

MARKET ACTION REPORT

April 2010

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: Single Family

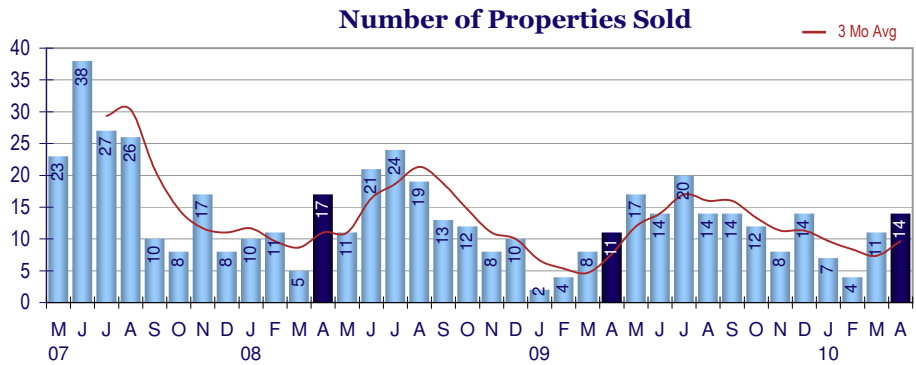
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$899,500	↓		↓				
Average List Price of all Current Listings	\$1,180,462	↔		↓				
April Median Sales Price	\$850,000	↑	↑	↓	↑	\$822,000	↑	↑
April Average Sales Price	\$995,607	↑	↑	↑	↑	\$862,522	↓	↓
Total Properties Currently for Sale (Inventory)	174	↑		↓				
April Number of Properties Sold	14	↑		↑		36	↑	
April Average Days on Market (Solds)	181	↑	↑	↑	↑	147	↑	↑
April Month's Supply of Inventory	12.4	↓	↓	↓	↓	19.8	↓	↓
April Sale Price vs List Price Ratio	90.9%	↓	↓	↓	↓	92.8%	↓	↓

* 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

April Property sales were 14, up 27.3% from 11 in April of 2009 and 27.3% higher than the 11 sales last month. April 2010 sales were at a mid level compared to April of 2009 and 2008. April YTD sales of 36 are running 44.0% ahead of last year's year-to-date sales of 25.



Prices

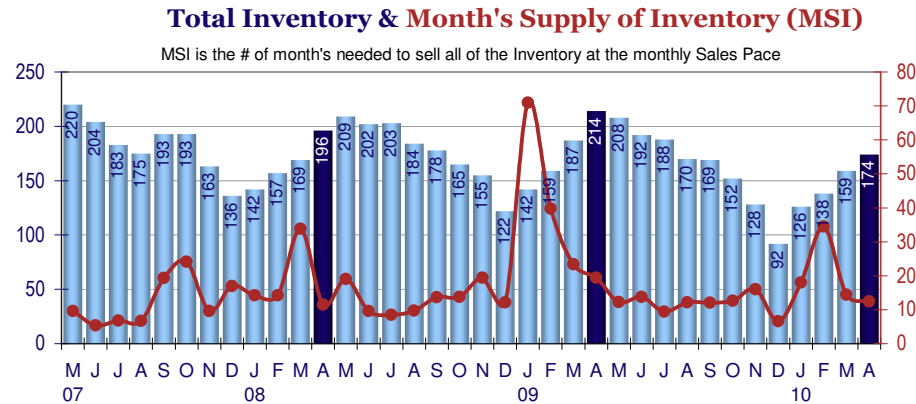
The Median Sales Price in April was \$850,000, down -6.6% from \$910,000 in April of 2009 and up 13.3% from \$750,000 last month. The Average Sales Price in April was \$995,607, up 4.6% from \$951,818 in April of 2009 and up 33.7% from \$744,455 last month. April 2010 ASP was at a mid range compared to April of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 174, up 9.4% from 159 last month and down -18.7% from 214 in April of last year. April 2010 Inventory was at its lowest level compared with April of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2010 MSI of 12.4 months was at a mid level compared with April of 2009 and 2008.



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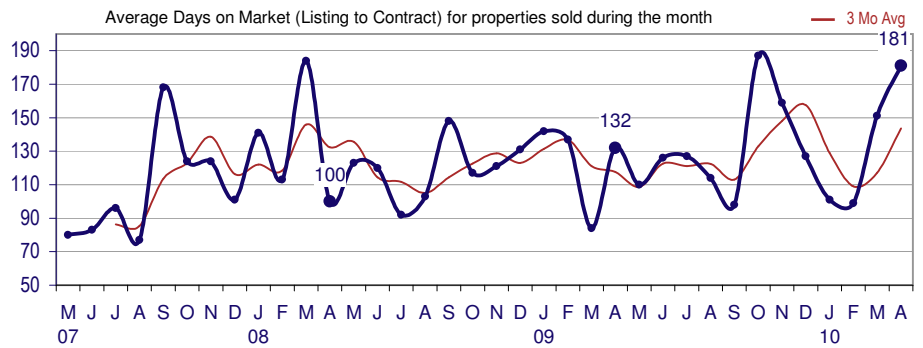


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Market Time

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 April was 181, up 19.9% from 151 days last month and up 37.1% from 132 days in April of last year. The April 2010 DOM was at a mid level compared with April of 2009 and 2008.

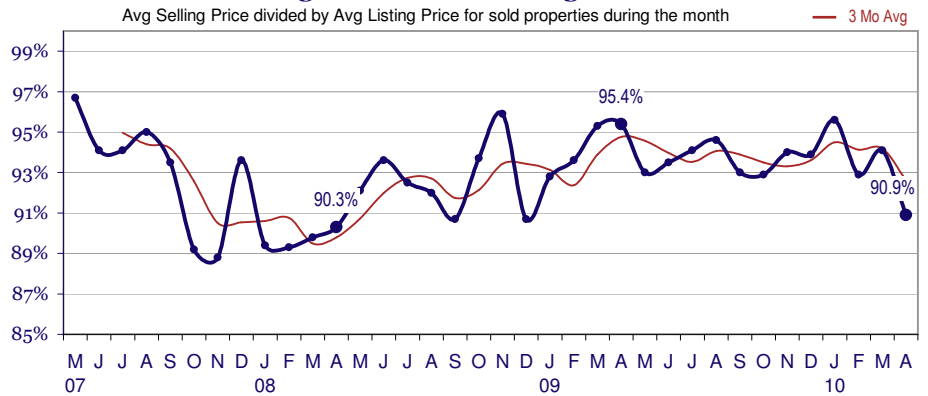
Days On Market for Sold Properties



Selling Price vs Original Listing Price

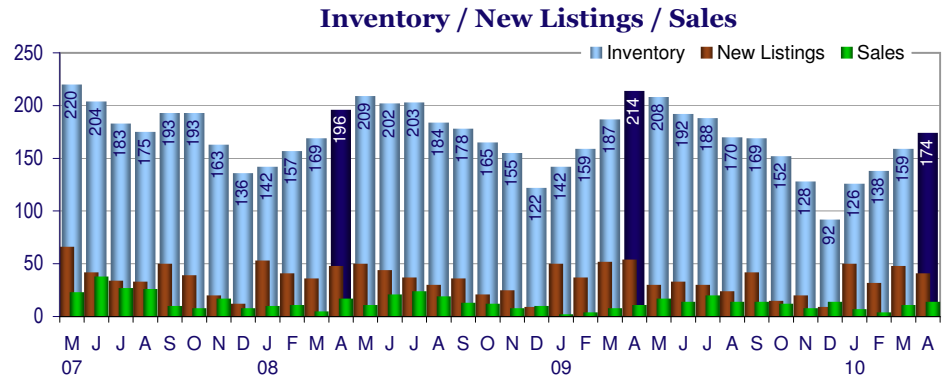
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The April 2010 Selling Price vs Original List Price of 90.9% was down from 94.1% last month and down from 95.4% in April 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 April 2010 was 41, down -14.6% from 48 last month and down -24.1% from 54 in April of last year.



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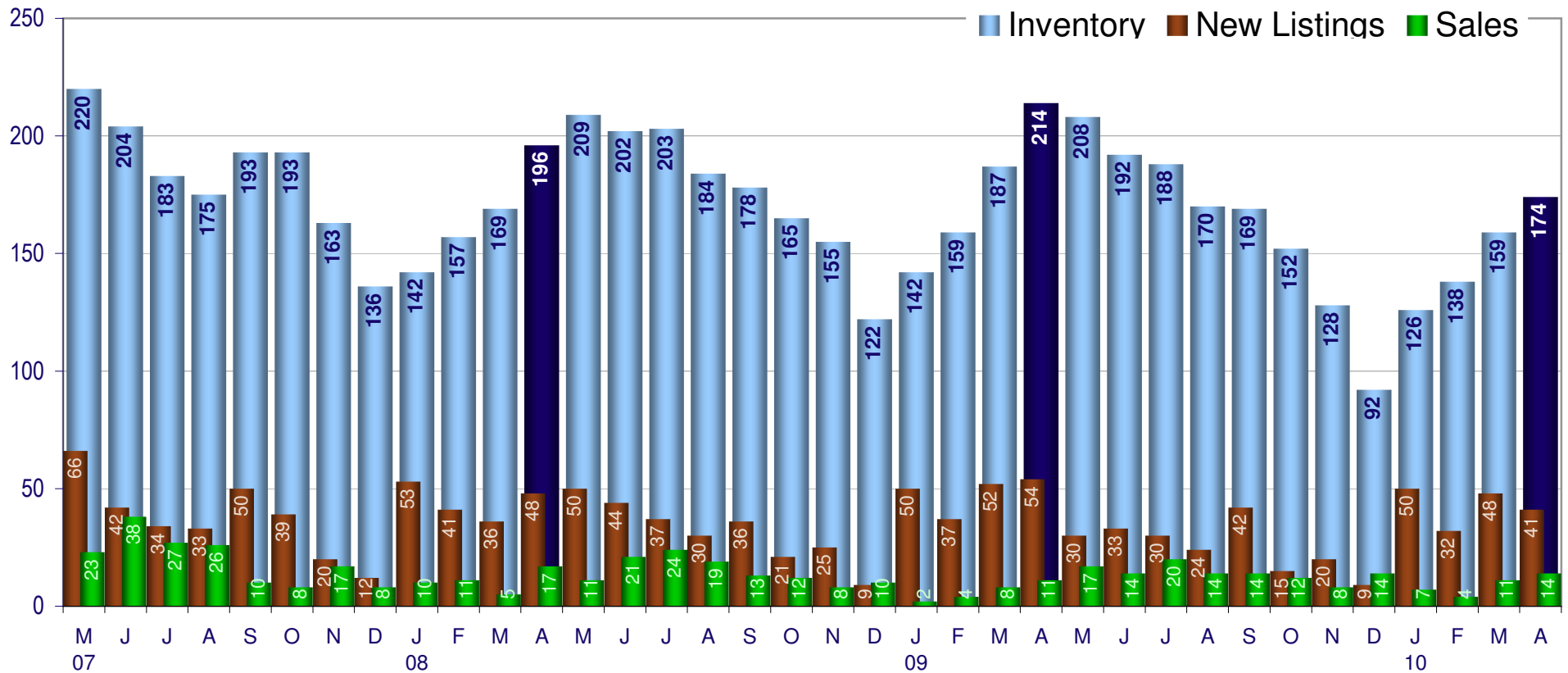
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