

City: Fairfield



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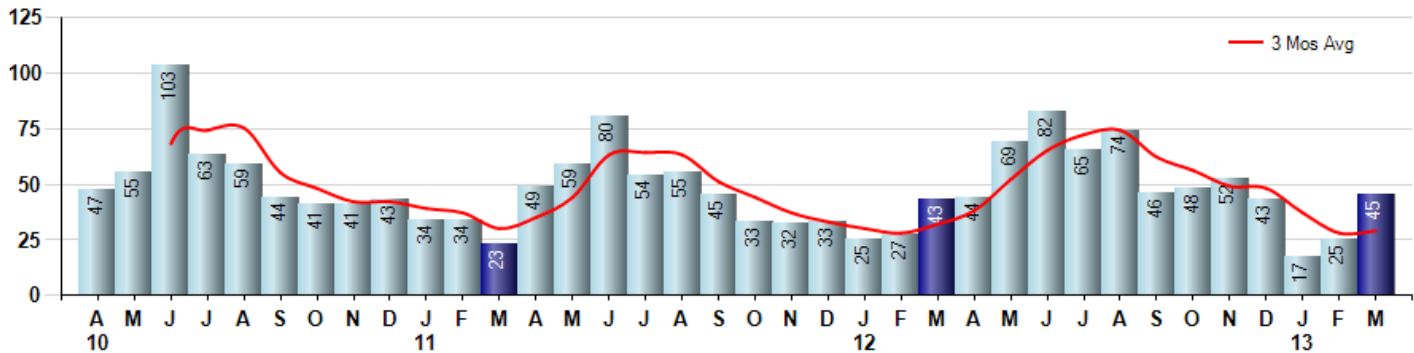
Price Range: \$0 to \$999,999,000 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$699,999	↓		↔				
Average List Price of all Current Listings	\$1,166,490	↔		↑				
March Median Sales Price	\$557,000	↑	↑	↑	↑	\$535,000	↑	↓
March Average Sales Price	\$640,838	↑	↔	↑	↓	\$635,509	↔	↓
Total Properties Currently for Sale (Inventory)	408	↑		↓				
March Number of Properties Sold	45	↑		↑		87	↓	
March Average Days on Market (Solds)	129	↓	↓	↑	↔	139	↓	↑
Asking Price per Square Foot (based on New Listings)	\$357	↑	↑	↑	↑	\$349	↑	↑
March Sold Price per Square Foot	\$276	↑	↔	↔	↓	\$276	↔	↓
March Month's Supply of Inventory	9.1	↓	↓	↓	↓	15.3	↔	↑
March Sale Price vs List Price Ratio	95.6%	↑	↑	↑	↑	95.0%	↑	↑

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

Property Sales

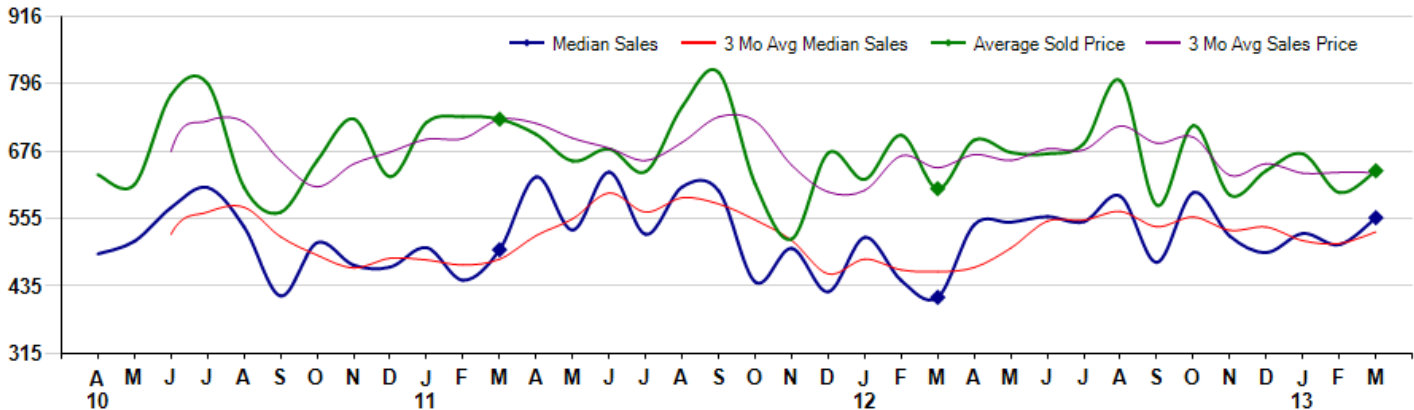
March Property sales were 45, up 4.7% from 43 in March of 2012 and 80.0% higher than the 25 sales last month. March 2013 sales were at their highest level compared to March of 2012 and 2011. March YTD sales of 87 are running -8.4% behind last year's year-to-date sales of 95.



Prices

The Median Sales Price in March was \$557,000, up 34.2% from \$415,000 in March of 2012 and up 9.4% from \$509,015 last month. The Average Sales Price in March was \$640,838, up 5.2% from \$608,884 in March of 2012 and up 6.5% from \$601,837 last month. March 2013 ASP was at a mid range compared to March of 2012 and 2011.

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



Based on information from Greater Fairfield County CMLS, Inc. for the period 4/1/2010 through 3/31/2013. 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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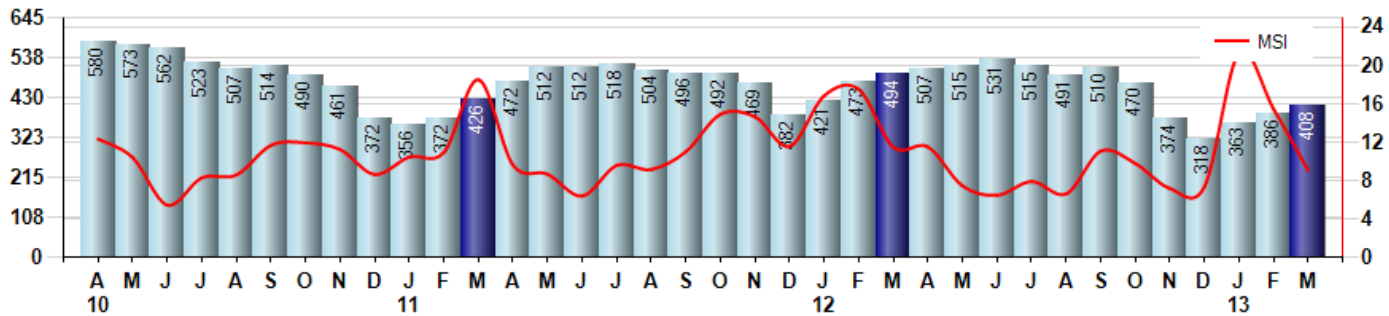
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Inventory & MSI

The Total Inventory of Properties available for sale as of March was 408, up 5.7% from 386 last month and down -17.4% from 494 in March of last year. March 2013 Inventory was at the lowest level compared to March of 2012 and 2011.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The March 2013 MSI of 9.1 months was at its lowest level compared with March of 2012 and 2011.

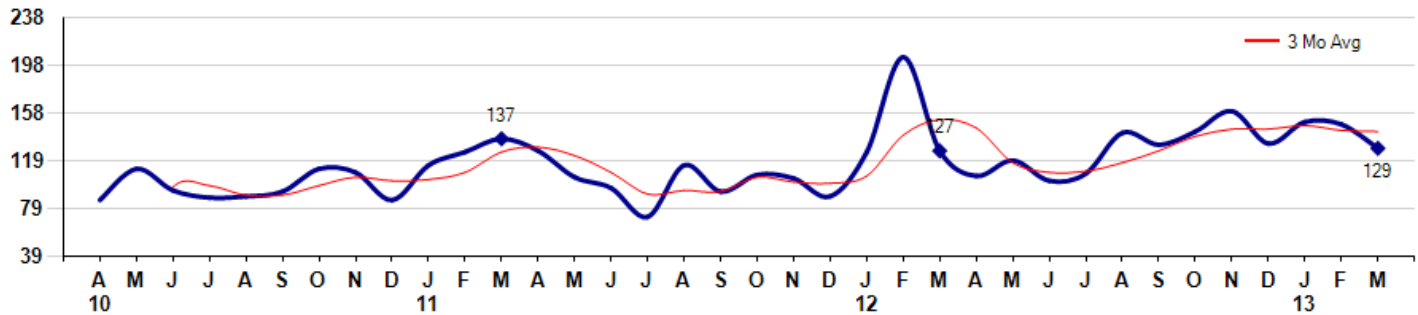
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 March was 129, down -13.4% from 149 days last month and up 1.6% from 127 days in March of last year. The March 2013 DOM was at a mid range compared with March of 2012 and 2011.

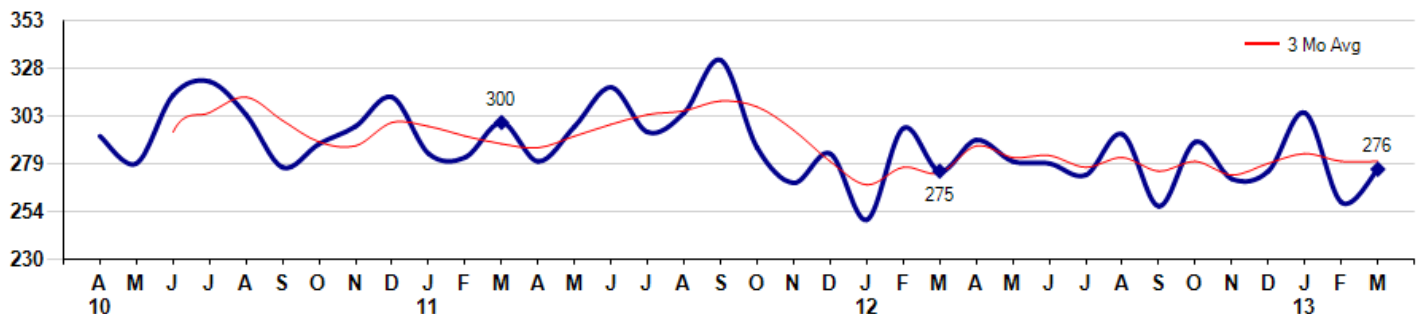
Average Days on Market (Listing to Contract) for properties sold during the month



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 March 2013 Selling Price per Square Foot of \$276 was up 6.6% from \$259 last month and up 0.4% from \$275 in March of last year.

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



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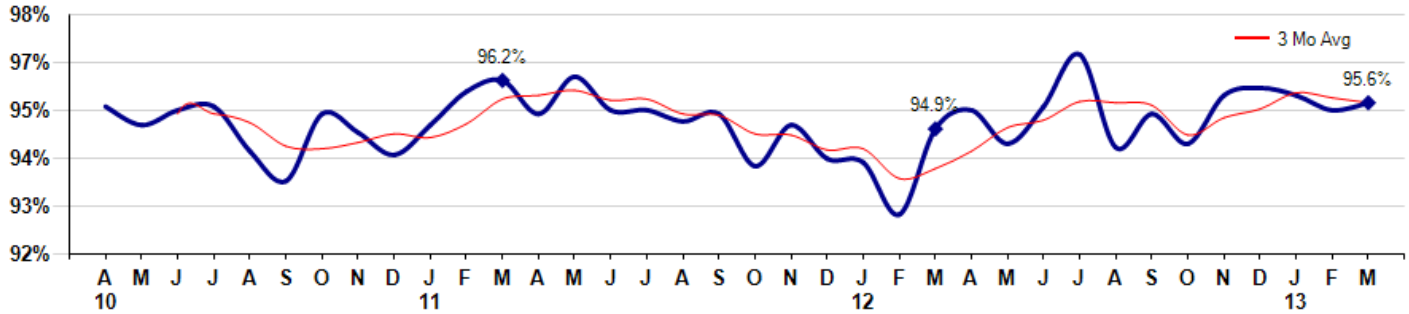


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Selling Price vs Listing Price

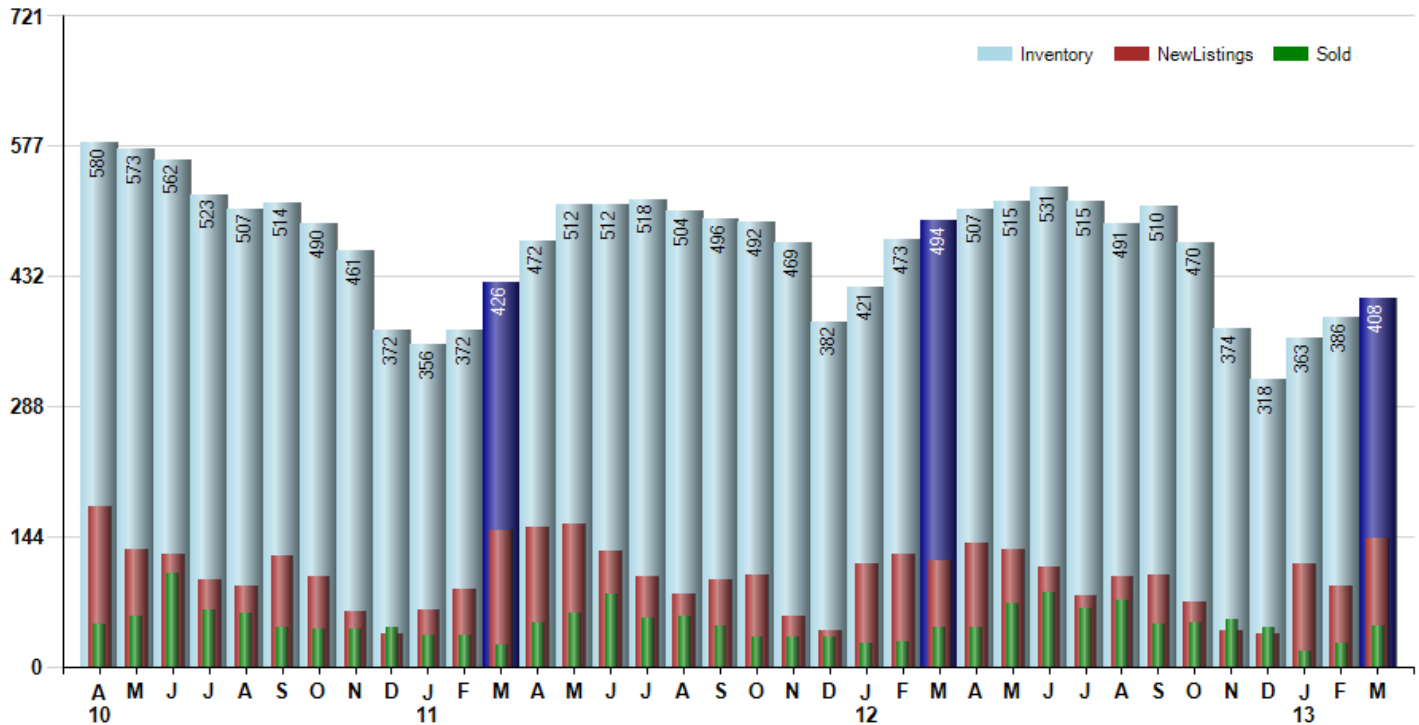
The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The March 2013 Selling Price vs List Price of 95.6% was up from 95.4% last month and up from 94.9% in March of last year.

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



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 March 2013 was 141, up 58.4% from 89 last month and up 19.5% from 118 in March of last year.



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MARKET ACTION REPORT

March 2013

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	A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
Homes Sold	47	55	103	63	59	44	41	41	43	34	34	23	49	59	80	54	55	45	33	32	33	25	27	43	44	69	82	65	74	46	48	52	43	17	25	45
3 Mo. Roll Avg			68	74	75	55	48	42	42	39	37	30	35	44	63	64	63	51	44	37	33	30	28	32	38	52	65	72	74	62	56	49	48	37	28	29

	(000's) A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
Median Sale Price	493	515	575	611	541	418	513	473	469	504	446	500	630	535	639	527	612	605	443	503	425	522	445	415	545	549	559	550	596	478	602	524	495	529	509	557
3 Mo. Roll Avg			528	567	576	523	490	468	485	482	473	483	525	555	601	567	593	581	553	517	457	483	464	461	468	503	551	553	568	541	558	535	540	516	511	532

	A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
Inventory	580	573	562	523	507	514	490	461	372	356	372	426	472	512	512	518	504	496	492	469	382	421	473	494	507	515	531	515	491	510	470	374	318	363	386	408
MSI	12	10	5	8	9	12	12	11	9	10	11	19	10	9	6	10	9	11	15	15	12	17	18	11	12	7	6	8	7	11	10	7	7	21	15	9

	A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
Days On Market	86	112	94	88	89	93	112	109	86	115	126	137	127	105	96	72	115	93	107	104	89	126	205	127	106	119	102	108	142	132	143	160	133	151	149	129
3 Mo. Roll Avg			97	98	90	90	98	105	102	103	109	126	130	123	109	91	94	93	105	101	100	106	140	153	146	117	109	110	117	127	139	145	145	148	144	143

	A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
Price per Sq Ft	293	279	314	321	304	277	289	298	313	284	282	300	280	298	318	295	305	332	287	269	284	250	297	275	291	280	279	273	294	257	290	271	275	305	259	276
3 Mo. Roll Avg			295	305	313	301	290	288	300	298	293	289	287	293	299	304	306	311	308	296	280	268	277	274	288	282	283	277	282	275	280	273	279	284	280	280

	A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
Sale to List Price	0.955	0.950	0.954	0.955	0.943	0.935	0.953	0.948	0.942	0.950	0.959	0.962	0.953	0.963	0.954	0.954	0.951	0.953	0.939	0.950	0.941	0.940	0.926	0.949	0.954	0.945	0.955	0.969	0.944	0.953	0.945	0.958	0.960	0.958	0.954	0.956
3 Mo. Roll Avg			0.953	0.953	0.951	0.944	0.944	0.945	0.948	0.947	0.950	0.957	0.958	0.959	0.957	0.957	0.953	0.953	0.948	0.947	0.943	0.944	0.936	0.938	0.943	0.949	0.951	0.956	0.956	0.955	0.947	0.952	0.954	0.959	0.957	0.956

	A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
New Listings	177	129	125	96	89	122	99	61	36	63	85	151	155	157	127	100	81	96	101	55	40	113	125	118	136	130	111	78	100	102	72	39	37	114	89	141
Inventory	580	573	562	523	507	514	490	461	372	356	372	426	472	512	512	518	504	496	492	469	382	421	473	494	507	515	531	515	491	510	470	374	318	363	386	408
Sales	47	55	103	63	59	44	41	41	43	34	34	23	49	59	80	54	55	45	33	32	33	25	27	43	44	69	82	65	74	46	48	52	43	17	25	45

	(000's) A 10	M	J	J	A	S	O	N	D	J 11	F	M	A	M	J	J	A	S	O	N	D	J 12	F	M	A	M	J	J	A	S	O	N	D	J 13	F	M
Avg Sale Price	634	616	776	797	611	567	659	734	630	727	737	733	706	658	680	639	755	816	617	519	673	626	704	609	696	673	671	689	802	579	721	597	641	671	602	641
3 Mo. Roll Avg			675	730	728	658	612	653	674	697	698	732	725	699	681	659	691	737	729	651	603	606	667	646	670	659	680	678	721	690	701	633	653	637	638	638

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