

# WILLIAM RAVEIS

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## Oxford, CT - Single Family January, 2010

	Current Month	Prior Month	% Chg	Prior Year	% Chg
Unit Sales	10	7	42.9%	4	150.0%
Average Sale Price	\$291,990	\$338,714	-13.8%	\$486,750	-40.0%
Median Sale Price	\$243,500	\$320,000	-23.9%	\$482,500	-49.5%
Sales to List Price Ratio	92.9%	96.2%	-3.4%	98.4%	-5.5%
Inventory	90	91	-1.1%	89	1.1%
Months of Supply	12.7	13.8	-8.1%	11.6	9.5%
Market Time for Sold	78	76	2.6%	89	-12.4%
Price per Sq Ft for Sold	\$156	\$150	4.0%	\$183	-14.8%

### Sales

Sales in January were 10. This is up 150.0% from 4 in January of 2009. Sales/list price ratio in January moved down to 92.9% from 96.2% in December.

### Prices

Median price in January was \$243,500. This is down 49.5% from \$482,500 in January of 2009. Average sale price (most recent 3 months) is \$337,076, down considerably from \$441,888 in 2009.

### Inventory

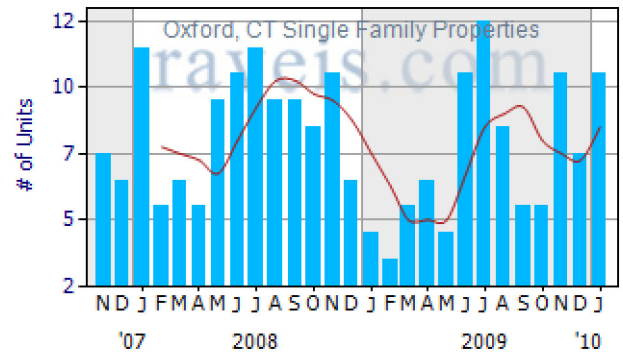
Inventory of 90 in January was down 1.1% from 91 in December but up 1.1% from 89 in January of 2009.

### Market Time

Days on market of 78 in January was very slightly up from 76 in December but down somewhat from 89 in January of 2009. Months of supply in January

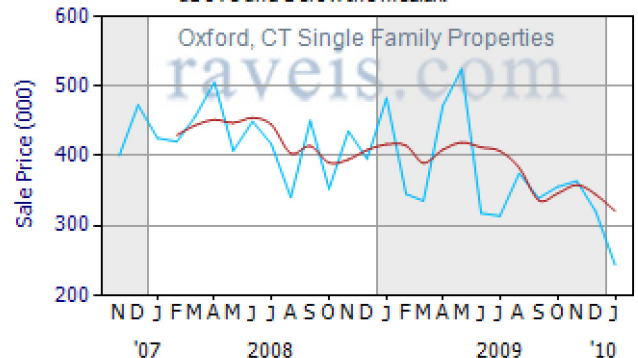
### Unit Sales

Number of homes sold.



### Median Sales Price

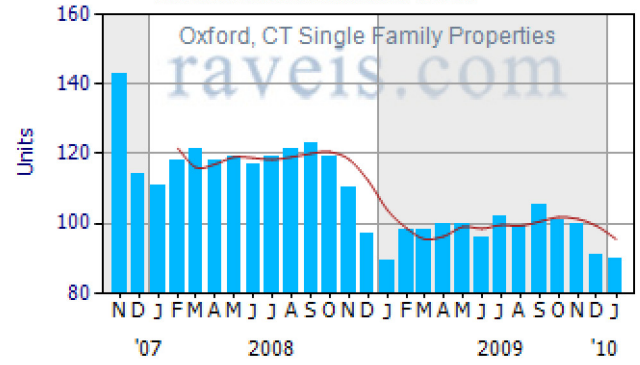
Median means 'middle'. There are an equal number of homes priced above and below the median.



moved down to 12.7 from 13.8 in December.

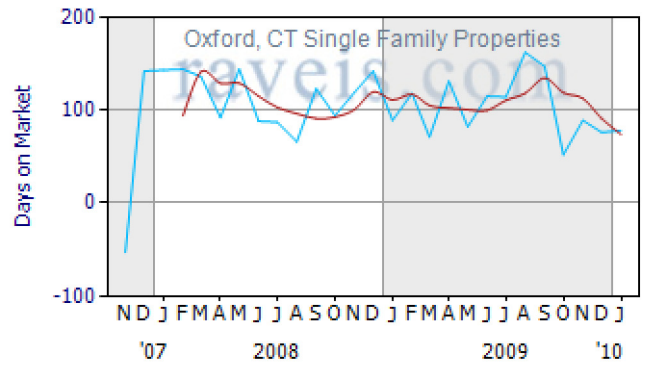
### Total Inventory

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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