

CONNECTICUT SINGLE-FAMILY SALES REPORT

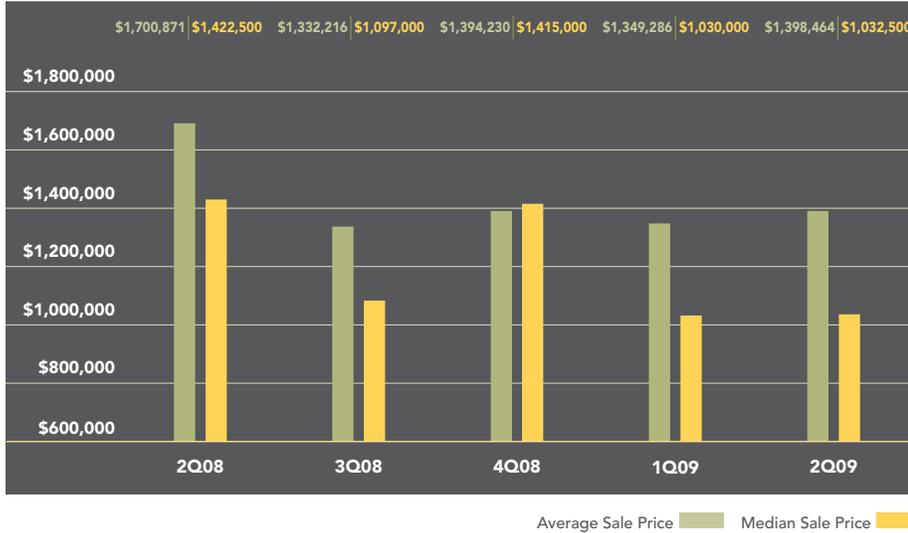
SECOND QUARTER 2009



Darien

Sales prices for single-family homes in Darien averaged \$1,398,464 during the second quarter, 18% less than a year ago. The median price, which measures the middle of the market, fell at a faster pace, declining 27% from 2008's second quarter. Despite a 23% decline in the number of sales, homes actually took slightly less time to sell than a year ago.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q09	48	113
1Q09	21	112
4Q08	27	151
3Q08	60	91
2Q08	62	117

Fairfield

The median price for Fairfield homes in the second quarter was up slightly from a year ago, to \$619,500. This was the only town surveyed that did not post a decline in median price compared to the second quarter of 2008. Activity fell 15% from a year ago, as 20 fewer closings occurred.

Average and Median Sale Price

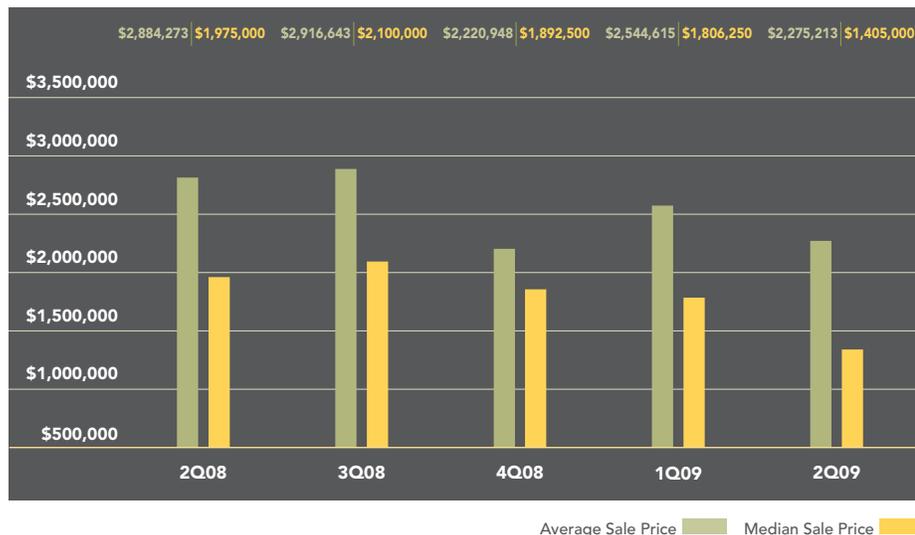


	Number of Sales	Days on Market
2Q09	115	99
1Q09	65	99
4Q08	87	92
3Q08	192	103
2Q08	135	95

Greenwich

There were 47% fewer sales in Greenwich than during 2008's second quarter, the largest decline in activity for any town in this report. At \$2,275,213, the average price for the area was 21% lower than a year ago. Homes in Greenwich spent an average of 232 days on the market, 12% longer than during the second quarter of 2008.

Average and Median Sale Price

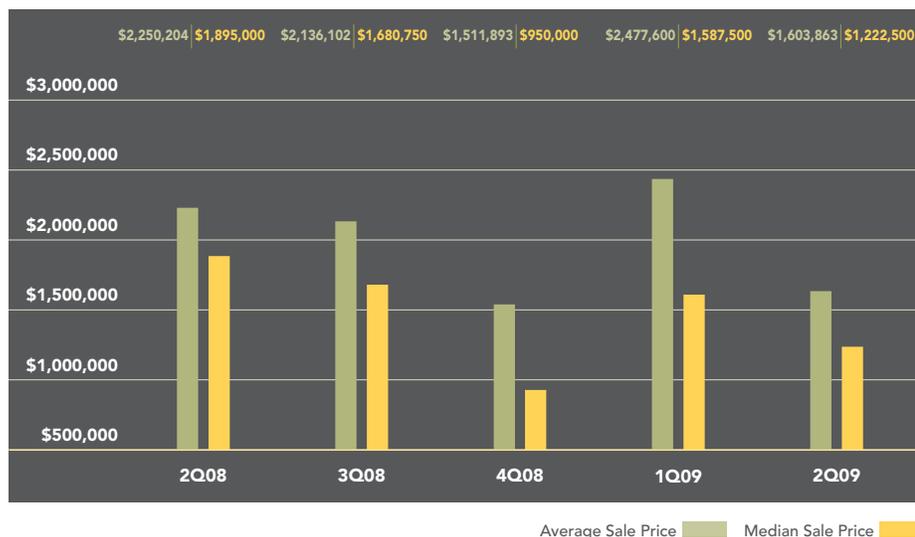


	Number of Sales	Days on Market
2Q09	71	232
1Q09	26	214
4Q08	48	173
3Q08	120	176
2Q08	134	207

New Canaan

New Canaan home prices averaged \$1,603,863 in the second quarter, down 29% from 2008's comparable period. A steeper decline was posted by the median price, which fell 35% over this time to \$1,222,500. Homes spent 21% longer on the market in New Canaan, reaching an average of 203 days.

Average and Median Sale Price

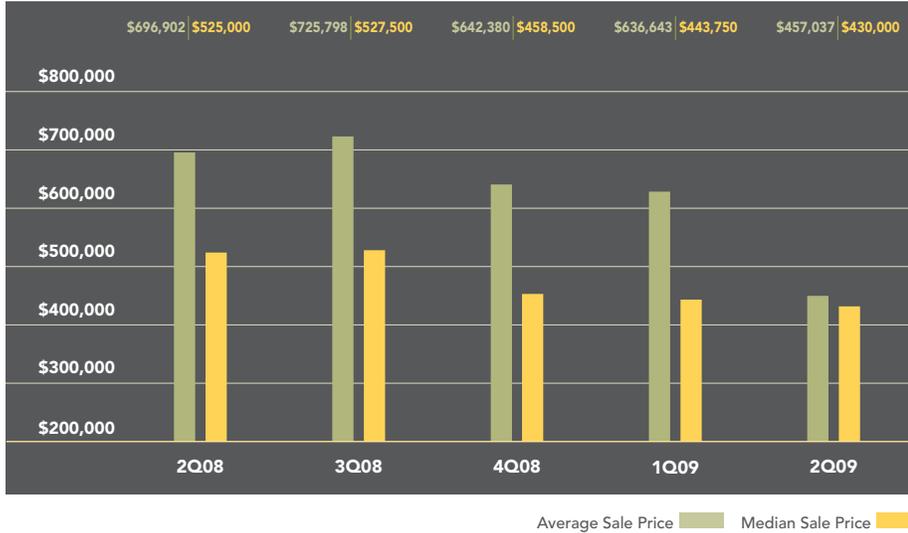


	Number of Sales	Days on Market
2Q09	40	203
1Q09	10	243
4Q08	14	153
3Q08	62	192
2Q08	54	168

Norwalk

The average price declined 34% over the past 12 months for homes in Norwalk, from \$696,902 to \$457,037. The median price fell at a slower pace, declining 18% over this time to \$430,000. When the average price falls faster than the median price, it is usually due to a decline in sales at the higher end of a market. This was clearly the case in the second quarter, as the number of Norwalk closings over \$1 million fell from 15 a year ago to just 2.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q09	101	100
1Q09	68	120
4Q08	90	111
3Q08	136	107
2Q08	125	94

Stamford

Stamford closing prices averaged \$666,978 during the second quarter, a decline of 15% over the past year. At \$552,500, the median price was 11% less than 2008's second quarter. The 110 closings during the quarter represent a 13% decrease from the same period a year ago.

Average and Median Sale Price

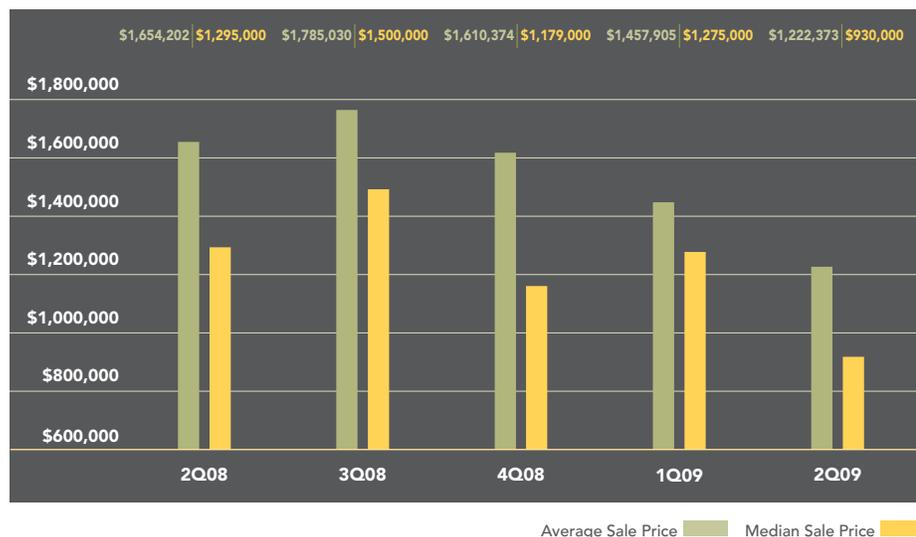


	Number of Sales	Days on Market
2Q09	110	98
1Q09	60	116
4Q08	102	113
3Q08	156	87
2Q08	127	100

Westport

In Westport, the median price fell 28% from the second quarter of 2008, to \$930,000. The average price fell 26% during the past year, from \$1,654,202 to \$1,222,373. At an average of 113 days, homes took 10% longer to sell than during the second quarter of 2008.

Average and Median Sale Price

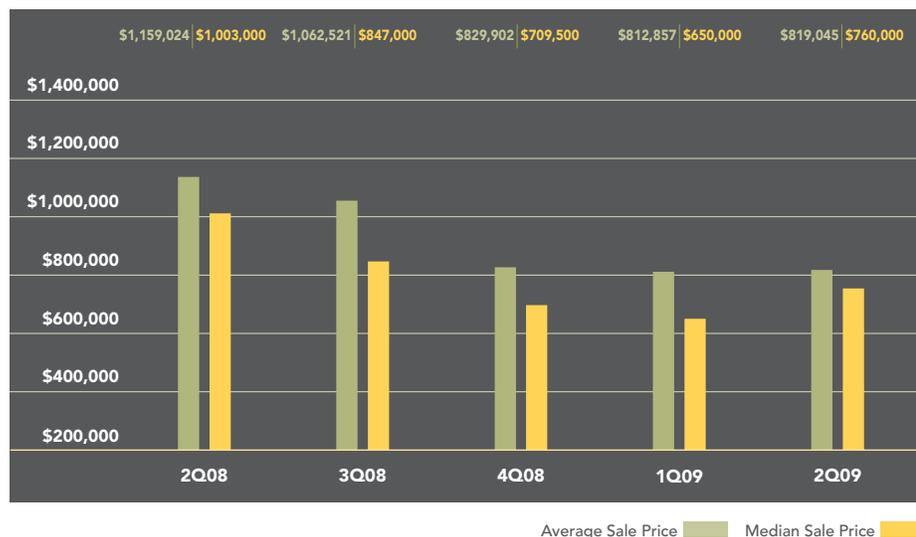


	Number of Sales	Days on Market
2Q09	62	113
1Q09	28	143
4Q08	53	121
3Q08	97	93
2Q08	74	103

Wilton

Despite reaching its highest level since the third quarter of 2008, the median price for sales in Wilton was still 24% lower than a year ago. The average price of \$819,045 in the second quarter represented a 29% decline from 2008's comparable figure. The number of sales in this area fell 16%, from 49 a year ago to 41.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q09	41	122
1Q09	14	107
4Q08	30	121
3Q08	57	112
2Q08	49	116

**Greenwich**

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203.869.8100

Midtown

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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

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Brooklyn, NY 11201
718.613.2000

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Boerum Hill Office

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Brooklyn, NY 11217
Phone: 718-613-2090

Westport

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Westport, CT 06880
203.221.0666

Cobble Hill

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Brooklyn, NY 11201
718.613.2020

Wilton

21 River Road
Wilton, CT 06897
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Hoboken, NJ 07030
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Rowayton

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Rowayton, CT 06853
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Riverdale

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Riverdale, NY 10463
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Eastside

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212.734.0010

Hudson Valley

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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

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New York, NY 10003
212.253.9300

Investment Sales

770 Lexington Ave
New York, NY 10065
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SoHo

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770 Lexington Avenue
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Data is sourced from the Greater Fairfield County CMLS, Darien MLS, Greenwich MLS and New Canan MLS

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