

MARKETPLACE 2006
Month:OCTOBER

	Danbury		Southbury		Trumbull		Newtown		Nor walk		Stam ford		Fairfield		Easton	
	YTD'05	YTD'06	YTD '05	YTD '06	TYTD 05	YTD 06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06
AVERAGE SALE PRICE																
Single Family Home	\$456,246	\$446,349	\$509,949	\$517,911	\$510,184	\$508,469	\$554,201	\$599,699	\$695,607	\$735,498	\$828,000	\$873,000	\$785,206	\$826,327	\$870,419	\$823,209
Condo	\$264,376	\$260,320	\$217,829	\$252,141	\$355,451	\$478,589	\$502,275	\$483,456	\$324,066	\$343,584	\$329,000	\$384,000	\$477,788	\$421,673	\$0	\$0
Land	\$219,680	\$216,461	\$409,692	\$262,450	\$379,657	\$323,750	\$368,446	\$337,833	\$684,300	\$286,600	\$607,000	\$1,338,000	\$757,629	\$1,183,400	\$425,625	\$461,250
% INCREASE/(DECREASE)																
AVERAGE SALE PRICE																
Single Family Home		-2%		2%		0%		8%		6%		5%		5%		-5%
Condo		-2%		16%		35%		-4%		6%		17%		-12%		N/A
Land		-1%		-36%		-15%		-8%		-58%		120%		56%		8%
TOTAL \$ VOLUME																
Single Family Home	\$733,644,894	\$564,632,676	\$95,360,463	\$73,025,451	\$223,460,592	\$177,455,681	239,969,033	\$193,702,277	\$552,311,958	\$503,816,130	\$705,000,000	\$585,000,000	\$627,379,594	\$498,275,181	\$81,819,386	\$54,331,794
Condo	\$238,995,911	\$196,541,856	\$25,268,164	\$23,953,395	\$17,772,550	\$18,186,382	\$14,063,700	\$5,318,016	\$179,208,498	\$168,699,744	\$278,000,000	\$334,000,000	\$64,979,168	\$48,492,395	\$0	\$0
Land	\$14,279,200	\$11,255,985	\$4,916,304	\$2,099,600	\$2,657,599	\$1,295,000	\$5,526,690	\$2,027,000	\$6,843,000	\$1,719,600	\$6,000,000	\$12,000,000	\$9,091,548	\$11,834,000	\$1,702,500	\$1,845,000
% INCREASE/(DECREASE)																
TOTAL \$ VOLUME																
Single Family Home		-23%		-23%		-21%		-19%		-9%		-17%		-21%		-34%
Condo		-18%		-5%		2%		-62%		-6%		20%		-25%		N/A
Land		-21%		-57%		-51%		-63%		-75%		100%		30%		8%
NO. OF SOLD UNITS																
Single Family Home	1608	1265	187	141	438	349	433	323	794	685	851	670	799	603	94	66
Condo	904	755	116	95	50	38	28	11	553	491	843	870	136	115	0	0
Land	65	52	12	8	7	4	15	6	10	6	10	8	12	10	4	4
% INCREASE/(DECREASE)																
NO. OF SOLD UNITS																
Single Family Home		-21%		-25%		-20%		-25%		-14%		-21%		-25%		-30%
Condo		-16%		-18%		-24%		-61%		-11%		3%		-15%		N/A
Land		-20%		-33%		-43%		-60%		-40%		-20%		-17%		0%
MEDIAN SALE PRICE OF:																
Single Family Home	\$400,000	\$399,900	\$489,900	\$469,900	\$461,500	\$460,000	\$485,000	\$545,000	\$550,000	\$565,000	\$710,000	\$721,000	\$625,000	\$640,000	\$802,750	\$742,500
Condo	\$248,500	\$250,000	\$202,400	\$252,141	\$299,900	\$398,500	\$494,500	\$415,000	\$315,000	\$324,000	\$310,000	\$360,000	\$404,500	\$380,000	\$0	\$0
Land	\$175,000	\$163,450	\$237,000	\$239,900	\$423,900	\$337,500	\$310,000	\$371,000	\$462,500	\$262,500	\$590,000	\$635,000	\$687,500	\$772,500	\$432,500	\$400,000
AVG. TIME ON MARKET																
Single Family Home	77	86			69	78	89	102	70	84	68	77	71	79	81	97
Condo	57	74			135	56	115	243	56	71	55	68	85	89	0	0
Land	103	105			75	74	104	112	108	67	83	113	89	81	83	134

Redding		Ridge field		Wil ton		West port		Wes ton		Darlen		New Canaan		Madison		Avon		Simsbury	
YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06	YTD '05	YTD '06
\$822,709	\$876,038	\$965,369	\$975,631	\$1,087,836	\$1,128,299	\$1,402,578	\$1,512,922	\$1,256,700	\$1,219,554	\$1,666,353	\$1,618,844	\$2,063,221	\$1,960,464	\$642,214	\$709,660	\$ 591,248	\$ 624,608	\$ 413,700	\$ 438,347
\$558,000	\$584,333	\$345,570	\$341,396	\$503,238	\$463,572	\$651,875	\$787,909			\$640,077	\$513,536	\$722,592	\$665,970	\$389,131	\$443,953	\$ 297,511	\$ 317,197	\$ 227,492	\$ 249,867
\$432,636	\$582,666	\$554,900	\$633,000	\$469,500	\$916,666	\$1,536,857	\$2,008,125	\$648,111	\$1,225,750	\$1,475,000	\$895,000	\$1,528,000	\$1,189,781	\$302,333	\$223,875	\$ 379,200	\$ 939,975	\$ 140,000	\$ 266,633
	6%		1%		4%		8%		-3%		-3%		-5%		11%		6%		6%
	5%		-1%		-8%		21%		0%		-20%		-8%		14%		7%		10%
	35%		14%		95%		31%		89%		-39%		-22%		-26%		148%		90%
\$114,356,551	\$85,851,724	\$346,567,471	\$295,616,193	\$345,931,848	\$268,535,162	\$596,095,697	\$488,673,881	\$207,355,510	\$150,005,232	\$543,231,000	\$407,949,000	544,654,600	\$455,797,198	\$156,625,801	\$142,641,668	\$ 186,834,285	\$ 148,032,201	\$ 141,899,226	\$ 131,065,827
\$5,208,987	\$1,752,999	\$5,208,987	\$18,776,780	\$15,097,140	\$8,807,868	\$18,904,400	\$17,334,000	\$0	\$0	\$832,100	\$359,500	\$47,052,300	\$32,076,600	\$19,533,933	\$18,678,291	\$ 41,651,475	\$ 36,160,499	\$ 20,019,288	\$ 19,989,389
\$4,758,996	\$3,495,996	\$2,774,500	\$1,899,000	\$2,347,500	\$2,749,998	\$10,758,000	\$5,856,500	\$5,833,000	\$12,257,500	\$1,495,000	\$1,790,000	\$32,554,000	\$19,036,500	\$895,500	\$3,628,000	\$ 4,550,400	\$ 3,759,900	\$ 140,000	\$ 799,900
	-25%		-15%		-22%		-18%		-28%		-25%		-16%		-9%		-21%		-8%
	-66%		260%		-42%		-8%		0%		-57%		-32%		-4%		-13%		0%
	-27%		-32%		17%		-46%		110%		20%		-42%		305%		-17%		471%
139	98	359	303	318	238	425	328	165	123	326	252	254	222	201	242	316	237	343	299
2	3	79	55	30	19	29	22	0	0	13	7	64	47	44	48	140	114	88	80
11	6	5	3	5	3	7	5	9	10	1	2	20	16	4	12	12	4	1	3
	-29%		-16%		-25%		-23%		-25%		-23%		-13%		20%		-25%		-13%
	50%		-30%		-37%		-24%		0%		-46%		-27%		9%		-19%		-9%
	-45%		-40%		-40%		-29%		11%		100%		-20%		200%		-67%		200%
\$702,500	\$691,000	\$829,900	\$815,000	\$899,000	\$950,000	\$1,237,000	\$1,275,000	\$1,047,500	\$999,333	\$1,320,000	\$1,231,250	\$1,850,000	\$1,736,000	\$560,000	\$517,500	\$ 499,900	\$ 539,000	\$ 359,000	\$ 374,900
\$558,000	\$675,000	\$270,000	\$300,000	\$481,875	\$474,500	\$595,000	\$787,909	\$0	\$0	\$695,000	\$515,000	\$710,000	\$599,000	\$223,875	\$389,131	\$ 269,500	\$ 285,500	\$ 192,000	\$ 195,400
\$425,000	\$447,500	\$625,000	\$475,000	\$441,000	\$1,025,000	\$1,100,000	\$1,099,000	\$700,000	\$831,250	\$0	\$0	\$1,300,000	\$1,162,500	\$189,000	\$200,000	\$ 312,450	\$ 287,500	\$ 140,000	\$ 249,900
86	108	65	82	75	82	78	93	91	87	70	81	165	167	67	80	42	58	39	49
39	44	55	76	62	64	44	72	0	0	35	64	125	115	50	89	48	65	23	49
86	150	165	100	64	16	39	82	98	135	111	1	252	168	166	59	55	61	29	46

Farmington		Stonington		Essex		Old Saybrook		Oxford		Bethel		Rowayton		Stratford		Monro
YTD 05	YTD 06	YTD 05	YTD 06	YTD 05	YTD 06	YTD 05	YTD 06	YTD 05	YTD 06	YTD 05	YTD 06	YTD 05	YTD 06			
\$ 477,743	\$ 519,577	\$525,257	\$537,427	\$623,258	\$607,445	\$493,931	\$536,278	\$444,788	\$464,946	\$435,684	\$423,132	\$1,514,123	\$1,469,062	\$325,575	\$322,407	\$517,592
\$ 229,656	\$ 249,796	\$398,728	\$396,493	\$269,949	\$246,250	\$455,250	\$480,162	\$461,000	\$450,000	\$277,602	\$276,512	\$3,100,000	\$2,092,500	\$217,839	\$204,130	\$284,623
\$ 408,960	\$ 2,809,983	\$204,337	\$308,147	\$370,980	\$208,000	\$232,000	\$162,188	\$225,257	\$202,500	\$255,785	\$215,666	\$587,500	\$0	\$160,050	\$326,666	\$534,583
	9%		2%		-3%		8.6%		5%		-3%		-3%		-1%	
	9%		-1%		-9%		5.5%		-2%		0%		-33%		-6%	
	587%		51%		-44%		-30.1%		-10%		-16%		-100%		104%	
\$ 107,492,249	\$ 114,826,566	\$105,576,633	\$97,274,275	\$76,037,507	\$51,632,812	\$82,486,438	\$74,542,680	\$78,727,476	\$65,557,386	76,244,700	\$60,084,744	\$133,243,000	\$152,782,000	\$210,321,450	\$187,318,467	\$119,046,160
\$ 53,739,415	\$ 51,957,613	\$10,763,200	\$7,533,375	\$5,938,877	\$2,955,000	\$12,747,000	\$17,765,985	\$461,000	\$450,000	\$19,154,538	\$15,484,672	\$3,100,000	\$4,185,000	\$41,389,410	\$37,355,790	\$14,515,773
\$ 2,044,800	\$ 16,859,900	\$3,882,400	\$5,854,800	\$1,854,900	\$1,040,000	\$696,000	\$1,297,500	\$1,576,799	\$1,215,000	\$1,790,495	\$647,000	\$1,175,000	\$0	\$320,100	\$979,998	\$3,207,498
	7%		-8%		-32.1%		-9.6%		-17%		-21%		15%		-11%	
	-3%		-30%		-50.2%		39.4%		-2%		-19%		35%		-10%	
	725%		51%		-43.9%		86.4%		-23%		-64%		-100%		206%	
225	221	201	181	122	85	167	139	177	141	175	142	88	104	646	581	230
234	208	27	19	22	12	28	37	1	1	69	56	1	2	190	183	51
5	6	19	19	5	5	3	8	7	6	7	3	2	0	2	3	6
	-2%		-10%		-30.3%		-16.8%		-20%		-19%		18%		-10%	
	-11%		-30%		-45.5%		32.1%		0%		-19%		100%		-4%	
	20%		0%		0%		166.7%		-14%		-57%		-100%		50%	
\$ 409,900	\$ 394,999	\$413,500	\$395,000	\$512,450	\$510,000	\$411,000	\$429,900	\$445,000	\$450,000	\$403,500	\$360,000	\$1,231,250	\$1,222,500	\$315,000	\$218,900	\$485,000
\$ 207,950	\$ 219,900	\$395,000	\$385,000	\$275,000	\$245,000	\$413,400	\$434,085	\$461,000	\$450,000	\$263,000	\$274,000	\$3,100,000	\$2,092,500	\$235,000	\$19,400	\$284,900
\$ 295,000	\$ 1,125,000	\$175,000	\$192,500	\$155,000	\$150,000	\$281,000	\$157,500	\$195,000	\$177,500	\$275,000	\$242,000			\$160,000	\$350,000	\$386,250
45	58	146	152					84	100	64	82	80	88	66	81	75
49	32	121	147					46	162	52	74	152	335	60	76	59
82	73	263	153					48	215	54	115	67	0	74	101	127

