

# WILLIAM RAVEIS

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## Stamford, CT - Single Family January, 2010

|                           | Current Month | Prior Month | % Chg  | Prior Year | % Chg  |
|---------------------------|---------------|-------------|--------|------------|--------|
| Unit Sales                | 30            | 57          | -47.4% | 15         | 100.0% |
| Average Sale Price        | \$567,800     | \$655,760   | -13.4% | \$562,667  | 0.9%   |
| Median Sale Price         | \$541,000     | \$575,000   | -5.9%  | \$450,000  | 20.2%  |
| Sales to List Price Ratio | 94.5%         | 93.8%       | 0.7%   | 91.3%      | 3.5%   |
| Inventory                 | 435           | 413         | 5.3%   | 460        | -5.4%  |
| Months of Supply          | 10.3          | 10.1        | 2.2%   | 12.2       | -15.2% |
| Market Time for Sold      | 100           | 84          | 19.0%  | 118        | -15.3% |
| Price per Sq Ft for Sold  | \$241         | \$258       | -6.7%  | \$218      | 10.4%  |

### Sales

Sales in January were 30. This is up 100.0% from 15 in January of 2009. Sales/list price ratio in January moved up to 94.5% from 93.8% in December.

### Prices

Median price in January was \$541,000. This is up 20.2% from \$450,000 in January of 2009. Average sale price (most recent 3 months) is \$642,616, up moderately from \$595,968 in 2009.

### Inventory

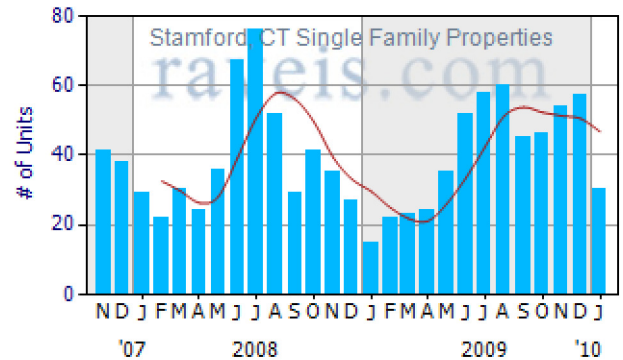
Inventory of 435 in January was up 5.3% from 413 in December but down 5.4% from 460 in January of 2009.

### Market Time

Days on market of 100 in January was up somewhat from 84 in December but down considerably from 118 in January of 2009. Months of supply in January moved up to 10.3 from 10.1 in December.

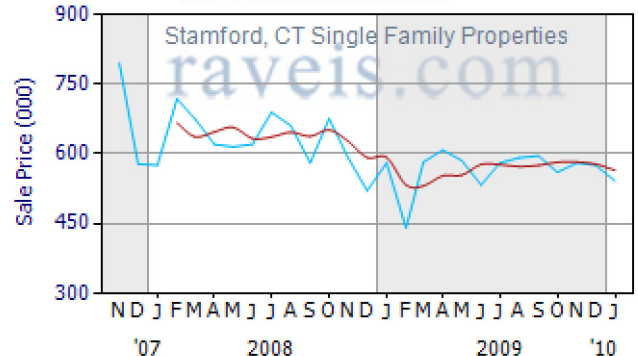
### Unit Sales

Number of homes sold.



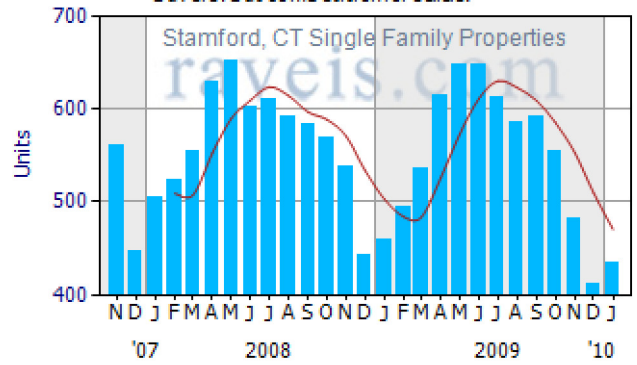
### Median Sales Price

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



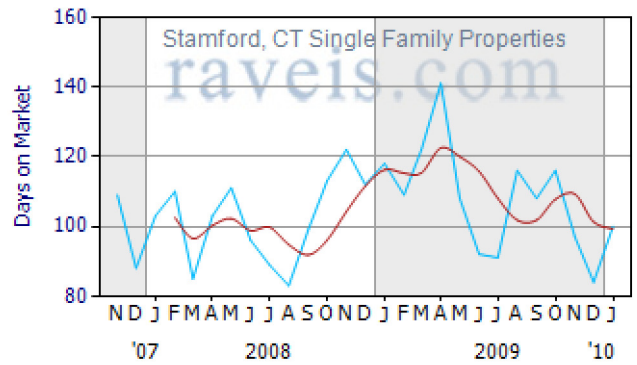
## Total Inventory

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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