



**JUDYMICHAELIS**  
 Personal attention. Proven results.

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**Redding, Connecticut  
 September 2010**

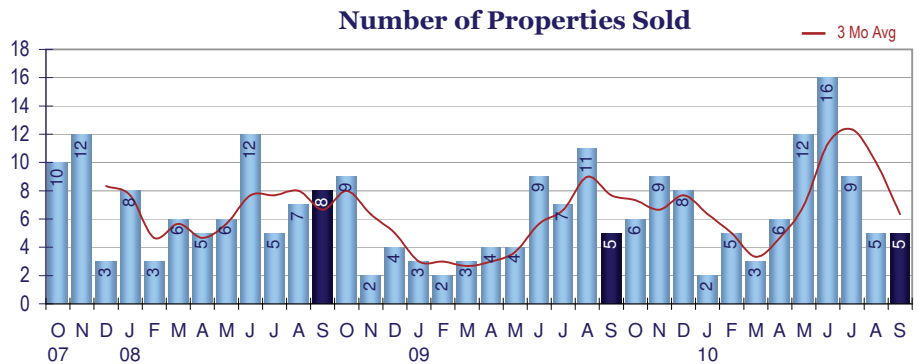
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$695,000	-1%		-13%				
Average List Price of all Current Listings	\$903,350	-1%		-20%				
September Median Sales Price	\$535,000	4%	-19%	-46%	-4%	\$636,000	15%	14%
September Average Sales Price	\$585,300	-3%	-18%	-41%	-12%	\$710,456	10%	7%
Total Properties Currently for Sale (Inventory)	129	4%		3%				
September Number of Properties Sold	5	0%		0%		63	31%	
September Average Days on Market (Solds)	109	36%	-13%	-61%	-22%	124	-18%	-11%
Asking Price per Square Foot (based on New Listings)	\$268	17%	3%	12%	-5%	\$260	-6%	-8%
September Sold Price per Square Foot	\$240	-3%	12%	12%	14%	\$223	7%	6%
September Month's Supply of Inventory	25.8	4%	18%	3%	4%	23.9	-16%	-3%
September Sale Price vs List Price Ratio	98.0%	2.5%	2.5%	8.4%	4.4%	94.5%	.9%	.6%

\* 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)

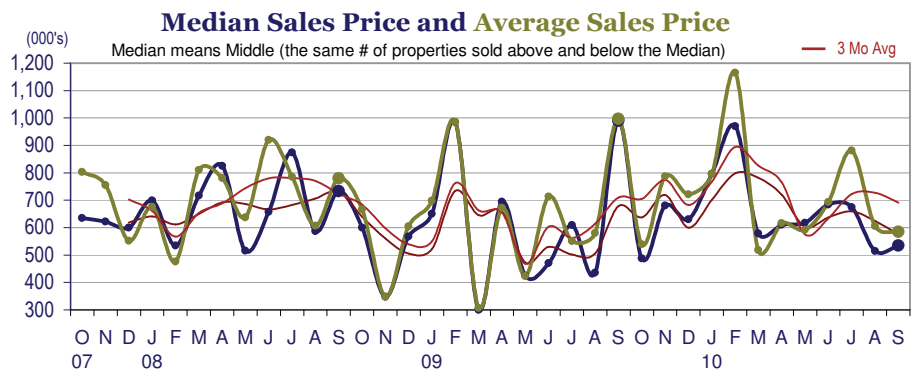
Property Sales

September Property sales were 5, equal to 5 in September of 2009 and the same as the 5 sales last month. September 2010 sales were at their lowest level compared to September of 2009 and 2008. September YTD sales of 63 are running 31.3% ahead of last year's year-to-date sales of 48.



Prices

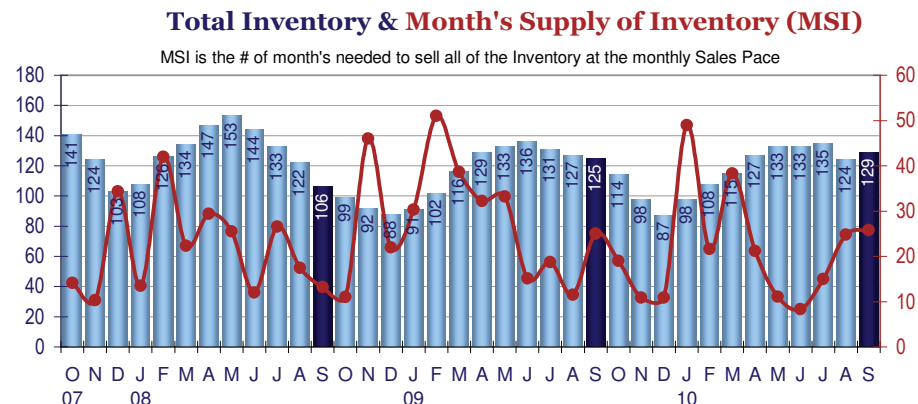
The Median Sales Price in September was \$535,000, down 46.0% from \$990,000 in September of 2009 and up 3.9% from \$515,000 last month. The Average Sales Price in September was \$585,300, down 41.3% from \$997,000 in September of 2009 and down 3.3% from \$605,500 last month. September 2010 ASP was at the lowest level compared to September of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of September was 129, up 4.0% from 124 last month and up 3.2% from 125 in September of last year. September 2010 Inventory was at its highest 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 25.8 months was at its highest level compared with September of 2009 and 2008.





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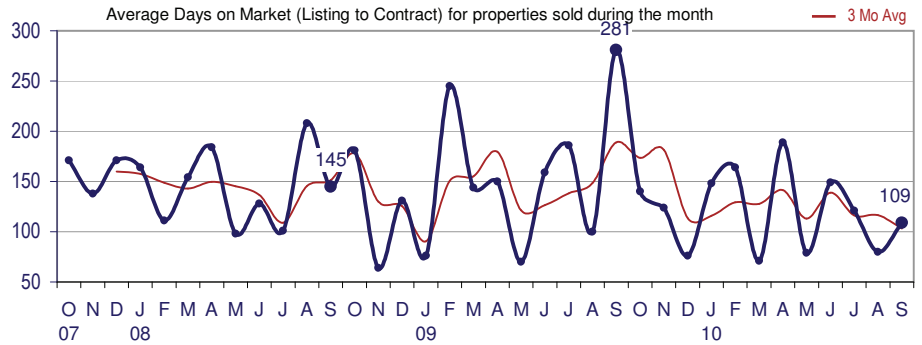
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Market Time

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 September was 109, up 36.3% from 80 days last month and down 61.2% from 281 days in September of last year. The September 2010 DOM was at its lowest level compared with September of 2009 and 2008.

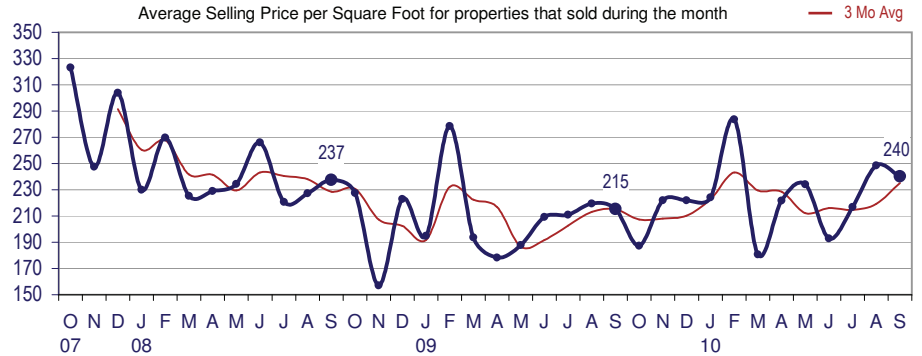
**Days On Market for Sold Properties**



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 September 2010 Selling Price per Square Foot of \$240 was down 3.3% from \$249 last month and up 11.6% from 215 in September 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 September 2010 Selling Price vs Original List Price of 98.0% was up from 95.6% last month and up from 90.4% in September of last year.

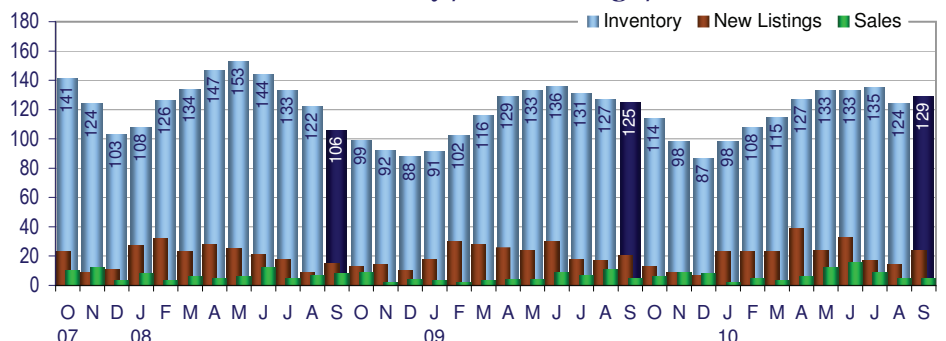
**Selling Price versus Listing Price Ratio**

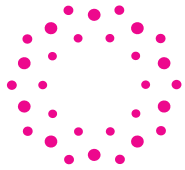


Inventory / New Listings / Sales

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 September 2010 was 24, up 71.4% from 14 last month and up 20.0% from 20 in September of last year.

**Inventory / New Listings / Sales**





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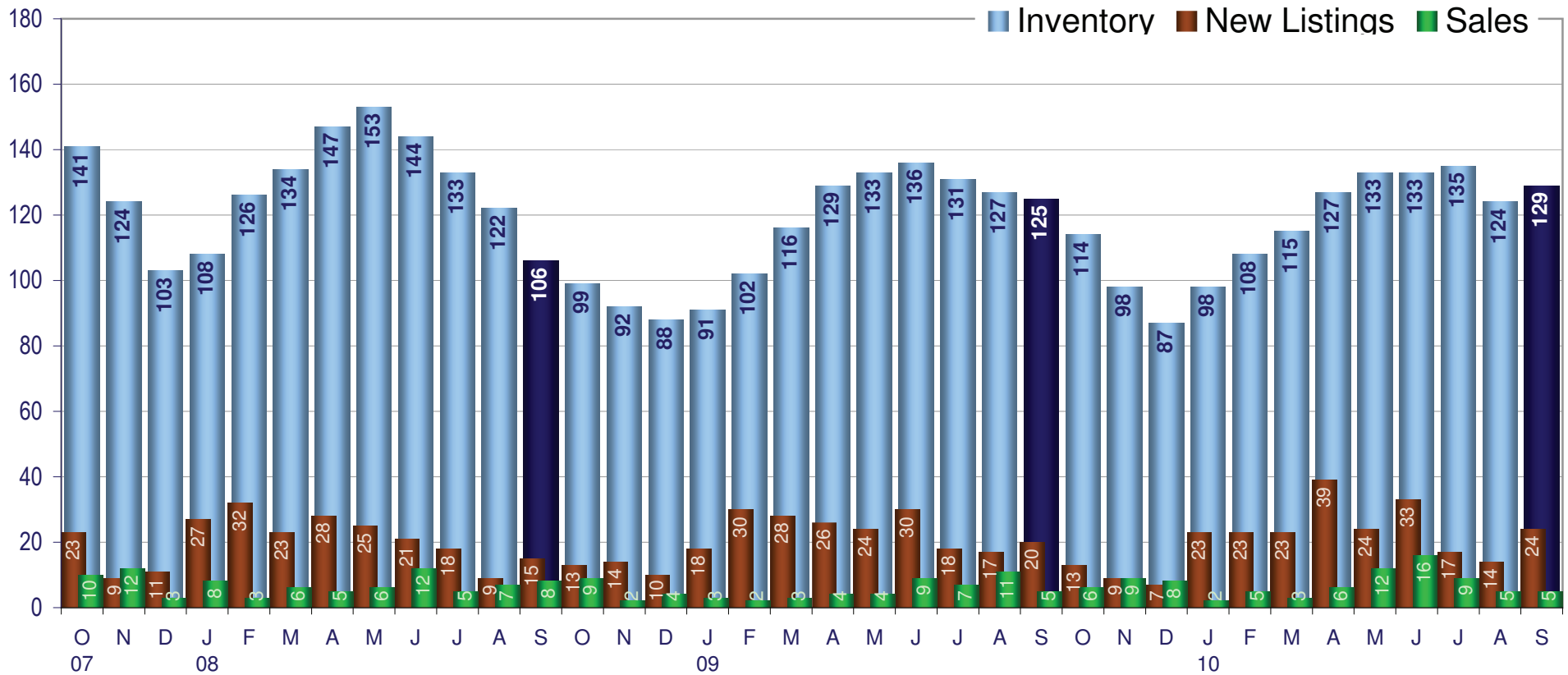
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