

CONNECTICUT SINGLE-FAMILY SALES REPORT

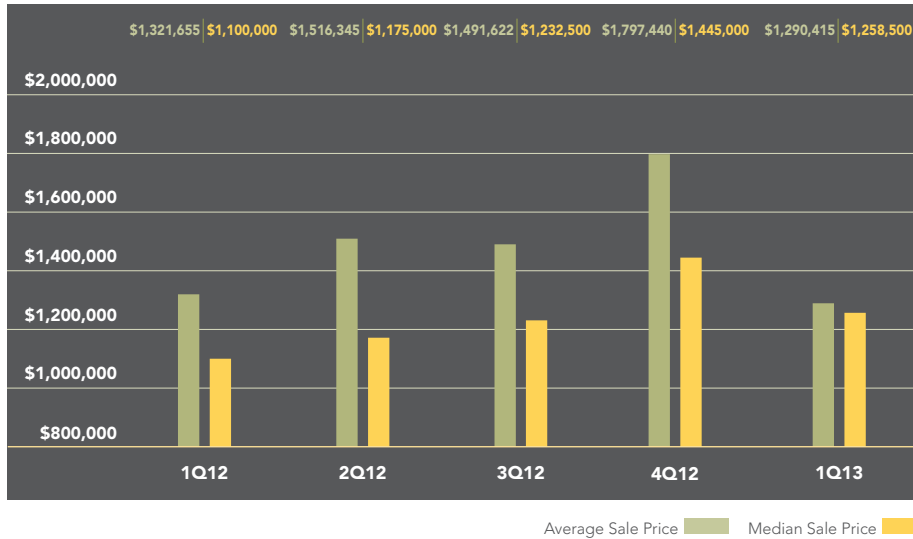
FIRST QUARTER 2013



Darien

Single-family home prices averaged \$1,290,415 in Darien in the first quarter, 2% less than a year ago. The median price, which measures the middle of the market, rose 14% during this time to \$1,258,500. Like some other areas in our report, Darien saw a dip in high-end closings that brought the average price lower, but the strength of the overall market caused an increase in the median price.

Average and Median Sale Price

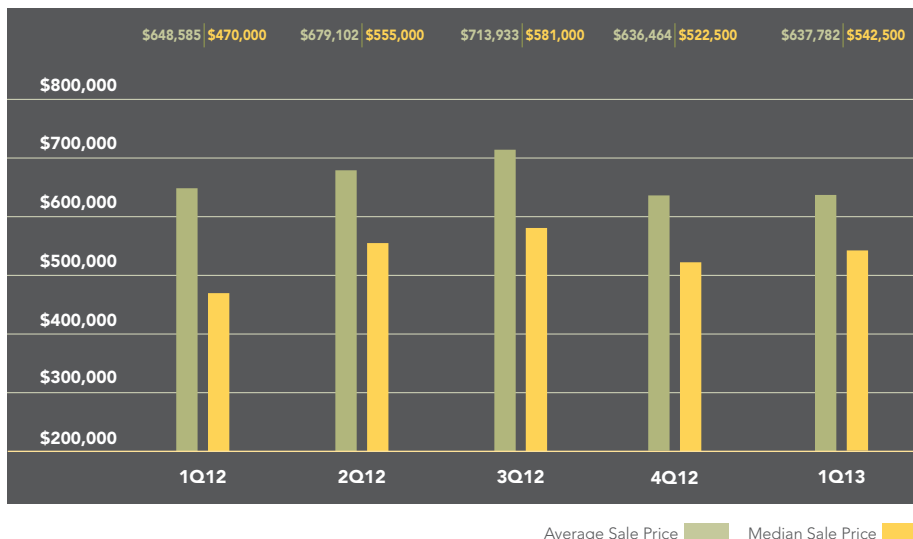


	Number of Sales	Days on Market
1Q13	29	121
4Q12	55	156
3Q12	90	133
2Q12	101	120
1Q12	29	126

Fairfield

Fairfield experienced a 2% decline in the average price compared to 2012's first quarter, while its median price rose 15% to \$542,500. The number of closings fell 8% from a year ago, even though homes spent 36% less time on the market.

Average and Median Sale Price

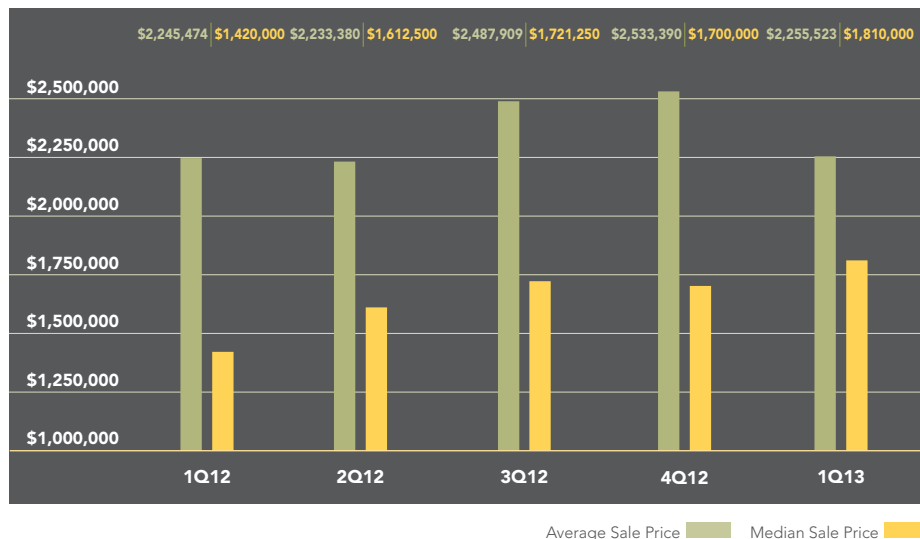


	Number of Sales	Days on Market
1Q13	86	94
4Q12	137	104
3Q12	180	100
2Q12	193	109
1Q12	93	147

Greenwich

The average price of \$2,255,523 in Greenwich was flat compared to the first quarter of 2012. The median price of \$1,810,000 was a 27% improvement from a year ago. The number of sales was unchanged during this time, although homes spent much longer on the market.

Average and Median Sale Price

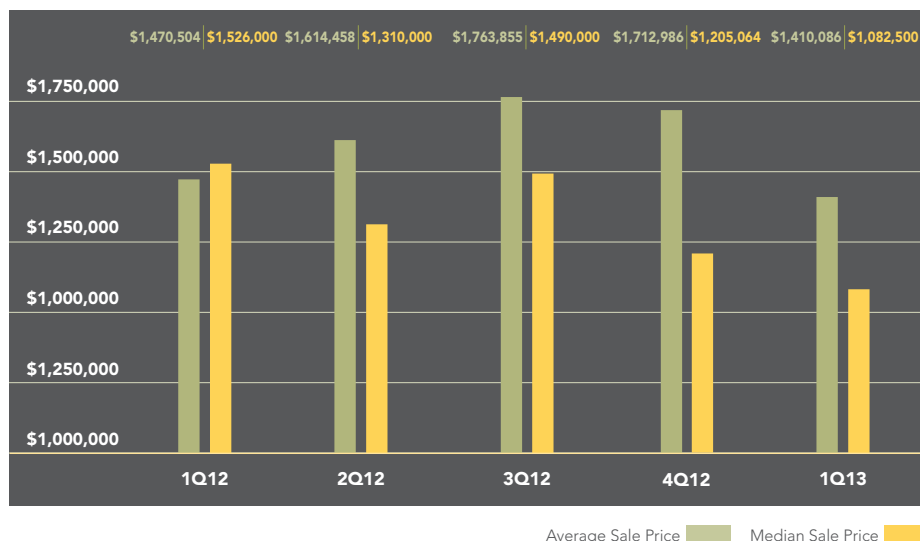


	Number of Sales	Days on Market
1Q13	89	231
4Q12	142	249
3Q12	186	180
2Q12	160	166
1Q12	89	152

New Canaan

The number of sales rose 16% in New Canaan from 2012's first quarter, with 29 closings reported. Both the average and median price were lower than a year ago, with the average price declining 4% to \$1,410,086.

Average and Median Sale Price

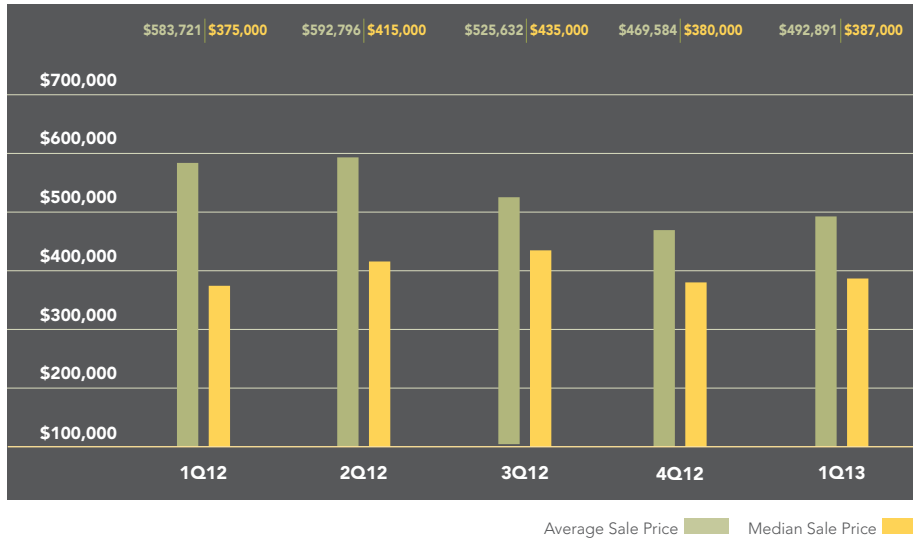


	Number of Sales	Days on Market
1Q13	29	189
4Q12	50	215
3Q12	78	172
2Q12	64	165
1Q12	25	212

Norwalk

In Norwalk, the median price rose 3% compared to 2012's first quarter despite a decline in the average price. The number of sales jumped 47% during this time, the highest increase of any town in our report.

Average and Median Sale Price

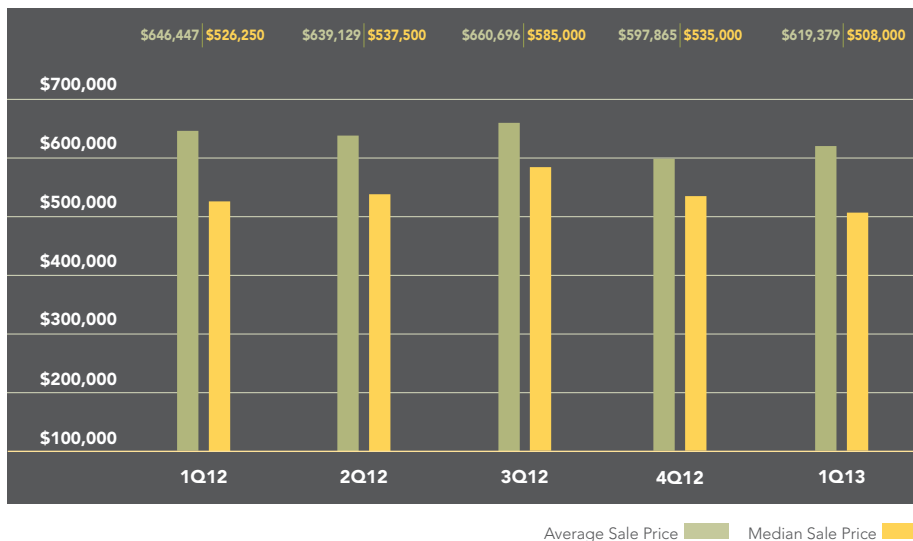


	Number of Sales	Days on Market
1Q13	109	138
4Q12	124	121
3Q12	143	99
2Q12	151	114
1Q12	74	162

Stamford

Both the average and median price posted modest declines from the first quarter of 2012 in Stamford. At \$619,379, the average price was 4% lower while the median dipped 3% to \$508,000. The number of closings rose 11% during this time to 109.

Average and Median Sale Price

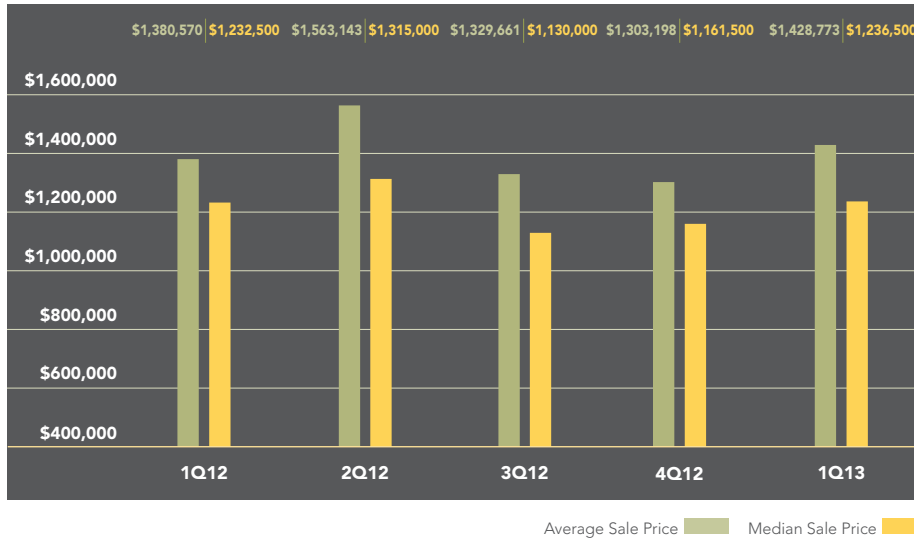


	Number of Sales	Days on Market
1Q13	109	122
4Q12	137	93
3Q12	177	97
2Q12	175	108
1Q12	98	131

Westport

Home prices averaged \$1,428,733 in Westport in the first quarter, 3% more than the same period in 2012. There were 77 closings during the quarter, a 28% improvement from 2012's first quarter.

Average and Median Sale Price

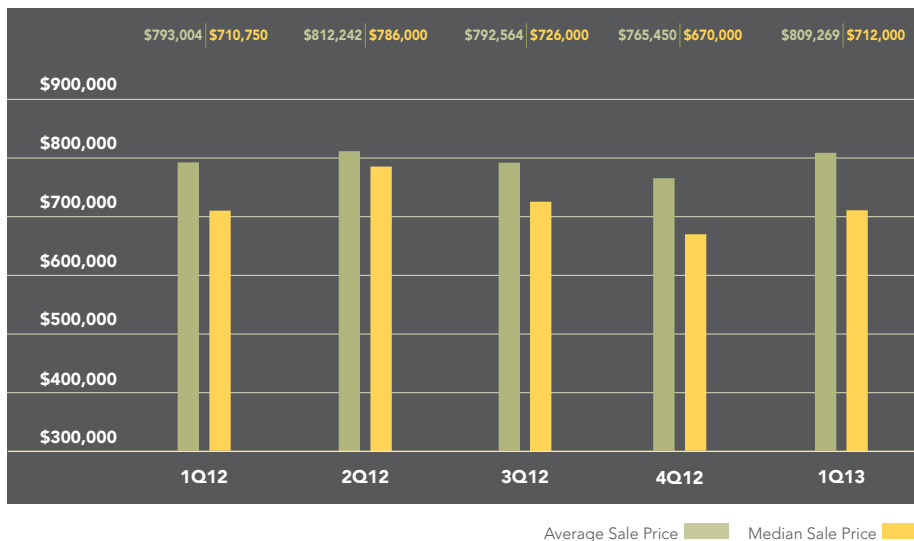


	Number of Sales	Days on Market
1Q13	77	136
4Q12	83	131
3Q12	111	101
2Q12	103	101
1Q12	60	128

Wilton

The average price ticked up 2% in Wilton over the past year, while the median price was flat. The number of sales rose 39%, from 28 a year ago to 39. Homes in Wilton took 18% longer to sell compared to 2012's first quarter, spending an average of 166 days on the market.

Average and Median Sale Price



	Number of Sales	Days on Market
1Q13	39	166
4Q12	52	148
3Q12	70	124
2Q12	69	138
1Q12	28	141



Darien
671 Boston Post Road
Darien, CT 06820
203.655.1418

Westport
379 Post Road East
Westport, CT 06880
203.221.0666

New Canaan
183 Elm Street
New Canaan, CT 06840
203.966.7800

Stamford
1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Greenwich
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Greenwich, CT 06831
203.869.8100

Wilton
21 River Road
Wilton, CT 06897
203.762.8118

Rowayton
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Rowayton, CT 06853
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New York, NY 10022
212.734.0010

East Side
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New York, NY 10065
212.317.7800

West Side
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New York, NY 10024
212.769.3000

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New York, NY 10003
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Data is sourced from the Greater Fairfield County CMLS, Darien MLS, Greenwich MLS and New Canaan MLS.

Cover Property: Web# 99012736

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