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Fredda

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Monroe, CT - Single Family January, 2010

	Current Month	Prior Month	% Chg	Prior Year	% Chg
Unit Sales	8	14	-42.9%	6	33.3%
Average Sale Price	\$469,875	\$440,604	6.6%	\$429,917	9.3%
Median Sale Price	\$457,500	\$360,000	27.1%	\$330,000	38.6%
Sales to List Price Ratio	95.7%	95.5%	0.2%	93.0%	2.9%
Inventory	103	106	-2.8%	114	-9.6%
Months of Supply	7.8	8.2	-4.1%	10.4	-25.1%
Market Time for Sold	63	107	-41.1%	168	-62.5%
Price per Sq Ft for Sold	\$161	\$165	-2.3%	\$191	-15.7%

Sales

Sales in January were 8. This is up 33.3% from 6 in January of 2009. Sales/list price ratio in January moved up to 95.7% from 95.5% in December.

Prices

Median price in January was \$457,500. This is up 38.6% from \$330,000 in January of 2009. Average sale price (most recent 3 months) is \$433,550, up marginally from \$429,904 in 2009.

Inventory

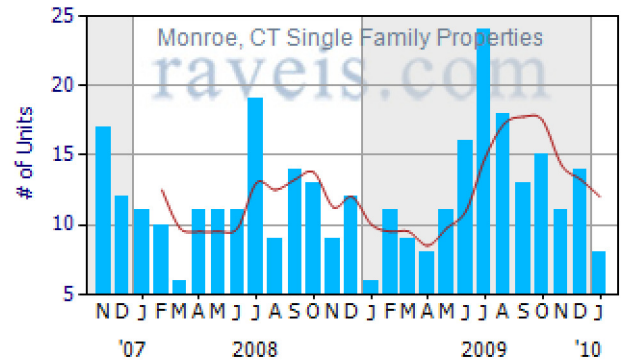
Inventory of 103 in January was down 2.8% from 106 in December and down 9.6% from 114 in January of 2009.

Market Time

Days on market of 63 in January was way down from 107 in December and down considerably from 168 in January of 2009. Months of supply in January moved down to 7.8 from 8.2 in December.

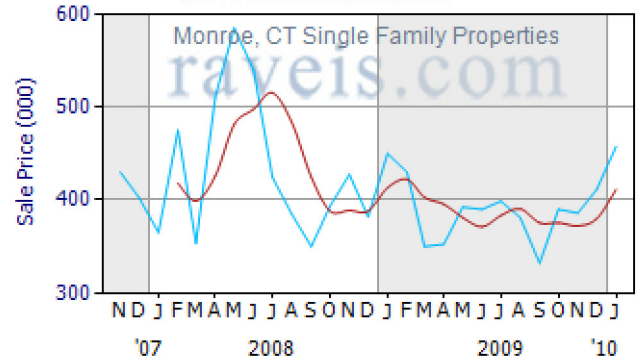
Unit Sales

Number of homes sold.



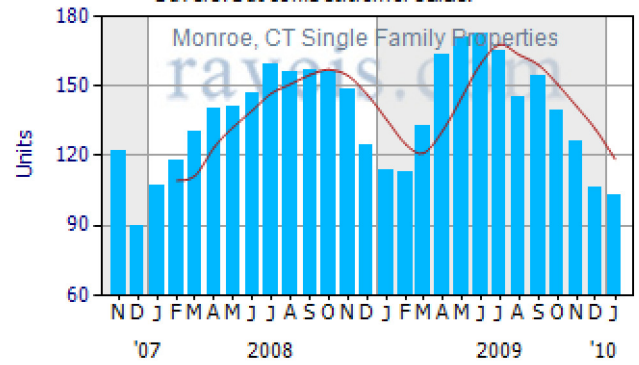
Median Sales Price

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



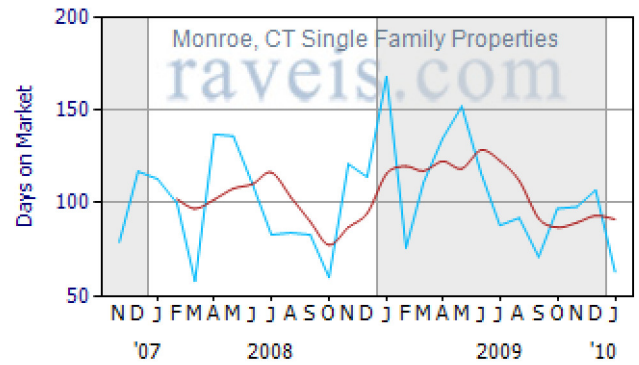
Total Inventory

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: CMLS

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