



State of the Market

December 31, 2008

Report Based on Single Family Homes

ACTIVE PROPERTIES						SOLD PROPERTIES (Jan. 1, 2008 – Dec. 31, 2008)										
Town	No. of Listings	Average List Price of all Listings	Listings Over 2 Million	Average List Price of Listings Over 2 Million	New Constr.	No. of Homes Sold (units) Jan. 1-Dec. 31 2007	No. of Homes Sold (units) Jan. 1-Dec. 31 2008	Total Sales Volume Jan. 1-Dec. 31 2007	Total Sales Volume Jan. 1-Dec. 31 2008	Final Average List Price	Average Sold Price	Median List Price	Median Sold Price	Avg. Sold Market Time (days)	Sold Over 2 Million	Median Sold Price % Change vs. 2007
Darien*	159	\$1.9M	51	\$3.4M	19	342	187	\$636.8M	\$291.4M	\$1.7M	\$1.6M	\$1.4M	\$1.3M	121	42	-7%
Easton	57	\$980K	2	\$3.0M	4	84	62	\$71.3M	\$50.5M	\$871K	\$815K	\$799K	\$773K	156	0	+2%
Fairfield	339	\$1.1M	37	\$3.8M	72	766	521	\$683.5M	\$407.3M	\$832K	\$782K	\$645K	\$615K	99	19	-3%
Greenwich*	533	\$4.3M	336	\$6.2M	82	629	398	\$1.89B	\$1.12B	\$3.1M	\$2.8M	\$2.1M	\$2.0M	225	200	-8%
New Canaan*	183	\$2.8M	96	\$4.2M	42	254	163	\$584.6M	\$347.5M	\$2.3M	\$2.1M	\$1.8M	\$1.7M	179	65	-8%
Norwalk	323	\$868K	26	\$3.6M	33	602	414	\$422.3M	\$283.8M	\$719K	\$686K	\$539K	\$513K	102	13	-6%
Redding	81	\$1.3M	9	\$4.5M	14	108	75	\$90.7M	\$53.8M	\$765K	\$718K	\$685K	\$635K	148	1	-14%
Ridgefield	187	\$1.3M	23	\$3.7M	32	338	240	\$321.9M	\$205.7M	\$912K	\$857K	\$750K	\$725K	105	8	-9%
Stamford	361	\$1.1M	44	\$2.9M	51	651	464	\$548.6M	\$356.7M	\$810K	\$769K	\$668K	\$645K	98	14	-7%
Weston	118	\$1.6M	21	\$3.3M	30	149	116	\$193.0M	\$136.4M	\$1.2M	\$1.2M	\$977K	\$930K	112	10	-7%
Westport	247	\$2.4M	100	\$4.4M	70	408	271	\$693.2M	\$463.1M	\$1.8M	\$1.7M	\$1.4M	\$1.4M	107	72	-2%
Wilton	109	\$1.3M	15	\$3.0M	19	219	163	\$239.5M	\$174.1M	\$1.1M	\$1.1M	\$895K	\$850K	120	16	-5%

Statistics provided by CMLS except where indicated otherwise.
 * Statistics provided by Darien, Greenwich or New Canaan MLS.

Information deemed reliable but not guaranteed.
 Sold Property statistics compiled on 1/23/09.