

CONNECTICUT SINGLE-FAMILY SALES REPORT

FIRST QUARTER 2011



Darien

Both prices and the number of sales fell in the Darien market over the past year. The average price of \$1,437,308 was 20% lower than the first quarter of 2010, as sales over \$2 million fell sharply. The median price, which measures the middle of the market, fell just 6% during this time to \$1,312,500. There were 26 closings in Darien during the first quarter of 2011, 30% fewer than a year ago, although homes spent 8% less time on the market.

Average and Median Sale Price

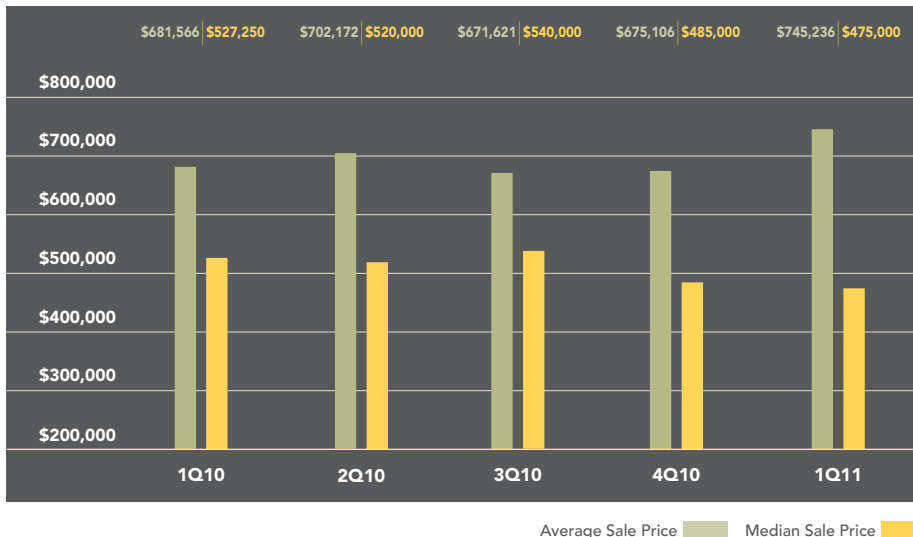


	Number of Sales	Days on Market
1Q11	26	168
4Q10	36	138
3Q10	88	112
2Q10	80	160
1Q10	37	182

Fairfield

An increase in sales over \$1 million brought the average price 9% higher in Fairfield over the past year, to \$745,236. The median price fell 10% during this time, as it is not as impacted by the increase in high-end sales. There were 20% fewer sales than a year ago, while homes spent 25% longer on the market.

Average and Median Sale Price

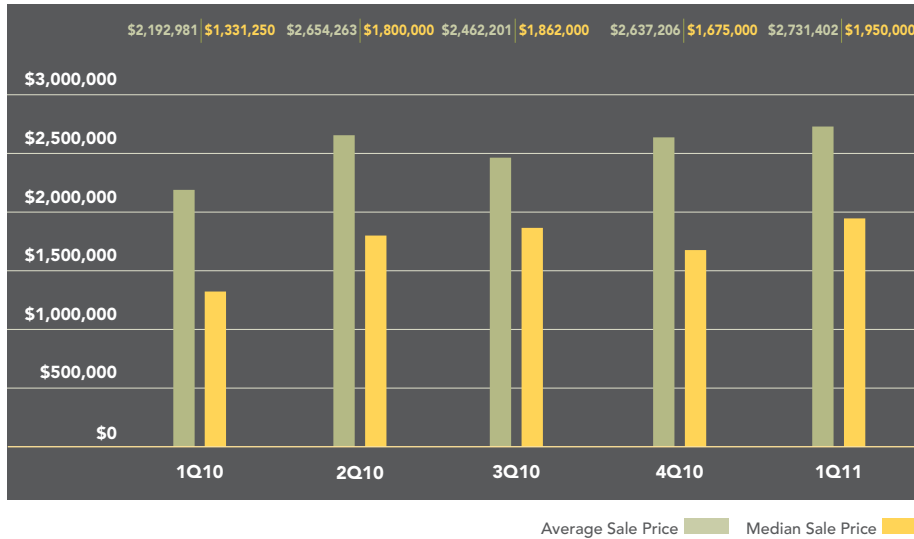


	Number of Sales	Days on Market
1Q11	85	125
4Q10	121	104
3Q10	165	90
2Q10	201	97
1Q10	106	100

Greenwich

A 71% increase in sales over \$5 million helped bring both the average and median price up sharply in Greenwich from the first quarter of 2010. The average price of \$2,731,402 was 25% higher than a year ago, while the number of sales rose slightly.

Average and Median Sale Price

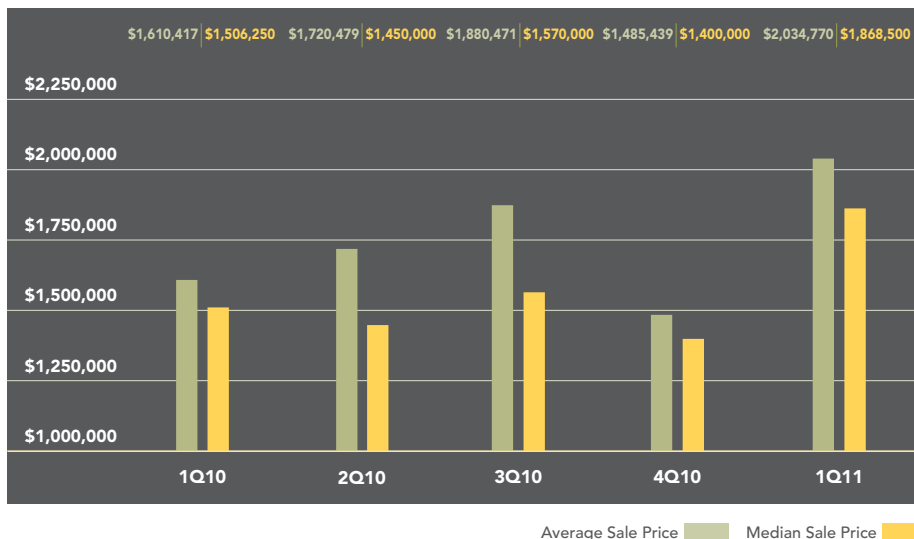


	Number of Sales	Days on Market
1Q11	93	273
4Q10	99	234
3Q10	141	225
2Q10	141	232
1Q10	92	237

New Canaan

New Canaan saw a 42% increase in the number of sales compared to 2010's first quarter. Prices also rose sharply, with the average price 26% higher and the median price up 24% from a year ago. Homes spent an average of 224 days on the market, 7% less time than a year ago.

Average and Median Sale Price

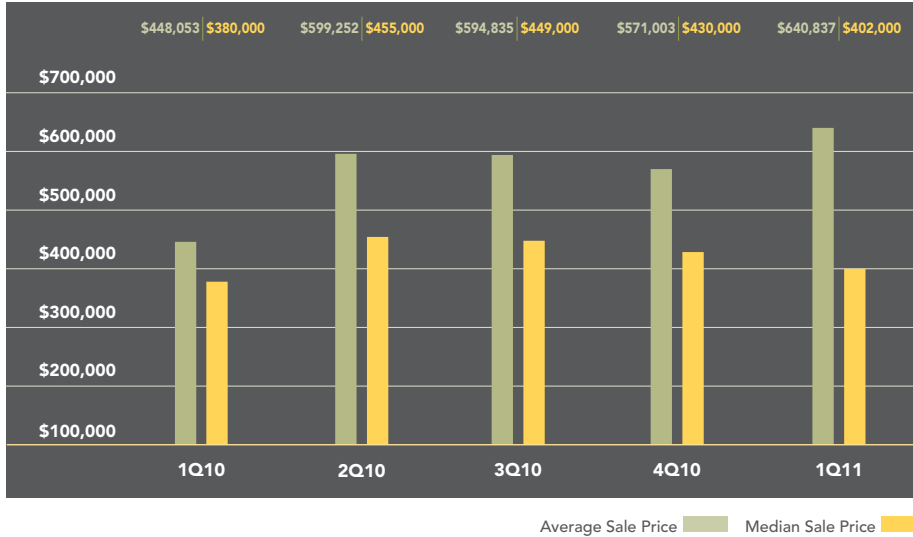


	Number of Sales	Days on Market
1Q11	37	224
4Q10	39	181
3Q10	82	202
2Q10	58	214
1Q10	26	241

Norwalk

Sales of at least \$1 million jumped from just 3 a year ago to 11 this quarter in the Norwalk market. This pushed the average price up 43% to \$640,837, while the median price was just 6% higher. Sales fell 8% compared to a year ago, while homes took 30% longer to sell.

Average and Median Sale Price

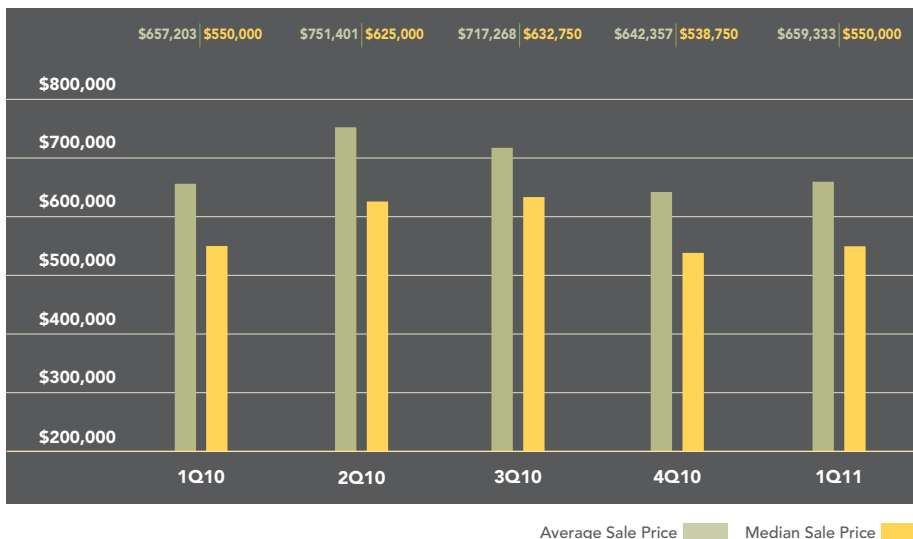


	Number of Sales	Days on Market
1Q11	86	130
4Q10	116	123
3Q10	137	118
2Q10	149	104
1Q10	93	100

Stamford

Prices were flat in Stamford over the past year, with the median price unchanged from a year ago. The number of sales fell 6% compared to the first quarter of 2010, although homes took 13% less time to sell.

Average and Median Sale Price

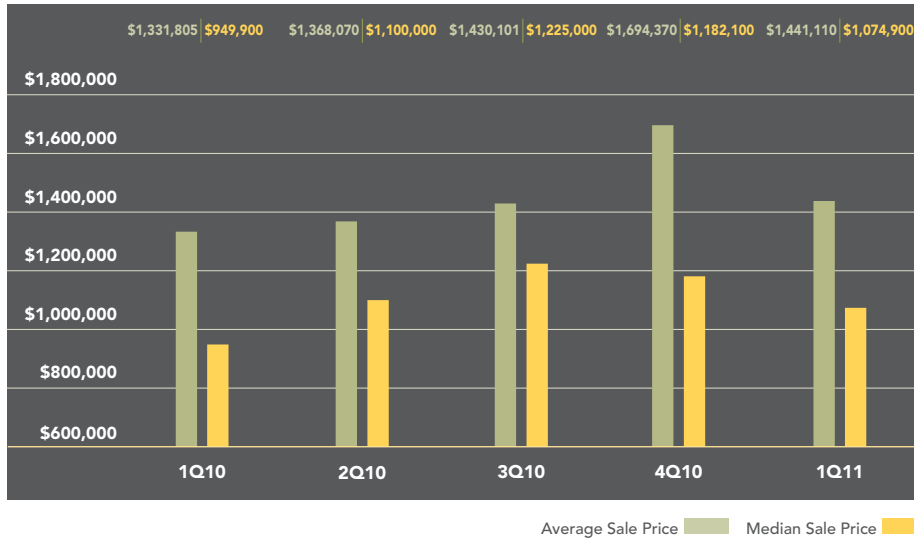


	Number of Sales	Days on Market
1Q11	90	111
4Q10	114	109
3Q10	138	93
2Q10	175	96
1Q10	96	128

Westport

Westport homes sold for an average price of \$1,441,110 in the first quarter, 8% more than a year ago. The median price posted a larger gain, up 13% to \$1,074,900. Homes spent an average of 121 days on the market, 17% longer than during the first quarter of 2010.

Average and Median Sale Price

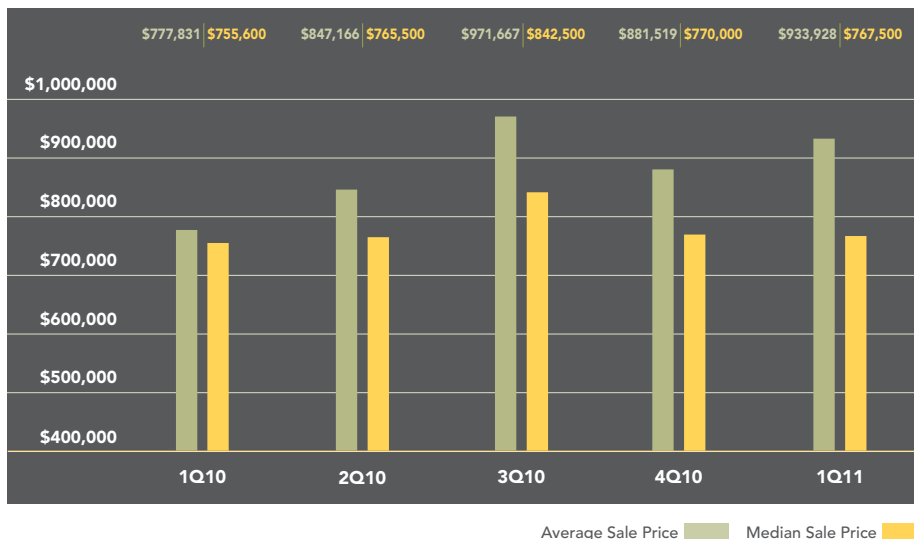


	Number of Sales	Days on Market
1Q11	51	121
4Q10	73	113
3Q10	125	90
2Q10	95	107
1Q10	53	103

Wilton

The number of sales rose 45% over the past year in Wilton, the largest increase in activity for any area in this report. The number of transactions of at least \$1 million doubled from a year ago, helping to bring the average price 20% higher to \$933,928. At \$767,500, the median price for Wilton was just 2% higher than a year ago.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q11	32	132
4Q10	34	121
3Q10	44	109
2Q10	64	106
1Q10	22	126

**Greenwich**

2 Sound View Drive
Greenwich, CT 06830
203.869.8100

Eastside

770 Lexington Avenue
New York, NY 10065
212.317.7800

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Harlem

175 Lenox Avenue
New York, NY 10026
212.381.2570

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Park Avenue Flagship

499 Park Avenue
New York, NY 10022
212.734.0010

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Westside

408 Columbus Avenue
New York, NY 10024
212.769.3000

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

Village

831 Broadway
New York, NY 10003
212.253.9300

Investment Sales

770 Lexington Avenue
New York, NY 10065
212.381.3208

SoHo

451 West Broadway
New York, NY 10012
212.475.4200

Global Services

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

Prepared by Gregory Heym, Chief Economist, Halstead Property

Data is sourced from the Greater Fairfield County CMLS, Darien MLS, Greenwich MLS and New Canaan MLS.

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