




Prudential Connecticut Realty

The Real Estate Market Report

3RD QUARTER 2010



A comprehensive
analysis of the
residential real
estate market in
Connecticut



Opportunities On The Rise



The Connecticut real estate market continued its recovery during the third quarter of 2010 at a slower pace than the first half of the year.



By Candace Adams
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The number of single family home sales rose by 6.9 percent over the same period last year to 17,765. Condominiums followed with a rise in unit sales of 6.5 percent to 4,775. Fairfield County clearly outpaced the rest of the state with an increase of 27.4 percent for single family homes. "Median prices for both categories were up one percent statewide providing evidence of the beginning of price stabilization in the Connecticut market," said Candace Adams, president of Prudential Connecticut Realty.

Compared to the second quarter, new deposits taken on single family homes dipped only one percent, while deposits for condominiums dropped by 25 percent. In addition, inventory levels, the number of homes for sale but

not yet sold, have actually declined to a supply of 3.6 months from 5.2 months for single-family homes and down to 3.9 months from 7 months for condominiums. This indicates that well-priced properties are selling.

The Foreclosure Equation

Nationally, foreclosures hit an all time high in September. However, in Connecticut, foreclosure activity fell for the third consecutive month indicating that its impact on our market may have already peaked.

“The market is clearing itself of distressed properties through short sales and foreclosures across the state and the country,” said Terence Beaty, director of Prudential Connecticut Realty’s New Homes and Land Division.

“There is still the threat of ‘shadow inventory;’ bank-owned properties which have yet to be marketed, raising the future possibility of higher inventory levels.”

Factoring In New Homes and Jobs

The number of applications for new home permits decreased 9.4 percent year over year in Connecticut

during the third quarter pointing to a potential shortage of quality, affordable housing in our state. This issue is likely to gain prominence during the next two years as the market continues to recover if there are not enough new homes for sale to meet the increasing demand.

According to the Department of Labor, Connecticut’s unemployment rate rose in August to a seasonally adjusted 9.1 percent from 8.9 percent in July. By comparison, the national unemployment rate stands at 9.6 percent. Although many variables affect the Connecticut housing market, job formation will continue to have the greatest impact.

Looking Ahead

“There is solid evidence to support the continued stabilization of the Connecticut real estate market,” Ms. Adams said. Record low interest rates and affordability are providing strong incentives for first time buyers, investors and value-driven buyers. Competitively priced properties will continue to become more viable for everyone, whether first-time buyers, or homeowners wanting to move up or downsize.

FAIRFIELD COUNTY - SINGLE FAMILY

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	127	140	10.2%	\$305,500.00	\$305,000.00	-0.2%	85	79	-7.1%
Bridgeport	124	140	12.9%	\$155,500.00	\$156,000.00	0.3%	328	357	8.8%
Brookfield	149	129	-13.4%	\$375,000.00	\$411,500.00	9.7%	87	112	28.7%
Danbury	138	135	-2.2%	\$300,000.00	\$285,000.00	-5.0%	232	246	6.0%
Darien	166	180	8.4%	\$1,135,000.00	\$1,325,000.00	16.7%	131	211	61.1%
Easton	173	178	2.9%	\$583,450.00	\$610,000.00	4.6%	32	65	103.1%
Fairfield	128	129	0.8%	\$570,000.00	\$529,000.00	-7.2%	341	476	39.6%
Greenwich	200	221	10.5%	\$1,675,000.00	\$1,750,000.00	4.5%	221	375	69.7%
Monroe	129	128	-0.8%	\$380,000.00	\$390,000.00	2.6%	116	100	-13.8%
New Canaan	119	130	9.2%	\$1,572,390.00	\$1,557,624	-0.9%	140	211	50.7%
New Fairfield	135	142	5.2%	\$310,000.00	\$350,000.00	12.9%	65	103	58.5%
Newtown	159	152	-4.4%	\$467,500.00	\$422,000.00	-9.7%	152	191	25.7%
Norwalk	135	141	4.4%	\$450,000.00	\$440,750.00	-2.1%	291	380	30.6%
Redding	162	162	0.0%	\$554,000.00	\$627,375.00	13.2%	42	58	38.1%
Ridgefield	154	140	-9.1%	\$652,000.00	\$720,000.00	10.4%	155	199	28.4%
Shelton	128	135	5.5%	\$309,000.00	\$320,000.00	3.6%	142	211	48.6%
Sherman	167	195	16.8%	\$425,000.00	\$388,000.00	-8.7%	25	24	-4.0%
Stamford	134	136	1.5%	\$575,000.00	\$600,000.00	4.3%	327	415	26.9%
Stratford	132	132	0.0%	\$250,000.00	\$246,070.00	-1.6%	287	292	1.7%
Trumbull	136	126	-7.4%	\$387,500.00	\$379,000.00	-2.2%	204	212	3.9%
Weston	151	157	4.0%	\$820,000.00	\$835,000.00	1.8%	63	89	41.3%
Westport	147	144	-2.0%	\$1,200,000.00	\$1,135,000.00	-5.4%	171	273	59.6%
Wilton	147	141	-4.1%	\$731,500.00	\$807,000.00	10.3%	107	129	20.6%

HARTFORD COUNTY - SINGLE FAMILY

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	118	129	9.3%	\$444,250.00	\$427,500.00	-3.8%	136	126	-7.4%
Berlin	112	117	4.5%	\$254,900.00	\$250,000.00	-1.9%	103	99	-3.9%
Bloomfield	145	154	6.2%	\$189,900.00	\$190,600.00	0.4%	137	117	-14.6%
Bristol	129	125	-3.1%	\$189,045.00	\$180,000.00	-4.8%	324	340	4.9%
Burlington	167	145	-13.2%	\$346,250.00	\$319,750.00	-7.7%	60	79	31.7%
Canton	146	137	-6.2%	\$322,000.00	\$325,000.00	0.9%	63	67	6.3%
East Granby	129	150	16.3%	\$252,500.00	\$273,097.50	8.2%	41	42	2.4%
East Hartford	110	117	6.4%	\$155,000.00	\$159,500.00	2.9%	292	276	-5.5%
East Windsor	146	112	-23.3%	\$228,000.00	\$197,550.00	-13.4%	60	48	-20.0%
Enfield	102	108	5.9%	\$182,950.00	\$186,000.00	1.7%	258	231	-10.5%
Farmington	123	139	13.0%	\$348,000.00	\$398,500.00	14.5%	136	154	13.2%
Glastonbury	123	122	-0.8%	\$332,000.00	\$366,000.00	10.2%	235	237	0.9%
Granby	139	143	2.9%	\$315,000.00	\$279,500.00	-11.3%	85	64	-24.7%
Hartford	124	123	-0.8%	\$126,000.00	\$133,500.00	6.0%	139	154	10.8%
Hartland	114	97	-14.9%	\$216,650.00	\$198,000.00	-8.6%	10	13	30.0%
Manchester	114	116	1.8%	\$188,375.00	\$185,950.00	-1.3%	330	288	-12.7%
Marlborough	112	116	3.6%	\$280,500.00	\$250,500.00	-10.7%	40	42	5.0%
New Britain	113	117	3.5%	\$135,000.00	\$135,500.00	0.4%	232	224	-3.4%
Newington	106	111	4.7%	\$222,000.00	\$224,000.00	0.9%	192	167	-13.0%
Plainville	115	116	0.9%	\$190,000.00	\$204,250.00	7.5%	76	99	30.3%
Rocky Hill	119	116	-2.5%	\$269,500.00	\$291,000.00	8.0%	58	62	6.9%
Simsbury	122	126	3.3%	\$325,000.00	\$330,000.00	1.5%	153	179	17.0%
South Windsor	114	121	6.1%	\$276,000.00	\$279,000.00	1.1%	146	147	0.7%
Southington	128	126	-1.6%	\$275,000.00	\$268,000.00	-2.5%	220	253	15.0%
Suffield	127	159	25.2%	\$264,900.00	\$285,000.00	7.6%	75	81	8.0%
West Hartford	110	109	-0.9%	\$285,000.00	\$293,750.00	3.1%	458	472	3.1%
Wethersfield	108	117	8.3%	\$225,000.00	\$235,000.00	4.4%	177	164	-7.3%
Windsor	119	116	-2.5%	\$205,000.00	\$215,000.00	4.9%	177	172	-2.8%
Windsor Locks	114	113	-0.9%	\$189,910.00	\$192,000.00	1.1%	71	76	7.0%

LITCHFIELD COUNTY - SINGLE-FAMILY

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bantam	203	220	8.4%	\$160,000.00	\$228,500.00	42.8%	3	2	-33.3%
Barkhamsted	139	107	-23.0%	\$267,000.00	\$246,500.00	-7.7%	31	16	-48.4%
Bethlehem	164	138	-15.9%	\$285,000.00	\$290,000.00	1.8%	12	17	41.7%
Bridgewater	144	198	37.5%	\$420,000.00	\$542,000.00	29.0%	6	9	50.0%
Canaan	66	158	139.4%	\$148,750.00	\$225,000.00	51.3%	4	17	325.0%
Colebrook	221	141	-36.2%	\$315,000.00	\$200,000.00	-36.5%	10	13	30.0%
Cornwall	265	106	-60.0%	\$445,000.00	\$515,000.00	15.7%	4	3	-25.0%
Goshen	206	160	-22.3%	\$400,000.00	\$282,000.00	-29.5%	24	27	12.5%
Harwinton	165	136	-17.6%	\$246,500.00	\$206,000.00	-16.4%	19	31	63.2%
Kent	185	282	52.4%	\$352,500.00	\$588,750.00	67.0%	15	20	33.3%
Litchfield	179	226	26.3%	\$311,000.00	\$230,000.00	-26.0%	36	37	2.8%
Morris	158	258	63.3%	\$242,750.00	\$282,000.00	16.2%	6	15	150.0%
New Hartford	108	160	48.1%	\$232,500.00	\$238,000.00	2.4%	36	40	11.1%
New Milford	152	143	-5.9%	\$286,000.00	\$300,000.00	4.9%	138	165	19.6%
Norfolk	158	216	36.7%	\$184,950.00	\$377,000.00	103.8%	8	10	25.0%
North Canaan	127	176	38.6%	\$186,170.00	\$174,500.00	-6.3%	9	4	-55.6%
Northfield	175	90	-48.6%	\$255,000.00	\$220,000.00	-13.7%	4	7	75.0%
Plymouth	142	138	-2.8%	\$170,000.00	\$181,000.00	6.5%	72	68	-5.6%
Roxbury	224	275	22.8%	\$670,000.00	\$975,000.00	45.5%	13	23	76.9%
Salisbury	286	255	-10.8%	\$467,500.00	\$610,000.00	30.5%	24	28	16.7%
Sharon	152	267	75.7%	\$386,000.00	\$750,000.00	94.3%	4	13	225.0%
Thomaston	151	194	28.5%	\$180,000.00	\$159,698.50	-11.3%	32	34	6.3%
Torrington	147	146	-0.7%	\$167,000.00	\$160,000.00	-4.2%	206	170	-17.5%
Warren	151	118	-21.9%	\$368,000.00	\$447,500.00	21.6%	7	14	100.0%
Washington	249	229	-8.0%	\$712,500.00	\$875,000.00	22.8%	16	29	81.3%
Watertown	161	132	-18.0%	\$233,000.00	\$191,750.00	-17.7%	92	104	13.0%
Winchester	171	210	22.8%	\$170,500.00	\$182,000.00	6.7%	50	42	-16.0%
Woodbury	169	181	7.1%	\$362,250.00	\$355,000.00	-2.0%	46	53	15.2%

MIDDLESEX COUNTY - SINGLE-FAMILY

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester	171	156	-8.8%	\$315,000.00	\$336,000.00	6.7%	27	19	-29.6%
Clinton	151	167	10.6%	\$276,500.00	\$270,000.00	-2.4%	80	84	5.0%
Cromwell	135	138	2.2%	\$227,750.00	\$258,750.00	13.6%	52	60	15.4%
Deep River	181	179	-1.1%	\$273,000.00	\$277,000.00	1.5%	21	30	42.9%
Durham	132	152	15.2%	\$289,000.00	\$309,000.00	6.9%	38	47	23.7%
East Haddam	143	153	7.0%	\$252,450.00	\$265,000.00	5.0%	62	74	19.4%
East Hampton	170	140	-17.6%	\$254,900.00	\$246,000.00	-3.5%	111	94	-15.3%
Essex	142	198	39.4%	\$386,000.00	\$353,750.00	-8.4%	37	46	24.3%
Haddam	132	179	35.6%	\$250,000.00	\$275,000.00	10.0%	53	59	11.3%
Killingworth	170	175	2.9%	\$370,900.00	\$321,250.00	-13.4%	35	36	2.9%
Middlefield	117	222	89.7%	\$270,000.00	\$265,750.00	-1.6%	17	20	17.6%
Middletown	123	130	5.7%	\$231,275.50	\$219,500.00	-5.1%	204	198	-2.9%
Old Saybrook	154	177	14.9%	\$350,000.00	\$311,000.00	-11.1%	73	89	21.9%
Portland	142	120	-15.5%	\$245,000.00	\$229,900.00	-6.2%	57	61	7.0%
Westbrook	180	154	-14.4%	\$359,950.00	\$359,250.00	-0.2%	42	50	19.0%

NEW HAVEN COUNTY - SINGLE-FAMILY									
	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	124	134	8.1%	\$220,000.00	\$205,000.00	-6.8%	52	41	-21.2%
Beacon Falls	163	139	-14.7%	\$245,000.00	\$265,000.00	8.2%	28	21	-25.0%
Bethany	119	139	16.8%	\$332,500.00	\$315,000.00	-5.3%	26	33	26.9%
Branford	147	156	6.1%	\$322,000.00	\$295,000.00	-8.4%	112	113	0.9%
Cheshire	138	150	8.7%	\$356,500.00	\$321,100.00	-9.9%	150	159	6.0%
Derby	115	159	38.3%	\$220,000.00	\$216,200.00	-1.7%	21	36	71.4%
East Haven	130	124	-4.6%	\$190,000.00	\$180,000.00	-5.3%	162	173	6.8%
Guilford	153	168	9.8%	\$399,900.00	\$412,500.00	3.2%	141	166	17.7%
Hamden	131	117	-10.7%	\$227,500.00	\$220,000.00	-3.3%	341	313	-8.2%
Madison	162	157	-3.1%	\$448,750.00	\$415,000.00	-7.5%	134	163	21.6%
Meriden	132	120	-9.1%	\$174,950.00	\$175,000.00	0.0%	306	282	-7.8%
Middlebury	178	171	-3.9%	\$310,000.00	\$323,750.00	4.4%	53	32	-39.6%
Milford	132	130	-1.5%	\$276,000.00	\$290,000.00	5.1%	266	265	-0.4%
Naugatuck	139	133	-4.3%	\$185,000.00	\$183,400.00	-0.9%	145	157	8.3%
New Haven	129	133	3.1%	\$177,500.00	\$168,450.00	-5.1%	256	266	3.9%
North Branford	156	165	5.8%	\$248,450.00	\$257,000.00	3.4%	64	51	-20.3%
North Haven	122	120	-1.6%	\$280,200.00	\$260,000.00	-7.2%	110	130	18.2%
Orange	135	109	-19.3%	\$373,750.00	\$365,000.00	-2.3%	64	73	14.1%
Oxford	161	138	-14.3%	\$350,750.00	\$341,250.00	-2.7%	56	54	-3.6%
Prospect	124	153	23.4%	\$234,000.00	\$261,350.00	11.7%	55	56	1.8%
Seymour	143	149	4.2%	\$245,000.00	\$245,000.00	0.0%	79	78	-1.3%
Southbury	142	158	11.3%	\$370,000.00	\$402,500.00	8.8%	71	115	62.0%
Wallingford	136	125	-8.1%	\$250,000.00	\$260,000.00	4.0%	203	211	3.9%
Waterbury	137	138	0.7%	\$125,000.00	\$118,650.00	-5.1%	443	426	-3.8%
West Haven	129	126	-2.3%	\$170,000.00	\$173,800.00	2.2%	266	224	-15.8%
Wolcott	151	137	-9.3%	\$205,500.00	\$187,450.00	-8.8%	90	82	-8.9%
Woodbridge	147	153	4.1%	\$400,000.00	\$439,500.00	9.9%	75	70	-6.7%

NEW LONDON COUNTY - SINGLE-FAMILY

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bozrah	124	163	31.5%	\$175,000.00	\$181,500.00	3.7%	11	8	-27.3%
Colchester	137	138	0.7%	\$252,000.00	\$246,500.00	-2.2%	106	99	-6.6%
East Lyme	145	152	4.8%	\$298,500.00	\$295,000.00	-1.2%	126	135	7.1%
Franklin	138	136	-1.4%	\$211,000.00	\$174,900.00	-17.1%	12	9	-25.0%
Griswold	150	157	4.7%	\$215,000.00	\$174,250.00	-19.0%	75	67	-10.7%
Groton	144	150	4.2%	\$247,250.00	\$240,000.00	-2.9%	174	209	20.1%
Lebanon	125	180	44.0%	\$242,000.00	\$232,650.00	-3.9%	41	46	12.2%
Ledyard	134	130	-3.0%	\$215,000.00	\$220,499.50	2.6%	117	108	-7.7%
Lisbon	125	118	-5.6%	\$181,000.00	\$207,500.00	14.6%	14	26	85.7%
Lyme	270	154	-43.0%	\$565,000.00	\$524,500.00	-7.2%	12	20	66.7%
Montville	133	126	-5.3%	\$190,000.00	\$183,000.00	-3.7%	94	110	17.0%
New London	164	142	-13.4%	\$147,000.00	\$157,000.00	6.8%	112	92	-17.9%
North Stonington	131	121	-7.6%	\$213,500.00	\$220,950.00	3.5%	25	36	44.0%
Norwich	134	128	-4.5%	\$165,000.00	\$145,000.00	-12.1%	176	170	-3.4%
Old Lyme	183	178	-2.7%	\$400,000.00	\$375,000.00	-6.3%	63	57	-9.5%
Preston	132	159	20.5%	\$212,500.00	\$219,000.00	3.1%	18	44	144.4%
Salem	101	151	49.5%	\$245,000.00	\$249,000.00	1.6%	28	33	17.9%
Sprague	166	169	1.8%	\$192,450.00	\$215,000.00	11.7%	12	17	41.7%
Stonington	150	176	17.3%	\$305,450.00	\$307,500.00	0.7%	96	134	39.6%
Voluntown	176	146	-17.0%	\$188,000.00	\$142,500.00	-24.2%	17	18	5.9%
Waterford	134	143	6.7%	\$247,000.00	\$236,500.00	-4.3%	117	123	5.1%

TOLLAND COUNTY - SINGLE-FAMILY

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston	213	150	-29.6%	\$270,000.00	\$270,000.00	0.0%	5	13	160.0%
Andover	183	128	-30.1%	\$250,000.00	\$223,750.00	-10.5%	18	22	22.2%
Bolton	112	125	11.6%	\$295,450.00	\$217,500.00	-26.4%	32	28	-12.5%
Columbia	129	131	1.6%	\$225,000.00	\$238,000.00	5.8%	35	33	-5.7%
Coventry	115	162	40.9%	\$230,000.00	\$223,500.00	-2.8%	90	75	-16.7%
Ellington	138	155	12.3%	\$281,500.00	\$289,200.00	2.7%	84	86	2.4%
Hebron	138	128	-7.2%	\$279,000.00	\$290,000.00	3.9%	58	34	-41.4%
Mansfield	137	136	-0.7%	\$246,000.00	\$250,550.00	1.8%	54	56	3.7%
Somers	146	149	2.1%	\$312,750.00	\$300,000.00	-4.1%	50	49	-2.0%
Stafford	137	147	7.3%	\$202,000.00	\$165,000.00	-18.3%	62	63	1.6%
Tolland	120	113	-5.8%	\$270,000.00	\$276,900.00	2.6%	88	81	-8.0%
Union	255	151	-40.8%	\$191,000.00	\$237,000.00	24.1%	1	5	400.0%
Vernon	112	117	4.5%	\$193,500.00	\$194,000.00	0.3%	157	122	-22.3%
Willington	139	146	5.0%	\$221,750.00	\$224,500.00	1.2%	30	24	-20.0%

WINDHAM COUNTY - SINGLE-FAMILY

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2 009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	161	121	-24.8%	\$200,000.00	\$213,950.00	7.0%	27	28	3.7%
Brooklyn	171	137	-19.9%	\$190,000.00	\$211,000.00	11.1%	61	57	-6.6%
Canterbury	160	140	-12.5%	\$195,000.00	\$183,500.00	-5.9%	35	40	14.3%
Chaplin	128	263	105.5%	\$196,000.00	\$190,000.00	-3.1%	8	13	62.5%
Eastford	110	179	62.7%	\$150,000.00	\$225,000.00	50.0%	7	5	-28.6%
Hampton	144	225	56.3%	\$229,000.00	\$209,000.00	-8.7%	12	11	-8.3%
Killingly	137	158	15.3%	\$157,250.00	\$160,612.50	2.1%	120	124	3.3%
Plainfield	140	127	-9.3%	\$150,000.00	\$141,000.00	-6.0%	95	104	9.5%
Pomfret	169	179	5.9%	\$237,500.00	\$245,000.00	3.2%	23	14	-39.1%
Putnam	208	149	-28.4%	\$162,900.00	\$138,750.00	-14.8%	37	50	35.1%
Scotland	104	87	-16.3%	\$178,000.00	\$180,000.00	1.1%	7	3	-57.1%
Sterling	147	132	-10.2%	\$180,000.00	\$215,000.00	19.4%	33	17	-48.5%
Thompson	162	136	-16.0%	\$178,000.00	\$154,350.00	-13.3%	59	48	-18.6%
Wauregan	79	15	-81.0%	\$176,500.00	\$64,000.00	-63.7%	4	1	-75.0%
Windham	137	130	-5.1%	\$158,132.50	\$155,000.00	-2.0%	130	99	-23.8%
Woodstock	174	145	-16.7%	\$220,000.00	\$232,000.00	5.5%	56	61	8.9%

COUNTY & STATE ROLL-UP - SINGLE-FAMILY

County	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	142	147	3.5%	\$440,000.00	\$483,500.00	9.9%	3608	4597	27.4%
Hartford	119	121	1.7%	\$225,000.00	\$230,000.00	2.2%	4484	4473	-0.2%
Litchfield	161	167	3.7%	\$230,000.00	\$239,800.00	4.3%	927	1011	9.1%
Middlesex	146	154	5.5%	\$267,500.00	\$263,000.00	-1.7%	909	967	6.4%
New Haven	137	136	-0.7%	\$225,000.00	\$228,000.00	1.3%	3769	3790	0.6%
New London	143	147	2.8%	\$222,000.00	\$220,000.00	-0.9%	1446	1561	8.0%
Tolland	129	137	6.2%	\$238,250.00	\$236,000.00	-0.9%	764	691	-9.6%
Windham	152	144	-5.3%	\$175,000.00	\$170,000.00	-2.9%	714	675	-5.5%
State of CT	136	139	2.2%	\$250,000	\$260,000	4.0%	16621	17765	6.9%

FAIRFIELD COUNTY - CONDOMINIUMS

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	178	171	-3.9%	\$232,000.00	\$250,750.00	8.1%	20	34	70.0%
Bridgeport	151	141	-6.6%	\$113,000.00	\$87,000.00	-23.0%	125	133	6.4%
Brookfield	144	143	-0.7%	\$199,000.00	\$161,500.00	-18.8%	29	20	-31.0%
Danbury	131	144	9.9%	\$238,700.00	\$217,500.00	-8.9%	199	206	3.5%
Darien	203	173	-14.8%	\$663,000.00	\$450,000.00	-32.1%	4	1	-75.0%
Fairfield	150	156	4.0%	\$411,250.00	\$387,500.00	-5.8%	56	62	10.7%
Greenwich	250	232	-7.2%	\$597,800.00	\$592,500.00	-0.9%	65	116	78.5%
Monroe	121	128	5.8%	\$244,950.00	\$182,500.00	-25.5%	22	24	9.1%
New Canaan				\$2,014,166	\$2,446,666	21.5%	6	3	-50.0%
New Fairfield	110	186	69.1%	\$255,000.00	\$255,000.00	0.0%	1	1	0.0%
Newtown	216	308	42.6%	\$312,500.00	\$428,000.00	37.0%	8	13	62.5%
Norwalk	129	144	11.6%	\$300,000.00	\$306,500.00	2.2%	152	162	6.6%
Redding									
Ridgefield	162	161	-0.6%	\$293,500.00	\$482,500.00	64.4%	29	41	41.4%
Shelton	179	156	-12.8%	\$287,500.00	\$259,500.00	-9.7%	58	63	8.6%
Stamford	158	161	1.9%	\$300,000.00	\$304,000.00	1.3%	250	320	28.0%
Stratford	149	171	14.8%	\$182,500.00	\$186,000.00	1.9%	82	89	8.5%
Trumbull	134	127	-5.2%	\$369,900.00	\$314,900.00	-14.9%	21	46	119.0%
Westport	165	236	43.0%	\$710,000.00	\$675,000.00	-4.9%	13	23	76.9%
Wilton	117	146	24.8%	\$355,000.00	\$337,500.00	-4.9%	11	20	81.8%

HARTFORD COUNTY - CONDOMINIUMS									
	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	146	124	-15.1%	\$228,750.00	\$234,000.00	2.3%	46	64	39.1%
Berlin	289	366	26.6%	\$267,464.50	\$249,900.00	-6.6%	24	41	70.8%
Bloomfield	182	120	-34.1%	\$240,000.00	\$216,500.00	-9.8%	22	42	90.9%
Bristol	134	164	22.4%	\$129,500.00	\$122,300.00	-5.6%	92	87	-5.4%
Burlington	105	261	148.6%	\$270,000.00	\$151,000.00	-44.1%	1	2	100.0%
Canton	153	147	-3.9%	\$163,000.00	\$201,000.00	23.3%	20	13	-35.0%
East Granby	98	94	-4.1%	\$124,950.00	\$162,000.00	29.7%	14	5	-64.3%
East Hartford	140	136	-2.9%	\$120,000.00	\$94,500.00	-21.3%	41	24	-41.5%
East Windsor	189	153	-19.0%	\$193,000.00	\$173,450.00	-10.1%	34	34	0.0%
Enfield	129	122	-5.4%	\$161,000.00	\$170,000.00	5.6%	46	53	15.2%
Farmington	115	123	7.0%	\$202,500.00	\$215,000.00	6.2%	98	86	-12.2%
Glastonbury	114	118	3.5%	\$188,500.00	\$181,000.00	-4.0%	86	71	-17.4%
Granby	111	137	23.4%	\$233,000.00	\$208,000.00	-10.7%	13	10	-23.1%
Hartford	155	156	0.6%	\$98,400.00	\$80,000.00	-18.7%	48	69	43.8%
Manchester	110	128	16.4%	\$142,000.00	\$141,900.00	-0.1%	83	86	3.6%
Marlborough	112			\$239,700.00			4		
New Britain	125	139	11.2%	\$123,500.00	\$129,900.00	5.2%	52	35	-32.7%
Newington	125	117	-6.4%	\$170,500.00	\$178,500.00	4.7%	104	94	-9.6%
Plainville	106	98	-7.5%	\$159,000.00	\$152,000.00	-4.4%	39	31	-20.5%
Rocky Hill	126	122	-3.2%	\$157,000.00	\$171,500.00	9.2%	77	78	1.3%
Simsbury	140	130	-7.1%	\$171,000.00	\$166,700.00	-2.5%	47	50	6.4%
South Windsor	140	122	-12.9%	\$176,750.00	\$142,900.00	-19.2%	76	85	11.8%
Southington	144	159	10.4%	\$199,900.00	\$212,950.00	6.5%	77	78	1.3%
Suffield	118	128	8.5%	\$173,000.00	\$181,950.00	5.2%	25	26	4.0%
West Hartford	150	198	32.0%	\$202,500.00	\$202,500.00	0.0%	66	93	40.9%
Wethersfield	141	124	-12.1%	\$175,000.00	\$144,200.00	-17.6%	25	24	-4.0%
Windsor	158	154	-2.5%	\$190,000.00	\$205,000.00	7.9%	43	47	9.3%
Windsor Locks	119	137	15.1%	\$185,000.00	\$145,500.00	-21.4%	29	21	-27.6%

LITCHFIELD COUNTY - CONDOMINIUMS									
	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bridgewater	131			\$232,500.00			1		
Goshen									
Kent	45	197	337.8%	\$251,000.00	\$215,000.00	-14.3%	1	5	400.0%
Litchfield	228	180	-21.1%	\$310,000.00	\$200,000.00	-35.5%	1	3	200.0%
Morris									
New Hartford	65	138	112.3%	\$113,950.00	\$78,500.00	-31.1%	4	4	0.0%
New Milford	138	129	-6.5%	\$130,000.00	\$147,500.00	13.5%	33	43	30.3%
Norfolk									
North Canaan	83	260	213.3%	\$115,000.00	\$96,500.00	-16.1%	3	2	-33.3%
Plymouth	141	178	26.2%	\$133,750.00	\$120,000.00	-10.3%	9	8	-11.1%
Salisbury	133	112	-15.8%	\$378,500.00	\$250,000.00	-33.9%	2	1	-50.0%
Sharon		286			\$145,000.00			1	
Thomaston	149	148	-0.7%	\$113,000.00	\$136,250.00	20.6%	9	8	-11.1%
Torrington	188	147	-21.8%	\$126,250.00	\$96,950.00	-23.2%	42	44	4.8%
Washington	80			\$377,000.00			1		
Watertown	154	160	3.9%	\$190,000.00	\$178,000.00	-6.3%	15	15	0.0%
Winchester	139	227	63.3%	\$135,000.00	\$131,500.00	-2.6%	7	6	-14.3%
Woodbury	130	129	-0.8%	\$162,750.00	\$162,500.00	-0.2%	20	20	0.0%

MIDDLESEX COUNTY - CONDOMINIUMS									
	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester									
Clinton	76	161	111.8%	\$139,250.00	\$150,000.00	7.7%	6	16	166.7%
Cromwell	128	125	-2.3%	\$154,000.00	\$150,000.00	-2.6%	87	57	-34.5%
Deep River	114	197	72.8%	\$153,625.00	\$137,600.00	-10.4%	2	7	250.0%
Durham	674	137	-79.7%	\$235,000.00	\$222,762.50	-5.2%	1	4	300.0%
East Haddam	136	57	-58.1%	\$235,000.00	\$268,400.00	14.2%	1	3	200.0%
East Hampton	123	126	2.4%	\$158,000.00	\$160,000.00	1.3%	9	17	88.9%
Essex	162	273	68.5%	\$185,000.00	\$212,500.00	14.9%	8	10	25.0%
Haddam	224			\$157,000.00			1		
Middlefield	66	288	336.4%	\$225,000.00	\$116,000.00	-48.4%	2	1	-50.0%
Middletown	126	143	13.5%	\$147,250.00	\$140,000.00	-4.9%	106	92	-13.2%
Old Saybrook	160	206	28.8%	\$415,500.00	\$325,000.00	-21.8%	6	11	83.3%
Portland	283	272	-3.9%	\$245,000.00	\$197,250.00	-19.5%	7	4	-42.9%
Westbrook	113	106	-6.2%	\$57,900.00	\$382,000.00	559.8%	1	4	300.0%

NEW HAVEN COUNTY - CONDOMINIUMS

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	93			\$179,000.00			3		
Beacon Falls	190	147	-22.6%	\$258,000.00	\$300,000.00	16.3%	6	3	-50.0%
Branford	138	161	16.7%	\$190,000.00	\$183,000.00	-3.7%	117	111	-5.1%
Cheshire	146	129	-11.6%	\$200,125.00	\$186,000.00	-7.1%	52	67	28.8%
Derby	107	108	0.9%	\$179,000.00	\$195,000.00	8.9%	9	15	66.7%
East Haven	191	143	-25.1%	\$173,000.00	\$147,000.00	-15.0%	67	53	-20.9%
Guilford	170	172	1.2%	\$185,000.00	\$170,625.00	-7.8%	27	22	-18.5%
Hamden	157	190	21.0%	\$166,000.00	\$154,000.00	-7.2%	107	107	0.0%
Madison	158	191	20.9%	\$316,250.00	\$273,450.00	-13.5%	16	20	25.0%
Meriden	165	142	-13.9%	\$124,200.00	\$112,500.00	-9.4%	81	98	21.0%
Middlebury	510	133	-73.9%	\$420,000.00	\$425,000.00	1.2%	2	3	50.0%
Milford	157	140	-10.8%	\$205,000.00	\$209,000.00	2.0%	104	113	8.7%
Naugatuck	124	137	10.5%	\$110,000.00	\$103,900.00	-5.5%	47	52	10.6%
New Haven	140	195	39.3%	\$145,000.00	\$145,000.00	0.0%	142	135	-4.9%
North Branford	148	110	-25.7%	\$170,000.00	\$161,000.00	-5.3%	23	15	-34.8%
North Haven	181	254	40.3%	\$285,000.00	\$274,500.00	-3.7%	8	9	12.5%
Orange	121	73	-39.7%	\$315,000.00	\$342,000.00	8.6%	3	11	266.7%
Oxford	141	202	43.3%	\$432,500.00	\$388,000.00	-10.3%	6	9	50.0%
Prospect	391	439	12.3%	\$296,000.00	\$330,735.50	11.7%	2	6	200.0%
Seymour	223	144	-35.4%	\$207,050.00	\$117,250.00	-43.4%	20	14	-30.0%
Southbury	179	174	-2.8%	\$137,500.00	\$125,000.00	-9.1%	84	119	41.7%
Wallingford	144	134	-6.9%	\$187,500.00	\$182,750.00	-2.5%	85	104	22.4%
Waterbury	134	142	6.0%	\$76,250.00	\$65,000.00	-14.8%	113	141	24.8%
West Haven	169	158	-6.5%	\$140,500.00	\$125,000.00	-11.0%	54	44	-18.5%
Wolcott	77	292	279.2%	\$155,500.00	\$205,000.00	31.8%	8	7	-12.5%

NEW LONDON COUNTY - CONDOMINIUMS									
	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Colchester	153	270	76.5%	\$169,000.00	\$236,840.00	40.1%	9	16	77.8%
East Lyme	393	266	-32.3%	\$264,636.50	\$233,000.00	-12.0%	44	33	-25.0%
Griswold	64	188	193.8%	\$133,499.00	\$145,000.00	8.6%	1	3	200.0%
Groton	185	179	-3.2%	\$152,000.00	\$160,500.00	5.6%	51	44	-13.7%
Ledyard	127	132	3.9%	\$104,500.00	\$105,000.00	0.5%	12	7	-41.7%
Montville	250	138	-44.8%	\$145,000.00	\$97,000.00	-33.1%	18	6	-66.7%
New London	123	250	103.3%	\$105,750.00	\$107,500.00	1.7%	18	12	-33.3%
Norwich	268	183	-31.7%	\$162,000.00	\$162,950.00	0.6%	39	52	33.3%
Old Lyme	176	153	-13.1%	\$327,500.00	\$230,000.00	-29.8%	2	3	50.0%
Salem	160	243	51.9%	\$57,000.00	\$50,400.00	-11.6%	3	1	-66.7%
Sprague									
Stonington	198	213	7.6%	\$331,500.00	\$339,000.00	2.3%	14	25	78.6%
Waterford	115	143	24.3%	\$180,000.00	\$160,000.00	-11.1%	25	21	-16.0%

TOLLAND COUNTY - CONDOMINIUMS

	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston		80			\$129,000.00			1	
Andover									
Columbia	140			\$245,000.00			1		
Coventry	267	203	-24.0%	\$229,900.00	\$190,200.00	-17.3%	8	6	-25.0%
Ellington	127	78	-38.6%	\$141,000.00	\$126,000.00	-10.6%	22	15	-31.8%
Hebron	834			\$297,200.00			5		
Mansfield	129	133	3.1%	\$150,000.00	\$172,500.00	15.0%	23	25	8.7%
Stafford	126	121	-4.0%	\$150,000.00	\$134,000.00	-10.7%	8	11	37.5%
Tolland	126	100	-20.6%	\$122,500.00	\$174,000.00	42.0%	7	5	-28.6%
Vernon	159	145	-8.8%	\$149,125.00	\$153,950.00	3.2%	72	62	-13.9%
Willington	124	97	-21.8%	\$184,000.00	\$135,750.00	-26.2%	2	2	0.0%

WINDHAM COUNTY - CONDOMINIUMS									
	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	190	100	-47.4%	\$75,000.00	\$68,500.00	-8.7%	1	2	100.0%
Brooklyn	354	266	-24.9%	\$177,450.00	\$180,000.00	1.4%	2	3	50.0%
Chaplin	169	163	-3.6%	\$129,400.00	\$117,500.00	-9.2%	2	1	-50.0%
Killingly	191	167	-12.6%	\$147,000.00	\$120,500.00	-18.0%	11	8	-27.3%
Plainfield	141	128	-9.2%	\$119,000.00	\$90,000.00	-24.4%	10	8	-20.0%
Pomfret									
Putnam	169	189	11.8%	\$120,000.00	\$135,950.00	13.3%	11	8	-27.3%
Sterling	149	496	232.9%	\$128,500.00	\$128,500.00	0.0%	4	1	-75.0%
Thompson	172	105	-39.0%	\$135,000.00	\$64,000.00	-52.6%	1	1	0.0%
Wauregan	57		-100.0%	\$22,000.00		-100.0%	1		-100.0%
Windham	111	176	58.6%	\$134,750.00	\$123,000.00	-8.7%	6	3	-50.0%
Woodstock	71	198	178.9%	\$117,000.00	\$130,000.00	11.1%	1	3	200.0%

COUNTY & STATE ROLL-UP - CONDOMINIUMS									
County	3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010		3rd Qtr 2009	3rd Qtr 2010	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	153	161	5.2%	\$262,500.00	\$272,250.00	3.7%	1145	1374	20.0%
Hartford	135	144	6.7%	\$169,900.00	\$172,000.00	1.2%	1332	1349	1.3%
Litchfield	150	150	0.0%	\$135,000.00	\$128,250.00	-5.0%	148	160	8.1%
Middlesex	134	150	11.9%	\$155,000.00	\$150,000.00	-3.2%	237	226	-4.6%
New Haven	154	159	3.2%	\$160,000.00	\$150,000.00	-6.3%	1186	1278	7.8%
New London	226	201	-11.1%	\$167,250.00	\$175,000.00	4.6%	236	223	-5.5%
Tolland	174	132	-24.1%	\$149,700.00	\$149,900.00	0.1%	148	127	-14.2%
Windham	163	178	9.2%	\$127,500.00	\$123,950.00	-2.8%	50	38	-24.0%
State of CT	152	156	2.6%	\$175,000	\$177,500	1.4%	4482	4775	6.5%