

# MARKET TRENDS



Property Type  
**Single Family Home,  
 Townhome, Condo**

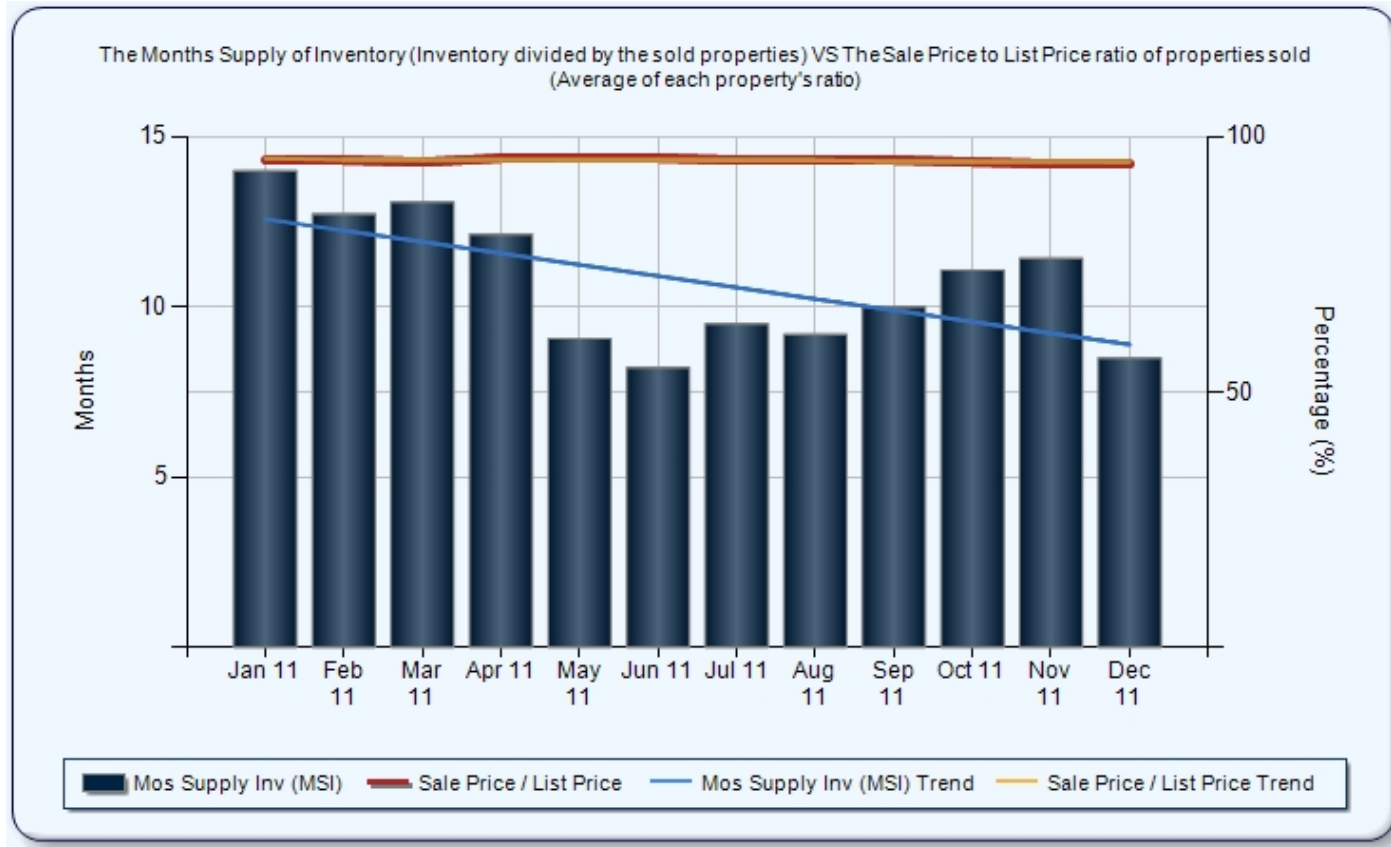
Price Range  
**150,000 - 500,000**

Date Range  
**01/01/2011 - 12/31/2011**

Area Type  
**CityID**

Cities

**Bethany, Branford, E Haven, Hamden, Milford, N Branford, New Haven, North Haven, Orange, W Haven, Wallingford, Woodbridge**



Based on information from Connecticut Multiple Listing Service, Inc. for the period 01/01/2011 through 12/31/2011. Due to MLS reporting methods and allowable reporting policy, this data is only informational and may not be completely accurate. Therefore, Coldwell Banker Residential Brokerage does not guarantee the data accuracy. Data maintained by the MLS's may not reflect all real estate activity in the market.



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Description	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11	Dec 11
Mos Supply Inv (MSI)	14.0	12.7	13.1	12.1	9.1	8.2	9.5	9.2	10.0	11.1	11.4	8.5
Sale Price / List Price	95.2	95.4	95.0	95.7	95.8	95.6	95.4	95.5	95.4	94.9	94.8	94.6
Sold Median Price	240	230	222	238	240	250	236	245	240	235	215	235
Sold Average Price	259	257	243	260	258	265	256	263	265	253	246	252
List Median Price	248	235	259	250	255	250	244	240	250	230	245	247
List Average Price	269	264	276	274	277	272	265	268	272	257	262	265
New Listings	310	301	599	561	541	480	399	361	375	371	225	174
Active Inventory	1,539	1,539	1,698	1,891	1,984	2,069	2,041	1,993	1,930	1,815	1,702	1,544
Sold Listings	110	121	130	156	219	252	215	217	193	164	149	182
Expired or Cancelled	286	173	192	169	174	198	203	217	280	309	213	268
Accepted Offers (AO)	114	130	238	194	265	189	223	186	157	177	122	63
AO / New Listings	36.8	43.2	39.7	34.6	49.0	39.4	55.9	51.5	41.9	47.7	54.2	36.2
AO / Inventory	7.4	8.4	14.0	10.3	13.4	9.1	10.9	9.3	8.1	9.8	7.2	4.1
Days on Market (DOM)	107	116	98	119	104	75	77	88	101	98	98	99
Price per Sq Feet	165	157	152	162	160	164	164	163	162	156	153	153
3Mo Sold Avg Price	258	259	252	253	255	261	260	262	261	261	256	251
3Mo List Avg Price	263	262	271	272	275	274	272	269	268	265	264	260
3Mo Price per SqFt	163	161	158	157	159	162	163	164	163	161	157	154
3Mo Sale Price / List Price	95.4	95.3	95.2	95.4	95.6	95.7	95.6	95.5	95.4	95.3	95.1	94.8

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