

MARKET ACTION REPORT

April 2011

City: *Fairfield*

Andy Klein

Fine Homes Specialist

917-554-4435

andykleinhomes.com



Price Range: All | Properties: Single Family

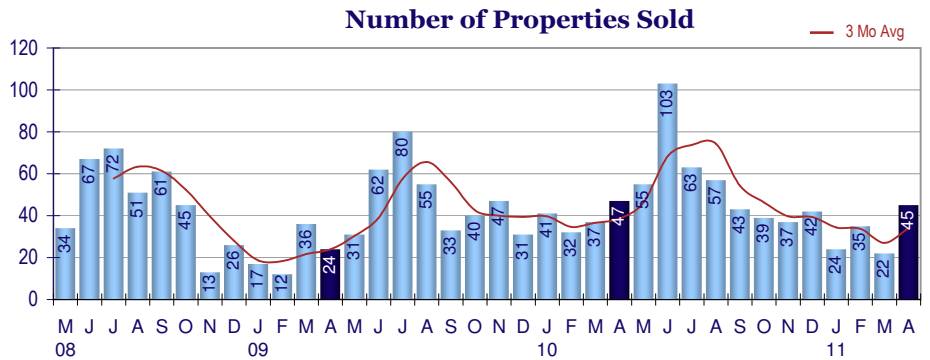
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$649,450	-0%		-0%				
Average List Price of all Current Listings	\$1,099,877	-1%		5%				
April Median Sales Price	\$617,500	25%	16%	25%	19%	\$533,750	4%	3%
April Average Sales Price	\$691,531	-6%	-4%	9%	0%	\$717,012	9%	4%
Total Properties Currently for Sale (Inventory)	484	11%		-17%				
April Number of Properties Sold	45	105%		-4%		126	-20%	
April Average Days on Market (Solds)	131	-10%	1%	52%	34%	130	35%	33%
Asking Price per Square Foot (based on New Listings)	\$321	2%	-5%	-4%	-4%	\$338	2%	2%
April Sold Price per Square Foot	\$274	-8%	-3%	-7%	-9%	\$283	-3%	-6%
April Month's Supply of Inventory	10.8	-46%	-22%	-14%	-2%	14.1	7%	28%
April Sale Price vs List Price Ratio	95.6%	-6%	.7%	.1%	1.8%	95.0%	.7%	1.1%

* 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)

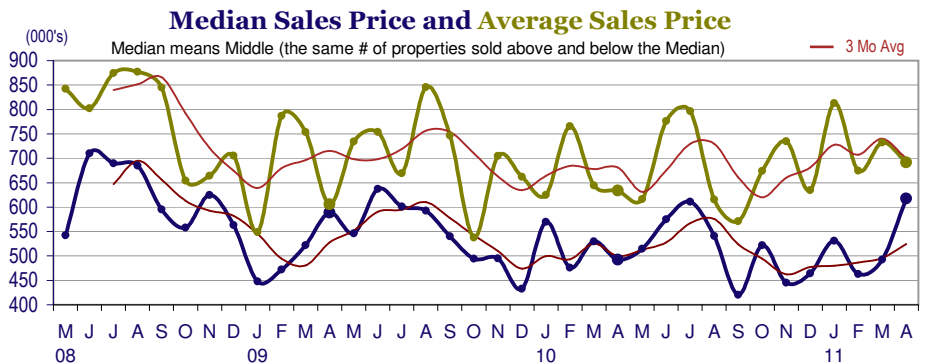
Property Sales

April Property sales were 45, down 4.3% from 47 in April of 2010 and 104.5% higher than the 22 sales last month. April 2011 sales were at a mid level compared to April of 2010 and 2009. April YTD sales of 126 are running 19.7% behind last year's year-to-date sales of 157.



Prices

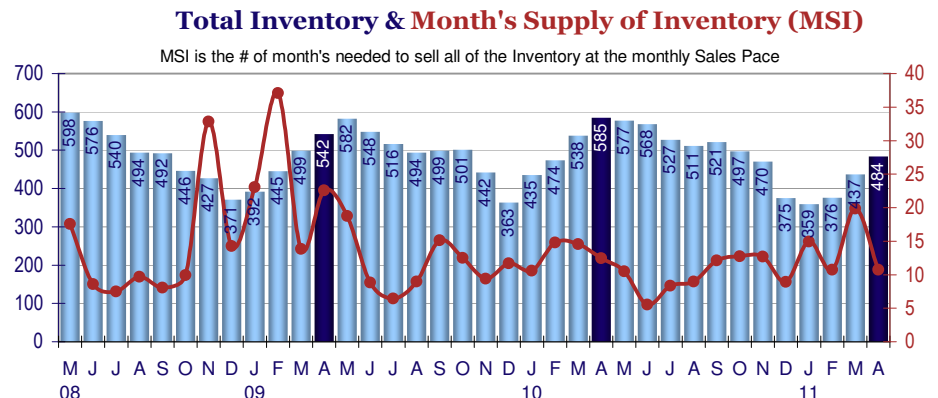
The Median Sales Price in April was \$617,500, up 25.4% from \$492,500 in April of 2010 and up 25.4% from \$492,500 last month. The Average Sales Price in April was \$691,531, up 9.1% from \$633,810 in April of 2010 and down 5.6% from \$732,250 last month. April 2011 ASP was at the highest level compared to April of 2010 and 2009.



Inventory & MSI

The Total Inventory of Properties available for sale as of April was 484, up 10.8% from 437 last month and down 17.3% from 585 in April of last year. April 2011 Inventory was at its lowest level compared with April of 2010 and 2009.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The April 2011 MSI of 10.8 months was at its lowest level compared with April of 2010 and 2009.



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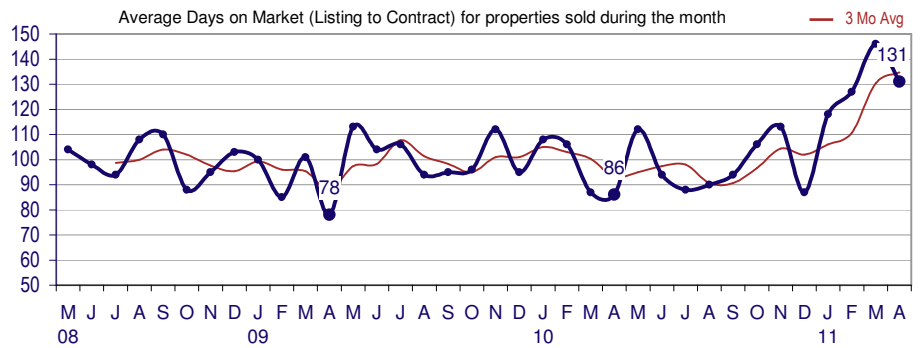


Price Range: All | Properties: Single Family

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 April was 131, down 10.3% from 146 days last month and up 52.3% from 86 days in April of last year. The April 2011 DOM was at a mid level compared with April of 2010 and 2009.

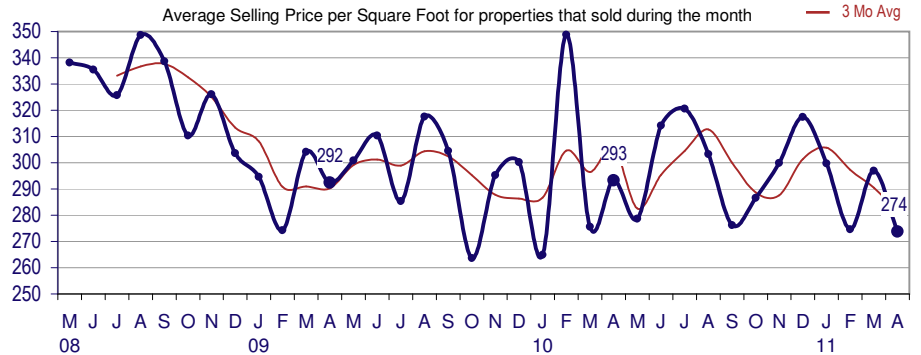
Days On Market for Sold Properties



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 April 2011 Selling Price per Square Foot of \$274 was down 7.8% from \$297 last month and down 6.6% from 293 in April of last year.

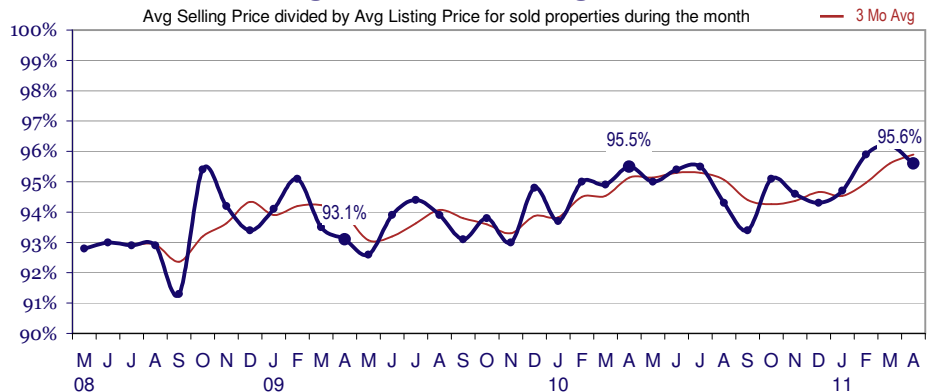
Selling Price per Square Foot



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 April 2011 Selling Price vs Original List Price of 95.6% was down from 96.2% last month and up from 95.5% in April of last year.

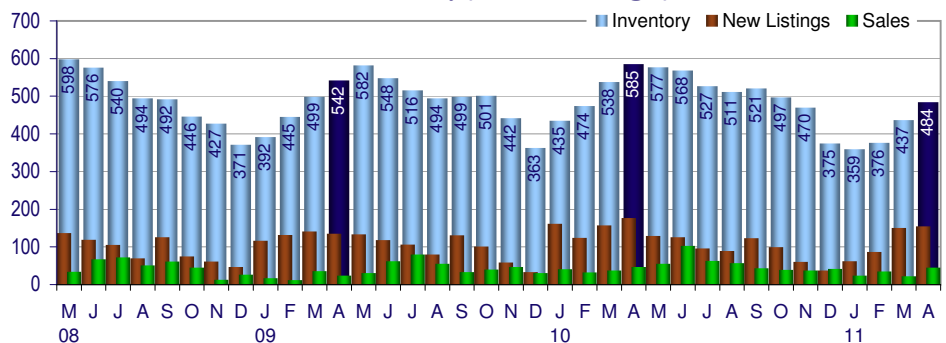
Selling Price versus Listing Price Ratio



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 April 2011 was 155, up 3.3% from 150 last month and down 12.4% from 177 in April of last year.

Inventory / New Listings / Sales



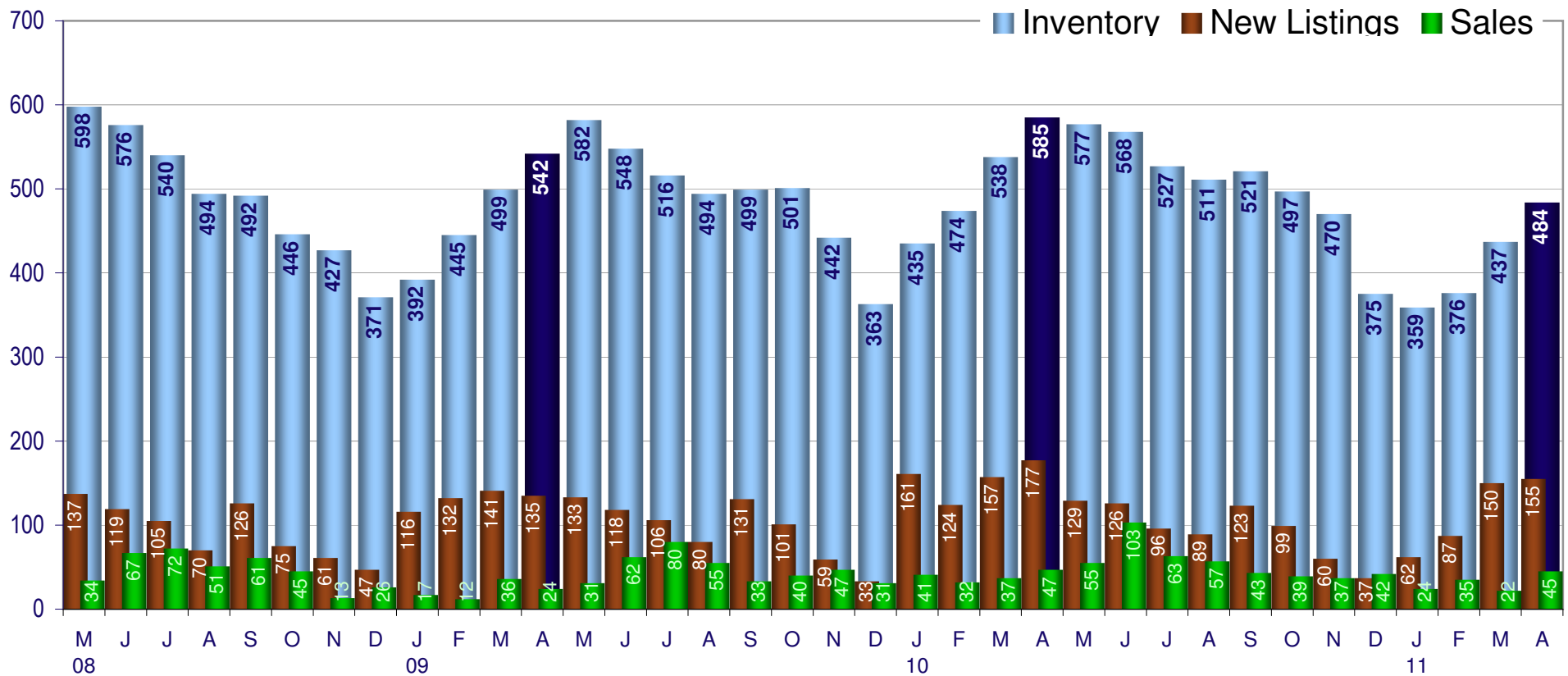
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City: Fairfield

Price Range: Below to 100,000,000 | Property Types: Single Family

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Homes Sold	34	67	72	51	61	45	13	26	17	12	36	24	31	62	80	55	33	40	47	31	41	32	37	47	55	103	63	57	43	39	37	42	24	35	22	45
3 Mo. Roll Avg			58	63	61	52	40	28	19	18	22	24	30	39	58	66	56	43	40	39	40	35	37	39	46	68	74	74	54	46	40	39	34	34	27	34

(000's)	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Median Sale Price	543	710	690	685	595	558	625	563	448	472	522	589	546	638	601	593	540	495	495	433	570	476	530	493	515	575	611	541	420	522	445	465	531	463	493	618
3 Mo. Roll Avg			647	695	657	613	593	582	545	494	481	528	552	591	595	610	578	542	510	474	499	493	525	500	513	528	567	576	524	494	462	477	480	486	496	524

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Inventory	598	576	540	494	492	446	427	371	392	445	499	542	582	548	516	494	499	501	442	363	435	474	538	585	577	568	527	511	521	497	470	375	359	376	437	484
MSI	18	9	8	10	8	10	33	14	23	37	14	23	19	9	6	9	15	13	9	12	11	15	15	12	10	6	8	9	12	13	13	9	15	11	20	11

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Days on Market	104	98	94	108	110	88	95	103	100	85	101	78	113	104	106	94	95	96	112	95	108	106	87	86	112	94	88	90	94	106	113	87	118	127	146	131
3 Mo. Roll Avg			99	100	104	102	98	95	99	96	95	88	97	98	108	101	98	95	101	101	105	103	100	93	95	97	98	91	91	97	104	102	106	111	130	135

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Price per Sq Ft	338	336	326	349	339	310	326	304	295	274	304	292	301	310	285	318	305	264	295	300	265	349	276	293	279	314	321	303	276	287	300	317	300	275	297	274
3 Mo. Roll Avg			333	337	338	333	325	313	308	291	291	290	299	301	299	304	302	295	288	286	287	305	296	306	283	295	304	313	300	289	288	301	306	297	290	282

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Sale to List Price	0.928	0.930	0.929	0.929	0.913	0.954	0.942	0.934	0.941	0.951	0.935	0.931	0.926	0.939	0.944	0.939	0.931	0.938	0.930	0.948	0.937	0.950	0.949	0.955	0.950	0.954	0.955	0.943	0.934	0.951	0.946	0.943	0.947	0.959	0.962	0.956
3 Mo. Roll Avg			0.929	0.929	0.924	0.932	0.936	0.943	0.939	0.942	0.942	0.939	0.931	0.932	0.936	0.941	0.938	0.936	0.933	0.939	0.938	0.945	0.945	0.951	0.951	0.953	0.953	0.951	0.944	0.943	0.944	0.947	0.945	0.950	0.956	0.959

	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
New Listings	137	119	105	70	126	75	61	47	116	132	141	135	133	118	106	80	131	101	59	33	161	124	157	177	129	126	96	89	123	99	60	37	62	87	150	155
Inventory	598	576	540	494	492	446	427	371	392	445	499	542	582	548	516	494	499	501	442	363	435	474	538	585	577	568	527	511	521	497	470	375	359	376	437	484
Sales	34	67	72	51	61	45	13	26	17	12	36	24	31	62	80	55	33	40	47	31	41	32	37	47	55	103	63	57	43	39	37	42	24	35	22	45

(000's)	M08	J	J	A	S	O	N	D	J09	F	M	A	M	J	J	A	S	O	N	D	J10	F	M	A	M	J	J	A	S	O	N	D	J11	F	M	A
Avg Sale Price	842	803	875	877	845	654	664	705	549	786	754	606	735	754	669	845	747	537	705	662	624	766	644	634	616	776	797	615	571	674	735	635	813	675	732	692
3 Mo. Roll Avg			840	851	866	792	721	674	639	680	696	715	698	698	719	756	754	710	663	635	664	684	678	681	631	675	730	729	661	620	660	681	727	707	740	699

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