

City: *Wilton*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com



Price Range: All | Properties: Single Family

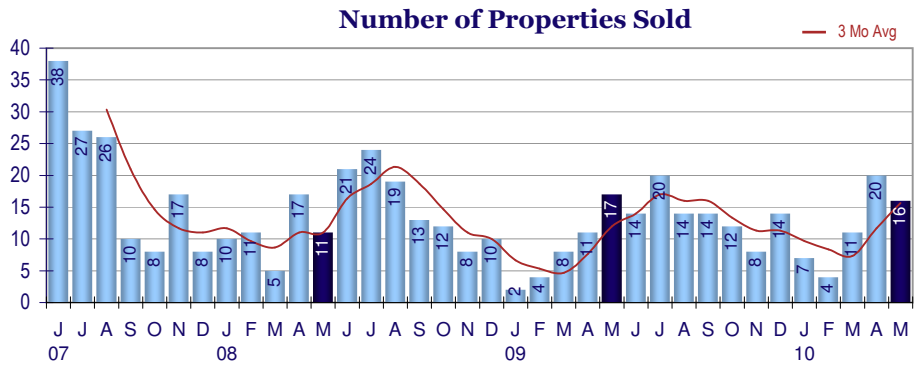
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$999,000	↑		↑				
Average List Price of all Current Listings	\$1,247,847	↑		↓				
May Median Sales Price	\$717,500	↓	↓	↑	↓	\$790,000	↑	↑
May Average Sales Price	\$742,016	↓	↓	↓	↓	\$834,682	↔	↓
Total Properties Currently for Sale (Inventory)	193	↑		↓				
May Number of Properties Sold	16	↓		↓		58	↑	
May Average Days on Market (Solds)	75	↓	↓	↓	↓	120	↑	↓
May Month's Supply of Inventory	12.1	↑	↔	↓	↓	17.7	↓	↓
May Sale Price vs List Price Ratio	94.8%	↑	↑	↑	↑	93.7%	↔	↔

* 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)

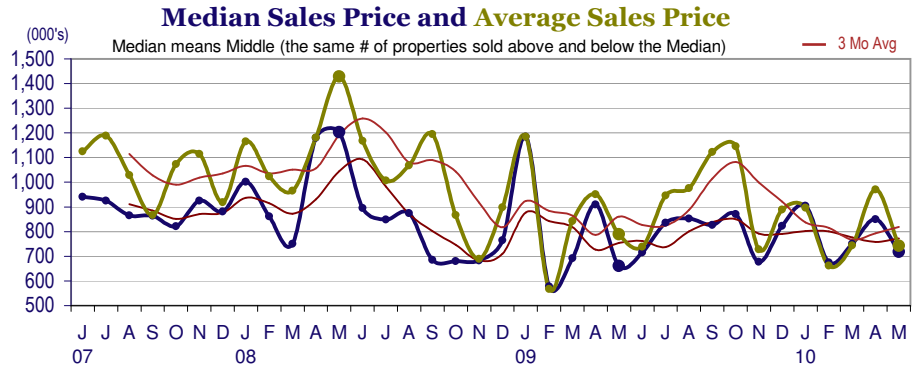
Property Sales

May Property sales were 16, down -5.9% from 17 in May of 2009 and -20.0% lower than the 20 sales last month. May 2010 sales were at a mid level compared to May of 2009 and 2008. May YTD sales of 58 are running 38.1% ahead of last year's year-to-date sales of 42.



Prices

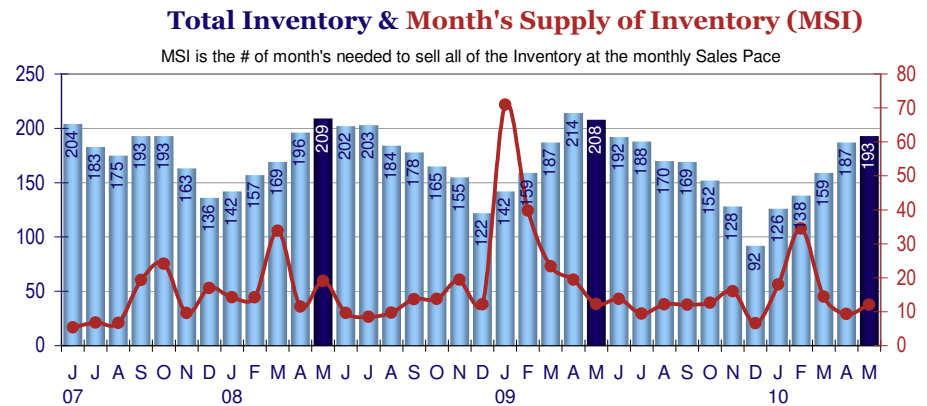
The Median Sales Price in May was \$717,500, up 8.6% from \$660,500 in May of 2009 and down -15.6% from \$850,000 last month. The Average Sales Price in May was \$742,016, down -6.0% from \$788,962 in May of 2009 and down -23.6% from \$971,350 last month. May 2010 ASP was at the lowest level compared to May of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 193, up 3.2% from 187 last month and down -7.2% from 208 in May of last year. May 2010 Inventory was at its lowest level compared with May of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2010 MSI of 12.1 months was at its lowest level compared with May of 2009 and 2008.



City: *Wilton*

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

www.FairfieldCountyForSale.com

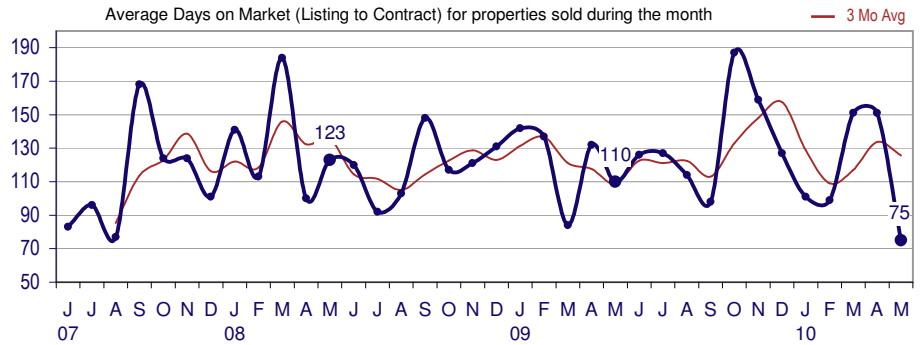


Price Range: All | Properties: Single Family

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 May was 75, down -50.3% from 151 days last month and down -31.8% from 110 days in May of last year. The May 2010 DOM was at its lowest level compared with May of 2009 and 2008.

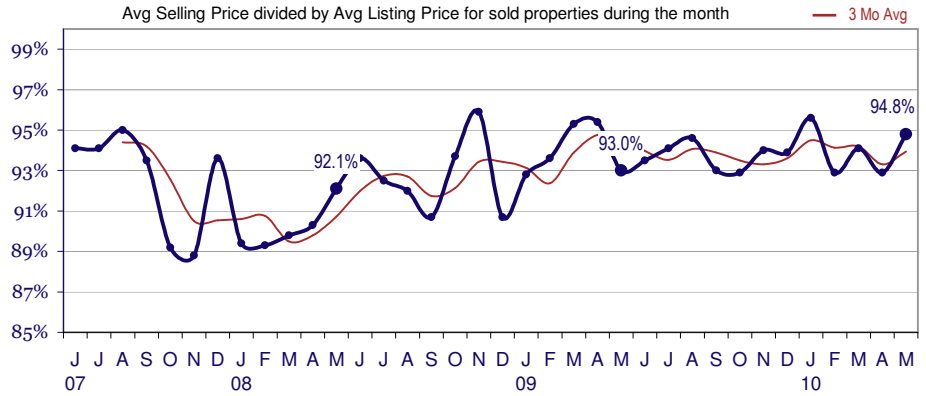
Days On Market for Sold Properties



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 May 2010 Selling Price vs Original List Price of 94.8% was up from 92.9% last month and up from 93.0% in May of last year.

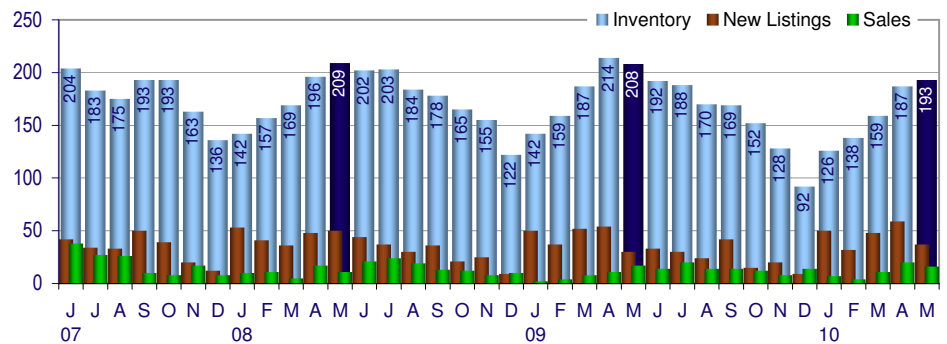
Selling Price versus Listing Price Ratio



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 May 2010 was 37, down -37.3% from 59 last month and up 23.3% from 30 in May of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

City: *Wilton*

May 2010

Bunny Mostad and Deb Alderson

Helping Families Find Homes and Homes Find Families

203.803.5695

Bunny@BunnyMostad.com

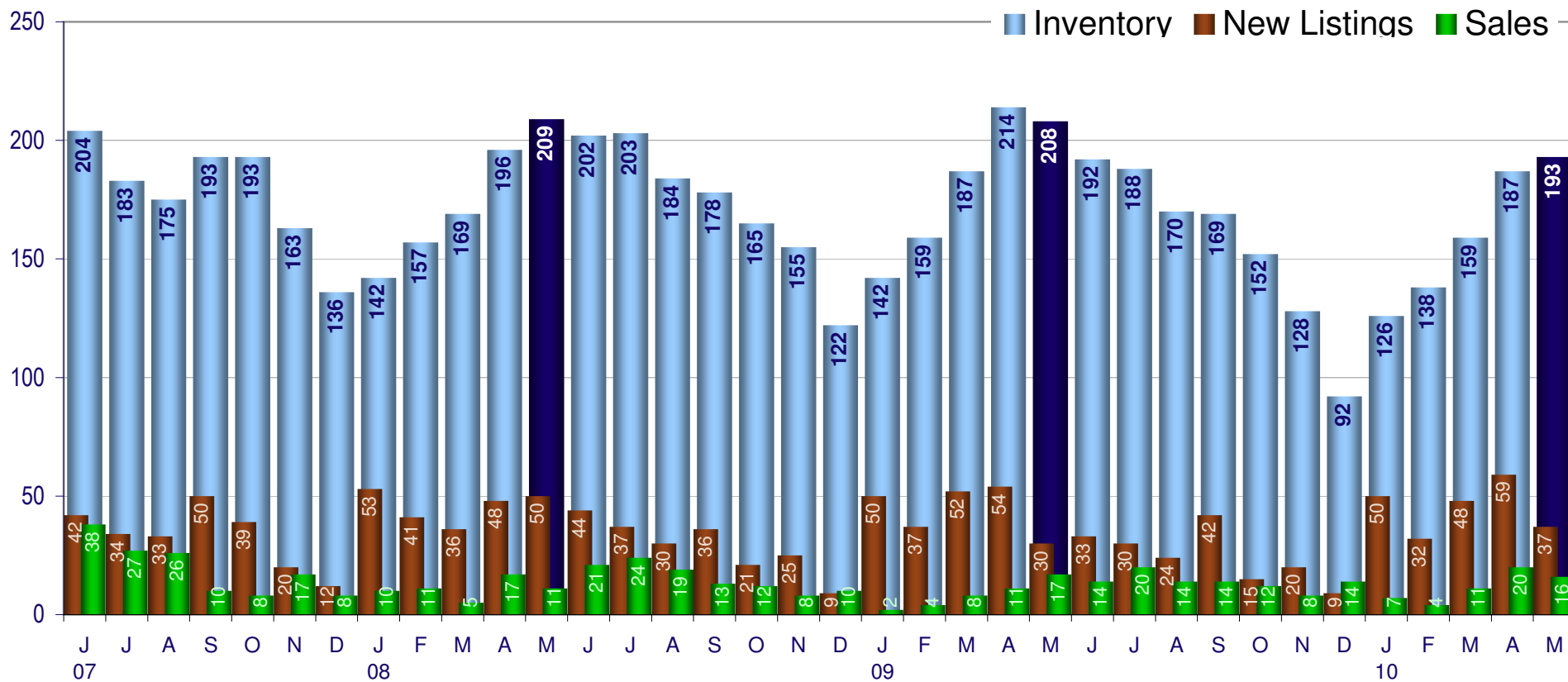
www.FairfieldCountyForSale.com



Price Range: All | Properties: Single Family

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 May 2010 was 37, down - 37.3% from 59 last month and up 23.3% from 30 in May of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: All | Property Types: Single Family

Data is provided courtesy of Consolidated MLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.