

*Fairfield, Connecticut
January 2010*

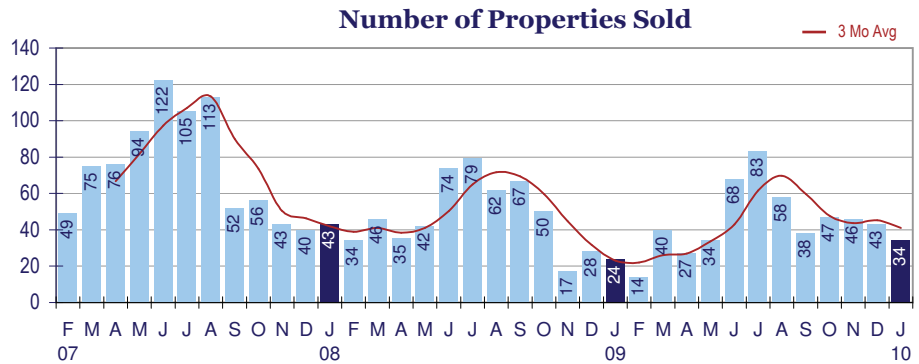
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$671,975	-2%		-4%				
Average List Price of all Current Listings	\$1,028,020	-5%		-7%				
January Median Sales Price	\$557,500	34%	12%	20%	4%	\$557,500	20%	4%
January Average Sales Price	\$679,276	14%	9%	29%	1%	\$679,276	29%	1%
Total Properties Currently for Sale (Inventory)	514	14%		8%				
January Number of Properties Sold	34	-21%		42%		34	42%	
January Average Days on Market (Solds)	98	-4%	-8%	-5%	-5%	98	-5%	-5%
Asking Price per Square Foot (based on New Listings)	\$0	-100%	-100%	-100%	-100%	\$0	-100%	-100%
January Sold Price per Square Foot	\$321	10%	10%	14%	9%	\$321	14%	9%
January Month's Supply of Inventory	15.1	45%	22%	-24%	-9%	15.1	-24%	-9%
January Sale Price vs List Price Ratio	90.4%	-1.0%	1.0%	.2%	3.0%	91.4%	.4%	4.1%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

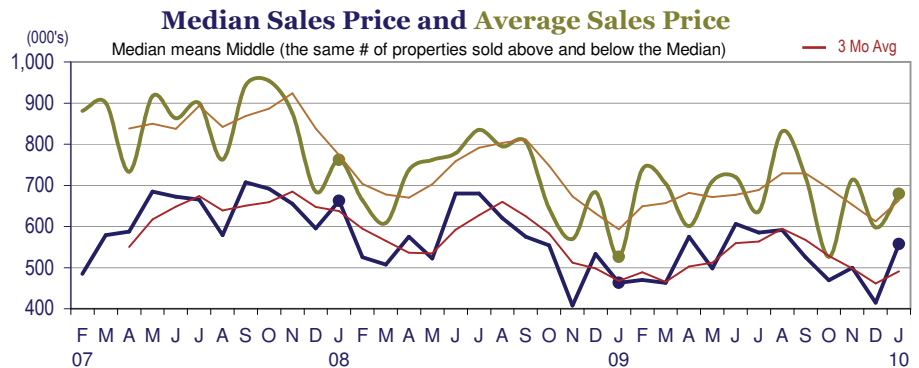
Property Sales

January Property sales were 34, up 41.7% from 24 in January of 2009 and -20.9% lower than the 43 sales last month. January 2010 sales were at a mid level compared to January of 2009 and 2008. January YTD sales of 34 are running 41.7% ahead of last year's year-to-date sales of 24.



Prices

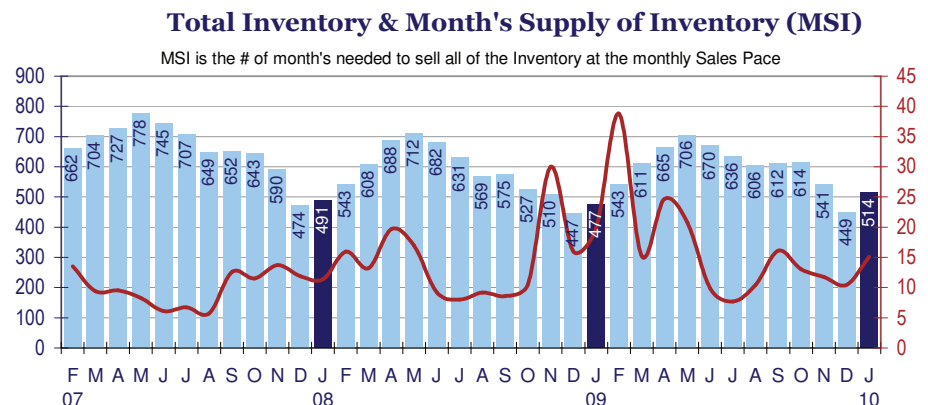
The Median Sales Price in January was \$557,500, up 20.4% from \$463,000 in January of 2009 and up 34.3% from \$415,000 last month. The Average Sales Price in January was \$679,276, up 29.1% from \$526,282 in January of 2009 and up 13.6% from \$597,837 last month. January 2010 ASP was at a mid range compared to January of 2009 and 2008.

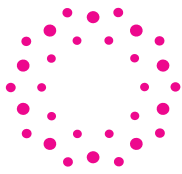


Inventory & MSI

The Total Inventory of Properties available for sale as of January was 514, up 14.5% from 449 last month and up 7.8% from 477 in January of last year. January 2010 Inventory was at its highest level compared with January of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The January 2010 MSI of 15.1 months was at a mid level compared with January of 2009 and 2008.



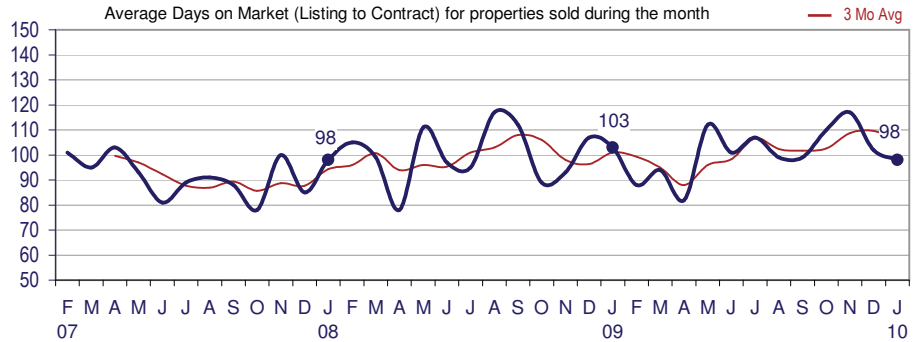


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Market Time

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 January was 98, down -3.9% from 102 days last month and down -4.9% from 103 days in January of last year. The January 2010 DOM was at its lowest level compared with January of 2009 and 2008.

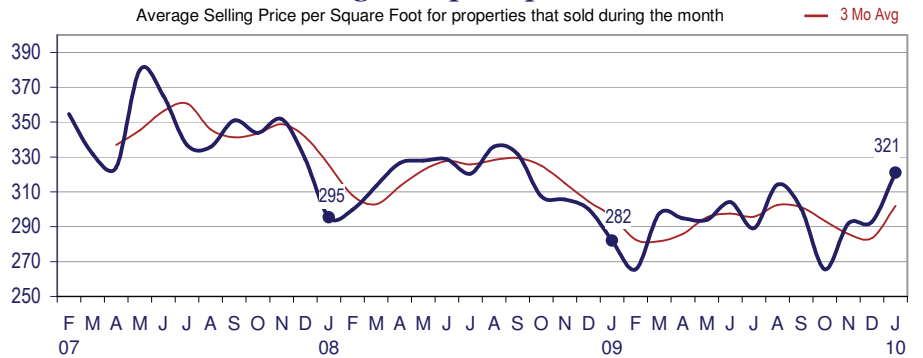
Days On Market for Sold Properties



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 January 2010 Selling Price per Square Foot of \$321 was up 9.6% from \$293 last month and up 13.9% from 282 in January of last year.

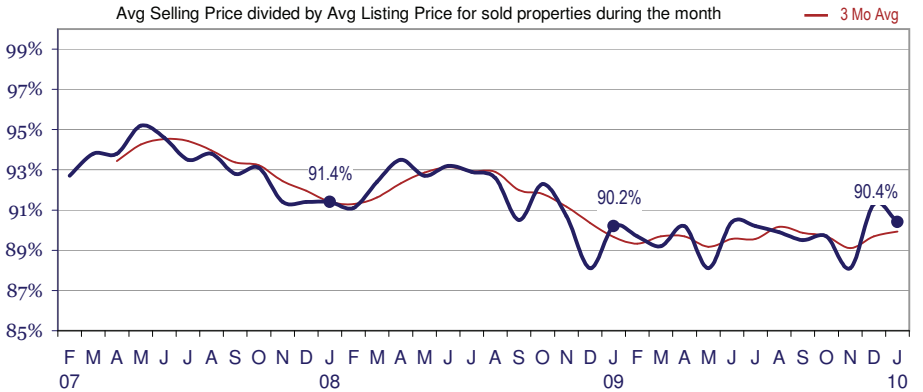
Selling Price per Square Foot



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 January 2010 Selling Price vs Original List Price of 90.4% was down from 91.3% last month and up from 90.2% in January of last year.

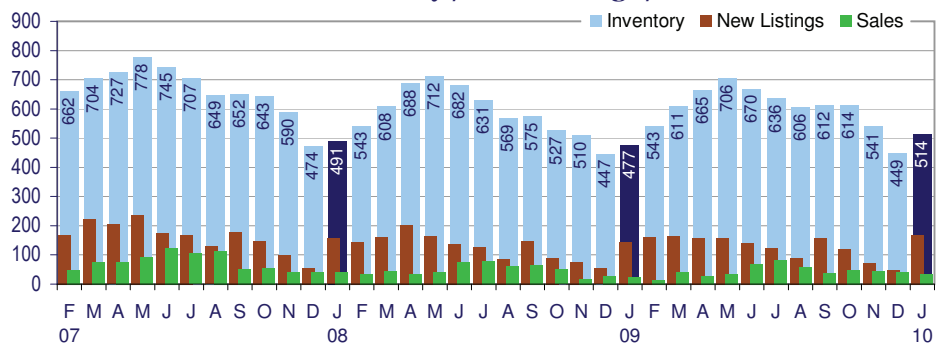
Selling Price versus Listing Price Ratio

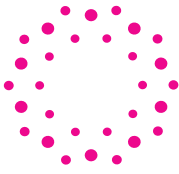


Inventory / New Listings / Sales

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 January 2010 was 169, up 259.6% from 47 last month and up 18.2% from 143 in January of last year.

Inventory / New Listings / Sales





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Fairfield, Connecticut January 2010

City: Fairfield

Price Range: All | Property Types: Single Family - Condo - TwnHm

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Homes Sold	49	75	76	94	122	105	113	52	56	43	40	43	34	46	35	42	74	79	62	67	50	17	28	24	14	40	27	34	68	83	58	38	47	46	43	34
3 Mo. Roll Avg	67	82	97	107	113	90	74	50	46	42	39	41	38	41	38	41	50	65	72	69	60	45	32	23	22	26	27	34	62	70	60	48	44	45	41	

(000's)	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	
Median Sale Price	485	579	588	685	673	665	579	708	692	655	663	525	508	575	522	680	680	620	620	620	620	554	408	533	463	470	463	575	498	606	585	591	525	469	500	515	558
3 Mo. Roll Avg	551	617	648	674	639	651	659	685	647	638	594	565	536	535	592	627	660	625	583	512	498	468	489	489	489	489	503	512	560	563	594	567	528	498	461	491	

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Inventory	662	704	727	778	745	707	649	652	643	590	474	491	543	608	688	712	682	631	569	575	527	510	447	477	543	611	665	706	670	636	606	612	614	541	449	514
MSI	14	9	10	8	6	7	6	13	11	14	12	11	16	13	20	17	9	8	9	9	11	30	16	20	39	15	25	21	10	8	10	16	13	12	10	15

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Days on Market	101	95	103	93	81	89	91	88	78	100	85	98	105	99	78	111	97	95	117	112	89	93	107	103	88	94	82	112	101	107	99	99	110	117	102	98
3 Mo. Roll Avg	100	97	92	88	87	88	87	89	86	89	88	94	96	101	94	96	95	101	103	108	106	98	96	101	99	95	88	96	98	107	102	102	103	109	110	106

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Price per Sq Ft	355	332	324	380	365	337	336	351	344	352	329	295	300	313	326	328	329	320	336	332	307	306	300	282	266	298	295	294	304	289	314	300	266	292	293	321
3 Mo. Roll Avg	337	345	356	361	346	341	344	349	341	325	308	303	313	323	323	328	326	328	326	328	329	325	315	304	296	283	282	286	295	298	296	303	301	293	286	302

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10	
Sale to List Price	0.927	0.938	0.938	0.952	0.946	0.935	0.938	0.928	0.931	0.914	0.914	0.914	0.914	0.924	0.935	0.927	0.932	0.929	0.926	0.905	0.923	0.907	0.881	0.902	0.897	0.892	0.881	0.902	0.897	0.904	0.902	0.899	0.895	0.897	0.881	0.913	0.904
3 Mo. Roll Avg	0.934	0.943	0.945	0.944	0.944	0.944	0.944	0.944	0.944	0.932	0.924	0.920	0.914	0.913	0.916	0.923	0.929	0.931	0.929	0.929	0.920	0.918	0.912	0.904	0.897	0.893	0.897	0.897	0.896	0.896	0.892	0.899	0.897	0.891	0.897	0.899	

	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
New Listings	167	223	204	237	174	168	129	178	146	99	56	156	144	161	202	166	137	128	86	146	88	77	54	143	162	166	158	157	142	125	91	157	120	71	47	169
Inventory	662	704	727	778	745	707	649	652	643	590	474	491	543	608	688	712	682	631	569	575	527	510	447	477	543	611	665	706	670	636	606	612	614	541	449	514
Sales	49	75	76	94	122	105	113	52	56	43	40	43	34	46	35	42	74	79	62	67	50	17	28	24	14	40	27	34	68	83	58	38	47	46	43	34

(000's)	F 07	M	A	M	J	J	A	S	O	N	D	J 08	F	M	A	M	J	J	A	S	O	N	D	J 09	F	M	A	M	J	J	A	S	O	N	D	J 10
Avg Sale Price	881	900	733	917	863	900	763	943	954	875	685	762	664	608	737	762	778	835	795	805	644	569	683	526	739	705	601	710	720	636	831	720	526	714	598	679
3 Mo. Roll Avg	838	850	838	893	842	869	887	924	838	774	703	678	670	702	759	792	803	812	748	673	632	593	649	656	681	672	677	689	729	729	693	653	613	664		

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