

# CONNECTICUT SINGLE-FAMILY SALES REPORT

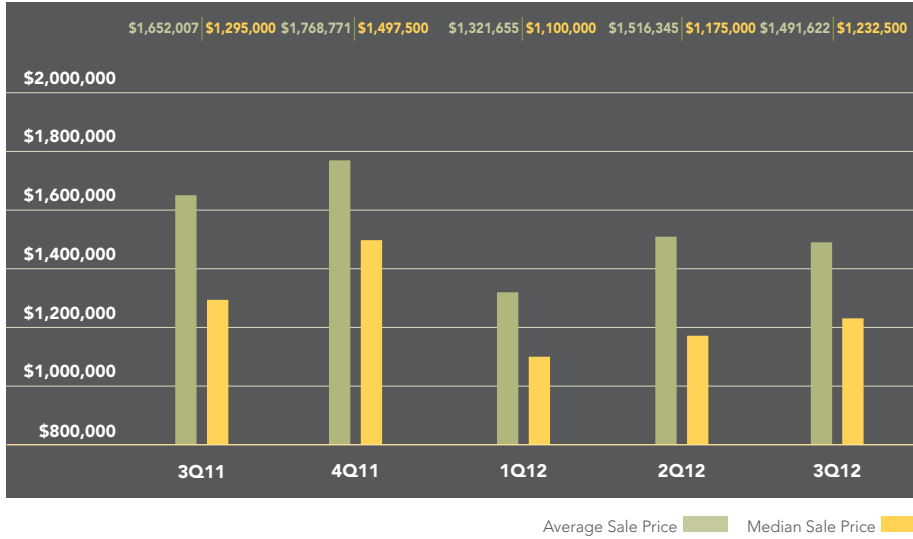
## THIRD QUARTER 2012



## Darien

Single-family home prices averaged \$1,491,622 in Darien during the third quarter, 10% less than a year ago. The median price posted a smaller decline, falling 5% to \$1,232,500. The number of sales rose 30%, from 69 in 2011's third quarter to 90.

### Average and Median Sale Price

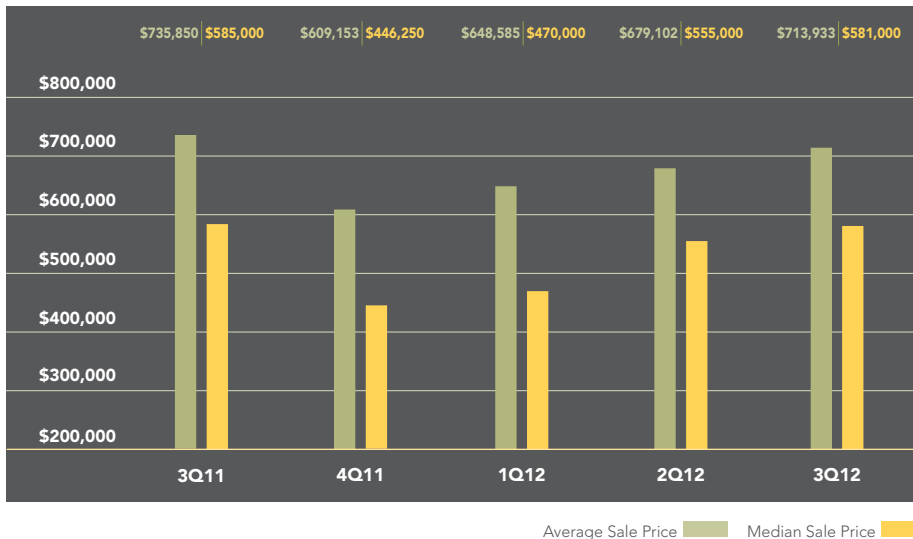


	Number of Sales	Days on Market
3Q12	90	133
2Q12	101	120
1Q12	29	126
4Q11	36	127
3Q11	69	131

## Fairfield

Fairfield homes sold for an average of \$713,933, 3% less than during the third quarter of 2011. The median price was down slightly at \$581,000, while the number of sales rose 21% to 180.

### Average and Median Sale Price

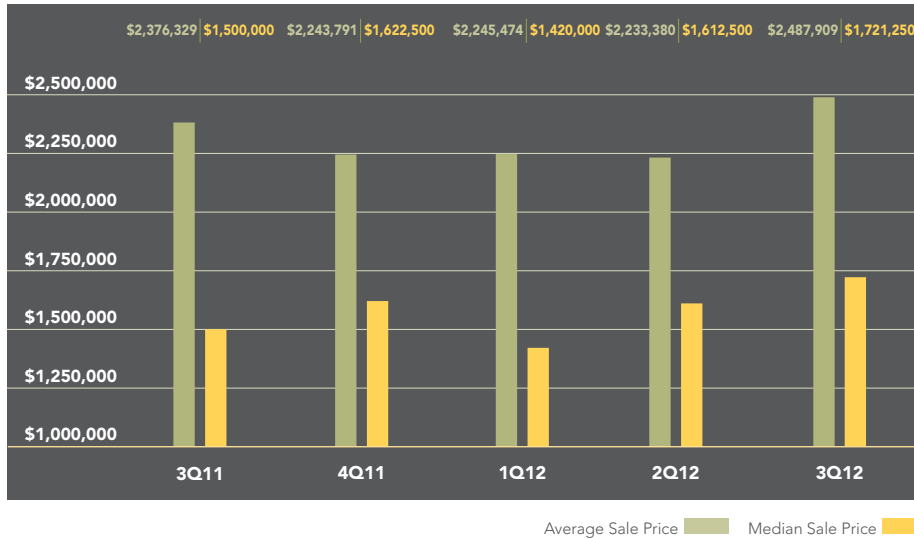


	Number of Sales	Days on Market
3Q12	180	100
2Q12	193	109
1Q12	93	147
4Q11	94	102
3Q11	149	95

## Greenwich

Home sales rose 39% in Greenwich over the past year, the largest increase in sales for any town in our report. Prices also rose, as the average price of \$2,487,909 was 5% higher than 2011's third quarter. The median price rose 15%, from \$1,500,000 a year ago, to \$1,721,250.

### Average and Median Sale Price

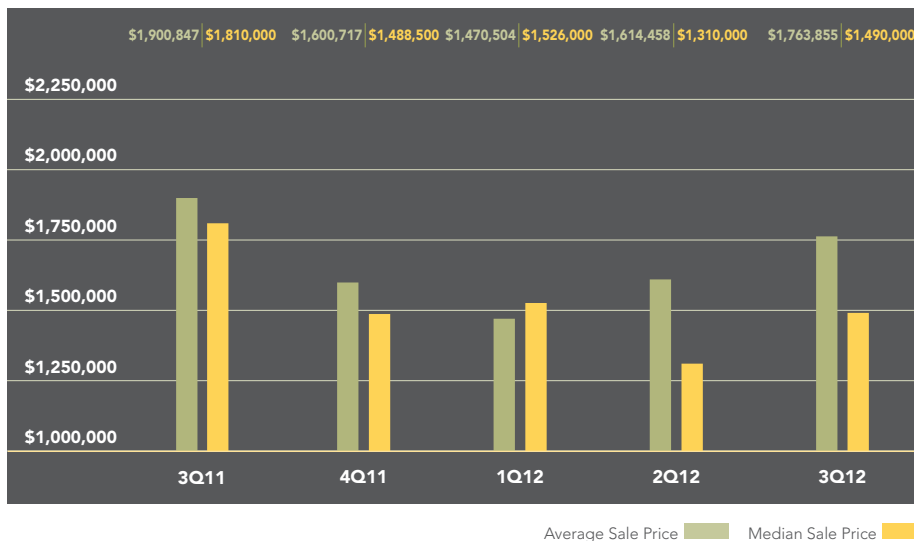


	Number of Sales	Days on Market
3Q12	186	180
2Q12	160	166
1Q12	89	152
4Q11	80	237
3Q11	134	143

## New Canaan

New Canaan saw both its average and median price fall compared to a year ago. At \$1,763,855 the average price was 7% below a year ago, while the median price fell 18% to \$1,490,000. Sales rose 18% from the third quarter of 2011, and homes spent 7% less time on the market.

### Average and Median Sale Price



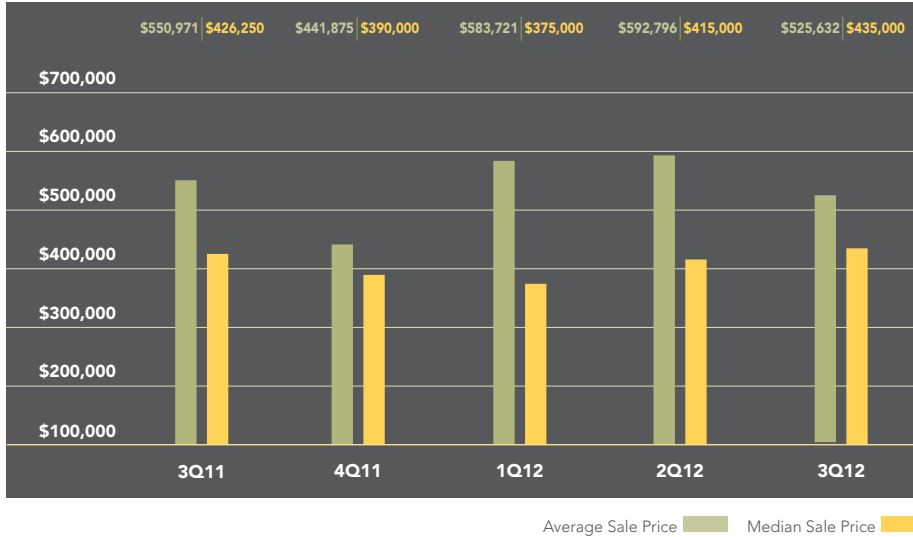
	Number of Sales	Days on Market
3Q12	78	172
2Q12	64	165
1Q12	25	212
4Q11	36	192
3Q11	66	185



## Norwalk

Prices were mixed in the Norwalk market over the past year. The average price fell 5% to \$525,632, but the median price rose 2% to \$435,000. A declining average price, combined with an increase in the median price, is usually an indication of fewer high-end sales. Sales for at least \$1 million accounted for a smaller share of transactions in Norwalk this quarter, which was the main reason the average price was lower.

### Average and Median Sale Price

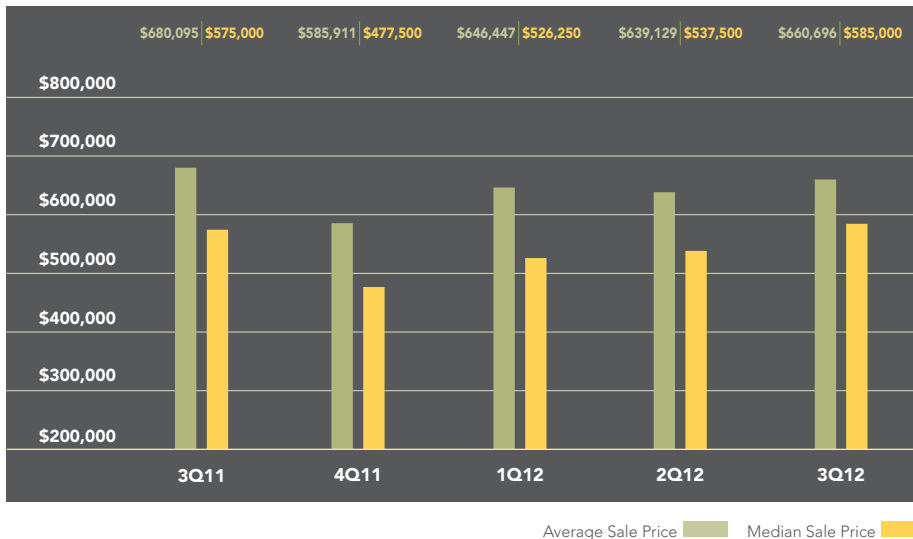


	Number of Sales	Days on Market
3Q12	143	99
2Q12	151	114
1Q12	74	162
4Q11	102	122
3Q11	106	119

## Stamford

Stamford also saw fewer \$1 million and higher sales than a year ago, which brought its average price down 3% to \$660,696. Similarly to Norwalk, the median price rose 2% during this time to \$585,000. While the number of sales rose 2% from the third quarter of 2011, it was the smallest increase in sales posted by any town in our report.

### Average and Median Sale Price

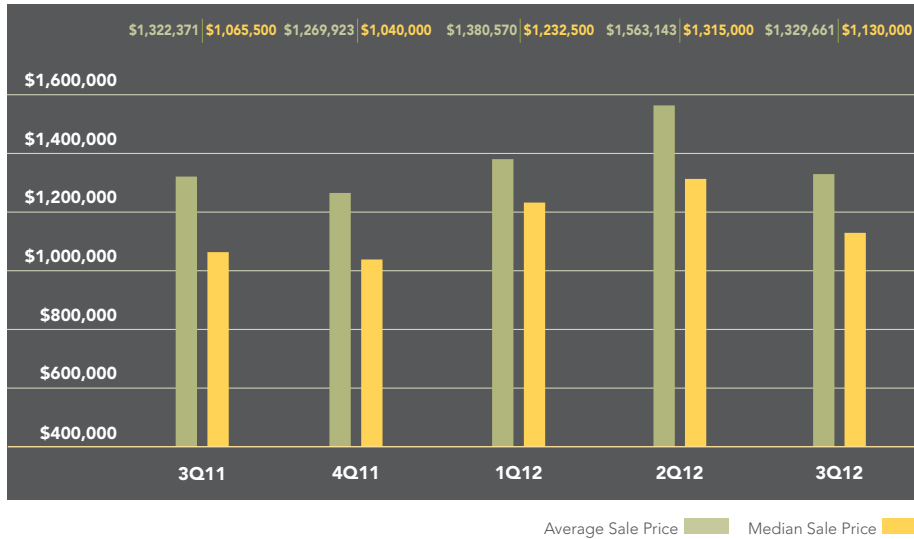


	Number of Sales	Days on Market
3Q12	177	97
2Q12	175	108
1Q12	98	131
4Q11	100	127
3Q11	174	95

## Westport

Westport saw a small increase in its average price, from \$1,322,371 a year ago to \$1,329,661. The median price of \$1,130,000 was 6% higher than during 2011's third quarter. Sales were up by 7%, even though homes took 9% longer to sell than a year ago.

### Average and Median Sale Price

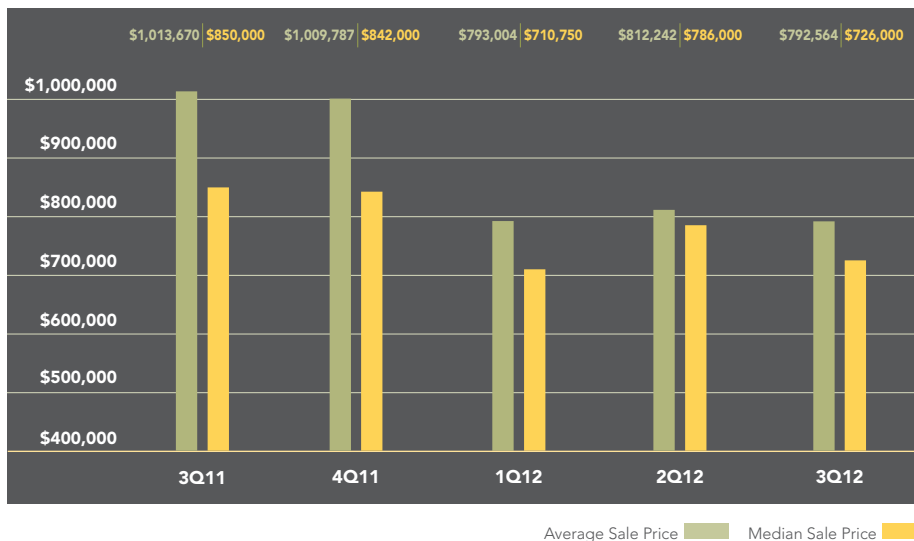


	Number of Sales	Days on Market
3Q12	111	101
2Q12	103	101
1Q12	60	128
4Q11	58	119
3Q11	104	93

## Wilton

A year ago, 31% of all sales in Wilton were for at least \$1 million. In the third quarter of 2012, that figure fell to 17%, so it's not surprising the average price fell sharply to \$792,564. This market was more active than a year ago, as closings rose 30% to 70.

### Average and Median Sale Price



	Number of Sales	Days on Market
3Q12	70	124
2Q12	69	138
1Q12	28	141
4Q11	35	124
3Q11	54	107



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**Greenwich**  
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**Rowayton**  
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**Wilton**  
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**Cobble Hill**  
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**Hudson Valley**  
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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# 99002582

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