

CONNECTICUT SINGLE-FAMILY SALES REPORT

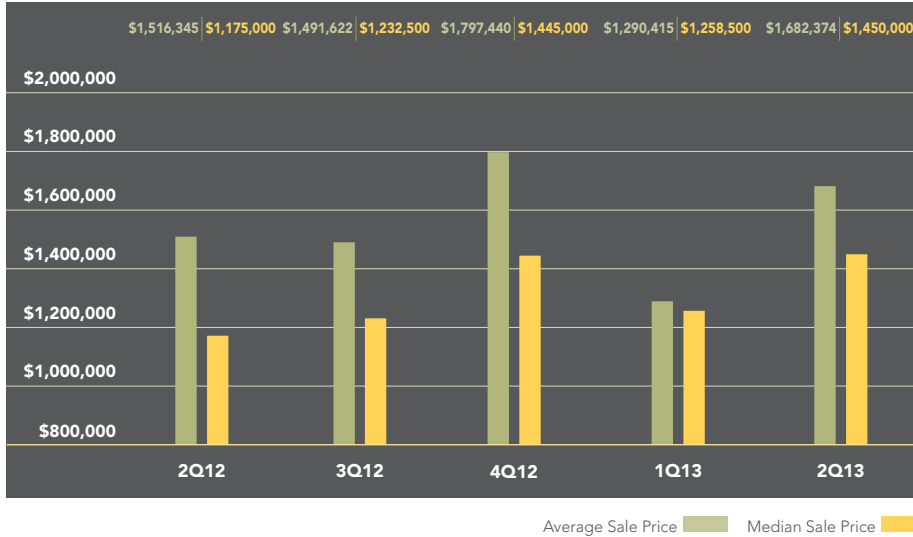
SECOND QUARTER 2013



Darien

Even though the number of sales fell 14% over the past year in Darien, both the median and average price were higher. At \$1,682,374 the average price was 11% higher than 2012's second quarter, while the median price jumped 23% to \$1,450,000.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q13	87	139
1Q13	29	121
4Q12	55	156
3Q12	90	133
2Q12	101	120

Fairfield

Prices were mixed over the past year in Fairfield, as the average price rose 6% and the median price fell 5%. The market was more active than a year ago, with 6% more closings reported. Homes sold 14% faster than in the second quarter of 2012, at an average of 94 days.

Average and Median Sale Price

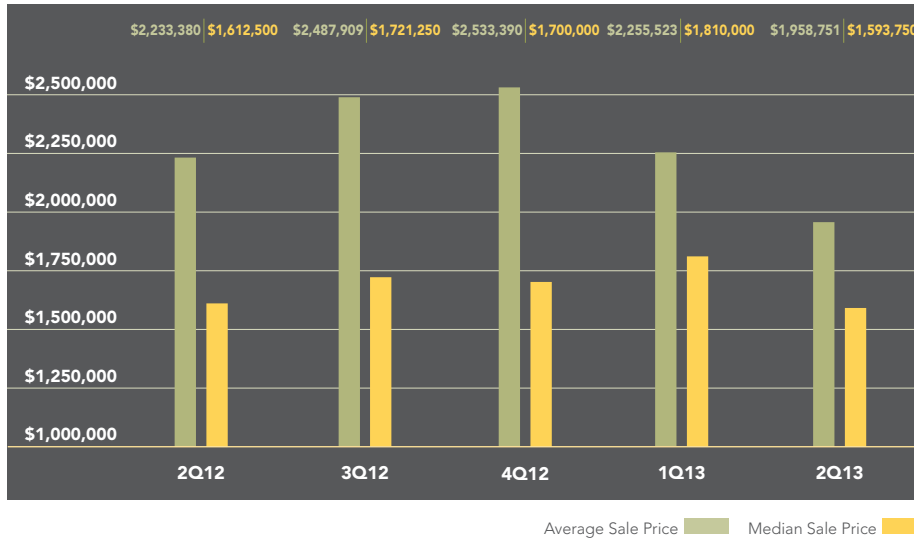


	Number of Sales	Days on Market
2Q13	204	94
1Q13	86	94
4Q12	137	104
3Q12	180	100
2Q12	193	109

Greenwich

Greenwich saw a 24% increase in sales compared to a year ago, with 198 closings reported. The average price for homes fell 12% during this time to \$1,958,571, while the median price was just 1% lower at \$1,593,750.

Average and Median Sale Price

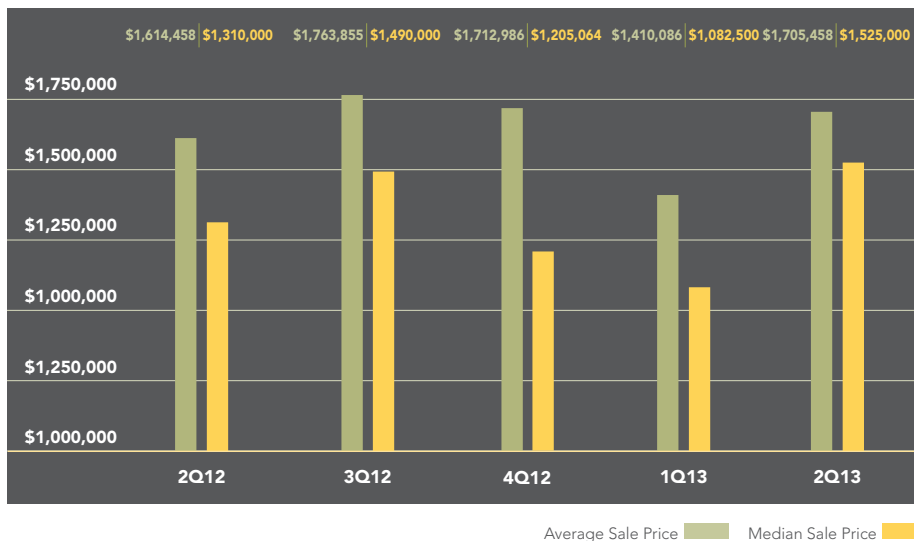


	Number of Sales	Days on Market
2Q13	198	199
1Q13	89	231
4Q12	142	249
3Q12	186	180
2Q12	160	166

New Canaan

New Canaan saw the biggest increase in sales over the past year, as closings jumped 48% to 95. Prices were also higher than the second quarter of 2012, as the average price rose 6% and the median price 16%.

Average and Median Sale Price

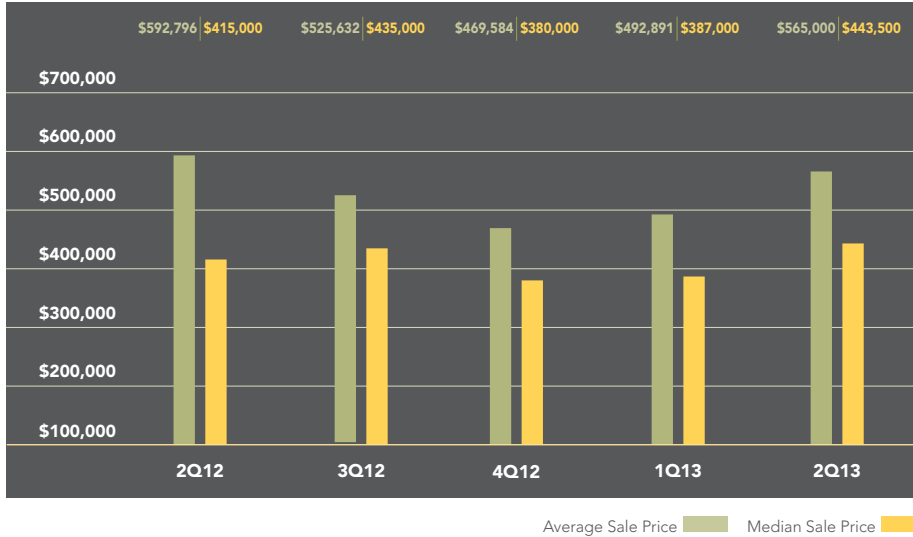


	Number of Sales	Days on Market
2Q13	95	172
1Q13	29	189
4Q12	50	215
3Q12	78	172
2Q12	64	165

Norwalk

The median price rose 7% from 2012's second quarter in Norwalk, despite a 5% decline in the average price. The number of sales rose from 151 a year ago to 190, a 26% improvement. Time on the market fell 10% from a year ago, reaching an average of 103 days.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q13	190	103
1Q13	109	138
4Q12	124	121
3Q12	143	99
2Q12	151	114

Stamford

Stamford homes posted modest price increases over the past 12 months, as the average price rose 1% and the median price 4%. There were 16% more sales than in the second quarter of 2012, as homes sold 9% faster.

Average and Median Sale Price

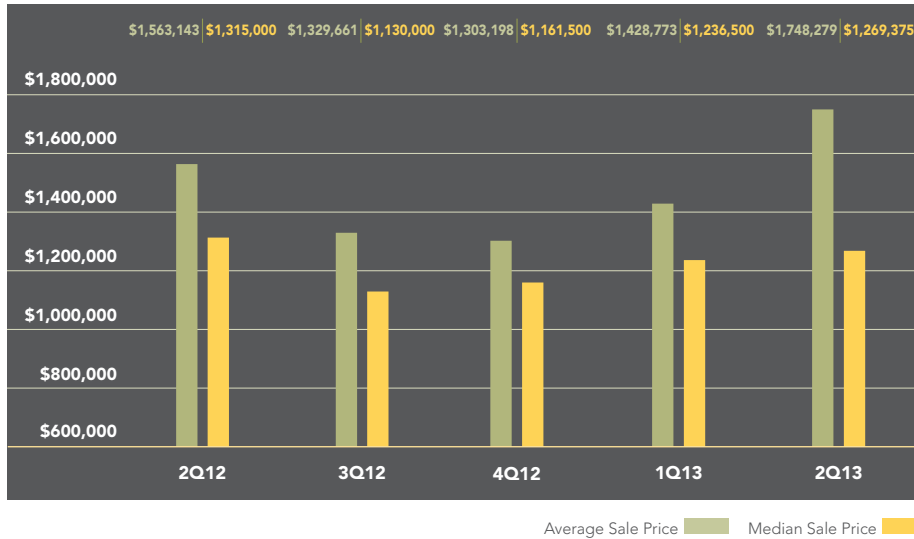


	Number of Sales	Days on Market
2Q13	203	98
1Q13	109	122
4Q12	137	93
3Q12	177	97
2Q12	175	108

Westport

In Westport, sales over \$1 million rose sharply, which brought the average price 12% higher than a year ago to \$1,748,279. The median price, which measures the middle of the market and is not as impacted by high-end activity, fell 3% during this time to \$1,269,375. There were 28% more closings than in 2012's second quarter, even though homes took 11% longer to sell.

Average and Median Sale Price

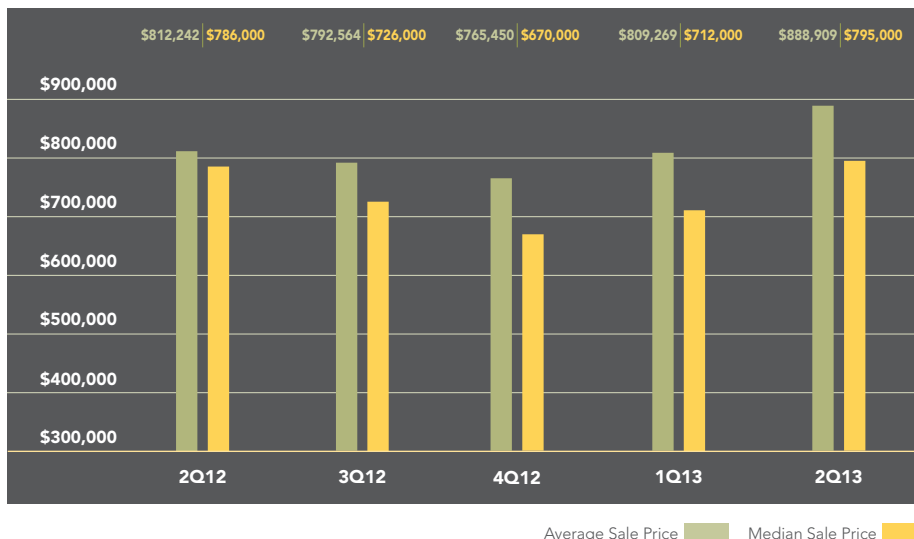


	Number of Sales	Days on Market
2Q13	132	112
1Q13	77	136
4Q12	83	131
3Q12	111	101
2Q12	103	101

Wilton

Wilton prices averaged \$888,909 in the second quarter, 9% more than during 2012's comparable period. The median price of \$795,000 was just 1% higher during this time. The number of sales rose from 69 a year ago to 86, a 25% increase.

Average and Median Sale Price



	Number of Sales	Days on Market
2Q13	86	112
1Q13	39	166
4Q12	52	148
3Q12	70	124
2Q12	69	138

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

2 Greenwich Office Park
Greenwich, CT 06831
203.869.8100

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Park Avenue

499 Park Avenue
New York, NY 10022
212.734.0010

East Side

770 Lexington Avenue
New York, NY 10065
212.317.7800

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

Village

831 Broadway
New York, NY 10003
212.253.6500

SoHo

451 West Broadway
New York, NY 10012
212.381.4200

Harlem

175 Lenox Avenue
New York, NY 10026
212.381.2570

Washington Heights

819 West 187th Street
New York, NY 10033

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Riverdale Mosholu

5626 Mosholu Avenue
Riverdale, NY 10471
718.549.4116

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Park Slope

76 Seventh Avenue
Brooklyn, NY 11201
718.399.2222

Park Slope

244 Fifth Avenue
Brooklyn, NY 11215
718.622.9300

Cobble Hill

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Brooklyn, NY 11201
718.613.2020

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
718.613.2090

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Hoboken, NJ 07030
201.478.6700

East Hampton

3 North Main Street
East Hampton, NY 11937
631.324.6100

Southampton

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Southampton, NY 11968
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212.381.3208

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# 99002855

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