



The Real Estate Market Report 3RD QUARTER 2011



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Connecticut Market Segments Have Varied Results

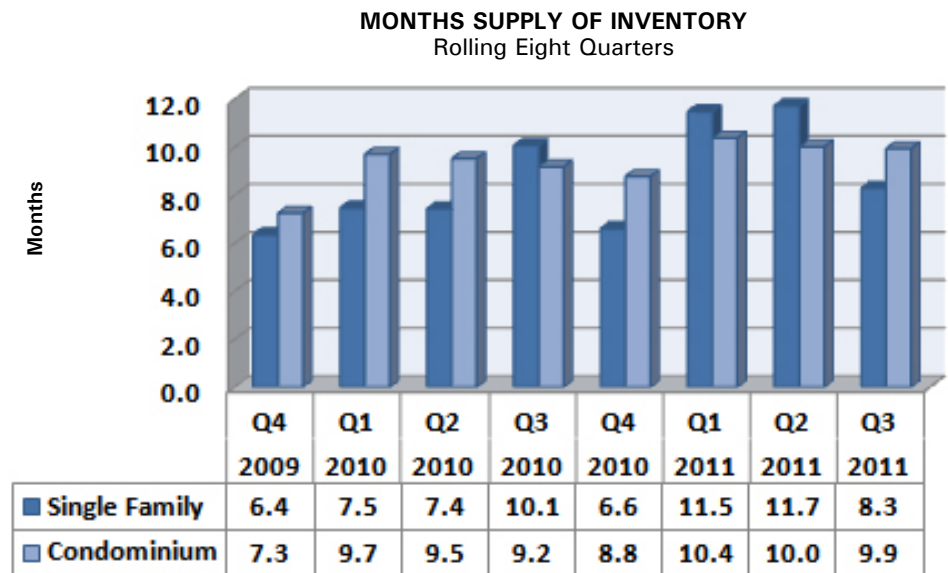
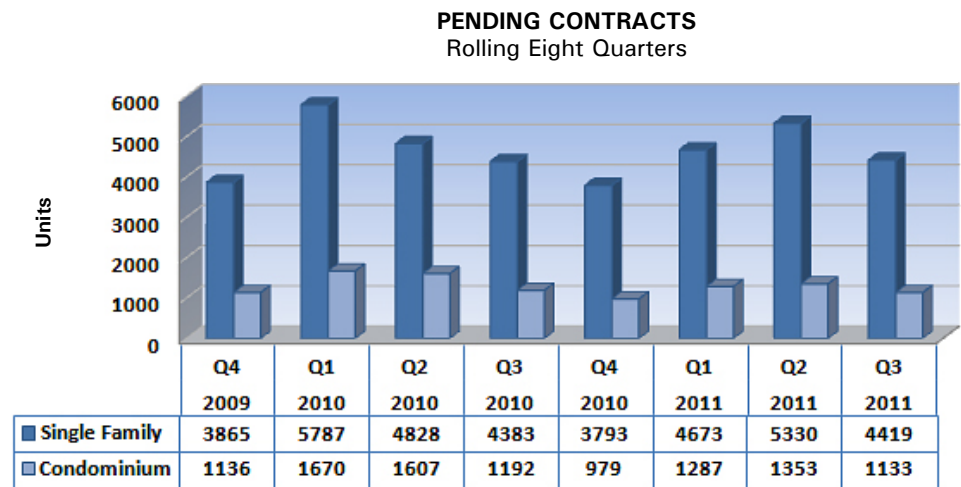
Connecticut's residential real estate market is comprised of three distinct parts: single family, condominium, and the rental market, which consists of both single family homes and condominiums. Today, all parts of the market are behaving differently.

During the third quarter, sales of single-family homes have slowed another 9% compared to this time last year. That is a smaller decline than during the second quarter when sales were down 17.5% while median prices had only dropped 1.8%, indicating the possibility of price stabilization.

Unit sales of condominiums were 14.6% lower than the previous year during the third quarter, another slower decline than the second quarter of this year when they were down 24.5%. Sale prices of condominiums are down just 5.4% from a year ago. The rental market, however, is robust, making strides with a 4.2% increase in the number of leases executed and a 2.6% increase in rental prices.

Pending Sales

The second quarter of this year was the strongest since the first quarter of 2010 for pending sales contracts. The third quarter, however, has shown a drop in activity indicating a seasonal adjustment due to reduced



sales activity during the summer months. Pending sales of homes were slightly lower in all but three counties. Hartford County saw a 9.8% increase, New Haven County was up by 7.8% and Tolland increased by 5%. Pending

sales for condominiums were lower this quarter as well, with the exception of New London County (+21.2%) and Middlesex County (+8.2%).

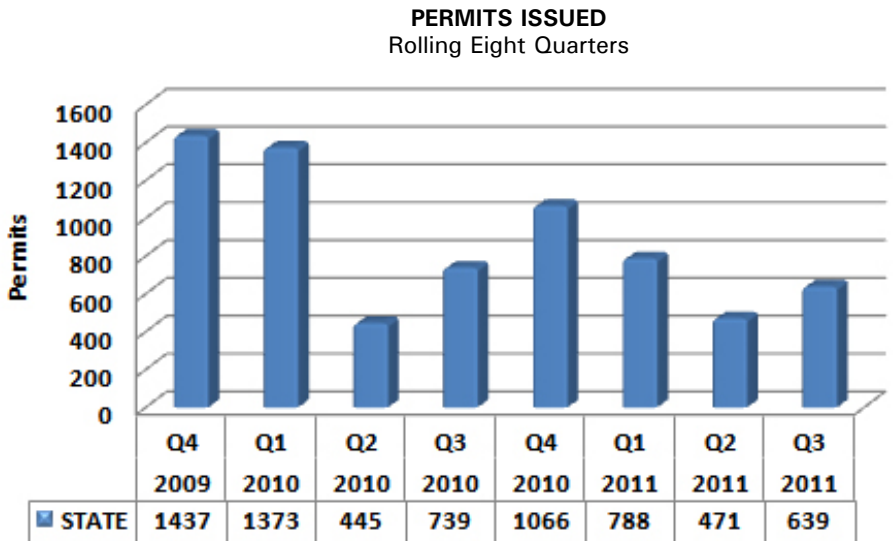
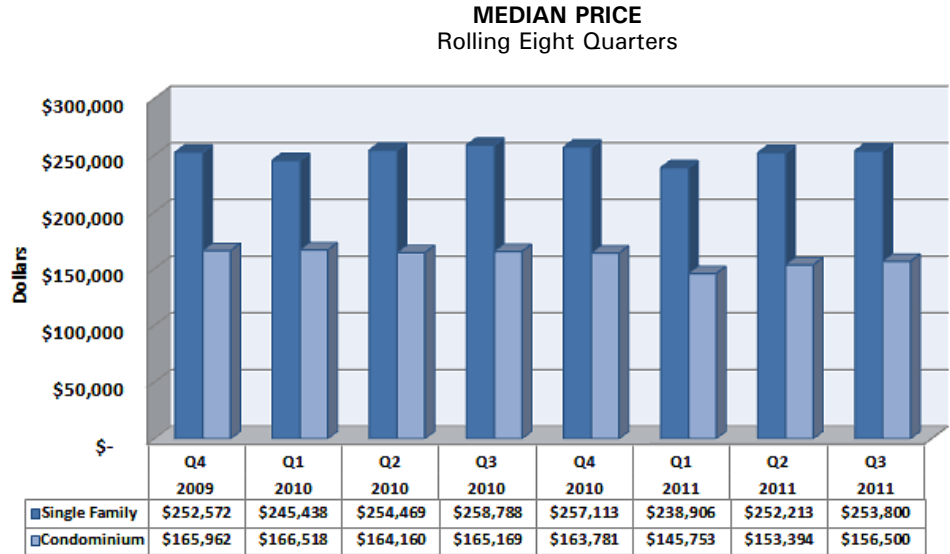
Closed Sales

Sales of single-family homes have

slowed their pace of decline from the second quarter, when home sales dropped by 17.5%. They are now down by just 9% from last year; a sign that the market may be in the early stages of recovery. Sales of condominiums, which were down 24% in the second quarter, were down by just 14.6% in the third, indicating a much slower rate of decline than earlier in the year. While most counties saw a decline, two counties saw gains; New London was up 4.3% and Windham was up 7.7%. It is likely that the condominium market has been hurt by Fannie Mae and Freddie Mac mortgage rule changes that took effect in 2009, making it more difficult for buyers and condominium associations to close transactions. For buyers, increased down-payment requirements and tighter credit are to blame. For condominium associations, changes in minimum reserve amounts and insurance are changing governance practices and raising costs for owners. It will take time for these rule changes to be relaxed or more effectively implemented.

Current Inventory

The inventory of available homes for sale fell to an average of 8.3 months of supply for single family homes during the third quarter, down from 10.1 months last year. This indicates a substantial decline of 17.6% and is a good sign for the market; homes are taking less time to sell and there were more sales relative to the number of deposits and inventory on the market. For condominiums, it would still take up to 9.9 months for inventory levels to sell off, a slight increase over last year when the number of months stood at 9.2.



Median Prices

Single family home prices stabilized during the third quarter of 2011. Median prices of homes slipped just 1.8% compared to last year and were up 0.7% from the second quarter. The median price for condominiums was up by 1.9% from the second quarter this year, still down by 4.1% from last year. Both of these market segments have seen positive changes during the last two quarters.

Days on Market

Year over year the average number of days required to sell a home continued

to rise, but at a slower pace than during the last few years. Single family homes took an average of 153 days on the market, an increase of 5.8% over the previous year. Condominiums took 166 days; a rise of 3.4%. A stable market generally requires 100 to 120 days for properties to sell.

Rental Market

As much of the market struggles, the rental market remains strong. According to MLS statistics, there have been 9,862 leases signed for both single family and condominiums this year; a 4.2% increase over the same

period last year. Rental prices are higher as well; standing at \$1,237 per month on average, which is up from last year by 2.6%. As the rental market continues to grow, there will be an increased need for new rental housing units. We have observed sporadic construction of new rental units in Connecticut, but the supply could fall short of demand, causing rents to continue their increase. Historically, higher rents, combined with other market factors have caused a shift back to homeownership, which could revitalize the housing market.

New Housing Permits

Applications for new housing permits have continued to drop in Connecticut during the current year. By the end of August 2010, 2,305 permits had been issued and at year's end they totaled 3,385. This year, only 1,740 permits have been issued to date, which is a decrease of 24.5%. We are forecasting a total of approximately 2,468 permits; a reduction of 27% from 2010. Over time, a lack of new construction in our market may cause Connecticut to be under built just as the market begins to recover. A recent report offered by housingeconomics.com suggests that our state may be under built by as much as 12,700 units during the coming years.

Luxury Market

Connecticut's luxury residential market, considered to be those transactions over two million dollars, has seen improvement in many towns. Statewide, unit sales of homes over \$2 Million increased 7.5% by the end of the third quarter over last year. There was a corresponding increase of 7.3% in the total sales volume in this category as well. Another indication of market improvement for this sector

has been a decrease in days on market by 6%. Towns with higher dollar sales this year include Danbury (\$3.5M), Avon (\$5M), Glastonbury (\$4.5M), Roxbury (\$7.7M), Old Saybrook, Lyme, Old Lyme and Stonington (all over \$3M). Sales of luxury homes in Greenwich (\$4.5 Million and above) increased dramatically in 2011 as well. By the end of the third quarter, unit sales had increased by 30% in Greenwich over the previous year with a corresponding increase in volume of 17%.

Foreclosures

There were 1,432 new foreclosure filings in Connecticut in August 2011. This is down 31% from a year ago but up sharply from July when only 647 filings occurred. Nationally, when compared to the total number of houses in the State, Connecticut ranks 28th in foreclosures (one filing per every 1,010 households). By comparison, New Hampshire had a rate of one filing per every 638 households, Massachusetts a rate of one for every 718 households, and Rhode Island a rate of one for every 828 households. New rules are being proposed in Washington that could affect the foreclosure process and positively affect our market next year.

Summary

As we enter the fourth quarter of 2011, each market segment will continue to behave independently. The single family market, lead in part by the luxury sector, should continue to experience price stabilization during the fourth quarter of this year and the first quarter of 2012. The rental market will likely level off as rising rents, low mortgage rates, and stable home values encourage buyers to re-enter the market. Condominiums

may continue to struggle as financing concerns persist for buyers and condominium associations adapt to new regulations.

Two major factors that will continue to influence Connecticut's housing market are a lack of consumer confidence and fewer employment opportunities. On the whole, our state is faring better than some of the other major markets, but our path to recovery is still challenged. Low mortgage rates and stable prices will stimulate sales for the remainder of the year as first time homebuyers continue to be the majority of homebuyers taking advantage of the low interest rates and rising cost of renting.



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Information herein is based in whole or part on data supplied by area Multiple Listing Services (MLS), for residential property transactions as of September 30th, 2011. Data maintained by an MLS may not reflect all real estate activity in the market. It is deemed reliable but not guaranteed.

COUNTY & STATE ROLL-UP SINGLE-FAMILY

County	2010	2011		2010	2011		2010	2011	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	147	152	3.4%	\$481,000.00	\$497,000.00	3.3%	4673	4395	-5.9%
Hartford	121	132	9.1%	\$230,000.00	\$226,500.00	-1.5%	4504	4008	-11.0%
Litchfield	167	181	8.4%	\$239,800.00	\$225,000.00	-6.2%	1023	993	-2.9%
Middlesex	155	155	0.0%	\$262,500.00	\$263,000.00	0.2%	975	925	-5.1%
New Haven	136	146	7.4%	\$228,000.00	\$225,000.00	-1.3%	3806	3402	-10.6%
New London	147	157	6.8%	\$220,000.00	\$209,000.00	-5.0%	1569	1335	-14.9%
Tolland	137	139	1.5%	\$235,500.00	\$225,000.00	-4.5%	694	661	-4.8%
Windham	144	159	10.4%	\$169,900.00	\$159,900.00	-5.9%	685	604	-11.8%
State of CT	139	148	6.5%	\$260,000.00	\$257,000.00	-1.2%	17929	16323	-9.0%

FAIRFIELD COUNTY SINGLE-FAMILY

	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	141	141	0.0%	\$315,000.00	\$328,950.00	4.4%	81	68	-16.0%
Bridgeport	139	152	9.4%	\$155,500.00	\$134,000.00	-13.8%	364	323	-11.3%
Brookfield	130	152	16.9%	\$410,000.00	\$370,000.00	-9.8%	115	85	-26.1%
Danbury	135	151	11.9%	\$285,000.00	\$269,000.00	-5.6%	249	233	-6.4%
Darien	180	176	-2.2%	\$1,325,000.00	\$1,400,000.00	5.7%	211	187	-11.4%
Easton	178	167	-6.2%	\$610,000.00	\$671,812.50	10.1%	65	42	-35.4%
Fairfield	129	142	10.1%	\$525,000.00	\$567,250.00	8.0%	481	428	-11.0%
Greenwich	221	211	-4.5%	\$1,750,000.00	\$1,695,000.00	-3.1%	379	441	16.4%
Monroe	129	145	12.4%	\$400,000.00	\$370,750.00	-7.3%	104	106	1.9%
New Canaan	206	189	-8.3%	\$1,754,346.99	\$1,946,279.00	10.9%	184	181	-1.6%
New Fairfield	142	145	2.1%	\$350,000.00	\$337,500.00	-3.6%	105	91	-13.3%
Newtown	153	143	-6.5%	\$422,500.00	\$400,000.00	-5.3%	196	181	-7.7%
Norwalk	140	150	7.1%	\$445,000.00	\$426,500.00	-4.2%	389	337	-13.4%
Redding	162	169	4.3%	\$618,750.00	\$595,000.00	-3.8%	59	56	-5.1%
Ridgefield	139	150	7.9%	\$707,000.00	\$670,000.00	-5.2%	202	204	1.0%
Shelton	134	126	-6.0%	\$320,000.00	\$302,500.00	-5.5%	217	171	-21.2%
Sherman	191	206	7.9%	\$380,000.00	\$352,500.00	-7.2%	25	16	-36.0%
Stamford	137	136	-0.7%	\$600,000.00	\$550,000.00	-8.3%	421	425	1.0%
Stratford	132	135	2.3%	\$246,000.00	\$222,000.00	-9.8%	295	291	-1.4%
Trumbull	125	129	3.2%	\$379,000.00	\$360,000.00	-5.0%	214	193	-9.8%
Weston	159	153	-3.8%	\$835,000.00	\$750,000.00	-10.2%	91	83	-8.8%
Westport	144	150	4.2%	\$1,115,000.00	\$1,095,000.00	-1.8%	278	286	2.9%
Wilton	140	147	5.0%	\$790,000.00	\$822,250.00	4.1%	132	148	12.1%

HARTFORD COUNTY SINGLE-FAMILY									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	129	131	1.6%	\$427,500.00	\$445,000.00	4.1%	128	165	28.9%
Berlin	117	129	10.3%	\$250,000.00	\$252,000.00	0.8%	99	98	-1.0%
Bloomfield	156	173	10.9%	\$190,300.00	\$185,000.00	-2.8%	118	88	-25.4%
Bristol	125	137	9.6%	\$180,000.00	\$170,000.00	-5.6%	343	258	-24.8%
Burlington	145	172	18.6%	\$319,750.00	\$342,450.00	7.1%	79	72	-8.9%
Canton	137	127	-7.3%	\$325,000.00	\$340,000.00	4.6%	67	63	-6.0%
East Granby	150	153	2.0%	\$273,097.50	\$258,500.00	-5.3%	42	24	-42.9%
East Hartford	117	137	17.1%	\$159,000.00	\$145,000.00	-8.8%	279	224	-19.7%
East Windsor	112	128	14.3%	\$196,100.00	\$195,000.00	-0.6%	49	57	16.3%
Enfield	108	123	13.9%	\$186,000.00	\$165,000.00	-11.3%	231	220	-4.8%
Farmington	139	131	-5.8%	\$400,000.00	\$355,000.00	-11.3%	155	134	-13.5%
Glastonbury	122	128	4.9%	\$364,500.00	\$381,250.00	4.6%	238	215	-9.7%
Granby	143	130	-9.1%	\$279,500.00	\$300,000.00	7.3%	64	72	12.5%
Hartford	123	136	10.6%	\$133,500.00	\$138,000.00	3.4%	154	125	-18.8%
Hartland	97	122	25.8%	\$198,000.00	\$243,000.00	22.7%	13	5	-61.5%
Manchester	116	140	20.7%	\$187,500.00	\$174,900.00	-6.7%	291	239	-17.9%
Marlborough	116	134	15.5%	\$250,500.00	\$265,000.00	5.8%	42	35	-16.7%
New Britain	117	123	5.1%	\$136,000.00	\$132,000.00	-2.9%	225	176	-21.8%
Newington	111	122	9.9%	\$224,000.00	\$203,250.00	-9.3%	169	166	-1.8%
Plainville	116	122	5.2%	\$204,250.00	\$171,000.00	-16.3%	99	94	-5.1%
Rocky Hill	118	133	12.7%	\$287,000.00	\$275,000.00	-4.2%	63	66	4.8%
Simsbury	126	124	-1.6%	\$330,000.00	\$337,500.00	2.3%	180	173	-3.9%
South Windsor	121	113	-6.6%	\$279,450.00	\$255,000.00	-8.7%	148	151	2.0%
Southington	125	149	19.2%	\$269,000.00	\$255,500.00	-5.0%	256	208	-18.8%
Suffield	159	159	0.0%	\$285,000.00	\$327,500.00	14.9%	81	78	-3.7%
West Hartford	109	117	7.3%	\$294,500.00	\$320,000.00	8.7%	477	431	-9.6%
Wethersfield	117	129	10.3%	\$235,000.00	\$225,500.00	-4.0%	165	166	0.6%
Windsor	115	128	11.3%	\$215,000.00	\$188,200.00	-12.5%	173	151	-12.7%
Windsor Locks	113	148	31.0%	\$192,000.00	\$163,250.00	-15.0%	76	54	-28.9%

LITCHFIELD COUNTY SINGLE-FAMILY									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bantam	220	87	-60.5%	\$228,500.00	\$104,500.00	-54.3%	2	2	0.0%
Barkhamsted	107	160	49.5%	\$246,500.00	\$242,500.00	-1.6%	16	14	-12.5%
Bethlehem	138	155	12.3%	\$290,000.00	\$248,750.00	-14.2%	17	18	5.9%
Bridgewater	194	293	51.0%	\$609,917.50	\$500,000.00	-18.0%	10	13	30.0%
Canaan	158	225	42.4%	\$225,000.00	\$195,000.00	-13.3%	17	9	-47.1%
Colebrook	141	194	37.6%	\$200,000.00	\$192,000.00	-4.0%	13	9	-30.8%
Cornwall	99	304	207.1%	\$378,500.00	\$600,000.00	58.5%	4	7	75.0%
Goshen	160	212	32.5%	\$282,000.00	\$315,000.00	11.7%	27	38	40.7%
Harwinton	132	158	19.7%	\$202,375.00	\$201,500.00	-0.4%	32	34	6.3%
Kent	282	228	-19.1%	\$588,750.00	\$394,500.00	-33.0%	20	19	-5.0%
Litchfield	205	220	7.3%	\$225,000.00	\$295,000.00	31.1%	44	41	-6.8%
Morris	258	211	-18.2%	\$282,000.00	\$280,000.00	-0.7%	15	13	-13.3%
New Hartford	160	151	-5.6%	\$238,000.00	\$262,000.00	10.1%	40	39	-2.5%
New Milford	143	162	13.3%	\$303,500.00	\$282,250.00	-7.0%	170	156	-8.2%
Norfolk	216	149	-31.0%	\$377,000.00	\$380,000.00	0.8%	10	9	-10.0%
North Canaan	176	244	38.6%	\$174,500.00	\$155,000.00	-11.2%	4	11	175.0%
Plymouth	140	165	17.9%	\$182,000.00	\$165,000.00	-9.3%	69	72	4.3%
Roxbury	275	310	12.7%	\$975,000.00	\$575,000.00	-41.0%	23	19	-17.4%
Salisbury	255	215	-15.7%	\$610,000.00	\$485,750.00	-20.4%	28	28	0.0%
Sharon	267	405	51.7%	\$750,000.00	\$588,750.00	-21.5%	13	4	-69.2%
Thomaston	194	140	-27.8%	\$159,698.50	\$186,000.00	16.5%	34	38	11.8%
Torrington	145	168	15.9%	\$160,000.00	\$149,500.00	-6.6%	172	168	-2.3%
Warren	118	334	183.1%	\$447,500.00	\$850,000.00	89.9%	14	7	-50.0%
Washington	229	265	15.7%	\$875,000.00	\$865,000.00	-1.1%	29	26	-10.3%
Watertown	135	134	-0.7%	\$192,000.00	\$216,500.00	12.8%	105	118	12.4%
Winchester	206	183	-11.2%	\$179,000.00	\$145,000.00	-19.0%	43	49	14.0%
Woodbury	182	235	29.1%	\$360,000.00	\$391,500.00	8.8%	52	32	-38.5%

MIDDLESEX COUNTY SINGLE-FAMILY									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester	157	162	3.2%	\$349,250.00	\$297,000.00	-15.0%	20	23	15.0%
Clinton	168	175	4.2%	\$270,000.00	\$257,500.00	-4.6%	85	88	3.5%
Cromwell	137	152	10.9%	\$257,500.00	\$259,000.00	0.6%	59	72	22.0%
Deep River	179	159	-11.2%	\$277,000.00	\$253,250.00	-8.6%	30	26	-13.3%
Durham	152	121	-20.4%	\$309,000.00	\$310,450.00	0.5%	47	30	-36.2%
East Haddam	153	177	15.7%	\$265,000.00	\$247,500.00	-6.6%	76	58	-23.7%
East Hampton	140	144	2.9%	\$246,000.00	\$245,000.00	-0.4%	94	85	-9.6%
Essex	198	193	-2.5%	\$353,750.00	\$390,000.00	10.2%	46	55	19.6%
Haddam	179	179	0.0%	\$275,000.00	\$281,500.00	2.4%	59	44	-25.4%
Killingworth	175	170	-2.9%	\$321,250.00	\$336,250.00	4.7%	36	36	0.0%
Middlefield	222	189	-14.9%	\$265,750.00	\$254,900.00	-4.1%	20	25	25.0%
Middletown	130	132	1.5%	\$220,000.00	\$215,000.00	-2.3%	201	181	-10.0%
Old Saybrook	182	141	-22.5%	\$311,000.00	\$375,000.00	20.6%	91	111	22.0%
Portland	120	157	30.8%	\$229,900.00	\$199,500.00	-13.2%	61	46	-24.6%
Westbrook	154	162	5.2%	\$359,250.00	\$265,000.00	-26.2%	50	45	-10.0%

TOLLAND COUNTY SINGLE-FAMILY									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston	150	161	7.3%	\$270,000.00	\$271,700.00	0.6%	13	12	-7.7%
Andover	128	97	-24.2%	\$223,750.00	\$220,000.00	-1.7%	22	17	-22.7%
Bolton	125	153	22.4%	\$217,500.00	\$265,000.00	21.8%	28	36	28.6%
Columbia	131	116	-11.5%	\$238,000.00	\$230,000.00	-3.4%	33	34	3.0%
Coventry	162	148	-8.6%	\$223,500.00	\$201,250.00	-10.0%	75	66	-12.0%
Ellington	155	139	-10.3%	\$289,200.00	\$285,000.00	-1.5%	86	67	-22.1%
Hebron	128	170	32.8%	\$290,000.00	\$265,000.00	-8.6%	34	37	8.8%
Mansfield	136	150	10.3%	\$250,550.00	\$219,100.00	-12.6%	56	74	32.1%
Somers	149	177	18.8%	\$300,000.00	\$295,000.00	-1.7%	49	49	0.0%
Stafford	147	145	-1.4%	\$165,000.00	\$170,000.00	3.0%	64	51	-20.3%
Tolland	113	124	9.7%	\$276,900.00	\$275,000.00	-0.7%	81	83	2.5%
Union	151	206	36.4%	\$237,000.00	\$150,000.00	-36.7%	5	5	0.0%
Vernon	118	120	1.7%	\$195,000.00	\$175,000.00	-10.3%	123	105	-14.6%
Willington	144	98	-31.9%	\$225,000.00	\$225,000.00	0.0%	25	25	0.0%

NEW HAVEN COUNTY SINGLE-FAMILY

	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	132	149	12.9%	\$202,500.00	\$189,950.00	-6.2%	42	46	9.5%
Beacon Falls	139	153	10.1%	\$265,000.00	\$262,000.00	-1.1%	21	14	-33.3%
Bethany	139	138	-0.7%	\$309,500.00	\$307,000.00	-0.8%	34	32	-5.9%
Branford	156	183	17.3%	\$295,000.00	\$340,000.00	15.3%	114	105	-7.9%
Cheshire	150	149	-0.7%	\$321,100.00	\$342,500.00	6.7%	159	159	0.0%
Derby	157	144	-8.3%	\$214,900.00	\$205,000.00	-4.6%	37	29	-21.6%
East Haven	124	149	20.2%	\$180,000.00	\$190,750.00	6.0%	173	136	-21.4%
Guilford	167	158	-5.4%	\$415,000.00	\$390,000.00	-6.0%	167	133	-20.4%
Hamden	117	143	22.2%	\$220,000.00	\$215,000.00	-2.3%	314	261	-16.9%
Madison	157	163	3.8%	\$415,000.00	\$425,000.00	2.4%	163	143	-12.3%
Meriden	121	149	23.1%	\$175,000.00	\$150,500.00	-14.0%	284	238	-16.2%
Middlebury	171	178	4.1%	\$323,750.00	\$310,000.00	-4.2%	32	47	46.9%
Milford	130	126	-3.1%	\$290,000.00	\$279,950.00	-3.5%	266	284	6.8%
Naugatuck	133	149	12.0%	\$183,200.00	\$165,000.00	-9.9%	156	162	3.8%
New Haven	133	144	8.3%	\$168,450.00	\$165,000.00	-2.0%	266	195	-26.7%
North Branford	165	160	-3.0%	\$257,000.00	\$237,750.00	-7.5%	51	43	-15.7%
North Haven	120	173	44.2%	\$260,000.00	\$265,000.00	1.9%	130	131	0.8%
Orange	109	135	23.9%	\$365,000.00	\$347,000.00	-4.9%	73	61	-16.4%
Oxford	138	134	-2.9%	\$341,250.00	\$335,000.00	-1.8%	54	65	20.4%
Prospect	155	149	-3.9%	\$265,000.00	\$240,000.00	-9.4%	55	39	-29.1%
Seymour	150	122	-18.7%	\$245,000.00	\$245,000.00	0.0%	80	60	-25.0%
Southbury	157	149	-5.1%	\$403,750.00	\$370,000.00	-8.4%	116	100	-13.8%
Wallingford	125	136	8.8%	\$260,000.00	\$249,000.00	-4.2%	210	206	-1.9%
Waterbury	139	145	4.3%	\$119,000.00	\$110,000.00	-7.6%	429	362	-15.6%
West Haven	126	137	8.7%	\$174,900.00	\$162,000.00	-7.4%	225	204	-9.3%
Wolcott	137	139	1.5%	\$185,000.00	\$214,900.00	16.2%	85	89	4.7%
Woodbridge	153	156	2.0%	\$439,500.00	\$413,500.00	-5.9%	70	58	-17.1%

NEW LONDON COUNTY SINGLE-FAMILY									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bozrah	163	197	20.9%	\$181,500.00	\$173,800.00	-4.2%	8	14	75.0%
Colchester	138	168	21.7%	\$246,500.00	\$249,000.00	1.0%	99	95	-4.0%
East Lyme	152	155	2.0%	\$295,000.00	\$271,250.00	-8.1%	135	106	-21.5%
Franklin	142	89	-37.3%	\$189,950.00	\$220,000.00	15.8%	8	2	-75.0%
Griswold	157	125	-20.4%	\$174,250.00	\$159,900.00	-8.2%	67	53	-20.9%
Groton	150	152	1.3%	\$240,000.00	\$203,000.00	-15.4%	209	158	-24.4%
Lebanon	182	155	-14.8%	\$226,000.00	\$212,250.00	-6.1%	47	44	-6.4%
Ledyard	129	156	20.9%	\$220,000.00	\$217,450.00	-1.2%	109	100	-8.3%
Lisbon	115	111	-3.5%	\$203,500.00	\$192,500.00	-5.4%	28	21	-25.0%
Lyme	157	307	95.5%	\$524,500.00	\$648,000.00	23.5%	18	21	16.7%
Montville	125	143	14.4%	\$186,750.00	\$167,450.00	-10.3%	112	98	-12.5%
New London	142	154	8.5%	\$157,000.00	\$140,000.00	-10.8%	92	75	-18.5%
North Franklin	92	65	-29.3%	\$65,000.00	\$282,250.00	334.2%	1	2	100.0%
North Stonington	121	154	27.3%	\$220,950.00	\$224,000.00	1.4%	36	39	8.3%
Norwich	132	155	17.4%	\$140,000.00	\$134,000.00	-4.3%	173	154	-11.0%
Old Lyme	177	206	16.4%	\$390,000.00	\$340,000.00	-12.8%	55	64	16.4%
Preston	159	156	-1.9%	\$219,000.00	\$202,500.00	-7.5%	44	20	-54.5%
Salem	151	158	4.6%	\$249,000.00	\$251,875.00	1.2%	33	18	-45.5%
Sprague	169	116	-31.4%	\$215,000.00	\$190,950.00	-11.2%	17	6	-64.7%
Stonington	176	162	-8.0%	\$307,500.00	\$266,500.00	-13.3%	134	108	-19.4%
Voluntown	146	148	1.4%	\$142,500.00	\$240,000.00	68.4%	18	11	-38.9%
Waterford	143	146	2.1%	\$235,000.00	\$217,500.00	-7.4%	126	126	0.0%

WINDHAM COUNTY SINGLE-FAMILY									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	121	182	50.4%	\$213,950.00	\$178,850.00	-16.4%	28	28	0.0%
Brooklyn	137	168	22.6%	\$211,000.00	\$175,500.00	-16.8%	57	58	1.8%
Canterbury	140	140	0.0%	\$183,500.00	\$202,500.00	10.4%	40	31	-22.5%
Chaplin	263	206	-21.7%	\$190,000.00	\$170,000.00	-10.5%	13	11	-15.4%
Eastford	179	199	11.2%	\$225,000.00	\$200,000.00	-11.1%	5	7	40.0%
Hampton	225	174	-22.7%	\$209,000.00	\$267,500.00	28.0%	11	7	-36.4%
Killingly	160	156	-2.5%	\$159,000.00	\$145,000.00	-8.8%	129	99	-23.3%
Plainfield	126	138	9.5%	\$139,000.00	\$144,900.00	4.2%	106	89	-16.0%
Pomfret	179	156	-12.8%	\$245,000.00	\$208,000.00	-15.1%	14	21	50.0%
Putnam	149	141	-5.4%	\$138,750.00	\$147,450.00	6.3%	50	38	-24.0%
Scotland	87	143	64.4%	\$180,000.00	\$185,000.00	2.8%	3	9	200.0%
Sterling	132	156	18.2%	\$215,000.00	\$152,500.00	-29.1%	17	16	-5.9%
Thompson	133	143	7.5%	\$151,800.00	\$170,000.00	12.0%	50	59	18.0%
Windham	132	171	29.5%	\$155,000.00	\$129,900.00	-16.2%	101	87	-13.9%
Woodstock	145	200	37.9%	\$232,000.00	\$211,750.00	-8.7%	61	44	-27.9%

COUNTY & STATE ROLL-UP CONDOMINIUMS									
County	2010	2011		2010	2011		2010	2011	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	162	168	3.7%	\$274,500.00	\$240,000.00	-12.6%	1402	1350	-3.7%
Hartford	144	157	9.0%	\$172,000.00	\$168,000.00	-2.3%	1368	1090	-20.3%
Litchfield	150	177	18.0%	\$129,000.00	\$120,000.00	-7.0%	161	149	-7.5%
Middlesex	154	158	2.6%	\$150,000.00	\$152,000.00	1.3%	227	166	-26.9%
New Haven	159	172	8.2%	\$150,000.00	\$145,000.00	-3.3%	1296	1013	-21.8%
New London	202	183	-9.4%	\$174,500.00	\$145,000.00	-16.9%	230	240	4.3%
Tolland	132	165	25.0%	\$149,900.00	\$150,000.00	0.1%	127	91	-28.3%
Windham	178	145	-18.5%	\$123,000.00	\$132,000.00	7.3%	39	42	7.7%
State of CT	157	167	6.4%	\$177,800.00	\$169,000.00	-4.9%	4850	4141	-14.6%

FAIRFIELD COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	167	215	28.7%	\$258,000.00	\$422,995.00	64.0%	37	36	-2.7%
Bridgeport	145	140	-3.4%	\$87,000.00	\$68,000.00	-21.8%	135	195	44.4%
Brookfield	143	177	23.8%	\$161,500.00	\$200,001.00	23.8%	20	21	5.0%
Danbury	147	144	-2.0%	\$217,000.00	\$195,500.00	-9.9%	207	194	-6.3%
Darien	173	98	-43.4%	\$450,000.00	\$550,000.00	22.2%	1	3	200.0%
Fairfield	156	193	23.7%	\$387,500.00	\$367,000.00	-5.3%	64	50	-21.9%
Greenwich	232	228	-1.7%	\$592,500.00	\$600,000.00	1.3%	116	98	-15.5%
Monroe	128	146	14.1%	\$182,500.00	\$175,000.00	-4.1%	24	17	-29.2%
New Canaan	214	209	-2.3%	\$643,292.00	\$730,191.00	13.5%	36	57	58.3%
New Fairfield	186	105	-43.5%	\$255,000.00	\$213,750.00	-16.2%	1	4	300.0%
Newtown	301	203	-32.6%	\$428,000.00	\$276,000.00	-35.5%	16	13	-18.8%
Norwalk	144	166	15.3%	\$308,250.00	\$262,500.00	-14.8%	168	148	-11.9%
Ridgefield	161	154	-4.3%	\$482,500.00	\$305,000.00	-36.8%	41	23	-43.9%
Shelton	157	198	26.1%	\$259,500.00	\$322,500.00	24.3%	65	94	44.6%
Stamford	161	162	0.6%	\$303,000.00	\$275,000.00	-9.2%	323	316	-2.2%
Stratford	168	172	2.4%	\$182,000.00	\$150,000.00	-17.6%	93	73	-21.5%
Trumbull	127	208	63.8%	\$314,900.00	\$330,000.00	4.8%	46	25	-45.7%
Westport	230	168	-27.0%	\$682,450.00	\$570,000.00	-16.5%	24	23	-4.2%
Wilton	144	163	13.2%	\$350,000.00	\$335,000.00	-4.3%	21	17	-19.0%

HARTFORD COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	124	131	5.6%	\$234,000.00	\$215,000.00	-8.1%	64	57	-10.9%
Berlin	375	263	-29.9%	\$252,450.00	\$242,450.00	-4.0%	42	44	4.8%
Bloomfield	120	148	23.3%	\$212,000.00	\$224,000.00	5.7%	43	31	-27.9%
Bristol	164	141	-14.0%	\$123,150.00	\$111,750.00	-9.3%	88	64	-27.3%
Burlington	261	-	-100.0%	\$151,000.00	-	-100.0%	2	-	-100.0%
Canton	147	125	-15.0%	\$201,000.00	\$165,833.50	-17.5%	13	12	-7.7%
East Granby	94	179	90.4%	\$162,000.00	\$123,000.00	-24.1%	5	6	20.0%
East Hartford	136	189	39.0%	\$94,500.00	\$75,500.00	-20.1%	24	30	25.0%
East Windsor	153	269	75.8%	\$173,450.00	\$194,950.00	12.4%	34	26	-23.5%
Enfield	122	155	27.0%	\$170,000.00	\$159,500.00	-6.2%	53	53	0.0%
Farmington	122	121	-0.8%	\$215,000.00	\$184,300.00	-14.3%	88	83	-5.7%
Glastonbury	117	153	30.8%	\$181,000.00	\$169,000.00	-6.6%	73	64	-12.3%
Granby	137	126	-8.0%	\$208,000.00	\$163,500.00	-21.4%	10	8	-20.0%
Hartford	155	181	16.8%	\$80,000.00	\$83,000.00	3.8%	70	49	-30.0%
Manchester	127	120	-5.5%	\$143,900.00	\$131,500.00	-8.6%	88	56	-36.4%
Marlborough	144	89	-38.2%	\$244,000.00	\$160,000.00	-34.4%	1	3	200.0%
New Britain	139	186	33.8%	\$129,900.00	\$75,000.00	-42.3%	35	25	-28.6%
Newington	118	134	13.6%	\$178,500.00	\$171,250.00	-4.1%	96	64	-33.3%
Plainville	98	189	92.9%	\$152,000.00	\$134,250.00	-11.7%	31	24	-22.6%
Rocky Hill	123	138	12.2%	\$171,500.00	\$169,900.00	-0.9%	80	63	-21.3%
Simsbury	130	113	-13.1%	\$166,700.00	\$157,500.00	-5.5%	50	29	-42.0%
South Windsor	122	111	-9.0%	\$141,950.00	\$152,000.00	7.1%	86	56	-34.9%
Southington	159	208	30.8%	\$212,950.00	\$193,500.00	-9.1%	78	76	-2.6%
Suffield	128	152	18.8%	\$181,950.00	\$184,900.00	1.6%	26	17	-34.6%
West Hartford	196	171	-12.8%	\$206,250.00	\$218,500.00	5.9%	94	83	-11.7%
Wethersfield	124	123	-0.8%	\$144,200.00	\$151,600.00	5.1%	24	22	-8.3%
Windsor	154	162	5.2%	\$205,000.00	\$206,250.00	0.6%	47	28	-40.4%
Windsor Locks	140	183	30.7%	\$148,000.00	\$159,900.00	8.0%	23	17	-26.1%

LITCHFIELD COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bridgewater	-	78	-	-	\$228,000.00	-	-	1	-
Kent	197	264	34.0%	\$215,000.00	\$125,000.00	-41.9%	5	3	-40.0%
Litchfield	180	397	120.6%	\$200,000.00	\$237,750.00	18.9%	3	8	166.7%
New Hartford	138	67	-51.4%	\$78,500.00	\$119,000.00	51.6%	4	5	25.0%
New Milford	129	182	41.1%	\$147,500.00	\$133,000.00	-9.8%	43	43	0.0%
North Canaan	260	261	0.4%	\$96,500.00	\$88,000.00	-8.8%	2	1	-50.0%
Plymouth	178	160	-10.1%	\$120,000.00	\$80,000.00	-33.3%	8	5	-37.5%
Salisbury	112	-	-100.0%	\$250,000.00	-	-100.0%	1	-	-100.0%
Sharon	286	-	-100.0%	\$145,000.00	-	-100.0%	1	-	-100.0%
Thomaston	148	150	1.4%	\$136,250.00	\$100,000.00	-26.6%	8	15	87.5%
Torrington	147	151	2.7%	\$96,950.00	\$99,000.00	2.1%	44	35	-20.5%
Washington	-	273	-	-	\$300,000.00	-	-	3	-
Watertown	160	158	-1.3%	\$178,000.00	\$235,000.00	32.0%	15	5	-66.7%
Winchester	227	109	-52.0%	\$131,500.00	\$114,000.00	-13.3%	6	10	66.7%
Woodbury	129	196	51.9%	\$165,000.00	\$120,000.00	-27.3%	21	15	-28.6%

MIDDLESEX COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester	-	578	-	-	\$279,900.00	-	-	1	-
Clinton	161	161	0.0%	\$150,000.00	\$141,000.00	-6.0%	16	15	-6.3%
Cromwell	125	138	10.4%	\$150,000.00	\$150,000.00	0.0%	57	46	-19.3%
Deep River	197	165	-16.2%	\$137,600.00	\$95,200.00	-30.8%	7	4	-42.9%
Durham	137	200	46.0%	\$222,762.50	\$235,000.00	5.5%	4	4	0.0%
East Haddam	57	132	131.6%	\$268,400.00	\$195,000.00	-27.3%	3	1	-66.7%
East Hampton	126	124	-1.6%	\$160,000.00	\$145,000.00	-9.4%	17	12	-29.4%
Essex	273	135	-50.5%	\$212,500.00	\$215,000.00	1.2%	10	4	-60.0%
Haddam	-	395	-	-	\$166,000.00	-	-	1	-
Middlefield	288	59	-79.5%	\$116,000.00	\$127,500.00	9.9%	1	2	100.0%
Middletown	152	142	-6.6%	\$140,000.00	\$142,500.00	1.8%	93	59	-36.6%
Old Saybrook	206	219	6.3%	\$325,000.00	\$380,000.00	16.9%	11	12	9.1%
Portland	272	197	-27.6%	\$197,250.00	\$199,500.00	1.1%	4	4	0.0%
Westbrook	106	852	703.8%	\$382,000.00	\$429,500.00	12.4%	4	1	-75.0%

NEW LONDON COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Colchester	270	213	-21.1%	\$236,840.00	\$195,000.00	-17.7%	16	11	-31.3%
East Lyme	261	189	-27.6%	\$231,500.00	\$212,500.00	-8.2%	34	34	0.0%
Griswold	188	152	-19.1%	\$145,000.00	\$96,750.00	-33.3%	3	10	233.3%
Groton	187	174	-7.0%	\$160,500.00	\$130,000.00	-19.0%	46	49	6.5%
Ledyard	132	207	56.8%	\$105,000.00	\$71,250.00	-32.1%	7	10	42.9%
Montville	138	172	24.6%	\$97,000.00	\$109,250.00	12.6%	6	2	-66.7%
New London	257	124	-51.8%	\$107,500.00	\$136,500.00	27.0%	14	32	128.6%
Norwich	179	190	6.1%	\$164,900.00	\$119,000.00	-27.8%	53	48	-9.4%
Old Lyme	153	304	98.7%	\$230,000.00	\$322,500.00	40.2%	3	6	100.0%
Salem	243	79	-67.5%	\$50,400.00	\$70,000.00	38.9%	1	1	0.0%
Stonington	213	206	-3.3%	\$339,000.00	\$409,000.00	20.6%	25	15	-40.0%
Waterford	145	205	41.4%	\$159,500.00	\$157,000.00	-1.6%	22	22	0.0%

TOLLAND COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston	80	260	225.0%	\$129,000.00	\$129,930.00	0.7%	1	1	0.0%
Coventry	203	238	17.2%	\$190,200.00	\$185,000.00	-2.7%	6	9	50.0%
Ellington	78	198	153.8%	\$126,000.00	\$163,450.00	29.7%	15	6	-60.0%
Hebron	-	239	-	-	\$258,500.00	-	-	4	-
Mansfield	133	140	5.3%	\$172,500.00	\$195,000.00	13.0%	25	17	-32.0%
Stafford	121	194	60.3%	\$134,000.00	\$114,000.00	-14.9%	11	3	-72.7%
Tolland	100	136	36.0%	\$174,000.00	\$112,000.00	-35.6%	5	3	-40.0%
Vernon	145	147	1.4%	\$153,950.00	\$139,500.00	-9.4%	62	48	-22.6%
Willington	97	-	-100.0%	\$135,750.00	-	-100.0%	2	-	-100.0%

NEW HAVEN COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Beacon Falls	147	300	104.1%	\$300,000.00	\$135,000.00	-55.0%	3	3	0.0%
Branford	161	212	31.7%	\$183,000.00	\$158,700.00	-13.3%	111	90	-18.9%
Cheshire	129	134	3.9%	\$186,000.00	\$165,000.00	-11.3%	67	49	-26.9%
Derby	106	139	31.1%	\$193,500.00	\$157,000.00	-18.9%	16	16	0.0%
East Haven	142	177	24.6%	\$143,500.00	\$140,000.00	-2.4%	54	35	-35.2%
Guilford	172	161	-6.4%	\$170,625.00	\$195,000.00	14.3%	22	23	4.5%
Hamden	189	167	-11.6%	\$154,000.00	\$126,000.00	-18.2%	109	82	-24.8%
Madison	193	189	-2.1%	\$276,900.00	\$307,500.00	11.1%	21	21	0.0%
Meriden	142	134	-5.6%	\$112,500.00	\$100,000.00	-11.1%	98	53	-45.9%
Middlebury	203	188	-7.4%	\$357,500.00	\$300,000.00	-16.1%	4	1	-75.0%
Milford	143	175	22.4%	\$209,000.00	\$215,000.00	2.9%	117	93	-20.5%
Naugatuck	137	155	13.1%	\$103,900.00	\$74,950.00	-27.9%	52	30	-42.3%
New Haven	195	162	-16.9%	\$148,500.00	\$126,000.00	-15.2%	137	90	-34.3%
North Branford	110	159	44.5%	\$161,000.00	\$157,500.00	-2.2%	15	16	6.7%
North Haven	254	140	-44.9%	\$274,500.00	\$210,000.00	-23.5%	9	6	-33.3%
Orange	73	324	343.8%	\$342,000.00	\$537,605.00	57.2%	11	8	-27.3%
Oxford	202	111	-45.0%	\$388,000.00	\$401,999.50	3.6%	9	6	-33.3%
Prospect	439	187	-57.4%	\$330,735.50	\$369,949.00	11.9%	6	7	16.7%
Seymour	144	165	14.6%	\$117,250.00	\$101,000.00	-13.9%	14	13	-7.1%
Southbury	173	182	5.2%	\$124,500.00	\$105,000.00	-15.7%	120	122	1.7%
Wallingford	133	205	54.1%	\$183,000.00	\$190,500.00	4.1%	105	98	-6.7%
Waterbury	143	160	11.9%	\$65,000.00	\$55,000.00	-15.4%	144	101	-29.9%
West Haven	158	123	-22.2%	\$125,000.00	\$90,000.00	-28.0%	45	43	-4.4%
Wolcott	292	141	-51.7%	\$205,000.00	\$188,500.00	-8.0%	7	7	0.0%

WINDHAM COUNTY CONDOMINIUMS									
	2010	2011		2010	2011		2010	2011	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	100	92	-8.0%	\$68,500.00	\$40,100.00	-41.5%	2	3	50.0%
Brooklyn	266	192	-27.8%	\$180,000.00	\$219,405.00	21.9%	3	2	-33.3%
Chaplin	163	147	-9.8%	\$117,500.00	\$60,000.00	-48.9%	1	3	200.0%
Killingly	172	179	4.1%	\$105,000.00	\$105,000.00	0.0%	9	8	-11.1%
Plainfield	128	222	73.4%	\$90,000.00	\$130,950.00	45.5%	8	4	-50.0%
Putnam	189	91	-51.9%	\$135,950.00	\$170,000.00	25.0%	8	11	37.5%
Sterling	496	93	-81.3%	\$128,500.00	\$150,000.00	16.7%	1	1	0.0%
Thompson	105	101	-3.8%	\$64,000.00	\$132,000.00	106.3%	1	3	200.0%
Windham	176	211	19.9%	\$123,000.00	\$140,500.00	14.2%	3	2	-33.3%
Woodstock	198	173	-12.6%	\$130,000.00	\$130,000.00	0.0%	3	5	66.7%