

City: *Westport*

**Bunny Mostad & Deb Alderson**

Helping Families Find Homes and Homes Find Families

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www.BunnyAndDeb.com



Price Range: All | Properties: Condo - TwnHm

## Market Profile & Trends Overview

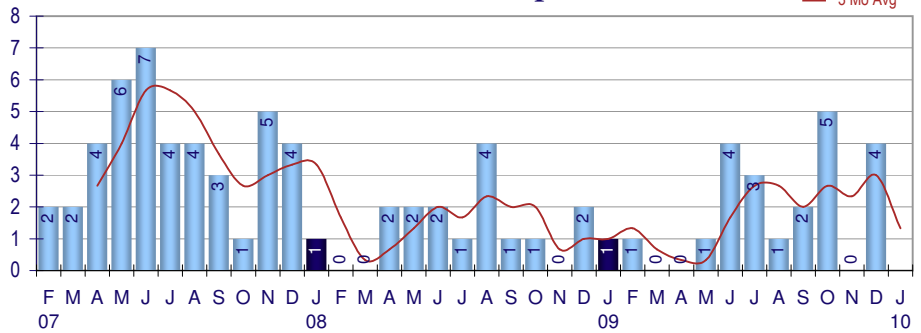
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$689,900	↓		↓				
Average List Price of all Current Listings	\$665,349	↓		↓				
January Median Sales Price	\$0	↓	↓	↓	↓	\$720,900	↓	↑
January Average Sales Price	\$0	↓	↓	↓	↓	\$0	↓	↓
Total Properties Currently for Sale (Inventory)	31	↔		↓				
January Number of Properties Sold	0	↓		↓		0	↓	
January Average Days on Market (Solds)	0	↓	↓	↓	↓	0	↓	↓
January Month's Supply of Inventory	0.0	↓		↓		0.0	↓	
January Sale Price vs List Price Ratio	0.0%	↓	↓	↓	↓	0.0%	↓	↓

\* 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 0, down -100.0% from 1 in January of 2009 and -100.0% lower than the 4 sales last month. January 2010 sales were at their lowest level compared to January of 2009 and 2008. January YTD sales of 0 are running -100.0% behind last year's year-to-date sales of 1.

Number of Properties Sold



## Prices

The Median Sales Price in January was \$0, down -100.0% from \$777,500 in January of 2009 and down -100.0% from \$580,000 last month. The Average Sales Price in January was \$0, down -100.0% from \$777,500 in January of 2009 and down -100.0% from \$518,179 last month. January 2010 ASP was at the lowest level compared to January of 2009 and 2008.

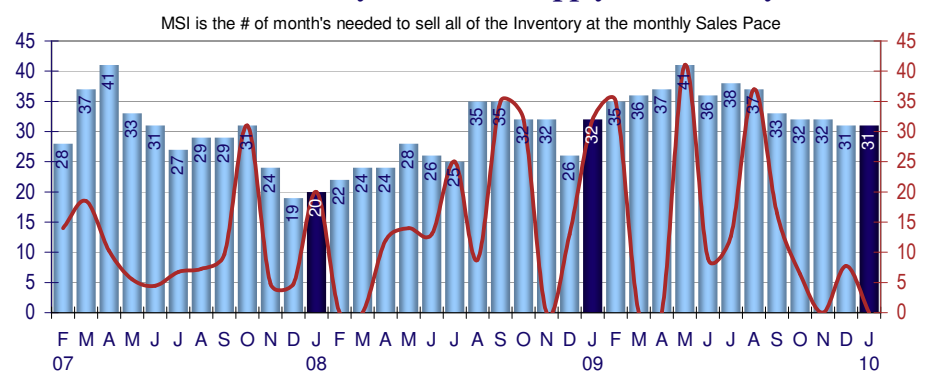
Median Sales Price and Average Sales Price



## Inventory & MSI

The Total Inventory of Properties available for sale as of January was 31, equal to 31 last month and down -3.1% from 32 in January of last year. January 2010 Inventory was at a mid level compared with January of 2009 and 2008.

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



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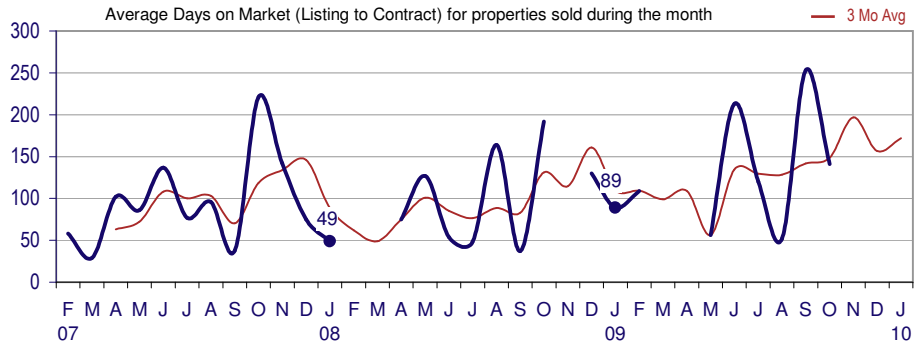


Price Range: All | Properties: Condo - TwnHm

## 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 0, down -100.0% from 172 days last month and down -100.0% from 89 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

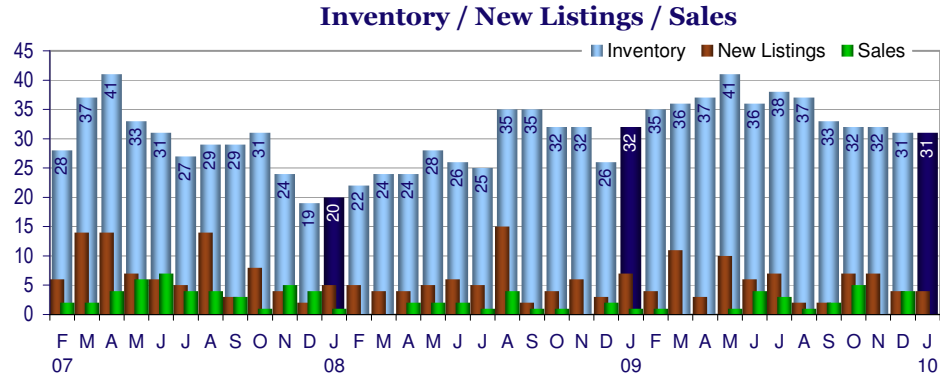
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The January 2010 Selling Price vs Original List Price of 0.0% was down from 91.9% last month and down from 97.3% 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 4, equal to 4 last month and down -42.9% from 7 in January of last year.



## City: Westport

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	2	2	4	6	7	4	4	3	1	5	4	1	0	0	2	2	2	1	4	1	1	0	2	1	1	0	0	1	4	3	1	2	5	0	4	0
3 Mo. Roll Avg			3	4	6	6	5	4	3	3	3	3	2	0	1	1	2	2	2	2	2	1	1	1	1	1	0	0	2	3	3	2	3	2	3	1

(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	804	582	841	724	560	895	1013	510	355	775	613	350	0	0	800	663	775	509	650	1020	935	0	783	778	185	0	0	470	558	835	870	479	575	0	580	0
3 Mo. Roll Avg			742	716	708	726	823	806	626	547	581	579	321	117	267	488	746	649	645	726	868	652	573	520	582	321	62	157	343	621	754	728	641	351	385	193

	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	28	37	41	33	31	27	29	29	31	24	19	20	22	24	24	28	26	25	35	35	32	32	26	32	35	36	37	41	36	38	37	33	32	32	31	31
MSI	14	19	10	6	4	7	7	10	31	5	5	20	#DIV/0!	#DIV/0!	12	14	13	25	9	35	32	#DIV/0!	13	32	35	#DIV/0!	#DIV/0!	41	9	13	37	17	6	#DIV/0!	8	0

	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	58	29	102	86	137	77	96	38	221	142	75	49			75	127	54	48	164	37	192		130	89	109			56	213	120	52	253	141		172	
3 Mo. Roll Avg			63	72	108	100	103	70	118	134	146	89	62	49	75	101	85	76	89	83	131	115	161	110	109	99	109	56	135	130	128	142	149	197	157	172

	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	424	433	473	428	430	446	393	455	448	417	326	461			540	446	316	364	440	433	410		374	442	271			376	379	428	370	346	355		354	
3 Mo. Roll Avg			444	445	444	435	423	432	432	440	397	401	393	461	540	493	434	375	373	412	428	422	392	408	362	356	271	376	377	394	392	381	357	350	354	354

	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	0.966	0.958	0.934	0.950	0.946	0.981	0.934	0.964	0.899	0.929	0.920	0.949	0.000	0.000	0.964	0.926	0.987	0.979	0.896	0.928	1.040	0.000	0.825	0.973	0.983	0.000	0.000	0.959	0.886	0.908	0.874	0.867	0.864	0.000	0.919	0.000
3 Mo. Roll Avg			0.953	0.947	0.943	0.959	0.954	0.960	0.932	0.931	0.916	0.933	0.623	0.316	0.321	0.630	0.959	0.964	0.954	0.934	0.955	0.656	0.622	0.599	0.927	0.652	0.328	0.320	0.615	0.918	0.889	0.883	0.868	0.577	0.594	0.306

	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	6	14	14	7	6	5	14	3	8	4	2	5	5	4	4	5	6	5	15	2	4	6	3	7	4	11	3	10	6	7	2	2	7	7	4	4
Inventory	28	37	41	33	31	27	29	29	31	24	19	20	22	24	24	28	26	25	35	35	32	32	26	32	35	36	37	41	36	38	37	33	32	32	31	31
Sales	2	2	4	6	7	4	4	3	1	5	4	1	0	0	2	2	2	1	4	1	1	0	2	1	1	0	0	1	4	3	1	2	5	0	4	0

(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	804	582	886	813	655	926	1023	570	355	767	608	350	0	0	800	663	775	509	673	1020	935	0	783	778	185	0	0	470	621	888	870	479	620	0	518	0
3 Mo. Roll Avg			757	760	785	798	868	840	649	564	577	575	319	117	267	488	746	649	652	734	876	652	573	520	582	321	62	157	364	660	793	746	656	366	379	173