

MARKET ACTION REPORT

June 2010

City: *Weston*

Andy Klein
 Fine Homes Specialist
 917-554-4435
 andykleinhomes.com



Price Range: Below to 99,999,999 | Properties: Single Family

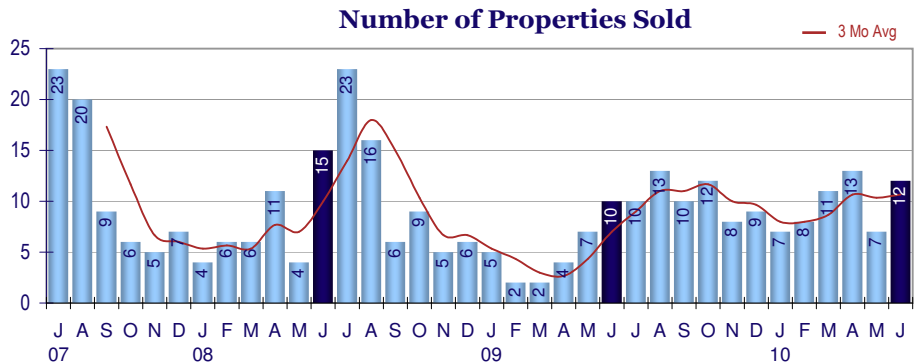
Market Profile & Trends Overview

	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$949,450	-4%		-8%				
Average List Price of all Current Listings	\$1,294,780	-5%		6%				
June Median Sales Price	\$793,250	22%	-4%	-0%	-2%	\$801,263	-5%	-1%
June Average Sales Price	\$924,200	29%	11%	1%	0%	\$831,260	-19%	-10%
Total Properties Currently for Sale (Inventory)	156	-3%		-15%				
June Number of Properties Sold	12	71%		20%		58	93%	
June Average Days on Market (Solds)	111	31%	-14%	1%	-14%	129	7%	0%
Asking Price per Square Foot (based on New Listings)	\$291	-3%	0%	3%	-5%	\$296	-3%	-3%
June Sold Price per Square Foot	\$258	2%	1%	-9%	0%	\$246	-18%	-4%
June Month's Supply of Inventory	13.0	-43%	-19%	-29%	-57%	15.8	-65%	-47%
June Sale Price vs List Price Ratio	96.3%	-7%	4.0%	3.2%	4.8%	92.5%	1.6%	.6%

* 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)

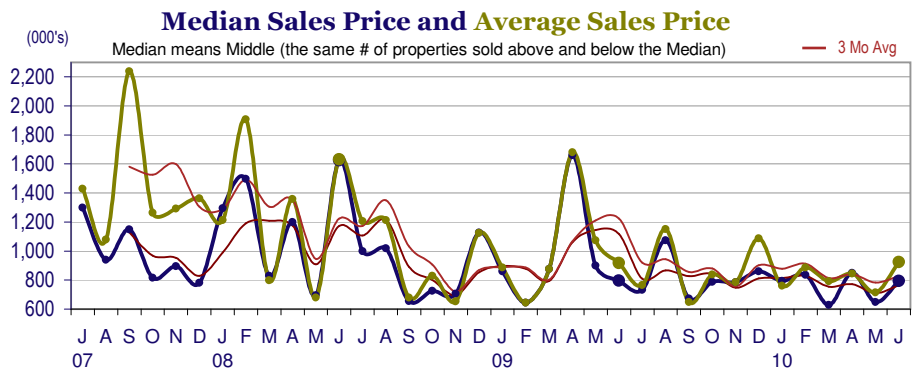
Property Sales

June Property sales were 12, up 20.0% from 10 in June of 2009 and 71.4% higher than the 7 sales last month. June 2010 sales were at a mid level compared to June of 2009 and 2008. June YTD sales of 58 are running 93.3% ahead of last year's year-to-date sales of 30.



Prices

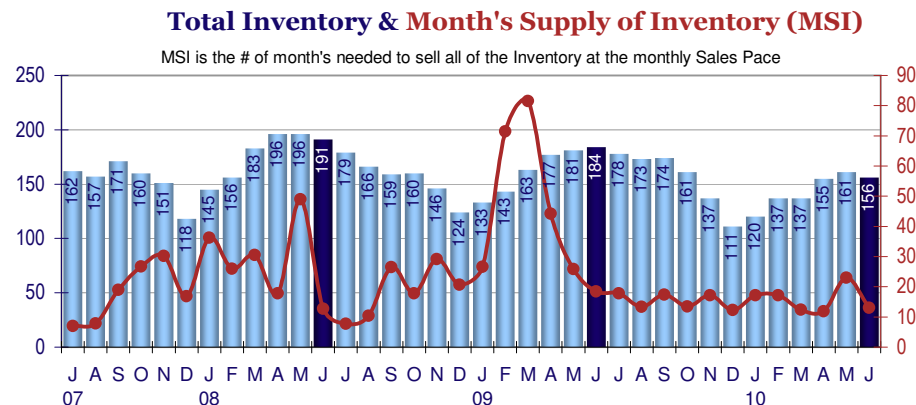
The Median Sales Price in June was \$793,250, down 0.4% from \$796,250 in June of 2009 and up 22.2% from \$649,000 last month. The Average Sales Price in June was \$924,200, up 0.7% from \$917,650 in June of 2009 and up 29.2% from \$715,429 last month. June 2010 ASP was at a mid range compared to June of 2009 and 2008.



Inventory & MSI

The Total Inventory of Properties available for sale as of June was 156, down 3.1% from 161 last month and down 15.2% from 184 in June of last year. June 2010 Inventory was at its lowest level compared with June of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The June 2010 MSI of 13.0 months was at a mid level compared with June of 2009 and 2008.



City: *Weston*

Andy Klein
 Fine Homes Specialist
 917-554-4435
 andykleinhomes.com

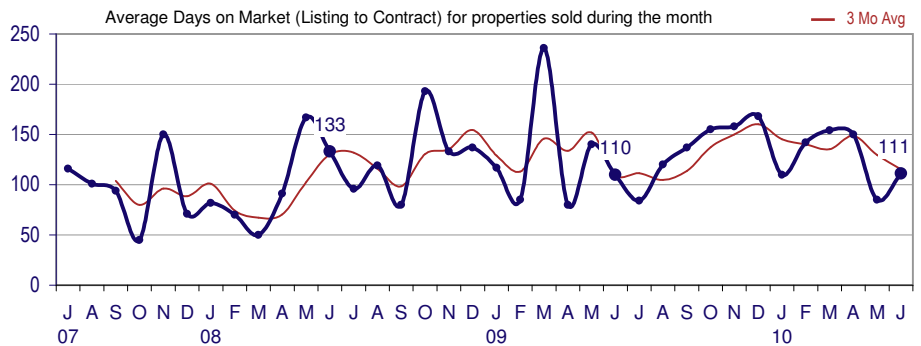


Price Range: Below to 99,999,999 | Properties: Single Family

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 June was 111, up 30.6% from 85 days last month and up 0.9% from 110 days in June of last year. The June 2010 DOM was at a mid level compared with June of 2009 and 2008.

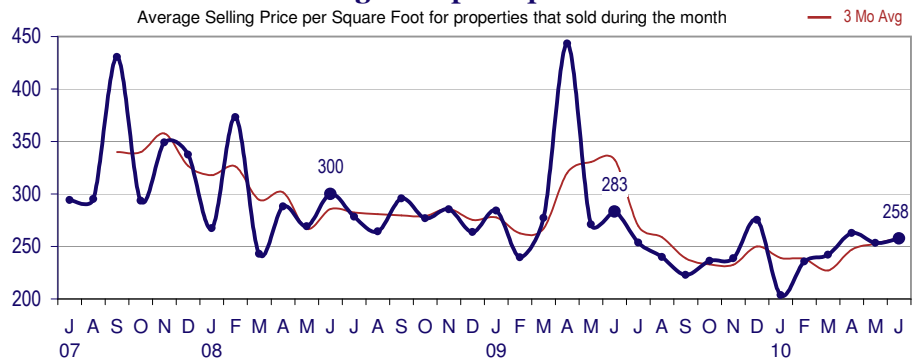
Days On Market for Sold Properties



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 June 2010 Selling Price per Square Foot of \$258 was up 1.7% from \$253 last month and down 9.1% from 283 in June 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 June 2010 Selling Price vs Original List Price of 96.3% was down from 97.0% last month and up from 93.3% in June of last year.

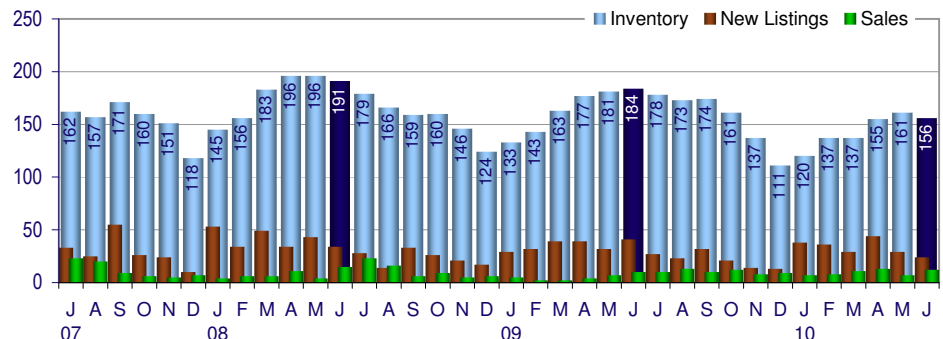
Selling Price versus Listing Price Ratio



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 June 2010 was 24, down 17.2% from 29 last month and down 41.5% from 41 in June of last year.

Inventory / New Listings / Sales



Inventory / Listings / Sales

City: *Weston*

June 2010

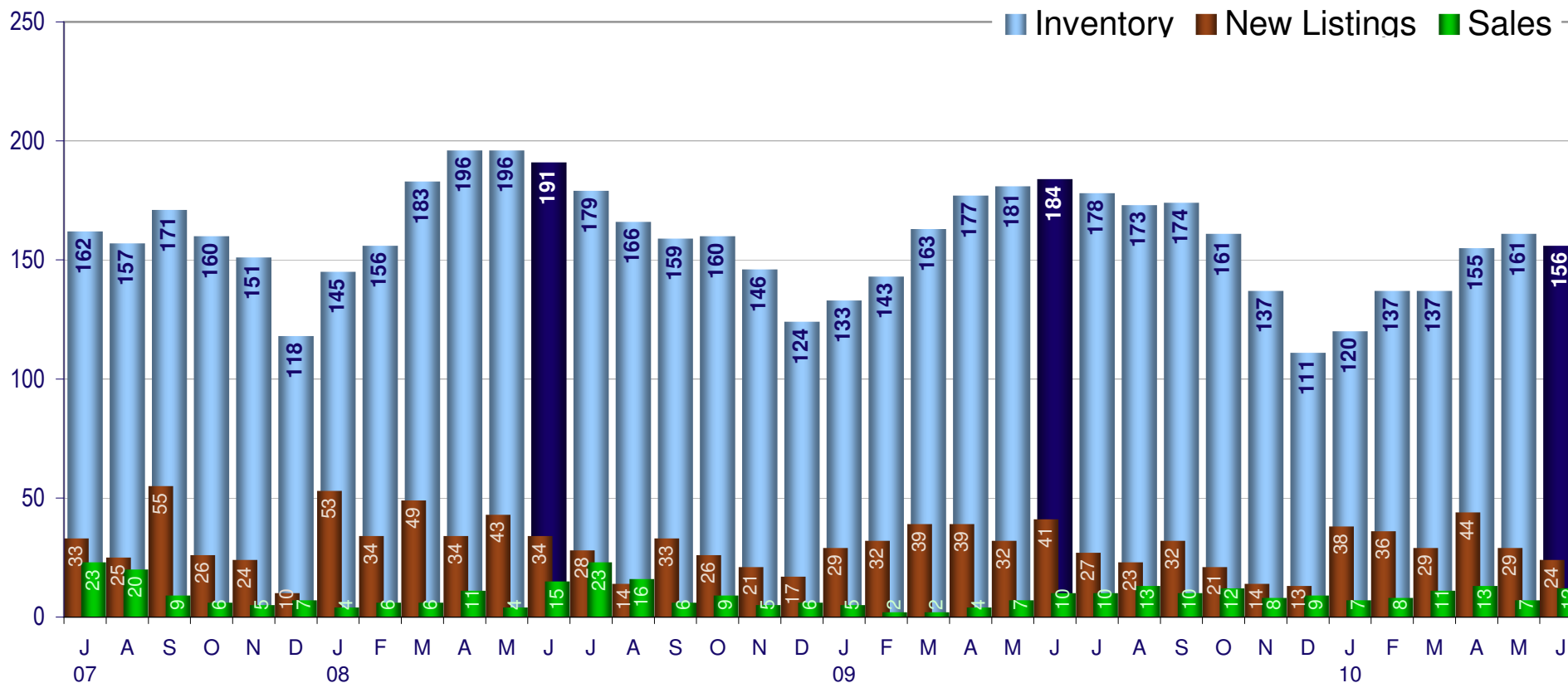
Andy Klein
 Fine Homes Specialist
 917.554.4435
 andykleinhomes.com



Price Range: Below to 99,999,999 | Properties: Single Family

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 June 2010 was 24, down 17.2% from 29 last month and down 41.5% from 41 in June of last year.



Copyright © Coldwell Banker Residential Brokerage | Price Range: Below to 99,999,999 | Property Types: Single Family

Data is provided courtesy of Consolidated MLS and may not reflect all relevant real estate activity. Coldwell Banker Residential Brokerage does not warrant or guarantee the accuracy of this information. It is the responsibility of any buyer or seller to verify any and all information relevant to such consumer's real estate transaction.