

MLS Area: Rowayton



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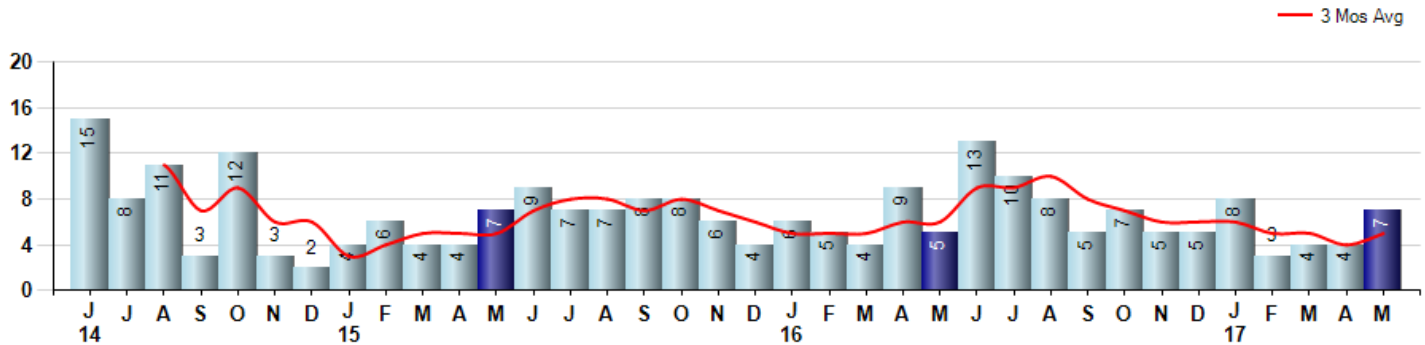
Price Range: 0 to 999999999 | Properties: Single Family Home

Market Profile & Trends Overview	Month	Trending Versus*:				YTD	Trending Versus*:	
		LM	L3M	PYM	LY		PriorYTD	PriorYear
Median List Price of all Current Listings	\$1,399,000	-4%		-4%				
Average List Price of all Current Listings	\$1,765,589	3%		5%				
May Median Sales Price	\$990,000	-15%	-20%	-14%	-16%	\$952,500	-17%	-19%
May Average Sales Price	\$1,177,071	-2%	-6%	-7%	-10%	\$1,156,000	-13%	-11%
Total Properties Currently for Sale (Inventory)	75	6%		-23%				
May Number of Properties Sold	7	75%		40%			-10%	
May Average Days on Market (Solds)	169	12%	-21%	-41%	-5%	193	6%	8%
Asking Price per Square Foot (based on New Listings)	\$574	8%	10%	-8%	5%	\$528	0%	-4%
May Sold Price per Square Foot	\$547	15%	7%	11%	13%	\$477	-5%	-2%
May Month's Supply of Inventory	10.7	-40%	-26%	-45%	-13%	13.0	-13%	5%
May Sale Price vs List Price Ratio	93.9%	1.8%	5%	8%	2.5%	90.0%	-2.3%	-1.8%

* LM=Last Month / L3M=Last 3 Months / PYM=Same Month Prior Year / LY=Last Year / YTD = Year-to-date

Property Sales

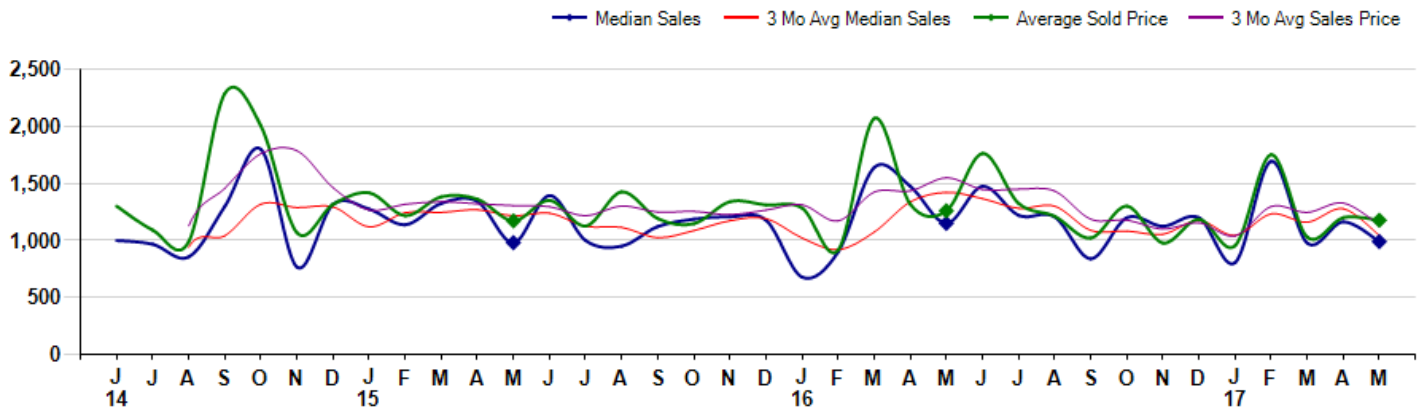
May Property sales were 7, up 40.0% from 5 in May of 2016 and 75.0% higher than the 4 sales last month. May 2017 sales were at a mid level compared to May of 2016 and 2015. May YTD sales of 26 are running -10.3% behind last year's year-to-date sales of 29.



Prices

The Median Sales Price in May was \$990,000, down -13.9% from \$1,150,000 in May of 2016 and down -14.9% from \$1,163,750 last month. The Average Sales Price in May was \$1,177,071, down -6.6% from \$1,260,000 in May of 2016 and down -2.0% from \$1,200,625 last month. May 2017 ASP was at a mid range compared to May of 2016 and 2015.

Median means Middle (the same # of properties sold above and below Median) (000's)



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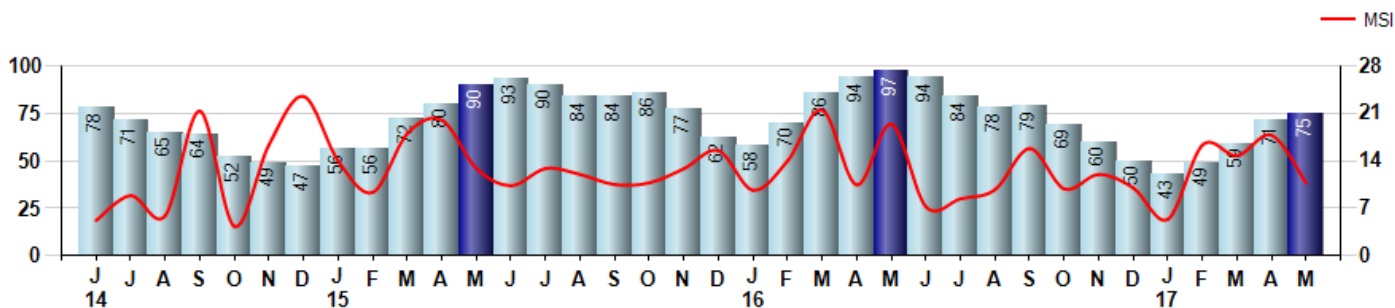
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Inventory & MSI

The Total Inventory of Properties available for sale as of May was 75, up 5.6% from 71 last month and down -22.7% from 97 in May of last year. May 2017 Inventory was at the lowest level compared to May of 2016 and 2015.

A comparatively lower MSI is more beneficial for sellers while a higher MSI is better for buyers. The May 2017 MSI of 10.7 months was at its lowest level compared with May of 2016 and 2015.

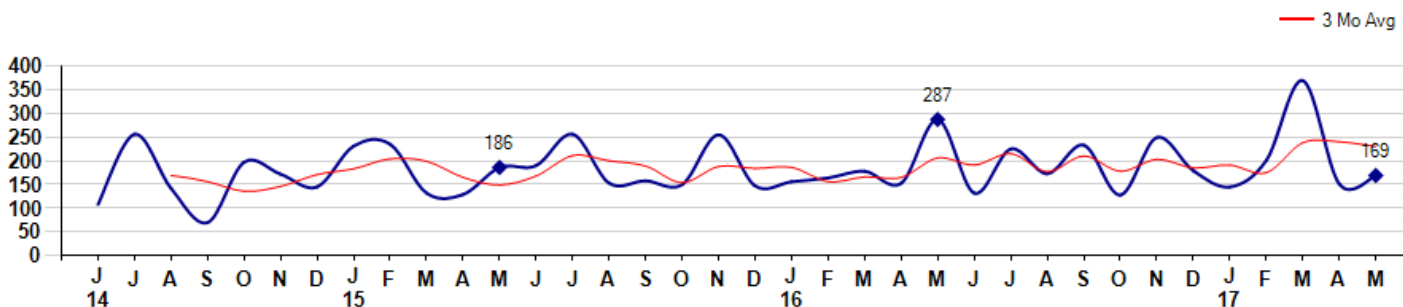
MSI is the # of months needed to sell all of the Inventory at the monthly Sales Pace



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 May was 169, up 11.9% from 151 days last month and down -41.1% from 287 days in May of last year. The May 2017 DOM was at its lowest level compared with May of 2016 and 2015.

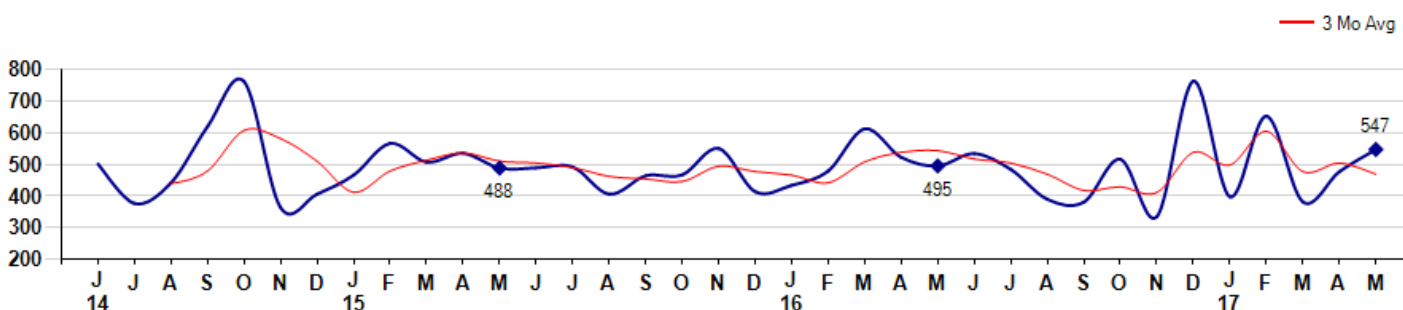
Average Days on Market(Listing to Contract) for properties sold during the month



Selling Price per Square Foot

The Selling Price per Square Foot is a great indicator for the direction of Property values. Since Median Sales Price and Average Sales price can be impacted by the 'mix' of high or low end Properties in the market, the selling price per square foot is a more normalized indicator on the direction of Property values. The May 2017 Selling Price per Square Foot of \$547 was up 14.7% from \$477 last month and up 10.5% from \$495 in May of last year.

Average Selling Price per Square Foot for properties that sold during the month



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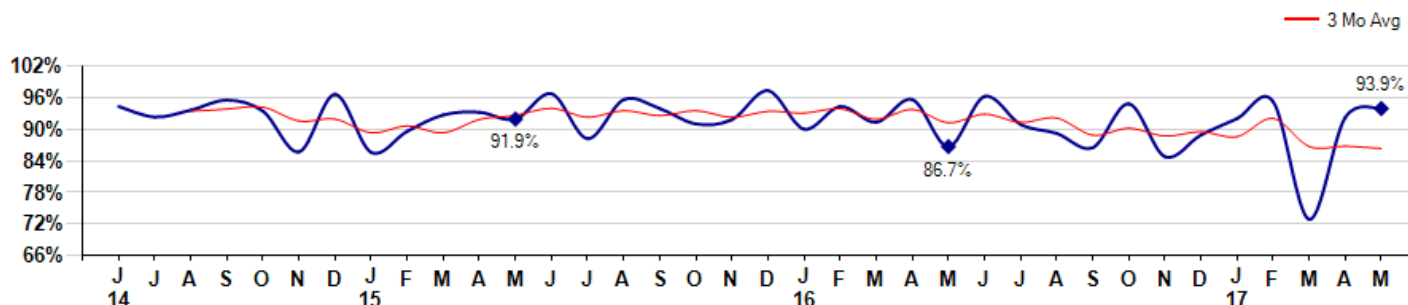


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Selling Price vs Listing Price

The Selling Price vs Listing Price reveals the average amount that Sellers are agreeing to come down from their 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 May 2017 Selling Price vs List Price of 93.9% was up from 92.2% last month and up from 86.7% in May of last year.

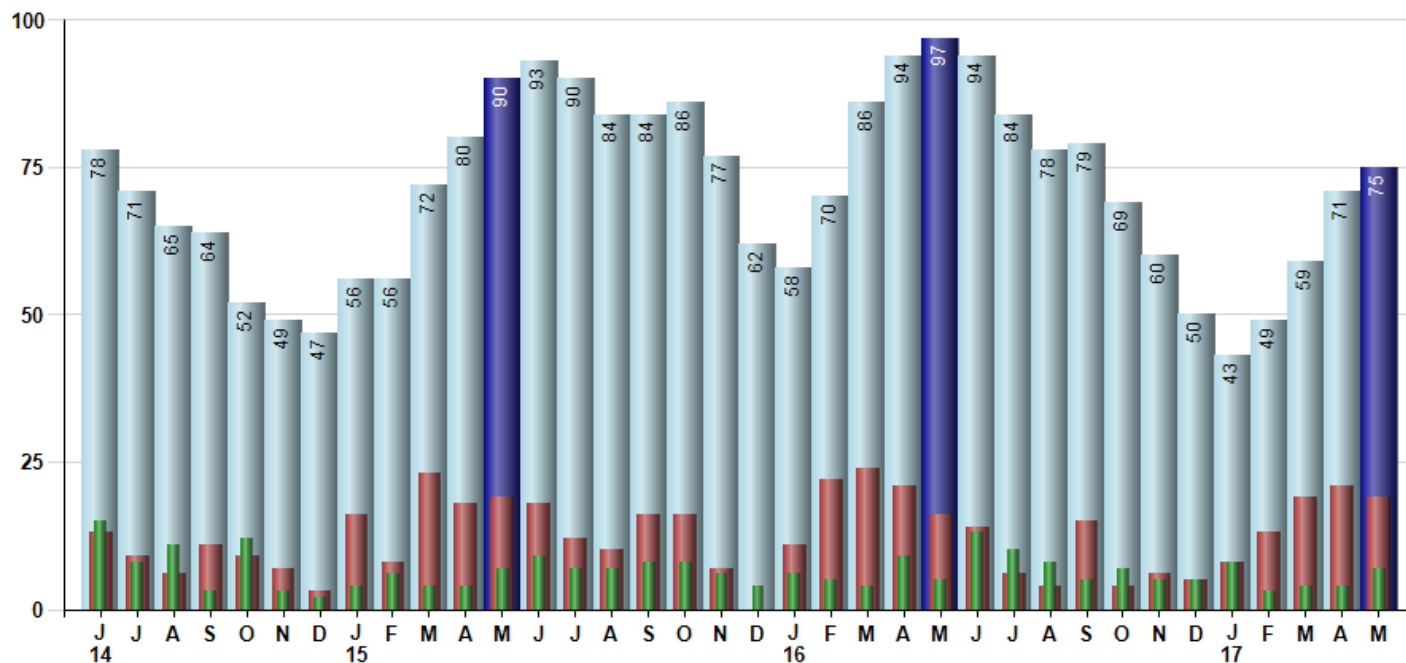
Avg Selling Price divided by Avg Listing Price for sold properties during the month



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 May 2017 was 19, down -9.5% from 21 last month and up 18.8% from 16 in May of last year.

Inventory (light blue), New Listings (red), Sold (green)



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