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Fredda B. Takaacs, Sales Vice President
2525 Post Road • Southport, CT 06890
Office.203.259.6789 • Fax.203.659.0694
Fredda@raveisre.com



Milford, CT - Single Family January, 2010

	Current Month	Prior Month	% Chg	Prior Year	% Chg
Unit Sales	25	38	-34.2%	14	78.6%
Average Sale Price	\$286,196	\$354,820	-19.3%	\$398,789	-28.2%
Median Sale Price	\$256,000	\$260,000	-1.5%	\$265,000	-3.4%
Sales to List Price Ratio	93.1%	94.5%	-1.5%	92.1%	1.0%
Inventory	230	219	5.0%	264	-12.9%
Months of Supply	7.3	7.2	1.7%	8.6	-14.7%
Market Time for Sold	84	89	-5.6%	62	35.5%
Price per Sq Ft for Sold	\$189	\$182	4.0%	\$258	-26.7%

Sales

Sales in January were 25. This is up 78.6% from 14 in January of 2009. Sales/list price ratio in January moved down to 93.1% from 94.5% in December.

Prices

Median price in January was \$256,000. This is down 3.4% from \$265,000 in January of 2009. Average sale price (most recent 3 months) is \$313,656, way down from \$425,136 in 2009.

Inventory

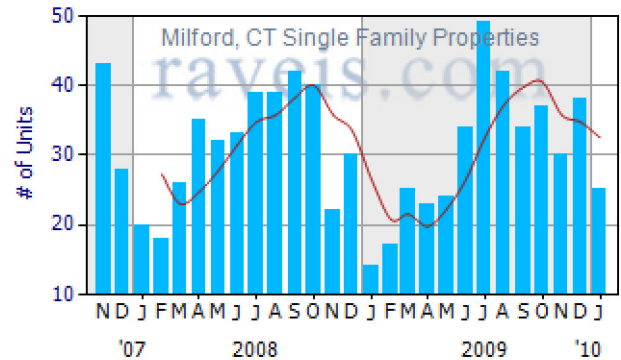
Inventory of 230 in January was up 5.0% from 219 in December but down 12.9% from 264 in January of 2009.

Market Time

Days on market of 84 in January was down moderately from 89 in December but up considerably from 62 in January of 2009. Months of supply in January moved up to 7.3 from 7.2 in December.

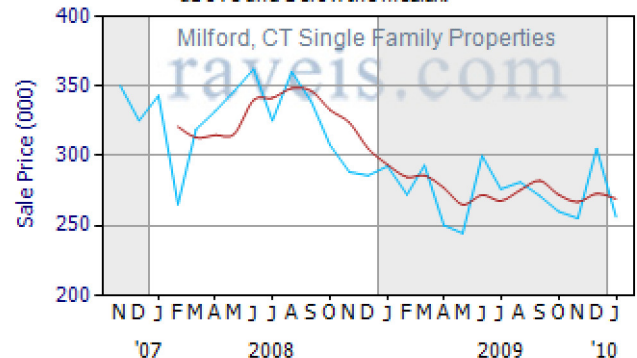
Unit Sales

Number of homes sold.



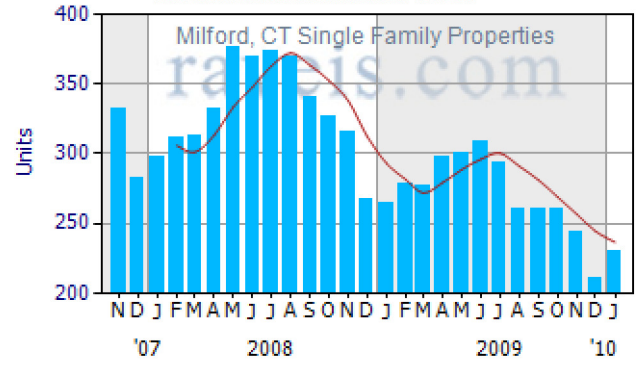
Median Sales Price

Median means 'middle'. There are an equal number of homes priced above and below the median.



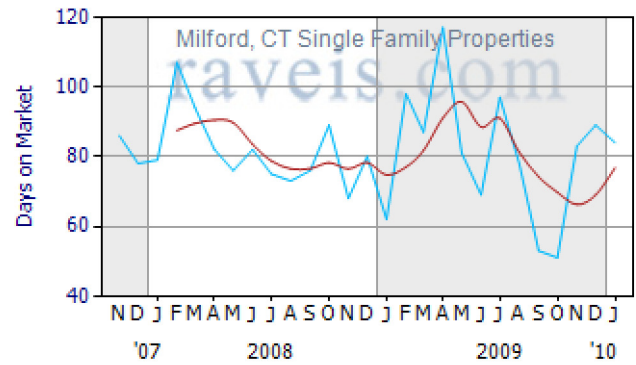
Total Inventory

Number of homes on the market. High inventory means choice for buyers, but competition for sellers.



Market Time for Sold

Average days on the market for properties that sold during the month.



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Data courtesy of: CTMLS

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