

*Easton, Connecticut
July 2010*

Market Profile & Trends Overview

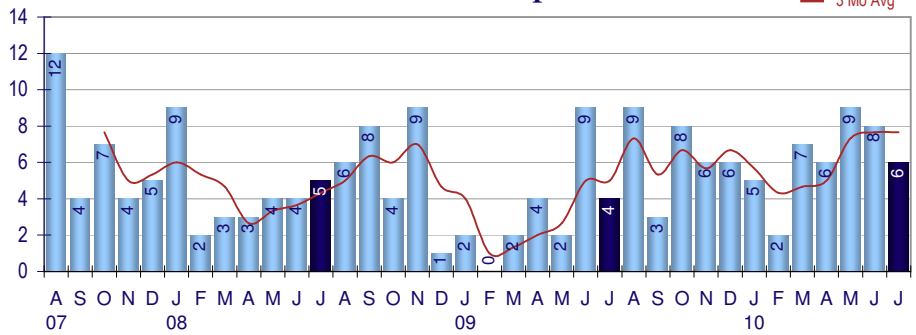
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$796,950	5%		14%				
Average List Price of all Current Listings	\$968,338	10%		2%				
July Median Sales Price	\$410,000	-43%	-35%	-39%	-32%	\$632,500	9%	5%
July Average Sales Price	\$528,667	-37%	-24%	-17%	-14%	\$687,630	12%	11%
Total Properties Currently for Sale (Inventory)	92	0%		-2%				
July Number of Properties Sold	6	-25%		50%		43	87%	
July Average Days on Market (Solds)	165	28%	22%	-24%	21%	147	3%	8%
Asking Price per Square Foot (based on New Listings)	\$260	10%	5%	15%	7%	\$236	-5%	-2%
July Sold Price per Square Foot	\$182	-22%	-11%	11%	-7%	\$200	6%	3%
July Month's Supply of Inventory	15.3	33%	24%	-35%	-35%	17.5	-41%	-26%
July Sale Price vs List Price Ratio	89.5%	-7.5%	-5.4%	-5.3%	-4.7%	95.1%	-2%	1.2%

* 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

July Property sales were 6, up 50.0% from 4 in July of 2009 and 25.0% lower than the 8 sales last month. July 2010 sales were at their highest level compared to July of 2009 and 2008. July YTD sales of 43 are running 87.0% ahead of last year's year-to-date sales of 23.

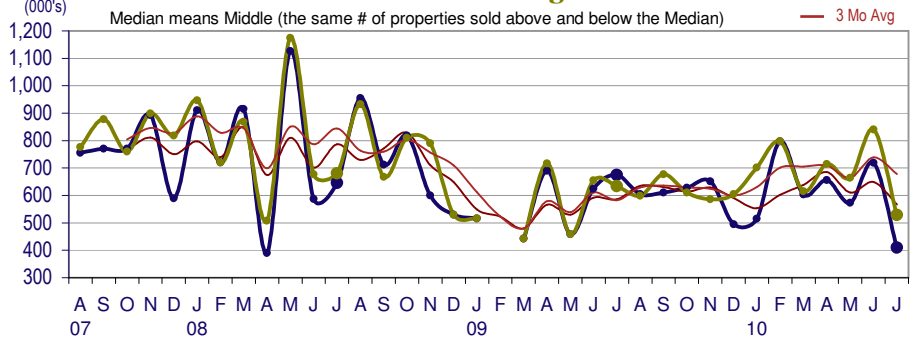
Number of Properties Sold



Prices

The Median Sales Price in July was \$410,000, down 39.3% from \$675,000 in July of 2009 and down 43.0% from \$718,750 last month. The Average Sales Price in July was \$528,667, down 16.6% from \$633,750 in July of 2009 and down 37.1% from \$840,500 last month. July 2010 ASP was at the lowest level compared to July of 2009 and 2008.

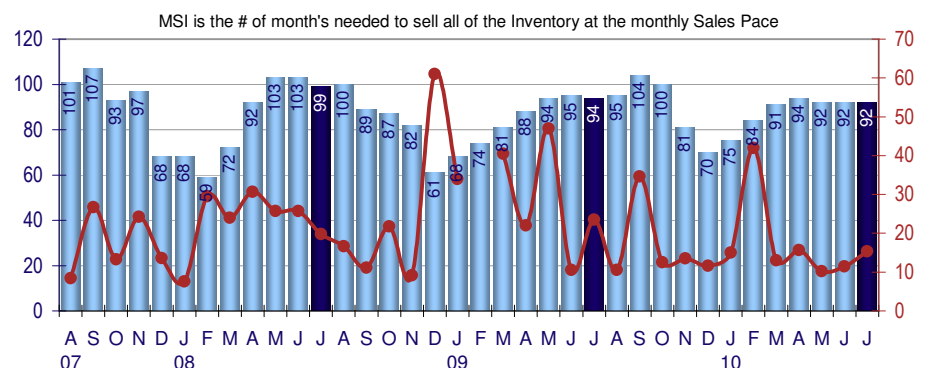
Median Sales Price and Average Sales Price



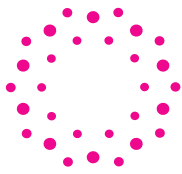
Inventory & MSI

The Total Inventory of Properties available for sale as of July was 92, equal to 92 last month and down 2.1% from 94 in July of last year. July 2010 Inventory was at its lowest level compared with July of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2010 MSI of 15.3 months was at its lowest level compared with July of 2009 and 2008.

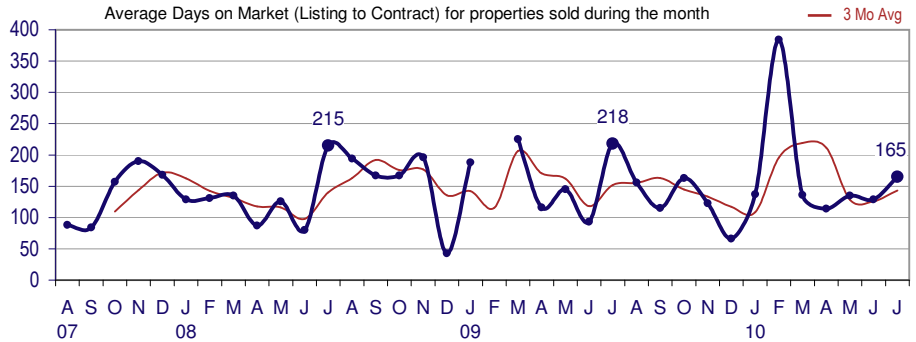


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Market Time

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 July was 165, up 27.9% from 129 days last month and down 24.3% from 218 days in July of last year. The July 2010 DOM was at its lowest level compared with July of 2009 and 2008.

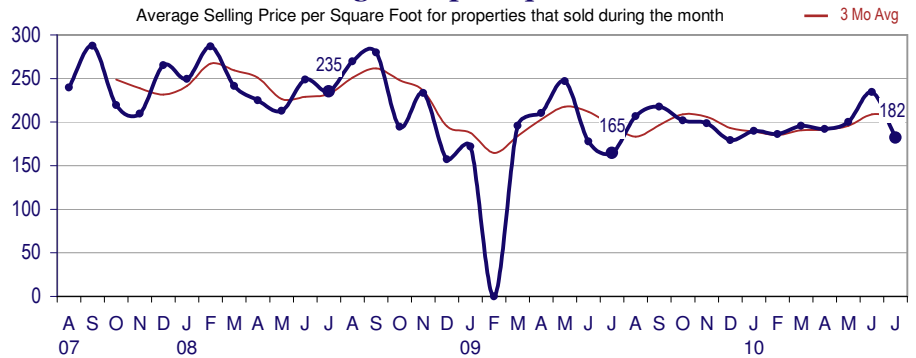
Days On Market for Sold Properties



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 July 2010 Selling Price per Square Foot of \$182 was down 22.4% from \$235 last month and up 10.5% from 165 in July of last year.

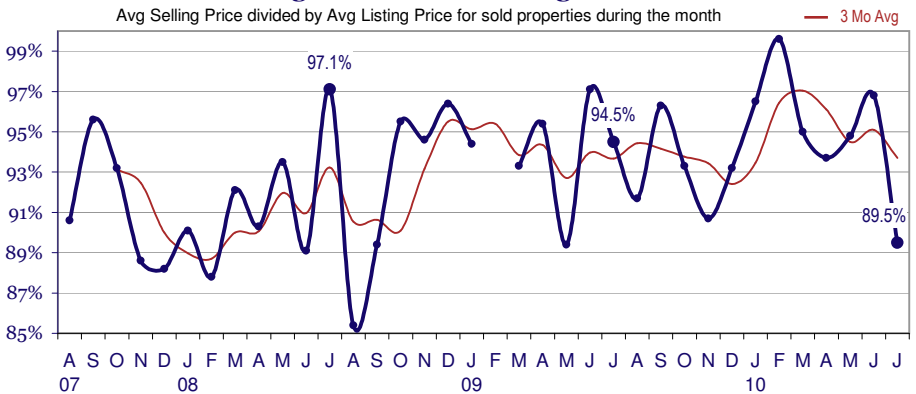
Selling Price per Square Foot



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 July 2010 Selling Price vs Original List Price of 89.5% was down from 96.8% last month and down from 94.5% in July of last year.

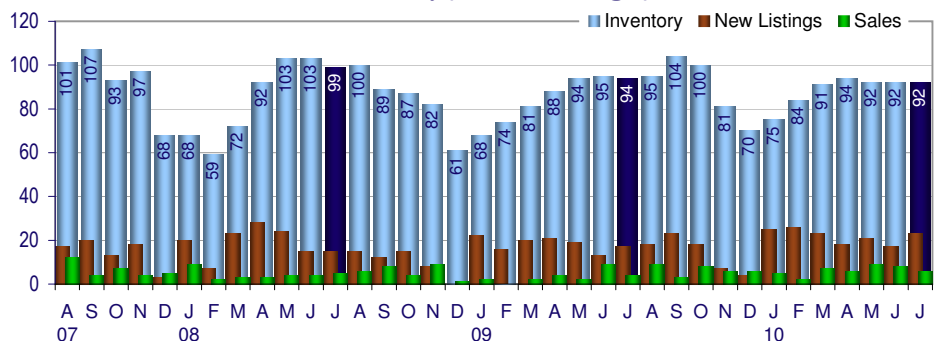
Selling Price versus Listing Price Ratio

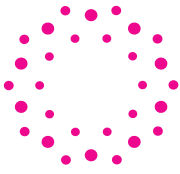


Inventory / New Listings / Sales

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 July 2010 was 23, up 35.3% from 17 last month and up 35.3% from 17 in July of last year.

Inventory / New Listings / Sales





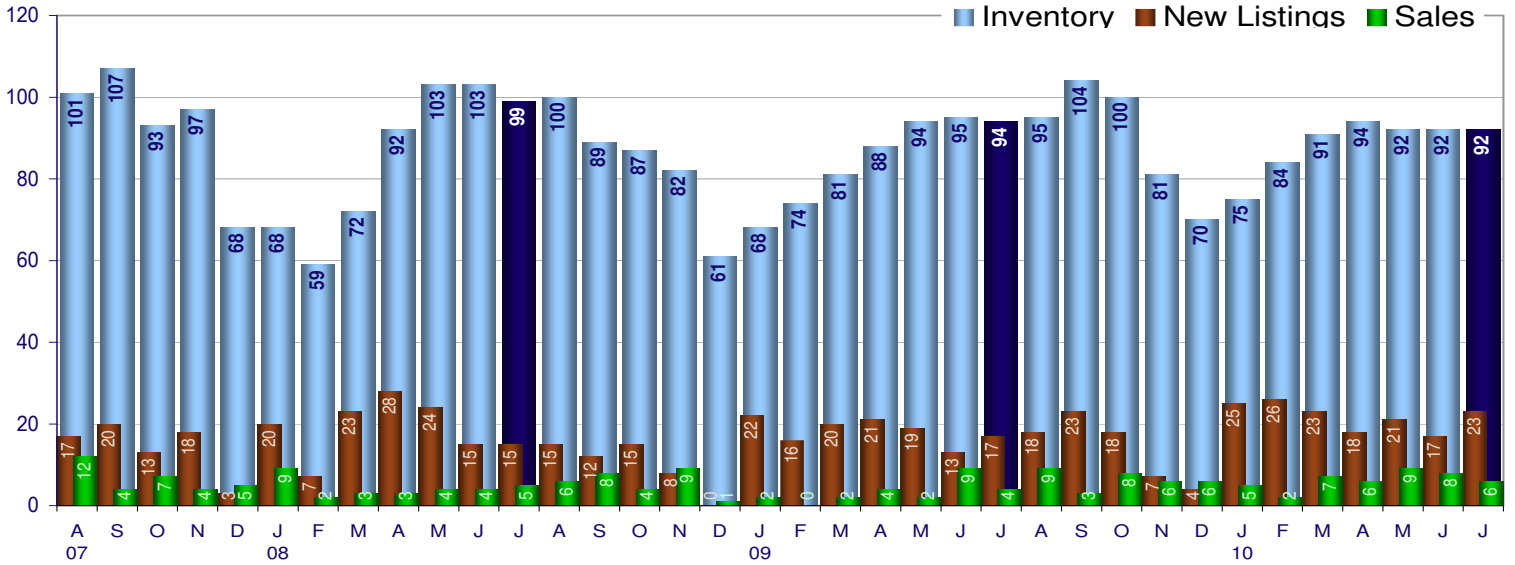
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