

CONNECTICUT SINGLE-FAMILY SALES REPORT

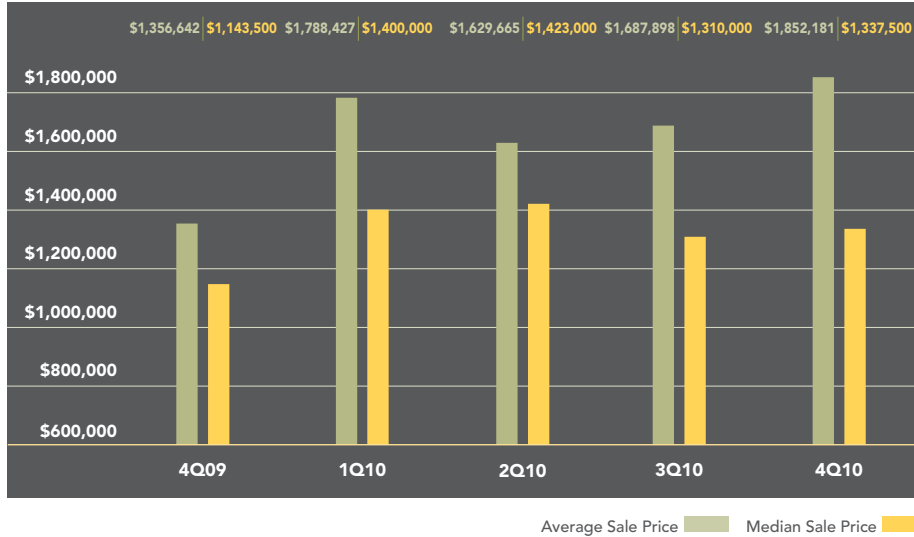
FOURTH QUARTER 2010



Darien

Despite a 28% decline in the number of sales, prices rose in the Darien market over the past year as high-end sales accounted for an increasing share of the market. At \$1,852,181, the area's average price was 37% higher than a year ago, while the median price rose 17% to \$1,337,500. Both these increases were helped by a pickup in sales over \$2 million, which accounted for 33% of all sales compared to 20% a year ago.

Average and Median Sale Price

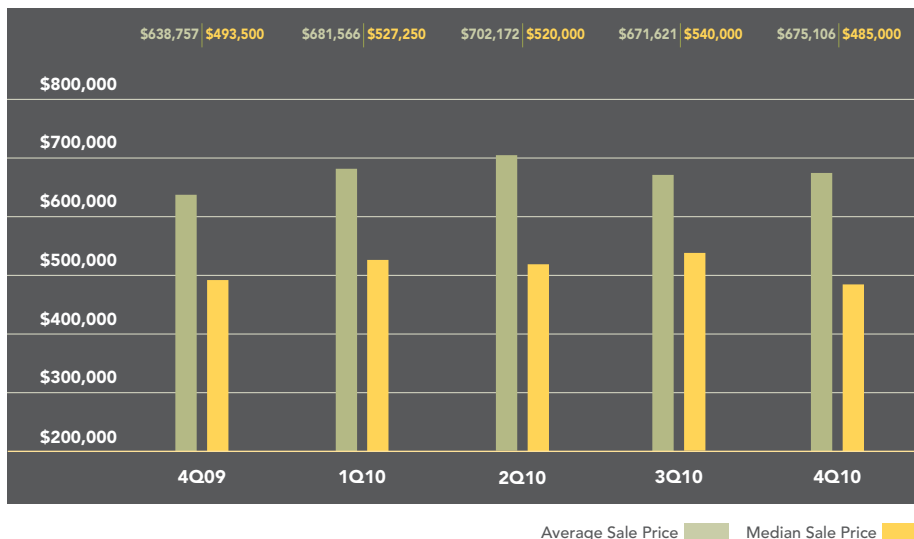


	Number of Sales	Days on Market
4Q10	36	138
3Q10	88	112
2Q10	80	160
1Q10	37	182
4Q09	50	154

Fairfield

In Fairfield, home prices averaged \$675,106 in the fourth quarter, 6% more than a year ago. The median price fell 2% during this time to \$485,000. There were 121 closings during the fourth quarter of 2010, 3% more than a year ago.

Average and Median Sale Price

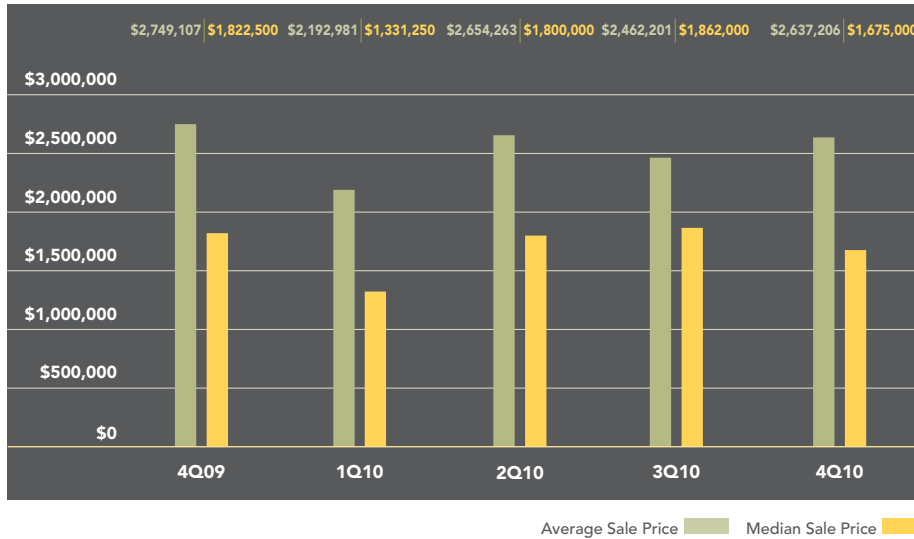


	Number of Sales	Days on Market
4Q10	121	104
3Q10	165	90
2Q10	201	97
1Q10	106	100
4Q09	117	103

Greenwich

Homes in Greenwich sold for an average of \$2,637,206, 4% less than during the fourth quarter of 2009. At \$1,675,000 the median price was 8% lower than a year ago, while the number of sales fell 10% to 99. Homes spent 2% longer on the market, at an average of 234 days.

Average and Median Sale Price

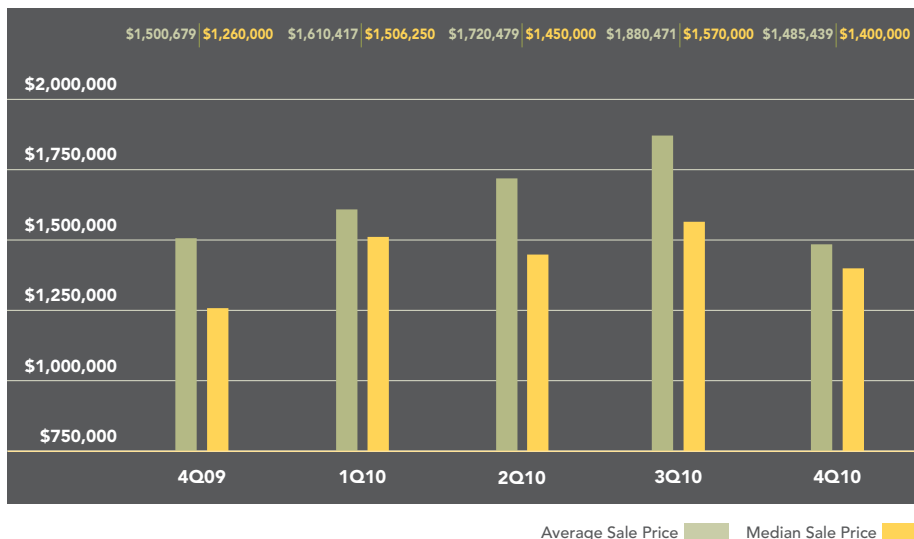


	Number of Sales	Days on Market
4Q10	99	234
3Q10	141	225
2Q10	141	232
1Q10	92	237
4Q09	110	229

New Canaan

A decline in sales over \$3 million brought the average price 1% lower over the past year in New Canaan. The median price, which measures the middle of the market, actually rose 11% during this time to \$1,400,000. The number of sales rose 11% compared to 2009's fourth quarter, the largest increase in sales for any of the areas in our report. Homes in New Canaan spent an average of 181 days on the market, 11% less time than a year ago.

Average and Median Sale Price

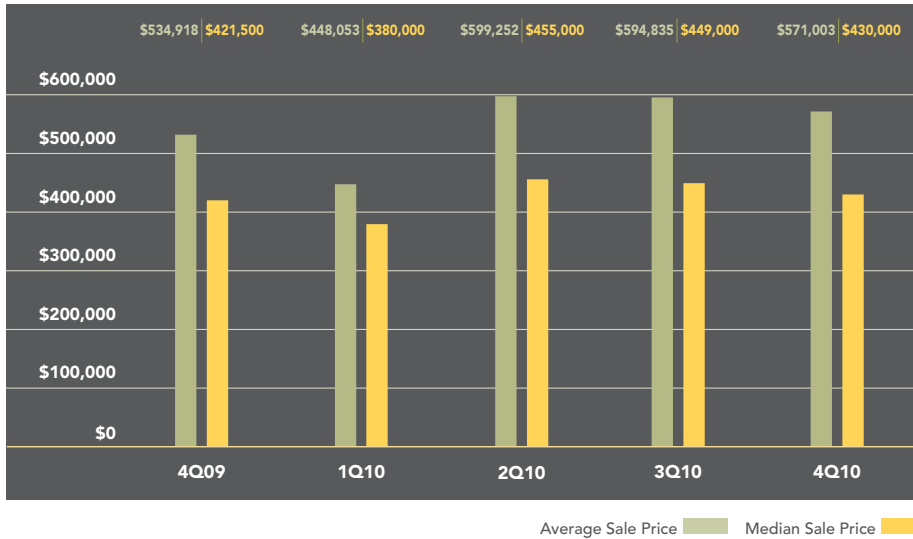


	Number of Sales	Days on Market
4Q10	39	181
3Q10	82	202
2Q10	58	214
1Q10	26	241
4Q09	35	204

Norwalk

Both the average and median price rose over the past year in Norwalk, despite a 19% decline in the number of closings and a 28% increase in days on the market. At \$571,003 the average home price was 7% higher than a year ago, while the median rose 2% to \$430,000.

Average and Median Sale Price

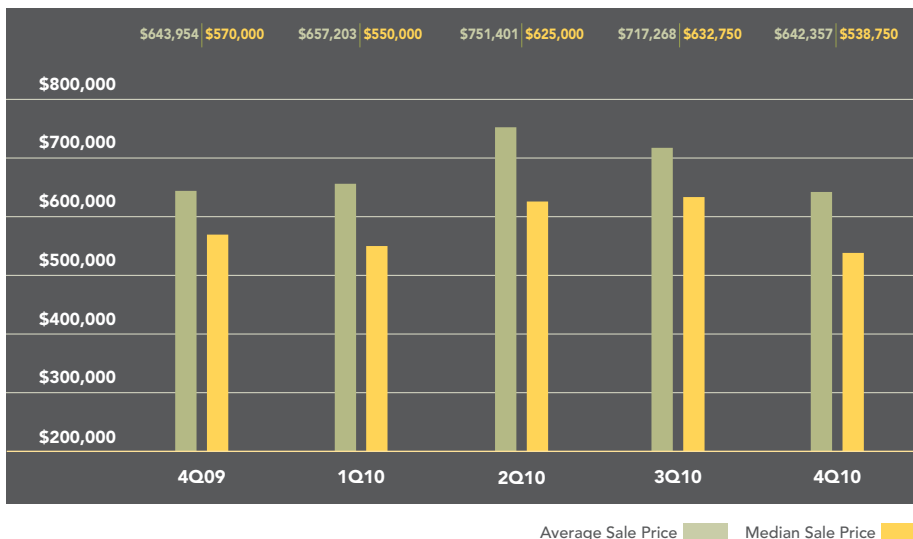


	Number of Sales	Days on Market
4Q10	116	123
3Q10	137	118
2Q10	149	104
1Q10	93	100
4Q09	144	96

Stamford

While the average price was virtually unchanged in Stamford over the past year, the median price fell 5% to \$538,750. The number of sales fell 26%, from 155 a year ago to 114. At an average of 109 days, homes took 12% longer to sell than during the fourth quarter of 2009.

Average and Median Sale Price

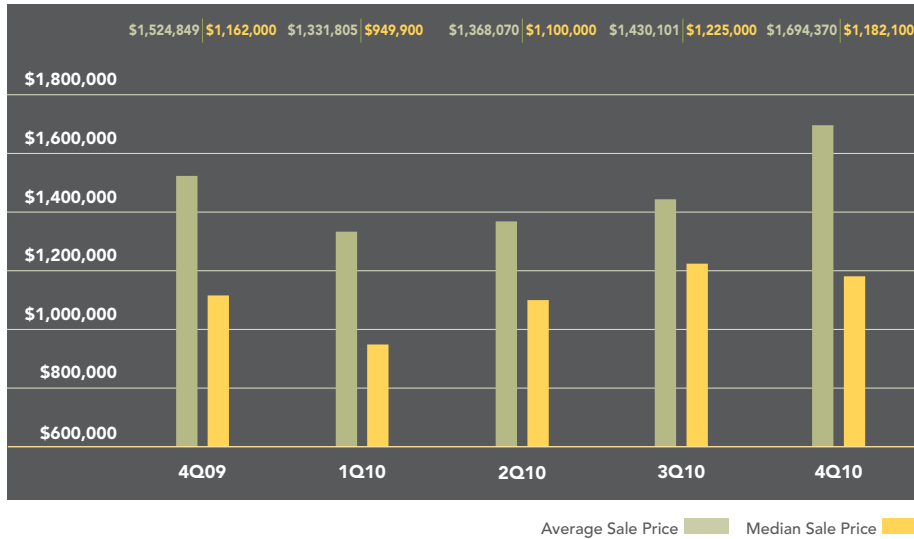


	Number of Sales	Days on Market
4Q10	114	109
3Q10	138	93
2Q10	175	96
1Q10	96	128
4Q09	155	97

Westport

Westport home prices averaged \$1,694,370 during the fourth quarter, 11% more than a year ago. The number of sales fell 4%, from 76 in 2009's fourth quarter to 73. Homes that sold in the fourth quarter spent an average of 113 days on the market, 27% less time than a year ago.

Average and Median Sale Price

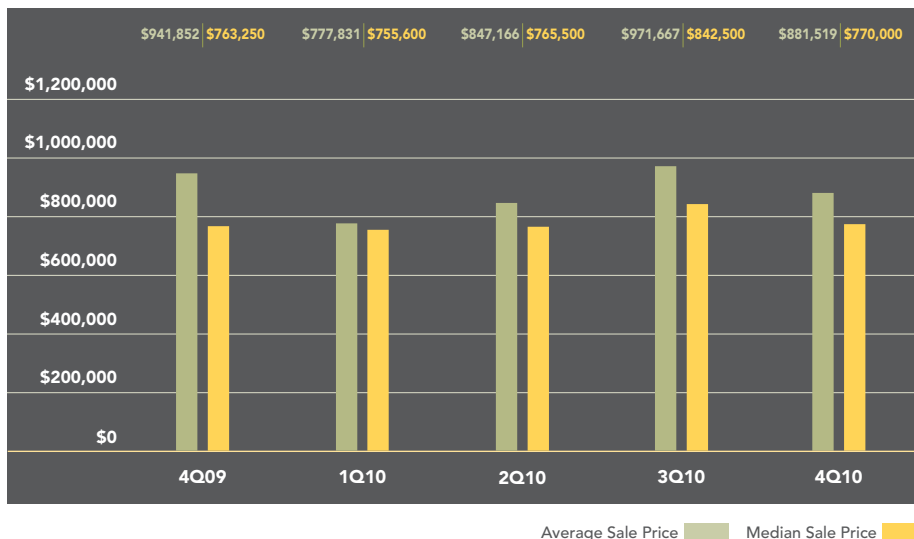


	Number of Sales	Days on Market
4Q10	73	113
3Q10	125	90
2Q10	95	107
1Q10	53	103
4Q09	76	154

Wilton

The average price fell 6% over the past year in Wilton to \$881,519. The median price rose slightly, up from \$763,250 a year ago to \$770,000. While the number of sales was unchanged from a year ago, the average days on the market fell 22% to 121.

Average and Median Sale Price



	Number of Sales	Days on Market
4Q10	34	121
3Q10	44	109
2Q10	64	106
1Q10	22	126
4Q09	34	156

**Greenwich**

2 Sound View Drive
Greenwich, CT 06830
203.869.8100

Midtown

770 Lexington Avenue
New York, NY 10065
212.317.7800

Stamford

1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Harlem

175 Lenox Avenue
New York, NY 10026
212.381.2570

Darien

671 Boston Post Road
Darien, CT 06820
203.655.1418

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

New Canaan

183 Elm Street
New Canaan, CT 06840
203.966.7800

Boerum Hill

495 Atlantic Avenue
Brooklyn, NY 11217
Phone: 718-613-2090

Westport

379 Post Road East
Westport, CT 06880
203.221.0666

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Wilton

21 River Road
Wilton, CT 06897
203.762.8118

Metro New Jersey

79 Hudson Street
Hoboken, NJ 07030
201.478.6700

Rowayton

140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Eastside

1356 Third Avenue
New York, NY 10075
212.734.0010

Hudson Valley

526 Warren Street
Hudson, NY 12534
518.828.0181

Westside

408 Columbus Avenue
New York, NY 10024
212.769.3000

Development Marketing

831 Broadway
New York, NY 10003
212.253.9300

Village

831 Broadway
New York, NY 10003
212.253.9300

Investment Sales

770 Lexington Avenue
New York, NY 10065
212.381.3208

SoHo

451 West Broadway
New York, NY 10012
212.475.4200

Global Services

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

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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