

# WILLIAM RAVEIS

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## Stratford, CT - Single Family January, 2010

	Current Month	Prior Month	% Chg	Prior Year	% Chg
Unit Sales	22	41	-46.3%	21	4.8%
Average Sale Price	\$266,885	\$254,223	5.0%	\$244,771	9.0%
Median Sale Price	\$254,348	\$245,000	3.8%	\$249,900	1.8%
Sales to List Price Ratio	97.5%	95.7%	1.9%	95.2%	2.4%
Inventory	277	243	14.0%	323	-14.2%
Months of Supply	7.9	7.0	13.4%	9.9	-20.0%
Market Time for Sold	96	95	1.1%	102	-5.9%
Price per Sq Ft for Sold	\$169	\$158	6.6%	\$163	3.3%

### Sales

Sales in January were 22. This is up 4.8% from 21 in January of 2009. Sales/list price ratio in January moved up to 97.5% from 95.7% in December.

### Prices

Median price in January was \$254,348. This is up 1.8% from \$249,900 in January of 2009. Average sale price (most recent 3 months) is \$259,008, down moderately from \$267,330 in 2009.

### Inventory

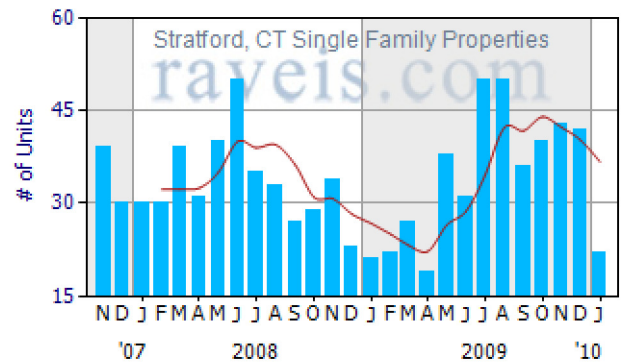
Inventory of 277 in January was up 14.0% from 243 in December but down 14.2% from 323 in January of 2009.

### Market Time

Days on market of 96 in January was up marginally from 95 in December but down somewhat from 102 in January of 2009. Months of supply in January moved up to 7.9 from 7.0 in December.

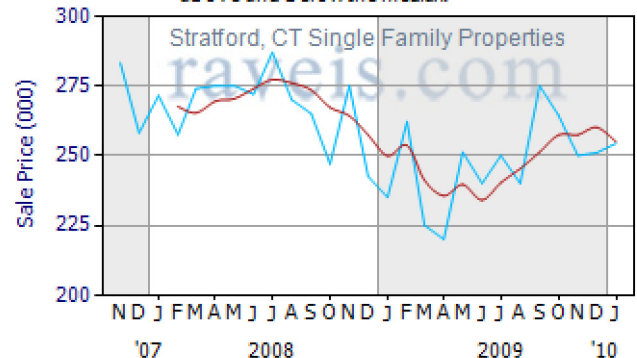
### Unit Sales

Number of homes sold.



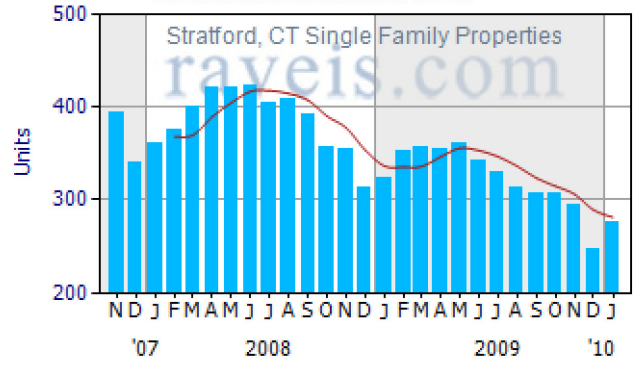
### Median Sales Price

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.

