

*Westport, Connecticut
July 2010*

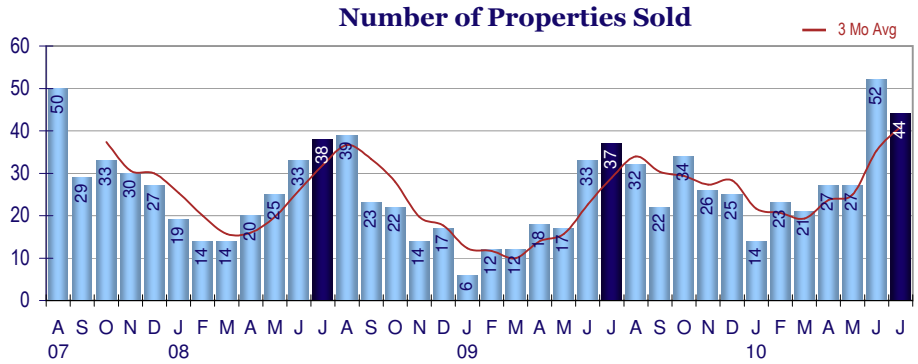
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,475,000	-5%		7%				
Average List Price of all Current Listings	\$2,042,388	-3%		3%				
July Median Sales Price	\$1,290,000	15%	18%	2%	22%	\$997,500	-1%	-5%
July Average Sales Price	\$1,411,093	10%	6%	-8%	3%	\$1,311,436	-1%	-5%
Total Properties Currently for Sale (Inventory)	432	-2%		-2%				
July Number of Properties Sold	44	-15%		19%		208	54%	
July Average Days on Market (Solds)	83	-22%	-22%	-25%	-37%	106	-13%	-19%
Asking Price per Square Foot (based on New Listings)	\$401	-8%	-13%	-15%	-10%	\$449	-1%	0%
July Sold Price per Square Foot	\$387	-1%	-2%	-0%	3%	\$388	2%	3%
July Month's Supply of Inventory	9.8	16%	-15%	-18%	-56%	15.5	-45%	-30%
July Sale Price vs List Price Ratio	95.4%	1.0%	1.6%	2.0%	4.0%	93.7%	2.1%	2.1%

* 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)

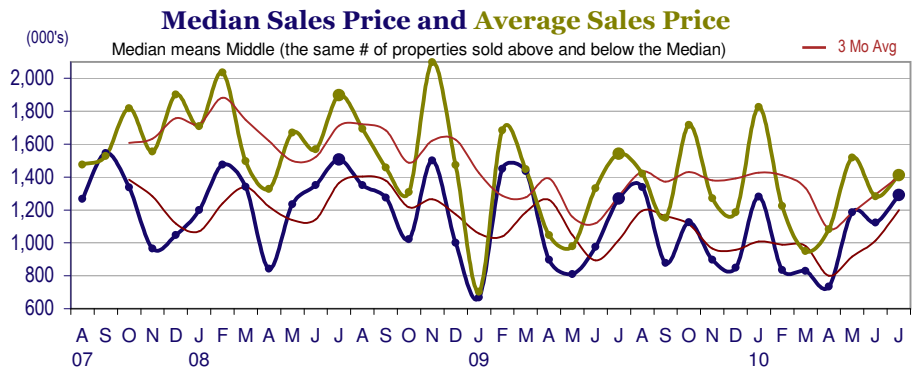
Property Sales

July Property sales were 44, up 18.9% from 37 in July of 2009 and 15.4% lower than the 52 sales last month. July 2010 sales were at their highest level compared to July of 2009 and 2008. July YTD sales of 208 are running 54.1% ahead of last year's year-to-date sales of 135.



Prices

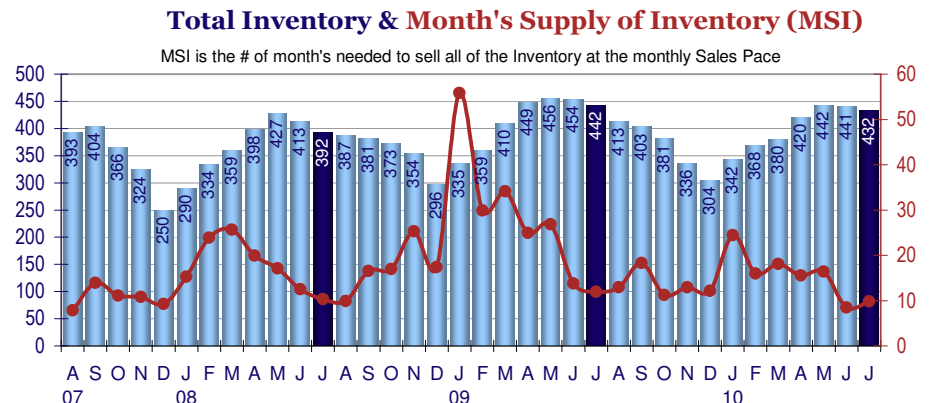
The Median Sales Price in July was \$1,290,000, up 1.6% from \$1,270,000 in July of 2009 and up 14.9% from \$1,122,500 last month. The Average Sales Price in July was \$1,411,093, down 8.5% from \$1,542,162 in July of 2009 and up 9.9% from \$1,283,754 last month. July 2010 ASP was at the lowest level compared to July of 2009 and 2008.

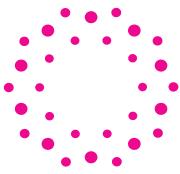


Inventory & MSI

The Total Inventory of Properties available for sale as of July was 432, down 2.0% from 441 last month and down 2.3% from 442 in July of last year. July 2010 Inventory was at a mid level compared with July of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2010 MSI of 9.8 months was at its lowest level compared with July of 2009 and 2008.



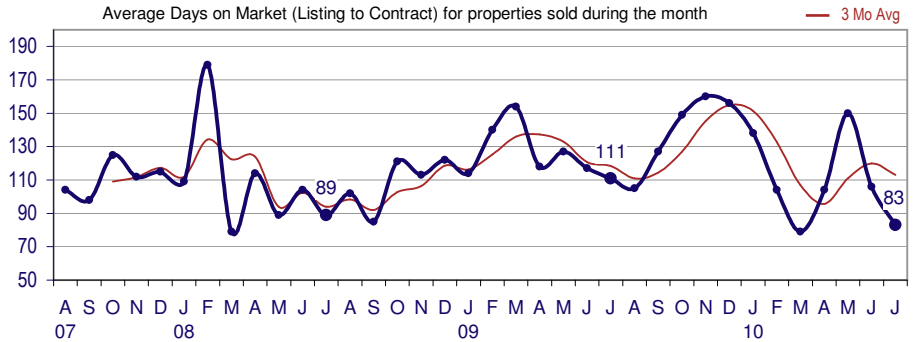


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Market Time

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 83, down 21.7% from 106 days last month and down 25.2% from 111 days in July of last year. The July 2010 DOM was at its lowest level compared with July of 2009 and 2008.

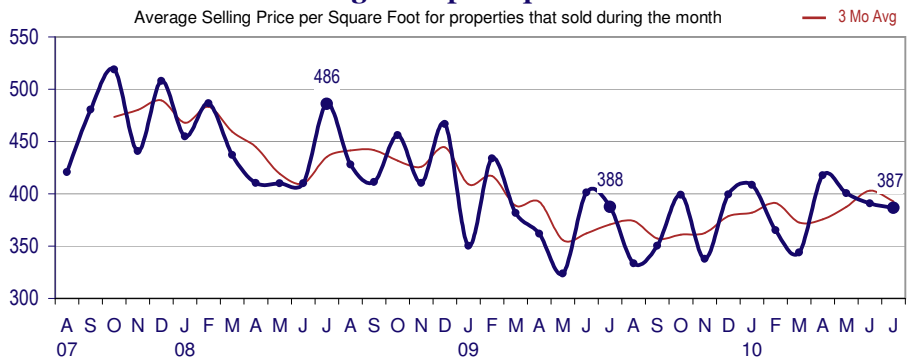
Days On Market for Sold Properties



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 \$387 was down 1.1% from \$391 last month and down 0.3% from 388 in July of last year.

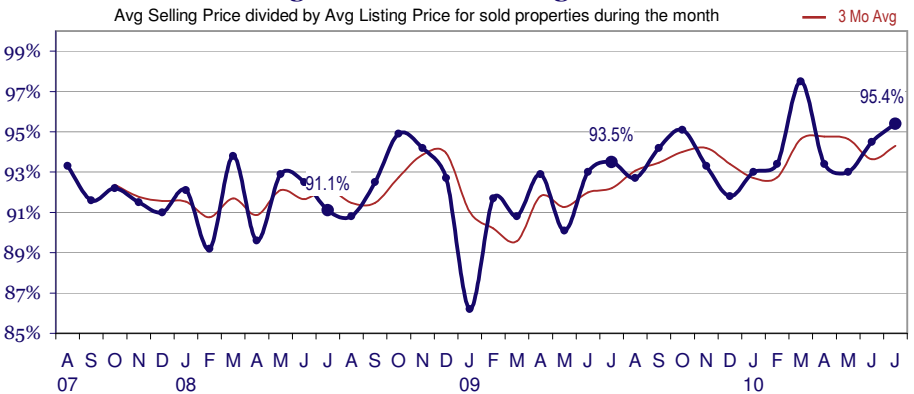
Selling Price per Square Foot



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 95.4% was up from 94.5% last month and up from 93.5% in July of last year.

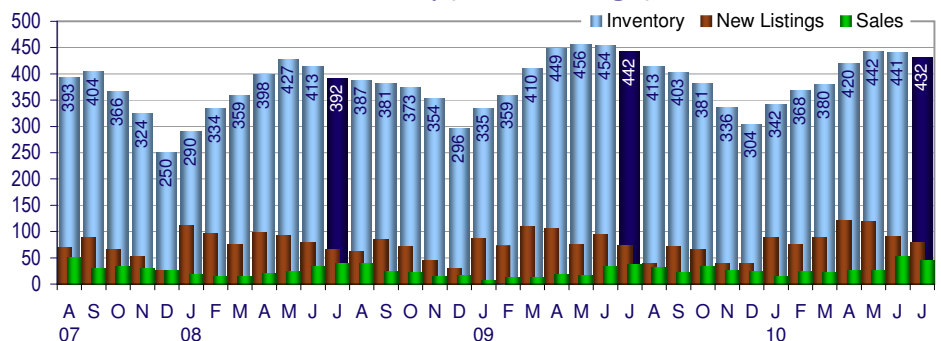
Selling Price versus Listing Price Ratio

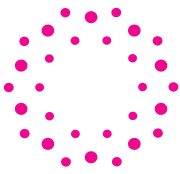


Inventory / New Listings / Sales

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 79, down 13.2% from 91 last month and up 6.8% from 74 in July of last year.

Inventory / New Listings / Sales





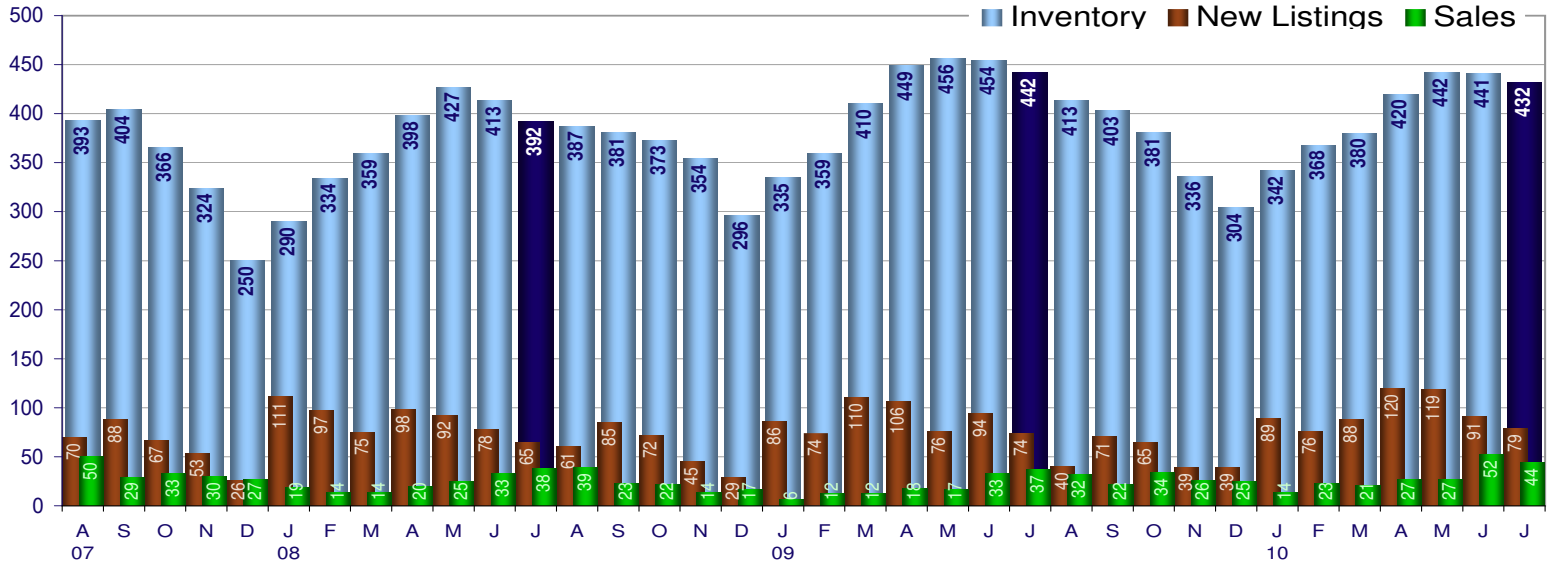
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