

City: *Easton*

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Personal Attention. Proven Results



Price Range: Below to 99,999,999 | Properties: Single Family - Condo - TwnHm

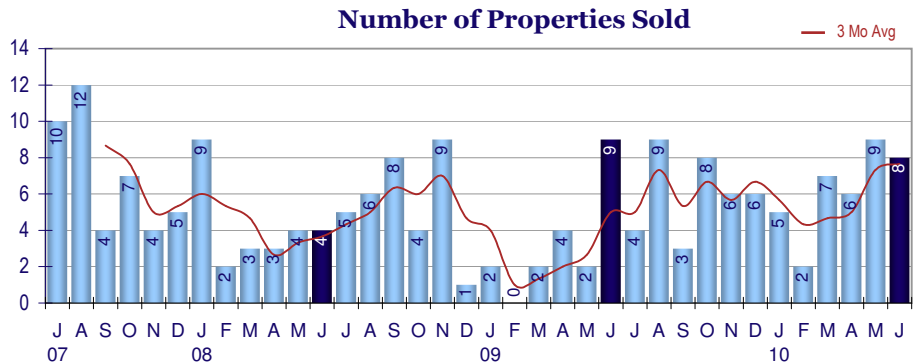
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$750,000	0%		1%				
Average List Price of all Current Listings	\$884,488	3%		-7%				
June Median Sales Price	\$718,750	25%	13%	15%	19%	\$635,000	9%	5%
June Average Sales Price	\$840,500	27%	18%	28%	36%	\$713,408	17%	15%
Total Properties Currently for Sale (Inventory)	93	0%		-2%				
June Number of Properties Sold	8	-11%		-11%		37	95%	
June Average Days on Market (Solds)	129	-4%	0%	39%	-5%	144	13%	6%
Asking Price per Square Foot (based on New Listings)	\$239	-3%	0%	3%	-1%	\$233	-8%	-4%
June Sold Price per Square Foot	\$235	17%	13%	32%	20%	\$203	5%	4%
June Month's Supply of Inventory	11.6	13%	-7%	10%	-51%	18.0	-42%	-24%
June Sale Price vs List Price Ratio	96.8%	2.1%	1.8%	-3%	3.1%	95.7%	.3%	1.9%

* 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)

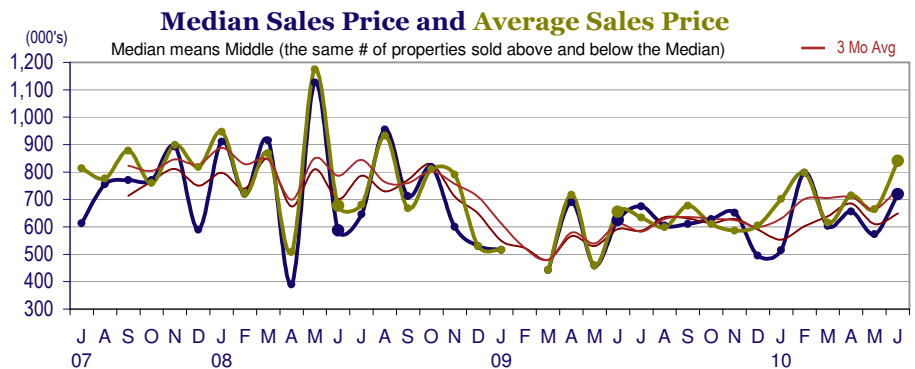
Property Sales

June Property sales were 8, down 11.1% from 9 in June of 2009 and 11.1% lower than the 9 sales last month. June 2010 sales were at a mid level compared to June of 2009 and 2008. June YTD sales of 37 are running 94.7% ahead of last year's year-to-date sales of 19.



Prices

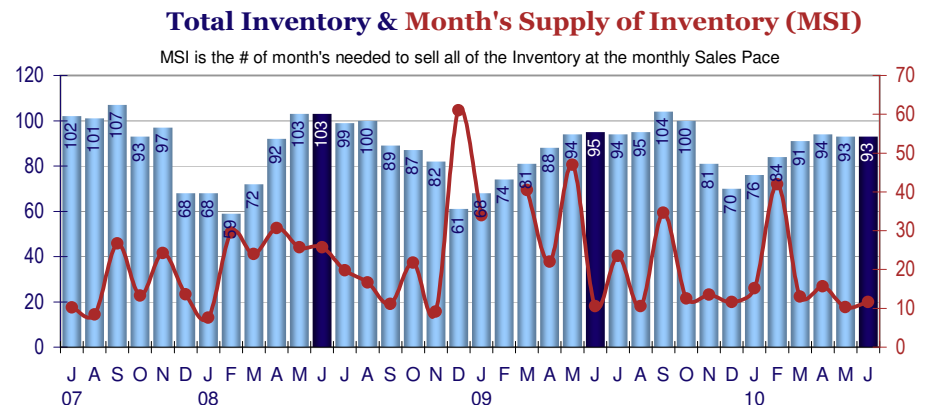
The Median Sales Price in June was \$718,750, up 15.0% from \$625,000 in June of 2009 and up 25.4% from \$573,000 last month. The Average Sales Price in June was \$840,500, up 28.2% from \$655,433 in June of 2009 and up 26.6% from \$663,822 last month. June 2010 ASP was at the highest level compared to June of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of June was 93, equal to 93 last month and down 2.1% from 95 in June of last year. June 2010 Inventory was at its lowest level compared with June of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2010 MSI of 11.6 months was at a mid level compared with June of 2009 and 2008.



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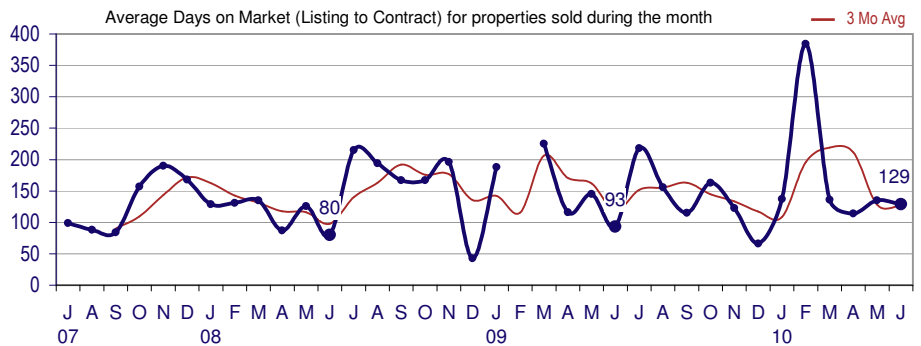


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Market Time

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 June was 129, down 4.4% from 135 days last month and up 38.7% from 93 days in June of last year. The June 2010 DOM was at a mid level compared with June of 2009 and 2008.

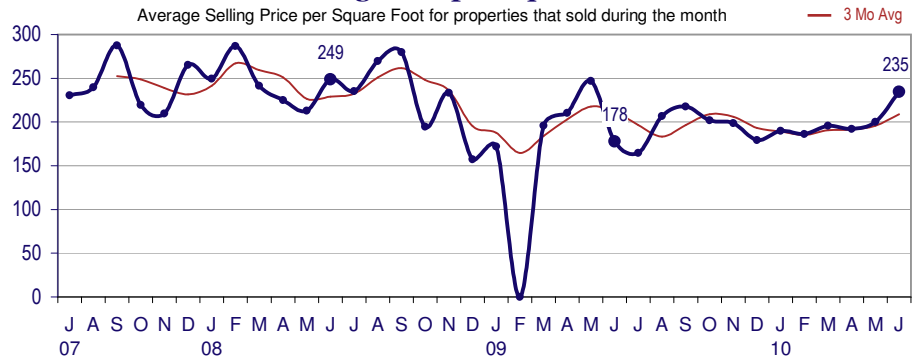
Days On Market for Sold Properties



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 June 2010 Selling Price per Square Foot of \$235 was up 17.3% from \$200 last month and up 31.8% from 178 in June of last year.

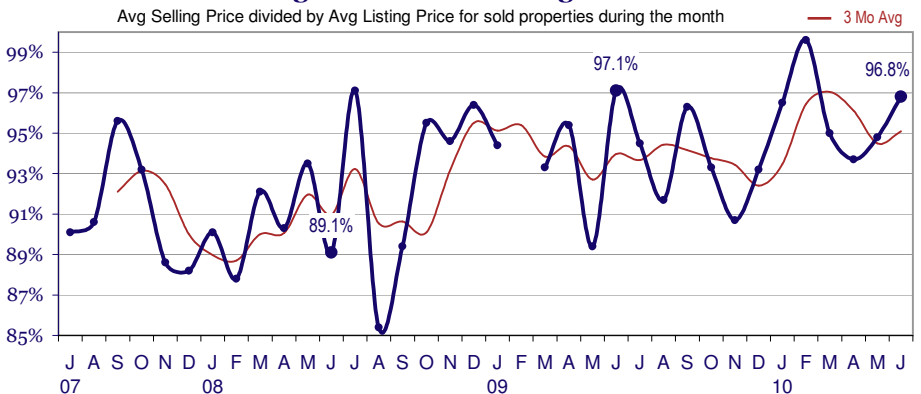
Selling Price per Square Foot



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 June 2010 Selling Price vs Original List Price of 96.8% was up from 94.8% last month and down from 97.1% in June of last year.

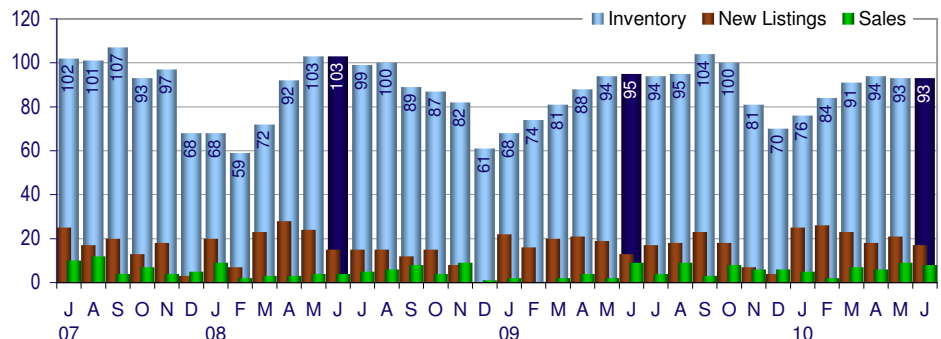
Selling Price versus Listing Price Ratio



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 June 2010 was 17, down 19.0% from 21 last month and up 30.8% from 13 in June of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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June 2010

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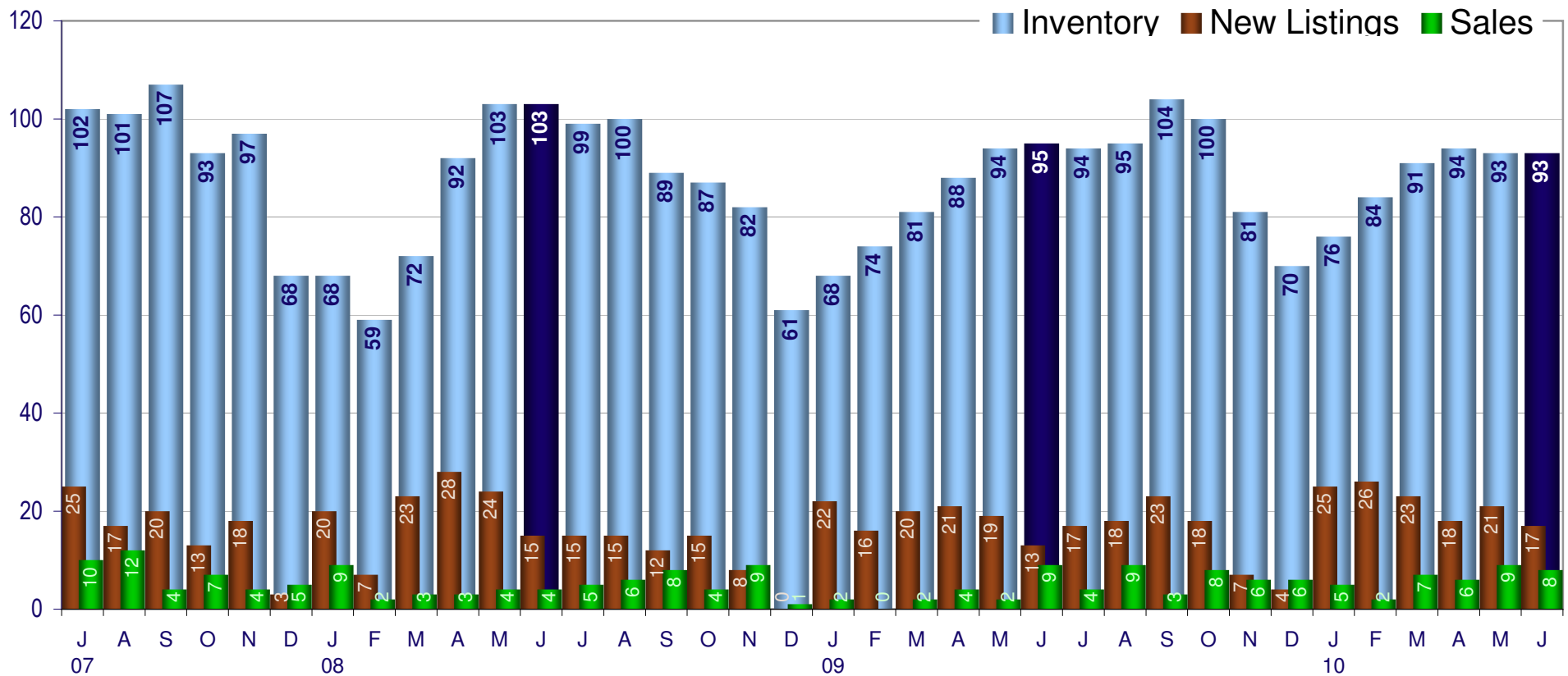
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