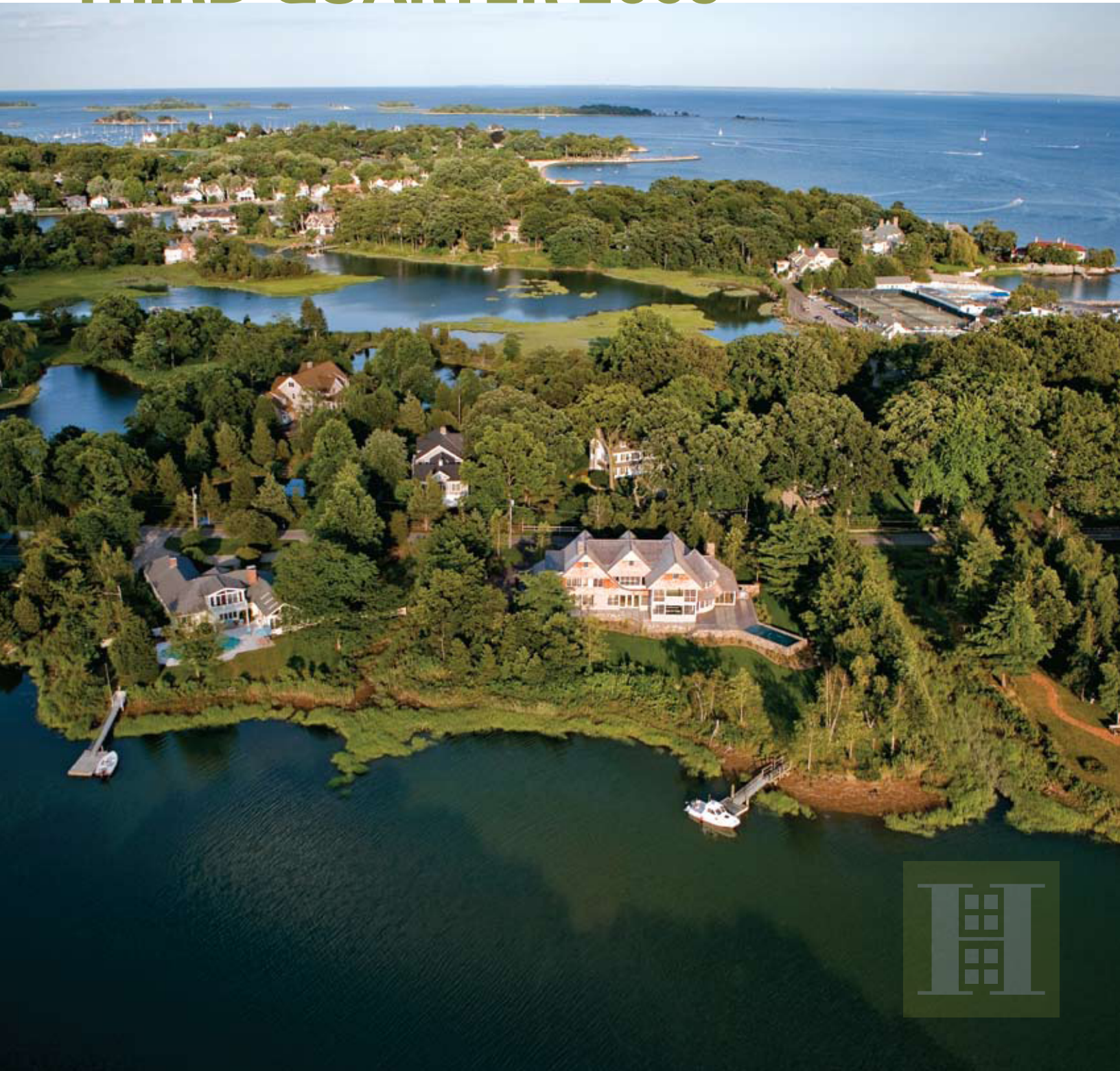


CONNECTICUT SINGLE-FAMILY SALES REPORT

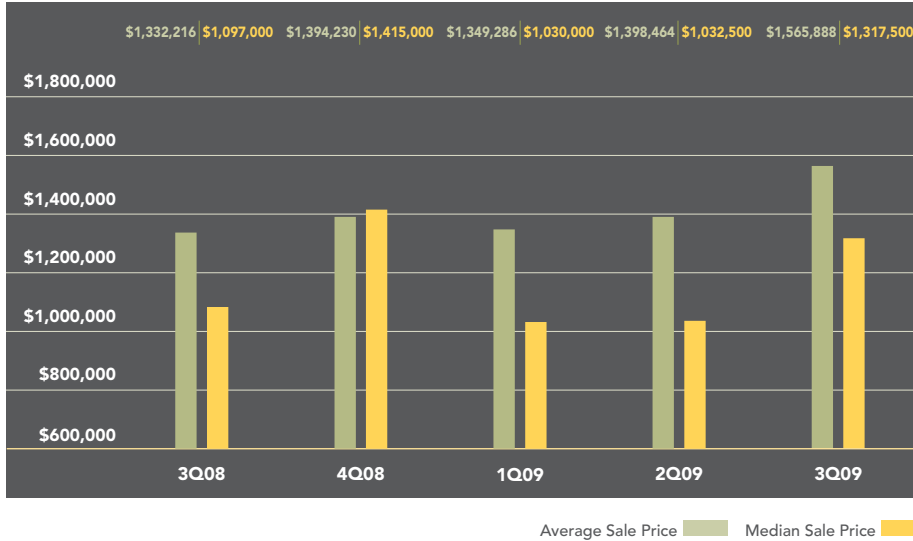
THIRD QUARTER 2009



Darien

Both the average and median price rose sharply over the past year in Darien, the only area in this report to see an increase in both statistics. The third quarter average price of \$1,565,888 was 18% higher than a year ago, while the median price rose 20% over this time to \$1,317,500. There were also 3% more sales than a year ago, which is surprising since homes spent 67% longer on the market than a year ago.

Average and Median Sale Price



	Number of Sales	Days on Market
3Q09	62	152
2Q09	48	113
1Q09	21	112
4Q08	27	151
3Q08	60	91

Fairfield

At an average of \$733,852, home prices in Fairfield were 15% lower than during the third quarter of 2008. The number of sales was also down 15% to 163 from 192 in the third quarter of 2008. Homes spent an average of 99 days on the market, 4% less time than a year ago.

Average and Median Sale Price

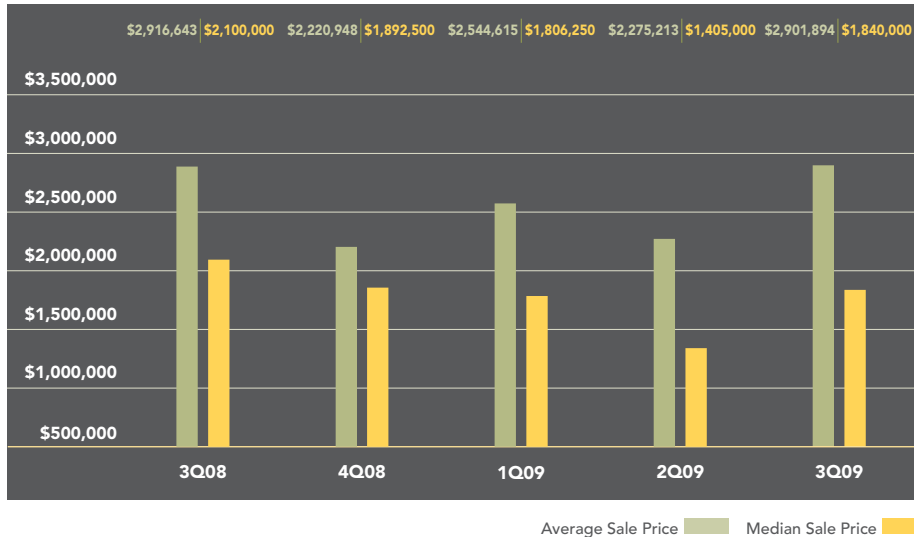


	Number of Sales	Days on Market
3Q09	163	99
2Q09	115	99
1Q09	65	99
4Q08	87	92
3Q08	192	103

Greenwich

An increase in sales over \$20 million helped keep the decline in the average price for Greenwich homes to just 1% over the past year. The median price, which measures the middle of the market and is not as impacted by high-end activity, fell 12% from the third quarter of 2008, to \$1,840,000. Homes took 30% longer to sell than a year ago, at an average of 228 days.

Average and Median Sale Price

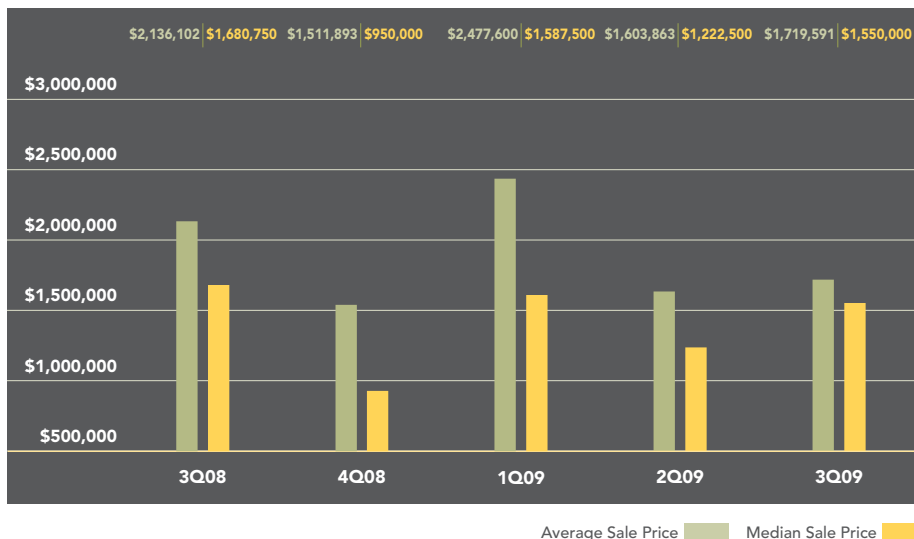


	Number of Sales	Days on Market
3Q09	119	228
2Q09	71	232
1Q09	26	214
4Q08	48	173
3Q08	120	176

New Canaan

A 50% decline in closings over \$3 million helped bring the average price down 19% over the past year for homes in New Canaan. The median price showed less of an effect, declining just 8% during this time to \$1,550,000. The 64 closings in this market during the third quarter represent a 3% improvement from the third quarter of 2008.

Average and Median Sale Price

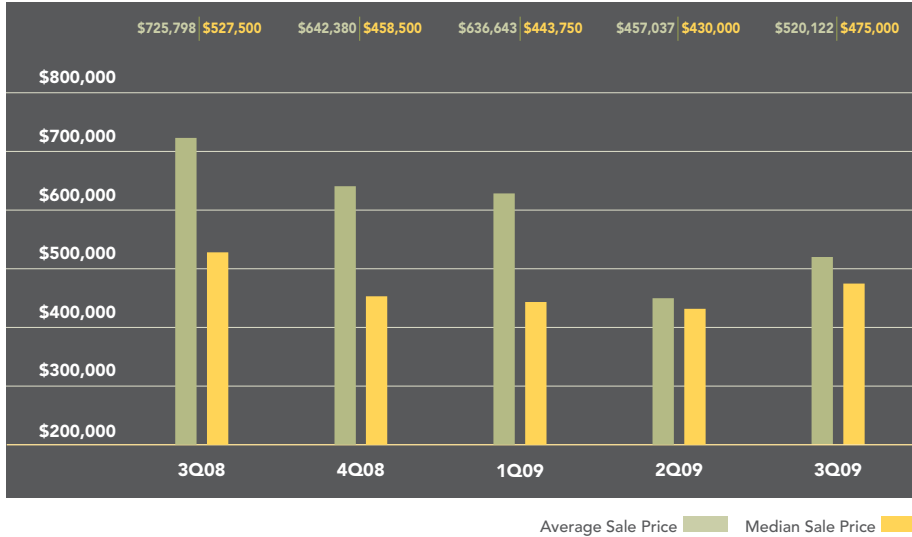


	Number of Sales	Days on Market
3Q09	64	179
2Q09	40	203
1Q09	10	243
4Q08	14	153
3Q08	62	192

Norwalk

During the third quarter of 2008, sales over \$1 million accounted for 11% of the Norwalk market. In the third quarter of 2009, just 5% of Norwalk homes sold for over \$1 million, which helped bring the average price down 28% from a year ago. The median price fell 10% from 2008's third quarter, to \$475,000.

Average and Median Sale Price



	Number of Sales	Days on Market
3Q09	126	103
2Q09	101	100
1Q09	68	120
4Q08	90	111
3Q08	136	107

Stamford

Stamford home prices averaged \$724,464 during the third quarter, 6% less than a year ago. At \$580,000, the median price was 13% lower over this time. Homes stayed on the market 17% longer than during 2008's third quarter, at an average of 102 days.

Average and Median Sale Price

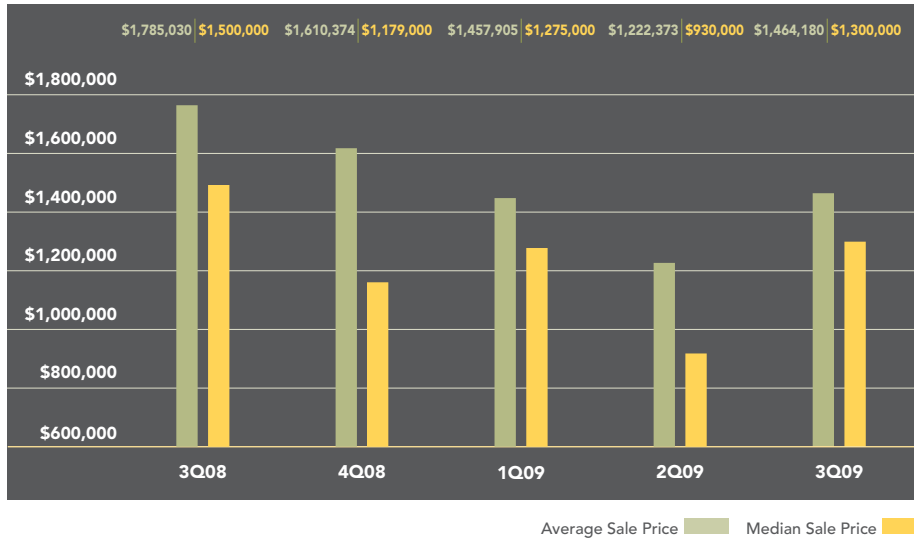


	Number of Sales	Days on Market
3Q09	157	102
2Q09	110	98
1Q09	60	116
4Q08	102	113
3Q08	156	87

Westport

Homes selling in Westport during the third quarter fetched an average of \$1,464,180, down 18% from a year ago. The 83 closings during the quarter were 14% less than the third quarter of 2008. Homes sold in the third quarter were on the market for an average of 108 days, 16% longer than a year ago.

Average and Median Sale Price

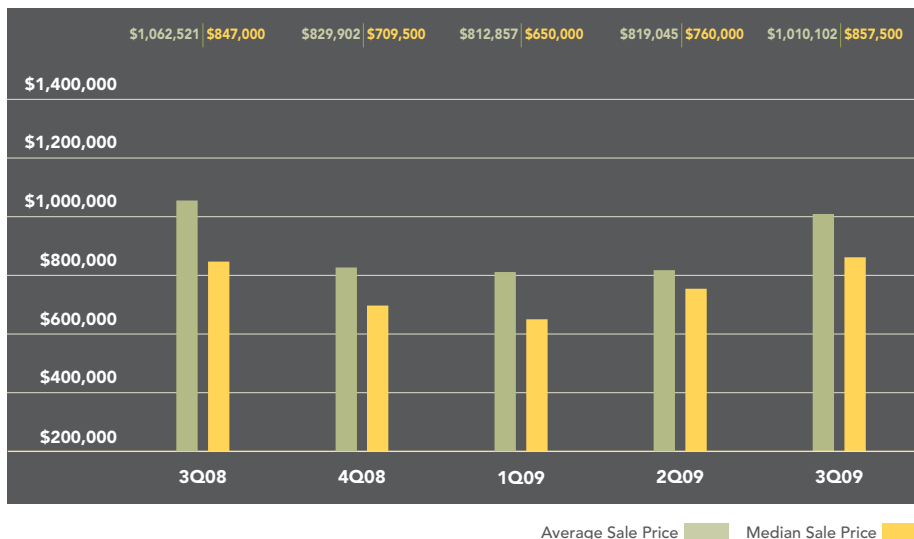


	Number of Sales	Days on Market
3Q09	83	108
2Q09	62	113
1Q09	28	143
4Q08	53	121
3Q08	97	93

Wilton

Sales in Wilton during the third quarter were 18% below the same period in 2008, the largest decline in sales for any area in this report. The average price crossed the \$1 million mark for the first time since the third quarter of 2008, at \$1,010,102. The median sales price of \$857,500 was a 1% improvement from a year ago.

Average and Median Sale Price



	Number of Sales	Days on Market
3Q09	47	112
2Q09	41	122
1Q09	14	107
4Q08	30	121
3Q08	57	112

**Greenwich**

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Stamford

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Stamford, CT 06905
203.329.8801

Harlem

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New York, NY 10026
212.381.2570

Darien

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Darien, CT 06820
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Brooklyn Heights

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Brooklyn, NY 11201
718.613.2000

New Canaan

183 Elm Street
New Canaan, CT 06840
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Boerum Hill Office

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Brooklyn, NY 11217
718.613.2090

Westport

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Westport, CT 06880
203.221.0666

Cobble Hill

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Brooklyn, NY 11201
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203.762.8118

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Hoboken, NJ 07030
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Rowayton, CT 06853
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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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