




**Prudential Connecticut Realty**

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**The Real Estate Market Report**

**1ST QUARTER 2010**



A comprehensive  
analysis of the  
residential real  
estate market in  
Connecticut



# Buyers Are Back

We are thrilled to report the homebuyers are back and there have been significant improvements in Connecticut's real estate market in the first quarter of 2010. More importantly, these improvements show in many key barometers of market performance.

“Year over year, sales have increased, prices have clearly stabilized and supply times of inventory have decreased. New housing permits have also begun to show modest increases in activity levels from last year.” said Candace Adams, President of Prudential Connecticut Realty.

Does this mean that everything has returned to normal? Only in the sense of what we now consider the new standards for what is normal. “The era of rapid price increases and record numbers of sales ended a couple of years ago and isn't likely to return anytime soon,” said Ms. Adams. “But by the new more modest expectations of the real estate market performance, the worst appears to be behind us.”

## The Good News

Here's a brief summary of the first quarter of 2010. Sales are up across the board from last year. Single-family home sales have increased by 27 percent year over year and condominium sales have increased 24 percent year over year. Both are considerable increases compared to what we have seen during the past two years.

The largest single-family home sales increase in a major market took place in Fairfield County, which had a 51 percent increase. The largest condominium sales increase in a major market took place in New Haven County, which had a 40 percent increase.

The number of homes under deposit has increased as well. In March of last year, there were about 5,500 homes reportedly under deposit (homes under contract or that have accepted an offer) for the State of Connecticut. In March of this year, there are approximately 7,500 homes under deposit, an increase of 36 percent.

Inventory levels have increased, but they usually do in the spring selling season. And these numbers haven't increased too dramatically. In March of last year, there were approximately 23,400 homes and condo units on the market. This year, there are about 24,700 on the market. It's an increase of six percent, but that is somewhat offset by the fact that sales have increased by 27 percent.

Supply times (the amount of time that it would take the market to absorb all of the available inventory) are lower than they were last year, which is another good sign. For single-family homes the supply time is now eight months and for condominiums it is 11 months.

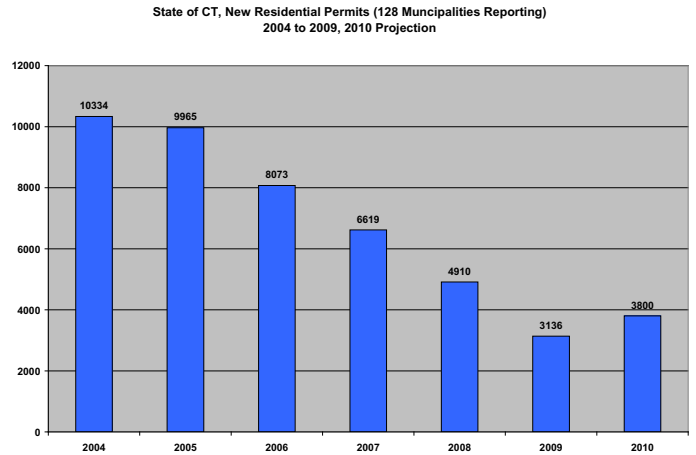
Probably most importantly median sales prices have clearly stabilized. With one exception, all of our counties show either stable or increasing median sales prices. This is definitely good news for sellers.

Average marketing times show only modest increases year over year: From about two and a half percent for condominium units to about four percent for single-family homes (159 and 148 days, respectively).

And new residential housing permits have also finally reversed the large slides from last year and we are now showing a modest increase of 15 percent, year over year. This is still a historically low level, but the trend is now increasing.

## Rates Bringing Buyers

Buyers are clearly back in the market and it's obvious the



tax credits have made an impact. The National Association of Realtors data shows that approximately 45 percent of Connecticut's buyers are first-time homebuyers. This is great for the market, because it allows existing homeowners to purchase move-up properties.

The continued availability of low mortgage interest rates is also getting buyers in the market. Sometimes we forget how good rates are and how affordable a mortgage payment can be these days.

But the bottom line is, properties that are priced well are selling. Period.

True the economy is still uncertain and there problems that need to be addressed, including reducing budget deficits and significantly increasing the number of jobs. In addition, the "wild card" business of short sales and foreclosures will probably continue to play a large role in this industry for another twelve to twenty-four months. But overall things have gotten better in the real estate market and it's so nice to say that for a change.

**FAIRFIELD COUNTY SINGLE-FAMILY**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	111	172	55.0%	\$280,000	\$326,500	16.6%	18	18	0.0%
Bridgeport	117	154	31.6%	\$158,500	\$149,000	-6.0%	88	105	19.3%
Brookfield	141	120	-14.9%	\$363,000	\$425,500	17.2%	17	22	29.4%
Danbury	152	151	-0.7%	\$314,875	\$260,750	-17.2%	54	64	18.5%
Darien	142	213	50.0%	\$1,030,000	\$1,350,000	31.1%	21	38	81.0%
Easton	232	223	-3.9%	\$457,500	\$619,000	35.3%	4	14	250.0%
Fairfield	129	136	5.4%	\$480,000	\$519,750	8.3%	61	104	70.5%
Greenwich	192	236	22.9%	\$1,806,250	\$1,343,750	-25.6%	26	90	246.2%
Monroe	138	117	-15.2%	\$430,000	\$423,000	-1.6%	23	19	-17.4%
New Canaan	208	241	15.9%	\$1,189,000	\$1,506,000	26.7%	13	26	100.0%
New Fairfield	161	149	-7.5%	\$305,000	\$322,500	5.7%	13	26	100.0%
Newtown	170	158	-7.1%	\$475,000	\$415,000	-12.6%	38	50	31.6%
Norwalk	157	136	-13.4%	\$443,750	\$379,500	-14.5%	66	90	36.4%
Redding	135	166	23.0%	\$505,250	\$669,000	32.4%	6	10	66.7%
Ridgefield	218	161	-26.1%	\$654,500	\$651,250	-0.5%	26	34	30.8%
Shelton	140	136	-2.9%	\$311,000	\$340,000	9.3%	33	49	48.5%
Sherman	108	239	121.3%	\$490,000	\$379,750	-22.5%	2	10	400.0%
Stamford	142	159	12.0%	\$526,322	\$547,250	4.0%	57	94	64.9%
Stratford	130	136	4.6%	\$248,000	\$240,000	-3.2%	67	81	20.9%
Trumbull	152	122	-19.7%	\$350,500	\$363,500	3.7%	34	56	64.7%
Weston	169	151	-10.7%	\$830,000	\$772,500	-6.9%	9	23	155.6%
Westport	179	154	-14.0%	\$1,275,000	\$945,000	-25.9%	28	55	96.4%
Wilton	176	156	-11.4%	\$635,000	\$755,600	19.0%	15	22	46.7%

**WINDHAM COUNTY SINGLE-FAMILY**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	85	197	131.8%	\$227,300	\$203,700	-10.4%	5	6	20.0%
Brooklyn	141	118	-16.3%	\$192,500	\$207,700	7.9%	14	22	57.1%
Canterbury	170	177	4.1%	\$198,000	\$212,500	7.3%	7	14	100.0%
Chaplin	78	231	196.2%	\$205,000	\$180,000	-12.2%	1	4	300.0%
Eastford	65	306	370.8%	\$182,000	\$203,250	11.7%	1	2	100.0%
Hampton	155	200	29.0%	\$229,000	\$188,000	-17.9%	6	5	-16.7%
Killingly	139	152	9.4%	\$152,500	\$165,863	8.8%	26	36	38.5%
Plainfield	133	137	3.0%	\$147,000	\$150,000	2.0%	23	27	17.4%
Pomfret	201	169	-15.9%	\$232,500	\$216,750	-6.8%	5	6	20.0%
Putnam	176	148	-15.9%	\$153,000	\$145,000	-5.2%	13	13	0.0%
Scotland	74		-100.0%	\$164,000		-100.0%	2		-100.0%
Sterling	126	211	67.5%	\$189,950	\$268,000	41.1%	10	5	-50.0%
Thompson	144	151	4.9%	\$167,500	\$141,350	-15.6%	12	12	0.0%
Wauregan		15			\$64,000			1	
Windham	137	130	-5.1%	\$136,950	\$154,000	12.4%	28	21	-25.0%
Woodstock	259	197	-23.9%	\$240,000	\$230,400	-4.0%	13	10	-23.1%

**LITCHFIELD COUNTY SINGLE-FAMILY**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bantam	184		-100.0%	\$230,000		-100.0%	1		-100.0%
Barkhamsted	118	147	24.6%	\$310,000	\$337,000	8.7%	7	2	-71.4%
Bethlehem	114	134	17.5%	\$277,500	\$253,950	-8.5%	3	4	33.3%
Bridgewater	192	283	47.4%	\$420,000	\$330,000	-21.4%	2	1	-50.0%
Canaan		225			\$268,000			3	
Colebrook	218	178	-18.3%	\$244,500	\$150,000	-38.7%	4	3	-25.0%
Cornwall									
Goshen	249	156	-37.3%	\$341,000	\$278,500	-18.3%	3	6	100.0%
Harwinton	106	109	2.8%	\$245,000	\$206,500	-15.7%	6	8	33.3%
Kent	107	362	238.3%	\$330,000	\$454,500	37.7%	3	6	100.0%
Litchfield	257	158	-38.5%	\$405,000	\$206,200	-49.1%	9	12	33.3%
Morris	142	211	48.6%	\$253,000	\$268,500	6.1%	2	4	100.0%
New Hartford	91	246	170.3%	\$198,875	\$275,000	38.3%	4	7	75.0%
New Milford	184	162	-12.0%	\$296,250	\$263,300	-11.1%	30	40	33.3%
Norfolk		208			\$377,000			4	
North Canaan	212	141	-33.5%	\$198,000	\$190,000	-4.0%	3	2	-33.3%
Northfield		66			\$277,000			3	
Plymouth	134	151	12.7%	\$150,000	\$165,250	10.2%	13	22	69.2%
Roxbury	134	351	161.9%	\$799,950	\$1,350,000	68.8%	2	9	350.0%
Salisbury	212	361	70.3%	\$437,500	\$705,000	61.1%	6	5	-16.7%
Sharon	126	330	161.9%	\$489,000	\$1,650,000	237.4%	1	3	200.0%
Thomaston	167	150	-10.2%	\$187,750	\$142,199	-24.3%	6	12	100.0%
Torrington	147	165	12.2%	\$162,000	\$168,500	4.0%	52	37	-28.8%
Warren	53	97	83.0%	\$260,000	\$472,500	81.7%	1	4	300.0%
Washington	270	148	-45.2%	\$776,500	\$955,000	23.0%	3	8	166.7%
Watertown	162	141	-13.0%	\$225,000	\$172,500	-23.3%	21	32	52.4%
Winchester	227	171	-24.7%	\$185,500	\$188,000	1.3%	10	11	10.0%
Woodbury	245	222	-9.4%	\$500,000	\$354,500	-29.1%	6	12	100.0%

**TOLLAND COUNTY SINGLE-FAMILY**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston	159	89	-44.0%	\$232,500	\$245,000	5.4%	2	5	150.0%
Andover	229	99	-56.8%	\$320,000	\$230,000	-28.1%	7	5	-28.6%
Bolton	115	151	31.3%	\$254,450	\$226,000	-11.2%	6	8	33.3%
Columbia	145	155	6.9%	\$217,500	\$248,450	14.2%	10	8	-20.0%
Coventry	123	189	53.7%	\$230,000	\$231,000	0.4%	19	22	15.8%
Ellington	137	164	19.7%	\$288,000	\$293,000	1.7%	15	26	73.3%
Hebron	182	124	-31.9%	\$289,000	\$225,000	-22.1%	14	5	-64.3%
Mansfield	145	118	-18.6%	\$245,000	\$265,000	8.2%	7	8	14.3%
Somers	144	170	18.1%	\$309,950	\$257,500	-16.9%	14	12	-14.3%
Stafford	147	138	-6.1%	\$207,500	\$196,750	-5.2%	10	14	40.0%
Tolland	120	130	8.3%	\$242,000	\$315,000	30.2%	18	11	-38.9%
Union									
Vernon	115	129	12.2%	\$209,000	\$171,050	-18.2%	28	34	21.4%
Willington	223	157	-29.6%	\$225,000	\$178,000	-20.9%	5	9	80.0%

NEW HAVEN COUNTY SINGLE-FAMILY									
Community	1st Qtr 2009	1st Qtr 2010	% Change	1st Qtr 2009	1st Qtr 2010	% Change	1st Qtr 2009	1st Qtr 2010	% Change
	Days on Market	Days on Market		Median Sales Price	Median Sales Price		Sales	Sales	
Ansonia	152	120	-21.1%	\$185,738	\$165,000	-11.2%	12	13	8.3%
Beacon Falls	218	116	-46.8%	\$283,750	\$223,000	-21.4%	9	6	-33.3%
Bethany	231	160	-30.7%	\$423,750	\$324,500	-23.4%	4	8	100.0%
Branford	180	185	2.8%	\$381,500	\$300,000	-21.4%	19	23	21.1%
Cheshire	136	180	32.4%	\$365,000	\$336,649	-7.8%	22	45	104.5%
Derby	97	197	103.1%	\$181,750	\$208,500	14.7%	6	8	33.3%
East Haven	125	123	-1.6%	\$175,000	\$172,600	-1.4%	40	49	22.5%
Guilford	120	173	44.2%	\$407,450	\$350,000	-14.1%	34	37	8.8%
Hamden	140	138	-1.4%	\$212,975	\$209,000	-1.9%	66	76	15.2%
Madison	187	198	5.9%	\$525,750	\$445,000	-15.4%	32	47	46.9%
Meriden	140	121	-13.6%	\$170,950	\$172,000	0.6%	60	81	35.0%
Middlebury	209	77	-63.2%	\$381,000	\$250,000	-34.4%	14	5	-64.3%
Milford	130	148	13.8%	\$285,000	\$284,000	-0.4%	58	71	22.4%
Naugatuck	148	136	-8.1%	\$195,000	\$170,500	-12.6%	25	44	76.0%
New Haven	114	144	26.3%	\$130,000	\$147,000	13.1%	43	78	81.4%
North Branford	192	177	-7.8%	\$236,250	\$294,500	24.7%	14	9	-35.7%
North Haven	156	140	-10.3%	\$277,000	\$260,000	-6.1%	17	31	82.4%
Orange	196	124	-36.7%	\$325,000	\$325,000	0.0%	12	17	41.7%
Oxford	150	120	-20.0%	\$335,000	\$252,000	-24.8%	11	17	54.5%
Prospect	91	178	95.6%	\$218,000	\$251,600	15.4%	9	12	33.3%
Seymour	153	106	-30.7%	\$227,500	\$246,250	8.2%	23	14	-39.1%
Southbury	166	187	12.7%	\$476,500	\$443,375	-7.0%	11	20	81.8%
Wallingford	145	138	-4.8%	\$235,000	\$260,000	10.6%	50	51	2.0%
Waterbury	143	127	-11.2%	\$120,000	\$115,000	-4.2%	117	118	0.9%
West Haven	127	121	-4.7%	\$162,500	\$163,500	0.6%	54	64	18.5%
Wolcott	159	130	-18.2%	\$178,250	\$151,250	-15.1%	16	24	50.0%
Woodbridge	159	140	-11.9%	\$400,000	\$373,000	-6.8%	13	14	7.7%

MIDDLESEX COUNTY SINGLE-FAMILY									
Community	1st Qtr 2009	1st Qtr 2010	% Change	1st Qtr 2009	1st Qtr 2010	% Change	1st Qtr 2009	1st Qtr 2010	% Change
	Days on Market	Days on Market		Median Sales Price	Median Sales Price		Sales	Sales	
Chester	277	205	-26.0%	\$330,000	\$230,000	-30.3%	5	3	-40.0%
Clinton	158	160	1.3%	\$275,000	\$270,000	-1.8%	17	23	35.3%
Cromwell	143	196	37.1%	\$247,500	\$315,000	27.3%	10	13	30.0%
Deep River	238	206	-13.4%	\$185,500	\$235,250	26.8%	4	12	200.0%
Durham	172	149	-13.4%	\$277,750	\$249,000	-10.4%	2	13	550.0%
East Haddam	137	207	51.1%	\$195,000	\$330,000	69.2%	9	14	55.6%
East Hampton	213	153	-28.2%	\$271,000	\$239,000	-11.8%	31	27	-12.9%
Essex	168	167	-0.6%	\$290,000	\$374,900	29.3%	4	9	125.0%
Haddam	151	173	14.6%	\$240,000	\$261,000	8.8%	11	15	36.4%
Killingworth	193	304	57.5%	\$413,000	\$260,000	-37.0%	8	5	-37.5%
Middlefield	95	141	48.4%	\$387,000	\$292,500	-24.4%	3	4	33.3%
Middletown	115	135	17.4%	\$200,000	\$221,875	10.9%	43	56	30.2%
Old Saybrook	160	256	60.0%	\$298,000	\$316,250	6.1%	17	20	17.6%
Portland	110	118	7.3%	\$215,000	\$224,950	4.6%	9	18	100.0%
Westbrook	173	139	-19.7%	\$315,000	\$381,000	21.0%	5	7	40.0%

HARTFORD COUNTY SINGLE-FAMILY									
	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	159	120	-24.5%	\$481,250	\$437,450	-9.1%	27	26	-3.7%
Berlin	109	113	3.7%	\$257,800	\$277,250	7.5%	23	22	-4.3%
Bloomfield	130	144	10.8%	\$167,500	\$195,000	16.4%	31	38	22.6%
Bristol	131	133	1.5%	\$175,500	\$177,000	0.9%	64	77	20.3%
Burlington	168	175	4.2%	\$449,900	\$300,000	-33.3%	13	20	53.8%
Canton	113	120	6.2%	\$322,350	\$280,000	-13.1%	17	19	11.8%
East Granby	187	158	-15.5%	\$239,900	\$367,500	53.2%	5	6	20.0%
East Hartford	117	120	2.6%	\$140,000	\$158,250	13.0%	63	74	17.5%
East Windsor	217	98	-54.8%	\$261,000	\$167,500	-35.8%	15	13	-13.3%
Enfield	109	110	0.9%	\$171,000	\$181,900	6.4%	67	61	-9.0%
Farmington	153	139	-9.2%	\$315,750	\$344,375	9.1%	24	36	50.0%
Glastonbury	127	140	10.2%	\$289,000	\$354,050	22.5%	45	52	15.6%
Granby	256	128	-50.0%	\$300,000	\$193,000	-35.7%	13	17	30.8%
Hartford	108	119	10.2%	\$140,000	\$134,000	-4.3%	37	41	10.8%
Hartland	99	150	51.5%	\$165,000	\$160,000	-3.0%	2	1	-50.0%
Manchester	120	122	1.7%	\$175,000	\$182,500	4.3%	68	64	-5.9%
Marlborough	106	127	19.8%	\$228,250	\$211,000	-7.6%	8	9	12.5%
New Britain	123	122	-0.8%	\$128,500	\$127,500	-0.8%	48	60	25.0%
Newington	106	119	12.3%	\$218,000	\$225,000	3.2%	33	29	-12.1%
Plainville	124	128	3.2%	\$191,000	\$192,500	0.8%	18	26	44.4%
Rocky Hill	133	138	3.8%	\$233,501	\$295,000	26.3%	10	15	50.0%
Simsbury	125	148	18.4%	\$287,500	\$348,000	21.0%	22	32	45.5%
South Windsor	125	153	22.4%	\$274,500	\$260,000	-5.3%	34	33	-2.9%
Southington	128	134	4.7%	\$280,000	\$258,500	-7.7%	44	58	31.8%
Suffield	118	151	28.0%	\$210,000	\$278,000	32.4%	11	22	100.0%
West Hartford	127	119	-6.3%	\$280,000	\$284,500	1.6%	63	90	42.9%
Wethersfield	107	115	7.5%	\$250,000	\$256,250	2.5%	19	45	136.8%
Windsor	133	132	-0.8%	\$186,250	\$230,000	23.5%	40	42	5.0%
Windsor Locks	122	107	-12.3%	\$171,000	\$192,500	12.6%	16	14	-12.5%



**NEW LONDON COUNTY SINGLE-FAMILY**

Community	1st Qtr 2009 Days on Market	1st Qtr 2010 Days on Market	% Change	1st Qtr 2009 Median Sales Price	1st Qtr 2010 Median Sales Price	% Change	1st Qtr 2009 Sales	1st Qtr 2010 Sales	% Change
Bozrah	114	202	77.2%	\$95,500	\$260,000	172.3%	2	1	-50.0%
Colchester	137	166	21.2%	\$270,000	\$237,450	-12.1%	33	12	-63.6%
East Lyme	133	119	-10.5%	\$242,500	\$282,000	16.3%	22	31	40.9%
Franklin	151		-100.0%	\$170,000		-100.0%	1		-100.0%
Griswold	144	187	29.9%	\$230,000	\$176,125	-23.4%	19	14	-26.3%
Groton	146	170	16.4%	\$280,000	\$274,500	-2.0%	37	59	59.5%
Lebanon	137	232	69.3%	\$197,300	\$225,000	14.0%	9	11	22.2%
Ledyard	124	117	-5.6%	\$195,000	\$225,500	15.6%	29	18	-37.9%
Lisbon	89	120	34.8%	\$170,000	\$207,000	21.8%	5	7	40.0%
Lyme	411	200	-51.3%	\$495,000	\$499,000	0.8%	1	5	400.0%
Montville	119	154	29.4%	\$170,000	\$186,000	9.4%	17	31	82.4%
New London	141	190	34.8%	\$147,000	\$130,000	-11.6%	24	19	-20.8%
North Stonington	151	113	-25.2%	\$185,000	\$218,700	18.2%	5	6	20.0%
Norwich	118	117	-0.8%	\$150,000	\$124,000	-17.3%	41	47	14.6%
Old Lyme	224	154	-31.3%	\$470,000	\$413,750	-12.0%	9	14	55.6%
Preston	69	175	153.6%	\$132,500	\$225,000	69.8%	2	12	500.0%
Salem	120	215	79.2%	\$275,000	\$233,200	-15.2%	7	8	14.3%
Sprague	130	146	12.3%	\$152,450	\$225,000	47.6%	2	7	250.0%
Stonington	183	170	-7.1%	\$470,900	\$330,000	-29.9%	20	28	40.0%
Voluntown	149	105	-29.5%	\$125,000	\$170,000	36.0%	3	7	133.3%
Waterford	123	143	16.3%	\$222,000	\$235,000	5.9%	25	29	16.0%

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

County	1st Qtr 2009 Days on Market	1st Qtr 2010 Days on Market	% Change	1st Qtr 2009 Median Sales Price	1st Qtr 2010 Median Sales Price	% Change	1st Qtr 2009 Sales	1st Qtr 2010 Sales	% Change
Fairfield	147	157	6.8%	\$377,000	\$425,000	12.7%	709	1074	51.5%
Hartford	127	128	0.8%	\$206,700	\$220,000	6.4%	880	1042	18.4%
Litchfield	169	178	5.3%	\$214,500	\$227,500	6.1%	198	260	31.3%
Middlesex	159	168	5.7%	\$262,750	\$260,000	-1.0%	178	239	34.3%
New Haven	145	142	-2.1%	\$205,000	\$210,000	2.4%	791	982	24.1%
New London	138	154	11.6%	\$208,000	\$225,000	8.2%	313	366	16.9%
Tolland	142	147	3.5%	\$235,000	\$235,000	0.0%	155	167	7.7%
Windham	150	155	3.3%	\$170,000	\$170,000	0.0%	166	184	10.8%
State of CT	142	148	4.2%	\$229,900	\$245,000	6.6%	3390	4314	27.3%

**FAIRFIELD COUNTY CONDOMINIUMS**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	192	163	-15.1%	\$273,500	\$235,000	-14.1%	6	12	100.0%
Bridgeport	149	140	-6.0%	\$105,000	\$90,000	-14.3%	25	33	32.0%
Brookfield	125	150	20.0%	\$190,000	\$172,250	-9.3%	5	4	-20.0%
Danbury	120	163	35.8%	\$215,000	\$222,250	3.4%	45	38	-15.6%
Darien	78			\$880,000			1		-100.0%
Fairfield	140	159	13.6%	\$410,000	\$310,000	-24.4%	15	12	-20.0%
Greenwich	323	265	-18.0%	\$676,250	\$660,000	-2.4%	12	35	191.7%
Monroe	85	178	109.4%	\$226,250	\$163,000	-28.0%	4	6	50.0%
New Canaan				\$580,000			3	8	166.7%
New Fairfield		186		\$255,000				1	
Newtown	318	340	6.9%	\$302,500	\$411,397	36.0%	2	2	0.0%
Norwalk	136	128	-5.9%	\$267,500	\$295,350	10.4%	42	46	9.5%
Redding									
Ridgefield	166	176	6.0%	\$230,000	\$515,000	123.9%	5	5	0.0%
Shelton	122	160	31.1%	\$288,750	\$290,000	0.4%	10	17	70.0%
Stamford	159	180	13.2%	\$278,000	\$284,250	2.2%	51	80	56.9%
Stratford	104	187	79.8%	\$184,500	\$160,000	-13.3%	20	21	5.0%
Trumbull	121	132	9.1%	\$384,900	\$340,000	-11.7%	4	5	25.0%
Westport	130	429	230.0%	\$481,068	\$687,450	42.9%	2	2	0.0%
Wilton	84	181	115.5%	\$750,000	\$350,000	-53.3%	1	3	200.0%

**TOLLAND COUNTY CONDOMINIUMS**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston		80			\$129,000			1	
Andover									
Columbia									
Coventry		534			\$229,900			1	
Ellington	119	81	-31.9%	\$142,000	\$126,000	-11.3%	6	5	-16.7%
Hebron	716		-100.0%	\$214,600		-100.0%	2		-100.0%
Mansfield	175	111	-36.6%	\$144,000	\$170,000	18.1%	4	9	125.0%
Stafford		173			\$126,000			3	
Tolland	183	157	-14.2%	\$216,101	\$121,000	-44.0%	2	1	-50.0%
Vernon	162	158	-2.5%	\$149,625	\$160,900	7.5%	20	15	-25.0%
Willington									

**WINDHAM COUNTY CONDOMINIUMS**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford									
Brooklyn	436	140	-67.9%	\$189,900	\$185,000	-2.6%	1	1	0.0%
Chaplin		163			\$117,500			1	
Killingly		74			\$132,500			2	
Plainfield	110	188	70.9%	\$117,000	\$108,750	-7.1%	3	2	-33.3%
Pomfret									
Putnam	157	293	86.6%	\$111,000	\$150,000	35.1%	4	3	-25.0%
Sterling									
Thompson									
Wauregan									
Windham		162			\$123,000			1	
Woodstock		84			\$135,000			1	

**HARTFORD COUNTY CONDOMINIUMS**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	164	130	-20.7%	\$238,000	\$200,000	-16.0%	8	13	62.5%
Berlin	164	389	137.2%	\$193,500	\$287,345	48.5%	8	7	-12.5%
Bloomfield	296	91	-69.3%	\$287,500	\$230,255	-19.9%	4	6	50.0%
Bristol	146	235	61.0%	\$130,600	\$130,500	-0.1%	20	16	-20.0%
Burlington	105		-100.0%	\$270,000		-100.0%	1		-100.0%
Canton	114	160	40.4%	\$136,500	\$152,500	11.7%	1	2	100.0%
East Granby	87	53	-39.1%	\$113,250	\$167,000	47.5%	4	1	-75.0%
East Hartford	140	131	-6.4%	\$133,450	\$135,000	1.2%	10	7	-30.0%
East Windsor	152	171	12.5%	\$166,250	\$180,000	8.3%	10	7	-30.0%
Enfield	120	115	-4.2%	\$168,500	\$172,000	2.1%	10	13	30.0%
Farmington	110	126	14.5%	\$213,500	\$202,000	-5.4%	26	21	-19.2%
Glastonbury	100	112	12.0%	\$200,000	\$181,000	-9.5%	19	19	0.0%
Granby	89	131	47.2%	\$248,000	\$154,000	-37.9%	5	1	-80.0%
Hartford	140	98	-30.0%	\$35,000	\$109,500	212.9%	11	16	45.5%
Manchester	137	125	-8.8%	\$165,250	\$143,900	-12.9%	14	22	57.1%
Marlborough	131		-100.0%	\$245,500		-100.0%	2		-100.0%
New Britain	185	131	-29.2%	\$138,500	\$133,000	-4.0%	8	13	62.5%
Newington	136	137	0.7%	\$158,850	\$182,500	14.9%	26	19	-26.9%
Plainville	90	122	35.6%	\$143,500	\$138,000	-3.8%	4	9	125.0%
Rocky Hill	138	129	-6.5%	\$153,500	\$195,250	27.2%	13	16	23.1%
Simsbury	147	120	-18.4%	\$193,000	\$161,500	-16.3%	8	15	87.5%
South Windsor	256	150	-41.4%	\$242,500	\$146,000	-39.8%	9	21	133.3%
Southington	123	164	33.3%	\$182,650	\$209,950	14.9%	12	18	50.0%
Suffield	119	90	-24.4%	\$172,000	\$181,900	5.8%	9	7	-22.2%
West Hartford	148	238	60.8%	\$199,250	\$187,500	-5.9%	16	24	50.0%
Wethersfield	183	99	-45.9%	\$185,500	\$107,000	-42.3%	6	5	-16.7%
Windsor	173	187	8.1%	\$204,013	\$180,000	-11.8%	10	16	60.0%
Windsor Locks	122	103	-15.6%	\$197,000	\$149,500	-24.1%	5	4	-20.0%

**LITCHFIELD COUNTY CONDOMINIUMS**

	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bridgewater									
Goshen									
Kent	45	59	31.1%	\$251,000	\$250,000	-0.4%	1	1	0.0%
Litchfield		198			\$183,750			2	
Morris									
New Hartford									
New Milford	104	145	39.4%	\$101,900	\$148,500	45.7%	5	12	140.0%
Norfolk									
North Canaan	48		-100.0%	\$75,000		-100.0%	1		-100.0%
Plymouth	129	138	7.0%	\$117,875	\$122,000	3.5%	2	3	50.0%
Salisbury	133		-100.0%	\$378,500		-100.0%	2		-100.0%
Sharon									
Thomaston	169	6	-96.4%	\$119,000	\$364,950	206.7%	2	2	0.0%
Torrington	171	156	-8.8%	\$138,250	\$99,900	-27.7%	8	9	12.5%
Washingon									
Watertown	198	225	13.6%	\$190,000	\$205,000	7.9%	3	4	33.3%
Winchester	80	247	208.8%	\$135,000	\$89,000	-34.1%	3	2	-33.3%
Woodbury	121	134	10.7%	\$142,000	\$134,950	-5.0%	1	6	500.0%



MIDDLESEX COUNTY CONDOMINIUMS									
	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester									
Clinton		192			\$180,000			3	
Cromwell	127	112	-11.8%	\$143,000	\$140,000	-2.1%	23	14	-39.1%
Deep River		132			\$147,800			1	
Durham		244			\$356,500			1	
East Haddam		119			\$268,400			1	
East Hampton	124	130	4.8%	\$227,500	\$150,000	-34.1%	2	7	250.0%
Essex	154	219	42.2%	\$180,000	\$215,000	19.4%	3	3	0.0%
Haddam									
Middlefield									
Middletown	140	150	7.1%	\$151,000	\$140,000	-7.3%	23	19	-17.4%
Old Saybrook		242			\$373,500			4	
Portland	129		-100.0%	\$245,000		-100.0%	1		-100.0%
Westbrook									

NEW LONDON COUNTY CONDOMINIUMS									
	1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010		1st Qtr 2009	1st Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Colchester	377	145	-61.5%	\$243,900	\$94,999	-61.1%	1	3	200.0%
East Lyme	459	306	-33.3%	\$275,328	\$198,250	-28.0%	7	8	14.3%
Griswold									
Groton	232	142	-38.8%	\$118,000	\$160,000	35.6%	13	11	-15.4%
Ledyard	130	171	31.5%	\$104,000	\$105,000	1.0%	3	1	-66.7%
Montville	240	117	-51.3%	\$190,000	\$65,000	-65.8%	5	1	-80.0%
New London	126	199	57.9%	\$112,575	\$164,725	46.3%	2	2	0.0%
Norwich	359	176	-51.0%	\$172,000	\$167,000	-2.9%	11	13	18.2%
Old Lyme	70		-100.0%	\$405,000		-100.0%	1		-100.0%
Salem	213		-100.0%	\$56,075		-100.0%	2		-100.0%
Sprague									
Stonington	380	258	-32.1%	\$316,250	\$330,000	4.3%	2	9	350.0%
Waterford	119	139	16.8%	\$168,000	\$179,375	6.8%	3	2	-33.3%

NEW HAVEN COUNTY CONDOMINIUMS									
Community	1st Qtr 2009 Days on Market	1st Qtr 2010 Days on Market	% Change	1st Qtr 2009 Median Sales Price	1st Qtr 2010 Median Sales Price	% Change	1st Qtr 2009 Sales	1st Qtr 2010 Sales	% Change
Ansonia									
Beacon Falls	135		-100.0%	\$352,500		-100.0%	3		-100.0%
Branford	137	139	1.5%	\$189,250	\$166,000	-12.3%	20	27	35.0%
Cheshire	157	102	-35.0%	\$220,000	\$174,050	-20.9%	12	24	100.0%
Derby		76			\$195,000			5	
East Haven	174	118	-32.2%	\$176,000	\$166,200	-5.6%	18	14	-22.2%
Guilford	145	109	-24.8%	\$320,000	\$183,450	-42.7%	3	5	66.7%
Hamden	171	157	-8.2%	\$146,750	\$140,000	-4.6%	28	17	-39.3%
Madison	152	177	16.4%	\$272,750	\$270,950	-0.7%	2	6	200.0%
Meriden	160	121	-24.4%	\$122,000	\$129,800	6.4%	21	37	76.2%
Middlebury									
Milford	159	155	-2.5%	\$168,000	\$224,000	33.3%	14	37	164.3%
Naugatuck	116	99	-14.7%	\$100,876	\$101,400	0.5%	8	12	50.0%
New Haven	135	209	54.8%	\$102,900	\$154,000	49.7%	31	27	-12.9%
North Branford	176	75	-57.4%	\$172,000	\$155,500	-9.6%	3	4	33.3%
North Haven		244			\$282,000			3	
Orange		0			\$613,631			3	
Oxford		294			\$384,769			3	
Prospect									
Seymour	262	201	-23.3%	\$207,050	\$111,000	-46.4%	4	3	-25.0%
Southbury	166	220	32.5%	\$160,000	\$137,500	-14.1%	11	30	172.7%
Wallingford	157	122	-22.3%	\$187,500	\$180,000	-4.0%	22	27	22.7%
Waterbury	105	158	50.5%	\$81,000	\$79,900	-1.4%	28	39	39.3%
West Haven	232	243	4.7%	\$159,425	\$135,750	-14.9%	10	8	-20.0%
Wolcott		140			\$225,000			2	

COUNTY & STATE ROLL-UP CONDOMINIUMS									
County	1st Qtr 2009 Days on Market	1st Qtr 2010 Days on Market	% Change	1st Qtr 2009 Median Sales Price	1st Qtr 2010 Median Sales Price	% Change	1st Qtr 2009 Sales	1st Qtr 2010 Sales	% Change
Fairfield	147	175	19.0%	\$245,000	\$250,000	2.0%	250	322	28.8%
Hartford	141	149	5.7%	\$173,000	\$172,250	-0.4%	279	318	14.0%
Litchfield	136	152	11.8%	\$132,500	\$139,900	5.6%	28	41	46.4%
Middlesex	134	151	12.7%	\$151,750	\$155,000	2.1%	52	53	1.9%
New Haven	153	151	-1.3%	\$150,000	\$152,900	1.9%	238	333	39.9%
New London	280	200	-28.6%	\$168,000	\$177,590	5.7%	50	50	0.0%
Tolland	190	145	-23.7%	\$145,500	\$149,000	2.4%	34	35	2.9%
Windham	174	177	1.7%	\$118,500	\$135,000	13.9%	8	11	37.5%
State of CT	155	159	2.6%	\$172,500	\$175,000	1.4%	939	1163	23.9%