

# CONNECTICUT SINGLE-FAMILY SALES REPORT

## FOURTH QUARTER 2011

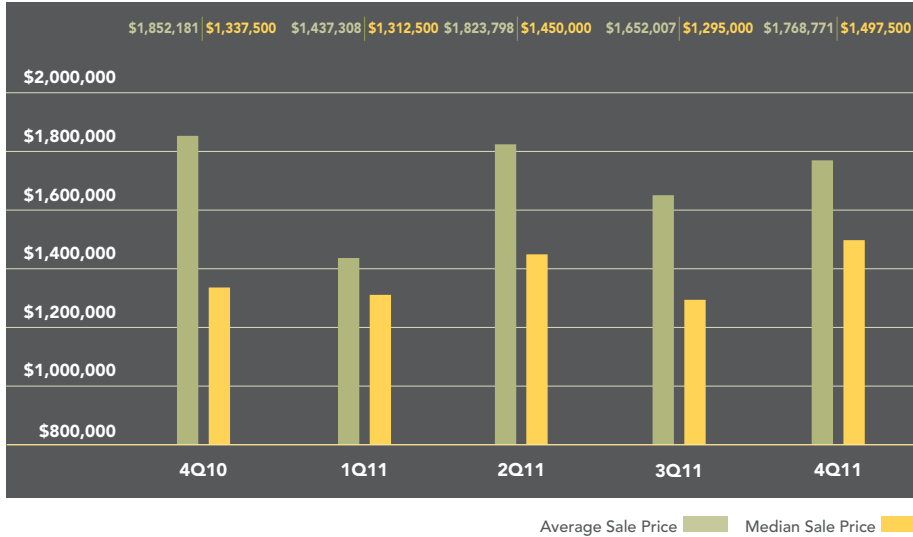




## Darien

A decline in high-end closings brought the average price 5% lower over the past year in Darien to \$1,768,771. The median price, which measures the middle of the market, rose 12% during this time to \$1,497,500. Homes spent an average of 127 days on the market, 8% less time than a year ago.

### Average and Median Sale Price

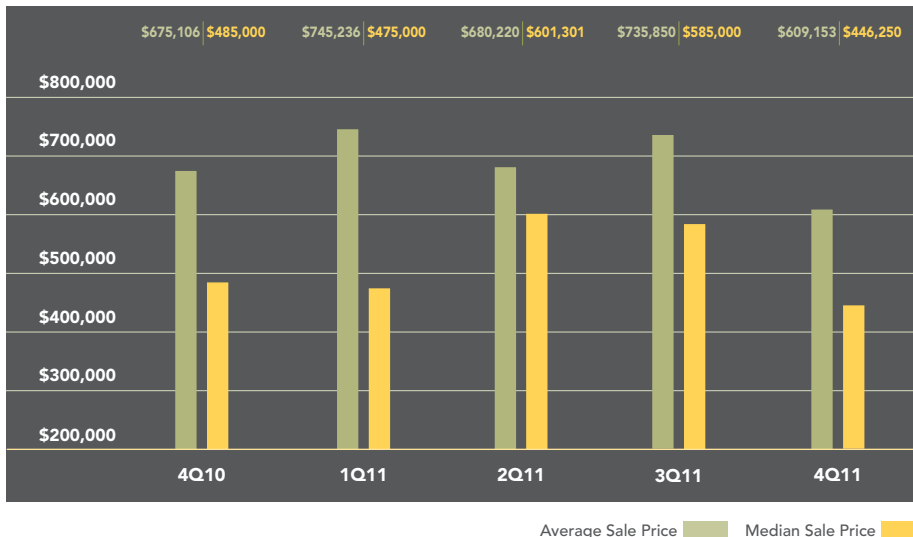


	Number of Sales	Days on Market
4Q11	36	127
3Q11	69	131
2Q11	89	142
1Q11	26	168
4Q10	36	138

## Fairfield

Both prices and the number of sales fell over the past year in Fairfield. Prices averaged \$609,153 during the fourth quarter, 10% less than a year ago. There were 94 sales of single-family homes, 22% fewer than during the fourth quarter of 2010.

### Average and Median Sale Price

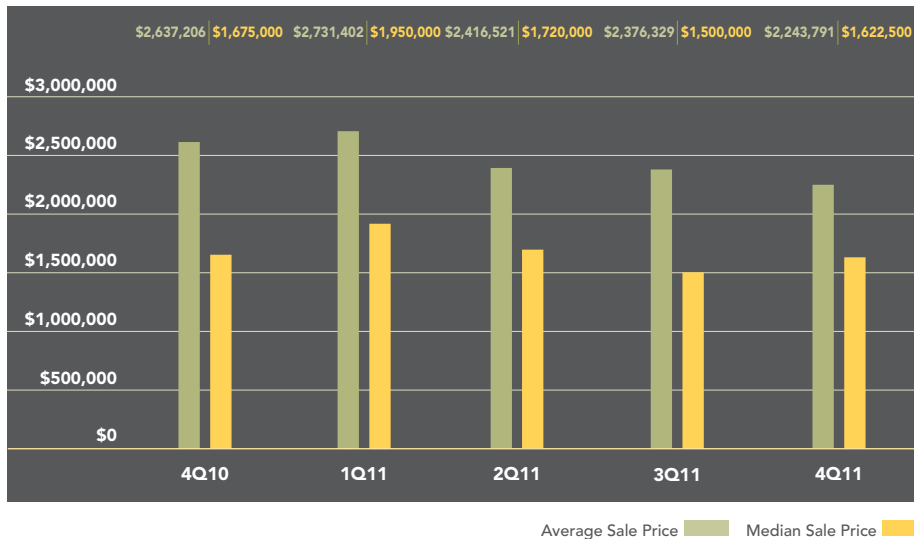


	Number of Sales	Days on Market
4Q11	94	102
3Q11	149	95
2Q11	186	105
1Q11	85	125
4Q10	121	104

## Greenwich

The median price fell 3% over the past year in Greenwich, to \$1,622,500. The average price posted a 15% decline, due in part to a \$35 million sale a year ago inflating that figure. There were 80 closings during the fourth quarter of 2011, a 19% decline from the same period in 2010.

### Average and Median Sale Price

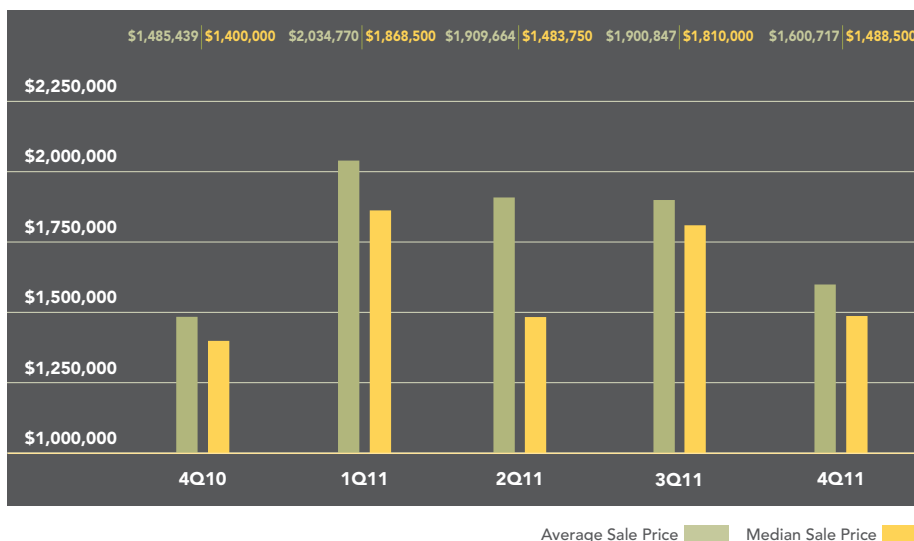


	Number of Sales	Days on Market
4Q11	80	237
3Q11	134	143
2Q11	212	171
1Q11	93	195
4Q10	99	173

## New Canaan

New Canaan homes saw an increase in both their average and median price compared to 2010's fourth quarter. The average price rose 8% to \$1,600,717, while the median price rose 6% to \$1,488,500. There were 8% fewer transactions than a year ago, while homes took 6% longer to sell.

### Average and Median Sale Price

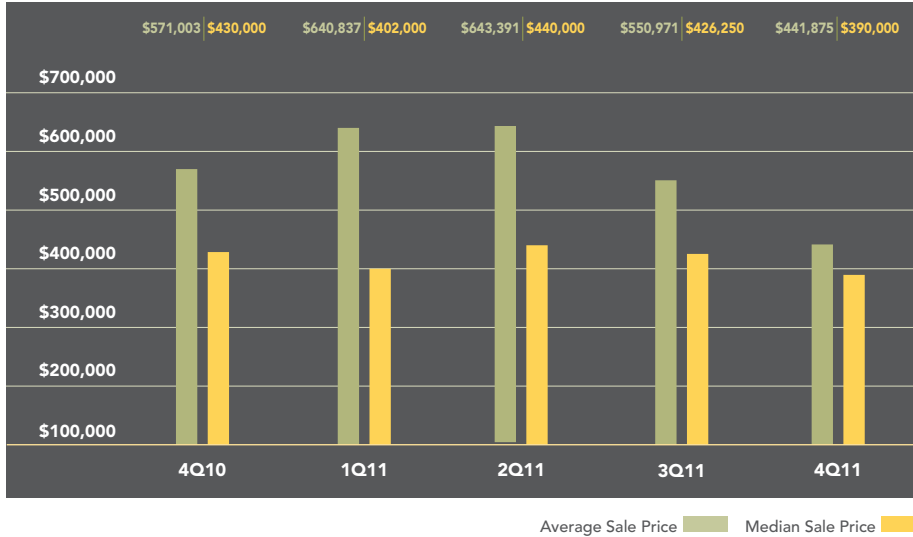


	Number of Sales	Days on Market
4Q11	36	192
3Q11	66	185
2Q11	74	168
1Q11	37	224
4Q10	39	181

## Norwalk

The number of sales for at least \$1 million in Norwalk fell from 11 a year ago to just 2 in the fourth quarter of 2011. This pushed the average price down sharply to \$441,875. The median price, which is not as affected by high-end activity, was 9% lower than a year ago at \$390,000.

### Average and Median Sale Price

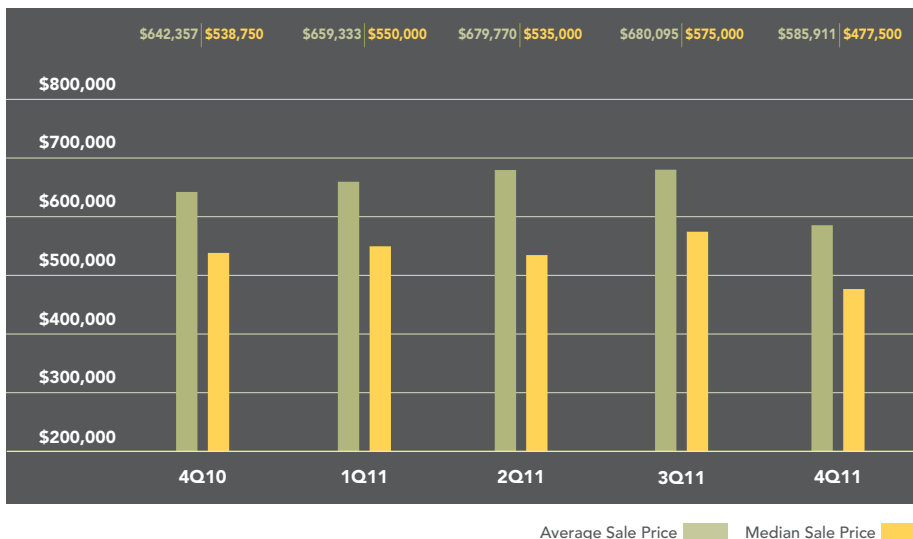


	Number of Sales	Days on Market
4Q11	102	122
3Q11	106	119
2Q11	140	105
1Q11	86	130
4Q10	116	123

## Stamford

Sales prices averaged \$585,911 for homes in Stamford in the fourth quarter, 9% less than a year ago. There were 100 reported closings, 12% fewer than during the fourth quarter of 2010. Homes spent an average of 127 days on the market, 17% longer than a year ago.

### Average and Median Sale Price

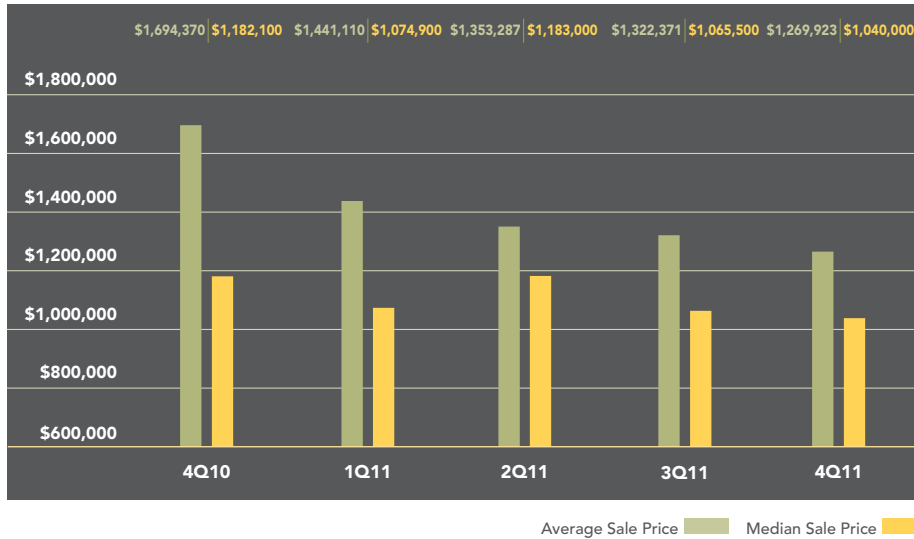


	Number of Sales	Days on Market
4Q11	100	127
3Q11	174	95
2Q11	155	98
1Q11	90	111
4Q10	114	109

## Westport

A \$20 million closing helped inflate the average price in Westport during the fourth quarter of 2010, bringing it to \$1,694,370. Without any similar closings, the average price fell 25% to \$1,269,923. The median price posted a smaller decline, falling 12% to \$1,040,000. The 58 closings in Westport during the fourth quarter represent a 21% decline from a year ago.

### Average and Median Sale Price

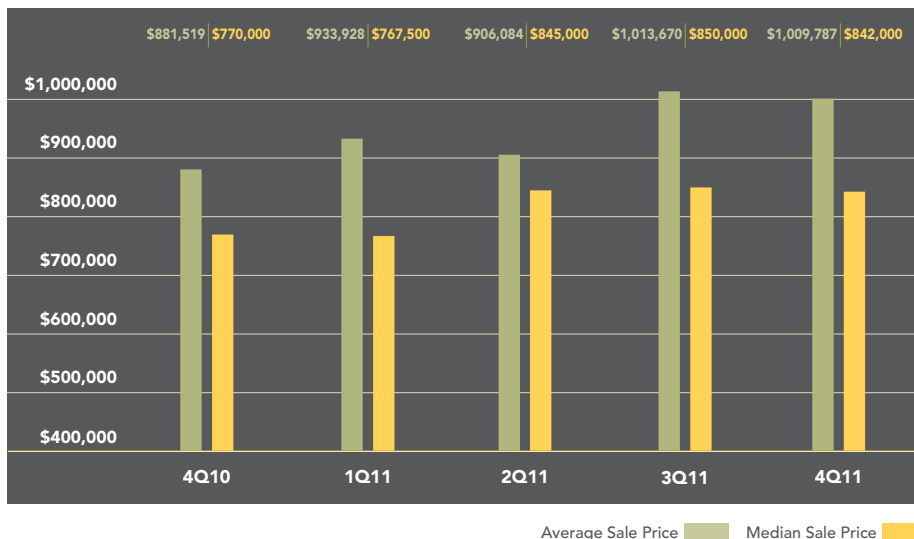


	Number of Sales	Days on Market
4Q11	58	119
3Q11	104	93
2Q11	128	101
1Q11	51	121
4Q10	73	113

## Wilton

The average price rose 15% over the past year in Wilton, reaching \$1,009,787. At \$842,000, the median price was 9% higher than the fourth quarter of 2010. The number of sales rose 3%, as 35 closings took place.

### Average and Median Sale Price



	Number of Sales	Days on Market
4Q11	35	124
3Q11	54	107
2Q11	53	111
1Q11	32	132
4Q10	34	121



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**New Canaan**  
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**Rowayton**  
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**Wilton**  
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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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