

City: *Wilton*

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

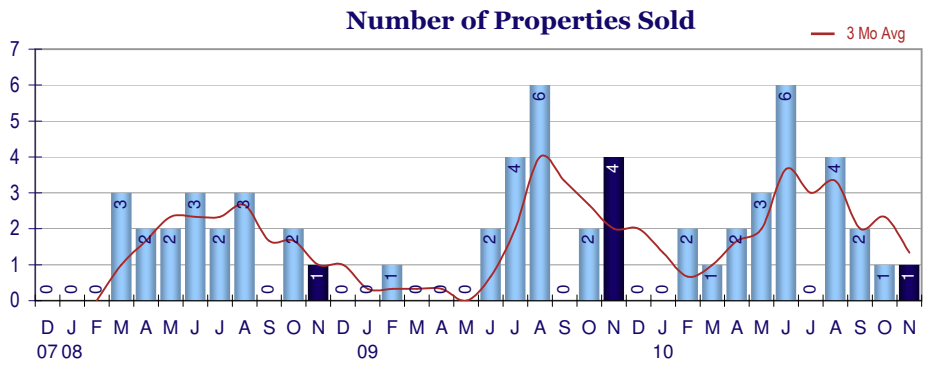
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$385,000	↓		↓				
Average List Price of all Current Listings	\$432,668	↔		↓				
November Median Sales Price	\$710,000	↑	↑	↑	↑	\$355,000	↔	↔
November Average Sales Price	\$710,000	↑	↑	↑	↑	\$386,522	↓	↓
Total Properties Currently for Sale (Inventory)	17	↓		↓				
November Number of Properties Sold	1	↔		↓		22	↑	
November Average Days on Market (Solds)	131	↑	↑	↓	↑	118	↑	↑
November Month's Supply of Inventory	17.0	↓	↔	↑	↑	14.5	↑	↑
November Sale Price vs List Price Ratio	93.5%	↓	↓	↑	↓	94.8%	↑	↑

* 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)

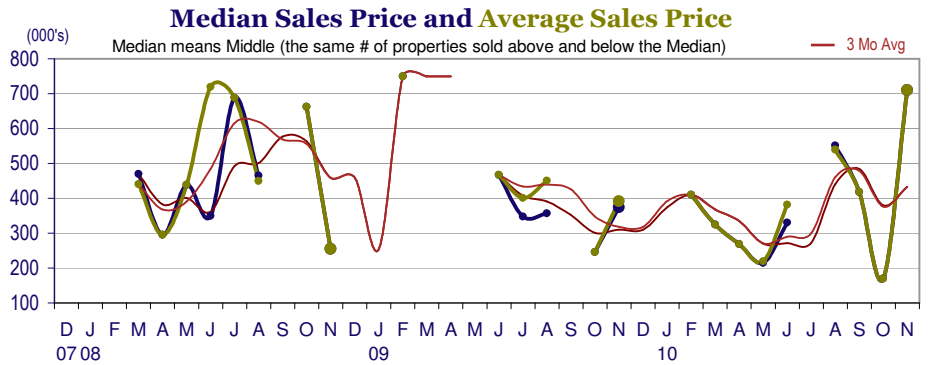
Property Sales

November Property sales were 1, down 75.0% from 4 in November of 2009 and the same as the 1 sales last month. November 2010 sales were at their lowest level compared to November of 2009 and 2008. November YTD sales of 22 are running 15.8% ahead of last year's year-to-date sales of 19.



Prices

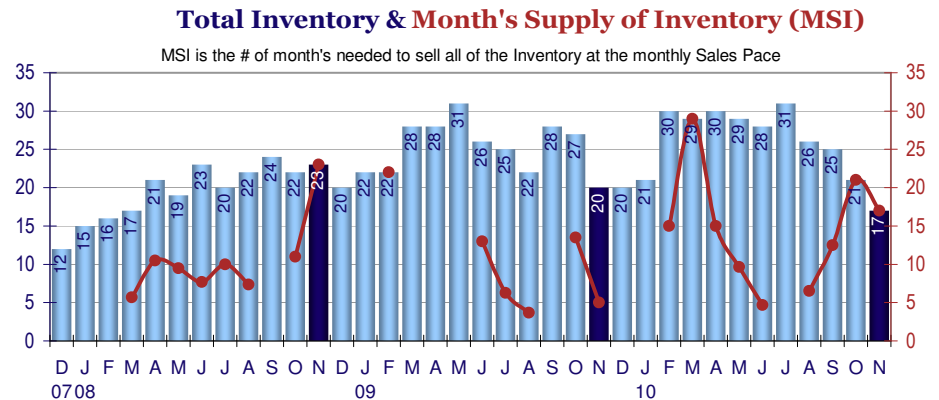
The Median Sales Price in November was \$710,000, up 89.8% from \$374,000 in November of 2009 and up 317.6% from \$170,000 last month. The Average Sales Price in November was \$710,000, up 81.1% from \$392,000 in November of 2009 and up 317.6% from \$170,000 last month. November 2010 ASP was at the highest level compared to November of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of November was 17, down 19.0% from 21 last month and down 15.0% from 20 in November of last year. November 2010 Inventory was at its lowest level compared with November of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2010 MSI of 17.0 months was at a mid level compared with November of 2009 and 2008.



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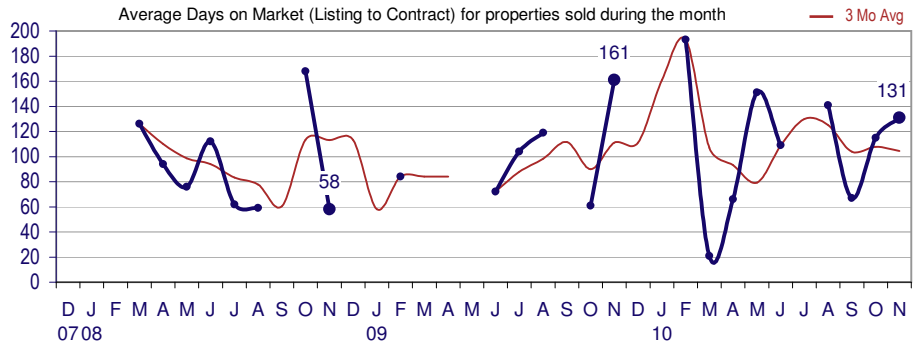


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Market Time

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 November was 131, up 13.9% from 115 days last month and down 18.6% from 161 days in November of last year. The November 2010 DOM was at a mid level compared with November 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 November 2010 Selling Price vs Original List Price of 93.5% was down from 100.0% last month and up from 91.0% in November of last year.

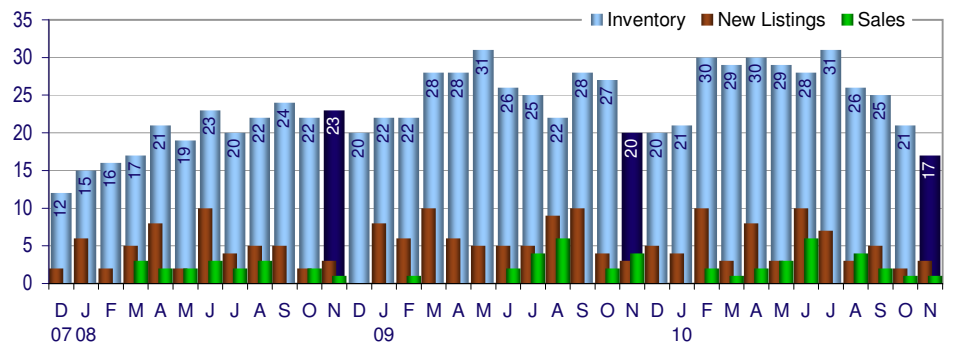
Selling Price versus Listing Price Ratio



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 November 2010 was 3, up 50.0% from 2 last month and equal to 3 in November of last year.

Inventory / New Listings / Sales



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