

City: *Westport*

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Price Range: All | Properties: Single Family

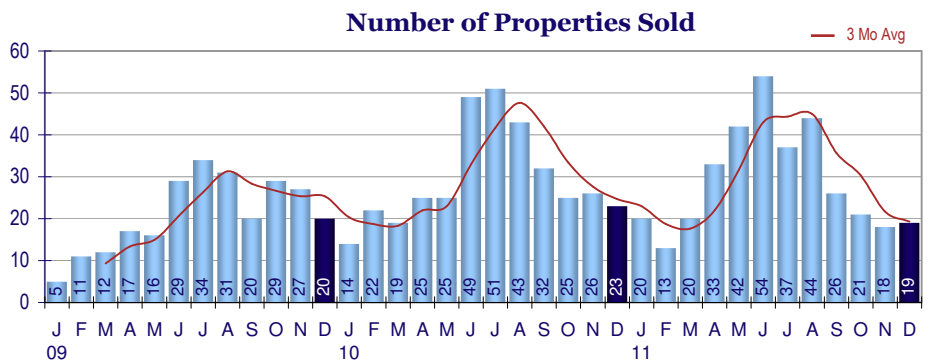
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,549,000	-1%		-1%				
Average List Price of all Current Listings	\$2,179,931	4%		7%				
December Median Sales Price	\$750,000	-33%	-20%	-36%	-33%	\$1,075,000	-6%	-4%
December Average Sales Price	\$976,607	-33%	-22%	-33%	-32%	\$1,333,561	-8%	-7%
Total Properties Currently for Sale (Inventory)	248	-17%		2%				
December Number of Properties Sold	19	6%		-17%		347	-2%	
December Average Days on Market (Solds)	124	24%	13%	29%	19%	105	3%	1%
Asking Price per Square Foot (based on New Listings)	\$417	-5%	-4%	-18%	-8%	\$449	-1%	-1%
December Sold Price per Square Foot	\$327	-22%	-14%	-9%	-17%	\$380	-4%	-3%
December Month's Supply of Inventory	13.1	-21%	-15%	24%	-2%	13.0	-3%	-3%
December Sale Price vs List Price Ratio	92.9%	-1.7%	-1.0%	-2.1%	-4%	93.7%	.6%	.5%

* 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)

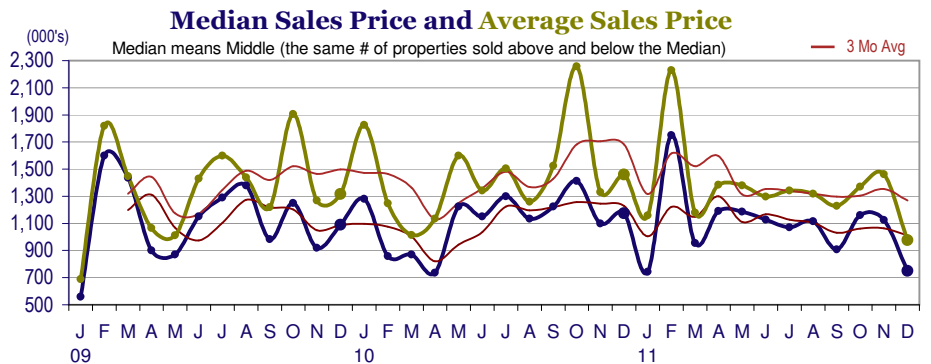
Property Sales

December Property sales were 19, down 17.4% from 23 in December of 2010 and 5.6% higher than the 18 sales last month. December 2011 sales were at their lowest level compared to December of 2010 and 2009. December YTD sales of 347 are running 2.0% behind last year's year-to-date sales of 354.



Prices

The Median Sales Price in December was \$750,000, down 36.2% from \$1,175,000 in December of 2010 and down 33.3% from \$1,125,000 last month. The Average Sales Price in December was \$976,607, down 33.1% from \$1,460,352 in December of 2010 and down 33.3% from \$1,463,333 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 248, down 17.1% from 299 last month and up 2.5% from 242 in December of last year. December 2011 Inventory was at a mid 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 13.1 months was at a mid level compared with December of 2010 and 2009.

