

City: Fairfield



Joni Usdan

Residential Real Estate Specialist

203-216-7654

www.jonihomes.com

joni@jonihomes.com



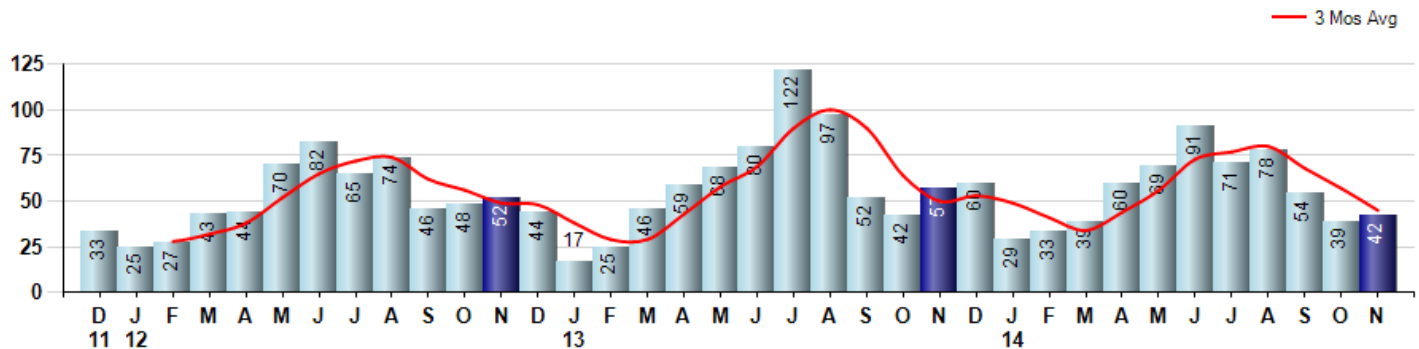
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Trending Versus*:					Trending Versus*:		
	Month	LM	L3M	PYM	LY	YTD	PriorYTD	PriorYear
Median List Price of all Current Listings	\$775,900	4%		11%				
Average List Price of all Current Listings	\$1,368,113	5%		5%				
November Median Sales Price	\$522,250	0%	-7%	-13%	-7%	\$568,000	-1%	1%
November Average Sales Price	\$722,990	21%	3%	-8%	-3%	\$714,930	-4%	-4%
Total Properties Currently for Sale (Inventory)	489	-15%		3%				
November Number of Properties Sold	42	8%		-26%			-9%	
November Average Days on Market (Solds)	139	16%	7%	-15%	3%	136	1%	1%
Asking Price per Square Foot (based on New Listings)	\$377	6%	11%	1%	9%	\$343	-2%	-1%
November Sold Price per Square Foot	\$313	1%	2%	0%	3%	\$305	1%	0%
November Month's Supply of Inventory	11.6	-21%	-6%	40%	12%	11.1	4%	7%
November Sale Price vs List Price Ratio	96.0%	-0.4%	0%	0%	0.4%	95.9%	0.1%	0.3%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

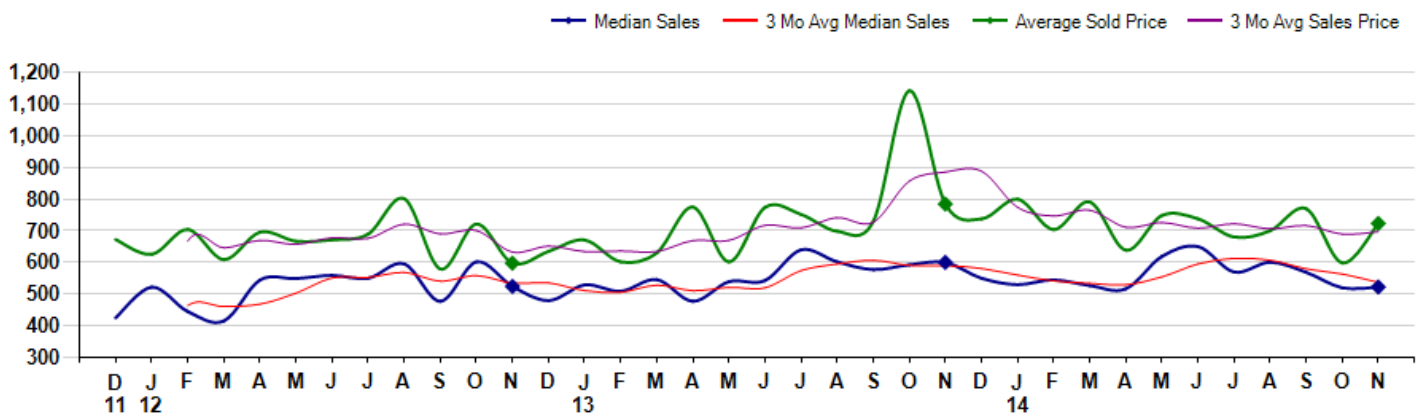
November Property sales were 42, down -26.3% from 57 in November of 2013 and 7.7% higher than the 39 sales last month. November 2014 sales were at their lowest level compared to November of 2013 and 2012. November YTD sales of 605 are running -9.0% behind last year's year-to-date sales of 665.



Prices

The Median Sales Price in November was \$522,250, down -13.0% from \$600,000 in November of 2013 and up 0.4% from \$520,000 last month. The Average Sales Price in November was \$722,990, down -7.8% from \$784,456 in November of 2013 and up 20.8% from \$598,465 last month. November 2014 ASP was at a mid range compared to November of 2013 and 2012.

Median means Middle (the same # of properties sold above and below Median) (000's)



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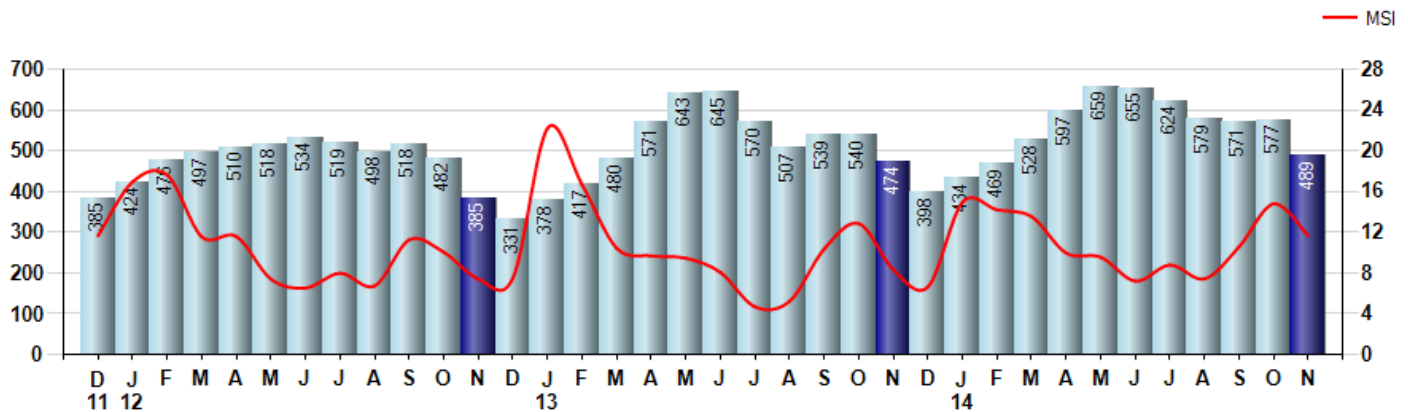


Inventory & MSI

The Total Inventory of Properties available for sale as of November was 489, down -15.3% from 577 last month and up 3.2% from 474 in November of last year. November 2014 Inventory was at highest level compared to November of 2013 and 2012.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The November 2014 MSI of 11.6 months was at its highest level compared with November of 2013 and 2012.

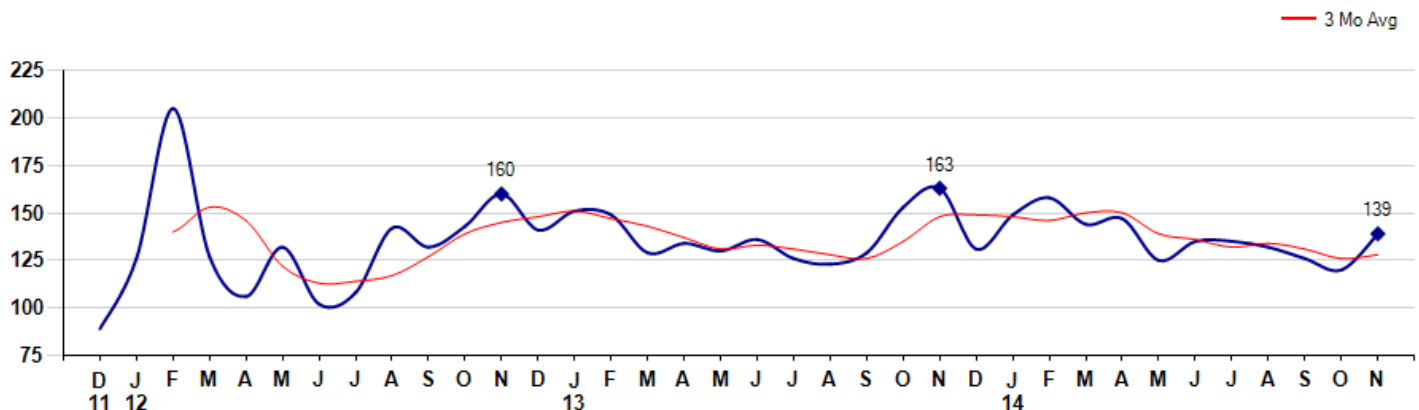
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 November was 139, up 15.8% from 120 days last month and down -14.7% from 163 days in November of last year. The November 2014 DOM was at its lowest level compared with November of 2013 and 2012.

Average Days on Market(Listing to Contract) for properties sold during the month



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Based on information from Greater Fairfield County CMLS, Inc. for the period 12/1/2011 through 11/30/2014. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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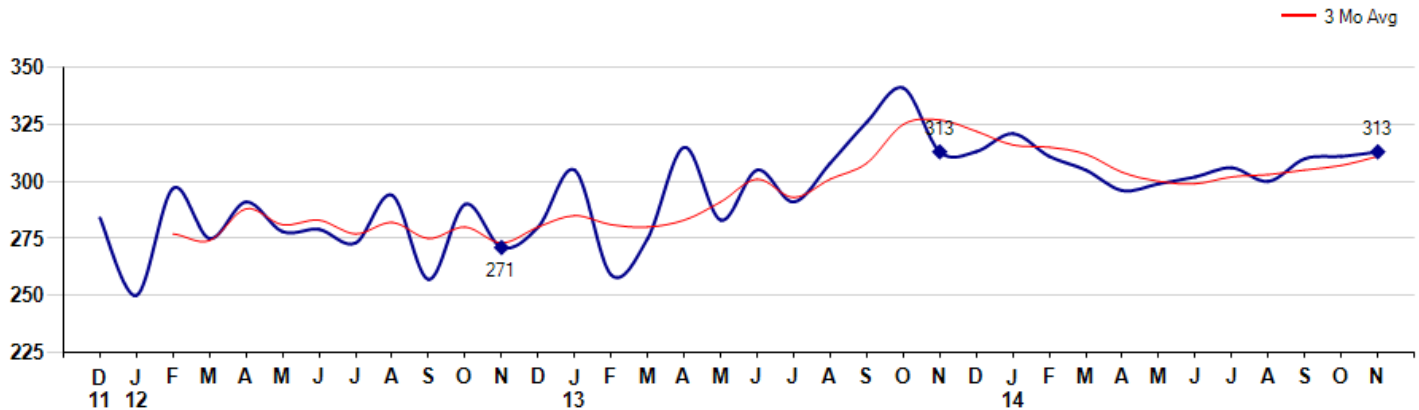
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Selling Price per Square Foot

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 November 2014 Selling Price per Square Foot of \$313 was up 0.6% from \$311 last month and equal to \$313 in November of last year.

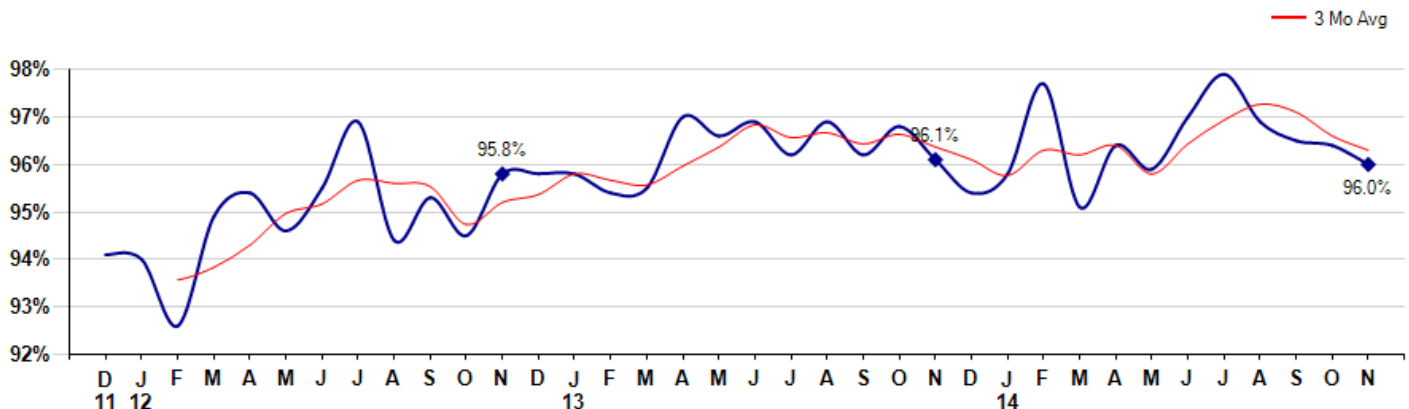
Average Selling Price per Square Foot for properties that sold during the month



Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their 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 November 2014 Selling Price vs List Price of 96.0% was down from 96.4% last month and down from 96.1% in November of last year.

Avg Selling Price divided by Avg Listing Price for sold properties during the month



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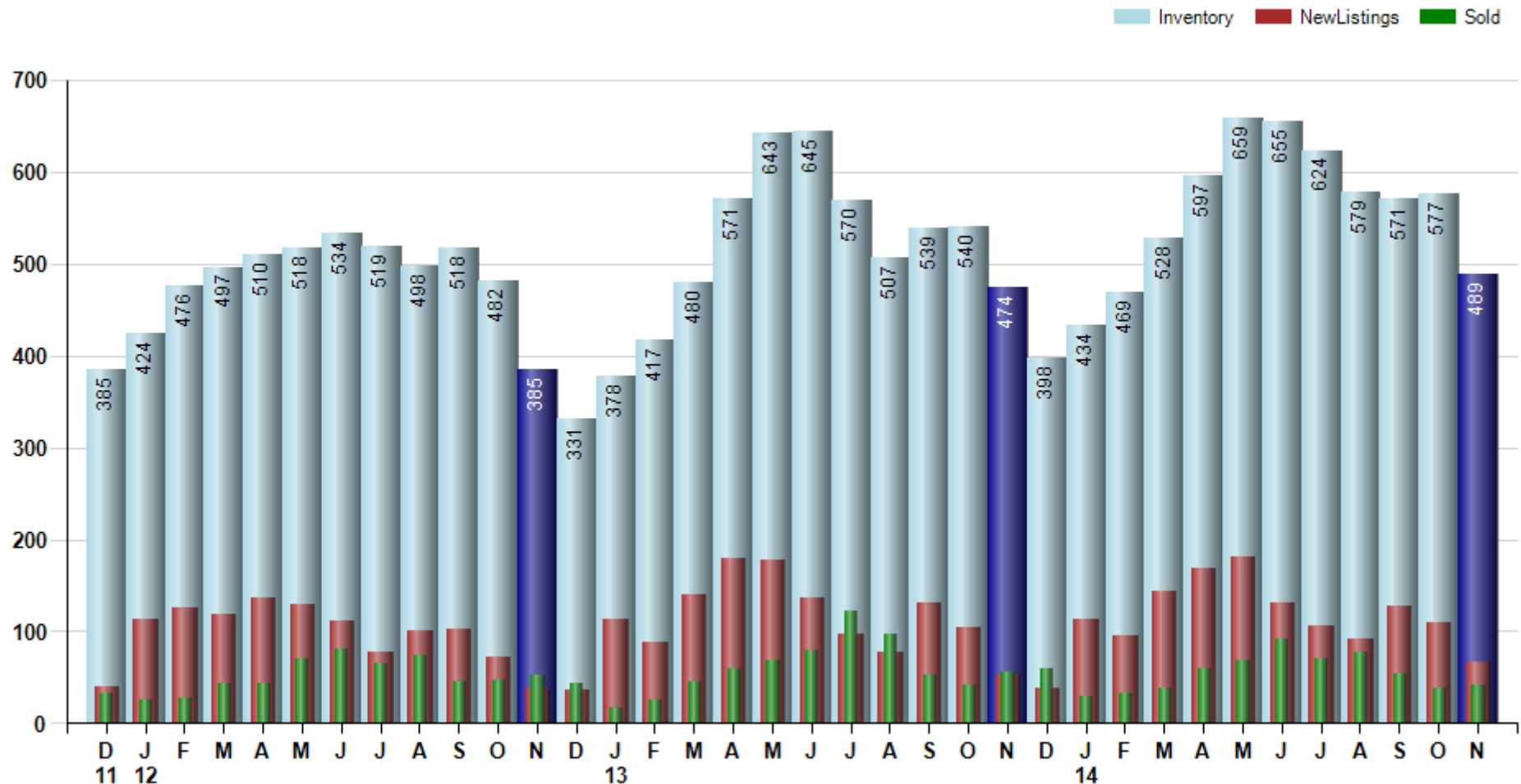


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Inventory / New Listings / Sales

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 November 2014 was 67, down -38.5% from 109 last month and up 26.4% from 53 in November of last year.



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