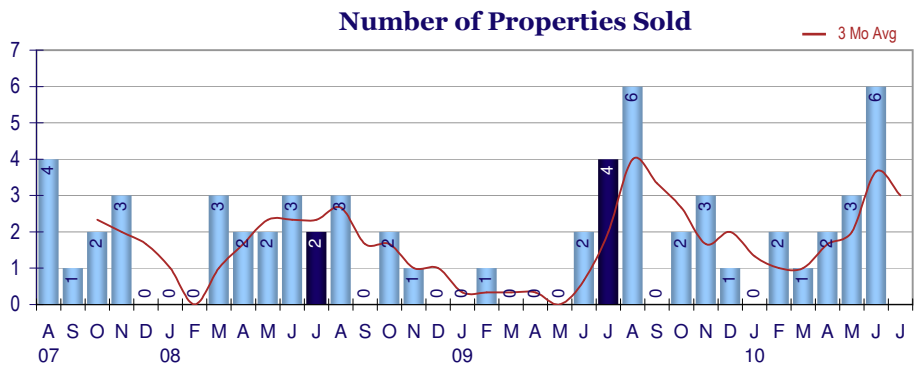
## Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$422,000	↔		↓				
Average List Price of all Current Listings	\$453,388	↑		↓				
July Median Sales Price	\$0	↓	↓	↓	\$312,365	↓	↓	
July Average Sales Price	\$0	↓	↓	↓	\$330,677	↓	↓	
Total Properties Currently for Sale (Inventory)	30	↑		↑				
July Number of Properties Sold	0	↓		↓	14	↑		
July Average Days on Market (Solds)	0	↓	↓	↓	118	↑	↑	
July Month's Supply of Inventory	0.0	↓	↓	↓	14.7	↑	↑	
July Sale Price vs List Price Ratio	0.0%	↓	↓	↓	95.2%	↑	↑	

\* 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)

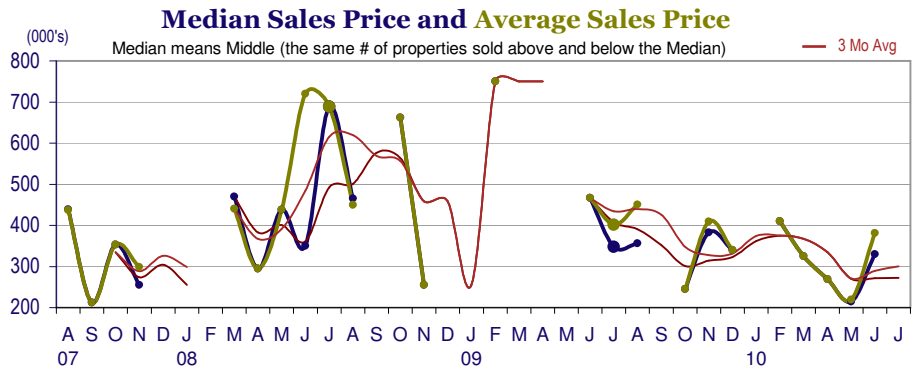
## Property Sales

July Property sales were 0, down 100.0% from 4 in July of 2009 and 100.0% lower than the 6 sales last month. July 2010 sales were at their lowest level compared to July of 2009 and 2008. July YTD sales of 14 are running 100.0% ahead of last year's year-to-date sales of 7.



## Prices

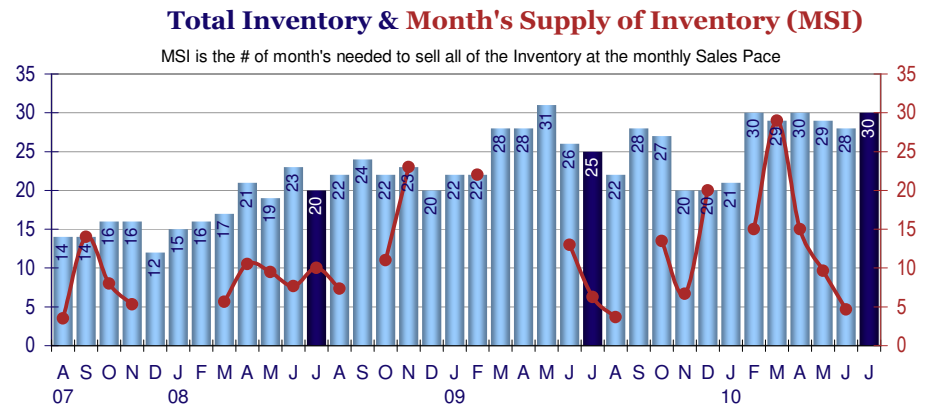
The Median Sales Price in July was \$0, down 100.0% from \$347,627 in July of 2009 and down 100.0% from \$329,865 last month. The Average Sales Price in July was \$0, down 100.0% from \$401,313 in July of 2009 and down 100.0% from \$381,538 last month. July 2010 ASP was at a mid range compared to July of 2009 and 2008.



## Inventory & MSI

The Total Inventory of Properties available for sale as of July was 30, up 7.1% from 28 last month and up 20.0% from 25 in July of last year. July 2010 Inventory was at its highest level compared with July of 2009 and 2008.

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



Copyright © Coldwell Banker Residential Brokerage | Price Range: Below to 100,000,000 | 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.

City: *Wilton*

**Bunny Mostad and Deb Alderson**

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com

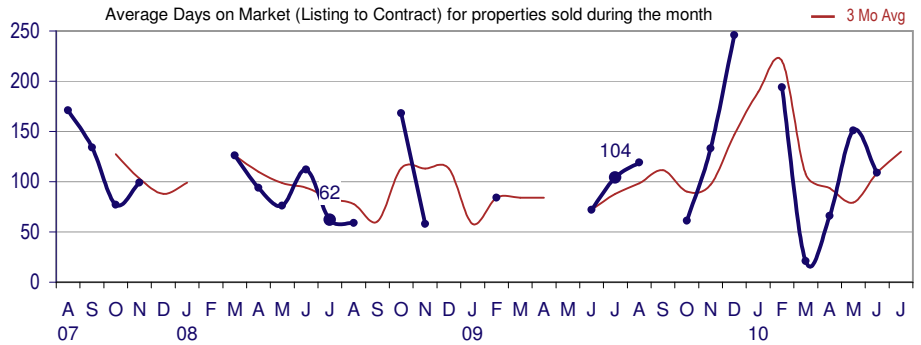


Price Range: Below to 100,000,000 | Properties: Condo - TwnHm

## 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 July was 0, down 100.0% from 109 days last month and down 100.0% from 104 days in July of last year. The July 2010 DOM was at a mid level compared with July of 2009 and 2008.

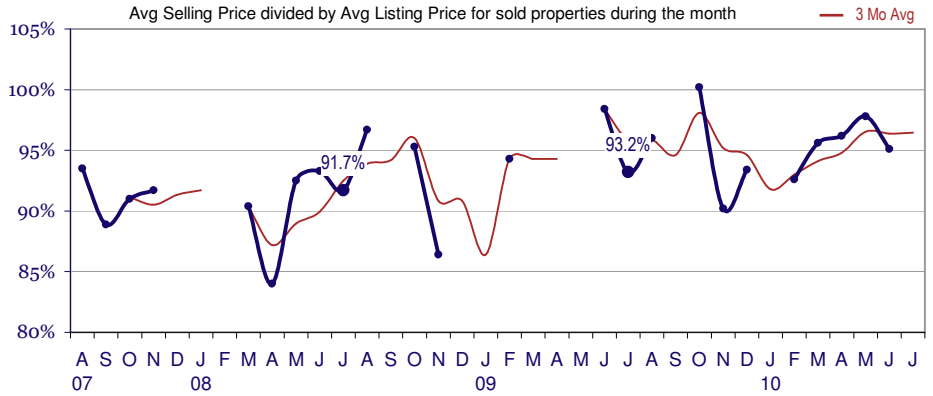
## Days On Market for Sold Properties



## 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 July 2010 Selling Price vs Original List Price of 0.0% was down from 95.1% last month and down from 93.2% in July of last year.

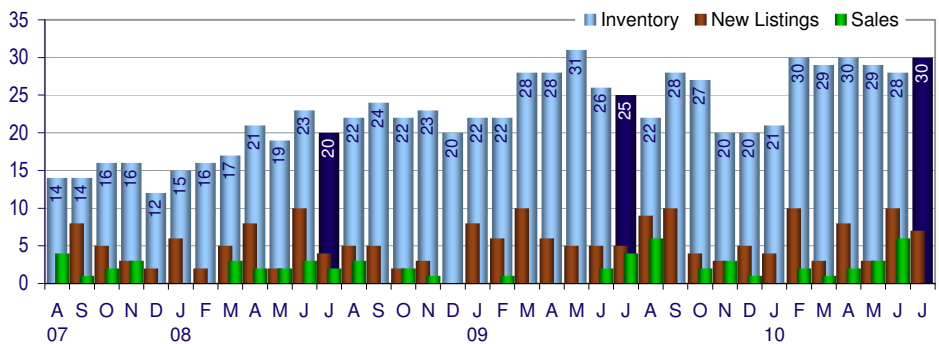
## Selling Price versus Listing Price Ratio



## 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 July 2010 was 7, down 30.0% from 10 last month and up 40.0% from 5 in July of last year.

## Inventory / New Listings / Sales



# Inventory / Listings / Sales

City: *Wilton*

July 2010

**Bunny Mostad and Deb Alderson**

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

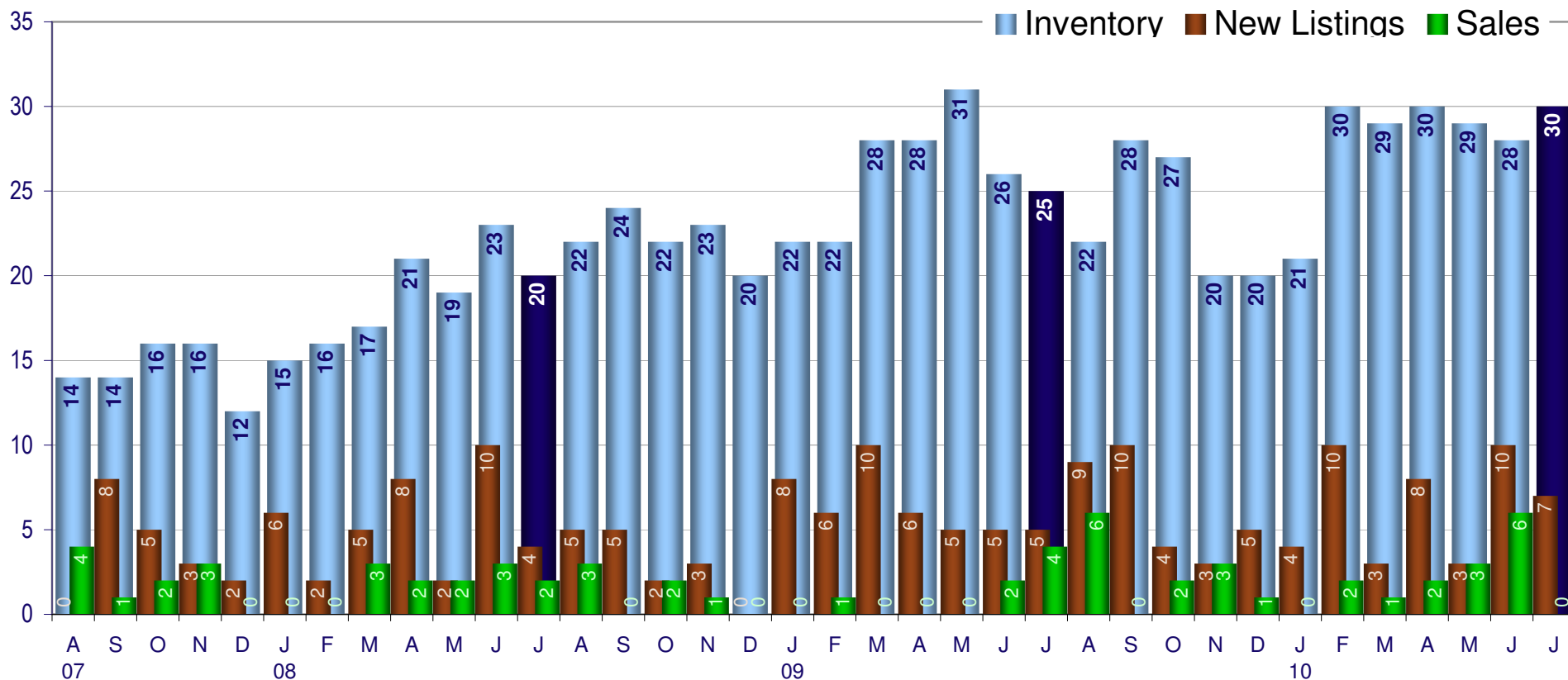
www.FairfieldCountyForSale.com



Price Range: Below to 100,000,000 | 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 July 2010 was 7, down 30.0% from 10 last month and up 40.0% from 5 in July of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: Below to 100,000,000 | 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.