

CONNECTICUT SINGLE-FAMILY SALES REPORT

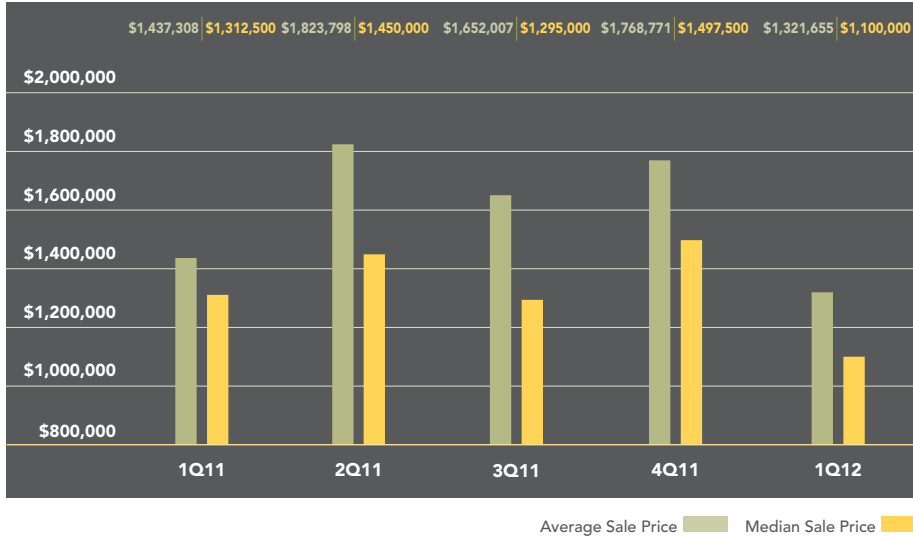
FIRST QUARTER 2012



Darien

Prices for single-family homes averaged \$1,321,655 in Darien during the first quarter, 8% less than in the first quarter of 2011. The median price was also lower, falling 16% to \$1,100,000. The market was more active than a year ago, as the number of closings rose 12%, while home spent 25% less time on the market.

Average and Median Sale Price

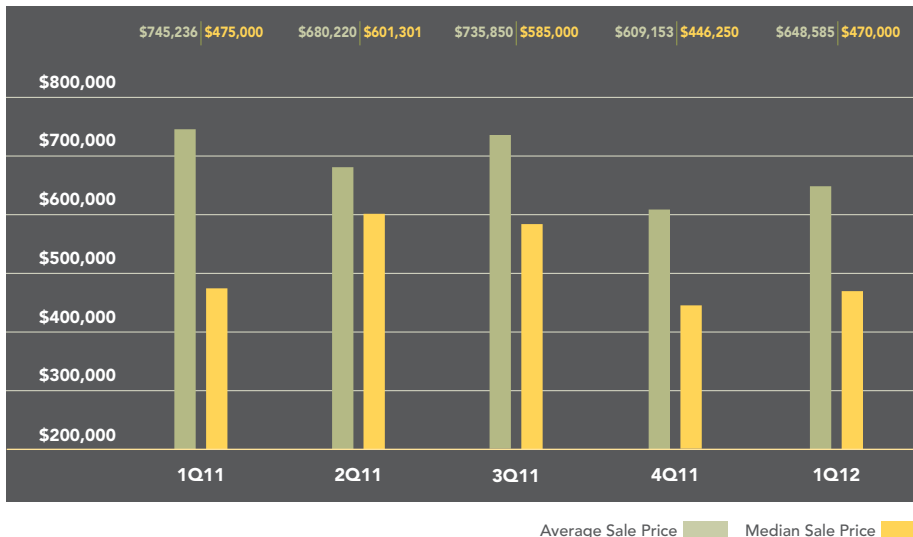


	Number of Sales	Days on Market
1Q12	29	126
4Q11	36	127
3Q11	69	131
2Q11	89	142
1Q11	26	168

Fairfield

The median price fell 1% in Fairfield over the past year, to \$470,000. The average price fell 13% from the first quarter of 2011, to \$648,585. The number of sales rose 9%, even though homes took 18% longer to sell than a year ago.

Average and Median Sale Price

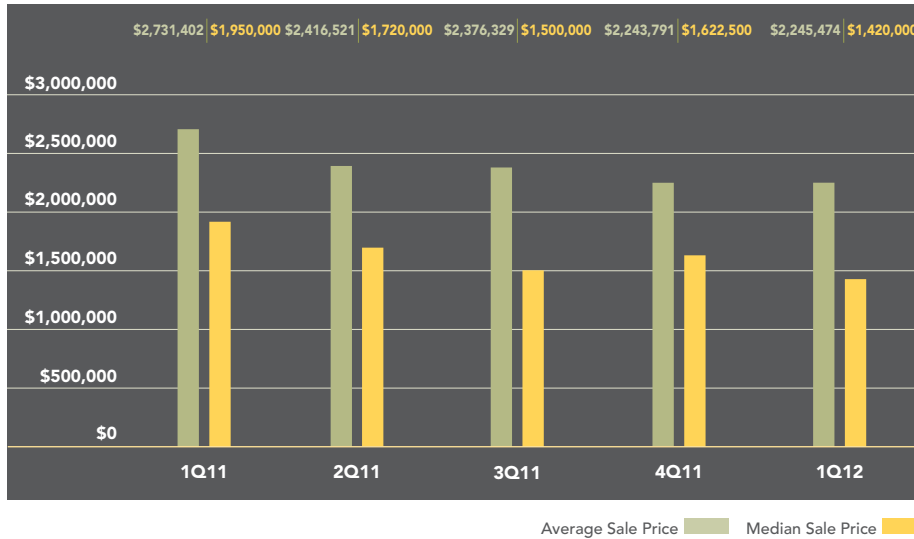


	Number of Sales	Days on Market
1Q12	93	147
4Q11	94	102
3Q11	149	95
2Q11	186	105
1Q11	85	125

Greenwich

Greenwich homes sold for an average of \$2,245,474 in the first quarter, 18% less than 2011's comparable period. One reason for the large decline was a 25% reduction in sales of homes over \$5 million, which were strong a year ago. There were 89 closings in the first quarter, 4% less than a year ago.

Average and Median Sale Price

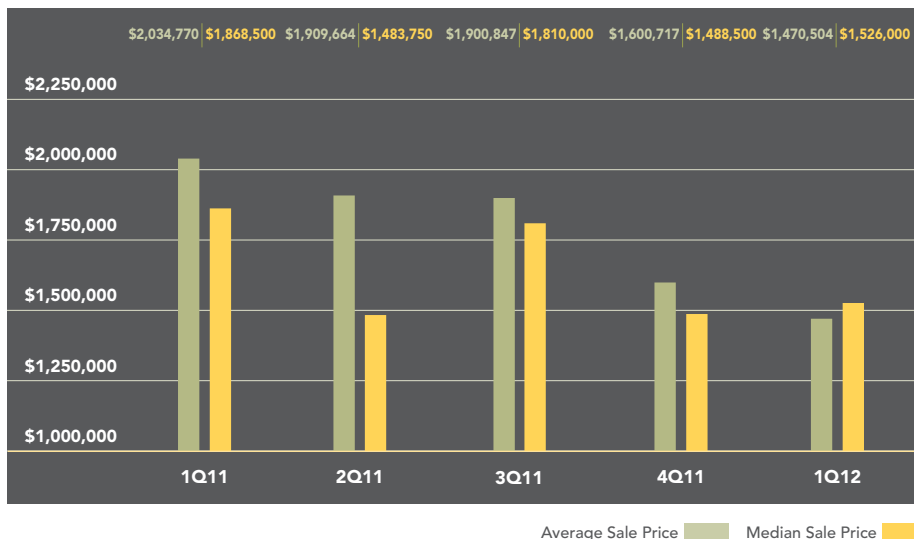


	Number of Sales	Days on Market
1Q12	89	152
4Q11	80	237
3Q11	134	143
2Q11	212	171
1Q11	93	195

New Canaan

In New Canaan, properties under \$1 million accounted for 28% of all sales, up from 14% a year ago. This led to sharp declines in both the average and median price compared to the first quarter of 2011. Sales also fell sharply, as the number of closings fell 32%, to 25.

Average and Median Sale Price

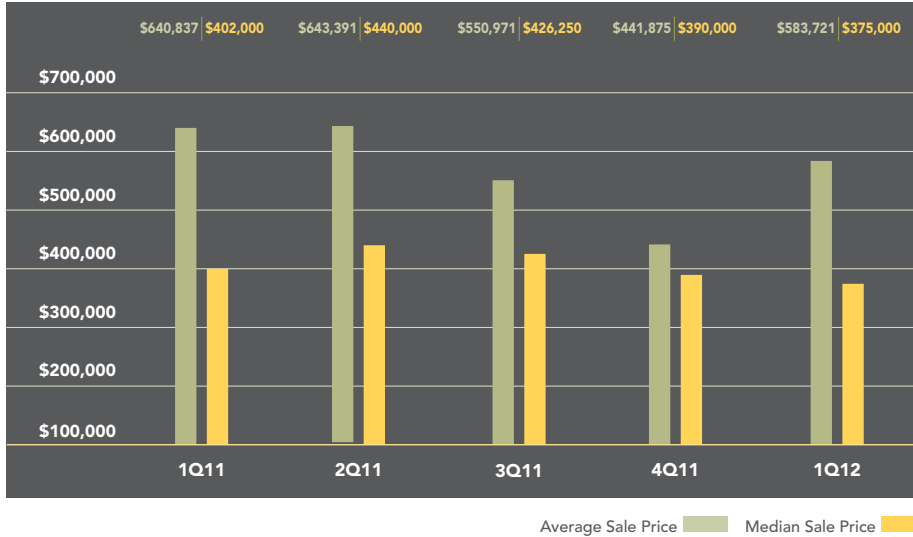


	Number of Sales	Days on Market
1Q12	25	212
4Q11	36	192
3Q11	66	185
2Q11	74	168
1Q11	37	224

Norwalk

At \$583,721, the average price in Norwalk was 9% lower than a year ago. The median price fell 7% during this time, to \$375,000. There were 74 closings during the quarter, down from 86 in the first quarter of 2011.

Average and Median Sale Price

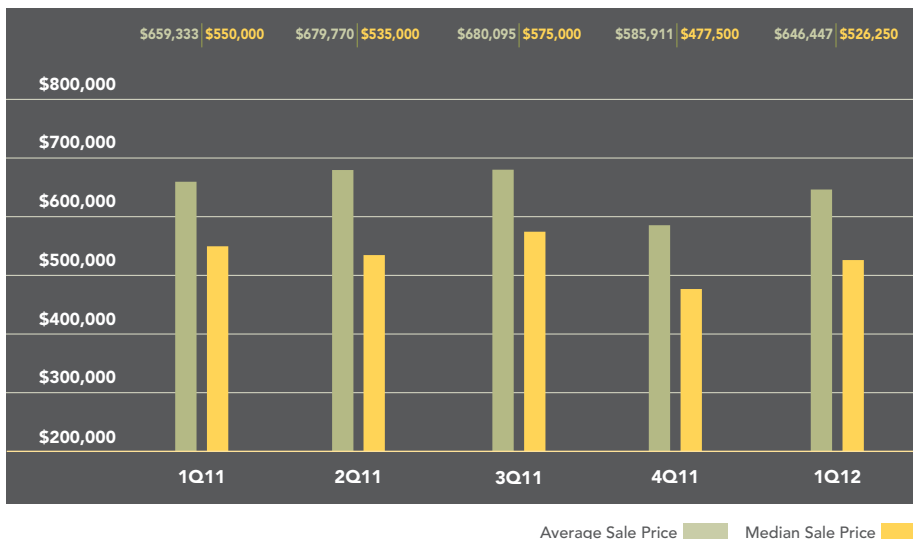


	Number of Sales	Days on Market
1Q12	74	162
4Q11	102	122
3Q11	106	119
2Q11	140	105
1Q11	86	130

Stamford

Homes in Stamford sold for an average price of \$646,447 in the first quarter of 2012, 2% less than the same period in 2011. The median price fell from \$550,000 a year ago to \$526,250, a 4% decline. The market was more active however, with closings up 9% from the first quarter of 2011.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q12	98	131
4Q11	100	127
3Q11	174	95
2Q11	155	98
1Q11	90	111

Westport

The Westport market posted the biggest increase in sales over the past year, as closings rose 18% to a total of 60. Westport was also the only area to see its median price increase from a year ago, rising 15% to \$1,232,500. Sales for under \$500,000 comprised just 5% of the market, down from 15% a year ago, which led to the large increase in median price.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q12	60	128
4Q11	58	119
3Q11	104	93
2Q11	128	101
1Q11	51	121

Wilton

The average price declined 15% over the past year in Wilton, to \$793,004. The number of sales was also lower, falling 13% to 28. Home spent an average of 141 days on the market, 7% longer than during the first quarter of 2011.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q12	28	141
4Q11	35	124
3Q11	54	107
2Q11	53	111
1Q11	32	132

**Darien**

671 Boston Post Road
Darien, CT 06820
203.655.1418

Greenwich

2 Greenwich Office Park
Greenwich, CT 06830
203.869.8100

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Park Avenue

499 Park Avenue
New York, NY 10022
212.734.0010

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Cobble Hill

206 Court Street
Brooklyn, NY 11201
718.596.3333

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

East Hampton

3 North Main Street
East Hampton, NY 11937
631.324.6100

Commercial Sales

770 Lexington Avenue
New York, NY 10065
212.381.3208

East Side

770 Lexington Avenue
New York, NY 10065
212.317.7800

Village

831 Broadway
New York, NY 10003
212.253.6500

Upper Manhattan

175 Lenox Avenue
New York, NY 10026
212.381.2570

Riverdale Mosholu

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Park Slope

76 Seventh Avenue
Brooklyn, NY 11201
718.399.2222

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

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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