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 Personal attention. Proven results.

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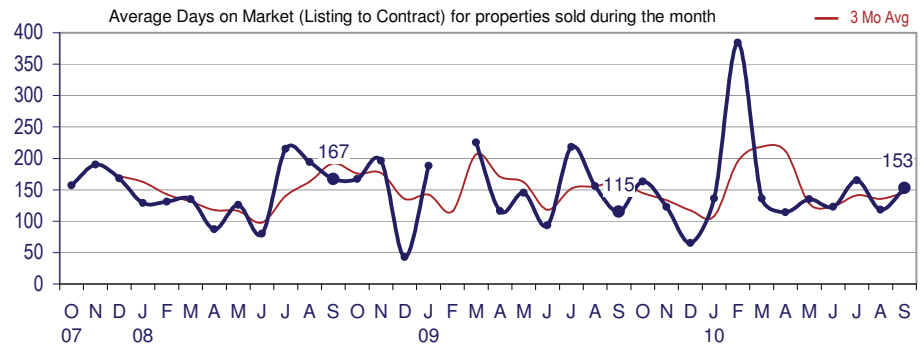
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Easton, Connecticut
September 2010

Days On Market for Sold Properties

Market Time

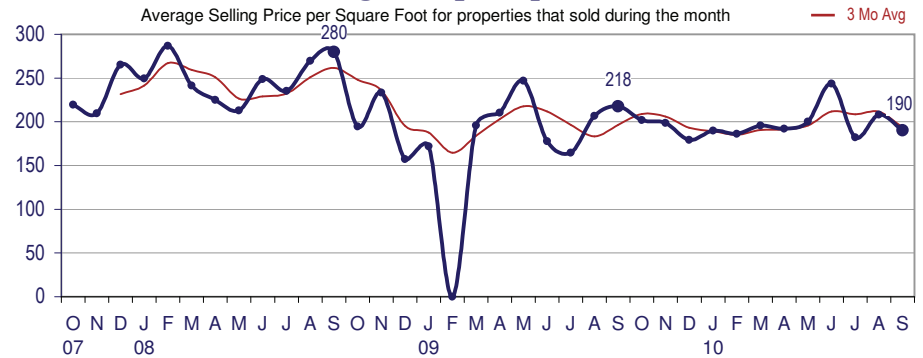
The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for September was 153, up 29.7% from 118 days last month and up 33.0% from 115 days in September of last year. The September 2010 DOM was at a mid level compared with September of 2009 and 2008.



Selling Price per Square Foot

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 September 2010 Selling Price per Square Foot of \$190 was down 8.6% from \$208 last month and down 12.6% from 218 in September of last year.



Selling Price versus Listing Price Ratio

Selling Price vs Original Listing Price

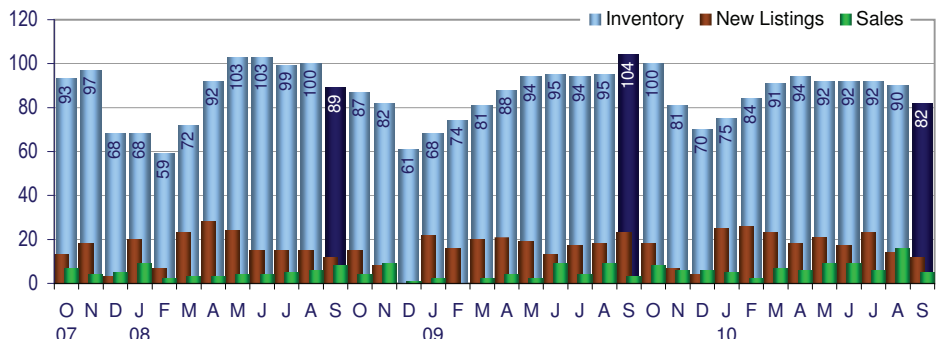
The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The September 2010 Selling Price vs Original List Price of 94.6% was up from 91.4% last month and down from 96.3% in September of last year.

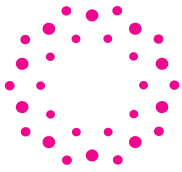


Inventory / New Listings / Sales

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 September 2010 was 12, down 14.3% from 14 last month and down 47.8% from 23 in September of last year.





Easton, Connecticut
September 2010

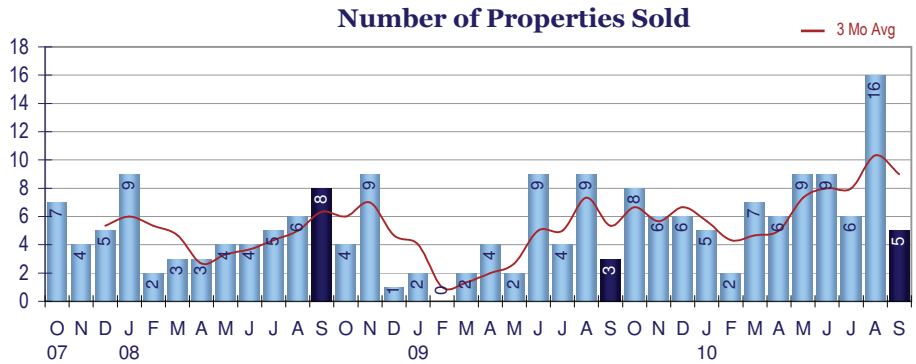
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$749,950	-0%		8%				
Average List Price of all Current Listings	\$952,504	-2%		1%				
September Median Sales Price	\$555,100	4%	-8%	-9%	-8%	\$610,000	2%	1%
September Average Sales Price	\$597,020	7%	-7%	-12%	-3%	\$657,887	7%	6%
Total Properties Currently for Sale (Inventory)	82	-9%		-21%				
September Number of Properties Sold	5	-69%		67%		65	86%	
September Average Days on Market (Solds)	153	30%	16%	33%	13%	139	-3%	2%
Asking Price per Square Foot (based on New Listings)	\$224	-6%	-7%	0%	-7%	\$235	-4%	-3%
September Sold Price per Square Foot	\$190	-9%	-9%	-13%	-2%	\$203	4%	4%
September Month's Supply of Inventory	16.4	192%	32%	-53%	-31%	15.9	-43%	-33%
September Sale Price vs List Price Ratio	94.6%	3.5%	1.1%	-1.8%	.7%	94.3%	.3%	.5%

* 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

September Property sales were 5, up 66.7% from 3 in September of 2009 and 68.8% lower than the 16 sales last month. September 2010 sales were at a mid level compared to September of 2009 and 2008. September YTD sales of 65 are running 85.7% ahead of last year's year-to-date sales of 35.



Prices

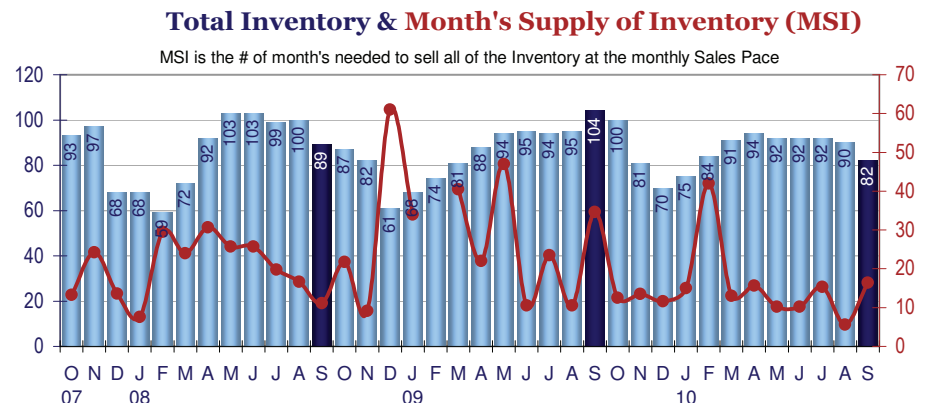
The Median Sales Price in September was \$555,100, down 9.0% from \$610,000 in September of 2009 and up 3.8% from \$535,000 last month. The Average Sales Price in September was \$597,020, down 11.9% from \$677,300 in September of 2009 and up 6.5% from \$560,503 last month. September 2010 ASP was at the lowest level compared to September of 2009 and 2008.

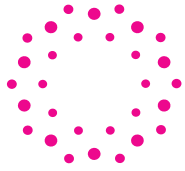


Inventory & MSI

The Total Inventory of Properties available for sale as of September was 82, down 9.9% from 90 last month and down 21.2% from 104 in September of last year. September 2010 Inventory was at its lowest level compared with September of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The September 2010 MSI of 16.4 months was at a mid level compared with September of 2009 and 2008.





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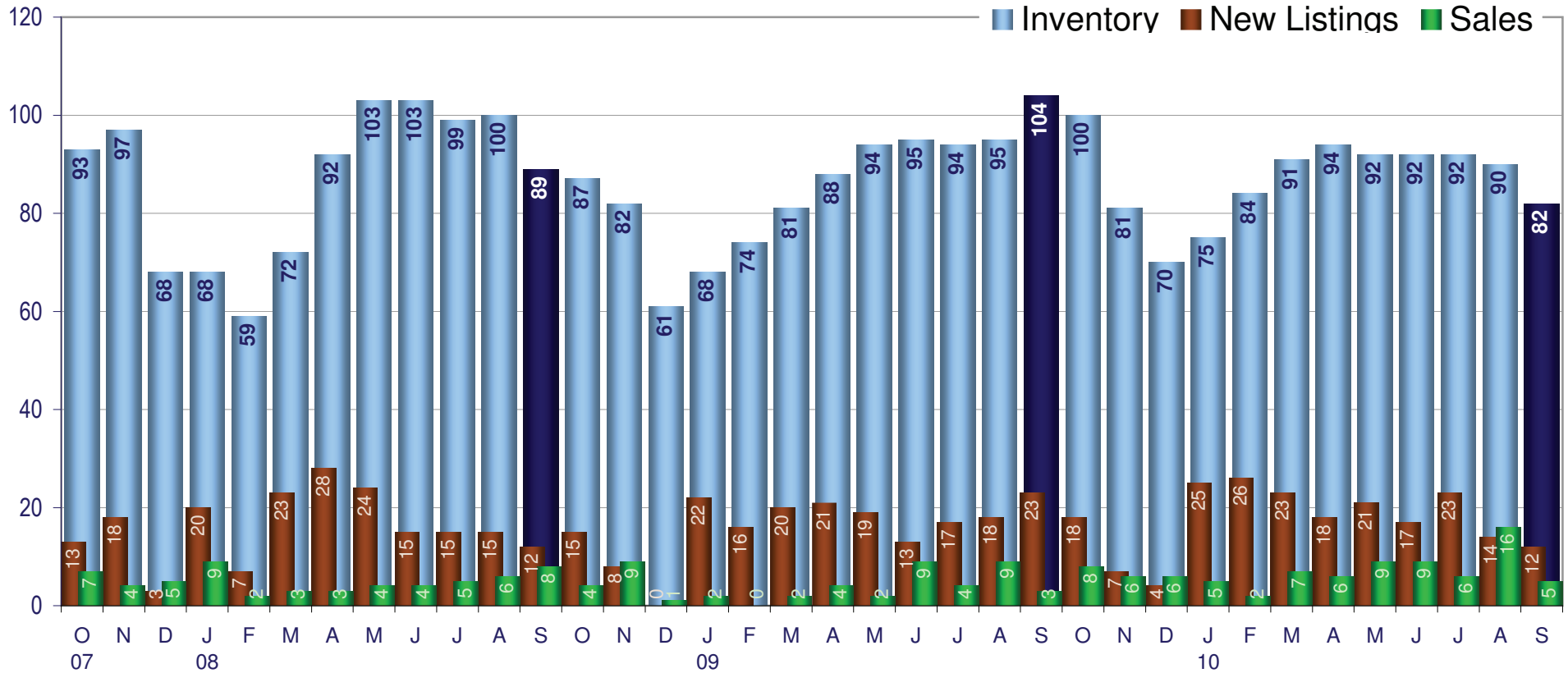
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