




Prudential Connecticut Realty

The Real Estate Market Report

THE YEAR 2009 IN REVIEW



A comprehensive
analysis of the
residential real
estate market in
Connecticut

Holding Steady

2009 in Review,
 Looking Ahead
 to 2010

We are excited to report that the Connecticut real estate market showed significant improvement in the last half of 2009.

“While the past couple of years have been extremely difficult for consumers and the real estate market; there are indications that things are beginning to turn around,” said Candace Adams, President of Prudential Connecticut Realty. The following is our detailed, year-end look at the real estate market for each of Connecticut’s communities, counties, and the state itself.

Statewide there has been a significant improvement in the number of home sales. In the first quarter of 2009, single family home sales were down by 25 percent and condo sales were down by almost 40 percent from the previous year. By the end of 2009, single family home sales were only off by one percent and condo sales were off by approximately nine percent from the prior year. Six counties

(Hartford, Middlesex, New Haven, Tolland, New London and Windham) had modest annual increases in single family sales. “It’s nice to actually talk about sales increases,” Ms. Adams said.

Ideal Conditions

One of the best ways to gauge the health of the real estate market is to look at inventory supply times. This is the relationship between the number of homes currently on the market and how long it will take to sell that inventory (based on current levels of sales activity).

The following tables show single family and condominium supply times, in months, for year end vs. the first quarter of 2009:



Barry Rosa
Vice President and
Director; Prudential
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By Candace Adams
President,
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SINGLE-FAMILY SUPPLY TIMES ON SALES

County	Months Supply Times	Months Supply Times	Change
	March 2009	Dec 2009	
Fairfield	24	10	58% less
Hartford	11	5	55% less
Litchfield	26	15	42% less
Middlesex	20	10	50% less
New Haven	15	8	47% less
New London	18	11	39% less
Tolland	13	7	44% less
Windham	16	10	37% less
Total for SF	17	8	53% less

CONDOMINIUM SUPPLY TIMES ON SALES

County	Months Supply Times	Months Supply Times	Change
	March 2009	Dec 2009	
Fairfield	25	13	48% less
Hartford	15	7	53% less
Litchfield	37	15	59% less
Middlesex	16	9	44% less
New Haven	20	10	50% less
New London	26	13	50% less
Tolland	13	8	38% less
Windham	40	11	72% less
Total for Condo	20	10	50% less

There has been a dramatic improvement in supply times, which have decreased on average 50% from nine months ago. This reflects the stronger market activity in the last half of 2009. There were also significant increases in deposit activity, another positive sign.

So what happened?

Several factors contributed to these positive changes. The first-time homebuyer tax credit was recently extended and expanded to include a trade-up buyer tax credit which has motivated buyers to purchase. According to NAR, 47 percent of homebuyers in 2009 were first-time buyers.

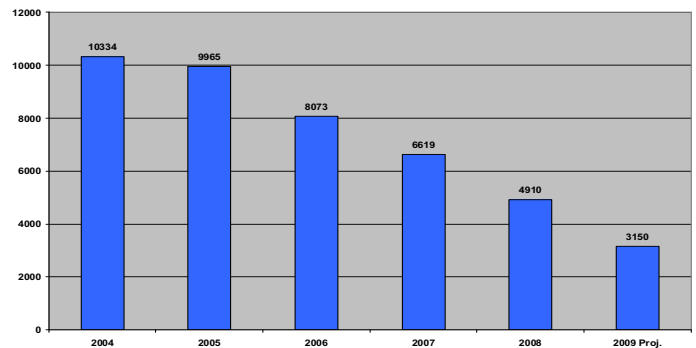
Another factor is the mortgage interest rates. We have been very spoiled with rates averaging around five percent for a 30-year fixed rate which offers tremendous value in terms of low mortgage payments.

With fewer homes for sale, buyers are also realizing there are fewer choices, especially within specific price ranges in any given town. This combination creates a sense of urgency that not only is it safe to buy again but that it's time to buy

before rates go up. This theory is not short sighted as prices have stabilized recently.

One area of the market that unfortunately has not shown improvement is new residential housing permits (single-family and condominium). Here is the most recent data:

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



Permits are at really low levels and this reflects little new construction inventory is being added to the market. This includes rental as well as for-sale product.

“There isn’t an oversaturation of new construction inventory here in Connecticut, a problem that has plagued the Southeast and the West,” said Barry Rosa, Vice President and Director of Prudential Connecticut Realty. “It’s conceivable that we could end up with an insufficient supply of new homes and condominiums to meet buyer demand.”

So does all this mean that everything is back to normal? “First, we have to redefine normal,” Mr. Rosa said. “The new normal will likely mean fewer home sales than we’re accustomed to and an annual appreciation closer to the typical four to six percent range.”

“We also have to remember that we are still in a weak economy,” he added. “We’re beginning to see the signs of a recovery, but it is going to take time. The issues with ‘short sales’ and real estate owned properties have not yet fully worked their way through the system.”

“We are anticipating a more stable market place this year when compared to the turmoil of the past two years,” Ms. Adams added. “With lower home prices, the opportunity for tax credits, modestly improving confidence levels and very reasonable mortgage interest rates, expect buyers to act in their own economic best interests and purchase homes within their comfort zone.”

FAIRFIELD COUNTY SINGLE-FAMILY

Community	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change
	Days on Market	Days on Market		Median Sales Price	Median Sales Price		Sales	Sales	
Bethel	136	129	-5.1%	\$363,000.00	\$315,000.00	-13.2%	113	124	9.7%
Bridgeport	120	126	5.0%	\$190,500.00	\$155,500.00	-18.4%	411	438	6.6%
Brookfield	139	148	6.5%	\$422,200.00	\$382,000.00	-9.5%	162	124	-23.5%
Danbury	130	133	2.3%	\$330,000.00	\$290,000.00	-12.1%	330	323	-2.1%
Darien	154	171	11.0%	\$1,335,000.00	\$1,137,000.00	-14.8%	187	179	-4.3%
Easton	181	166	-8.3%	\$772,500.00	\$602,200.00	-22.0%	62	54	-12.9%
Fairfield	131	131	0.0%	\$615,000.00	\$555,000.00	-9.8%	518	464	-10.4%
Greenwich	180	203	12.8%	\$2,000,000.00	\$1,690,000.00	-15.5%	399	328	-17.8%
Monroe	129	129	0.0%	\$410,625.00	\$386,750.00	-5.8%	134	156	16.4%
New Canaan				\$1,561,000.00	\$1,611,000.00	3.2%	198	151	-23.7%
New Fairfield	127	144	13.4%	\$380,000.00	\$340,000.00	-10.5%	112	107	-4.5%
Newtown	134	159	18.7%	\$463,500.00	\$442,500.00	-4.5%	227	212	-6.6%
Norwalk	134	132	-1.5%	\$515,000.00	\$440,000.00	-14.6%	419	438	4.5%
Redding	183	166	-9.3%	\$650,000.00	\$559,000.00	-14.0%	73	66	-9.6%
Ridgefield	135	149	10.4%	\$727,500.00	\$645,000.00	-11.3%	238	220	-7.6%
Shelton	123	132	7.3%	\$376,000.00	\$315,000.00	-16.2%	251	221	-12.0%
Sherman	181	167	-7.7%	\$521,250.00	\$489,000.00	-6.2%	30	40	33.3%
Stamford	127	132	3.9%	\$640,000.00	\$575,000.00	-10.2%	463	484	4.5%
Stratford	122	132	8.2%	\$266,450.00	\$250,000.00	-6.2%	398	413	3.8%
Trumbull	116	135	16.4%	\$417,450.00	\$383,975.00	-8.0%	282	276	-2.1%
Weston	148	165	11.5%	\$930,000.00	\$825,000.00	-11.3%	116	92	-20.7%
Westport	154	159	3.2%	\$1,350,000.00	\$1,188,500.00	-12.0%	268	250	-6.7%
Wilton	156	155	-0.6%	\$848,500.00	\$756,250.00	-10.9%	162	140	-13.6%

WINDHAM COUNTY SINGLE-FAMILY

Community	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change
	Days on Market	Days on Market		Median Sales Price	Median Sales Price		Sales	Sales	
Ashford	115	163	41.7%	\$217,900.00	\$210,000.00	-3.6%	31	35	12.9%
Brooklyn	152	155	2.0%	\$236,500.00	\$196,000.00	-17.1%	78	82	5.1%
Canterbury	140	167	19.3%	\$228,450.00	\$191,750.00	-16.1%	36	44	22.2%
Chaplin	165	125	-24.2%	\$206,900.00	\$182,500.00	-11.8%	21	10	-52.4%
Eastford	147	175	19.0%	\$260,000.00	\$193,500.00	-25.6%	6	14	133.3%
Hampton	96	159	65.6%	\$208,600.00	\$228,000.00	9.3%	9	15	66.7%
Killingly	136	138	1.5%	\$181,950.00	\$160,000.00	-12.1%	178	168	-5.6%
Plainfield	130	135	3.8%	\$185,000.00	\$153,500.00	-17.0%	106	126	18.9%
Pomfret	153	164	7.2%	\$271,000.00	\$267,000.00	-1.5%	25	29	16.0%
Putnam	139	208	49.6%	\$184,000.00	\$164,575.00	-10.6%	52	56	7.7%
Scotland	116	97	-16.4%	\$186,250.00	\$182,500.00	-2.0%	12	10	-16.7%
Sterling	132	147	11.4%	\$197,000.00	\$171,000.00	-13.2%	22	48	118.2%
Thompson	156	150	-3.8%	\$205,000.00	\$175,000.00	-14.6%	59	79	33.9%
Wauregan	120	79	-34.2%	\$177,000.00	\$176,500.00	-0.3%	3	4	33.3%
Windham	130	135	3.8%	\$164,900.00	\$152,250.00	-7.7%	165	166	0.6%
Woodstock	137	173	26.3%	\$253,500.00	\$225,000.00	-11.2%	69	81	17.4%

LITCHFIELD COUNTY SINGLE-FAMILY

Community	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change
	Days on Market	Days on Market		Median Sales Price	Median Sales Price		Sales	Sales	
Bantam	224	179	-20.1%	\$317,500.00	\$195,000.00	-38.6%	3	4	33.3%
Barkhamsted	164	131	-20.1%	\$261,000.00	\$249,000.00	-4.6%	31	39	25.8%
Bethlehem	122	186	52.5%	\$316,500.00	\$310,750.00	-1.8%	22	18	-18.2%
Bridgewater	200	155	-22.5%	\$590,000.00	\$337,500.00	-42.8%	9	10	11.1%
Canaan	220	67	-69.5%	\$360,000.00	\$148,750.00	-58.7%	9	6	-33.3%
Colebrook	184	178	-3.3%	\$246,000.00	\$315,000.00	28.0%	10	14	40.0%
Cornwall	139	212	52.5%	\$437,500.00	\$462,500.00	5.7%	6	6	0.0%
Goshen	200	210	5.0%	\$378,100.00	\$388,000.00	2.6%	39	35	-10.3%
Harwinton	136	147	8.1%	\$253,000.00	\$228,000.00	-9.9%	31	32	3.2%
Kent	173	170	-1.7%	\$448,250.00	\$352,500.00	-21.4%	30	21	-30.0%
Litchfield	170	214	25.9%	\$320,000.00	\$300,000.00	-6.3%	49	51	4.1%
Morris	182	140	-23.1%	\$420,000.00	\$252,500.00	-39.9%	8	9	12.5%
New Hartford	151	113	-25.2%	\$268,500.00	\$235,000.00	-12.5%	46	51	10.9%
New Milford	156	151	-3.2%	\$350,000.00	\$282,250.00	-19.4%	207	188	-9.2%
Norfolk	173	203	17.3%	\$220,000.00	\$221,500.00	0.7%	16	10	-37.5%
North Canaan	130	171	31.5%	\$197,500.00	\$187,000.00	-5.3%	16	13	-18.8%
Northfield	177	175	-1.1%	\$342,500.00	\$255,000.00	-25.5%	5	4	-20.0%
Plymouth	126	142	12.7%	\$195,000.00	\$179,000.00	-8.2%	109	97	-11.0%
Roxbury	190	204	7.4%	\$710,000.00	\$740,000.00	4.2%	24	18	-25.0%
Salisbury	232	284	22.4%	\$517,500.00	\$432,500.00	-16.4%	38	34	-10.5%
Sharon	218	141	-35.3%	\$555,000.00	\$386,000.00	-30.5%	11	6	-45.5%
Thomaston	155	171	10.3%	\$210,000.00	\$180,000.00	-14.3%	37	46	24.3%
Torrington	128	147	14.8%	\$180,000.00	\$167,567.00	-6.9%	277	271	-2.2%
Warren	214	161	-24.8%	\$405,000.00	\$364,000.00	-10.1%	11	10	-9.1%
Washington	253	233	-7.9%	\$555,000.00	\$725,000.00	30.6%	37	29	-21.6%
Watertown	126	156	23.8%	\$250,000.00	\$231,000.00	-7.6%	141	133	-5.7%
Winchester	160	176	10.0%	\$179,350.00	\$175,000.00	-2.4%	90	86	-4.4%
Woodbury	185	179	-3.2%	\$422,500.00	\$352,500.00	-16.6%	58	63	8.6%

TOLLAND COUNTY SINGLE-FAMILY

Community	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change	Year 2008	Year 2009	% Change
	Days on Market	Days on Market		Median Sales Price	Median Sales Price		Sales	Sales	
Amston	105	180	71.4%	\$188,150.00	\$265,000.00	40.8%	8	8	0.0%
Andover	123	170	38.2%	\$244,500.00	\$244,900.00	0.2%	20	25	25.0%
Bolton	90	117	30.0%	\$302,500.00	\$295,450.00	-2.3%	44	40	-9.1%
Columbia	116	132	13.8%	\$240,000.00	\$229,000.00	-4.6%	34	43	26.5%
Coventry	112	114	1.8%	\$236,000.00	\$229,000.00	-3.0%	131	123	-6.1%
Ellington	135	137	1.5%	\$288,400.00	\$288,000.00	-0.1%	119	115	-3.4%
Hebron	164	130	-20.7%	\$300,000.00	\$267,000.00	-11.0%	53	77	45.3%
Mansfield	109	141	29.4%	\$240,000.00	\$247,000.00	2.9%	95	79	-16.8%
Somers	136	148	8.8%	\$316,000.00	\$304,000.00	-3.8%	59	73	23.7%
Stafford	131	129	-1.5%	\$216,500.00	\$196,250.00	-9.4%	77	90	16.9%
Tolland	120	113	-5.8%	\$275,500.00	\$269,250.00	-2.3%	136	130	-4.4%
Union	77	255	231.2%	\$342,000.00	\$191,000.00	-44.2%	5	1	-80.0%
Vernon	105	113	7.6%	\$205,700.00	\$194,450.00	-5.5%	182	220	20.9%
Willington	111	132	18.9%	\$227,000.00	\$225,000.00	-0.9%	43	38	-11.6%

NEW HAVEN COUNTY SINGLE-FAMILY

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	116	119	2.6%	\$242,500.00	\$217,500.00	-10.3%	92	76	-17.4%
Beacon Falls	125	155	24.0%	\$318,000.00	\$223,000.00	-29.9%	23	37	60.9%
Bethany	161	131	-18.6%	\$400,000.00	\$325,000.00	-18.8%	39	39	0.0%
Branford	158	150	-5.1%	\$343,000.00	\$320,000.00	-6.7%	149	138	-7.4%
Cheshire	124	142	14.5%	\$345,000.00	\$355,000.00	2.9%	187	203	8.6%
Derby	122	126	3.3%	\$245,000.00	\$219,250.00	-10.5%	52	40	-23.1%
East Haven	125	132	5.6%	\$215,000.00	\$190,000.00	-11.6%	187	228	21.9%
Guilford	151	149	-1.3%	\$409,000.00	\$390,000.00	-4.6%	206	186	-9.7%
Hamden	126	125	-0.8%	\$250,000.00	\$225,000.00	-10.0%	478	459	-4.0%
Madison	154	162	5.2%	\$465,000.00	\$438,500.00	-5.7%	168	180	7.1%
Meriden	129	131	1.6%	\$190,700.00	\$175,000.00	-8.2%	369	448	21.4%
Middlebury	160	181	13.1%	\$377,500.00	\$305,000.00	-19.2%	68	74	8.8%
Milford	128	131	2.3%	\$320,000.00	\$275,000.00	-14.1%	387	371	-4.1%
Naugatuck	136	143	5.1%	\$225,000.00	\$183,000.00	-18.7%	228	222	-2.6%
New Haven	127	131	3.1%	\$199,500.00	\$175,000.00	-12.3%	309	351	13.6%
North Branford	132	146	10.6%	\$303,950.00	\$249,900.00	-17.8%	84	89	6.0%
North Haven	136	124	-8.8%	\$285,250.00	\$277,750.00	-2.6%	174	160	-8.0%
Orange	137	133	-2.9%	\$375,000.00	\$369,900.00	-1.4%	96	89	-7.3%
Oxford	153	146	-4.6%	\$419,950.00	\$351,125.00	-16.4%	98	78	-20.4%
Prospect	135	128	-5.2%	\$273,000.00	\$246,000.00	-9.9%	68	77	13.2%
Seymour	126	146	15.9%	\$283,000.00	\$243,000.00	-14.1%	105	113	7.6%
Southbury	138	138	0.0%	\$465,000.00	\$383,750.00	-17.5%	128	120	-6.3%
Wallingford	125	135	8.0%	\$278,000.00	\$242,600.00	-12.7%	271	283	4.4%
Waterbury	136	137	0.7%	\$144,950.00	\$127,000.00	-12.4%	588	599	1.9%
West Haven	125	126	0.8%	\$205,600.00	\$172,950.00	-15.9%	305	356	16.7%
Wolcott	136	152	11.8%	\$249,900.00	\$216,750.00	-13.3%	123	122	-0.8%
Woodbridge	175	162	-7.4%	\$480,000.00	\$399,500.00	-16.8%	72	100	38.9%

MIDDLESEX COUNTY SINGLE-FAMILY

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester	192	166	-13.5%	\$353,750.00	\$315,000.00	-11.0%	26	37	42.3%
Clinton	153	162	5.9%	\$297,000.00	\$286,000.00	-3.7%	125	116	-7.2%
Cromwell	133	127	-4.5%	\$293,000.00	\$240,000.00	-18.1%	86	65	-24.4%
Deep River	149	171	14.8%	\$290,700.00	\$234,625.00	-19.3%	33	30	-9.1%
Durham	132	141	6.8%	\$329,000.00	\$284,500.00	-13.5%	66	56	-15.2%
East Haddam	147	149	1.4%	\$297,500.00	\$249,900.00	-16.0%	96	95	-1.0%
East Hampton	149	160	7.4%	\$282,000.00	\$255,000.00	-9.6%	137	145	5.8%
Essex	159	177	11.3%	\$455,000.00	\$390,000.00	-14.3%	52	61	17.3%
Haddam	162	130	-19.8%	\$337,500.00	\$246,875.00	-26.9%	68	74	8.8%
Killingworth	156	172	10.3%	\$407,500.00	\$368,750.00	-9.5%	56	46	-17.9%
Middlefield	138	135	-2.2%	\$275,000.00	\$250,000.00	-9.1%	39	32	-17.9%
Middletown	111	126	13.5%	\$230,000.00	\$230,000.00	0.0%	261	309	18.4%
Old Saybrook	128	159	24.2%	\$375,000.00	\$324,500.00	-13.5%	107	106	-0.9%
Portland	124	141	13.7%	\$249,500.00	\$246,000.00	-1.4%	82	80	-2.4%
Westbrook	145	174	20.0%	\$373,500.00	\$370,000.00	-0.9%	68	59	-13.2%

HARTFORD COUNTY SINGLE-FAMILY

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	119	123	3.4%	\$470,000.00	\$443,000.00	-5.7%	171	188	9.9%
Berlin	107	120	12.1%	\$280,000.00	\$255,000.00	-8.9%	153	140	-8.5%
Bloomfield	120	140	16.7%	\$220,000.00	\$187,000.00	-15.0%	183	187	2.2%
Bristol	122	126	3.3%	\$195,000.00	\$190,000.00	-2.6%	422	446	5.7%
Burlington	142	162	14.1%	\$344,900.00	\$350,000.00	1.5%	97	87	-10.3%
Canton	144	151	4.9%	\$343,900.00	\$319,000.00	-7.2%	99	82	-17.2%
East Granby	104	138	32.7%	\$278,330.00	\$252,500.00	-9.3%	59	55	-6.8%
East Hartford	117	113	-3.4%	\$170,000.00	\$158,000.00	-7.1%	343	409	19.2%
East Windsor	139	139	0.0%	\$252,500.00	\$228,000.00	-9.7%	66	78	18.2%
Enfield	105	102	-2.9%	\$190,000.00	\$183,000.00	-3.7%	346	351	1.4%
Farmington	124	127	2.4%	\$375,000.00	\$349,000.00	-6.9%	199	187	-6.0%
Glastonbury	109	118	8.3%	\$387,000.00	\$325,000.00	-16.0%	317	313	-1.3%
Granby	109	122	11.9%	\$321,000.00	\$310,000.00	-3.4%	92	113	22.8%
Hartford	116	121	4.3%	\$154,900.00	\$133,750.00	-13.7%	207	208	0.5%
Hartland	131	126	-3.8%	\$235,000.00	\$235,500.00	0.2%	10	15	50.0%
Manchester	110	111	0.9%	\$195,000.00	\$186,875.00	-4.2%	409	458	12.0%
Marlborough	133	125	-6.0%	\$317,000.00	\$273,500.00	-13.7%	54	55	1.9%
New Britain	109	110	0.9%	\$150,000.00	\$139,900.00	-6.7%	319	322	0.9%
Newington	96	107	11.5%	\$229,500.00	\$219,450.00	-4.4%	246	262	6.5%
Plainville	114	115	0.9%	\$215,000.00	\$195,000.00	-9.3%	130	113	-13.1%
Rocky Hill	104	118	13.5%	\$279,950.00	\$268,000.00	-4.3%	92	72	-21.7%
Simsbury	109	117	7.3%	\$371,000.00	\$325,000.00	-12.4%	242	211	-12.8%
South Windsor	105	116	10.5%	\$285,000.00	\$276,000.00	-3.2%	173	212	22.5%
Southington	119	128	7.6%	\$280,000.00	\$275,000.00	-1.8%	350	308	-12.0%
Suffield	152	140	-7.9%	\$352,450.00	\$273,500.00	-22.4%	112	98	-12.5%
West Hartford	96	110	14.6%	\$304,000.00	\$285,000.00	-6.3%	647	624	-3.6%
Wethersfield	101	110	8.9%	\$257,000.00	\$226,000.00	-12.1%	249	241	-3.2%
Windsor	117	118	0.9%	\$225,000.00	\$207,500.00	-7.8%	267	248	-7.1%
Windsor Locks	99	111	12.1%	\$186,000.00	\$188,450.00	1.3%	110	106	-3.6%

NEW LONDON COUNTY SINGLE-FAMILY

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bozrah	127	119	-6.3%	\$239,500.00	\$180,000.00	-24.8%	14	12	-14.3%
Colchester	119	145	21.8%	\$255,500.00	\$253,500.00	-0.8%	146	140	-4.1%
East Lyme	144	146	1.4%	\$329,000.00	\$277,450.00	-15.7%	167	172	3.0%
Franklin	196	147	-25.0%	\$235,000.00	\$177,500.00	-24.5%	11	16	45.5%
Griswold	129	145	12.4%	\$219,900.00	\$217,500.00	-1.1%	117	99	-15.4%
Groton	116	145	25.0%	\$251,750.00	\$249,700.00	-0.8%	230	239	3.9%
Lebanon	120	126	5.0%	\$256,125.00	\$231,500.00	-9.6%	62	58	-6.5%
Ledyard	129	131	1.6%	\$250,000.00	\$210,000.00	-16.0%	146	154	5.5%
Lisbon	149	116	-22.1%	\$242,000.00	\$173,500.00	-28.3%	35	20	-42.9%
Lyme	243	225	-7.4%	\$425,000.00	\$460,000.00	8.2%	25	24	-4.0%
Montville	127	130	2.4%	\$217,000.00	\$192,000.00	-11.5%	121	146	20.7%
New London	142	150	5.6%	\$180,000.00	\$154,640.00	-14.1%	118	153	29.7%
North Stonington	152	118	-22.4%	\$269,950.00	\$214,750.00	-20.4%	30	40	33.3%
Norwich	130	132	1.5%	\$169,900.00	\$159,950.00	-5.9%	201	236	17.4%
Old Lyme	155	176	13.5%	\$385,000.00	\$395,000.00	2.6%	80	87	8.8%
Preston	130	128	-1.5%	\$275,000.00	\$215,000.00	-21.8%	27	29	7.4%
Salem	137	105	-23.4%	\$300,000.00	\$248,000.00	-17.3%	33	37	12.1%
Sprague	157	160	1.9%	\$238,000.00	\$207,500.00	-12.8%	19	21	10.5%
Stonington	166	144	-13.3%	\$295,750.00	\$299,900.00	1.4%	138	121	-12.3%
Voluntown	143	167	16.8%	\$233,000.00	\$188,000.00	-19.3%	24	23	-4.2%
Waterford	130	139	6.9%	\$258,000.00	\$244,400.00	-5.3%	171	162	-5.3%

COUNTY & STATE ROLL-UP SINGLE-FAMILY

County	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	137	143	4.4%	\$515,000.00	\$440,000.00	-14.6%	5361	5153	-3.9%
Hartford	112	118	5.4%	\$242,950.00	\$225,000.00	-7.4%	6164	6189	0.4%
Litchfield	155	163	5.2%	\$265,000.00	\$232,500.00	-12.3%	1370	1304	-4.8%
Middlesex	138	148	7.2%	\$300,000.00	\$267,500.00	-10.8%	1302	1311	0.7%
New Haven	134	137	2.2%	\$255,000.00	\$225,000.00	-11.8%	5054	5238	3.6%
New London	135	142	5.2%	\$249,000.00	\$220,000.00	-11.6%	1915	1989	3.9%
Tolland	119	126	5.9%	\$241,700.00	\$237,250.00	-1.8%	1006	1062	5.6%
Windham	137	150	9.5%	\$195,000.00	\$175,000.00	-10.3%	872	967	10.9%
State of CT	130	136	4.6%	\$280,000	\$250,000	-10.7%	23044	23213	0.7%

FAIRFIELD COUNTY CONDOMINIUMS									
	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	106	143	34.9%	\$263,000.00	\$278,700.00	6.0%	33	42	27.3%
Bridgeport	138	145	5.1%	\$137,000.00	\$114,500.00	-16.4%	297	191	-35.7%
Brookfield	142	141	-0.7%	\$229,950.00	\$199,000.00	-13.5%	42	41	-2.4%
Danbury	124	131	5.6%	\$253,000.00	\$238,350.00	-5.8%	298	278	-6.7%
Darien	121	181	49.6%	\$575,000.00	\$510,000.00	-11.3%	9	9	0.0%
Fairfield	140	151	7.9%	\$360,000.00	\$412,500.00	14.6%	74	81	9.5%
Greenwich	166	265	59.6%	\$720,000.00	\$601,250.00	-16.5%	123	92	-25.2%
Monroe	112	135	20.5%	\$263,250.00	\$230,000.00	-12.6%	36	35	-2.8%
New Canaan				\$806,000.00	\$780,000.00	-3.2%	36	30	-16.7%
New Fairfield	107	110	2.8%	\$330,000.00	\$255,000.00	-22.7%	2	1	-50%
Newtown	117	245	109.4%	\$467,129.00	\$320,000.00	-31.5%	10	13	30.0%
Norwalk	125	129	3.2%	\$313,500.00	\$300,000.00	-4.3%	282	222	-21.3%
Redding	58	127	119%	\$625,000.00	\$595,000.00	-4.8%	1	1	0%
Ridgefield	155	167	7.7%	\$321,500.00	\$293,500.00	-8.7%	48	43	-10.4%
Shelton	157	162	3.2%	\$275,000.00	\$254,000.00	-7.6%	105	100	-4.8%
Stamford	144	157	9.0%	\$345,000.00	\$300,000.00	-13.0%	522	380	-27.2%
Stratford	159	145	-8.8%	\$217,000.00	\$189,450.00	-12.7%	129	118	-8.5%
Trumbull	132	157	18.9%	\$360,000.00	\$369,900.00	2.8%	29	29	0.0%
Westport	133	183	37.6%	\$772,500.00	\$690,000.00	-10.7%	16	23	43.8%
Wilton	120	125	4.2%	\$460,000.00	\$355,000.00	-22.8%	17	17	-62.0%

TOLLAND COUNTY CONDOMINIUMS									
	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Columbia	179	104	-41.9%	\$240,000.00	\$259,000.00	7.9%	1	2	100.0%
Coventry	115	301	161.7%	\$163,000.00	\$229,900.00	41.0%	8	10	25.0%
Ellington	110	116	5.5%	\$146,000.00	\$140,000.00	-4.1%	40	29	-27.5%
Hebron	107	421	293.5%	\$130,000.00	\$160,500.00	23.5%	4	4	0.0%
Mansfield	116	124	6.9%	\$144,950.00	\$150,000.00	3.5%	32	27	-15.6%
Stafford	85	157	84.7%	\$144,950.00	\$144,000.00	-0.7%	12	15	25.0%
Tolland	114	126	10.5%	\$169,000.00	\$122,250.00	-27.7%	13	8	-38.5%
Vernon	131	144	9.9%	\$153,500.00	\$145,000.00	-5.5%	100	109	9.0%
Willington	109	106	-2.8%	\$162,500.00	\$182,450.00	12.3%	6	4	-33.3%

WINDHAM COUNTY CONDOMINIUMS									
	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	66	190	187.9%	\$84,000.00	\$75,000.00	-10.7%	1	1	100.0%
Brooklyn	258	354	37.2%	\$225,000.00	\$177,450.00	-21.1%	4	2	-50.0%
Chaplin	233	169	-27.5%	\$99,700.00	\$129,400.00	29.8%	1	2	100.0%
Killingly	216	244	13.0%	\$132,500.00	\$146,000.00	10.2%	13	18	38.5%
Plainfield	249	144	-42.2%	\$148,900.00	\$121,000.00	-18.7%	14	11	-21.4%
Putnam	191	184	-3.7%	\$157,000.00	\$142,000.00	-9.6%	15	17	13.3%
Thompson	188	172	-8.5%	\$162,000.00	\$135,000.00	-16.7%	1	1	0.0%
Windham	79	140	77.2%	\$126,000.00	\$124,500.00	-1.2%	3	9	200.0%
Woodstock	175	192	9.7%	\$125,000.00	\$145,500.00	16.4%	10	4	-60.0%

HARTFORD COUNTY CONDOMINIUMS

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	106	142	34.0%	\$237,000.00	\$225,000.00	-5.1%	77	61	-20.8%
Berlin	125	292	133.6%	\$258,971.00	\$286,282.00	10.5%	26	33	26.9%
Bloomfield	124	137	10.5%	\$198,000.00	\$210,000.00	6.1%	43	43	0.0%
Bristol	113	129	14.2%	\$138,950.00	\$129,000.00	-7.2%	120	136	13.3%
Burlington	227	105	-53.7%	\$130,000.00	\$270,000.00	107.7%	1	1	0.0%
Canton	104	150	44.2%	\$152,750.00	\$156,000.00	2.1%	30	28	-6.7%
East Granby	110	95	-13.6%	\$125,750.00	\$129,000.00	2.6%	18	18	0.0%
East Hartford	130	181	39.2%	\$117,500.00	\$125,000.00	6.4%	55	52	-5.5%
East Windsor	127	176	38.6%	\$202,500.00	\$173,750.00	-14.2%	52	54	3.8%
Enfield	122	127	4.1%	\$164,000.00	\$157,000.00	-4.3%	81	73	-9.9%
Farmington	107	120	12.1%	\$192,000.00	\$205,000.00	6.8%	141	139	-1.4%
Glastonbury	103	111	7.8%	\$200,000.00	\$188,000.00	-6.0%	97	116	19.6%
Granby	108	116	7.4%	\$185,000.00	\$225,000.00	21.6%	13	15	15.4%
Hartford	140	144	2.9%	\$87,000.00	\$97,400.00	12.0%	87	68	-21.8%
Manchester	106	109	2.8%	\$152,000.00	\$139,000.00	-8.6%	119	109	-8.4%
Marlborough	140	112	-20.0%	\$242,500.00	\$239,700.00	-1.2%	3	4	33.3%
New Britain	121	133	9.9%	\$139,000.00	\$120,000.00	-13.7%	67	76	13.4%
Newington	108	122	13.0%	\$176,000.00	\$171,500.00	-2.6%	177	137	-22.6%
Plainville	100	109	9.0%	\$152,500.00	\$145,500.00	-4.6%	53	60	13.2%
Rocky Hill	127	128	0.8%	\$175,000.00	\$185,000.00	5.7%	102	120	17.6%
Simsbury	134	136	1.5%	\$174,000.00	\$170,500.00	-2.0%	57	60	5.3%
South Windsor	104	141	35.6%	\$177,000.00	\$170,000.00	-4.0%	123	108	-12.2%
Southington	136	152	11.8%	\$199,900.00	\$200,000.00	0.1%	88	111	26.1%
Suffield	118	146	23.7%	\$210,000.00	\$177,000.00	-15.7%	25	37	48.0%
West Hartford	151	184	21.9%	\$224,500.00	\$218,250.00	-2.8%	102	94	-7.8%
Wethersfield	130	130	0.0%	\$194,000.00	\$167,500.00	-13.7%	46	32	-30.4%
Windsor	180	147	-18.3%	\$230,000.00	\$183,000.00	-20.4%	80	54	-32.5%
Windsor Locks	117	125	6.8%	\$176,700.00	\$168,000.00	-4.9%	58	41	-29.3%

LITCHFIELD COUNTY CONDOMINIUMS

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Kent	79	45	-43.0%	\$129,000.00	\$251,000.00	94.6%	4	1	-75.0%
Litchfield	180	199	10.6%	\$220,000.00	\$315,750.00	43.5%	6	2	-66.7%
New Hartford	114	107	-6.1%	\$144,450.00	\$119,000.00	-17.6%	6	8	33.3%
New Milford	144	136	-5.6%	\$175,000.00	\$148,000.00	-15.4%	85	64	-24.7%
North Canaan	172	83	-51.7%	\$90,000.00	\$115,000.00	27.8%	3	3	0.0%
Plymouth	107	141	31.8%	\$134,000.00	\$128,500.00	-4.1%	11	12	9.1%
Salisbury	81	128	58.0%	\$450,000.00	\$330,000.00	-26.7%	2	3	50.0%
Thomaston	128	148	15.6%	\$129,200.00	\$119,000.00	-7.9%	14	15	7.1%
Torrington	165	185	12.1%	\$132,700.00	\$120,000.00	-9.6%	64	69	7.8%
Washington	86	85	-1.2%	\$390,000.00	\$344,500.00	-11.7%	1	2	100.0%
Watertown	159	123	-22.6%	\$195,000.00	\$195,000.00	0.0%	10	21	110.0%
Winchester	151	169	11.9%	\$134,000.00	\$128,500.00	-4.1%	11	12	9.1%
Woodbury	159	130	-18.2%	\$175,000.00	\$153,000.00	-12.6%	34	29	-14.7%

MIDDLESEX COUNTY CONDOMINIUMS

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Clinton	135	102	-24.4%	\$170,000.00	\$152,000.00	-10.6%	27	9	-66.7%
Cromwell	106	133	25.5%	\$165,000.00	\$151,200.00	-8.4%	115	109	-5.2%
Deep River	140	169	20.7%	\$168,000.00	\$144,500.00	-14.0%	9	4	-55.6%
Durham	140	374	167.1%	\$270,000.00	\$202,500.00	-25.0%	3	2	-33.3%
East Haddam	286	136	-52.4%	\$435,298.00	\$235,000.00	-46.0%	5	1	-80.0%
East Hampton	92	110	19.6%	\$169,500.00	\$160,000.00	-5.6%	20	17	-15.0%
Essex	156	264	69.2%	\$190,000.00	\$190,000.00	0.0%	13	11	-15.4%
Haddam	154	224	45.5%	\$199,500.00	\$157,000.00	-21.3%	4	1	-75.0%
Middlefield	367	203	-44.7%	\$241,500.00	\$225,000.00	-6.8%	8	4	-50.0%
Middletown	140	128	-8.6%	\$154,750.00	\$147,000.00	-5.0%	164	164	0.0%
Old Saybrook	261	178	-31.8%	\$345,000.00	\$383,000.00	11.0%	12	12	0.0%
Portland	195	278	42.6%	\$232,500.00	\$240,000.00	3.2%	8	9	12.5%
Westbrook	166	158	-4.8%	\$197,500.00	\$246,450.00	24.8%	4	2	-50.0%

NEW LONDON COUNTY CONDOMINIUMS

	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Colchester	188	213	13%	\$210,000.00	\$179,450.00	-15%	25	10	-23.1%
East Lyme	154	399	159.1%	\$220,000.00	\$260,841.50	18.6%	45	58	28.9%
Griswold	145	151	4.1%	\$129,900.00	\$133,499.00	2.8%	19	7	-63.2%
Groton	175	169	-3.4%	\$179,000.00	\$153,500.00	-14.2%	73	69	-5.5%
Ledyard	148	129	-12.8%	\$124,000.00	\$104,000.00	-16.1%	25	17	-32.0%
Montville	131	267	103.8%	\$180,000.00	\$120,000.00	-33.3%	11	26	136.4%
New London	145	116	-20.0%	\$107,500.00	\$96,500.00	-10.2%	30	26	-13.3%
Norwich	240	239	-0.4%	\$186,000.00	\$165,000.00	-11.3%	76	60	-21.1%
Old Lyme	274	158	-42.3%	\$228,750.00	\$405,000.00	77.0%	2	3	50.0%
Salem	151	147	-2.6%	\$60,500.00	\$61,000.00	0.8%	4	4	0.0%
Stonington	158	191	20.9%	\$312,500.00	\$339,000.00	8.5%	26	23	-11.5%
Waterford	139	113	-18.7%	\$171,575.00	\$175,000.00	2.0%	34	33	-2.9%

NEW HAVEN COUNTY CONDOMINIUMS									
	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	56	93	66.1%	\$185,000.00	\$179,000.00	-3.2%	4	3	-40.0%
Beacon Falls	149	177	18.8%	\$237,900.00	\$258,000.00	8.4%	9	8	-11.1%
Branford	140	145	3.6%	\$199,000.00	\$190,000.00	-4.5%	189	164	-13.2%
Cheshire	127	138	8.7%	\$207,450.00	\$185,000.00	-10.8%	58	75	29.3%
Derby	110	120	9.1%	\$189,750.00	\$179,000.00	-5.7%	33	17	-48.5%
East Haven	130	178	36.9%	\$158,000.00	\$168,500.00	6.6%	91	90	-1.1%
Guilford	135	164	21.5%	\$290,000.00	\$178,500.00	-38.4%	39	36	-7.7%
Hamden	156	162	3.8%	\$170,000.00	\$170,000.00	0.0%	162	147	-9.3%
Madison	190	190	0.0%	\$300,000.00	\$312,500.00	4.2%	23	19	-17.4%
Meriden	116	161	38.8%	\$156,500.00	\$129,900.00	-17.0%	141	129	-8.5%
Middlebury	262	379	44.7%	\$397,500.00	\$350,000.00	-11.9%	4	3	-25.0%
Milford	123	154	25.2%	\$209,900.00	\$203,000.00	-3.3%	137	151	10.2%
Naugatuck	120	127	5.8%	\$121,500.00	\$110,000.00	-9.5%	58	68	17.2%
New Haven	132	140	6.1%	\$182,500.00	\$145,000.00	-20.5%	179	177	-1.1%
North Branford	88	133	51.1%	\$170,000.00	\$169,500.00	-0.3%	21	30	42.9%
North Haven	246	199	-19.1%	\$273,500.00	\$272,500.00	-0.4%	16	11	-31.3%
Orange	158	121	-23.4%	\$282,750.00	\$315,000.00	11.4%	4	3	-25.0%
Oxford	175	145	-17.1%	\$377,000.00	\$440,000.00	16.7%	4	9	125.0%
Seymour	131	178	35.9%	\$141,650.00	\$114,000.00	-38.0%	36	29	-19.4%
Southbury	184	189	2.7%	\$160,000.00	\$137,500.00	-19.5%	101	123	21.8%
Wallingford	149	146	-2.0%	\$202,000.00	\$193,450.00	-4.1%	147	124	-15.6%
Waterbury	143	131	-8.4%	\$108,000.00	\$80,000.00	-4.2%	187	156	-16.6%
West Haven	134	163	21.6%	\$140,000.00	\$140,500.00	-25.9%	83	68	-18.1%
Wolcott	162	111	-31.5%	\$190,000.00	\$172,000.00	0.4%	18	13	-27.8%

COUNTY & STATE ROLL-UP CONDOMINIUMS									
County	Year 2008	Year 2009		Year 2008	Year 2009		Year 2008	Year 2009	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	139	153	10.1%	\$287,000.00	\$265,000.00	-7.7%	2073	1716	-17.2%
Hartford	121	137	13.2%	\$173,000.00	\$169,300.00	-2.1%	1941	1880	-3.1%
Litchfield	148	148	0.0%	\$150,000.00	\$135,000.00	-10.0%	251	243	-3.2%
Middlesex	141	141	0.0%	\$165,000.00	\$153,000.00	-7.3%	395	345	-12.7%
New Haven	140	153	9.3%	\$174,000.00	\$160,000.00	-8.0%	1744	1654	-5.2%
New London	175	219	25.1%	\$180,000.00	\$166,500.00	-7.5%	372	336	-9.7%
Tolland	121	149	23.1%	\$152,000.00	\$145,450.00	-4.3%	217	208	-4.1%
Windham	204	188	-7.8%	\$146,950.00	\$129,700.00	-11.7%	62	70	12.9%
State of CT	136	151	11.0%	\$190,000	\$175,000	-7.9%	7055	6452	-8.5%