

City: *Westport*

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Personal Attention. Proven Results



Price Range: All | Properties: Single Family - Condo - TwnHm

Market Profile & Trends Overview

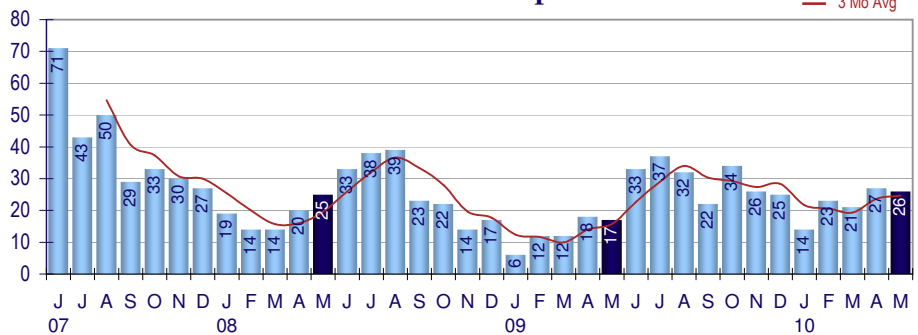
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,575,000	9%		21%				
Average List Price of all Current Listings	\$2,137,265	2%		9%				
May Median Sales Price	\$1,180,000	61%	36%	46%	12%	\$905,000	-2%	-14%
May Average Sales Price	\$1,529,827	41%	27%	56%	11%	\$1,285,679	8%	-6%
Total Properties Currently for Sale (Inventory)	447	6%		-2%				
May Number of Properties Sold	26	-4%		53%		111	71%	
May Average Days on Market (Solds)	155	49%	38%	22%	18%	116	-11%	-11%
Asking Price per Square Foot (based on New Listings)	\$473	-10%	-1%	5%	5%	\$468	5%	4%
May Sold Price per Square Foot	\$395	-6%	3%	22%	5%	\$386	5%	3%
May Month's Supply of Inventory	17.2	11%	2%	-36%	-22%	18.2	-47%	-17%
May Sale Price vs List Price Ratio	93.4%	.0%	-1%	3.7%	1.8%	93.0%	3.7%	1.3%

* 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

May Property sales were 26, up 52.9% from 17 in May of 2009 and -3.7% lower than the 27 sales last month. May 2010 sales were at their highest level compared to May of 2009 and 2008. May YTD sales of 111 are running 70.8% ahead of last year's year-to-date sales of 65.

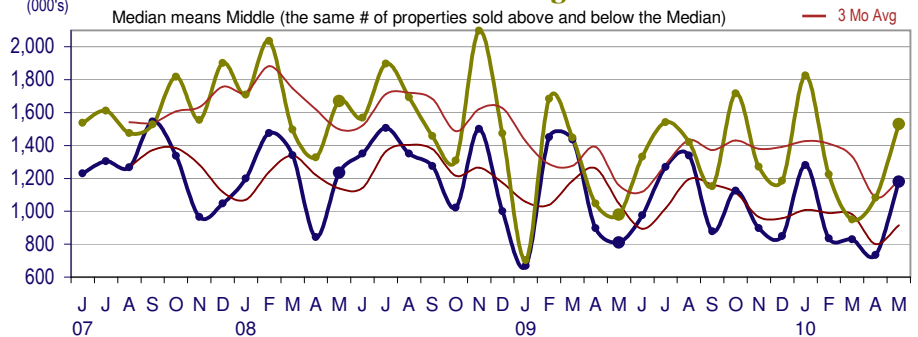
Number of Properties Sold



Prices

The Median Sales Price in May was \$1,180,000, up 45.7% from \$810,000 in May of 2009 and up 60.5% from \$735,000 last month. The Average Sales Price in May was \$1,529,827, up 56.1% from \$980,206 in May of 2009 and up 41.2% from \$1,083,370 last month. May 2010 ASP was at a mid range compared to May of 2009 and 2008.

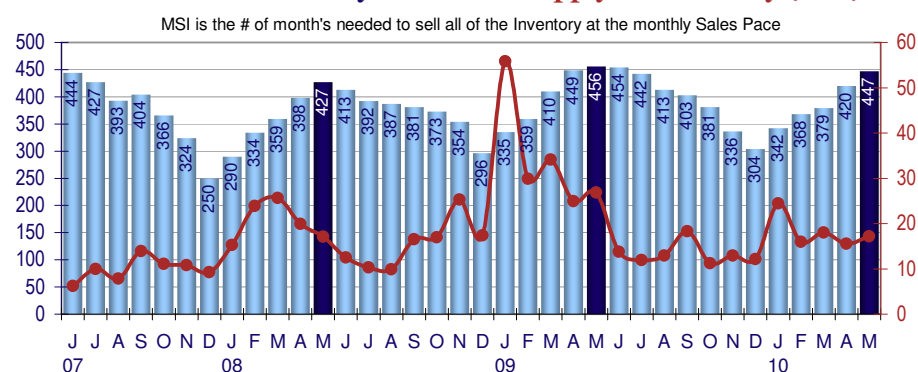
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of May was 447, up 6.4% from 420 last month and down -2.0% from 456 in May of last year. May 2010 Inventory was at a mid level compared with May 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 May 2010 MSI of 17.2 months was at a mid level compared with May of 2009 and 2008.

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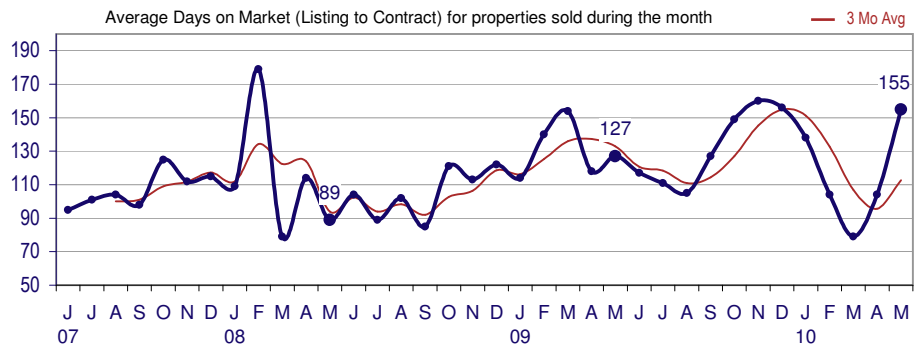


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Market Time

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 May was 155, up 49.0% from 104 days last month and up 22.0% from 127 days in May of last year. The May 2010 DOM was at a mid level compared with May of 2009 and 2008.

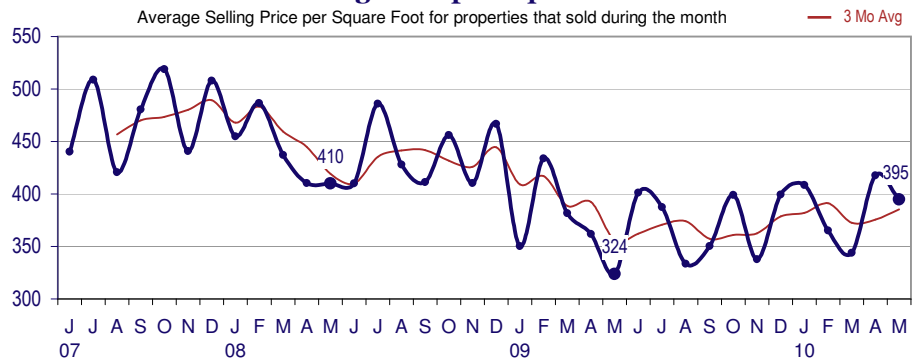
Days On Market for Sold Properties



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 May 2010 Selling Price per Square Foot of \$395 was down 5.5% from \$418 last month and up 22.0% from 324 in May of last year.

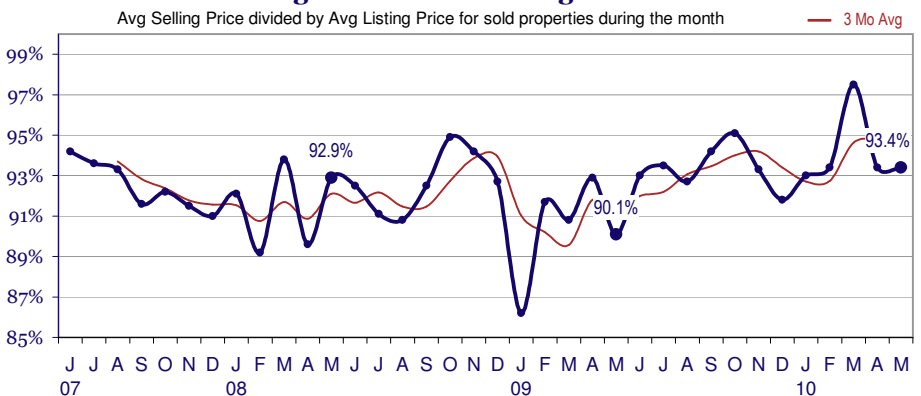
Selling Price per Square Foot



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 May 2010 Selling Price vs Original List Price of 93.4% was equal to 93.4% last month and up from 90.1% in May of last year.

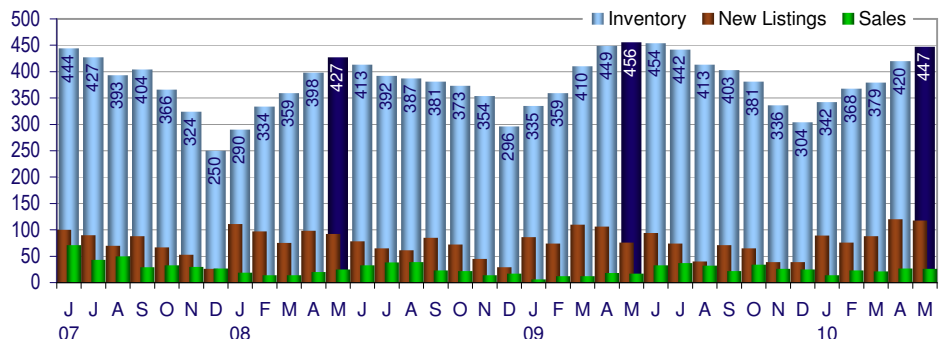
Selling Price versus Listing Price Ratio



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 May 2010 was 118, down 1.7% from 120 last month and up 55.3% from 76 in May of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

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May 2010

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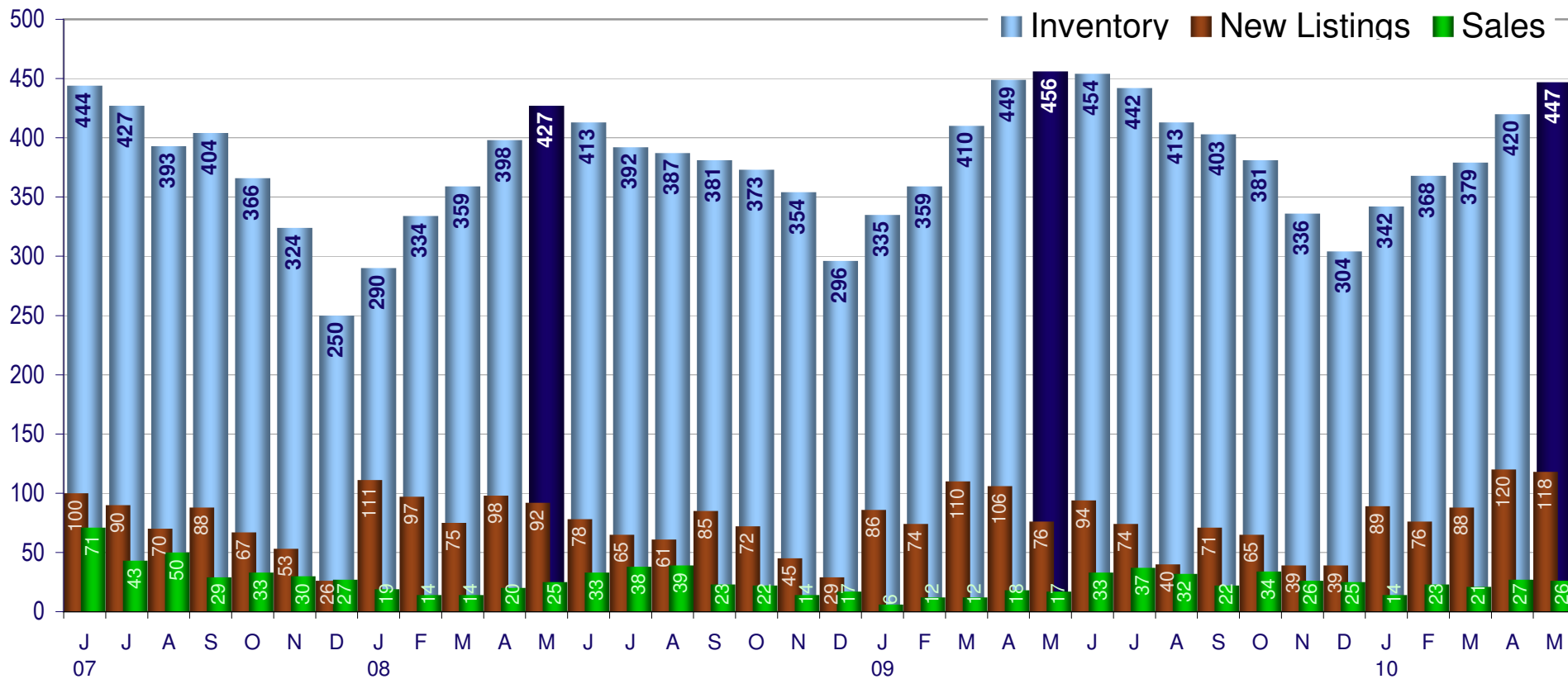
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