

Easton, Connecticut
August 2010

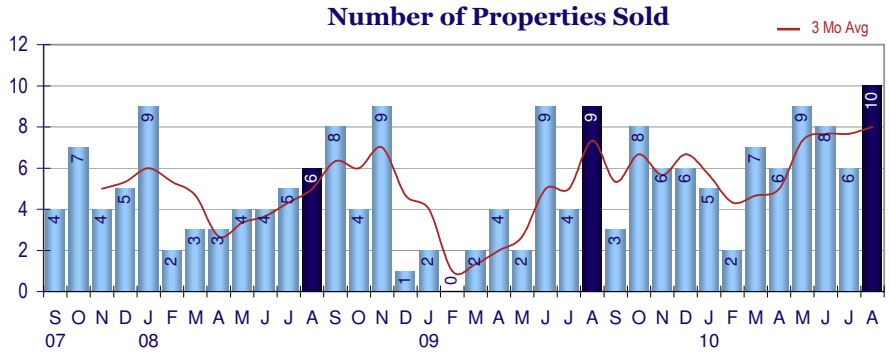
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$766,950	-0%		5%				
Average List Price of all Current Listings	\$972,730	1%		-0%				
August Median Sales Price	\$627,500	53%	1%	4%	4%	\$632,500	7%	5%
August Average Sales Price	\$614,100	16%	-8%	2%	-1%	\$673,757	10%	9%
Total Properties Currently for Sale (Inventory)	90	-1%		-5%				
August Number of Properties Sold	10	67%		11%		53	66%	
August Average Days on Market (Solds)	92	-44%	-27%	-41%	-32%	137	-6%	1%
Asking Price per Square Foot (based on New Listings)	\$242	-7%	-2%	-5%	0%	\$237	-5%	-2%
August Sold Price per Square Foot	\$205	12%	-1%	-1%	5%	\$201	4%	3%
August Month's Supply of Inventory	9.0	-41%	-24%	-15%	-62%	16.4	-39%	-31%
August Sale Price vs List Price Ratio	93.9%	4.9%	-8%	2.4%	-0%	94.9%	1.2%	1.1%

* 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)

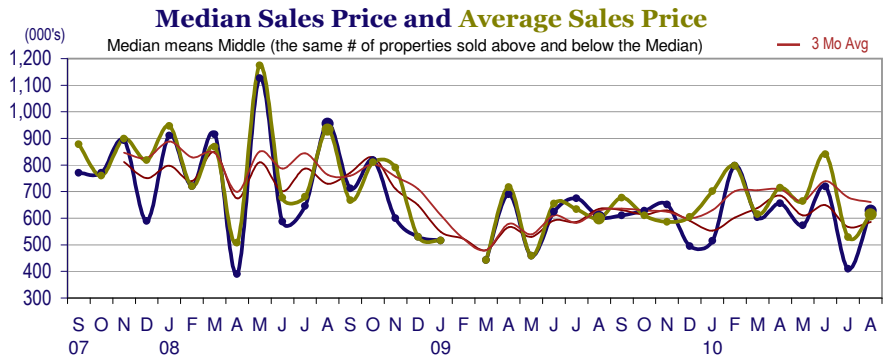
Property Sales

August Property sales were 10, up 11.1% from 9 in August of 2009 and 66.7% higher than the 6 sales last month. August 2010 sales were at their highest level compared to August of 2009 and 2008. August YTD sales of 53 are running 65.6% ahead of last year's year-to-date sales of 32.



Prices

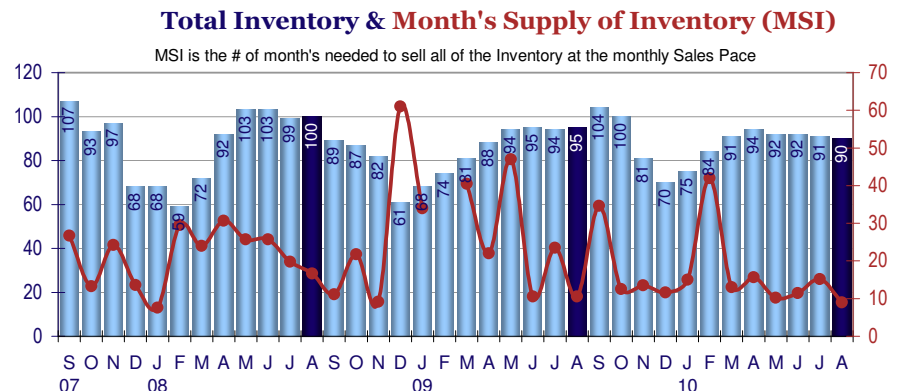
The Median Sales Price in August was \$627,500, up 3.8% from \$604,500 in August of 2009 and up 53.0% from \$410,000 last month. The Average Sales Price in August was \$614,100, up 2.5% from \$599,222 in August of 2009 and up 16.2% from \$528,667 last month. August 2010 ASP was at a mid range compared to August of 2009 and 2008.

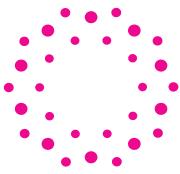


Inventory & MSI

The Total Inventory of Properties available for sale as of August was 90, down 1.1% from 91 last month and down 5.3% from 95 in August of last year. August 2010 Inventory was at its lowest level compared with August of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The August 2010 MSI of 9.0 months was at its lowest level compared with August of 2009 and 2008.



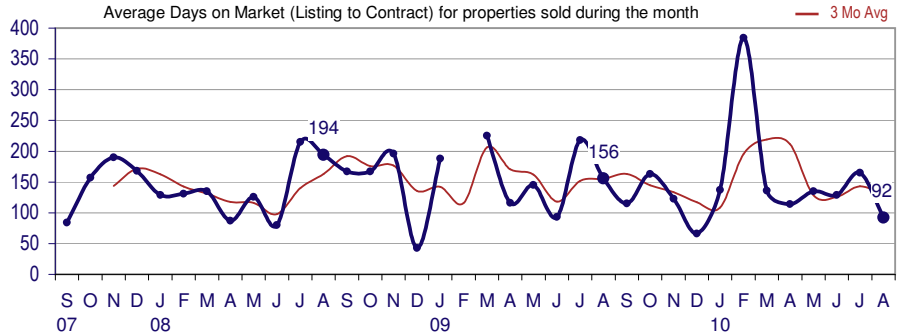


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Market Time

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 August was 92, down 44.2% from 165 days last month and down 41.0% from 156 days in August of last year. The August 2010 DOM was at its lowest level compared with August of 2009 and 2008.

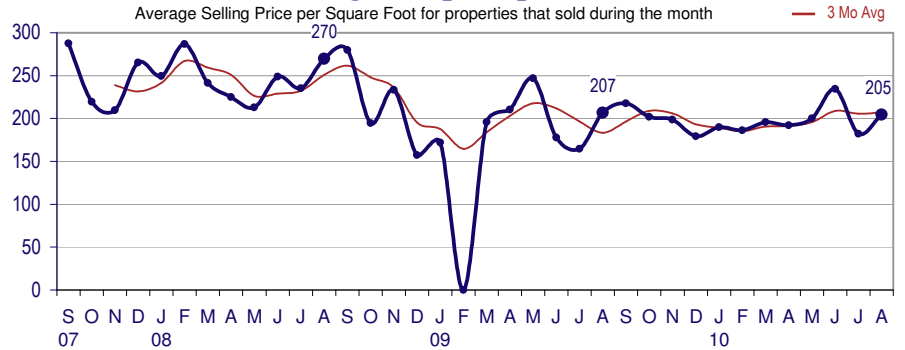
Days On Market for Sold Properties



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The August 2010 Selling Price per Square Foot of \$205 was up 12.3% from \$182 last month and down 1.1% from 207 in August of last year.

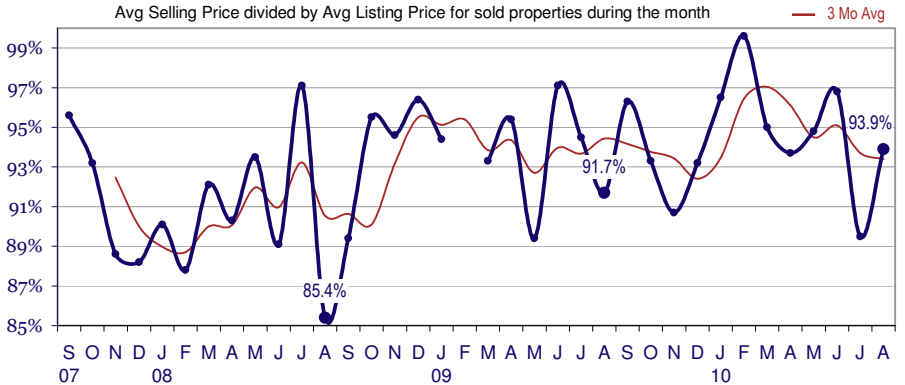
Selling Price per Square Foot



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 August 2010 Selling Price vs Original List Price of 93.9% was up from 89.5% last month and up from 91.7% in August of last year.

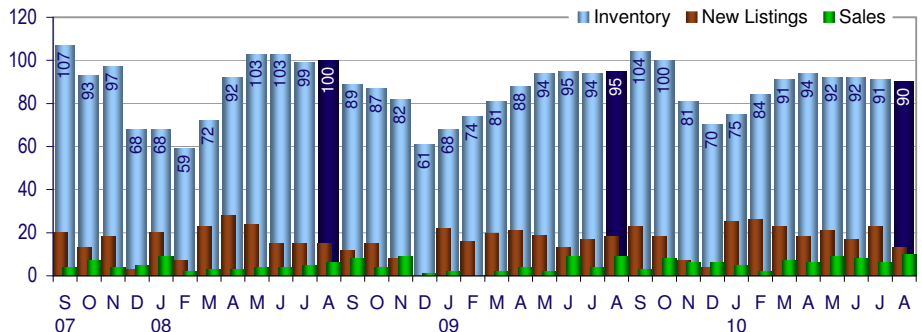
Selling Price versus Listing Price Ratio

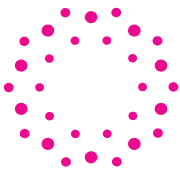


Inventory / New Listings / Sales

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 August 2010 was 13, down 43.5% from 23 last month and down 27.8% from 18 in August of last year.

Inventory / New Listings / Sales

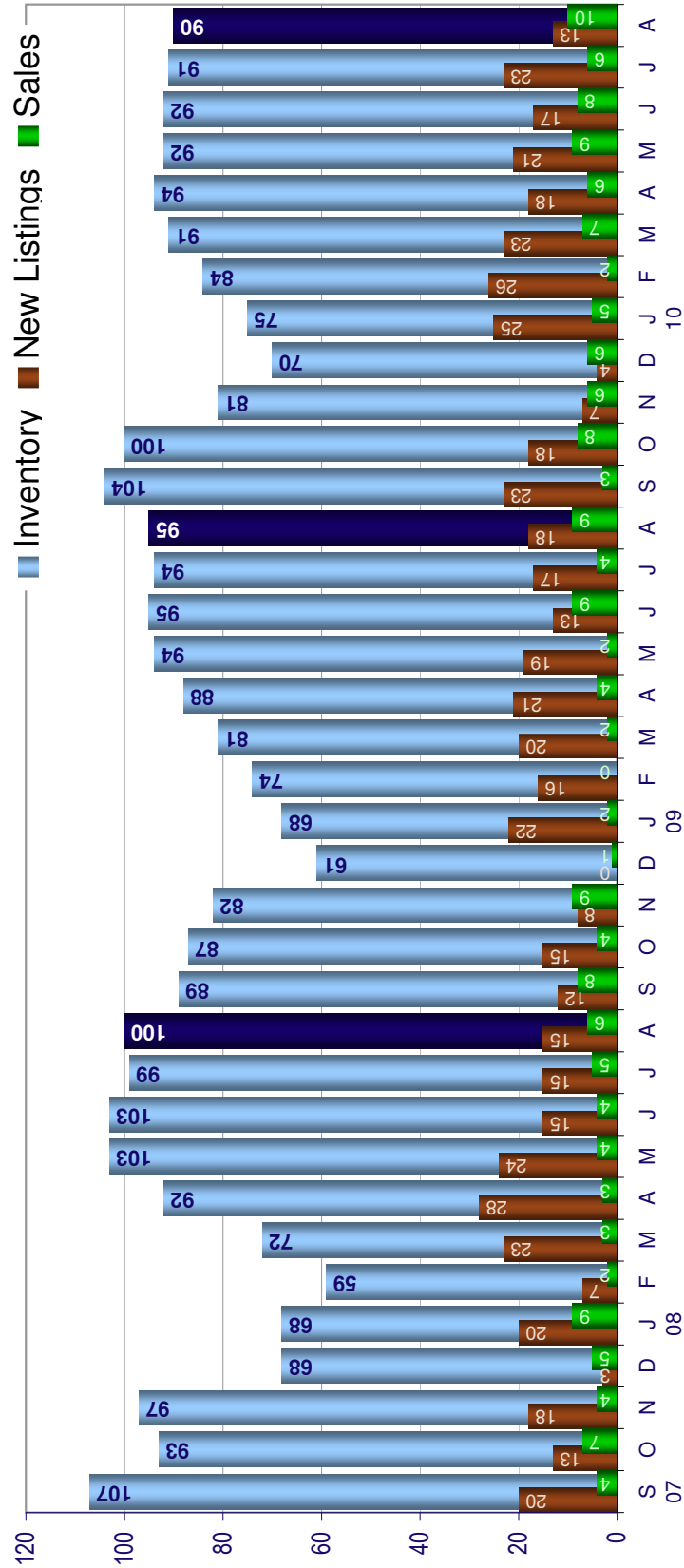




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