

*Fairfield, Connecticut  
February 2010*

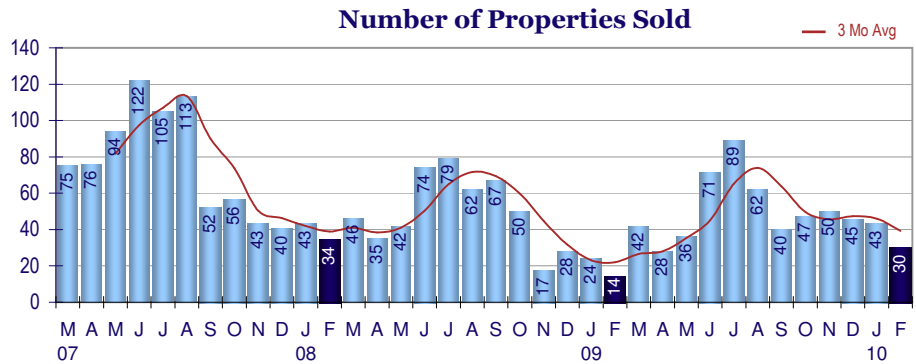
**Market Profile & Trends Overview**

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$650,000	-1%		-10%				
Average List Price of all Current Listings	\$1,045,789	2%		-7%				
February Median Sales Price	\$461,000	-14%	-7%	-2%	-13%	\$515,000	11%	-3%
February Average Sales Price	\$726,808	21%	12%	-2%	10%	\$651,241	8%	-2%
Total Properties Currently for Sale (Inventory)	543	7%		0%				
February Number of Properties Sold	30	-30%		114%		73	92%	
February Average Days on Market (Solds)	125	14%	13%	42%	20%	116	20%	12%
Asking Price per Square Foot (based on New Listings)	\$281	-2%	-5%	-16%	-13%	\$287	-15%	-11%
February Sold Price per Square Foot	\$332	28%	14%	25%	15%	\$289	5%	-0%
February Month's Supply of Inventory	18.1	53%	37%	-53%	13%	15.0	-49%	-6%
February Sale Price vs List Price Ratio	91.2%	2.0%	3.3%	1.7%	3.9%	87.6%	-3.5%	-2%

\* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date

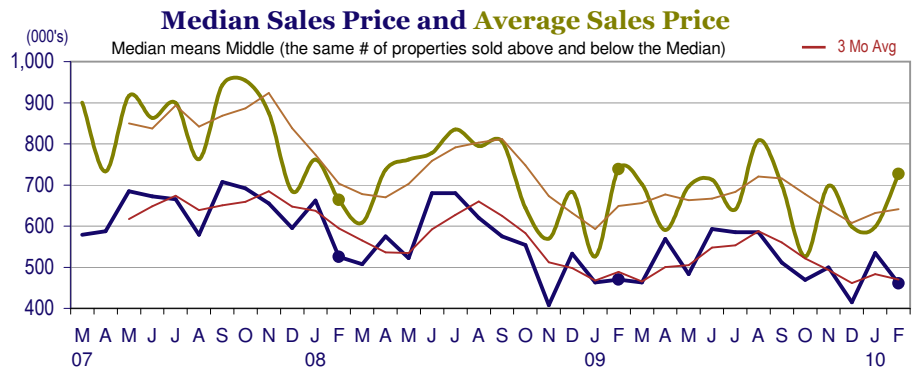
**Property Sales**

February Property sales were 30, up 114.3% from 14 in February of 2009 and -30.2% lower than the 43 sales last month. February 2010 sales were at a mid level compared to February of 2009 and 2008. February YTD sales of 73 are running 92.1% ahead of last year's year-to-date sales of 38.



**Prices**

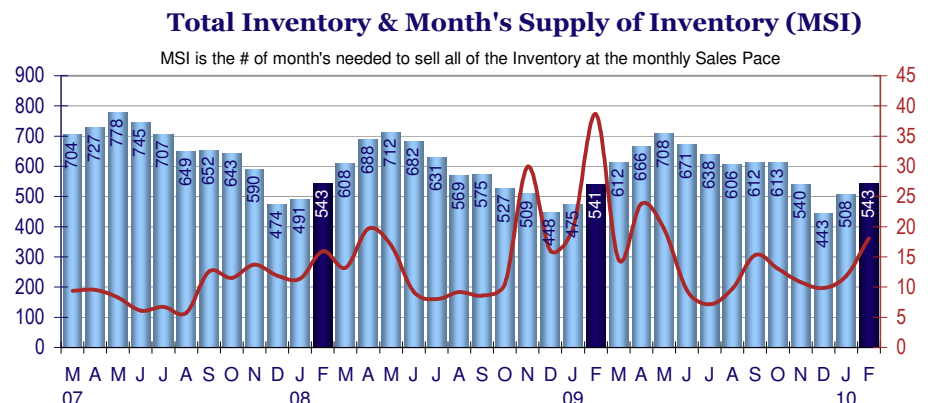
The Median Sales Price in February was \$461,000, down -1.9% from \$470,000 in February of 2009 and down -13.8% from \$535,000 last month. The Average Sales Price in February was \$726,808, down -1.6% from \$738,637 in February of 2009 and up 21.4% from \$598,520 last month. February 2010 ASP was at a mid range compared to February of 2009 and 2008.



**Inventory & MSI**

The Total Inventory of Properties available for sale as of February was 543, up 6.9% from 508 last month and up 0.4% from 541 in February of last year. February 2010 Inventory was at its highest level compared with February of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The February 2010 MSI of 18.1 months was at a mid level compared with February of 2009 and 2008.



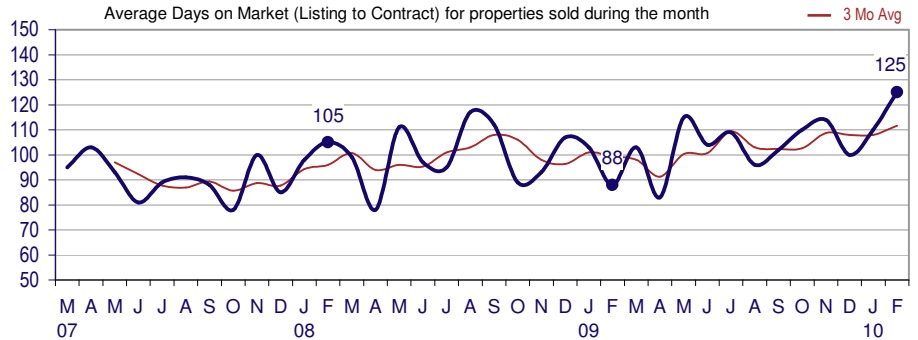


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**Market Time**

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 February was 125, up 13.6% from 110 days last month and up 42.0% from 88 days in February of last year. The February 2010 DOM was at a mid level compared with February of 2009 and 2008.

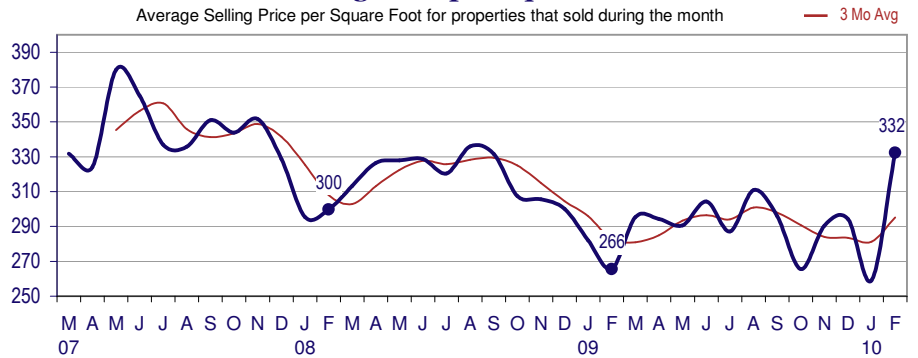
**Days On Market for Sold Properties**



**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 February 2010 Selling Price per Square Foot of \$332 was up 28.2% from \$259 last month and up 25.2% from 266 in February of last year.

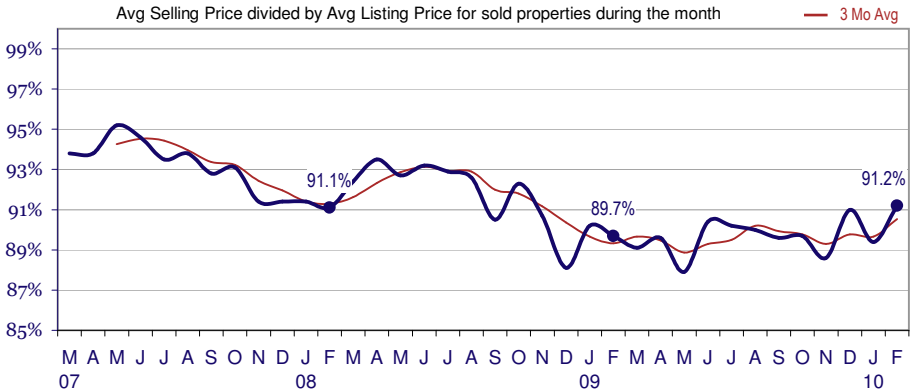
**Selling Price per Square Foot**



**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 February 2010 Selling Price vs Original List Price of 91.2% was up from 89.4% last month and up from 89.7% in February of last year.

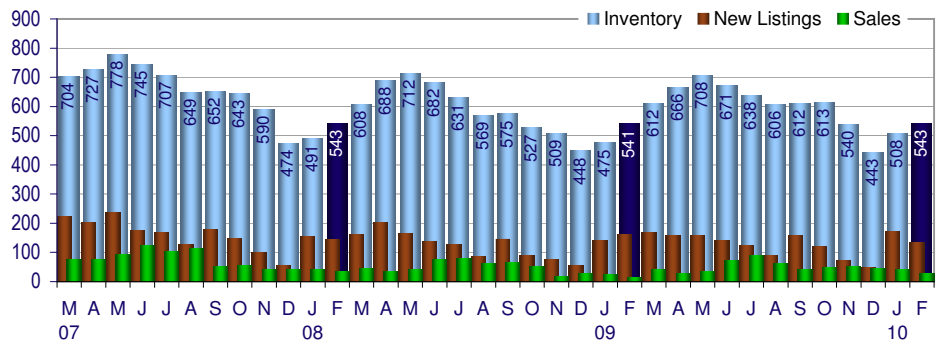
**Selling Price versus Listing Price Ratio**

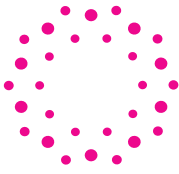


**Inventory / New Listings / Sales**

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 February 2010 was 134, down -21.6% from 171 last month and down -16.8% from 161 in February of last year.

**Inventory / New Listings / Sales**





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Fairfield, Connecticut  
February 2010

## City: Fairfield

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

	M 07	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	F
Homes Sold	75	76	94	122	105	113	52	56	43	40	43	34	46	35	42	74	79	62	67	50	17	28	24	14	42	28	36	71	89	62	40	47	50	45	43	30
3 Mo. Roll Avg			82	97	107	113	90	74	50	46	42	39	41	38	41	50	65	72	69	60	45	32	23	22	27	28	35	45	65	74	64	50	46	47	46	39

(000's)	M 07	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	F	
Median Sale Price	579	588	685	673	665	579	708	692	655	595	663	525	508	575	522	680	680	680	620	575	554	408	533	463	470	483	569	483	593	585	585	511	469	500	415	535	461
3 Mo. Roll Avg			617	648	674	639	651	659	685	647	638	594	565	536	535	592	627	660	625	583	512	498	468	468	465	501	505	548	554	588	560	522	493	461	483	470	

	M 07	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	F
Inventory	704	727	778	745	707	649	652	643	590	474	491	543	608	688	712	682	631	569	575	527	509	448	475	541	612	666	708	671	638	606	612	613	540	443	508	543
MSI	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	24	20	9	7	10	15	13	11	10	12	18

	M 07	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	F
Days on Market	95	103	93	81	89	91	88	78	100	85	98	105	99	78	111	97	95	117	112	89	93	107	103	88	103	83	115	104	109	96	102	110	114	100	110	125
3 Mo. Roll Avg			97	92	88	87	89	86	89	88	94	96	101	94	96	95	101	103	108	106	98	96	101	99	98	91	100	101	109	103	102	103	109	108	108	112

	M 07	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	F	
Price per Sq Ft	332	324	380	365	337	336	351	344	352	329	295	300	313	326	328	329	320	336	332	307	306	300	300	282	266	295	294	291	304	287	311	296	266	290	294	259	332
3 Mo. Roll Avg			345	356	361	346	341	344	349	341	325	308	303	313	323	328	326	328	328	329	325	315	304	296	283	281	285	293	296	294	301	298	291	284	283	281	295

	M 07	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	F
Sale to List Price	0.938	0.938	0.952	0.946	0.935	0.938	0.928	0.931	0.914	0.914	0.914	0.911	0.924	0.935	0.927	0.932	0.929	0.926	0.905	0.923	0.907	0.881	0.902	0.897	0.881	0.886	0.879	0.904	0.902	0.900	0.866	0.887	0.886	0.910	0.884	0.912
3 Mo. Roll Avg			0.943	0.945	0.944	0.940	0.934	0.932	0.924	0.920	0.914	0.913	0.916	0.923	0.929	0.931	0.929	0.929	0.929	0.920	0.918	0.912	0.904	0.897	0.893	0.887	0.895	0.889	0.893	0.895	0.902	0.889	0.893	0.893	0.898	0.905

	M 07	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	F
New Listings	223	204	237	174	168	129	178	146	99	56	156	144	161	202	166	137	128	86	146	88	76	55	141	161	169	158	157	142	125	91	157	120	71	47	171	134
Inventory	704	727	778	745	707	649	652	643	590	474	491	543	608	688	712	682	631	569	575	527	509	448	475	541	612	666	708	671	638	606	612	613	540	443	508	543
Sales	75	76	94	122	105	113	52	56	43	40	43	34	46	35	42	74	79	62	67	50	17	28	24	14	42	28	36	71	89	62	40	47	50	45	43	30

(000's)	M 07	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	F
Avg Sale Price	900	733	917	863	900	763	943	854	875	685	762	664	608	737	762	778	835	795	805	644	569	683	526	739	702	591	697	713	640	808	700	526	698	598	727	
3 Mo. Roll Avg			850	838	893	842	869	887	924	838	774	703	678	670	702	759	792	803	812	748	673	632	593	649	656	677	663	667	683	721	716	678	641	607	632	641

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