

# CONNECTICUT SINGLE-FAMILY SALES REPORT

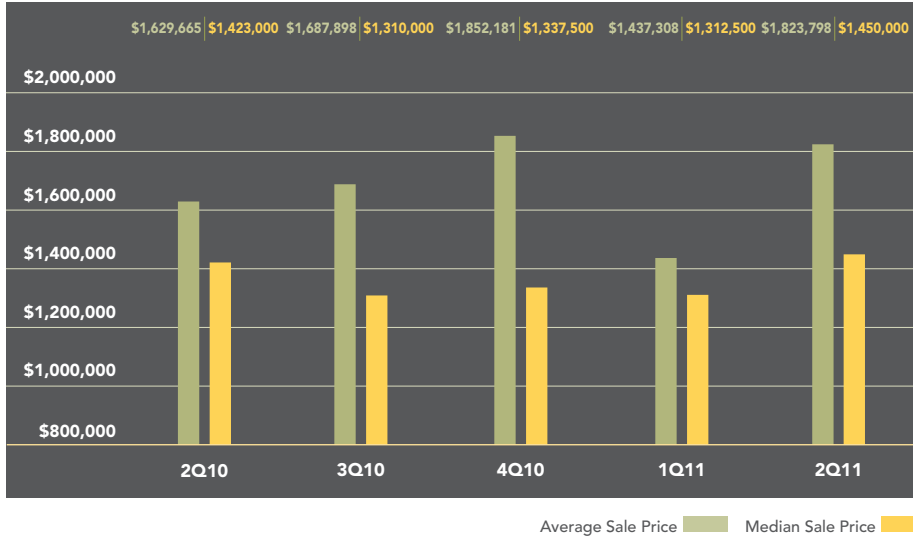
## SECOND QUARTER 2011



## Darien

Sales prices averaged \$1,823,798 in Darien during the second quarter of 2011, 12% more than during the same period in 2010. Gains were led by the high end of the market, as the median price rose just 2% during this time to \$1,450,000. The number of sales rose 11% compared to the second quarter of 2010, while homes sold 11% faster.

### Average and Median Sale Price

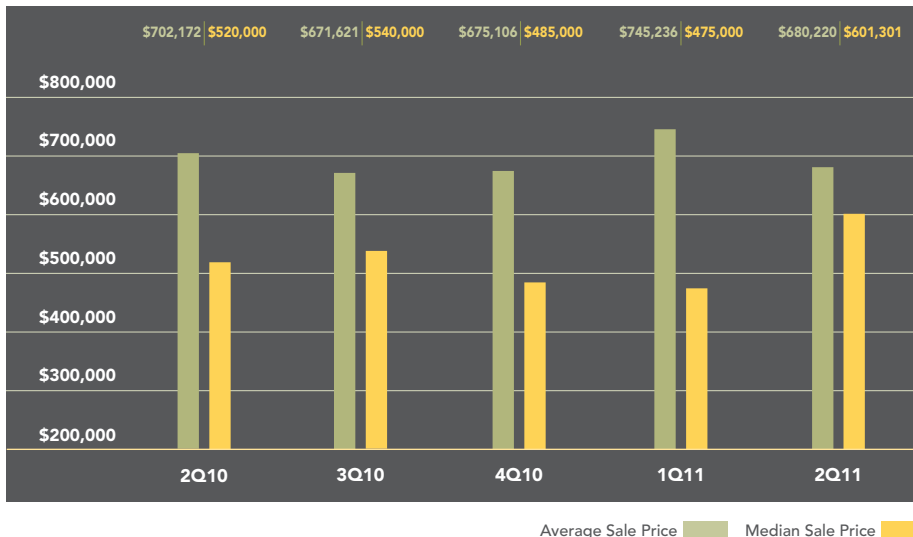


|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 89              | 142            |
| 1Q11 | 26              | 168            |
| 4Q10 | 36              | 138            |
| 3Q10 | 88              | 112            |
| 2Q10 | 80              | 160            |

## Fairfield

A decline in sales over \$2.5 million brought the average price 3% lower in Fairfield compared to 2010's second quarter. The median price rose 16% during this time, as it was not impacted from the decline in high-end sales.

### Average and Median Sale Price



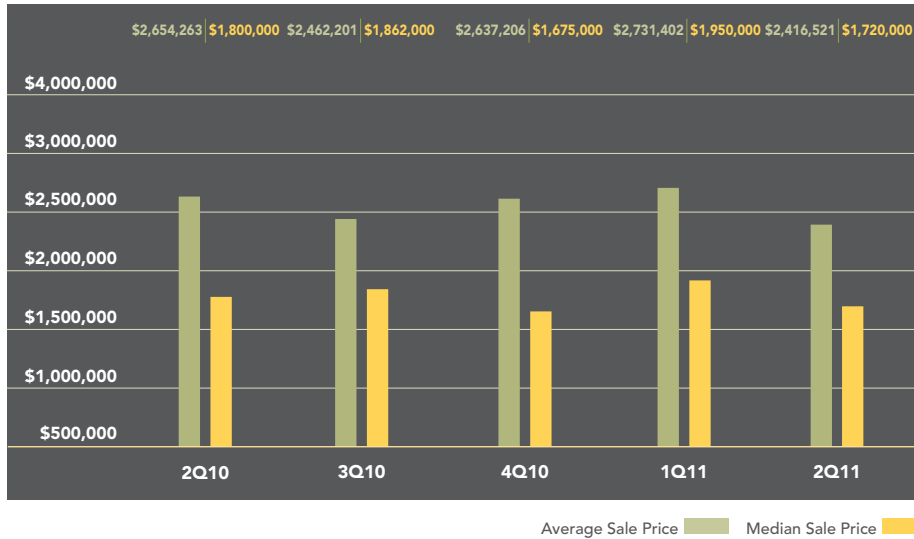
|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 186             | 105            |
| 1Q11 | 85              | 125            |
| 4Q10 | 121             | 104            |
| 3Q10 | 165             | 90             |
| 2Q10 | 201             | 97             |



## Greenwich

The number of sales jumped 50% in Greenwich compared to the second quarter of 2010, as 212 closings took place this quarter. Prices were lower, as the average price fell 9% and the median 4% from a year ago. Homes spent an average of 171 days on the market, up slightly from the same period in 2010.

### Average and Median Sale Price

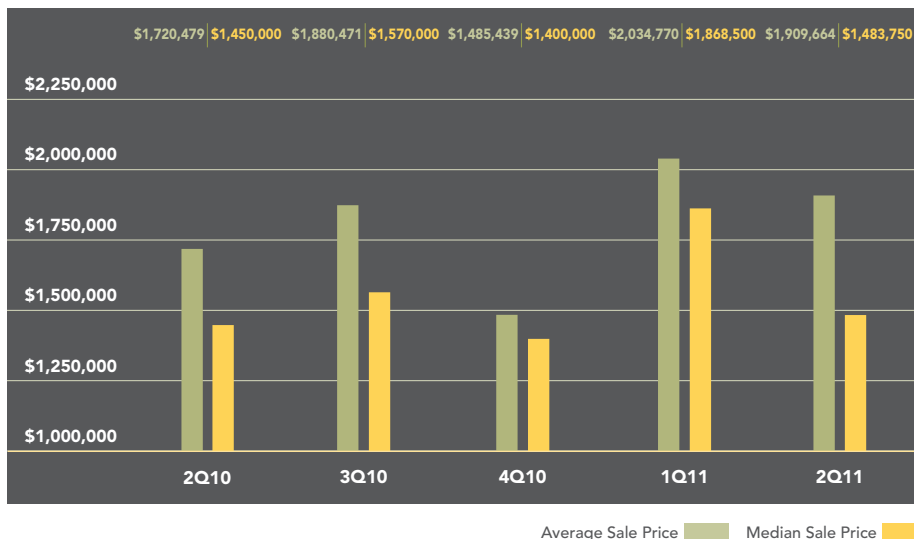


|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 212             | 171            |
| 1Q11 | 93              | 195            |
| 4Q10 | 99              | 173            |
| 3Q10 | 141             | 163            |
| 2Q10 | 141             | 167            |

## New Canaan

Both sales and prices were higher in New Canaan over the past year. There were 74 closings during the second quarter, a 28% improvement from 2010's second quarter. The average price rose 11% to \$1,909,664, while the median price rose 2% to \$1,483,750. Homes also spent 21% less time on the market then they did a year ago.

### Average and Median Sale Price

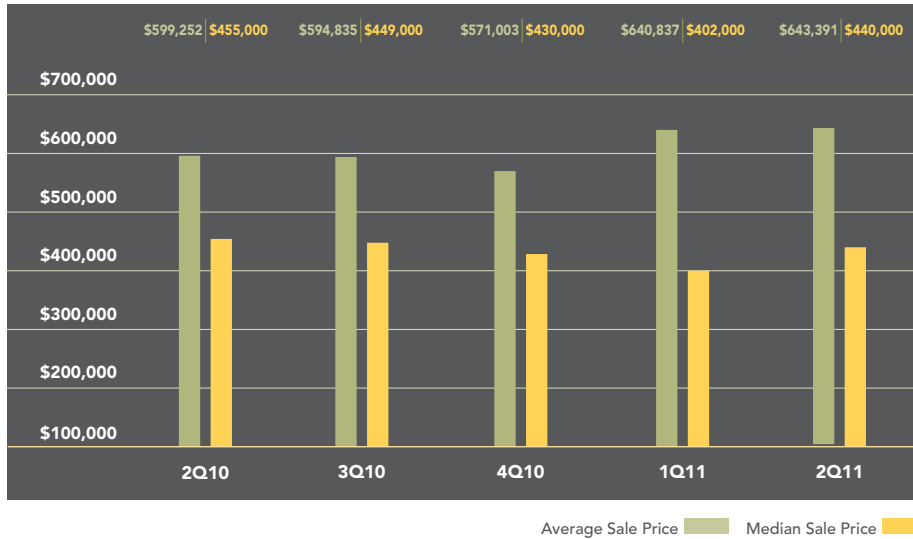


|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 74              | 168            |
| 1Q11 | 37              | 224            |
| 4Q10 | 39              | 181            |
| 3Q10 | 82              | 202            |
| 2Q10 | 58              | 214            |

## Norwalk

Norwalk prices averaged \$643,391 in the second quarter, 7% higher than 2010's comparable period. The median price fell 3% during this time to \$440,000. There were 140 closings in Norwalk, 6% fewer than during the second quarter of 2010.

### Average and Median Sale Price

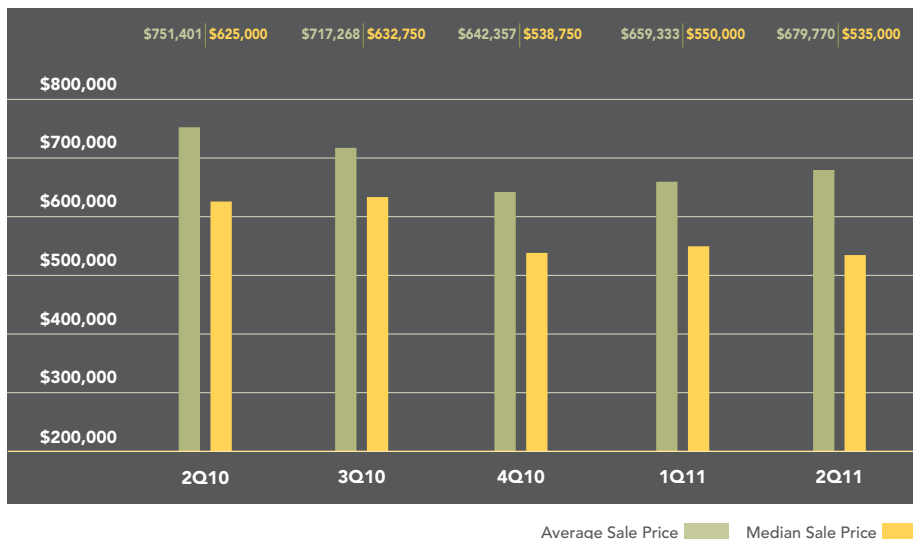


|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 140             | 105            |
| 1Q11 | 86              | 130            |
| 4Q10 | 116             | 123            |
| 3Q10 | 137             | 118            |
| 2Q10 | 149             | 104            |

## Stamford

In Stamford, homes sold for an average of \$679,770 in the second quarter of 2011, a decline of 10% from the year before. At \$535,000, the median price was 14% lower than 2010's second quarter. The number of sales also declined, falling 11% from 175 a year ago to 155.

### Average and Median Sale Price

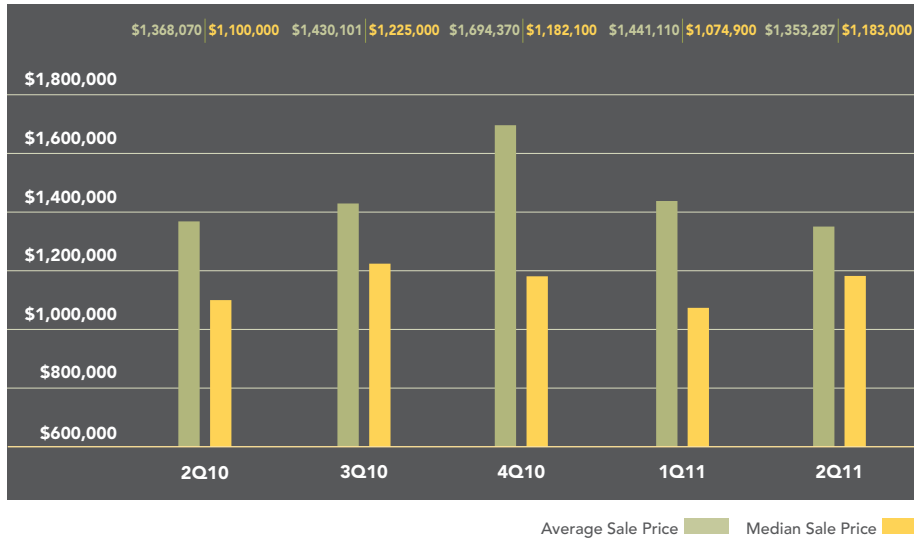


|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 155             | 98             |
| 1Q11 | 90              | 111            |
| 4Q10 | 114             | 109            |
| 3Q10 | 138             | 93             |
| 2Q10 | 175             | 96             |

## Westport

The median price rose 8% over the past year in Westport, while the average price fell slightly. The 128 closings during the quarter represented a 35% increase from the second quarter of 2010. Homes spent an average of 101 days on the market, a 6% improvement from a year ago.

### Average and Median Sale Price

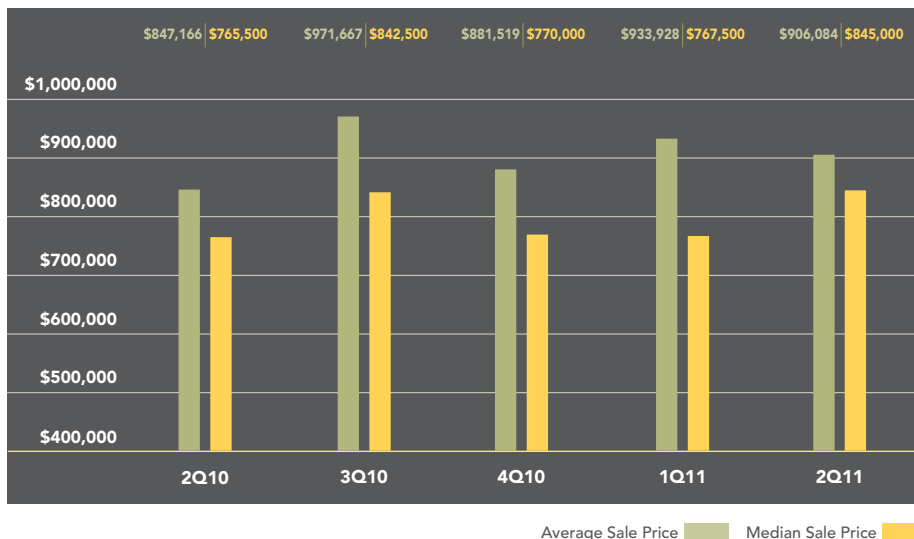


|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 128             | 101            |
| 1Q11 | 51              | 121            |
| 4Q10 | 73              | 113            |
| 3Q10 | 125             | 90             |
| 2Q10 | 95              | 107            |

## Wilton

Despite a 17% decline in the number of sales, both the average and median price rose over the past year in Wilton. The second quarter average price of \$906,084 was 7% higher than a year ago, while the median price rose 10% to \$845,000.

### Average and Median Sale Price



|      | Number of Sales | Days on Market |
|------|-----------------|----------------|
| 2Q11 | 53              | 111            |
| 1Q11 | 32              | 132            |
| 4Q10 | 34              | 121            |
| 3Q10 | 44              | 109            |
| 2Q10 | 64              | 106            |



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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.

Cover Property: Web# 98478484

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