

WILLIAM RAVEIS

— REAL ESTATE • MORTGAGE • INSURANCE —

The Largest Family-Owned Real Estate Company in the Northeast

THE RAVEIS REPORT

January - June 2010 VS January - June 2011

FAIRFIELD COUNTY

Single Family Homes

TOWNS	Avg List Price*		Avg Sales Price		% Inc./Decr.	Number of Units Sold		% Inc./Decr.
	2011	2010	2011	2010		2010	2011	
Bethel	\$409,027	\$324,195	\$318,457		-1.77%	55	42	-23.64%
Bridgeport	\$213,755	\$166,817	\$140,930		-15.52%	254	203	-20.08%
Brookfield	\$543,086	\$432,936	\$430,482		-0.57%	70	52	-25.71%
Danbury	\$378,414	\$297,808	\$294,947		-0.96%	158	138	-12.66%
Darien	\$2,175,385	\$1,655,671	\$1,739,809		5.08%	123	115	-6.50%
Easton	\$914,924	\$727,303	\$694,584		-4.50%	38	20	-47.37%
Fairfield	\$1,174,952	\$689,092	\$699,942		1.57%	317	276	-12.93%
Greenwich	\$4,116,785	\$2,483,563	\$2,512,003		1.15%	238	306	28.57%
Monroe	\$449,535	\$395,209	\$358,853		-9.20%	64	61	-4.69%
New Canaan	\$2,343,267	\$1,602,866	\$1,996,027		24.53%	75	96	28.00%
New Fairfield	\$518,166	\$465,936	\$458,669		-1.56%	70	59	-15.71%
Newtown	\$496,444	\$459,677	\$424,155		-7.73%	124	113	-8.87%
Norwalk	\$769,773	\$537,626	\$644,354		19.85%	251	228	-9.16%
Redding	\$888,721	\$701,544	\$662,715		-5.53%	44	39	-11.36%
Ridgefield	\$1,079,513	\$751,568	\$780,859		3.90%	120	127	5.83%
Shelton	\$394,228	\$358,011	\$318,268		-11.10%	135	108	-20.00%
Sherman	\$824,307	\$553,452	\$424,600		-23.28%	21	11	-47.62%
Stamford	\$947,193	\$709,760	\$672,178		-5.30%	286	244	-14.69%
Stratford	\$405,484	\$260,613	\$234,340		-10.08%	209	187	-10.53%
Trumbull	\$477,059	\$401,421	\$390,998		-2.60%	157	121	-22.93%
Weston	\$1,323,310	\$834,108	\$825,924		-0.98%	61	55	-9.84%
Westport	\$2,092,736	\$1,336,857	\$1,373,750		2.76%	155	180	16.13%
Wilton	\$1,079,485	\$826,619	\$909,318		10.00%	87	87	0.00%
COUNTYWIDE AVERAGE	\$1,221,175	\$764,764	\$874,241		14.32%	3,112	2,868	-7.84%
						TOTAL UNITS	TOTAL UNITS	
Bethel	\$311,615	\$288,454	\$288,284		-0.06%	28	17	-39.29%
Bridgeport	\$113,322	\$100,546	\$86,095		-14.37%	89	126	41.57%
Brookfield	\$286,839	\$175,038	\$225,223		28.67%	13	13	0.00%
Danbury	\$246,103	\$232,116	\$213,022		-8.23%	152	126	-17.11%
Darien	\$606,788							0.00%
Fairfield	\$458,921	\$447,598	\$454,978		1.65%	46	31	-32.61%
Greenwich	\$1,229,612	\$816,906	\$901,026		10.30%	64	39	-39.06%
Monroe	\$233,900	\$184,059	\$152,932		-16.91%	17	11	-35.29%
New Canaan	\$802,466	\$645,126	\$811,190		25.74%	19	32	68.42%
New Fairfield	\$272,340	\$255,000				1		-100.00%
Newtown	\$331,233	\$436,278	\$336,502		-22.87%	11	8	-27.27%
Norwalk	\$319,573	\$343,866	\$337,841		-1.75%	115	99	-13.91%
Ridgefield	\$381,930	\$510,302	\$369,346		-27.62%	27	13	-51.85%
Shelton	\$356,456	\$277,051	\$321,579		16.07%	49	57	16.33%
Stamford	\$352,912	\$347,723	\$311,229		-10.50%	224	203	-9.38%
Stratford	\$203,271	\$197,649	\$142,924		-27.69%	59	41	-30.51%
Trumbull	\$378,415	\$321,659	\$331,647		3.10%	32	15	-53.13%
Westport	\$598,592	\$562,365	\$557,688		-0.83%	17	16	-5.88%
Wilton	\$460,517	\$330,677	\$367,659		11.18%	14	11	-21.43%
COUNTYWIDE AVERAGE	\$376,555	\$336,568	\$313,115		-6.97%	977	858	-12.18%
						TOTAL UNITS	TOTAL UNITS	

Condominiums

* Active at the time MLS report was run - Source: CMLS, GRWMLS, DARMLS Countywide averages based on all towns in county.

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