



JUDYMICHAELIS
Personal attention. Proven results.

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Redding, Connecticut
December 2011

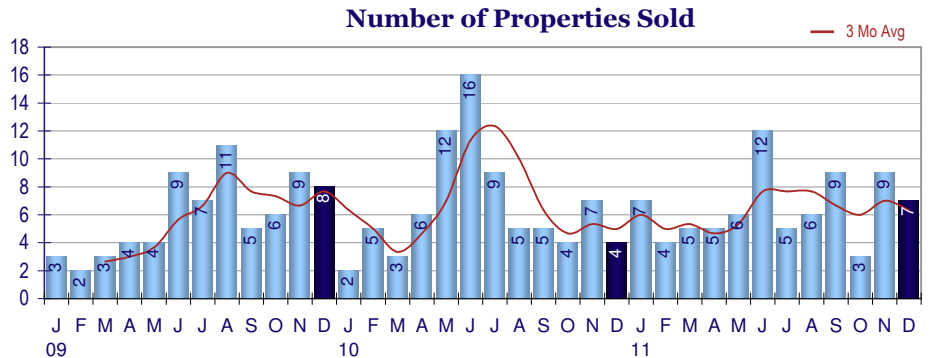
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$639,000	-2%		-7%				
Average List Price of all Current Listings	\$837,363	-1%		-15%				
December Median Sales Price	\$545,000	2%	2%	-12%	-12%	\$550,000	-12%	-11%
December Average Sales Price	\$475,571	-22%	-19%	-32%	-32%	\$629,312	-11%	-10%
Total Properties Currently for Sale (Inventory)	99	-11%		21%				
December Number of Properties Sold	7	-22%		75%		78	0%	
December Average Days on Market (Solds)	146	24%	-1%	-14%	10%	132	3%	-1%
Asking Price per Square Foot (based on New Listings)	\$241	18%	6%	19%	-5%	\$252	-2%	-1%
December Sold Price per Square Foot	\$168	-9%	-11%	-29%	-26%	\$205	-10%	-9%
December Month's Supply of Inventory	14.1	15%	-41%	-31%	-40%	22.0	-7%	-7%
December Sale Price vs List Price Ratio	91.7%	.0%	-0.0%	-1.4%	-2.4%	92.9%	-1.2%	-1.2%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2010) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

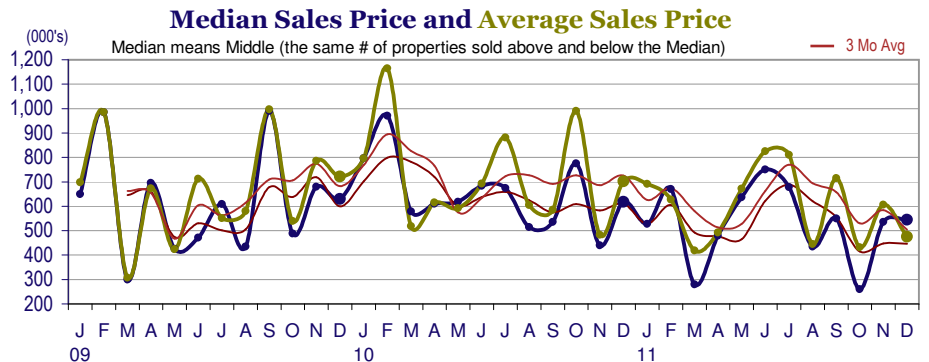
Property Sales

December Property sales were 7, up 75.0% from 4 in December of 2010 and 22.2% lower than the 9 sales last month. December 2011 sales were at a mid level compared to December of 2010 and 2009. December YTD sales of 78 are running equal to last year's year-to-date sales of 78.



Prices

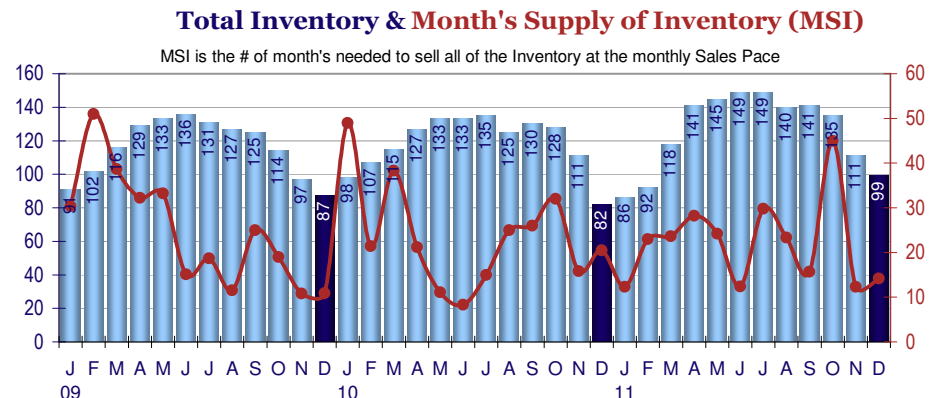
The Median Sales Price in December was \$545,000, down 11.8% from \$617,570 in December of 2010 and up 1.9% from \$535,000 last month. The Average Sales Price in December was \$475,571, down 32.3% from \$702,510 in December of 2010 and down 21.5% from \$605,889 last month. December 2011 ASP was at the lowest level compared to December of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of December was 99, down 10.8% from 111 last month and up 20.7% from 82 in December of last year. December 2011 Inventory was at its highest level compared with December of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The December 2011 MSI of 14.1 months was at a mid level compared with December of 2010 and 2009.





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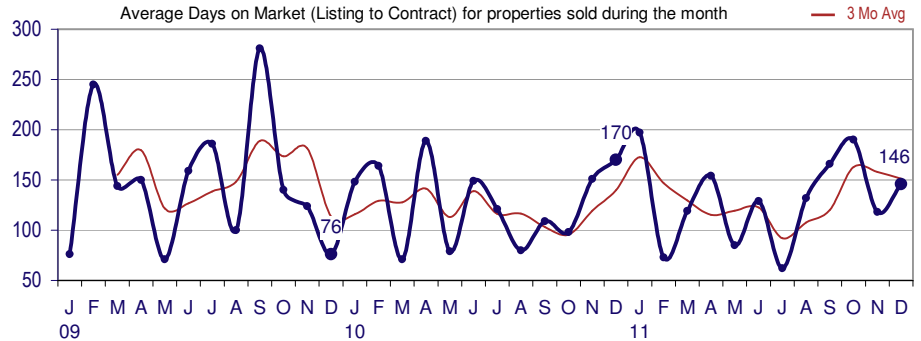
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Market Time

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 December was 146, up 23.7% from 118 days last month and down 14.1% from 170 days in December of last year. The December 2011 DOM was at a mid level compared with December of 2010 and 2009.

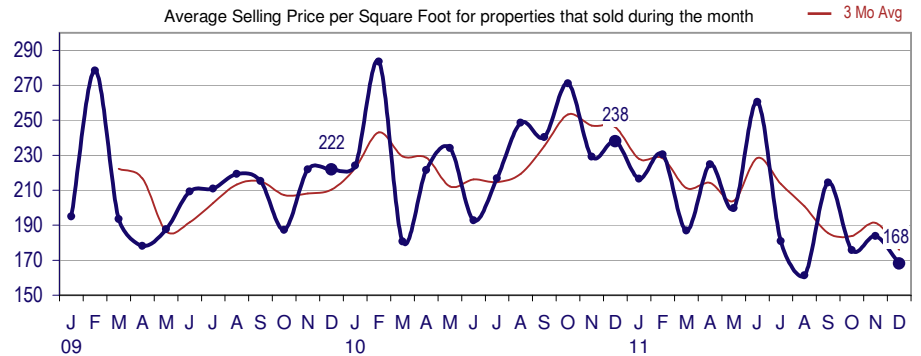
Days On Market for Sold Properties



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 December 2011 Selling Price per Square Foot of \$168 was down 8.5% from \$184 last month and down 29.4% from 238 in December of last year.

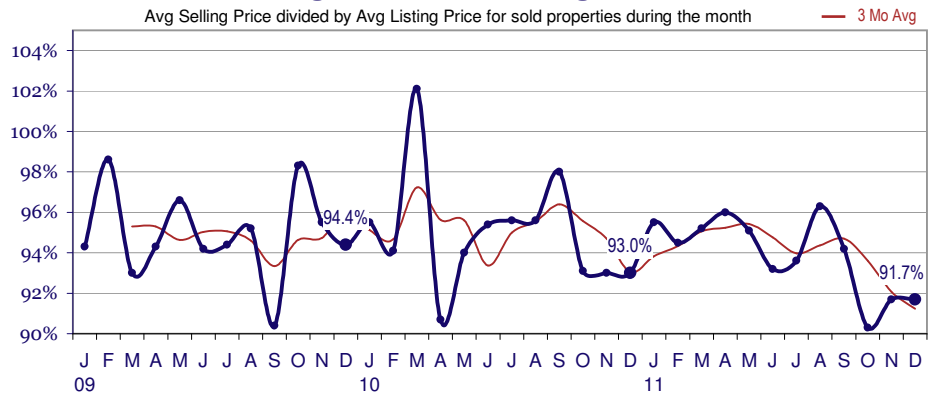
Selling Price per Square Foot



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 December 2011 Selling Price vs Original List Price of 91.7% was equal to 91.7% last month and down from 93.0% in December of last year.

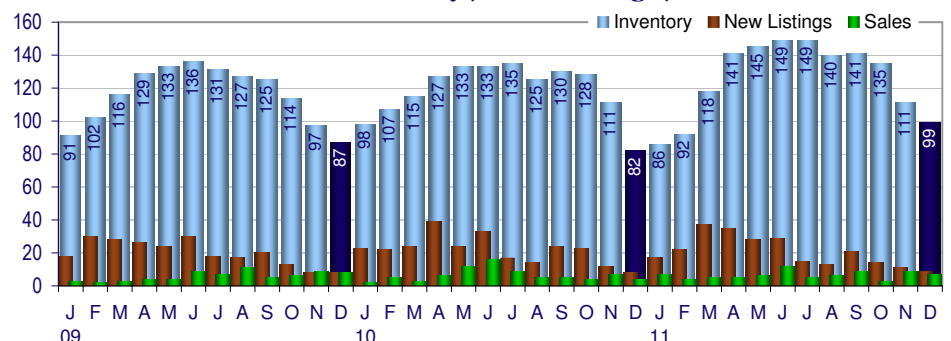
Selling Price versus Listing Price Ratio



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 December 2011 was 9, down 18.2% from 11 last month and up 12.5% from 8 in December of last year.

Inventory / New Listings / Sales





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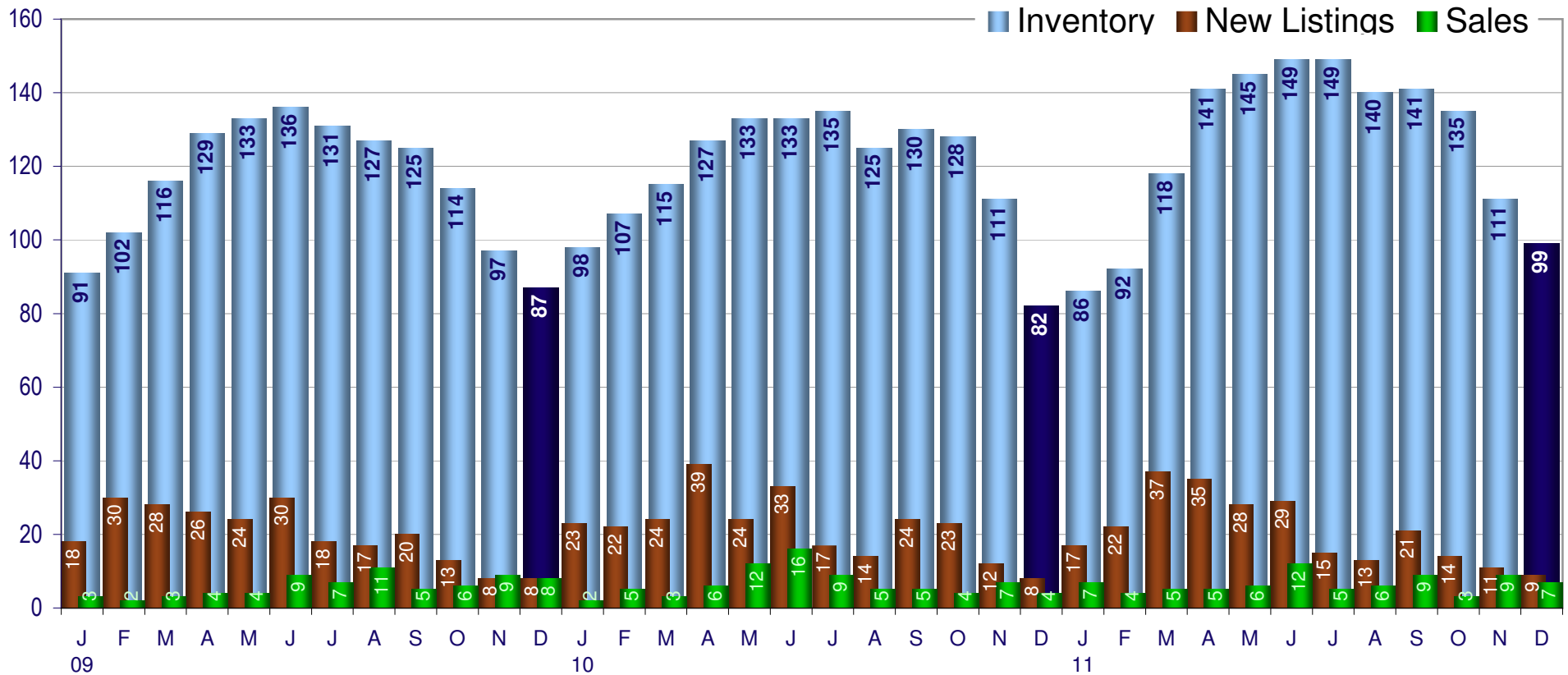
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