

# WILLIAM RAVEIS

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## Orange, CT - Single Family January, 2010

	Current Month	Prior Month	% Chg	Prior Year	% Chg
Unit Sales	8	8	0.0%	3	166.7%
Average Sale Price	\$387,188	\$491,313	-21.2%	\$440,000	-12.0%
Median Sale Price	\$323,800	\$438,750	-26.2%	\$310,000	4.5%
Sales to List Price Ratio	94.3%	93.2%	1.1%	93.3%	1.0%
Inventory	54	59	-8.5%	54	0.0%
Months of Supply	6.9	8.0	-13.3%	6.9	0.0%
Market Time for Sold	70	77	-9.1%	193	-63.7%
Price per Sq Ft for Sold	\$188	\$180	4.4%	\$164	14.7%

### Sales

Sales in January were 8, the same as last month. Sales/list price ratio in January moved up to 94.3% from 93.2% in December.

### Prices

Median price in January was \$323,800. This is up 4.5% from \$310,000 in January of 2009. Average sale price (most recent 3 months) is \$406,181, down somewhat from \$448,300 in 2009.

### Inventory

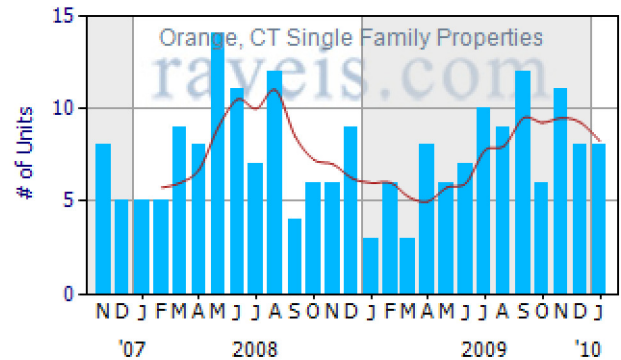
Inventory in January was 54, unchanged from the same month last year.

### Market Time

Days on market of 70 in January was down somewhat from 77 in December and down substantially from 193 in January of 2009. Months of supply was 6.9 in January, the same as those in January of 2009.

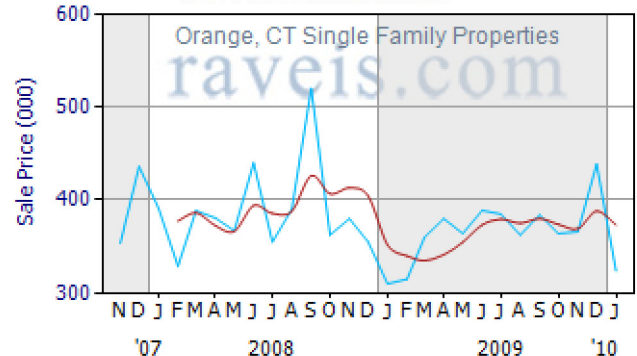
### Unit Sales

Number of homes sold.



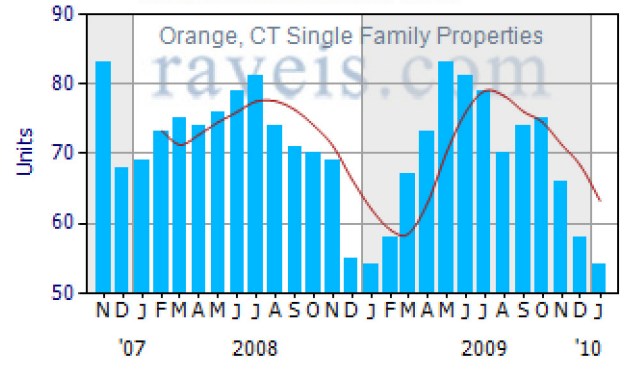
### Median Sales Price

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



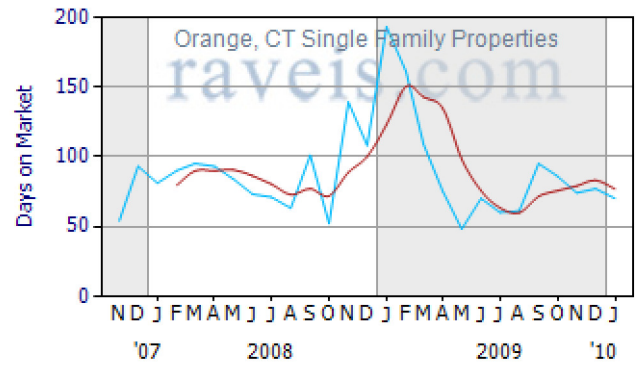
## Total Inventory

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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