




Prudential Connecticut Realty

The Real Estate Market Report

1ST QUARTER 2009



A comprehensive
analysis of the
residential real
estate market in
Connecticut

The Connecticut Real Estate Market ReportSM

Deposits and Online Activity

ON THE RISE IN 09

The last few months of 2008 and the start of 2009 have been challenging times for both the economy and the real estate market. Dissecting real estate market indicators is key to understanding the current state of housing and related industries. The number of sales does not tell the complete story, just as a change in median sales prices is not a true reflection of all home values in a community. Over simplifying complex data and interrelationships may be tempting, but the conclusions can often be misleading.

The Market is Stirring

Looking back at only the first quarter sales alone would not be encouraging. "It is no surprise that the number of sales has decreased," said Barry Rosa, vice president of Prudential Connecticut Realty. "The last quarter of 2008 was slow and this shows up in the early 2009 numbers, because it is often 60 to 120 days between a deposit and actual closing." He added that sales are a moving target. The ones that show up in March sales statistics typically reflect December and January activity. However, there are some measurements that are better predictors of current and future activity.

"We know the market is starting to heat up," said Candace Adams, president of Prudential Connecticut Realty. "There



Barry P. Rosa

has been a 45 percent increase in deposits since January. "The first-time homebuyer tax credit is moving buyers off the fence and the lower and mid-priced houses in all markets are moving. We also know first-time buyers are the best stimulus for the housing market," she said. Other factors influencing buyer activity are lower home prices and record-low interest rates. "For serious buyers who qualify, it would seem the perfect combination of factors," said Ms. Adams.

The Sales Numbers

Both single-family and condominium sales decreased in the first quarter of 2009. Condominiums saw a larger decrease in sales, probably due to lenders' tightened standards for condominium mortgage lending.

"When reviewing sales numbers it's important to understand the relationship between the inventory, rate of sales and the rate of deposit activity. "We only include 70 percent of the deposits, since historically, 30 percent do not actually close." said Mr. Rosa.

The supply times represent the time it would take to deplete 100 percent of the inventory. These times are higher than they were in 2008.

The important indicator is the supply time based on sales and deposits. With the large increase in deposit activity in the past two months, the supply time drops. In January 2009 there were approximately 3,800 deposits; today there are about 5,500, an increase of 1,700 deposits.



Candace Adams

SINGLE-FAMILY SUPPLY TIME IN MONTHS		
	Sales Only	Sales & Deposits
Fairfield	23.5	12.7
Hartford	10.9	5.6
Litchfield	25.8	14
Middlesex	19.7	9.5
New Haven	14.5	7.5
New London	17.5	7.9
Tolland	12.5	6.7
Windham	16.4	7.5
State of CT	16.7	8.7

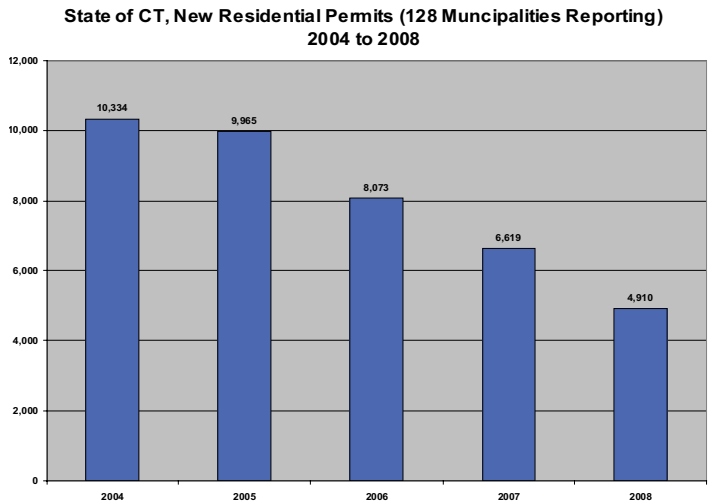
CONDOMINIUM SUPPLY TIME IN MONTHS		
	Sales Only	Sales & Deposits
Fairfield	24.9	13.1
Hartford	14.8	7.9
Litchfield	37.3	18.2
Middlesex	16.0	9.0
New Haven	19.7	9.9
New London	26.0	13.3
Tolland	13.3	7.5
Windham	40.0	13.5
State of CT	20.3	10.6

Home Values and Median Sales Price

The median prices are lower this year. Some interpret this to mean that sales prices, and in turn, home values, have dropped significantly. But, in fact, more low to mid-priced homes have been selling rather than those in the higher price ranges, resulting in an impact on the overall median sales prices. One should not conclude that the price of a home in this town declined by 20 percent.

Single-Fam Sales February Closed Price		Single-Fam Sales January Closed Price	
\$ 220,000		\$ 565,000	
\$ 242,000		\$ 422,000	
\$ 450,000		\$ 318,000	
\$ 532,000		\$ 229,000	
\$ 198,000		\$ 310,000	
\$ 245,000		\$ 444,000	
\$ 700,000		\$ 660,000	
\$ 366,000		\$ 231,000	
\$ 255,000		\$ 214,000	
\$ 175,000		\$ 122,000	
\$ 250,000 (Median)		\$ 314,000 (Median)	
\$ 338,300 (Average)		\$ 351,500 (Average)	

When placed in the context of the prevailing economic condition, it's not surprising that new home starts are lagging way behind as shown in the last few years of data on new residential housing permits:



The decrease from 2007 to 2008 is obvious, and early 2009 data is showing a pattern that will yield about 3,500 permits for the year if the trend prevails.

This indicates that builders have been holding back, but this also shows there is not a large inventory backlog of new homes, nor is this going to be an issue in our market. Instead, we may see a lack of new homes available sometime in the near future.

Can We Trust the Indicators?

The economy is still in the recession that began over a year ago, but there are clear signs that this cycle may be near its end.

1. The large increase in deposit activity
2. The lowest mortgage interest rates in almost 40 years
3. Significant increase in online search activity

"For people who want to own their first home, there has never been a better time," said Ms. Adams. "With all those first time buyers knocking on doors, there is a great opportunity for homeowners who want to upsize or downsize."

FAIRFIELD COUNTY Single-Family									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	144	111	-22.9%	\$375,000	\$280,000	-25.3%	19	18	-5.3%
Bridgeport	125	119	-4.8%	\$203,000	\$158,500	-21.9%	83	88	6.0%
Brookfield	178	141	-20.8%	\$436,000	\$363,000	-16.7%	25	17	-32.0%
Danbury	136	153	12.5%	\$335,000	\$312,750	-6.6%	72	53	-26.4%
Darien	189	146	-22.8%	\$1,322,500	\$1,165,000	-11.9%	38	20	-47.4%
Easton	152	232	52.6%	\$905,000	\$457,500	-49.4%	15	4	-73.3%
Fairfield	134	129	-3.7%	\$570,000	\$480,000	-15.8%	100	61	-39.0%
Greenwich	189	192	1.6%	\$1,975,000	\$1,806,250	-8.5%	97	26	-73.2%
Monroe	116	138	19.0%	\$389,750	\$430,000	10.3%	26	23	-11.5%
New Canaan				\$1,425,000	\$1,201,000	-15.7%	24	10	-58.3%
New Fairfield	155	161	3.9%	\$380,000	\$305,000	-19.7%	25	13	-48.0%
Newtown	165	170	3.0%	\$427,500	\$475,000	11.1%	44	38	-13.6%
Norwalk	119	155	30.3%	\$512,500	\$447,500	-12.7%	62	68	9.7%
Redding	170	135	-20.6%	\$677,500	\$505,250	-25.4%	16	6	-62.5%
Ridgefield	144	218	51.4%	\$755,000	\$654,500	-13.3%	47	26	-44.7%
Shelton	134	140	4.5%	\$405,000	\$311,000	-23.2%	51	33	-35.3%
Sherman	128	108	-15.6%	\$395,000	\$490,000	24.1%	6	2	-66.7%
Stamford	137	142	3.6%	\$653,250	\$526,322	-19.4%	74	57	-23.0%
Stratford	124	130	4.8%	\$270,450	\$244,000	-9.8%	95	64	-32.6%
Trumbull	118	152	28.8%	\$392,500	\$350,500	-10.7%	47	34	-27.7%
Weston	93	169	81.7%	\$977,500	\$830,000	-15.1%	16	9	-43.8%
Westport	174	179	2.9%	\$1,357,000	\$1,275,000	-6.0%	43	28	-34.9%
Wilton	125	108	-13.6%	\$899,500	\$650,000	-27.7%	24	12	-50.0%

WINDHAM COUNTY Single-Family									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford	115	85	-26.1%	\$216,950.00	\$227,300.00	4.8%	8	5	-37.5%
Brooklyn	158	141	-10.8%	\$281,500.00	\$192,500.00	-31.6%	20	14	-30.0%
Canterbury	185	170	-8.1%	\$199,000.00	\$198,000.00	-0.5%	8	7	-12.5%
Chaplin	179	78	-56.4%	\$241,900.00	\$205,000.00	-15.3%	7	1	-85.7%
Eastford	174	65	-62.6%	\$245,000.00	\$182,000.00	-25.7%	3	1	-66.7%
Hampton	87	155	78.2%	\$306,550.00	\$229,000.00	-25.3%	2	6	200.0%
Killingly	124	139	12.1%	\$209,000.00	\$158,000.00	-24.4%	45	25	-44.4%
Plainfield	130	139	6.9%	\$188,000.00	\$146,450.00	-22.1%	24	20	-16.7%
Pomfret	155	201	29.7%	\$256,500.00	\$232,500.00	-9.4%	6	5	-16.7%
Putnam	139	176	26.6%	\$200,000.00	\$153,000.00	-23.5%	10	13	30.0%
Scotland	91	74	-18.7%	\$225,950.00	\$164,000.00	-27.4%	4	2	-50.0%
Sterling	99	126	27.3%	\$187,611.00	\$189,950.00	1.2%	6	10	66.7%
Thompson	232	144	-37.9%	\$172,500.00	\$167,500.00	-2.9%	8	12	50.0%
Windham	138	132	-4.3%	\$200,000.00	\$150,582.50	-24.7%	17	12	-29.4%
Woodstock	117	259	121.4%	\$305,000.00	\$240,000.00	-21.3%	13	13	0.0%

LITCHFIELD COUNTY Single-Family									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bantam	139	184	32.4%	\$195,000.00	\$230,000.00	17.9%	1	1	0.0%
Barkhamsted	178	118	-33.7%	\$360,000.00	\$310,000.00	-13.9%	7	7	0.0%
Bethlehem	106	114	7.5%	\$400,000.00	\$277,500.00	-30.6%	5	3	-40.0%
Bridgewater	241	192	-20.3%	\$457,450.00	\$420,000.00	-8.2%	2	2	0.0%
Canaan									
Colebrook	92	253	175.0%	\$397,500.00	\$264,000.00	-33.6%	2	3	50.0%
Cornwall									
Goshen	212	249	17.5%	\$395,000.00	\$341,000.00	-13.7%	10	3	-70.0%
Harwinton	132	106	-19.7%	\$266,000.00	\$245,000.00	-7.9%	2	6	200.0%
Kent	179	107	-40.2%	\$846,000.00	\$330,000.00	-61.0%	6	3	-50.0%
Litchfield	197	257	30.5%	\$375,000.00	\$405,000.00	8.0%	12	9	-25.0%
Morris	139	142	2.2%	\$265,000.00	\$253,000.00	-4.5%	3	2	-33.3%
New Hartford	155	91	-41.3%	\$286,750.00	\$198,875.00	-30.6%	12	4	-66.7%
New Milford	185	184	-0.5%	\$361,000.00	\$296,249.50	-17.9%	53	30	-43.4%
Norfolk									
North Canaan	231	212	-8.2%	\$251,500.00	\$198,000.00	-21.3%	2	3	50.0%
Northfield									
Plymouth	115	134	16.5%	\$185,000.00	\$150,000.00	-18.9%	20	13	-35.0%
Roxbury	301	134	-55.5%	\$945,000.00	\$799,950.00	-15.3%	8	2	-75.0%
Salisbury	211	212	0.5%	\$606,250.00	\$437,500.00	-27.8%	6	6	0.0%
Sharon	204	126	-38.2%	\$426,000.00	\$489,000.00	14.8%	3	1	-66.7%
Thomaston	58	167	187.9%	\$315,000.00	\$187,750.00	-40.4%	1	6	500.0%
Torrington	121	146	20.7%	\$179,250.00	\$161,000.00	-10.2%	48	49	2.1%
Warren	357	53	-85.2%	\$1,569,630.00	\$260,000.00	-83.4%	2	1	-50.0%
Washington	305	270	-11.5%	\$975,000.00	\$776,500.00	-20.4%	11	3	-72.7%
Watertown	123	162	31.7%	\$293,500.00	\$225,000.00	-23.3%	34	21	-38.2%
Winchester	173	227	31.2%	\$175,000.00	\$185,500.00	6.0%	18	10	-44.4%
Woodbury	225	245	8.9%	\$427,000.00	\$500,000.00	17.1%	16	6	-62.5%

TOLLAND COUNTY Single-Family									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Amston	159	159	0.0%	\$285,000.00	\$232,500.00	-18.4%	3	2	-33.3%
Andover	102	229	124.5%	\$306,750.00	\$320,000.00	4.3%	4	7	75.0%
Bolton	125	115	-8.0%	\$387,500.00	\$254,450.00	-34.3%	8	6	-25.0%
Columbia	118	145	22.9%	\$233,400.00	\$217,500.00	-6.8%	7	10	42.9%
Coventry	137	124	-9.5%	\$231,000.00	\$232,500.00	0.6%	23	18	-21.7%
Ellington	132	137	3.8%	\$335,000.00	\$288,000.00	-14.0%	23	15	-34.8%
Hebron	123	178	44.7%	\$245,000.00	\$325,000.00	32.7%	9	13	44.4%
Mansfield	139	145	4.3%	\$236,900.00	\$245,000.00	3.4%	17	7	-58.8%
Somers	147	144	-2.0%	\$271,500.00	\$309,950.00	14.2%	18	14	-22.2%
Stafford	135	166	23.0%	\$224,375.00	\$218,500.00	-2.6%	12	7	-41.7%
Tolland	134	120	-10.4%	\$288,000.00	\$242,000.00	-16.0%	26	18	-30.8%
Union									
Vernon	112	114	1.8%	\$194,000.00	\$218,000.00	12.4%	39	27	-30.8%
Willimantic	145	141	-2.8%	\$173,000.00	\$130,500.00	-24.6%	12	16	33.3%
Willington	120	223	85.8%	\$192,000.00	\$225,000.00	17.2%	9	5	-44.4%

NEW HAVEN COUNTY Single-Family									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia	142	152	7.0%	\$255,000.00	\$185,737.50	-27.2%	13	12	-7.7%
Beacon Falls	99	219	121.2%	\$250,000.00	\$289,625.00	15.9%	5	8	60.0%
Bethany	114	231	102.6%	\$391,250.00	\$423,750.00	8.3%	8	4	-50.0%
Branford	158	180	13.9%	\$296,500.00	\$381,500.00	28.7%	29	19	-34.5%
Cheshire	130	136	4.6%	\$332,450.00	\$365,000.00	9.8%	30	22	-26.7%
Derby	117	97	-17.1%	\$212,500.00	\$181,750.00	-14.5%	11	6	-45.5%
East Haven	148	125	-15.5%	\$201,000.00	\$175,000.00	-12.9%	33	39	18.2%
Guilford	168	120	-28.6%	\$489,950.00	\$407,450.00	-16.8%	34	34	0.0%
Hamden	143	140	-2.1%	\$247,500.00	\$212,975.00	-13.9%	95	66	-30.5%
Madison	172	186	8.1%	\$466,750.00	\$575,000.00	23.2%	34	33	-2.9%
Meriden	155	142	-8.4%	\$192,000.00	\$169,900.00	-11.5%	80	59	-26.3%
Middlebury	133	209	57.1%	\$342,500.00	\$381,000.00	11.2%	12	14	16.7%
Milford	146	130	-11.0%	\$310,000.00	\$285,000.00	-8.1%	66	58	-12.1%
Naugatuck	142	143	0.7%	\$240,900.00	\$191,500.00	-20.5%	52	22	-57.7%
New Haven	150	115	-23.3%	\$191,250.00	\$135,000.00	-29.4%	54	42	-22.2%
North Branford	156	192	23.1%	\$287,000.00	\$236,250.00	-17.7%	17	14	-17.6%
North Haven	128	165	28.9%	\$300,000.00	\$276,000.00	-8.0%	29	16	-44.8%
Orange	132	204	54.5%	\$375,000.00	\$340,000.00	-9.3%	19	11	-42.1%
Oxford	156	152	-2.6%	\$422,500.00	\$340,000.00	-19.5%	20	10	-50.0%
Prospect	88	91	3.4%	\$357,000.00	\$218,000.00	-38.9%	9	9	0.0%
Seymour	179	152	-15.1%	\$270,000.00	\$226,250.00	-16.2%	18	22	22.2%
Southbury	152	166	9.2%	\$517,500.00	\$476,500.00	-7.9%	29	11	-62.1%
Wallingford	129	145	12.4%	\$275,000.00	\$235,000.00	-14.5%	49	50	2.0%
Waterbury	163	143	-12.3%	\$138,900.00	\$120,000.00	-13.6%	112	115	2.7%
West Haven	123	129	4.9%	\$202,500.00	\$165,000.00	-18.5%	59	53	-10.2%
Wolcott	119	159	33.6%	\$249,050.00	\$178,250.00	-28.4%	22	16	-27.3%
Woodbridge	173	159	-8.1%	\$350,000.00	\$400,000.00	14.3%	5	13	160.0%

MIDDLESEX COUNTY Single-Family									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester	128	277	116.4%	\$320,500.00	\$330,000.00	3.0%	7	5	-28.6%
Clinton	147	165	12.2%	\$295,000.00	\$276,500.00	-6.3%	22	16	-27.3%
Cromwell	184	143	-22.3%	\$294,950.00	\$247,500.00	-16.1%	20	10	-50.0%
Deep River	203	238	17.2%	\$340,000.00	\$185,500.00	-45.4%	8	4	-50.0%
Durham	140	172	22.9%	\$310,600.00	\$277,750.00	-10.6%	16	2	-87.5%
East Haddam	163	137	-16.0%	\$300,000.00	\$195,000.00	-35.0%	23	9	-60.9%
East Hampton	181	201	11.0%	\$344,000.00	\$266,500.00	-22.5%	27	30	11.1%
Essex	128	168	31.3%	\$399,900.00	\$290,000.00	-27.5%	13	4	-69.2%
Haddam	161	147	-8.7%	\$405,000.00	\$287,000.00	-29.1%	14	10	-28.6%
Killingworth	155	156	0.6%	\$393,400.00	\$410,000.00	4.2%	17	7	-58.8%
Middlefield	129	95	-26.4%	\$277,500.00	\$387,000.00	39.5%	12	3	-75.0%
Middletown	118	115	-2.5%	\$230,000.00	\$200,000.00	-13.0%	51	43	-15.7%
Old Saybrook	122	160	31.1%	\$425,000.00	\$298,000.00	-29.9%	28	17	-39.3%
Portland	107	110	2.8%	\$241,500.00	\$215,000.00	-11.0%	16	9	-43.8%
Westbrook	152	173	13.8%	\$372,500.00	\$315,000.00	-15.4%	12	5	-58.3%



HARTFORD COUNTY Single-Family									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Avon	149	159	6.7%	\$521,250	\$481,250	-7.7%	28	27	-3.6%
Berlin	108	109	0.9%	\$269,900	\$257,800	-4.5%	30	23	-23.3%
Bloomfield	122	127	4.1%	\$206,000	\$168,250	-18.3%	25	30	20.0%
Bristol	119	138	16.0%	\$215,000	\$176,000	-18.1%	83	65	-21.7%
Burlington	128	168	31.3%	\$315,000	\$449,900	42.8%	13	13	0.0%
Canton	175	115	-34.3%	\$358,750	\$311,175	-13.3%	18	16	-11.1%
East Granby	116	187	61.2%	\$266,000	\$239,900	-9.8%	10	5	-50.0%
East Hartford	113	115	1.8%	\$171,500	\$140,000	-18.4%	74	61	-17.6%
East Windsor	145	217	49.7%	\$177,500	\$261,000	47.0%	11	15	36.4%
Enfield	117	109	-6.8%	\$187,500	\$171,000	-8.8%	62	66	6.5%
Farmington	122	157	28.7%	\$375,150	\$318,500	-15.1%	37	23	-37.8%
Glastonbury	116	124	6.9%	\$382,500	\$310,000	-19.0%	64	43	-32.8%
Granby	127	256	101.6%	\$318,500	\$300,000	-5.8%	14	13	-7.1%
Hartford	121	103	-14.9%	\$152,500	\$130,000	-14.8%	42	35	-16.7%
Hartland	86	99	15.1%	\$470,000	\$165,000	-64.9%	1	2	100.0%
Manchester	128	118	-7.8%	\$205,500	\$175,000	-14.8%	73	67	-8.2%
Marlborough	145	108	-25.5%	\$234,058	\$228,250	-2.5%	6	6	0.0%
New Britain	103	121	17.5%	\$148,000	\$129,500	-12.5%	57	47	-17.5%
Newington	94	106	12.8%	\$226,500	\$218,500	-3.5%	56	32	-42.9%
Plainville	136	124	-8.8%	\$195,000	\$191,000	-2.1%	17	18	5.9%
Rocky Hill	111	133	19.8%	\$268,000	\$233,501	-12.9%	13	10	-23.1%
Simsbury	104	125	20.2%	\$351,900	\$287,500	-18.3%	29	22	-24.1%
South Windsor	130	125	-3.8%	\$283,000	\$274,500	-3.0%	29	34	17.2%
Southington	128	128	0.0%	\$285,000	\$280,000	-1.8%	73	44	-39.7%
Suffield	185	118	-36.2%	\$410,000	\$210,000	-48.8%	19	11	-42.1%
West Hartford	105	127	21.0%	\$290,800	\$278,950	-4.1%	98	62	-36.7%
Wethersfield	115	108	-6.1%	\$259,500	\$243,500	-6.2%	50	18	-64.0%
Windsor	135	135	0.0%	\$244,750	\$182,500	-25.4%	58	39	-32.8%
Windsor Locks	116	122	5.2%	\$194,000	\$171,000	-11.9%	29	16	-44.8%

NEW LONDON COUNTY Single-Family

	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bozrah	175	114	-34.9%	\$697,950.00	\$95,500.00	-86.3%	2	2	0.0%
Colchester	130	137	5.4%	\$260,000.00	\$270,000.00	3.8%	27	33	22.2%
East Lyme	135	135	0.0%	\$305,000.00	\$245,000.00	-19.7%	27	21	-22.2%
Franklin	68	151	122.1%	\$270,000.00	\$170,000.00	-37.0%	1	1	0.0%
Griswold	138	146	5.8%	\$212,450.00	\$235,000.00	10.6%	20	18	-10.0%
Groton	146	146	0.0%	\$351,500.00	\$280,000.00	-20.3%	52	37	-28.8%
Lebanon	123	156	26.8%	\$267,000.00	\$240,000.00	-10.1%	11	6	-45.5%
Ledyard	148	124	-16.2%	\$257,500.00	\$195,000.00	-24.3%	31	29	-6.5%
Lisbon	121	102	-15.7%	\$187,500.00	\$177,500.00	-5.3%	10	4	-60.0%
Lyme	213	411	93.0%	\$393,000.00	\$495,000.00	26.0%	4	1	-75.0%
Montville	107	119	11.2%	\$200,000.00	\$170,000.00	-15.0%	21	17	-19.0%
New London	136	141	3.7%	\$185,000.00	\$147,000.00	-20.5%	21	24	14.3%
North Ston- ington	229	151	-34.1%	\$270,000.00	\$185,000.00	-31.5%	7	5	-28.6%
Norwich	124	115	-7.3%	\$191,250.00	\$152,500.00	-20.3%	54	40	-25.9%
Old Lyme	160	224	40.0%	\$302,500.00	\$470,000.00	55.4%	13	9	-30.8%
Preston	163	69	-57.7%	\$277,450.00	\$132,500.00	-52.2%	6	2	-66.7%
Salem	163	120	-26.4%	\$459,000.00	\$275,000.00	-40.1%	9	7	-22.2%
Sprague	137	130	-5.1%	\$190,750.00	\$152,450.00	-20.1%	6	2	-66.7%
Stonington	178	183	2.8%	\$392,500.00	\$470,900.00	20.0%	35	20	-42.9%
Voluntown	138	149	8.0%	\$192,000.00	\$125,000.00	-34.9%	7	3	-57.1%
Waterford	141	123	-12.8%	\$257,000.00	\$222,000.00	-13.6%	28	25	-10.7%

COUNTY & STATE ROLL-UP Single-Family

County	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	145	147	1.4%	\$505,000	\$375,000	-25.7%	1025	700	-31.7%
Hartford	120	128	6.7%	\$240,000	\$207,500	-13.5%	1119	863	-22.9%
Litchfield	170	170	0.0%	\$299,900	\$215,000	-28.3%	292	194	-33.6%
Middlesex	145	155	6.9%	\$315,000	\$262,300	-16.7%	286	174	-39.2%
New Haven	146	145	-0.7%	\$250,000	\$205,500	-17.8%	944	778	-17.6%
New London	142	138	-2.8%	\$256,000	\$210,000	-18.0%	392	306	-21.9%
Tolland	130	142	9.2%	\$238,400	\$229,000	-3.9%	211	165	-21.8%
Windham	139	153	10.1%	\$215,500	\$175,000	-18.8%	182	146	-19.8%
State of CT	139	143	2.9%	\$280,000	\$230,000	-17.9%	4451	3326	-25.3%

FAIRFIELD COUNTY Condominiums									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Bethel	147	192	30.6%	\$225,000.00	\$273,500.00	21.6%	5	6	20.0%
Bridgeport	130	149	14.6%	\$151,500.00	\$105,000.00	-30.7%	70	25	-64.3%
Brookfield	152	125	-17.8%	\$216,000.00	\$190,000.00	-12.0%	8	5	-37.5%
Danbury	129	120	-7.0%	\$253,000.00	\$215,000.00	-15.0%	68	45	-33.8%
Darien	155	78	-49.7%	\$620,000.00	\$880,000.00	41.9%	1	1	0.0%
Fairfield	129	140	8.5%	\$360,000.00	\$410,000.00	13.9%	17	15	-11.8%
Greenwich	159	323	103.1%	\$707,500.00	\$676,250.00	-4.4%	31	12	-61.3%
Monroe	85	85	0.0%	\$267,000.00	\$226,250.00	-15.3%	9	4	-55.6%
New Canaan									
Newtown	25	318	1172.0%	\$475,000.00	\$302,500.00	-36.3%	1	2	100.0%
Norwalk	109	136	24.8%	\$310,000.00	\$269,000.00	-13.2%	65	41	-36.9%
Ridgefield	240	166	-30.8%	\$355,000.00	\$230,000.00	-35.2%	5	5	0.0%
Shelton	173	122	-29.5%	\$259,900.00	\$288,750.00	11.1%	26	10	-61.5%
Stamford	169	159	-5.9%	\$375,000.00	\$278,000.00	-25.9%	112	51	-54.5%
Stratford	139	104	-25.2%	\$185,000.00	\$184,500.00	-0.3%	25	20	-20.0%
Trumbull	147	121	-17.7%	\$340,000.00	\$384,900.00	13.2%	3	4	33.3%
Westport	62	130	109.7%	\$350,000.00	\$481,068.00	37.4%	1	2	100.0%
Wilton	202	84	-58.4%	\$425,500.00	\$750,000.00	76.3%	2	1	-50.0%

WINDHAM COUNTY Condominiums									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ashford									
Brooklyn	271	436	60.9%	\$225,000.00	\$189,900.00	-15.6%	2	1	-50.0%
Chaplin									
Killingly									
Plainfield	255	110	-56.9%	\$149,900.00	\$117,000.00	-21.9%	5	3	-40.0%
Putnam	121	157	29.8%	\$144,000.00	\$111,000.00	-22.9%	5	4	-20.0%
Thompson									
Windham									
Woodstock									

TOLLAND COUNTY Condominiums									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ellington	105	119	13.3%	\$291,250.00	\$142,000.00	-51.2%	4	6	50.0%
Hebron	354	716	102.3%	\$138,600.00	\$214,600.00	54.8%	3	2	-33.3%
Mansfield	88	175	98.9%	\$137,500.00	\$144,000.00	4.7%	6	4	-33.3%
Tolland	141	183	29.8%	\$226,735.50	\$216,100.50	-4.7%	4	2	-50.0%
Vernon	139	162	16.5%	\$140,000.00	\$149,625.00	6.9%	25	20	-20.0%

HARTFORD COUNTY Condominiums									
Community	First Quarter 2008 Days on Market	First Quarter 2009 Days on Market	% Change	First Quarter 2008 Median Sales Price	First Quarter 2009 Median Sales Price	% Change	First Quarter 2008 Sales	First Quarter 2009 Sales	% Change
Avon	105	164	56.2%	\$249,750.00	\$238,000.00	-4.7%	12	8	-33.3%
Berlin	137	170	24.1%	\$185,000.00	\$263,000.00	42.2%	5	7	40.0%
Bloomfield	126	296	134.9%	\$200,000.00	\$287,500.00	43.8%	7	4	-42.9%
Bristol	120	146	21.7%	\$148,000.00	\$130,600.00	-11.8%	17	20	17.6%
Burlington	227	105	-53.7%	\$130,000.00	\$270,000.00	107.7%	1	1	0.0%
Canton	81	114	40.7%	\$177,000.00	\$136,500.00	-22.9%	7	1	-85.7%
East Granby	166	114	-31.3%	\$149,900.00	\$111,000.00	-26.0%	5	3	-40.0%
East Hartford	190	140	-26.3%	\$147,000.00	\$133,450.00	-9.2%	10	10	0.0%
East Windsor	93	152	63.4%	\$233,500.00	\$166,250.00	-28.8%	5	10	100.0%
Enfield	134	120	-10.4%	\$165,000.00	\$168,500.00	2.1%	17	10	-41.2%
Farmington	117	110	-6.0%	\$227,750.00	\$215,000.00	-5.6%	16	25	56.3%
Glastonbury	102	100	-2.0%	\$200,000.00	\$200,000.00	0.0%	21	19	-9.5%
Granby	98	89	-9.2%	\$321,250.00	\$248,000.00	-22.8%	2	5	150.0%
Hartford	105	140	33.3%	\$110,000.00	\$35,000.00	-68.2%	17	11	-35.3%
Manchester	75	137	82.7%	\$172,500.00	\$165,250.00	-4.2%	21	14	-33.3%
Marlborough									
New Britain	120	201	67.5%	\$147,000.00	\$156,500.00	6.5%	15	6	-60.0%
Newington	114	138	21.1%	\$176,000.00	\$157,700.00	-10.4%	39	25	-35.9%
Plainville	177	90	-49.2%	\$157,000.00	\$143,500.00	-8.6%	9	4	-55.6%
Rocky Hill	183	138	-24.6%	\$166,000.00	\$153,500.00	-7.5%	20	13	-35.0%
Simsbury	150	147	-2.0%	\$146,750.00	\$193,000.00	31.5%	8	8	0.0%
South Windsor	122	256	109.8%	\$175,000.00	\$242,500.00	38.6%	27	9	-66.7%
Southington	145	123	-15.2%	\$199,900.00	\$182,650.00	-8.6%	21	12	-42.9%
Suffield	104	119	14.4%	\$280,500.00	\$172,000.00	-38.7%	4	9	125.0%
West Hartford	209	148	-29.2%	\$288,600.00	\$199,250.00	-31.0%	22	16	-27.3%
Wethersfield	107	183	71.0%	\$210,750.00	\$185,500.00	-12.0%	8	6	-25.0%
Windsor	192	173	-9.9%	\$196,450.00	\$204,012.50	3.8%	28	10	-64.3%
Windsor Locks	104	112	7.7%	\$166,000.00	\$182,450.00	9.9%	17	4	-76.5%

LITCHFIELD County Condominiums									
Community	First Quarter 2008 Days on Market	First Quarter 2009 Days on Market	% Change	First Quarter 2008 Median Sales Price	First Quarter 2009 Median Sales Price	% Change	First Quarter 2008 Sales	First Quarter 2009 Sales	% Change
Kent									
Litchfield									
New Hartford									
New Milford	130	79	-39.2%	\$178,000.00	\$101,900.00	-42.8%	13	5	-61.5%
Plymouth	130	129	-0.8%	\$130,000.00	\$117,875.00	-9.3%	3	2	-33.3%
Thomaston	102	169	65.7%	\$128,500.00	\$119,000.00	-7.4%	3	2	-33.3%
Torrington	167	171	2.4%	\$133,950.00	\$138,250.00	3.2%	10	8	-20.0%
Washington									
Watertown	145	198	36.6%	\$212,500.00	\$190,000.00	-10.6%	3	3	0.0%
Winchester	168	80	-52.4%	\$134,000.00	\$135,000.00	0.7%	5	3	-40.0%
Woodbury	214	121	-43.5%	\$166,750.00	\$142,000.00	-14.8%	6	1	-83.3%

MIDDLESEX COUNTY Condominiums

	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Chester									
Clinton									
Cromwell	116	127	9.5%	\$167,900.00	\$143,000.00	-14.8%	33	23	-30.3%
Deep River									
Durham									
East Haddam									
East Hampton	70	124	77.1%	\$167,500.00	\$227,500.00	35.8%	8	2	-75.0%
Essex	176	154	-12.5%	\$152,520.00	\$180,000.00	18.0%	5	3	-40.0%
Middlefield									
Middletown	119	142	19.3%	\$155,000.00	\$150,500.00	-2.9%	45	22	-51.1%
Old Saybrook									
Portland	179	129	-27.9%	\$235,500.00	\$245,000.00	4.0%	4	1	-75.0%
Westbrook									

NEW LONDON COUNTY Condominiums

	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Colchester	125	377	202%	\$209,500.00	\$243,900.00	16%	4	1	-23.1%
East Lyme	128	459	258.6%	\$206,000.00	\$275,328.00	33.7%	9	7	-22.2%
Griswold									
Groton	294	232	-21.1%	\$195,350.00	\$118,000.00	-39.6%	15	13	-13.3%
Ledyard	125	130	4.0%	\$126,950.00	\$104,000.00	-18.1%	10	3	-70.0%
Montville	150	254	69.3%	\$178,000.00	\$190,000.00	6.7%	3	4	33.3%
New London	107	126	17.8%	\$127,450.00	\$112,575.00	-11.7%	10	2	-80.0%
Norwich	274	359	31.0%	\$198,000.00	\$172,000.00	-13.1%	25	11	-56.0%
Salem	121	213	76.0%	\$95,000.00	\$56,075.00	-41.0%	1	2	100.0%
Stonington	222	380	71.2%	\$261,450.00	\$316,250.00	21.0%	6	2	-66.7%
Waterford	154	119	-22.7%	\$185,000.00	\$168,000.00	-9.2%	7	3	-57.1%

NEW HAVEN COUNTY Condominiums									
	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
Community	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Ansonia									
Beacon Falls	132	135	2.3%	\$286,450.00	\$352,500.00	23.1%	2	3	50.0%
Branford	146	141	-3.4%	\$201,250.00	\$195,000.00	-3.1%	40	19	-52.5%
Cheshire	173	158	-8.7%	\$223,750.00	\$212,000.00	-5.3%	10	10	0.0%
Derby									
East Haven	128	167	30.5%	\$160,000.00	\$177,000.00	10.6%	13	17	30.8%
Guilford	92	145	57.6%	\$280,000.00	\$320,000.00	14.3%	7	3	-57.1%
Hamden	171	171	0.0%	\$151,950.00	\$146,750.00	-3.4%	30	28	-6.7%
Madison	305	152	-50.2%	\$305,000.00	\$272,750.00	-10.6%	6	2	-66.7%
Meriden	83	152	83.1%	\$157,000.00	\$118,500.00	-24.5%	40	20	-50.0%
Middlebury									
Milford	119	159	33.6%	\$190,500.00	\$168,000.00	-11.8%	26	14	-46.2%
Naugatuck	146	116	-20.5%	\$116,000.00	\$100,876.00	-13.0%	11	8	-27.3%
New Haven	147	135	-8.2%	\$144,000.00	\$102,900.00	-28.5%	20	31	55.0%
North Branford	62	176	183.9%	\$205,750.00	\$172,000.00	-16.4%	4	3	-25.0%
North Haven									
Orange									
Oxford									
Seymour	145	262	80.7%	\$148,750.00	\$207,050.00	39.2%	8	4	-50.0%
Southbury	162	166	2.5%	\$155,000.00	\$160,000.00	3.2%	15	11	-26.7%
Wallingford	126	157	24.6%	\$202,500.00	\$187,500.00	-7.4%	34	22	-35.3%
Waterbury	148	105	-29.1%	\$120,000.00	\$81,000.00	-32.5%	53	28	-47.2%
West Haven	134	232	73.1%	\$123,000.00	\$159,425.00	29.6%	21	10	-52.4%
Wolcott									

COUNTY & STATE ROLL-UP Condominiums									
County	First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009		First Quarter 2008	First Quarter 2009	
	Days on Market	Days on Market	% Change	Median Sales Price	Median Sales Price	% Change	Sales	Sales	% Change
Fairfield	143	147	2.8%	\$290,000.00	\$245,000.00	-15.5%	449	249	-44.5%
Hartford	133	142	6.8%	\$175,000.00	\$173,000.00	-1.1%	381	272	-28.6%
Litchfield	154	131	-14.9%	\$147,500.00	\$132,500.00	-10.2%	43	28	-34.9%
Middlesex	131	135	3.1%	\$165,000.00	\$151,000.00	-8.5%	118	51	-56.8%
New Haven	137	152	10.9%	\$164,800.00	\$149,000.00	-9.6%	354	233	-34.2%
New London	198	282	42.4%	\$185,000.00	\$168,000.00	-9.2%	97	49	-49.5%
Tolland	142	190	33.8%	\$139,300.00	\$145,500.00	4.5%	46	34	-26.1%
Windham	185	174	-5.9%	\$154,000.00	\$118,500.00	-23.1%	17	8	-52.9%
State of CT	142	155	9.2%	\$189,000	\$172,800	-8.6%	1505	924	-38.6%