

City: Westport

TNT Partners

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

Market Profile & Trends Overview

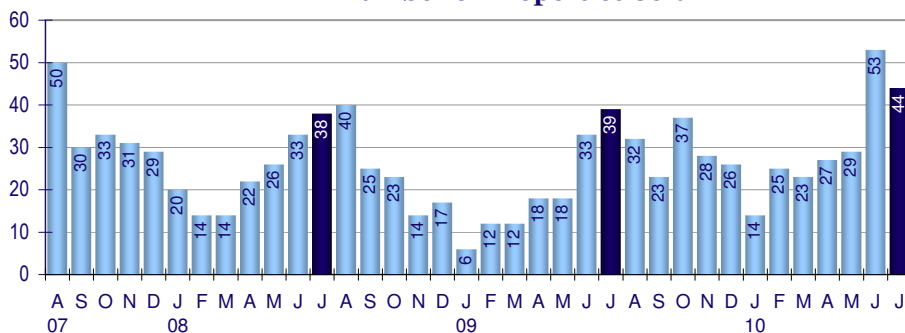
	Month	Trending versus*:				YTD	Trending versus*:	
		LM	L3M	PYM	LY		Prior YTD	Prior Year
Median List Price of all Current Listings	\$1,475,000	-2%		14%				
Average List Price of all Current Listings	\$2,096,954	-2%		9%				
July Median Sales Price	\$1,290,000	17%	19%	10%	23%	\$975,000	-2%	-7%
July Average Sales Price	\$1,411,093	11%	7%	-5%	4%	\$1,299,003	-1%	-4%
Total Properties Currently for Sale (Inventory)	455	-3%		-4%				
July Number of Properties Sold	44	-17%		13%		215	56%	
July Average Days on Market (Solds)	83	-22%	-22%	-25%	-35%	105	-14%	-18%
July Month's Supply of Inventory	10.3	17%	-12%	-15%	-56%	15.9	-47%	-32%
July Sale Price vs List Price Ratio	95.4%	1.1%	1.8%	2.3%	4.0%	93.6%	2.0%	2.0%

* 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 44, up 12.8% from 39 in July of 2009 and 17.0% lower than the 53 sales last month. July 2010 sales were at their highest level compared to July of 2009 and 2008. July YTD sales of 215 are running 55.8% ahead of last year's year-to-date sales of 138.

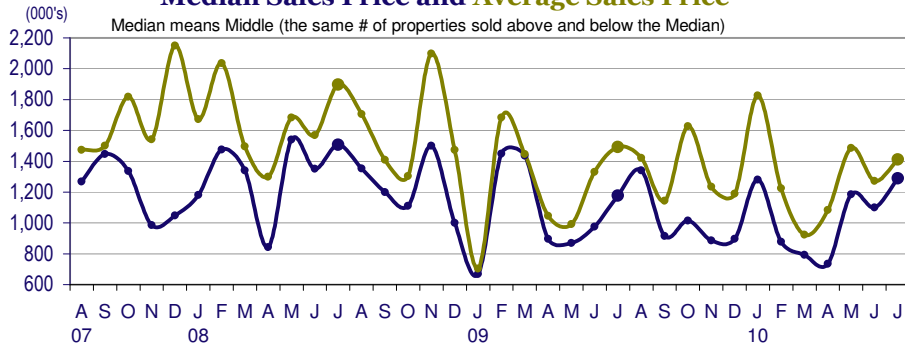
Number of Properties Sold



Prices

The Median Sales Price in July was \$1,290,000, up 9.6% from \$1,177,500 in July of 2009 and up 17.3% from \$1,100,000 last month. The Average Sales Price in July was \$1,411,093, down 5.5% from \$1,493,103 in July of 2009 and up 10.9% from \$1,272,079 last month. July 2010 ASP was at the lowest level compared to July of 2009 and 2008.

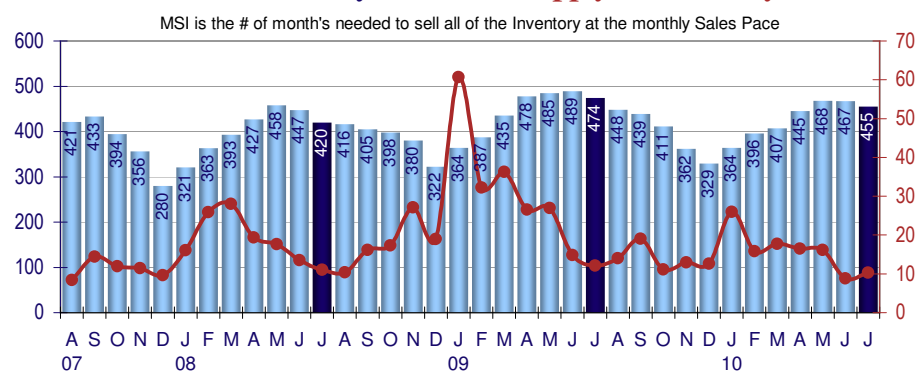
Median Sales Price and Average Sales Price



Inventory & MSI

The Total Inventory of Properties available for sale as of July was 455, down 2.6% from 467 last month and down 4.0% from 474 in July of last year. July 2010 Inventory was at a mid level compared with July of 2009 and 2008.

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



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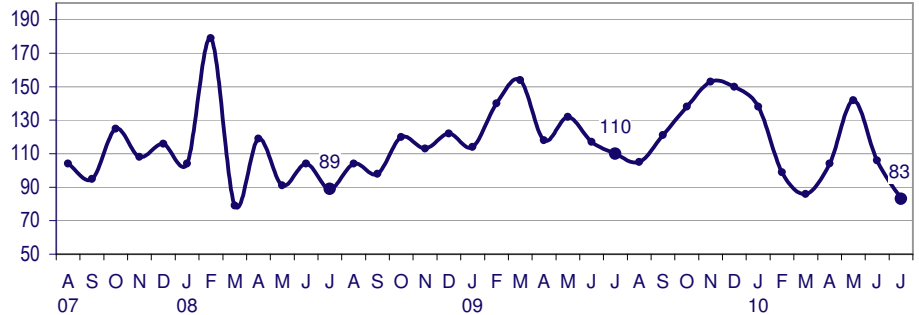
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Market Time

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 83, down 21.7% from 106 days last month and down 24.5% from 110 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

Average Days on Market (Listing to Contract) for properties sold during the month

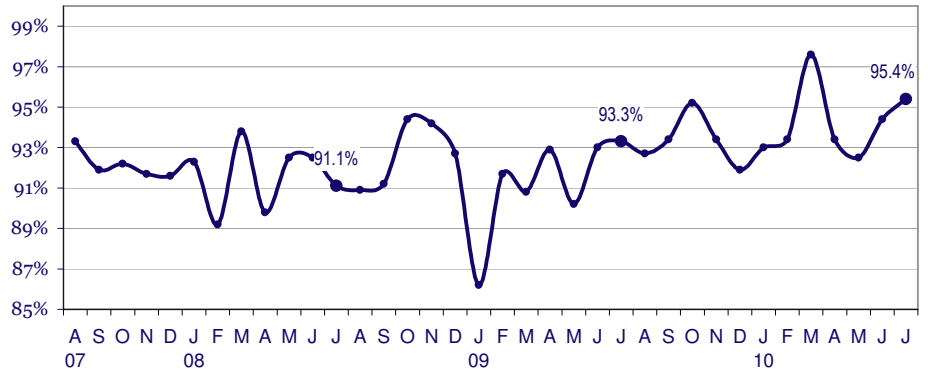


Selling Price vs Original Listing Price

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 95.4% was up from 94.4% last month and up from 93.3% in July of last year.

Selling Price versus Listing Price Ratio

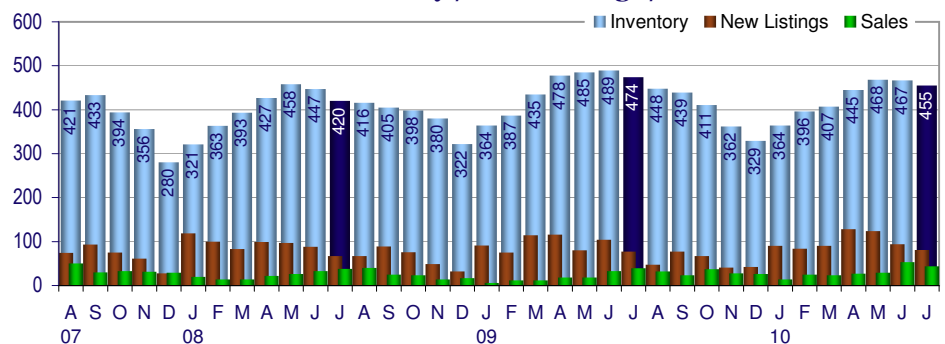
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 81, down 13.8% from 94 last month and up 5.2% from 77 in July of last year.

Inventory / New Listings / Sales



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