

MARKET ACTION REPORT

January 2010

City: Wilton

Bunny Mostad & Deb Alderson

Helping Families Find Homes and Homes Find Families

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Price Range: All | Properties: Condo - TwnHm

Market Profile & Trends Overview

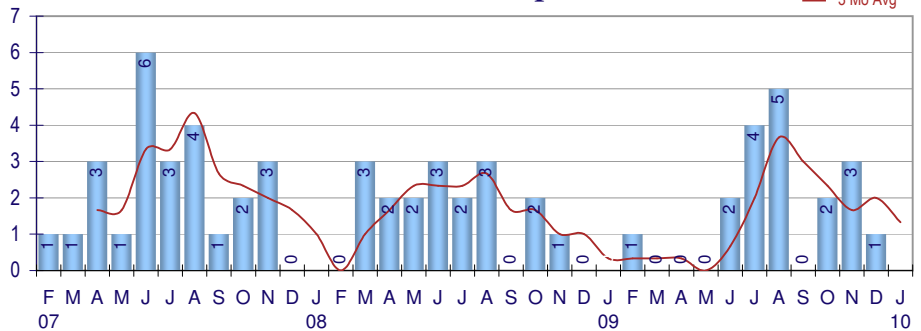
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$372,450	↑		↓				
Average List Price of all Current Listings	\$466,425	↑		↓				
January Median Sales Price	\$0	↓	↓	↑	↓	\$489,450	↑	↑
January Average Sales Price	\$0	↓	↓	↑	↓	\$0		↓
Total Properties Currently for Sale (Inventory)	22	↑		↔				
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, up from 0 in January of 2009 and -100.0% lower than the 1 sales last month. January 2010 sales were at their highest level compared to January of 2009 and 2008. January YTD sales of 0 are running ahead of last year's year-to-date sales of 0.

Number of Properties Sold



Prices

The Median Sales Price in January was \$0, up from \$0 in January of 2009 and down -100.0% from \$340,000 last month. The Average Sales Price in January was \$0, up from \$0 in January of 2009 and down -100.0% from \$340,000 last month. January 2010 ASP was at the highest level compared to January of 2009 and 2008.

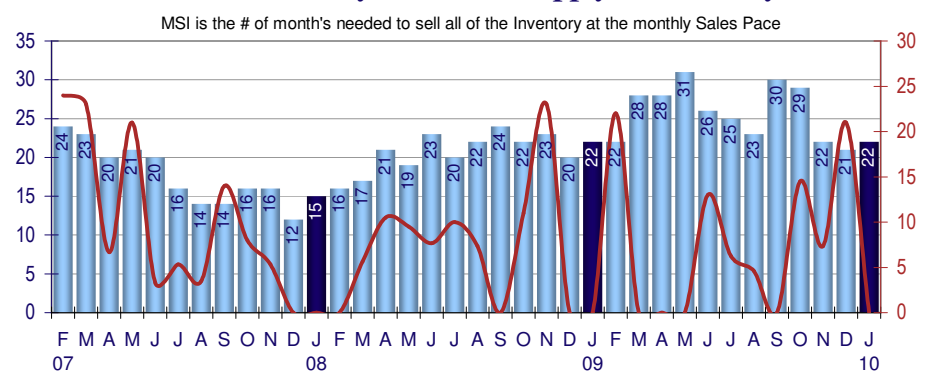
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of January was 22, up 4.8% from 21 last month and equal to 22 in January of last year. January 2010 Inventory was at its highest level compared with January of 2009 and 2008.

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



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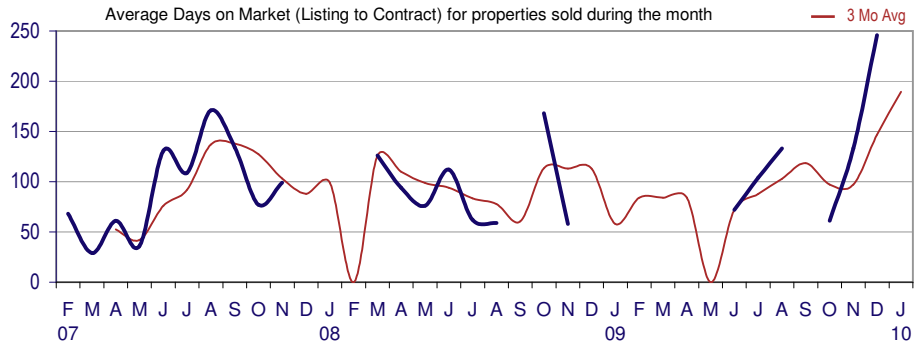


Price Range: All | Properties: Condo - TwnHm

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 246 days last month and up from 0 days in January of last year. The January 2010 DOM was at its lowest 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 89.4% last month and up from 0.0% in January of last year.

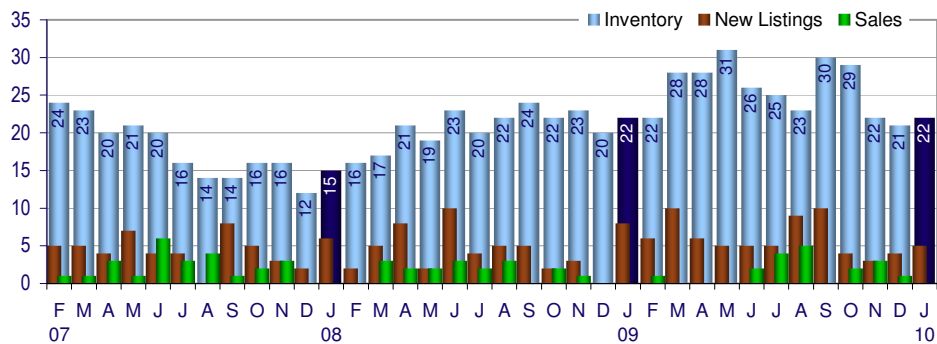
Selling Price versus Listing Price Ratio



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 5, up 25.0% from 4 last month and down -37.5% from 8 in January of last year.

Inventory / New Listings / Sales



City: Wilton

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	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	0
3 Mo. Roll Avg			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	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	620	210	438	590	408	482	439	213	354	255	0	0	0	470	295	439	350	689	465	0	663	255	0	0	750	0	0	0	467	348	358	0	246	383	340	0
3 Mo. Roll Avg			422	412	478	493	443	378	335	274	203	85	0	157	255	401	361	492	501	385	376	306	306	85	250	250	250	0	156	272	391	235	201	210	323	241

	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	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	21	22
MSI	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	21	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	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			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	190

	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	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			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	257

	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	0.955	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	0.000
3 Mo. Roll Avg			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	0.577

	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	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	5
Inventory	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	21	22
Sales	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	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	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	0
3 Mo. Roll Avg			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	250