




**Prudential Connecticut Realty**

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**The Real Estate Market Report**

**3RD QUARTER 2009**



A comprehensive  
analysis of the  
residential real  
estate market in  
Connecticut

## The Connecticut Real Estate Market Report<sup>SM</sup>



### The Real Estate Market Shows **Signs of Recovery**



By **Candace Adams**  
*President, Prudential  
Connecticut Realty*



**Barry Rosa**  
*Vice President,  
Prudential  
Connecticut Realty*

#### ***Slowly But Surely, The Connecticut Real Estate Market is Showing Signs of Recovery.***

For the past seven months, the NAR pending home sale index has shown increases in activity (the longest in the history of this index). Existing home sales are now back up to levels in excess of 5 million, annualized. Housing inventory levels are stable, there has been an increase in deposits and mortgage rates remain at historical lows. "All of these factors indicate an improving market," said Candace Adams, president of Prudential Connecticut Realty.

Does this mean the real estate

market is fully recovered? Not yet. She added that unemployment and consumer confidence are clearly going to continue to impact the housing market. But it is clear that we have turned a corner.

#### ***A Snapshot of Today's Market***

"Sales are still lagging behind last year and median prices are lower now than 2008," said Barry Rosa, vice president at Prudential Connecticut Realty and director of Specialty Services. "The lower to mid point price ranges make up most of the sales, which lowers the median home price."

There is some really good news in the data as well. Inventory levels are not increasing much this year. In

fact, they are just about the same now as they were four months ago.

He added that, "deposit activity has shown consistent increases, especially in the past several months. The number of deposits is about 40 percent higher now than it was in March."

Supply times, one of the most important barometers of market performance (see the two charts on the next page), have been showing decreases this year. Single-family supply times have decreased from 15 months to 10 months this quarter and condo supply times have decreased from 17 months to 12 months. This means homes are selling more quickly, which is also good news.

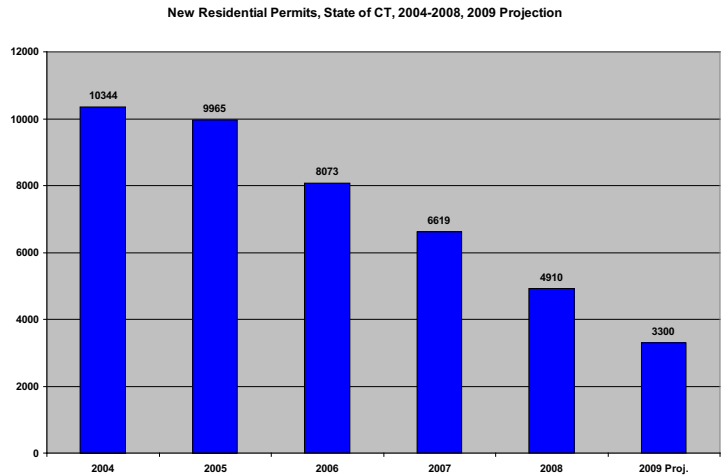
Some of the increase in activity can be attributed to the first time home buyer tax credit. As of September, the IRS had reported that more than 12,000 Connecticut taxpayers have claimed the credit, which expires at

**SINGLE-FAMILY SUPPLY TIME**

	Supply Time on Sales in Months	Supply Times on Sales & Net Deposits in Months
County	Jan-Oct	Jan-Oct
Fairfield	13	8
Hartford	6	4
Litchfield	18	11
Middlesex	12	7
New Haven	9	5
New London	12	7
Tolland	9	5
Windham	12	7
<b>Total</b>	<b>10</b>	<b>6</b>

**CONDOMINIUM SUPPLY TIMES**

	Supply Time on Sales in Months	Supply Times on Sales & Net deposits in Months
County	1-Oct-09	1-Oct-09
Fairfield	16	9
Hartford	8	5
Litchfield	20	9
Middlesex	9	5
New Haven	11	6
New London	15	8
Tolland	10	6
Windham	11	6
<b>Total</b>	<b>12</b>	<b>7</b>


**Defining The "New" Normal**

Consumers are still wondering what the new real estate market will look like when it stabilizes. "We may have to re-think what we all define as normal," said Candace Adams, president of Prudential Connecticut Realty. "The new normal will most likely be fewer sales than we experienced early in this decade. The new normal will also have very modestly increasing prices."

She added that prices probably will begin to recover in the coming months, but it's not very likely that they will increase at the same percentage in all price ranges.

"The new 'normal' will be defined by the new consumer," Ms. Adams said. "We expect value to be the top priority and that buyers will focus on the home purchase as a lifestyle decision rather than a financial investment. Perhaps that paradigm reversal will be enough to stabilize the market."

midnight on November 30. Other factors influencing the increase in activity are low mortgage rates (still in the 4 percent range) and more reasonable home prices.

New residential housing starts continue to show low activity levels this year with approximately 3,300 new housing permits projected by year end compared with 4,900 permits last year, 6,600 in 2007 and 8,100 in 2006. This shows that very little new product is being added to inventory.

**FAIRFIELD COUNTY SINGLE-FAMILY**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	136	127	-6.6%	\$365,050	\$305,500	-16.3%	95	85	-10.5%
Bridgeport	119	124	4.2%	\$205,000	\$155,500	-24.1%	303	328	8.3%
Brookfield	134	149	11.2%	\$426,000	\$375,000	-12.0%	130	87	-33.1%
Danbury	123	138	12.2%	\$337,000	\$300,000	-11.0%	265	232	-12.5%
Darien	151	166	9.9%	\$1,285,000	\$1,135,000	-11.7%	160	131	-18.1%
Easton	170	173	1.8%	\$775,000	\$583,450	-24.7%	47	32	-31.9%
Fairfield	133	127	-4.5%	\$622,500	\$570,000	-8.4%	426	339	-20.4%
Greenwich	183	193	5.5%	\$2,000,000	\$1,681,500	-15.9%	351	216	-38.5%
Monroe	130	129	-0.8%	\$410,625	\$380,000	-7.5%	100	115	15.0%
New Canaan				\$1,630,000	\$1,370,000	-16.0%	181	139	-23.2%
New Fairfield	129	135	4.7%	\$380,000	\$310,000	-18.4%	88	65	-26.1%
Newtown	137	159	16.1%	\$480,000	\$467,500	-2.6%	197	152	-22.8%
Norwalk	132	135	2.3%	\$524,000	\$452,000	-13.7%	325	294	-9.5%
Redding	182	162	-11.0%	\$677,500	\$550,000	-18.8%	56	43	-23.2%
Ridgefield	136	153	12.5%	\$730,000	\$653,950	-10.4%	198	156	-21.2%
Shelton	120	128	6.7%	\$376,000	\$309,000	-17.8%	195	142	-27.2%
Sherman	194	167	-13.9%	\$497,175	\$425,000	-14.5%	22	25	13.6%
Stamford	124	134	8.1%	\$662,500	\$575,000	-13.2%	360	327	-9.2%
Stratford	125	132	5.6%	\$270,000	\$250,000	-7.4%	311	285	-8.4%
Trumbull	112	136	21.4%	\$420,500	\$387,500	-7.8%	214	204	-4.7%
Weston	138	151	9.4%	\$992,500	\$820,000	-17.4%	94	63	-33.0%
Westport	151	147	-2.6%	\$1,357,000	\$1,200,000	-11.6%	213	171	-19.7%
Wilton	156	141	-9.6%	\$929,000	\$761,000	-18.1%	125	95	-24.0%

**WINDHAM COUNTY SINGLE-FAMILY**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	108	158	46.3%	\$216,000	\$200,000	-7.4%	23	26	13.0%
Brooklyn	147	172	17.0%	\$237,000	\$190,000	-19.8%	63	59	-6.3%
Canterbury	148	160	8.1%	\$237,000	\$195,000	-17.7%	31	35	12.9%
Chaplin	151	128	-15.2%	\$217,900	\$196,000	-10.1%	15	8	-46.7%
Eastford	159	110	-30.8%	\$227,000	\$150,000	-33.9%	4	7	75.0%
Hampton	97	144	48.5%	\$205,550	\$229,000	11.4%	6	12	100.0%
Killingly	136	137	0.7%	\$186,000	\$157,250	-15.5%	139	120	-13.7%
Plainfield	128	138	7.8%	\$189,000	\$152,000	-19.6%	79	93	17.7%
Pomfret	149	169	13.4%	\$265,500	\$237,500	-10.5%	22	23	4.5%
Putnam	141	208	47.5%	\$195,000	\$162,900	-16.5%	41	37	-9.8%
Scotland	120	104	-13.3%	\$190,000	\$178,000	-6.3%	11	7	-36.4%
Sterling	118	147	24.6%	\$195,000	\$180,000	-7.7%	19	33	73.7%
Thompson	168	161	-4.2%	\$207,750	\$176,500	-15.0%	42	58	38.1%
Wauregan	113	79	-30.1%	\$215,000	\$176,500	-17.9%	1	4	300.0%
Windham	128	138	7.8%	\$165,700	\$159,133	-4.0%	130	128	-1.5%
Woodstock	137	174	27.0%	\$261,375	\$220,000	-15.8%	50	56	12.0%

**LITCHFIELD COUNTY SINGLE-FAMILY**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bantam	224	203	-9.4%	\$317,500	\$160,000	-49.6%	3	3	0.0%
Barkhamsted	159	139	-12.6%	\$267,950	\$267,000	-0.4%	22	31	40.9%
Bethlehem	129	164	27.1%	\$320,000	\$285,000	-10.9%	19	12	-36.8%
Bridgewater	211	144	-31.8%	\$685,000	\$420,000	-38.7%	6	6	0.0%
Canaan	171	66	-61.4%	\$315,000	\$148,750	-52.8%	6	4	-33.3%
Colebrook	119	221	85.7%	\$267,000	\$315,000	18.0%	5	10	100.0%
Cornwall	135	265	96.3%	\$435,000	\$445,000	2.3%	5	4	-20.0%
Goshen	210	206	-1.9%	\$398,500	\$400,000	0.4%	34	24	-29.4%
Harwinton	136	171	25.7%	\$212,000	\$243,250	14.7%	17	18	5.9%
Kent	144	185	28.5%	\$422,500	\$352,500	-16.6%	22	15	-31.8%
Litchfield	185	179	-3.2%	\$340,000	\$311,000	-8.5%	39	36	-7.7%
Morris	122	158	29.5%	\$368,950	\$242,750	-34.2%	6	6	0.0%
New Hartford	137	108	-21.2%	\$276,900	\$232,500	-16.0%	35	36	2.9%
New Milford	153	152	-0.7%	\$345,000	\$286,000	-17.1%	159	138	-13.2%
Norfolk	152	169	11.2%	\$220,000	\$190,000	-13.6%	12	7	-41.7%
North Canaan	154	127	-17.5%	\$200,000	\$186,170	-6.9%	11	9	-18.2%
Northfield	192	175	-8.9%	\$363,000	\$255,000	-29.8%	4	4	0.0%
Plymouth	125	142	13.6%	\$205,000	\$170,000	-17.1%	82	72	-12.2%
Roxbury	184	224	21.7%	\$575,000	\$670,000	16.5%	19	13	-31.6%
Salisbury	226	286	26.5%	\$505,000	\$467,500	-7.4%	31	24	-22.6%
Sharon	208	152	-26.9%	\$485,000	\$386,000	-20.4%	9	4	-55.6%
Thomaston	176	151	-14.2%	\$227,500	\$180,000	-20.9%	24	32	33.3%
Torrington	120	145	20.8%	\$181,250	\$168,000	-7.3%	212	205	-3.3%
Warren	249	151	-39.4%	\$457,500	\$368,000	-19.6%	9	7	-22.2%
Washington	274	249	-9.1%	\$638,750	\$712,500	11.5%	30	16	-46.7%
Watertown	129	161	24.8%	\$255,500	\$233,000	-8.8%	112	92	-17.9%
Winchester	152	171	12.5%	\$180,000	\$170,500	-5.3%	69	50	-27.5%
Woodbury	172	176	2.3%	\$420,000	\$373,500	-11.1%	41	46	12.2%

**TOLLAND COUNTY SINGLE-FAMILY**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston	109	213	95.4%	\$180,300	\$270,000	49.8%	7	5	-28.6%
Andover	108	183	69.4%	\$277,800	\$250,000	-10.0%	16	18	12.5%
Bolton	91	112	23.1%	\$272,500	\$295,450	8.4%	37	32	-13.5%
Columbia	125	126	0.8%	\$234,200	\$227,000	-3.1%	26	34	30.8%
Coventry	112	115	2.7%	\$236,000	\$230,000	-2.5%	95	90	-5.3%
Ellington	141	138	-2.1%	\$305,175	\$281,500	-7.8%	88	84	-4.5%
Hebron	139	138	-0.7%	\$300,000	\$279,000	-7.0%	45	58	28.9%
Mansfield	113	137	21.2%	\$244,500	\$246,000	0.6%	76	54	-28.9%
Somers	130	146	12.3%	\$317,000	\$312,750	-1.3%	44	50	13.6%
Stafford	141	142	0.7%	\$220,000	\$216,750	-1.5%	47	48	2.1%
Tolland	115	120	4.3%	\$263,500	\$270,000	2.5%	106	87	-17.9%
Union	92	255	177.2%	\$342,000	\$191,000	-44.2%	3	1	-66.7%
Vernon	101	112	10.9%	\$205,700	\$194,250	-5.6%	132	156	18.2%
Willington	107	136	27.1%	\$227,000	\$217,250	-4.3%	33	28	-15.2%

**NEW HAVEN COUNTY SINGLE-FAMILY**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	124	124	0.0%	\$250,000	\$220,000	-12.0%	66	52	-21.2%
Beacon Falls	124	163	31.5%	\$301,500	\$245,000	-18.7%	18	28	55.6%
Bethany	150	115	-23.3%	\$375,000	\$325,000	-13.3%	31	25	-19.4%
Branford	149	147	-1.3%	\$346,250	\$322,000	-7.0%	128	112	-12.5%
Cheshire	123	139	13.0%	\$345,000	\$358,000	3.8%	138	149	8.0%
Derby	131	115	-12.2%	\$254,950	\$220,000	-13.7%	38	21	-44.7%
East Haven	128	130	1.6%	\$221,550	\$190,000	-14.2%	142	163	14.8%
Guilford	150	153	2.0%	\$418,500	\$399,900	-4.4%	172	141	-18.0%
Hamden	127	131	3.1%	\$260,000	\$227,500	-12.5%	374	341	-8.8%
Madison	153	162	5.9%	\$480,500	\$448,750	-6.6%	136	134	-1.5%
Meriden	129	133	3.1%	\$194,500	\$174,450	-10.3%	290	304	4.8%
Middlebury	158	178	12.7%	\$400,000	\$310,000	-22.5%	53	53	0.0%
Milford	129	133	3.1%	\$329,450	\$276,000	-16.2%	292	261	-10.6%
Naugatuck	139	139	0.0%	\$225,000	\$185,000	-17.8%	175	144	-17.7%
New Haven	129	129	0.0%	\$213,750	\$177,500	-17.0%	250	256	2.4%
North Branford	132	156	18.2%	\$302,500	\$248,450	-17.9%	65	64	-1.5%
North Haven	136	122	-10.3%	\$285,000	\$280,400	-1.6%	134	109	-18.7%
Orange	130	134	3.1%	\$385,000	\$375,000	-2.6%	75	63	-16.0%
Oxford	145	161	11.0%	\$430,000	\$345,000	-19.8%	74	55	-25.7%
Prospect	135	124	-8.1%	\$273,500	\$234,000	-14.4%	50	55	10.0%
Seymour	126	143	13.5%	\$295,000	\$245,000	-16.9%	79	79	0.0%
Southbury	141	141	0.0%	\$474,900	\$368,000	-22.5%	113	71	-37.2%
Wallingford	126	136	7.9%	\$283,500	\$250,000	-11.8%	207	203	-1.9%
Waterbury	135	137	1.5%	\$145,000	\$125,000	-13.8%	436	441	1.1%
West Haven	122	126	3.3%	\$208,600	\$170,000	-18.5%	244	261	7.0%
Wolcott	136	151	11.0%	\$246,000	\$205,500	-16.5%	93	90	-3.2%
Woodbridge	172	147	-14.5%	\$485,000	\$400,000	-17.5%	56	74	32.1%

**MIDDLESEX COUNTY SINGLE-FAMILY**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester	203	171	-15.8%	\$349,000	\$315,000	-9.7%	22	27	22.7%
Clinton	152	151	-0.7%	\$315,000	\$276,500	-12.2%	99	80	-19.2%
Cromwell	141	137	-2.8%	\$309,500	\$227,500	-26.5%	64	51	-20.3%
Deep River	143	181	26.6%	\$300,000	\$273,000	-9.0%	23	21	-8.7%
Durham	132	132	0.0%	\$326,000	\$289,000	-11.3%	51	38	-25.5%
East Haddam	151	142	-6.0%	\$310,500	\$255,000	-17.9%	84	61	-27.4%
East Hampton	137	170	24.1%	\$296,900	\$254,900	-14.1%	103	109	5.8%
Essex	139	142	2.2%	\$445,000	\$386,000	-13.3%	41	37	-9.8%
Haddam	166	132	-20.5%	\$349,900	\$250,000	-28.6%	53	53	0.0%
Killingworth	154	170	10.4%	\$414,500	\$370,900	-10.5%	50	35	-30.0%
Middlefield	143	117	-18.2%	\$288,200	\$270,000	-6.3%	31	17	-45.2%
Middletown	114	121	6.1%	\$227,950	\$231,000	1.3%	200	203	1.5%
Old Saybrook	122	154	26.2%	\$375,000	\$350,000	-6.7%	86	73	-15.1%
Portland	117	142	21.4%	\$255,000	\$245,000	-3.9%	65	57	-12.3%
Westbrook	137	179	30.7%	\$395,000	\$359,900	-8.9%	52	41	-21.2%



HARTFORD COUNTY SINGLE-FAMILY									
	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	118	119	0.8%	\$505,000	\$444,500	-12.0%	141	135	-4.3%
Berlin	109	113	3.7%	\$284,000	\$254,950	-10.2%	114	102	-10.5%
Bloomfield	110	143	30.0%	\$221,000	\$189,900	-14.1%	129	135	4.7%
Bristol	120	129	7.5%	\$200,000	\$189,000	-5.5%	329	320	-2.7%
Burlington	145	164	13.1%	\$348,950	\$350,000	0.3%	76	59	-22.4%
Canton	143	146	2.1%	\$343,900	\$322,000	-6.4%	75	63	-16.0%
East Granby	102	129	26.5%	\$288,500	\$252,500	-12.5%	48	41	-14.6%
East Hartford	114	111	-2.6%	\$175,000	\$155,000	-11.4%	272	291	7.0%
East Windsor	131	146	11.5%	\$255,000	\$228,000	-10.6%	49	60	22.4%
Enfield	105	102	-2.9%	\$192,000	\$182,000	-5.2%	264	255	-3.4%
Farmington	121	122	0.8%	\$370,000	\$348,000	-5.9%	165	134	-18.8%
Glastonbury	110	123	11.8%	\$395,000	\$332,000	-15.9%	249	233	-6.4%
Granby	116	127	9.5%	\$315,000	\$315,000	0.0%	71	84	18.3%
Hartford	118	125	5.9%	\$154,950	\$125,500	-19.0%	154	138	-10.4%
Hartland	116	114	-1.7%	\$235,000	\$216,650	-7.8%	7	10	42.9%
Manchester	109	113	3.7%	\$200,000	\$188,375	-5.8%	304	328	7.9%
Marlborough	132	104	-21.2%	\$317,000	\$280,000	-11.7%	42	39	-7.1%
New Britain	104	112	7.7%	\$150,000	\$135,000	-10.0%	234	230	-1.7%
Newington	96	106	10.4%	\$233,000	\$222,000	-4.7%	199	191	-4.0%
Plainville	118	115	-2.5%	\$215,000	\$190,000	-11.6%	107	76	-29.0%
Rocky Hill	103	119	15.5%	\$282,500	\$269,500	-4.6%	68	58	-14.7%
Simsbury	106	122	15.1%	\$378,700	\$325,000	-14.2%	192	153	-20.3%
South Windsor	108	114	5.6%	\$289,900	\$277,000	-4.4%	119	145	21.8%
Southington	117	128	9.4%	\$282,000	\$275,000	-2.5%	279	219	-21.5%
Suffield	159	128	-19.5%	\$360,000	\$264,950	-26.4%	89	74	-16.9%
West Hartford	95	110	15.8%	\$300,000	\$285,000	-5.0%	517	455	-12.0%
Wethersfield	100	108	8.0%	\$257,500	\$225,000	-12.6%	198	176	-11.1%
Windsor	116	118	1.7%	\$228,000	\$206,250	-9.5%	209	176	-15.8%
Windsor Locks	100	114	14.0%	\$187,000	\$189,955	1.6%	88	70	-20.5%



**NEW LONDON COUNTY SINGLE-FAMILY**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bozrah	121	124	2.5%	\$240,000	\$175,000	-27.1%	11	11	0.0%
Colchester	125	136	8.8%	\$260,000	\$252,000	-3.1%	115	105	-8.7%
East Lyme	144	145	0.7%	\$355,000	\$298,500	-15.9%	134	126	-6.0%
Franklin	188	135	-28.2%	\$292,500	\$212,000	-27.5%	6	11	83.3%
Griswold	120	150	25.0%	\$219,950	\$215,000	-2.3%	86	75	-12.8%
Groton	119	145	21.8%	\$255,000	\$246,500	-3.3%	175	173	-1.1%
Lebanon	118	126	6.8%	\$250,000	\$243,500	-2.6%	40	40	0.0%
Ledyard	130	134	3.1%	\$257,000	\$215,000	-16.3%	111	117	5.4%
Lisbon	124	125	0.8%	\$224,750	\$181,000	-19.5%	28	14	-50.0%
Lyme	248	270	8.9%	\$410,000	\$565,000	37.8%	21	12	-42.9%
Montville	131	130	-0.8%	\$220,000	\$191,000	-13.2%	93	93	0.0%
New London	147	164	11.6%	\$182,750	\$147,000	-19.6%	90	112	24.4%
North Stonington	160	134	-16.3%	\$269,950	\$214,750	-20.4%	26	24	-7.7%
Norwich	132	134	1.5%	\$180,000	\$165,000	-8.3%	153	175	14.4%
Old Lyme	160	183	14.4%	\$390,000	\$400,000	2.6%	60	63	5.0%
Preston	152	132	-13.2%	\$277,450	\$212,500	-23.4%	20	18	-10.0%
Salem	141	101	-28.4%	\$315,000	\$245,000	-22.2%	28	28	0.0%
Sprague	167	166	-0.6%	\$236,750	\$192,450	-18.7%	14	12	-14.3%
Stonington	167	149	-10.8%	\$299,000	\$311,000	4.0%	107	95	-11.2%
Voluntown	131	177	35.1%	\$250,000	\$175,450	-29.8%	20	16	-20.0%
Waterford	120	134	11.7%	\$261,500	\$247,000	-5.5%	128	117	-8.6%

**COUNTY & STATE ROLL-UP SINGLE-FAMILY**

County	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	136	141	3.7%	\$535,000	\$440,000	-17.8%	4275	3587	-16.1%
Hartford	111	118	6.3%	\$248,900	\$225,000	-9.6%	4788	4450	-7.1%
Litchfield	152	161	5.9%	\$268,750	\$230,000	-14.4%	1043	924	-11.4%
Middlesex	137	145	5.8%	\$310,000	\$267,500	-13.7%	1024	903	-11.8%
New Haven	134	137	2.2%	\$262,000	\$225,000	-14.1%	3929	3749	-4.6%
New London	136	143	5.1%	\$253,000	\$224,000	-11.5%	1466	1437	-2.0%
Tolland	118	128	8.5%	\$244,500	\$239,900	-1.9%	755	745	-1.3%
Windham	136	151	11.0%	\$199,000	\$175,000	-12.1%	676	706	4.4%
State of CT	129	136	5.4%	\$289,000	\$250,000	-13.5%	17956	16501	-8.1%

**FAIRFIELD COUNTY CONDOMINIUMS**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	114	178	56.1%	\$264,500	\$232,000	-12.3%	28	20	-28.6%
Bridgeport	145	151	4.1%	\$140,000	\$113,000	-19.3%	230	125	-45.7%
Brookfield	126	144	14.3%	\$222,750	\$199,000	-10.7%	34	29	-14.7%
Danbury	128	131	2.3%	\$259,950	\$238,700	-8.2%	244	197	-19.3%
Darien	121	203	67.8%	\$575,000	\$663,000	15.3%	9	4	-55.6%
Fairfield	142	150	5.6%	\$360,000	\$411,250	14.2%	62	56	-9.7%
Greenwich	162	250	54.3%	\$720,000	\$597,800	-17.0%	111	65	-41.4%
Monroe	108	121	12.0%	\$264,000	\$244,950	-7.2%	31	22	-29.0%
New Canaan				\$802,000	\$712,000	-11.2%	35	17	-51.4%
Newtown	123	216	75.6%	\$475,000	\$312,500	-34.2%	9	8	-11.1%
Norwalk	123	129	4.9%	\$315,000	\$300,000	-4.8%	233	152	-34.8%
Ridgefield	167	162	-3.0%	\$328,000	\$293,500	-10.5%	38	29	-23.7%
Shelton	152	179	17.8%	\$279,900	\$287,500	2.7%	85	58	-31.8%
Stamford	132	158	19.7%	\$345,000	\$300,000	-13.0%	417	247	-40.8%
Stratford	161	149	-7.5%	\$210,000	\$182,500	-13.1%	93	81	-12.9%
Trumbull	125	134	7.2%	\$360,000	\$369,900	2.8%	19	21	10.5%
Westport	127	165	29.9%	\$770,000	\$710,000	-7.8%	13	13	0.0%
Wilton	122	117	-4.1%	\$438,500	\$355,000	-19.0%	14	11	-62.0%

**WINDHAM COUNTY CONDOMINIUMS**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	66	190	187.9%	\$84,000	\$75,000	-10.7%	1	1	100.0%
Brooklyn	258	354	37.2%	\$225,000	\$177,450	-21.1%	4	2	-50.0%
Chaplin	233	169	-27.5%	\$99,700	\$129,400	29.8%	1	2	100.0%
Killingly	224	191	-14.7%	\$122,700	\$147,000	19.8%	10	11	10.0%
Plainfield	276	141	-48.9%	\$155,000	\$119,000	-23.2%	11	10	-9.1%
Putnam	140	169	20.7%	\$155,500	\$120,000	-22.8%	12	11	-8.3%
Thompson	188	172	-8.5%	\$162,000	\$135,000	-16.7%	1	1	0.0%
Windham	79	111	40.5%	\$126,000	\$134,750	6.9%	3	6	100.0%
Woodstock	182	71	-61.0%	\$125,000	\$117,000	-6.4%	9	1	-88.9%

**TOLLAND COUNTY CONDOMINIUMS**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Columbia	179	140	-21.8%	\$240,000	\$245,000	2.1%	1	1	0.0%
Coventry	115	267	132.2%	\$163,000	\$229,900	41.0%	8	8	0.0%
Ellington	120	128	6.7%	\$149,500	\$141,000	-5.7%	33	20	-39.4%
Hebron	115	493	328.7%	\$130,000	\$184,000	41.5%	3	3	0.0%
Mansfield	105	126	20.0%	\$137,500	\$148,500	8.0%	23	24	4.3%
Stafford	74	87	17.6%	\$126,750	\$150,000	18.3%	3	4	33.3%
Tolland	111	126	13.5%	\$169,000	\$122,500	-27.5%	11	7	-36.4%
Vernon	137	158	15.3%	\$152,000	\$149,250	-1.8%	83	71	-14.5%
Willington	120	124	3.3%	\$161,000	\$184,000	14.3%	5	2	-60.0%

HARTFORD COUNTY CONDOMINIUMS									
	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	103	146	41.7%	\$239,950	\$228,750	-4.7%	56	46	-17.9%
Berlin	124	296	138.7%	\$234,181	\$269,929	15.3%	20	23	15.0%
Bloomfield	118	181	53.4%	\$200,500	\$230,000	14.7%	30	21	-30.0%
Bristol	112	134	19.6%	\$143,000	\$129,500	-9.4%	92	92	0.0%
Burlington	227	105	-53.7%	\$130,000	\$270,000	107.7%	1	1	0.0%
Canton	98	153	56.1%	\$152,125	\$163,000	7.1%	24	20	-16.7%
East Granby	123	99	-19.5%	\$136,200	\$130,000	-4.6%	14	15	7.1%
East Hartford	128	140	9.4%	\$119,000	\$120,000	0.8%	43	41	-4.7%
East Windsor	123	189	53.7%	\$205,000	\$193,000	-5.9%	39	34	-12.8%
Enfield	122	129	5.7%	\$170,000	\$161,000	-5.3%	63	46	-27.0%
Farmington	102	115	12.7%	\$194,500	\$200,000	2.8%	103	97	-5.8%
Glastonbury	104	114	9.6%	\$200,000	\$188,500	-5.8%	77	86	11.7%
Granby	110	111	0.9%	\$205,000	\$233,000	13.7%	9	13	44.4%
Hartford	138	155	12.3%	\$100,050	\$98,400	-1.6%	74	48	-35.1%
Manchester	103	110	6.8%	\$149,900	\$141,450	-5.6%	95	82	-13.7%
Marlborough	140	112	-20.0%	\$242,500	\$239,700	-1.2%	3	4	33.3%
New Britain	127	126	-0.8%	\$145,000	\$122,000	-15.9%	53	51	-3.8%
Newington	103	125	21.4%	\$178,000	\$167,000	-6.2%	138	101	-26.8%
Plainville	100	107	7.0%	\$155,500	\$155,500	0.0%	40	38	-5.0%
Rocky Hill	127	127	0.0%	\$170,000	\$156,900	-7.7%	84	75	-10.7%
Simsbury	150	140	-6.7%	\$173,500	\$171,000	-1.4%	42	47	11.9%
South Windsor	104	140	34.6%	\$180,750	\$176,750	-2.2%	102	76	-25.5%
Southington	140	144	2.9%	\$199,900	\$195,000	-2.5%	68	75	10.3%
Suffield	114	118	3.5%	\$223,100	\$173,000	-22.5%	21	25	19.0%
West Hartford	149	152	2.0%	\$230,000	\$207,500	-9.8%	88	64	-27.3%
Wethersfield	136	141	3.7%	\$203,000	\$175,000	-13.8%	35	23	-34.3%
Windsor	172	155	-9.9%	\$207,082	\$183,000	-11.6%	66	40	-39.4%
Windsor Locks	116	121	4.3%	\$179,000	\$181,500	1.4%	47	28	-40.4%

LITCHFIELD COUNTY CONDOMINIUMS									
	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Kent	66	45	-31.8%	\$174,500	\$251,000	43.8%	2	1	-50.0%
Litchfield	139	228	64.0%	\$210,000	\$310,000	47.6%	5	1	-80.0%
New Hartford	124	65	-47.6%	\$141,000	\$113,950	-19.2%	5	4	-20.0%
New Milford	133	138	3.8%	\$175,000	\$130,000	-25.7%	62	33	-46.8%
North Canaan	237	83	-65.0%	\$102,500	\$115,000	12.2%	2	3	50.0%
Plymouth	107	141	31.8%	\$139,400	\$133,750	-4.1%	9	9	0.0%
Salisbury	81	133	64.2%	\$450,000	\$378,500	-15.9%	2	2	0.0%
Thomaston	124	154	24.2%	\$128,500	\$114,000	-11.3%	13	8	-38.5%
Torrington	172	188	9.3%	\$132,000	\$126,250	-4.4%	51	42	-17.6%
Washington	86	80	-7.0%	\$390,000	\$377,000	-3.3%	1	1	0.0%
Watertown	176	154	-12.5%	\$195,000	\$190,000	-2.6%	8	15	87.5%
Winchester	160	139	-13.1%	\$130,750	\$135,000	3.3%	9	7	-22.2%
Woodbury	171	130	-24.0%	\$172,500	\$162,750	-5.7%	23	20	-13.0%

**MIDDLESEX COUNTY CONDOMINIUMS**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Clinton	122	76	-37.7%	\$162,750	\$139,250	-14.4%	22	6	-72.7%
Cromwell	102	128	25.5%	\$165,000	\$154,000	-6.7%	97	87	-10.3%
Deep River	156	114	-26.9%	\$150,000	\$153,625	2.4%	7	2	-71.4%
Durham	167	674	303.6%	\$237,750	\$235,000	-1.2%	2	1	-50.0%
East Haddam	286	136	-52.4%	\$435,298	\$235,000	-46.0%	5	1	-80.0%
East Hampton	73	123	68.5%	\$170,000	\$158,000	-7.1%	15	9	-40.0%
Essex	127	162	27.6%	\$197,500	\$185,000	-6.3%	10	8	-20.0%
Haddam	64	224	250.0%	\$201,500	\$157,000	-22.1%	3	1	-66.7%
Middlefield	410	66	-83.9%	\$245,000	\$225,000	-8.2%	7	2	-71.4%
Middletown	133	126	-5.3%	\$154,000	\$147,250	-4.4%	140	106	-24.3%
Old Saybrook	253	160	-36.8%	\$345,000	\$415,500	20.4%	10	6	-40.0%
Portland	211	283	34.1%	\$233,000	\$245,000	5.2%	7	7	0.0%
Westbrook	215	113	-47.4%	\$62,000	\$57,900	-6.6%	3	1	-66.7%

**NEW LONDON COUNTY CONDOMINIUMS**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Colchester	175	153	-13%	\$209,500	\$169,000	-19%	20	9	-23.1%
East Lyme	140	393	180.7%	\$225,000	\$264,637	17.6%	35	44	25.7%
Griswold	164	64	-61.0%	\$132,500	\$133,499	0.8%	13	1	-92.3%
Groton	176	185	5.1%	\$182,500	\$152,000	-16.7%	59	51	-13.6%
Ledyard	131	127	-3.1%	\$124,000	\$104,500	-15.7%	20	12	-40.0%
Montville	140	250	78.6%	\$194,160	\$145,000	-25.3%	8	18	125.0%
New London	147	123	-16.3%	\$112,500	\$105,750	-6.0%	28	18	-35.7%
Norwich	246	268	8.9%	\$195,000	\$162,000	-16.9%	65	39	-40.0%
Old Lyme	105	176	67.6%	\$292,500	\$327,500	12.0%	1	2	100.0%
Salem	151	160	6.0%	\$60,500	\$57,000	-5.8%	4	3	-25.0%
Stonington	164	207	26.2%	\$285,000	\$324,000	13.7%	20	13	-35.0%
Waterford	145	115	-20.7%	\$179,125	\$180,000	0.5%	26	25	-3.8%



**NEW HAVEN COUNTY CONDOMINIUMS**

	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	60	93	55.0%	\$185,000	\$179,000	-3.2%	3	3	-40.0%
Beacon Falls	112	190	69.6%	\$233,200	\$258,000	10.6%	4	6	50.0%
Branford	142	138	-2.8%	\$200,000	\$190,000	-5.0%	145	117	-19.3%
Cheshire	127	146	15.0%	\$212,450	\$200,125	-5.8%	52	52	0.0%
Derby	112	107	-4.5%	\$191,500	\$179,000	-6.5%	23	9	-60.9%
East Haven	125	190	52.0%	\$158,000	\$173,000	9.5%	66	65	-1.5%
Guilford	120	169	40.8%	\$285,000	\$190,500	-33.2%	31	26	-16.1%
Hamden	157	157	0.0%	\$173,500	\$166,000	-4.3%	122	107	-12.3%
Madison	204	158	-22.5%	\$300,000	\$316,250	5.4%	19	16	-15.8%
Meriden	110	165	50.0%	\$160,000	\$124,100	-22.4%	109	80	-26.6%
Middlebury	87	510	486.2%	\$415,000	\$420,000	1.2%	1	2	100.0%
Milford	126	155	23.0%	\$212,500	\$204,000	-4.0%	104	102	-1.9%
Naugatuck	122	119	-2.5%	\$127,000	\$110,000	-13.4%	40	45	12.5%
New Haven	130	140	7.7%	\$184,500	\$145,000	-21.4%	150	142	-5.3%
North Branford	77	143	85.7%	\$173,000	\$171,000	-1.2%	17	22	29.4%
North Haven	174	181	4.0%	\$262,250	\$285,000	8.7%	12	8	-33.3%
Orange	187	121	-35.3%	\$281,000	\$315,000	12.1%	3	3	0.0%
Oxford	98	141	43.9%	\$355,000	\$432,500	21.8%	1	6	500.0%
Seymour	139	231	66.2%	\$144,500	\$204,100	38.0%	26	19	-37.0%
Southbury	175	178	1.7%	\$170,000	\$140,000	-41.2%	78	80	26.9%
Wallingford	146	144	-1.4%	\$204,000	\$187,250	-17.6%	108	84	2.6%
Waterbury	146	134	-8.2%	\$110,000	\$76,250	-8.2%	151	113	-22.2%
West Haven	130	169	30.0%	\$140,000	\$140,500	-30.7%	69	54	-25.2%
Wolcott	134	77	-42.5%	\$190,000	\$155,500	0.4%	15	8	-21.7%

**COUNTY & STATE ROLL-UP CONDOMINIUMS**

County	1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009		1st 9 months 2008	1st 9 months 2009	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	136	153	12.5%	\$295,000	\$263,000	-10.8%	1673	1139	-31.9%
Hartford	120	136	13.3%	\$175,000	\$168,750	-3.6%	1527	1312	-14.1%
Litchfield	149	150	0.7%	\$147,500	\$135,000	-8.5%	192	147	-23.4%
Middlesex	136	134	-1.5%	\$163,750	\$155,000	-5.3%	330	237	-28.2%
New Haven	137	153	11.7%	\$175,000	\$160,500	-8.3%	1349	1170	-13.3%
New London	176	226	28.4%	\$185,000	\$166,500	-10.0%	300	235	-21.7%
Tolland	126	157	24.6%	\$152,000	\$149,325	-1.8%	171	140	-18.1%
Windham	199	163	-18.1%	\$148,900	\$127,500	-14.4%	52	50	-3.8%
State of CT	135	151	11.9%	\$193,000	\$175,000	-9.3%	5594	4430	-20.8%