

CONNECTICUT SINGLE-FAMILY SALES REPORT

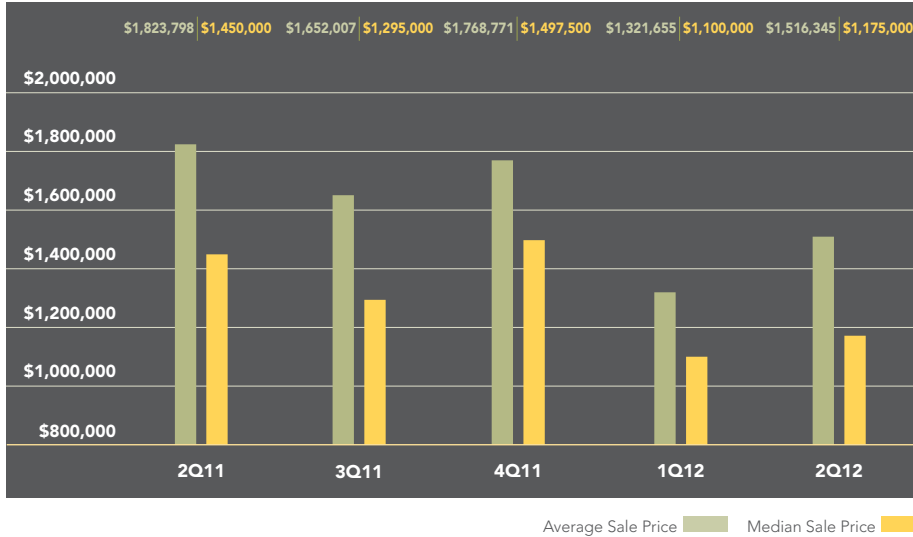
SECOND QUARTER 2012



Darien

Single-family home prices averaged \$1,516,345 in Darien during the second quarter, 17% less than the same period in 2011. The number of sales rose 13%, from 89 in 2011's second quarter to 101. Homes spent 15% less time on the market than a year ago, at an average of 120 days.

Average and Median Sale Price

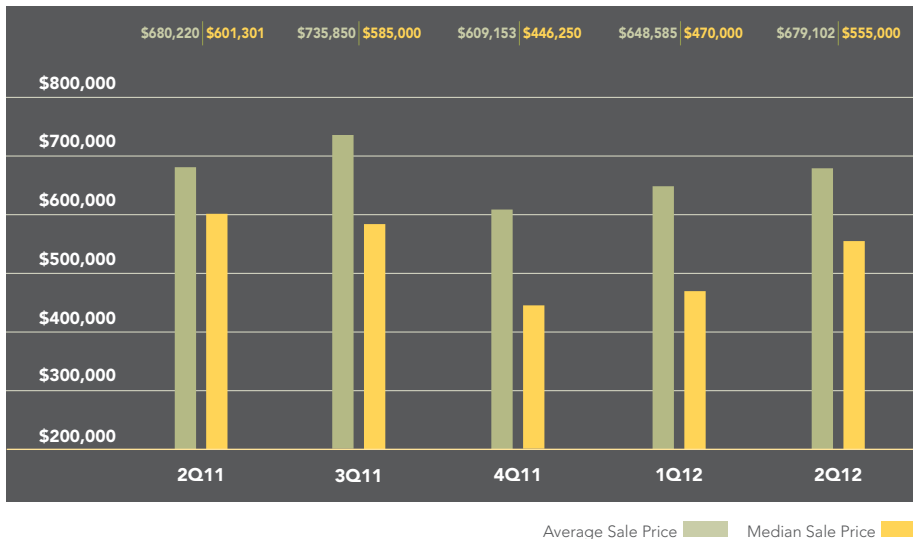


	Number of Sales	Days on Market
2Q12	101	120
1Q12	29	126
4Q11	36	127
3Q11	69	131
2Q11	89	142

Fairfield

The average price was virtually unchanged over the past year in Fairfield, although the median price was 8% lower during this time. Sales rose 4% from a year ago, with 193 closings during the second quarter.

Average and Median Sale Price

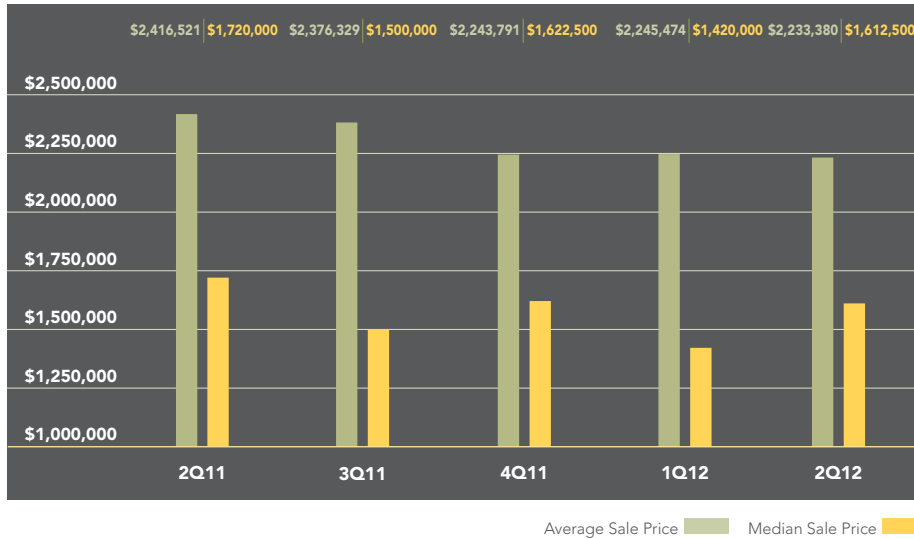


	Number of Sales	Days on Market
2Q12	193	109
1Q12	93	147
4Q11	94	102
3Q11	149	95
2Q11	186	105

Greenwich

Greenwich prices averaged \$2,233,380 in the second quarter, 8% less than a year ago. The median price of \$1,612,500 represented a 6% decline from the second quarter of 2011. The number of sales fell from 212 a year ago to 160, a 25% decrease.

Average and Median Sale Price

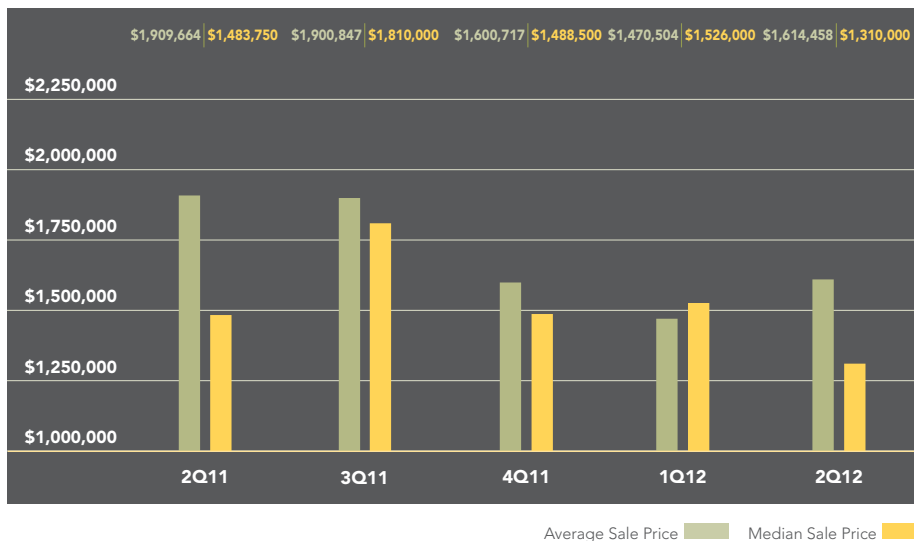


	Number of Sales	Days on Market
2Q12	160	166
1Q12	89	152
4Q11	80	237
3Q11	134	143
2Q11	212	171

New Canaan

At \$1,614,458, the average price for a home in New Canaan was 15% lower than 2011's second quarter. This market was also less active during this time, with 14% fewer closings compared to a year ago.

Average and Median Sale Price

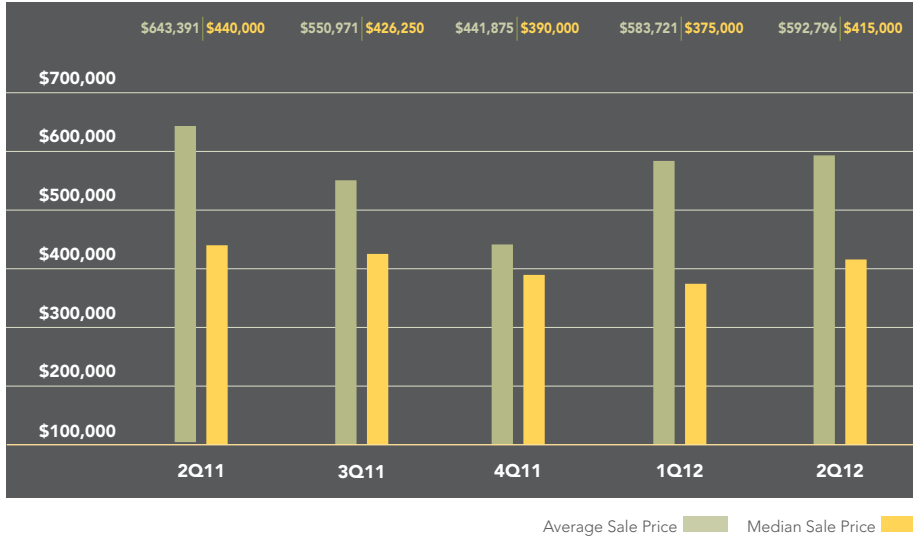


	Number of Sales	Days on Market
2Q12	64	165
1Q12	25	212
4Q11	36	192
3Q11	66	185
2Q11	74	168

Norwalk

Norwalk's average price fell 8%, from \$643,391 a year ago to \$592,796. There were 151 closings in Norwalk during the second quarter, an 8% improvement from the same period in 2011.

Average and Median Sale Price

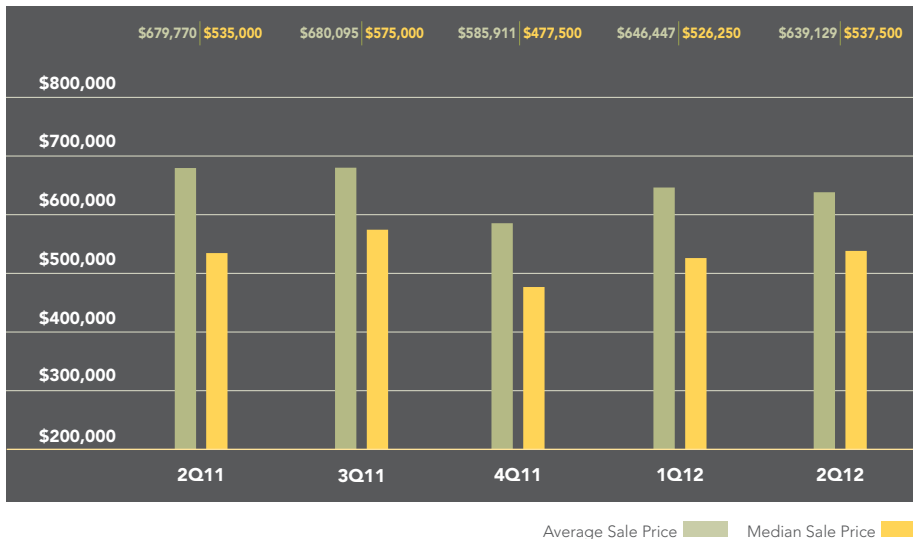


	Number of Sales	Days on Market
2Q12	151	114
1Q12	74	162
4Q11	102	122
3Q11	106	119
2Q11	140	105

Stamford

While the average price fell 6% over the past year in Stamford, the median price rose slightly to \$537,500. The number of sales rose 13% compared to the second quarter of 2011, with 175 closings reported.

Average and Median Sale Price

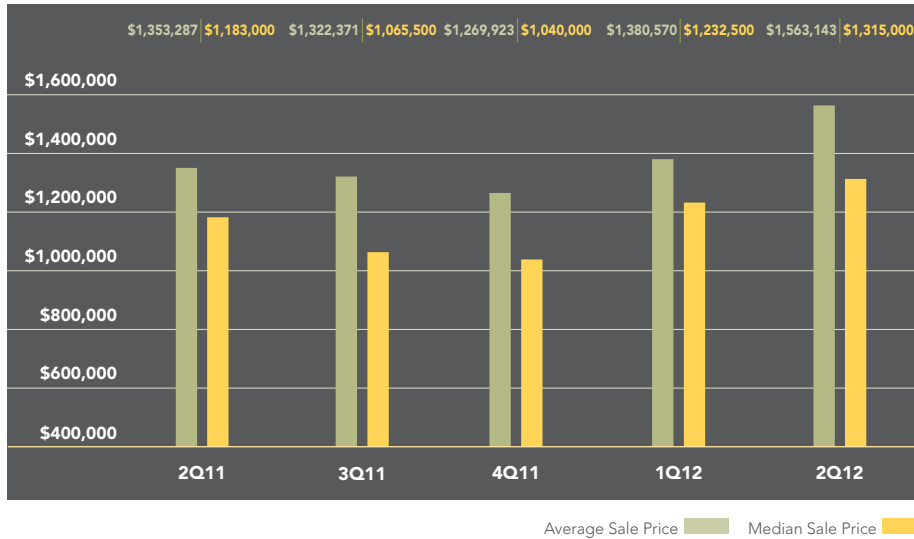


	Number of Sales	Days on Market
2Q12	175	108
1Q12	98	131
4Q11	100	127
3Q11	174	95
2Q11	155	98

Westport

Westport was the only town in our report to post an increase over the past year in both its average and median price. At \$1,563,143, Westport's average price was 16% higher than a year ago, while the median price rose 11% to \$1,315,000. Despite the jump in prices, the number of sales fell 20% compared to the second quarter of 2011.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q12	103	101
1Q12	60	128
4Q11	58	119
3Q11	104	93
2Q11	128	101

Wilton

The number of sales rose 30% over the past year in Wilton, the biggest increase in activity seen in our report. Prices were lower however, as the average price of \$812,242 was 10% below 2011's second quarter.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q12	69	138
1Q12	28	141
4Q11	35	124
3Q11	54	107
2Q11	53	111



Darien
671 Boston Post Road
Darien, CT 06820
203.655.1418

New Canaan
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New Canaan, CT 06840
203.966.7800

Greenwich
2 Greenwich Office Park
Greenwich, CT 06831
203.869.8100

Rowayton
140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Westport
379 Post Road East
Westport, CT 06880
203.221.0666

Stamford
1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Wilton
21 River Road
Wilton, CT 06897
203.762.8118

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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

Village
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New York, NY 10003
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Riverdale, NY 10463
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East Hampton, NY 11937
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Hudson, NY 12534
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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# 98544192

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