




Prudential Connecticut Realty

The Real Estate Market Report

2ND QUARTER 2009



A comprehensive
analysis of the
residential real
estate market in
Connecticut

The Connecticut Real Estate Market ReportSM

Deposits Increase Dramatically In 2nd Quarter



Candace Adams
President, Prudential Connecticut Realty

Unless you've been avoiding the media all together, you're quite familiar with the economic factors that have pummeled the real estate industry for the past two or more years. Few issues have received as much media attention as the real estate bubble explosion.

According to Candace Adams, president of Prudential Connecticut Realty, it's critical for real estate professionals to analyze Connecticut housing data continuously throughout the year to provide clients with the true picture of their own local market. "Our most current analysis shows some positive signs," Ms. Adams said. "Most notably, deposits are up significantly throughout Connecticut." There are about 7,500 deposits right now compared to 5,500 deposits in March of this year, an increase of 40 percent. At the same time, inventory levels did not increase nearly as much this year as they did last year, meaning, there is still a good selection of homes for sale, but the choices will get narrower as popular price ranges continue to sell.

National Numbers Increase

There are also some indicators on the national level that are showing improvement. The National Association of Realtors (NAR) reports that pending home sales are not only increasing, but have been trending upwards for the past four months. The most current existing home sales report from NAR also showed an increase in May activity to a seasonally adjusted rate of 4.77 million units annually.

New construction has also rallied, according to Barry Rosa, vice president at Prudential Connecticut Realty and director of the New Homes and Land Division. "Figures just released by the Department of Commerce show that new home and apartment construction jumped 3.6 percent last month to a seasonally adjusted annual rate of 582,000 units."

Tax Credit Makes an Impact

The new and improved \$8,000 first-time homebuyer tax credit is responsible for a large portion of the increase in home purchase deposits. Viewed as a once-in-a-lifetime gift from the government, many consumers who have not owned a home in the past three years are rushing to take advantage of it.



Barry Rosa
Vice President, Prudential Connecticut Realty

"It's important to remember that the purchase must be closed and occupied by November 30th to

qualify for the tax credit," Ms. Adams said. She added that mortgage companies are inundated with requests now, so it's possible the length of time it takes to process the loan to closing may be longer than expected, so contracts should be signed by mid September. Also, mortgage interest rates are beginning to increase. The 30-year fixed rate is hovering around the 5.3 percent range right now, which is still historically low.

Connecticut Shows Optimism

Mr. Rosa noted that sales are still lower than they were last year, with about a 32 percent decrease in closed sales from the same time in 2008. "But with the increase in deposits mentioned earlier, we expect to see that number beginning to trend upward," he added. As expected, supply times, a

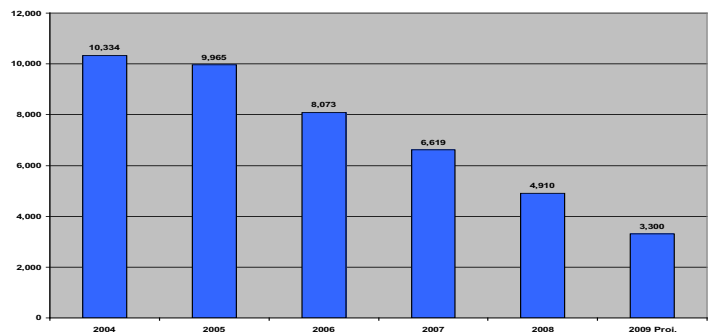
critical factor in determining the health of the real estate market, are higher than in prior years. According to Mr. Rosa, based on the 2009 rate of sales only, the state is averaging a 15-month supply time. "But when deposits are figured in, supply time drops to an average of about 8 months, which indicates a fairly healthy market."

Median sales prices are lower this year by about 17 percent. The median price reflects the mix of properties that are actually selling, and should not be confused with home values. This year fewer high-priced homes are moving, resulting in the shift of overall median sales prices for closed homes. The best way to estimate a home's value is through a professional market analysis for the property performed by a licensed Realtor®.

Single-Family Supply Time June 2009		
	Months	Months
		(70% of deposits)
County	Supply Time Sales only	Supply Time Sales & Dep
Fairfield	21.2	10.0
Hartford	9.2	4.6
Litchfield	25.0	12.7
Middlesex	17.0	8.4
New Haven	12.7	6.2
New London	14.7	8.1
Tolland	12.6	6.0
Windham	16.1	7.8
State of CT - SF	14.8	7.3

Condominium Supply Time June 2009		
	Months	Months
		(70% of deposits)
County	Supply Time Sales only	Supply Time Sales & Dep
Fairfield	21.7	11.0
Hartford	12.6	6.3
Litchfield	30.2	13.9
Middlesex	15.8	7.7
New Haven	16.0	7.8
New London	24.7	11.4
Tolland	11.5	5.6
Windham	25.0	11.1
State of CT - Condo	17.3	8.6

State of CT, New Residential Permits (128 Municipalities Reporting) 2004 to 2008, 2009 Projection



Residential housing starts are lower than last year. "If we stay at current levels, there will only be about 3,300 new residential permits issued for the state," said Mr. Rosa. "But unlike other areas of the country, Connecticut does not have an oversupply of new homes on the market."

The second quarter analysis demonstrates a cautiously optimistic view of the real estate market. "There is a lot of activity right now, and we expect to see a significant increase in sales when the deposits close," said Ms. Adams. "People are buying homes that are priced correctly in many areas of the state, and it's reasonable to expect this increased activity to generate even more sales in the future."

Data is based on closed transactions January 1, 2009 through June 30, 2009. This representation is based in whole or part on data supplied by the Multiple Listing Services, for single-family and multi-family residential property. Data maintained by the MLS may not reflect all real estate activity in the market. Compiled July 14, 2009

FAIRFIELD COUNTY Single-Family									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	137	125	-8.8%	\$355,000	\$291,000	-18.0%	55	37	-32.7%
Bridgeport	117	123	5.1%	\$203,000	\$151,500	-25.4%	177	202	14.1%
Brookfield	141	139	-1.4%	\$432,500	\$385,500	-10.9%	73	49	-32.9%
Danbury	125	144	15.2%	\$335,000	\$299,900	-10.5%	153	143	-6.5%
Darien	166	149	-10.2%	\$1,362,500	\$1,030,000	-24.4%	100	69	-31.0%
Easton	155	145	-6.5%	\$900,000	\$539,163	-40.1%	27	16	-40.7%
Fairfield	132	129	-2.3%	\$580,000	\$552,775	-4.7%	234	170	-27.4%
Greenwich	190	197	3.7%	\$1,975,000	\$1,505,000	-23.8%	231	97	-58.0%
Monroe	143	147	2.8%	\$485,000	\$389,950	-19.6%	59	58	-1.7%
New Canaan				\$1,618,000	\$1,295,000	-20.0%	94	47	-50.0%
New Fairfield	134	150	11.9%	\$400,000	\$335,000	-16.3%	53	34	-35.8%
Newtown	145	170	17.2%	\$475,000	\$466,500	-1.8%	113	82	-27.4%
Norwalk	129	141	9.3%	\$520,000	\$440,000	-15.4%	185	166	-10.3%
Redding	180	170	-5.6%	\$677,500	\$546,500	-19.3%	36	22	-38.9%
Ridgefield	138	162	17.4%	\$725,000	\$655,000	-9.7%	117	65	-44.4%
Shelton	126	119	-5.6%	\$383,750	\$327,000	-14.8%	122	83	-32.0%
Sherman	184	171	-7.1%	\$478,425	\$397,500	-16.9%	18	18	0.0%
Stamford	129	139	7.8%	\$639,750	\$550,000	-14.0%	200	163	-18.5%
Stratford	127	129	1.6%	\$269,725	\$248,000	-8.1%	212	153	-27.8%
Trumbull	110	136	23.6%	\$407,500	\$370,000	-9.2%	132	115	-12.9%
Weston	132	159	20.5%	\$1,085,000	\$860,000	-20.7%	41	29	-29.3%
Westport	165	150	-9.1%	\$1,341,500	\$975,000	-27.3%	114	89	-21.9%
Wilton	108	103	-4.6%	\$945,000	\$700,000	-25.9%	75	55	-26.7%

WINDHAM COUNTY Single-Family									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	110	132	20.0%	\$216,950	\$207,500	-4.4%	16	12	-25.0%
Brooklyn	150	150	0.0%	\$246,000	\$184,900	-24.8%	45	37	-17.8%
Canterbury	150	169	12.7%	\$235,000	\$182,000	-22.6%	15	21	40.0%
Chaplin	148	220	48.6%	\$219,675	\$205,000	-6.7%	12	3	-75.0%
Eastford	159	62	-61.0%	\$227,000	\$185,500	-18.3%	4	2	-50.0%
Hampton	97	160	64.9%	\$205,550	\$228,000	10.9%	6	9	50.0%
Killingly	133	125	-6.0%	\$191,000	\$146,000	-23.6%	98	78	-20.4%
Plainfield	138	143	3.6%	\$194,000	\$148,900	-23.2%	54	63	16.7%
Pomfret	158	177	12.0%	\$301,500	\$230,000	-23.7%	14	11	-21.4%
Putnam	145	197	35.9%	\$198,000	\$170,000	-14.1%	25	27	8.0%
Scotland	87	74	-14.9%	\$190,000	\$164,000	-13.7%	7	2	-71.4%
Sterling	180	158	-12.2%	\$199,000	\$189,950	-4.5%	16	18	12.5%
Thompson	168	156	-7.1%	\$205,750	\$176,500	-14.2%	26	32	23.1%
Wauregan	113	101	-10.6%	\$215,000	\$134,000	-37.7%	1	2	100.0%
Windham	142	137	-3.5%	\$170,000	\$158,000	-7.1%	85	65	-23.5%
Woodstock	138	193	39.9%	\$230,000	\$226,500	-1.5%	33	34	3.0%

LITCHFIELD COUNTY Single-Family

	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bantam	171	184	7.6%	\$256,250	\$230,000	-10.2%	2	1	-50.0%
Barkhamsted	171	134	-21.6%	\$310,000	\$299,900	-3.3%	15	17	13.3%
Bethlehem	122	122	0.0%	\$314,000	\$285,000	-9.2%	14	6	-57.1%
Bridgewater	247	192	-22.3%	\$685,000	\$420,000	-38.7%	4	2	-50.0%
Canaan	133	73	-45.1%	\$359,000	\$177,250	-50.6%	4	2	-50.0%
Colebrook	83	203	144.6%	\$270,000	\$287,000	6.3%	3	8	166.7%
Cornwall	159	290	82.4%	\$487,500	\$525,000	7.7%	4	3	-25.0%
Goshen	206	226	9.7%	\$351,000	\$441,500	25.8%	22	14	-36.4%
Harwinton	151	170	12.6%	\$205,000	\$240,000	17.1%	9	11	22.2%
Kent	164	173	5.5%	\$602,450	\$366,250	-39.2%	14	8	-42.9%
Litchfield	211	232	10.0%	\$359,000	\$265,900	-25.9%	27	17	-37.0%
Morris	139	137	-1.4%	\$582,500	\$253,000	-56.6%	4	4	0.0%
New Hartford	161	110	-31.7%	\$304,000	\$211,500	-30.4%	21	22	4.8%
New Milford	166	165	-0.6%	\$350,000	\$307,000	-12.3%	107	81	-24.3%
Norfolk	189	206	9.0%	\$475,000	\$169,250	-64.4%	7	4	-42.9%
North Canaan	178	157	-11.8%	\$210,000	\$176,000	-16.2%	8	5	-37.5%
Northfield	168	233	38.7%	\$340,000	\$287,000	-15.6%	3	2	-33.3%
Plymouth	118	162	37.3%	\$197,750	\$165,500	-16.3%	48	34	-29.2%
Roxbury	249	150	-39.8%	\$665,000	\$540,000	-18.8%	16	5	-68.8%
Salisbury	268	184	-31.3%	\$505,000	\$517,500	2.5%	20	12	-40.0%
Sharon	251	126	-49.8%	\$520,000	\$489,000	-6.0%	6	1	-83.3%
Thomaston	146	149	2.1%	\$238,000	\$185,000	-22.3%	9	20	122.2%
Torrington	117	152	29.9%	\$179,950	\$162,500	-9.7%	128	118	-7.8%
Warren	255	84	-67.1%	\$398,380	\$310,000	-22.2%	6	2	-66.7%
Washington	290	225	-22.4%	\$697,500	\$750,000	7.5%	23	7	-69.6%
Watertown	131	150	14.5%	\$260,000	\$231,000	-11.2%	77	51	-33.8%
Winchester	153	178	16.3%	\$176,000	\$175,500	-0.3%	41	26	-36.6%
Woodbury	188	172	-8.5%	\$425,000	\$387,000	-8.9%	27	26	-3.7%

TOLLAND COUNTY Single-Family

	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston	133	159	19.5%	\$285,000	\$232,500	-18.4%	5	2	-60.0%
Andover	110	192	74.5%	\$322,500	\$251,000	-22.2%	8	12	50.0%
Bolton	97	122	25.8%	\$332,500	\$295,900	-11.0%	20	21	5.0%
Columbia	115	132	14.8%	\$233,400	\$237,500	1.8%	13	16	23.1%
Coventry	115	126	9.6%	\$235,500	\$229,000	-2.8%	58	47	-19.0%
Ellington	146	134	-8.2%	\$320,925	\$290,000	-9.6%	54	47	-13.0%
Hebron	162	159	-1.9%	\$312,500	\$290,000	-7.2%	26	33	26.9%
Mansfield	116	146	25.9%	\$254,000	\$248,500	-2.2%	50	26	-48.0%
Somers	135	150	11.1%	\$285,000	\$315,222	10.6%	29	34	17.2%
Stafford	128	164	28.1%	\$219,000	\$219,750	0.3%	25	26	4.0%
Tolland	133	124	-6.8%	\$276,000	\$268,500	-2.7%	68	45	-33.8%
Union	92	255	177.2%	\$342,000	\$191,000	-44.2%	3	1	-66.7%
Vernon	100	111	11.0%	\$219,500	\$195,000	-11.2%	92	79	-14.1%
Willington	104	162	55.8%	\$250,000	\$195,000	-22.0%	21	13	-38.1%

NEW HAVEN COUNTY Single-Family									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	115	141	22.6%	\$259,900	\$200,250	-23.0%	39	28	-28.2%
Beacon Falls	131	182	38.9%	\$275,963	\$260,000	-5.8%	14	19	35.7%
Bethany	144	133	-7.6%	\$387,100	\$349,000	-9.8%	19	16	-15.8%
Branford	156	139	-10.9%	\$335,000	\$340,000	1.5%	72	59	-18.1%
Cheshire	123	139	13.0%	\$345,000	\$362,500	5.1%	86	78	-9.3%
Derby	132	94	-28.8%	\$245,000	\$210,000	-14.3%	29	11	-62.1%
East Haven	135	141	4.4%	\$222,000	\$185,000	-16.7%	93	91	-2.2%
Guilford	161	143	-11.2%	\$434,500	\$429,900	-1.1%	106	89	-16.0%
Hamden	135	132	-2.2%	\$257,000	\$220,500	-14.2%	233	192	-17.6%
Madison	155	170	9.7%	\$476,750	\$442,000	-7.3%	84	77	-8.3%
Meriden	148	140	-5.4%	\$195,000	\$172,000	-11.8%	187	167	-10.7%
Middlebury	167	173	3.6%	\$417,500	\$336,050	-19.5%	32	30	-6.3%
Milford	136	132	-2.9%	\$321,250	\$280,000	-12.8%	168	137	-18.5%
Naugatuck	139	152	9.4%	\$227,000	\$182,000	-19.8%	119	71	-40.3%
New Haven	132	127	-3.8%	\$213,500	\$175,000	-18.0%	149	141	-5.4%
North Branford	149	170	14.1%	\$298,750	\$248,200	-16.9%	42	36	-14.3%
North Haven	140	121	-13.6%	\$285,000	\$280,400	-1.6%	92	63	-31.5%
Orange	132	147	11.4%	\$377,500	\$350,000	-7.3%	52	33	-36.5%
Oxford	145	138	-4.8%	\$432,500	\$356,500	-17.6%	46	29	-37.0%
Prospect	124	112	-9.7%	\$278,000	\$244,500	-12.1%	31	25	-19.4%
Seymour	154	160	3.9%	\$295,000	\$250,000	-15.3%	41	43	4.9%
Southbury	150	145	-3.3%	\$450,000	\$370,000	-17.8%	68	41	-39.7%
Wallingford	133	150	12.8%	\$285,000	\$240,000	-15.8%	131	117	-10.7%
Waterbury	148	135	-8.8%	\$145,000	\$122,500	-15.5%	272	243	-10.7%
West Haven	126	123	-2.4%	\$205,500	\$165,000	-19.7%	150	162	8.0%
Wolcott	136	151	11.0%	\$236,250	\$199,900	-15.4%	58	51	-12.1%
Woodbridge	158	172	8.9%	\$596,000	\$420,000	-29.5%	27	43	59.3%

MIDDLESEX COUNTY Single-Family									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester	214	200	-6.5%	\$326,750	\$322,500	-1.3%	14	16	14.3%
Clinton	144	168	16.7%	\$300,000	\$287,500	-4.2%	63	50	-20.6%
Cromwell	157	154	-1.9%	\$300,000	\$215,000	-28.3%	37	25	-32.4%
Deep River	171	191	11.7%	\$360,000	\$227,000	-36.9%	15	15	0.0%
Durham	140	124	-11.4%	\$315,000	\$252,925	-19.7%	35	18	-48.6%
East Haddam	157	173	10.2%	\$300,000	\$237,500	-20.8%	55	30	-45.5%
East Hampton	148	193	30.4%	\$325,750	\$240,000	-26.3%	62	61	-1.6%
Essex	206	164	-20.4%	\$422,450	\$380,000	-10.0%	32	18	-43.8%
Haddam	169	142	-16.0%	\$342,450	\$230,500	-32.7%	34	34	0.0%
Killingworth	157	176	12.1%	\$410,000	\$410,000	0.0%	35	25	-28.6%
Middlefield	132	115	-12.9%	\$281,600	\$270,000	-4.1%	20	9	-55.0%
Middletown	114	125	9.6%	\$230,000	\$229,000	-0.4%	119	124	4.2%
Old Saybrook	119	165	38.7%	\$400,000	\$357,450	-10.6%	59	44	-25.4%
Portland	112	126	12.5%	\$249,000	\$265,250	6.5%	37	32	-13.5%
Westbrook	143	186	30.1%	\$370,000	\$359,950	-2.7%	37	20	-45.9%



HARTFORD COUNTY Single-Family									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	131	129	-1.5%	\$517,500	\$471,250	-8.9%	85	76	-10.6%
Berlin	110	122	10.9%	\$277,250	\$253,000	-8.7%	74	57	-23.0%
Bloomfield	108	135	25.0%	\$231,000	\$180,000	-22.1%	80	77	-3.8%
Bristol	123	129	4.9%	\$206,000	\$183,000	-11.2%	193	167	-13.5%
Burlington	134	157	17.2%	\$315,000	\$411,200	30.5%	39	36	-7.7%
Canton	150	128	-14.7%	\$343,900	\$327,450	-4.8%	49	44	-10.2%
East Granby	116	143	23.3%	\$278,330	\$252,500	-9.3%	27	23	-14.8%
East Hartford	114	117	2.6%	\$175,500	\$150,900	-14.0%	162	177	9.3%
East Windsor	139	160	15.1%	\$300,000	\$190,000	-36.7%	31	39	25.8%
Enfield	109	103	-5.5%	\$189,500	\$180,000	-5.0%	176	155	-11.9%
Farmington	126	127	0.8%	\$357,500	\$313,000	-12.4%	92	75	-18.5%
Glastonbury	117	130	11.1%	\$392,900	\$320,000	-18.6%	148	127	-14.2%
Granby	114	150	31.6%	\$320,000	\$314,900	-1.6%	47	49	4.3%
Hartford	124	124	0.0%	\$154,950	\$132,500	-14.5%	104	84	-19.2%
Hartland	99	130	31.3%	\$402,450	\$201,000	-50.1%	4	4	0.0%
Manchester	110	118	7.3%	\$203,250	\$181,000	-10.9%	208	202	-2.9%
Marlborough	114	98	-14.0%	\$293,500	\$251,000	-14.5%	24	15	-37.5%
New Britain	104	119	14.4%	\$149,900	\$131,450	-12.3%	146	128	-12.3%
Newington	101	111	9.9%	\$234,000	\$220,000	-6.0%	130	105	-19.2%
Plainville	125	130	4.0%	\$215,000	\$194,500	-9.5%	59	40	-32.2%
Rocky Hill	101	124	22.8%	\$276,500	\$269,000	-2.7%	40	29	-27.5%
Simsbury	109	127	16.5%	\$362,800	\$335,000	-7.7%	118	78	-33.9%
South Windsor	109	123	12.8%	\$288,500	\$274,500	-4.9%	84	86	2.4%
Southington	119	132	10.9%	\$285,000	\$273,000	-4.2%	186	116	-37.6%
Suffield	160	126	-21.3%	\$372,500	\$238,000	-36.1%	56	32	-42.9%
West Hartford	98	111	13.3%	\$295,000	\$280,000	-5.1%	283	250	-11.7%
Wethersfield	101	105	4.0%	\$257,000	\$225,000	-12.5%	128	89	-30.5%
Windsor	116	120	3.4%	\$232,000	\$195,800	-15.6%	128	103	-19.5%
Windsor Locks	97	111	14.4%	\$190,000	\$178,000	-6.3%	57	35	-38.6%



NEW LONDON COUNTY Single-Family

	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bozrah	135	117	-13.3%	\$372,900	\$131,000	-64.9%	4	7	75.0%
Colchester	147	123	-16.3%	\$260,000	\$249,900	-3.9%	69	71	2.9%
East Lyme	143	152	6.3%	\$325,250	\$280,000	-13.9%	78	69	-11.5%
Franklin	212	171	-19.3%	\$353,750	\$232,000	-34.4%	4	6	50.0%
Griswold	113	139	23.0%	\$217,450	\$208,900	-3.9%	56	47	-16.1%
Groton	134	151	12.7%	\$264,900	\$257,600	-2.8%	101	113	11.9%
Lebanon	120	128	6.7%	\$252,250	\$237,000	-6.0%	23	20	-13.0%
Ledyard	127	135	6.3%	\$257,250	\$204,000	-20.7%	56	67	19.6%
Lisbon	164	137	-16.5%	\$246,000	\$170,000	-30.9%	21	7	-66.7%
Lyme	194	295	52.1%	\$425,000	\$565,000	32.9%	15	10	-33.3%
Montville	124	130	4.8%	\$222,600	\$172,500	-22.5%	56	54	-3.6%
New London	143	149	4.2%	\$183,000	\$149,000	-18.6%	55	61	10.9%
North Ston- ington	183	157	-14.2%	\$270,475	\$243,000	-10.2%	12	14	16.7%
Norwich	131	125	-4.6%	\$190,000	\$167,250	-12.0%	108	102	-5.6%
Old Lyme	141	180	27.7%	\$329,950	\$425,000	28.8%	34	37	8.8%
Preston	174	166	-4.6%	\$277,450	\$220,000	-20.7%	12	7	-41.7%
Salem	136	103	-24.3%	\$386,200	\$229,813	-40.5%	16	20	25.0%
Sprague	146	164	12.3%	\$223,500	\$187,500	-16.1%	9	10	11.1%
Stonington	166	153	-7.8%	\$310,000	\$305,000	-1.6%	74	52	-29.7%
Voluntown	136	201	47.8%	\$250,000	\$125,000	-50.0%	18	7	-61.1%
Waterford	123	129	4.9%	\$256,000	\$225,000	-12.1%	79	65	-17.7%

COUNTY & STATE ROLL-UP Single-Family

	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
County	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	140	143	2.1%	\$525,000	\$415,000	-21.0%	2519	1909	-24.2%
Hartford	114	122	7.0%	\$246,000	\$220,500	-10.4%	2958	2498	-15.6%
Litchfield	162	163	0.6%	\$277,000	\$225,000	-18.8%	669	509	-23.9%
Middlesex	143	156	9.1%	\$315,000	\$268,000	-14.9%	654	521	-20.3%
New Haven	140	140	0.0%	\$261,300	\$220,000	-15.8%	2440	2092	-14.3%
New London	139	142	2.2%	\$257,000	\$220,000	-14.4%	900	846	-6.0%
Tolland	122	136	11.5%	\$246,500	\$245,000	-0.6%	472	402	-14.8%
Windham	141	151	7.1%	\$203,000	\$170,500	-16.0%	457	416	-9.0%
State of CT	134	138	3.0%	\$286,500	\$243,000	-15.2%	11069	9193	-16.9%

FAIRFIELD COUNTY Condominiums									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	122	159	30.3%	\$252,500.00	\$238,000.00	-5.7%	14	13	-7.1%
Bridgeport	132	161	22.0%	\$140,000.00	\$118,950.00	-15.0%	162	68	-58.0%
Brookfield	127	150	18.1%	\$217,000.00	\$199,500.00	-8.1%	26	16	-38.5%
Danbury	126	125	-0.8%	\$260,000.00	\$234,000.00	-10.0%	157	105	-33.1%
Darien	132	81	-38.6%	\$620,000.00	\$441,450.00	-28.8%	5	2	-60.0%
Fairfield	130	145	11.5%	\$350,000.00	\$424,000.00	21.1%	37	31	-16.2%
Greenwich	161	254	57.8%	\$703,750.00	\$645,000.00	-8.3%	76	39	-48.7%
Monroe	109	124	13.8%	\$269,500.00	\$249,950.00	-7.3%	24	14	-41.7%
New Canaan				\$835,000.00			20	2	-90.0%
Newtown	85	221	160.0%	\$492,500.00	\$302,500.00	-38.6%	6	6	0.0%
Norwalk	121	137	13.2%	\$311,750.00	\$289,750.00	-7.1%	164	94	-42.7%
Ridgefield	170	151	-11.2%	\$315,000.00	\$293,500.00	-6.8%	19	13	-31.6%
Shelton	170	171	0.6%	\$267,450.00	\$282,500.00	5.6%	54	30	-44.4%
Stamford	139	164	18.0%	\$350,000.00	\$281,250.00	-19.6%	262	130	-50.4%
Stratford	170	136	-20.0%	\$215,000.00	\$180,000.00	-16.3%	65	53	-18.5%
Trumbull	133	145	9.0%	\$353,500.00	\$389,900.00	10.3%	10	15	50.0%
Westport	108	186	72.2%	\$775,000.00	\$584,950.00	-24.5%	7	8	14.3%
Wilton	134	86	-35.8%	\$383,500.00	\$645,000.00	68.2%	8	3	-62.0%

WINDHAM COUNTY Condominiums									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford								1	100.0%
Brooklyn	271	436	60.9%	\$225,000.00	\$189,900.00	-15.6%	2	1	-50.0%
Chaplin		51						1	100.0%
Killingly	301	204	-32.2%	\$169,950.00	\$150,000.00	-11.7%	6	8	33.3%
Plainfield	228	107	-53.1%	\$149,900.00	\$113,500.00	-24.3%	9	4	-55.6%
Putnam	128	188	46.9%	\$149,000.00	\$120,000.00	-19.5%	8	6	-25.0%
Thompson	188	172	-8.5%				1	1	0.0%
Windham	84						2		-100.0%
Woodstock	195	71	-63.6%				2	1	-50.0%

TOLLAND COUNTY Condominiums									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ellington	134	199	48.5%	\$158,000.00	\$234,900.00	48.7%	3	4	33.3%
Hebron	108	112	3.7%	\$147,250.00	\$138,500.00	-5.9%	18	12	-33.3%
Mansfield	287	671	133.8%	\$134,300.00	\$240,600.00	79.2%	4	4	0.0%
Tolland	115	143	24.3%	\$135,750.00	\$142,000.00	4.6%	12	11	-8.3%
Vernon	97	87	-10.3%	\$72,000.00	\$150,000.00	108.3%	1	4	300.0%

HARTFORD COUNTY Condominiums									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	106	135	27.4%	\$240,000.00	\$220,000.00	-8.3%	35	23	-34.3%
Berlin	124	261	110.5%	\$185,000.00	\$286,282.00	54.7%	11	11	0.0%
Bloomfield	114	186	63.2%	\$200,500.00	\$205,000.00	2.2%	20	14	-30.0%
Bristol	112	135	20.5%	\$141,500.00	\$134,000.00	-5.3%	64	49	-23.4%
Burlington	227	105	-53.7%	\$130,000.00	\$270,000.00	107.7%	1	1	0.0%
Canton	94	156	66.0%	\$165,000.00	\$142,500.00	-13.6%	14	10	-28.6%
East Granby	144	95	-34.0%	\$146,900.00	\$123,475.00	-15.9%	8	8	0.0%
East Hartford	135	121	-10.4%	\$127,000.00	\$121,500.00	-4.3%	27	22	-18.5%
East Windsor	129	163	26.4%	\$215,000.00	\$174,625.00	-18.8%	25	16	-36.0%
Enfield	126	126	0.0%	\$172,000.00	\$165,000.00	-4.1%	43	30	-30.2%
Farmington	107	117	9.3%	\$200,000.00	\$196,250.00	-1.9%	53	54	1.9%
Glastonbury	105	106	1.0%	\$192,000.00	\$185,000.00	-3.6%	53	56	5.7%
Granby	110	92	-16.4%	\$200,000.00	\$229,000.00	14.5%	6	8	33.3%
Hartford	146	169	15.8%	\$100,050.00	\$99,450.00	-0.6%	50	30	-40.0%
Manchester	95	114	20.0%	\$140,450.00	\$155,000.00	10.4%	54	37	-31.5%
Marlborough		114			\$239,000.00			3	
New Britain	130	130	0.0%	\$148,400.00	\$136,500.00	-8.0%	34	27	-20.6%
Newington	104	127	22.1%	\$177,000.00	\$164,900.00	-6.8%	97	61	-37.1%
Plainville	123	118	-4.1%	\$158,000.00	\$146,000.00	-7.6%	28	23	-17.9%
Rocky Hill	157	121	-22.9%	\$175,000.00	\$153,500.00	-12.3%	47	43	-8.5%
Simsbury	159	131	-17.6%	\$173,000.00	\$172,000.00	-0.6%	23	26	13.0%
South Windsor	114	158	38.6%	\$184,100.00	\$175,000.00	-4.9%	61	32	-47.5%
Southington	136	142	4.4%	\$199,900.00	\$205,900.00	3.0%	49	33	-32.7%
Suffield	81	128	58.0%	\$247,152.50	\$172,500.00	-30.2%	10	16	60.0%
West Hartford	161	157	-2.5%	\$230,750.00	\$195,000.00	-15.5%	58	35	-39.7%
Wethersfield	127	147	15.7%	\$204,450.00	\$180,000.00	-12.0%	24	13	-45.8%
Windsor	185	164	-11.4%	\$201,400.00	\$165,500.00	-17.8%	47	22	-53.2%
Windsor Locks	113	120	6.2%	\$167,000.00	\$195,000.00	16.8%	28	11	-60.7%

LITCHFIELD County Condominiums									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Kent									
Litchfield	160	228	42.5%	\$230,000.00	\$310,000.00	34.8%	3	1	-66.7%
New Hartford	126	84	-33.3%	\$147,900.00	\$132,950.00	-10.1%	3	2	-33.3%
New Milford	145	123	-15.2%	\$160,000.00	\$125,000.00	-21.9%	39	19	-51.3%
Plymouth	109	144	32.1%	\$134,700.00	\$134,375.00	-0.2%	8	4	-50.0%
Thomaston	126	182	44.4%	\$128,500.00	\$110,000.00	-14.4%	7	5	-28.6%
Torrington	162	189	16.7%	\$144,500.00	\$116,750.00	-19.2%	37	22	-40.5%
Washington	86	80	-7.0%	\$390,000.00	\$377,000.00	-3.3%	1	1	0.0%
Watertown	145	155	6.9%	\$212,500.00	\$190,000.00	-10.6%	3	9	200.0%
Winchester	176	149	-15.3%	\$131,950.00	\$138,000.00	4.6%	6	6	0.0%
Woodbury	171	170	-0.6%	\$174,500.00	\$151,250.00	-13.3%	15	10	-33.3%

MIDDLESEX COUNTY Condominiums

	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester									
Clinton	127	89	-29.9%	\$170,000.00	\$152,000.00	-10.6%	14	3	-78.6%
Cromwell	104	126	21.2%	\$165,000.00	\$155,000.00	-6.1%	68	50	-26.5%
Deep River	126			\$161,500.00			11	0	-100.0%
Durham	30			\$128,500.00			1		-100.0%
East Haddam	246			\$285,000.00			3		-100.0%
East Hampton	73	105	43.8%	\$170,000.00	\$166,000.00	-2.4%	15	4	-73.3%
Essex	122	106	-13.1%	\$195,000.00	\$180,000.00	-7.7%	9	5	-44.4%
Haddam	74	224	202.7%	\$342,125.00	\$157,000.00	-54.1%	2	1	-50.0%
Middlefield	410	66	-83.9%	\$245,000.00	\$225,000.00	-8.2%	7	2	-71.4%
Middletown	124	138	11.3%	\$153,500.00	\$151,750.00	-1.1%	92	54	-41.3%
Old Saybrook	267	267	0.0%	\$334,000.00	\$352,500.00	5.5%	5	2	-60.0%
Portland	183	129	-29.5%	\$235,000.00	\$245,000.00	4.3%	5	1	-80.0%

NEW LONDON COUNTY Condominiums

	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Colchester	139	224	61%	\$209,000.00	\$179,450.00	-14%	13	4	-23.1%
East Lyme	115	427	271.3%	\$203,000.00	\$267,500.00	31.8%	24	27	12.5%
Griswold	162	64	-60.5%	\$133,900.00	\$133,499.00	-0.3%	8	1	-87.5%
Groton	238	165	-30.7%	\$193,400.00	\$128,000.00	-33.8%	47	29	-38.3%
Ledyard	141	154	9.2%	\$124,000.00	\$85,250.00	-31.3%	16	6	-62.5%
Montville	142	239	68.3%	\$180,000.00	\$157,000.00	-12.8%	7	12	71.4%
New London	131	123	-6.1%	\$179,900.00	\$146,000.00	-18.8%	21	10	-52.4%
Norwich	248	269	8.5%	\$198,000.00	\$167,250.00	-15.5%	44	24	-45.5%
Salem	131	213	62.6%	\$61,000.00	\$56,075.00	-8.1%	3	2	-33.3%
Stonington	170	285	67.6%	\$285,000.00	\$270,000.00	-5.3%	15	3	-80.0%
Waterford	123	97	-21.1%	\$185,000.00	\$175,000.00	-5.4%	14	12	-14.3%



NEW HAVEN COUNTY Condominiums									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	71	63	-11.3%	\$135,000.00	\$185,000.00	37.0%	2	1	-40.0%
Beacon Falls	112	185	65.2%	\$233,200.00	\$337,750.00	44.8%	4	4	0.0%
Branford	136	141	3.7%	\$204,500.00	\$180,000.00	-12.0%	93	59	-36.6%
Cheshire	140	156	11.4%	\$214,900.00	\$192,500.00	-10.4%	29	26	-10.3%
Derby	114	81	-28.9%	\$191,500.00	\$179,250.00	-6.4%	19	4	-78.9%
East Haven	122	215	76.2%	\$154,750.00	\$175,750.00	13.6%	40	44	10.0%
Guilford	121	143	18.2%	\$291,500.00	\$173,500.00	-40.5%	19	16	-15.8%
Hamden	159	153	-3.8%	\$172,500.00	\$166,000.00	-3.8%	87	63	-27.6%
Madison	234	155	-33.8%	\$300,000.00	\$320,000.00	6.7%	11	9	-18.2%
Meriden	101	170	68.3%	\$158,000.00	\$118,500.00	-25.0%	78	44	-43.6%
Middlebury	87	510	486.2%	\$415,000.00	\$420,000.00	1.2%	1	2	100.0%
Milford	123	169	37.4%	\$208,000.00	\$197,500.00	-5.0%	63	52	-17.5%
Naugatuck	130	131	0.8%	\$130,000.00	\$92,000.00	-29.2%	29	23	-20.7%
New Haven	137	137	0.0%	\$196,000.00	\$127,500.00	-34.9%	93	81	-12.9%
North Branford	78	162	107.7%	\$181,250.00	\$172,000.00	-5.1%	14	13	-7.1%
North Haven	162	117	-27.8%	\$256,000.00	\$265,000.00	3.5%	8	3	-62.5%
Orange	173	113	-34.7%	\$290,500.00	\$195,000.00	-32.9%	2	1	-50.0%
Oxford	98	127	29.6%	\$355,000.00	\$468,350.00	31.9%	1	1	0.0%
Seymour	130	242	86.2%	\$146,500.00	\$202,050.00	38.0%	19	12	-37.0%
Southbury	161	192	19.3%	\$155,000.00	\$128,000.00	-37.9%	43	39	-36.8%
Wallingford	145	162	11.7%	\$202,000.00	\$192,000.00	-17.4%	68	45	-9.3%
Waterbury	150	143	-4.7%	\$120,000.00	\$76,250.00	-5.0%	107	67	-33.8%
West Haven	126	192	52.4%	\$129,000.00	\$127,500.00	-36.5%	44	28	-37.4%
Wolcott	148	54	-63.5%	\$192,500.00	\$165,500.00	-1.2%	10	6	-36.4%

COUNTY & STATE ROLL-UP Condominiums									
	1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009		1st 6 months 2008	1st 6 months 2009	
County	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	137	154	12.4%	\$290,000	\$258,300	-10.9%	1099	640	-41.8%
Hartford	125	134	7.2%	\$177,000	\$167,000	-5.6%	970	714	-26.4%
Litchfield	150	153	2.0%	\$147,500	\$134,400	-8.9%	123	86	-30.1%
Middlesex	132	131	-0.8%	\$164,500	\$155,500	-5.5%	232	122	-47.4%
New Haven	136	161	18.4%	\$174,000	\$155,000	-10.9%	884	643	-27.3%
New London	182	239	31.3%	\$187,600	\$169,300	-9.8%	213	132	-38.0%
Tolland	132	171	29.5%	\$149,800	\$147,000	-1.9%	106	85	-19.8%
Windham	206	174	-15.5%	\$157,500	\$124,000	-21.3%	30	24	-20.0%
State of CT	137	154	12.4%	\$191,700	\$173,300	-9.6%	3657	2446	-33.1%