

City: Fairfield

TNT Partners

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Price Range: Below to 100,000,000 | Properties: Single Family - Condo - TwnHm - Land

Market Profile & Trends Overview

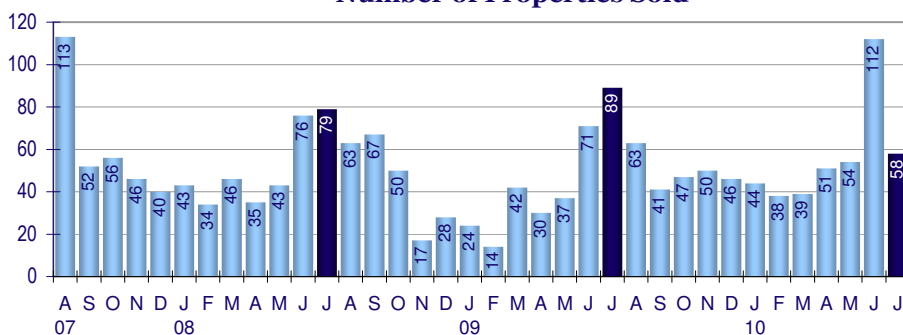
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$615,000	3%		-2%				
Average List Price of all Current Listings	\$970,278	1%		-3%				
July Median Sales Price	\$609,250	15%	15%	4%	16%	\$522,250	-4%	-1%
July Average Sales Price	\$747,478	1%	7%	17%	13%	\$682,129	2%	3%
Total Properties Currently for Sale (Inventory)	659	-6%		-3%				
July Number of Properties Sold	58	-48%		-35%		396	29%	
July Average Days on Market (Solds)	93	-8%	-8%	-15%	-11%	102	-2%	-3%
July Month's Supply of Inventory	11.4	82%	10%	49%	-32%	13.0	-34%	-22%
July Sale Price vs List Price Ratio	95.0%	.0%	.9%	.7%	3.4%	94.1%	3.3%	2.4%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year (2009) / YTD = Year-to-date | Arrows indicate if Month / YTD values are higher (up), lower (down) or unchanged (flat)

Property Sales

July Property sales were 58, down 34.8% from 89 in July of 2009 and 48.2% lower than the 112 sales last month. July 2010 sales were at their lowest level compared to July of 2009 and 2008. July YTD sales of 396 are running 29.0% ahead of last year's year-to-date sales of 307.

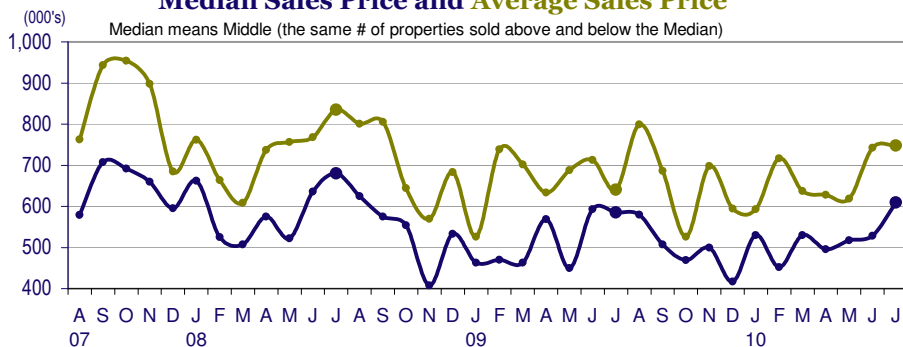
Number of Properties Sold



Prices

The Median Sales Price in July was \$609,250, up 4.1% from \$585,000 in July of 2009 and up 15.2% from \$528,750 last month. The Average Sales Price in July was \$747,478, up 16.7% from \$640,432 in July of 2009 and up 0.7% from \$742,076 last month. July 2010 ASP was at a mid range compared to July of 2009 and 2008.

Median Sales Price and Average Sales Price

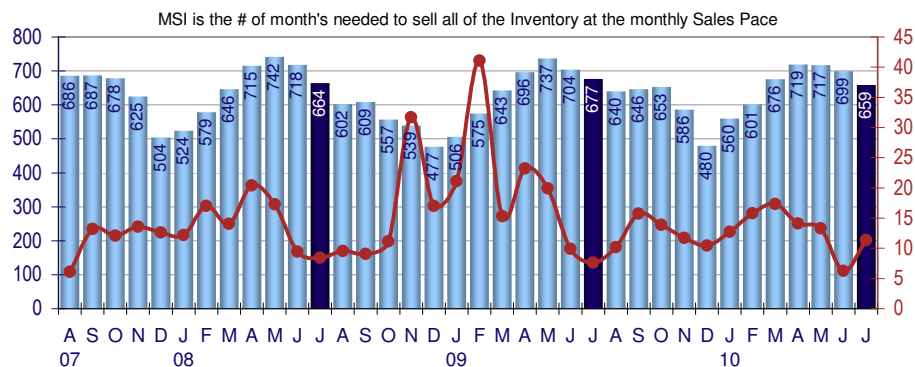


Inventory & MSI

The Total Inventory of Properties available for sale as of July was 659, down 5.7% from 699 last month and down 2.7% from 677 in July of last year. July 2010 Inventory was at its lowest level compared with July of 2009 and 2008.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The July 2010 MSI of 11.4 months was at its highest level compared with July of 2009 and 2008.

Total Inventory & Month's Supply of Inventory (MSI)



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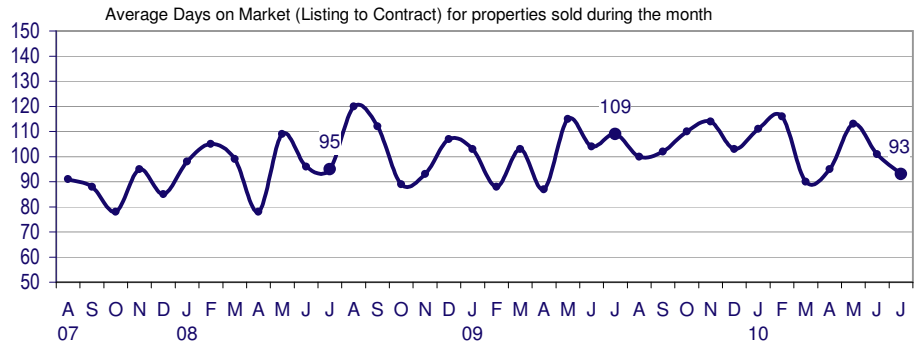


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Market Time

The average Days On Market (DOM) shows how many days the average Property is on the market before it sells. An upward trend in DOM tends to indicate a move towards more of a Buyer's market, a downward trend a move towards more of a Seller's market. The DOM for July was 93, down 7.9% from 101 days last month and down 14.7% from 109 days in July of last year. The July 2010 DOM was at its lowest level compared with July of 2009 and 2008.

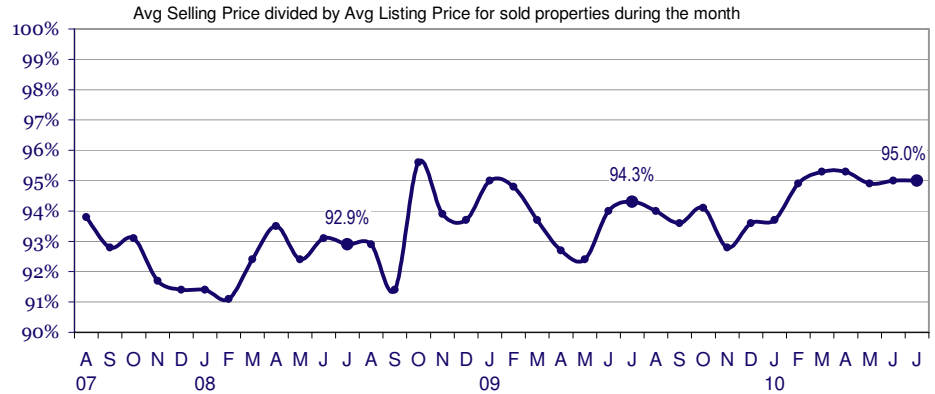
Days On Market for Sold Properties



Selling Price vs Original Listing Price

The Selling Price vs Original Listing Price reveals the average amount that Sellers are agreeing to come down from their original list price. The lower the ratio is below 100% the more of a Buyer's market exists, a ratio at or above 100% indicates more of a Seller's market. The July 2010 Selling Price vs Original List Price of 95.0% was equal to 95.0% last month and up from 94.3% in July of last year.

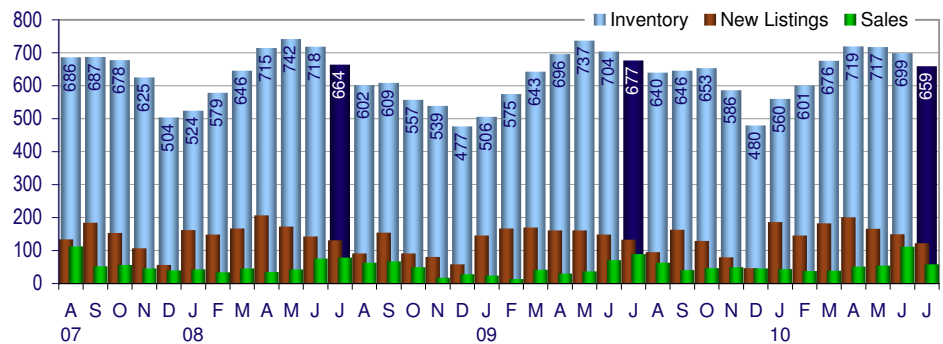
Selling Price versus Listing Price Ratio



Inventory / New Listings / Sales

This last view of the market combines monthly inventory of Properties for sale along with New Listings and Sales. The graph shows the basic annual seasonality of the market as well as the relationship between these items. The number of New Listings in July 2010 was 122, down 18.7% from 150 last month and down 8.3% from 133 in July of last year.

Inventory / New Listings / Sales



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