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Shelton, CT - Single Family January, 2010

	Current Month	Prior Month	% Chg	Prior Year	% Chg
Unit Sales	17	29	-41.4%	12	41.7%
Average Sale Price	\$395,218	\$323,695	22.1%	\$308,375	28.2%
Median Sale Price	\$355,000	\$300,000	18.3%	\$308,500	15.1%
Sales to List Price Ratio	93.0%	94.2%	-1.4%	89.4%	4.0%
Inventory	186	176	5.7%	200	-7.0%
Months of Supply	9.9	9.6	3.3%	9.8	0.8%
Market Time for Sold	117	131	-10.7%	107	9.3%
Price per Sq Ft for Sold	\$164	\$152	7.6%	\$163	0.5%

Sales

Sales in January were 17. This is up 41.7% from 12 in January of 2009. Sales/list price ratio in January moved down to 93.0% from 94.2% in December.

Prices

Median price in January was \$355,000. This is up 15.1% from \$308,500 in January of 2009. Average sale price (most recent 3 months) is \$344,933, down somewhat from \$380,548 in 2009.

Inventory

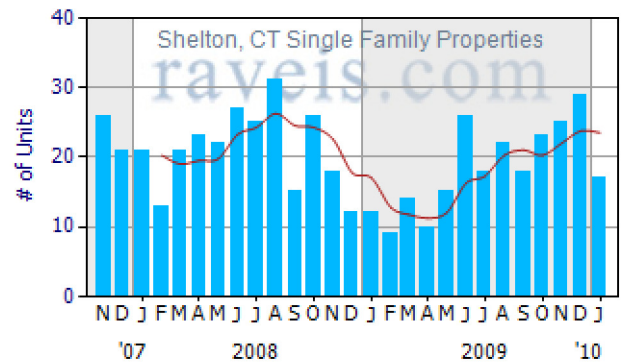
Inventory of 186 in January was up 5.7% from 176 in December but down 7.0% from 200 in January of 2009.

Market Time

Days on market of 117 in January was down considerably from 131 in December but up moderately from 107 in January of 2009. Months of supply in January moved up to 9.9 from 9.6 in

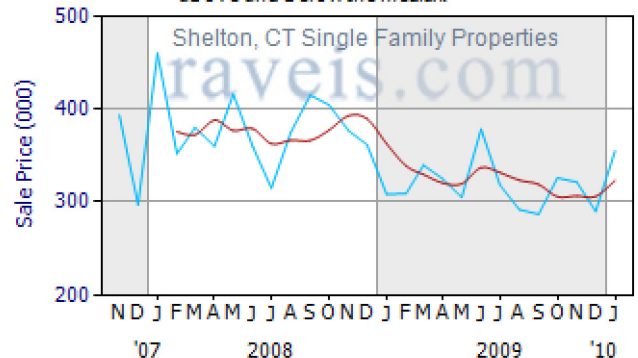
Unit Sales

Number of homes sold.



Median Sales Price

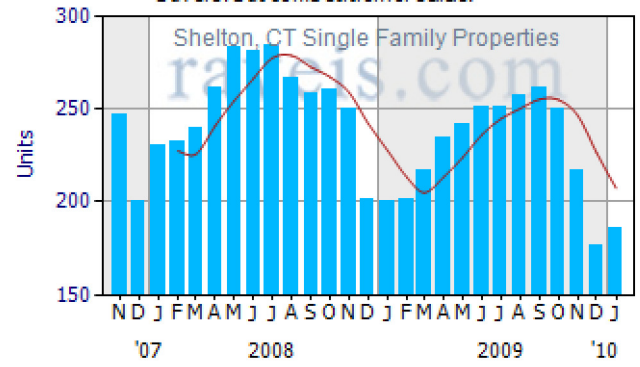
Median means 'middle'. There are an equal number of homes priced above and below the median.



December.

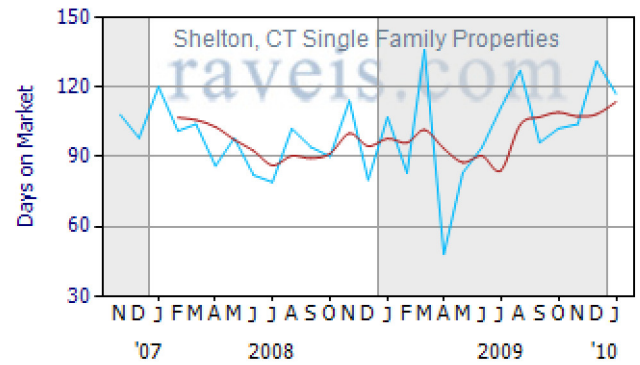
Total Inventory

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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