

CONNECTICUT SINGLE-FAMILY SALES REPORT

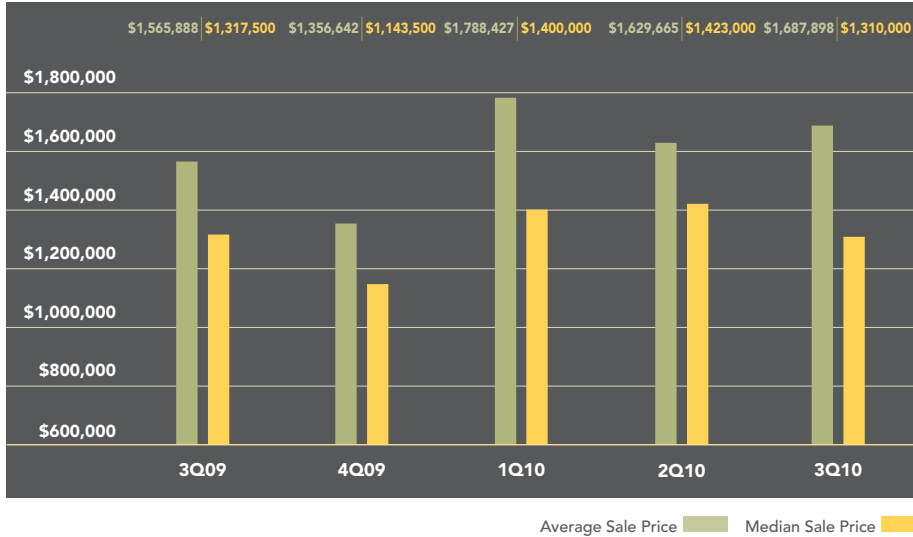
THIRD QUARTER 2010



Darien

Sales activity remained brisk in Darien during the third quarter, as 42% more homes sold than a year ago. The average price of \$1,687,898 was 8% higher than during the third quarter of 2009, aided by 2 closings over \$5 million. The median price, which measures the middle of the market, fell 1% from a year ago to \$1,310,000. Homes spent 112 days on the market, 26% less time than a year ago.

Average and Median Sale Price

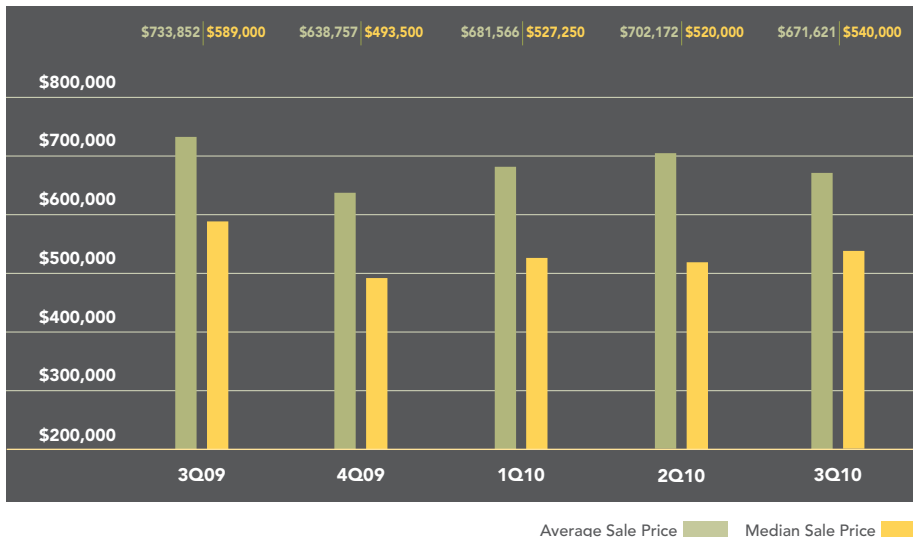


	Number of Sales	Days on Market
3Q10	88	112
2Q10	80	160
1Q10	37	182
4Q09	50	154
3Q09	62	152

Fairfield

Both the average and median price fell 8% in Fairfield over the past year. The number of sales rose slightly, as 165 closings took place. At an average of 90 days, homes sold 9% faster than during 2009's third quarter.

Average and Median Sale Price

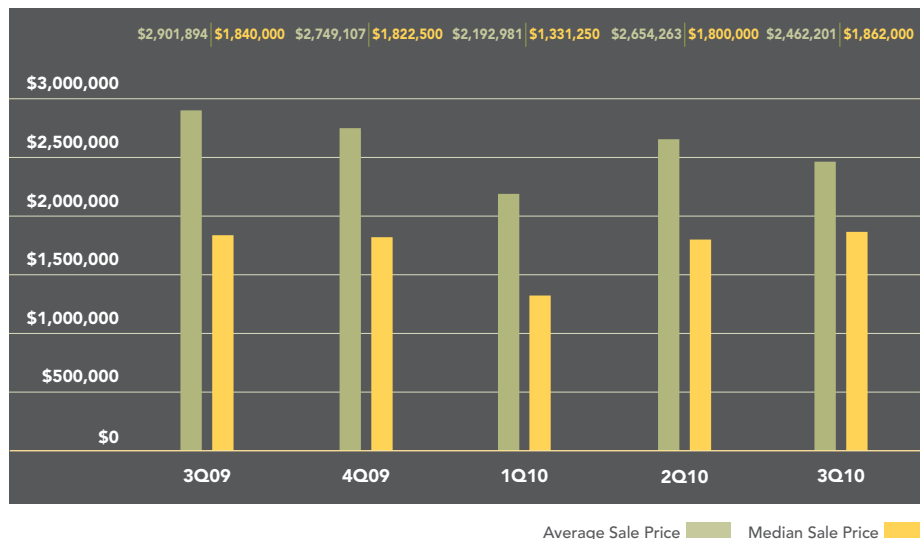


	Number of Sales	Days on Market
3Q10	165	90
2Q10	201	97
1Q10	106	100
4Q09	117	103
3Q09	163	99

Greenwich

A year ago there were 3 closings of at least \$18 million in Greenwich, helping to inflate the average price. Without similar closings in the third quarter of 2010, the average price fell 15% to \$2,462,201. The median price rose 1% during this time, to \$1,862,000. The 141 closings during the quarter were an 18% improvement from the third quarter of 2009.

Average and Median Sale Price

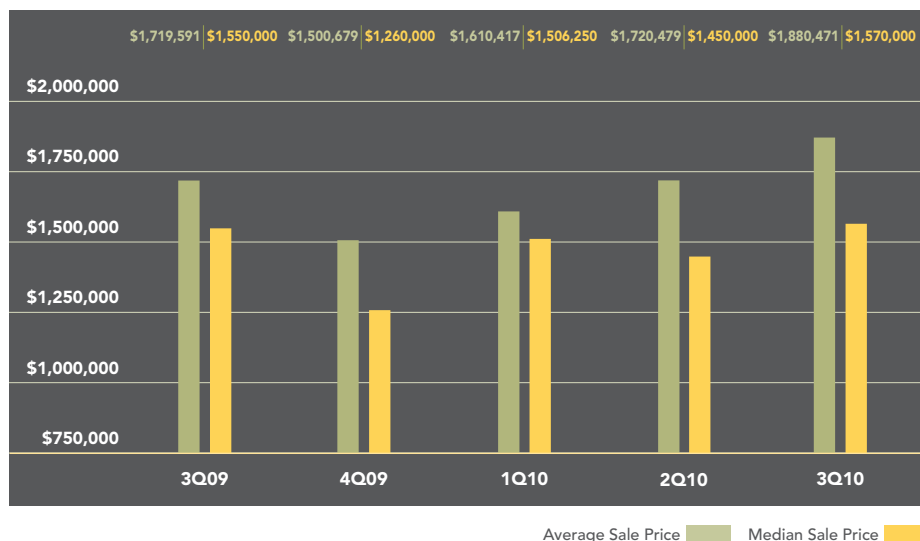


	Number of Sales	Days on Market
3Q10	141	225
2Q10	141	232
1Q10	92	237
4Q09	110	229
3Q09	119	228

New Canaan

New Canaan was the only market in this report to post an increase in both its average and median price over the past year. At \$1,880,471, New Canaan's average price was 9% higher than year ago, while the median price rose 1% to \$1,570,000. The number of sales rose 28% during this time, despite the fact that homes spent 13% longer on the market.

Average and Median Sale Price

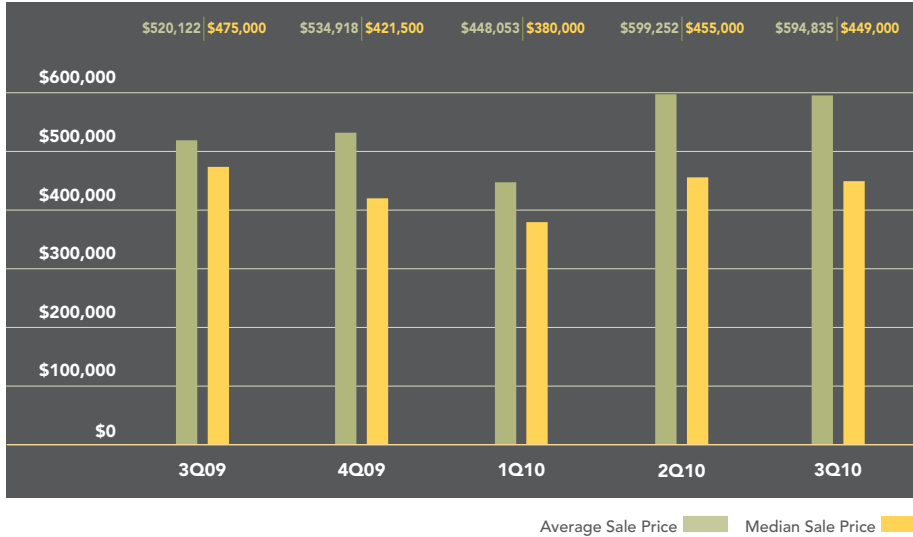


	Number of Sales	Days on Market
3Q10	82	202
2Q10	58	214
1Q10	26	241
4Q09	35	204
3Q09	64	179

Norwalk

In Norwalk sales of at least \$1 million doubled compared to the third quarter of 2009, pushing the average home price 14% higher to \$594,835. The median price, which is not as impacted by this increase in high-end sales, fell 5% from a year ago to \$449,000. There were 137 closings in Norwalk during the third quarter of 2010, 9% more than a year ago.

Average and Median Sale Price

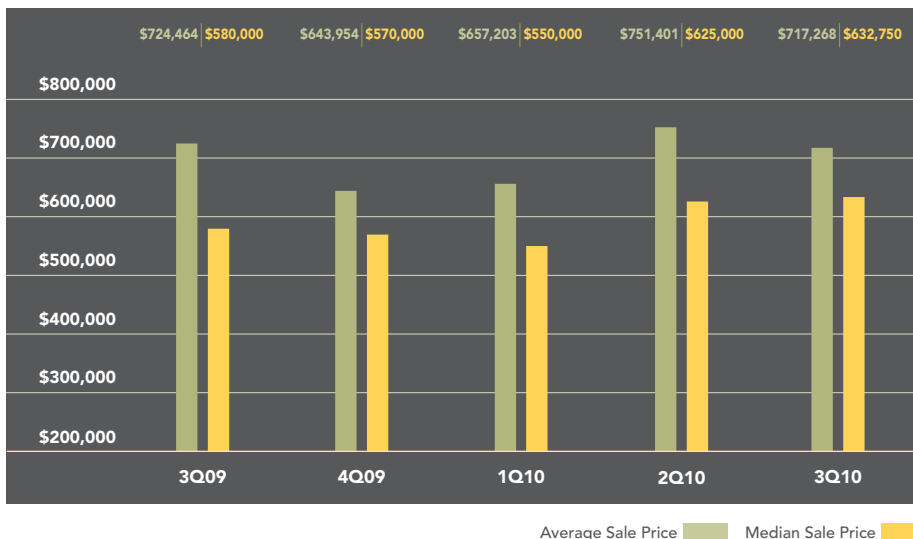


	Number of Sales	Days on Market
3Q10	137	118
2Q10	149	104
1Q10	93	100
4Q09	144	96
3Q09	126	103

Stamford

Stamford home prices averaged \$717,268 during the third quarter, 1% less than a year ago. The median price rose 9% during this time, to \$632,750. The number of sales fell 12% compared to 2009's third quarter, the biggest decline in sales for any area in this report. Homes spent 9% less time on the market, taking an average of 93 days to sell.

Average and Median Sale Price

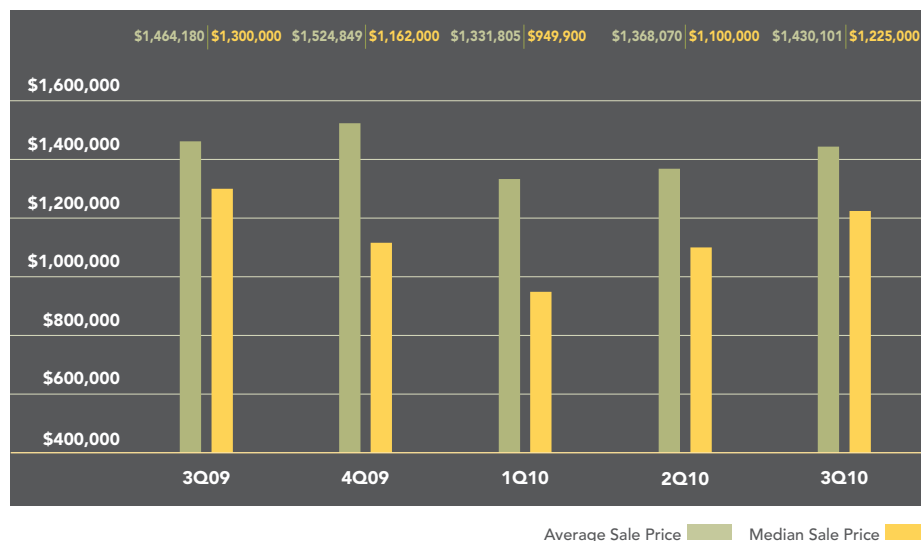


	Number of Sales	Days on Market
3Q10	138	93
2Q10	175	96
1Q10	96	128
4Q09	155	97
3Q09	157	102

Westport

The average price fell 2% over the past year in Westport, to \$1,430,101. The median price posted a slightly higher decline, falling 6% to \$1,225,000. Sales rose sharply from a year ago, as 51% more closings took place. This was the largest sales increase for any area in this report.

Average and Median Sale Price

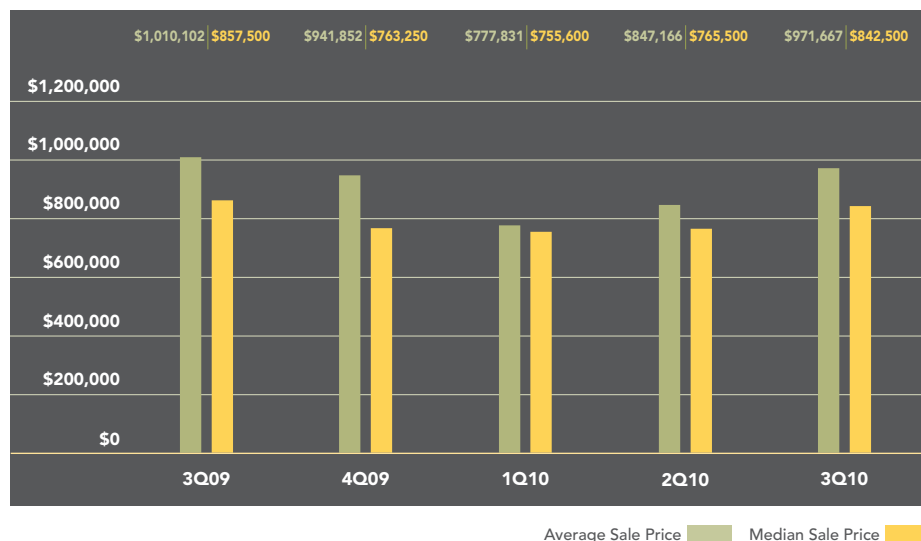


	Number of Sales	Days on Market
3Q10	125	90
2Q10	95	107
1Q10	53	103
4Q09	76	154
3Q09	83	108

Wilton

At \$971,667 the average sale price in Wilton was 4% lower than during the third quarter of 2009. The number of sales fell 6%, from 47 a year ago to 44. At an average of 109 days, homes spent 3% less time on the market than during the third quarter of 2009.

Average and Median Sale Price



	Number of Sales	Days on Market
3Q10	44	109
2Q10	64	106
1Q10	22	126
4Q09	34	156
3Q09	47	112

Greenwich

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Darien, CT 06820
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New Canaan

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New Canaan, CT 06840
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Phone: 718-613-2090

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Cobble Hill

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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

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