

CONNECTICUT SINGLE-FAMILY SALES REPORT

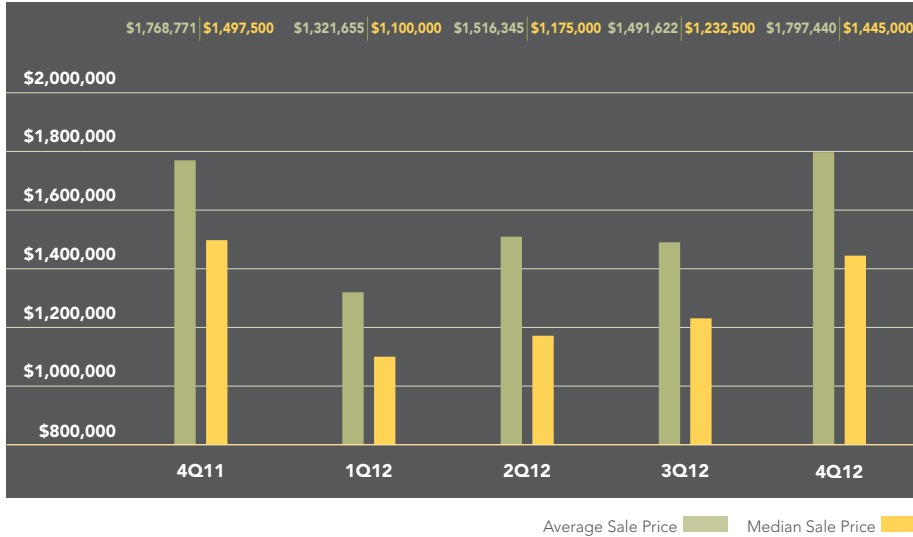
FOURTH QUARTER 2012



Darien

The number of single-family home sales jumped 53% over the past year in Darien, despite houses spending 23% more time on the market. The average sale price of \$1,797,440 was 2% higher than during 2011's fourth quarter. The median price, which measures the middle of the market, fell 4% over the past year to \$1,445,000.

Average and Median Sale Price

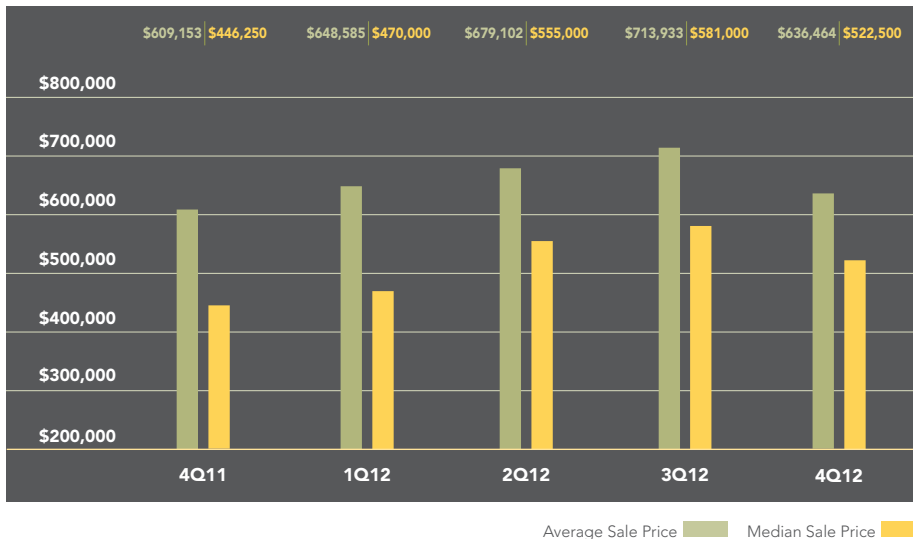


	Number of Sales	Days on Market
4Q12	55	156
3Q12	90	133
2Q12	101	120
1Q12	29	126
4Q11	36	127

Fairfield

Fairfield saw sales rise from 94 a year ago to 137, a 46% improvement. Prices averaged \$636,464, 4% more than during the fourth quarter of 2011. The median price posted a larger increase during this time, rising 17% to \$522,500.

Average and Median Sale Price

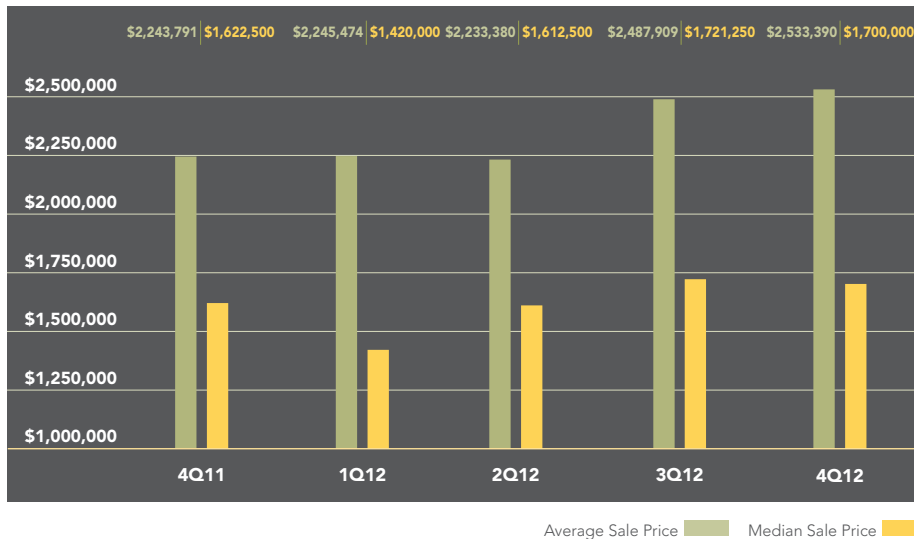


	Number of Sales	Days on Market
4Q12	137	104
3Q12	180	100
2Q12	193	109
1Q12	93	147
4Q11	94	102

Greenwich

There were 142 closings in Greenwich in the fourth quarter, 78% more than a year ago. This was the biggest gain in sales for any area in our report. Prices were also higher than 2011's fourth quarter, as the average price rose 13% and the median price rose 5%.

Average and Median Sale Price

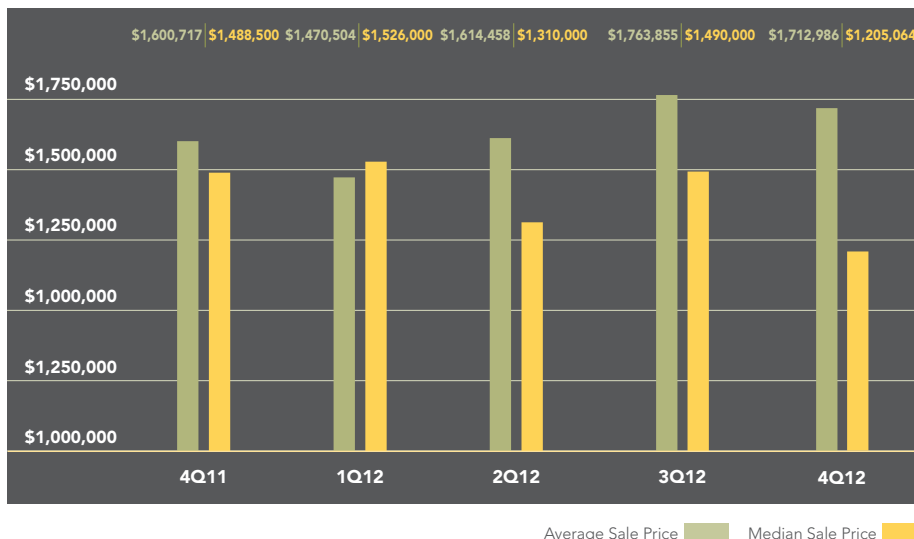


	Number of Sales	Days on Market
4Q12	142	249
3Q12	186	180
2Q12	160	166
1Q12	89	152
4Q11	80	237

New Canaan

A pickup in high-end sales brought the average price 7% higher in New Canaan over the past year, to \$1,712,986. The median price fell from \$1,488,500 in 2011's fourth quarter to \$1,205,064. The number of sales rose 39%, even though homes took 12% longer to sell than a year ago.

Average and Median Sale Price

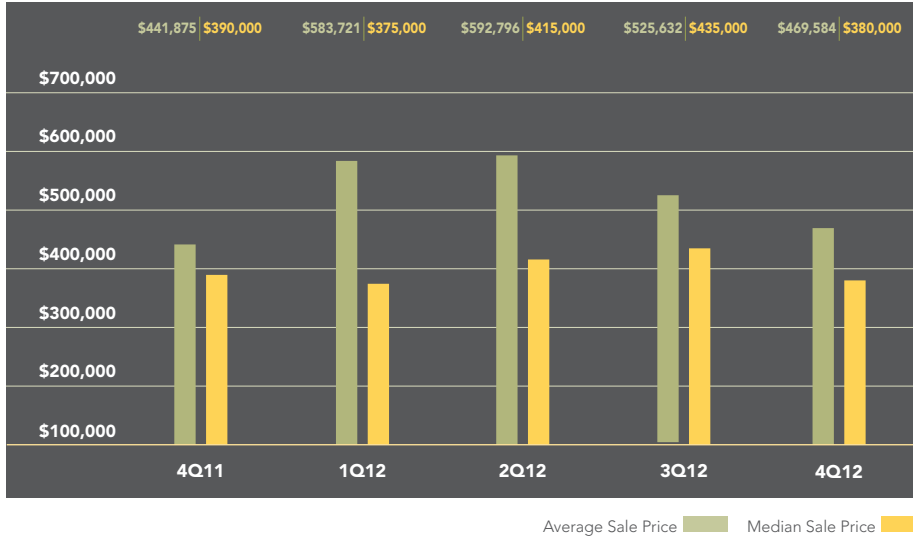


	Number of Sales	Days on Market
4Q12	50	215
3Q12	78	172
2Q12	64	165
1Q12	25	212
4Q11	36	192

Norwalk

Prices were mixed in the Norwalk market, with the average price 6% higher than a year ago, and the median 3% lower. Sales rose from 102 a year ago to 124, a 22% increase. Homes spent slightly less time on the market, at an average of 121 days.

Average and Median Sale Price

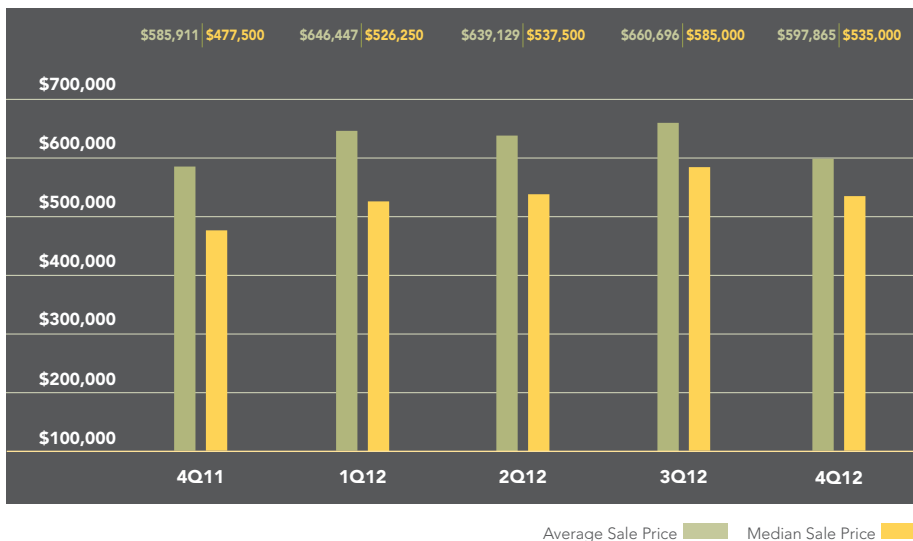


	Number of Sales	Days on Market
4Q12	124	121
3Q12	143	99
2Q12	151	114
1Q12	74	162
4Q11	102	122

Stamford

Homes sold in Stamford during the fourth quarter spent an average of 93 days on the market, 27% less time than a year ago. At \$597,865, the average price was 2% higher than during 2011's fourth quarter. The median price showed a steeper increase, rising 12% to \$535,000.

Average and Median Sale Price

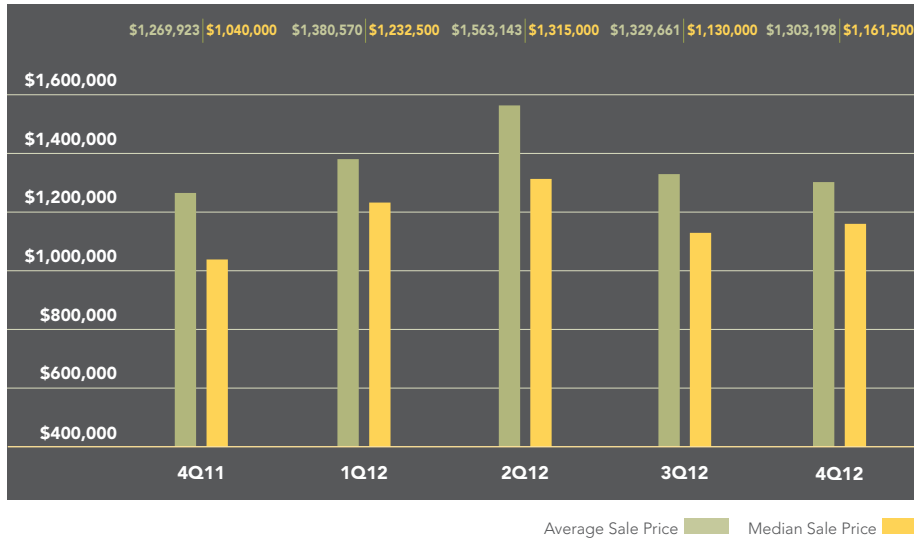


	Number of Sales	Days on Market
4Q12	137	93
3Q12	177	97
2Q12	175	108
1Q12	98	131
4Q11	100	127

Westport

Sales rose 43% in Westport from the fourth quarter of 2011, with 83 closings reported. Sale prices averaged \$1,303,198, a 3% improvement from a year ago, while the median price rose 12% to \$1,161,500.

Average and Median Sale Price



	Number of Sales	Days on Market
4Q12	83	131
3Q12	111	101
2Q12	103	101
1Q12	60	128
4Q11	58	119

Wilton

Wilton was the only town in our report to see its average and median price decline over the past year, despite a 49% increase in closings. At \$765,450, the average price was 24% below a year ago, while the median price fell 20% to \$670,000.

Average and Median Sale Price



	Number of Sales	Days on Market
4Q12	52	148
3Q12	70	124
2Q12	69	138
1Q12	28	141
4Q11	35	124



Darien
671 Boston Post Road
Darien, CT 06820
203.655.1418

New Canaan
183 Elm Street
New Canaan, CT 06840
203.966.7800

Greenwich
2 Greenwich Office Park
Greenwich, CT 06831
203.869.8100

Rowayton
140 Rowayton Avenue
Rowayton, CT 06853
203.655.1418

Westport
379 Post Road East
Westport, CT 06880
203.221.0666

Stamford
1099 High Ridge Road
Stamford, CT 06905
203.329.8801

Wilton
21 River Road
Wilton, CT 06897
203.762.8118

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212.734.0010

East Side
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New York, NY 10065
212.317.7800

West Side
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New York, NY 10024
212.769.3000

Village
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New York, NY 10003
212.253.6500

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New York, NY 10012
212.381.4200

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New York, NY 10026
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Riverdale, NY 10471
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Brooklyn, NY 11201
718.596.3333

Cobble Hill
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Brooklyn, NY 11201
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Brooklyn, NY 11217
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East Hampton
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East Hampton, NY 11937
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Hudson Valley
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Hudson, NY 12534
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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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