

City: Wilton

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Helping Families Find Homes and Homes Find Families

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Market Profile & Trends Overview

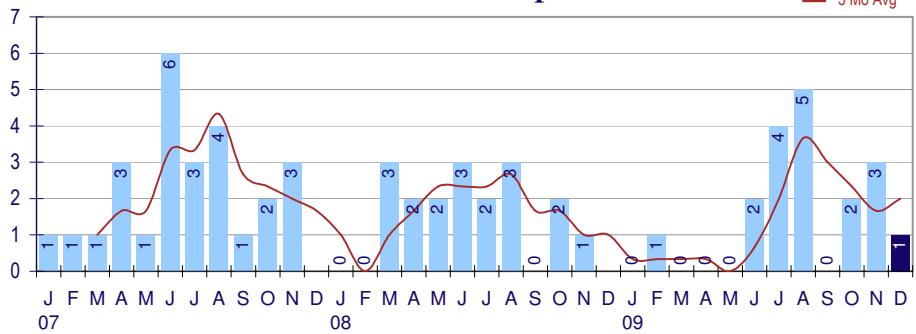
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$349,950	↓		↓				
Average List Price of all Current Listings	\$463,062	↓		↓				
December Median Sales Price	\$340,000	↓	↓	↑	↓	\$390,500	↓	↓
December Average Sales Price	\$340,000	↓	↔	↑	↓	\$436,209	↓	↓
Total Properties Currently for Sale (Inventory)	20	↓		↔				
December Number of Properties Sold	1	↓		↑		18	↔	
December Average Days on Market (Solds)	246	↑	↑	↑	↑	115	↑	↑
December Month's Supply of Inventory	20.0	↑	↑			0.0		
December Sale Price vs List Price Ratio	89.4%	↑	↑	↑	↓	89.1%	↓	↓

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

Property Sales

December Property sales were 1, up from 0 in December of 2008 and -66.7% lower than the 3 sales last month. December 2009 sales were at their highest level compared to December of 2008 and 2007. December YTD sales of 18 are running equal to last year's year-to-date sales of 18.

Number of Properties Sold



Prices

The Median Sales Price in December was \$340,000, up from \$0 in December of 2008 and down -11.2% from \$383,000 last month. The Average Sales Price in December was \$340,000, up from \$0 in December of 2008 and down -16.9% from \$409,333 last month. December 2009 ASP was at the highest level compared to December of 2008 and 2007.

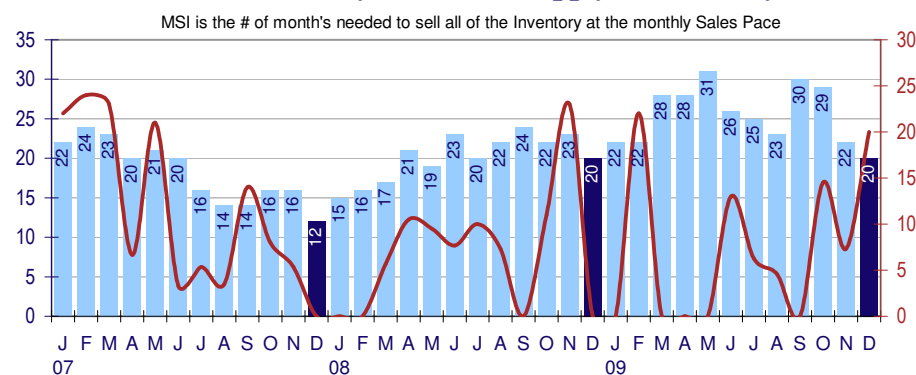
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 20, down -9.1% from 22 last month and equal to 20 in December of last year. December 2009 Inventory was at its highest level compared with December of 2008 and 2007.

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



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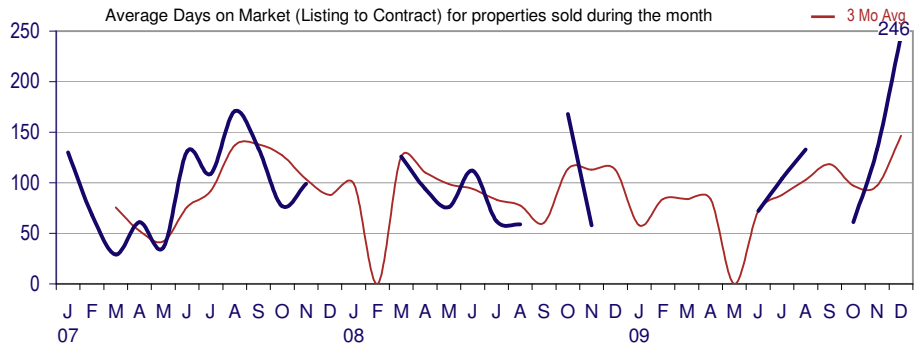
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Market Time

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 December was 246, up 85.0% from 133 days last month and up from 0 days in December of last year. The December 2009 DOM was at its lowest level compared with December of 2008 and 2007.

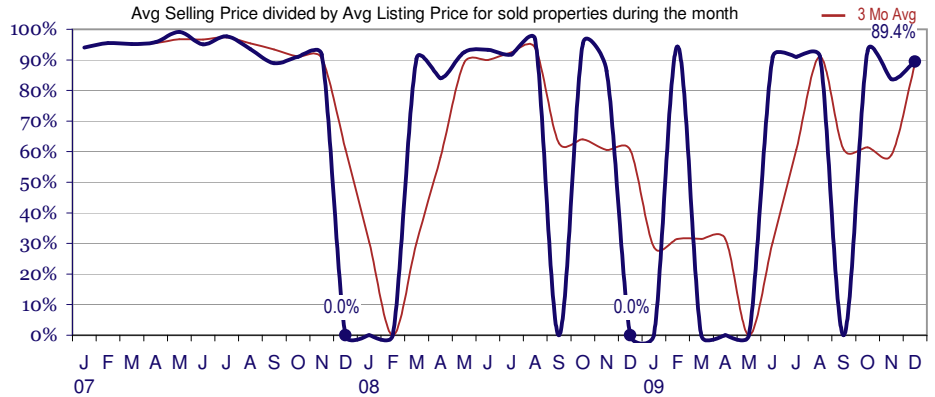
Days On Market for Sold Properties



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 December 2009 Selling Price vs Original List Price of 89.4% was up from 83.7% last month and up from 0.0% in December of last year.

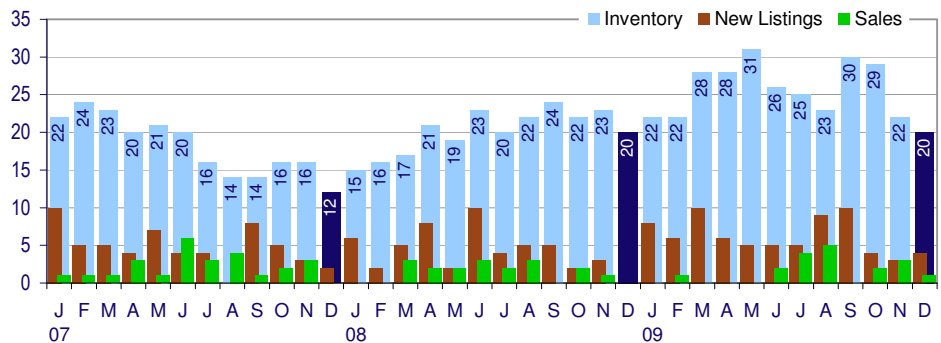
Selling Price versus Listing Price Ratio



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 December 2009 was 4, up 33.3% from 3 last month and up from 0 in December of last year.

Inventory / New Listings / Sales



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City: Wilton

Price Range: All | Property Types: Condo - TwnHm

	J 07	F	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
Homes Sold	1	1	1	3	1	6	3	4	1	2	3	0	0	0	3	2	2	3	2	3	0	2	1	0	0	1	0	0	0	2	4	5	0	2	3	1
3 Mo. Roll Avg			1	2	2	3	3	4	3	2	2	2	1	0	1	2	2	2	2	3	2	2	1	1	0	0	0	0	0	1	2	4	3	2	2	2

(000's)	J 07	F	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
Median Sale Price	470	620	210	438	590	410	482	468	213	460	255	0	0	0	470	350	460	350	887	465	0	685	255	0	0	750	0	0	0	645	355	358	0	301	383	340
3 Mo. Roll Avg			433	422	412	479	494	453	387	380	309	238	85	0	157	273	427	387	566	567	451	383	313	313	85	250	250	250	0	215	333	453	238	220	228	341

	J 07	F	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
Inventory	22	24	23	20	21	20	16	14	14	16	16	12	15	16	17	21	19	23	20	22	24	22	23	20	22	22	28	28	31	26	25	23	30	29	22	20
MSI	22	24	23	7	21	3	5	4	14	8	5	#DIV/0!	#DIV/0!	#DIV/0!	6	11	10	8	10	7	#DIV/0!	11	23	#DIV/0!	#DIV/0!	22	#DIV/0!	#DIV/0!	#DIV/0!	13	6	5	#DIV/0!	15	7	20

	J 07	F	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
Days on Market	130	68	29	61	36	131	109	171	134	77	99				126	94	76	112	62	59		168	58			84				72	104	133		61	133	246
3 Mo. Roll Avg			76	53	42	76	92	137	138	127	103	88	99	#DIV/0!	126	110	99	94	83	78	61	114	113	113	58	84	84	84	#DIV/0!	72	88	103	119	97	97	147

	J 07	F	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
Price per Sq Ft	324	379	422	362	365	352	364	372	428	384	347				300	293	321	472	310	369		333	302			226				292	285	293		248	279	235
3 Mo. Roll Avg			375	387	383	360	360	363	388	395	386	366	347	#DIV/0!	300	296	305	362	368	384	340	351	317	317	302	226	226	226	#DIV/0!	292	288	290	289	271	264	254

	J 07	F	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
Sale to List Price	0.940	0.955	0.952	0.958	0.992	0.951	0.977	0.935	0.889	0.910	0.917	0.000	0.000	0.000	0.904	0.840	0.925	0.933	0.917	0.967	0.000	0.953	0.864	0.000	0.000	0.943	0.000	0.000	0.000	0.909	0.910	0.911	0.000	0.930	0.837	0.894
3 Mo. Roll Avg			0.949	0.955	0.967	0.967	0.973	0.954	0.934	0.911	0.905	0.609	0.306	0.000	0.301	0.581	0.890	0.899	0.925	0.939	0.628	0.640	0.606	0.606	0.288	0.314	0.314	0.314	0.000	0.303	0.606	0.910	0.607	0.614	0.589	0.887

	J 07	F	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
New Listings	10	5	5	4	7	4	4	0	8	5	3	2	6	2	5	8	2	10	4	5	5	2	3	0	8	6	10	6	5	5	5	9	10	4	3	4
Inventory	22	24	23	20	21	20	16	14	14	16	16	12	15	16	17	21	19	23	20	22	24	22	23	20	22	22	28	28	31	26	25	23	30	29	22	20
Sales	1	1	1	3	1	6	3	4	1	2	3	0	0	0	3	2	2	3	2	3	0	2	1	0	0	1	0	0	0	2	4	5	0	2	3	1

(000's)	J 07	F	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
Avg Sale Price	470	620	210	363	590	393	528	437	213	354	299	0	0	0	440	295	439	720	689	450	0	663	255	0	0	750	0	0	0	467	401	501	0	246	409	340
3 Mo. Roll Avg			433	398	388	449	503	452	392	334	288	218	100	0	147	245	391	484	616	619	380	371	306	306	85	250	250	250	0	156	290	456	301	249	218	332