



Prudential
Connecticut Realty

The Connecticut Real Estate Market Report

The *One True* Real Estate Market is the *One You're In*

For some time now, we have been barraged with headlines heralding the country's economic downturn: foreclosures at an all time high, falling prices, falling sales, declining consumer confidence and so on. While we are all aware that we are facing some difficult economic issues, the over-abundance of negativity in the media is tiring at best, and does little to stimulate consumer energy.

The more woeful the situation, the more attention it will get. Hence, we are inundated with stories about Arizona, Florida and Nevada experiencing falling prices and rising rates of foreclosures. We also saw a lot of attention recently paid to the Case-Schiller data index and the price declines that it showed. This index measures the real estate market for several major metropolitan areas (cities) and is not applicable to our markets in Connecticut.

"Real estate is, and will continue to be, a local happening..."

Again it seems the media fail to state the obvious. There is no such thing as a national real estate market. There is really no such thing as a Connecticut real estate market. There are 169 communities within our state. There are 169 markets, and there are sub-markets within each of these communities. Real estate is and will continue to be a local happening, so what is going on in Florida may make for interesting reading, but it has very little to do with properties in Connecticut.

The primary reason that the vast majority of residential real estate buyers purchase a home or a condo is as a place to live. The fact that a single-family home or a condo also has tax benefits and appreciates in value over time are certainly added benefits. This has not changed.

Connecticut Real Estate Overview

We've attached the usual large amount of market data through the end of the second quarter of 2008. This is the most current data available anywhere.

What it shows: Sales for both single-family homes and condominium units are down about 30 percent from last year. Median sale prices adjusted slightly in response to sales and mortgage financing difficulties and price ranges that are selling most actively have also shifted. Sales prices in Connecticut are not in a free-fall, however. One month or one week of data cannot be used as a market indicator, because it rarely shows the longer-term patterns. We have seen articles that have done just this.

Marketing times are a bit longer than last year, but they are not a lot longer, and in some areas, are actually lower. This is really important, because it does show that correctly priced homes are selling within very reasonable times.

New homes permits continue to show reduced levels from last year with a 2008 projection of about 5,400 new residential permits, down about 30% from 2007. There is no over-supply of new homes on the market.

Inventory levels have not shown any large spikes. This is another very important point and has been true for the past several months. There are approximately 21,000 single-family homes and 6,400 condominium units on the market now.

To put this into context, the number of sales, combined with

Continued on Back Page ...



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Continued From Front Page ...

active inventory and current deposit levels, provides a great snapshot of where we really are. One indicator, used alone, often does not tell the real story (even though it may be appealing).

Based on the 2008 rate of sales, level of inventory on market and rate of deposits, there is about an 8-month supply of single-family homes on the market and a very similar number (7.5-month supply) of condos on the market. We are conservative in calculating these numbers assuming that only 70% of the current deposits will actually make it to closing.

While these figures are higher than a year ago, neither indicates a dire situation.

Another point to consider is that certain price ranges are selling very well while other ranges have slowed. These price ranges vary by each community and demonstrate why overall generalizations of the market don't make sense, so we will not make them here. Properly priced homes are selling well (we do keep repeating this).

What the Future Holds

The rate of sales (about 70% of last year) is likely to

continue. Median sales prices are likely going to show modest decreases. Inventory levels have remained fairly constant with no major shifts up or down. Marketing and supply times are generally steady.

The issues that began to shake the market almost two years ago now still have to run their course -- mortgage and financial market difficulties, a weaker economy and high energy costs -- so we should expect that the unrest we are seeing now will continue a while longer. Expect it.

But, we also received some very good news the day that this was being written: The Connecticut Labor Department just reported that we added 3,600 jobs to the state's economy in June! This follows the addition of 3,300 jobs in May. Do keep in mind that the national economy has lost over 120,000 jobs in this same time period.

We end this report with something that has been said several times throughout, because its significance cannot be understated: Properly priced residential real estate is going to sell. One more thing: It's great to be in Connecticut, since we are performing so much better than other parts of the nation. Don't let the national headlines distract us from our reality

Single Family Statistics 2008 vs. 2007 First 6 Months

FAIRFIELD COUNTY									
Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Bethel	101	137	35.6%	\$380,000	\$360,000	-5.3%	68	55	-19.1%
Bridgeport	124	118	-4.8%	\$250,000	\$201,500	-19.4%	260	176	-32.3%
Brookfield	121	141	16.5%	\$451,000	\$432,500	-4.1%	74	73	-1.4%
Danbury	121	125	3.3%	\$363,000	\$335,000	-7.7%	203	152	-25.1%
Darien	159	166	4.4%	\$1,420,000	\$1,375,000	-3.2%	190	97	-48.9%
Easton	142	155	9.2%	\$783,300	\$900,000	14.9%	42	27	-35.7%
Fairfield	127	131	3.1%	\$605,000	\$580,000	-4.1%	412	233	-43.4%
Greenwich	180	190	5.6%	\$2,100,000	\$1,975,000	-6.0%	352	231	-34.4%
Monroe	134	143	6.7%	\$456,000	\$485,000	6.4%	98	59	-39.8%
New Canaan				\$1,575,000	\$1,618,000	2.7%	137	94	-31.4%
New Fairfield	141	134	-5.0%	\$415,000	\$408,800	-1.5%	79	54	-31.6%
Newtown	139	146	5.0%	\$517,500	\$475,000	-8.2%	171	113	-33.9%
Norwalk	125	128	2.4%	\$550,000	\$520,000	-5.5%	319	182	-42.9%
Redding	150	180	20.0%	\$768,000	\$677,500	-11.8%	54	36	-33.3%
Ridgefield	136	138	1.5%	\$770,800	\$725,000	-5.9%	182	117	-35.7%
Shelton	131	125	-4.6%	\$400,000	\$383,800	-4.1%	195	122	-37.4%
Sherman	190	187	-1.6%	\$592,500	\$497,200	-16.1%	30	16	-46.7%
Stamford	119	128	7.6%	\$700,900	\$644,500	-8.0%	338	199	-41.1%
Stratford	121	127	5.0%	\$304,500	\$269,000	-11.7%	286	211	-26.2%
Trumbull	131	111	-15.3%	\$475,000	\$407,000	-14.3%	183	131	-28.4%
Weston	141	132	-6.4%	\$958,900	\$1,085,000	13.2%	79	41	-48.1%
Westport	152	165	8.6%	\$1,350,000	\$1,341,500	-0.6%	217	114	-47.5%
Wilton	135	165	22.2%	\$932,000	\$1,014,000	8.8%	115	68	-40.9%

HARTFORD COUNTY SINGLE-FAMILY

Community	Days on Market2007	Days on Market2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Avon	130	131	0.8%	\$514,800	\$517,500	0.5%	112	85	-24.1%
Berlin	101	110	8.9%	\$280,500	\$277,300	-1.1%	84	74	-11.9%
Bloomfield	104	108	3.8%	\$240,000	\$231,000	-3.8%	122	80	-34.4%
Bolton	162	97	-40.1%	\$299,900	\$332,500	10.9%	25	20	-20.0%
Bristol	123	123	0.0%	\$215,900	\$205,200	-5.0%	286	192	-32.9%
Burlington	120	134	11.7%	\$397,000	\$315,000	-20.7%	69	39	-43.5%
Canton	140	150	7.1%	\$374,000	\$343,900	-8.0%	67	49	-26.9%
East Granby	137	116	-15.3%	\$313,600	\$278,300	-11.3%	38	27	-28.9%
East Hartford	101	114	12.9%	\$185,000	\$175,500	-5.1%	216	162	-25.0%
East Windsor	133	139	4.5%	\$247,500	\$300,000	21.2%	45	31	-31.1%
Enfield	97	109	12.4%	\$205,000	\$189,000	-7.8%	202	175	-13.4%
Farmington	118	124	5.1%	\$380,000	\$355,000	-6.6%	88	91	3.4%
Glastonbury	107	117	9.3%	\$397,000	\$390,000	-1.8%	186	147	-21.0%
Granby	121	114	-5.8%	\$344,000	\$320,000	-7.0%	82	47	-42.7%
Hartford	112	125	11.6%	\$169,900	\$155,000	-8.8%	134	100	-25.4%
Hartland	93	99	6.5%	\$270,000	\$402,500	49.1%	9	4	-55.6%
Manchester	100	109	9.0%	\$220,000	\$203,300	-7.6%	254	204	-19.7%
Marlborough	147	114	-22.4%	\$297,500	\$293,500	-1.3%	52	24	-53.8%
New Britain	109	104	-4.6%	\$172,000	\$149,900	-12.8%	211	145	-31.3%
Newington	99	101	2.0%	\$250,000	\$235,000	-6.0%	125	131	4.8%
Plainville	96	125	30.2%	\$209,000	\$215,000	2.9%	55	59	7.3%
Rocky Hill	121	101	-16.5%	\$310,000	\$276,500	-10.8%	57	40	-29.8%
Simsbury	103	110	6.8%	\$351,500	\$362,800	3.2%	158	116	-26.6%
South Windsor	103	109	5.8%	\$270,000	\$288,000	6.7%	91	83	-8.8%
Southington	118	119	0.8%	\$293,000	\$283,000	-3.4%	199	183	-8.0%
Suffield	142	160	12.7%	\$335,000	\$372,500	11.2%	67	56	-16.4%
West Hartford	98	98	0.0%	\$305,000	\$297,500	-2.5%	368	278	-24.5%
Wethersfield	103	101	-1.9%	\$255,400	\$257,000	0.6%	143	125	-12.6%
Windsor	111	116	4.5%	\$239,000	\$232,000	-2.9%	152	128	-15.8%
Windsor Locks	84	99	17.9%	\$214,000	\$191,000	-10.7%	59	55	-6.8%

LITCHFIELD COUNTY SINGLE FAMILY

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Bantam	143	171	19.6%	\$250,800	\$256,300	2.2%	2	2	0.0%
Barkhamsted	208	171	-17.8%	\$257,000	\$310,000	20.6%	22	15	-31.8%
Bethlehem	216	122	-43.5%	\$450,000	\$314,000	-30.2%	13	14	7.7%
Bridgewater	212	247	16.5%	\$474,000	\$685,000	44.5%	14	4	-71.4%
Canaan	81	133	64.2%	\$310,000	\$359,000	15.8%	8	4	-50.0%
Colebrook	182	83	-54.4%	\$197,000	\$270,000	37.1%	3	3	0.0%
Cornwall	231	159	-31.2%	\$850,000	\$487,500	-42.6%	4	4	0.0%
Goshen	155	206	32.9%	\$350,000	\$351,000	0.3%	24	22	-8.3%
Harwinton	137	151	10.2%	\$305,500	\$205,000	-32.9%	18	9	-50.0%
Kent	235	164	-30.2%	\$397,500	\$602,500	51.6%	12	14	16.7%
Litchfield	224	211	-5.8%	\$397,500	\$359,000	-9.7%	36	27	-25.0%
Morris	168	139	-17.3%	\$299,950	\$582,500	94.2%	14	4	-71.4%
New Hartford	133	161	21.1%	\$287,500	\$304,000	5.7%	38	21	-44.7%
New Milford	138	166	20.3%	\$352,800	\$342,500	-2.9%	158	109	-31.0%
Norfolk	252	189	-25.0%	\$620,000	\$475,000	-23.4%	5	7	40.0%
North Canaan	126	178	41.3%	\$200,000	\$210,000	5.0%	5	8	60.0%
Northfield	217	168	-22.6%	\$284,900	\$340,000	19.3%	3	3	0.0%
Plymouth	117	118	0.9%	\$194,600	\$197,800	1.6%	65	48	-26.2%
Roxbury	212	249	17.5%	\$1,050,000	\$665,000	-36.7%	19	16	-15.8%
Salisbury	139	268	92.8%	\$545,000	\$505,000	-7.3%	16	20	25.0%
Sharon	155	232	49.7%	\$410,000	\$555,000	35.4%	13	5	-61.5%
Thomaston	120	146	21.7%	\$252,300	\$238,000	-5.7%	42	9	-78.6%
Torrington	126	118	-6.3%	\$190,000	\$180,000	-5.3%	210	125	-40.5%
Warren	175	255	45.7%	\$387,500	\$398,400	2.8%	12	6	-50.0%
Washington	219	288	31.5%	\$737,500	\$638,800	-13.4%	30	22	-26.7%
Watertown	127	130	2.4%	\$260,000	\$260,000	0.0%	94	75	-20.2%
Winchester	104	153	47.1%	\$199,000	\$176,000	-11.6%	50	41	-18.0%
Woodbury	146	188	28.8%	\$474,500	\$425,000	-10.4%	48	27	-43.8%

MIDDLESEX COUNTY SINGLE-FAMILY

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Chester	187	214	14.4%	\$410,000	\$326,800	-20.3%	19	14	-26.3%
Clinton	144	144	0.0%	\$345,000	\$300,000	-13.0%	79	63	-20.3%
Cromwell	107	154	43.9%	\$269,000	\$295,000	9.7%	61	36	-41.0%
Deep River	173	170	-1.7%	\$285,000	\$362,500	27.2%	30	14	-53.3%
Durham	114	140	22.8%	\$330,000	\$315,000	-4.5%	29	35	20.7%
East Haddam	110	158	43.6%	\$301,500	\$305,000	1.2%	70	54	-22.9%
East Hampton	120	150	25.0%	\$291,500	\$310,000	6.3%	82	61	-25.6%
Essex	167	209	25.1%	\$414,000	\$445,000	7.5%	44	31	-29.5%
Haddam	151	172	13.9%	\$410,900	\$335,000	-18.5%	34	33	-2.9%
Killingworth	175	152	-13.1%	\$555,000	\$407,500	-26.6%	41	34	-17.1%
Middlefield	130	132	1.5%	\$264,000	\$281,600	6.7%	20	20	0.0%
Middletown	109	114	4.6%	\$255,500	\$230,000	-10.0%	200	115	-42.5%
Old Saybrook	125	119	-4.8%	\$385,000	\$400,000	3.9%	62	59	-4.8%
Portland	100	112	12.0%	\$253,300	\$249,000	-1.7%	48	37	-22.9%
Westbrook	181	148	-18.2%	\$389,000	\$372,500	-4.2%	39	38	-2.6%

NEW HAVEN COUNTY SINGLE-FAMILY

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Ansonia	129	111	-14.0%	\$240,000	\$260,000	8.3%	54	37	-31.5%
Beacon Falls	128	131	2.3%	\$295,000	\$276,000	-6.4%	11	14	27.3%
Bethany	148	139	-6.1%	\$484,000	\$381,100	-21.3%	27	18	-33.3%
Branford	169	156	-7.7%	\$392,000	\$330,000	-15.8%	86	71	-17.4%
Cheshire	119	124	4.2%	\$365,000	\$345,000	-5.5%	157	84	-46.5%
Derby	99	132	33.3%	\$289,000	\$245,000	-15.2%	27	29	7.4%
East Haven	117	135	15.4%	\$232,000	\$222,000	-4.3%	100	91	-9.0%
Guilford	137	162	18.2%	\$492,500	\$434,500	-11.8%	136	104	-23.5%
Hamden	116	135	16.4%	\$263,300	\$257,000	-2.4%	268	231	-13.8%
Madison	169	156	-7.7%	\$539,000	\$480,000	-10.9%	131	83	-36.6%
Meriden	118	146	23.7%	\$212,000	\$195,000	-8.0%	238	186	-21.8%
Middlebury	181	162	-10.5%	\$355,500	\$415,000	16.7%	48	31	-35.4%
Milford	121	136	12.4%	\$351,500	\$321,300	-8.6%	222	166	-25.2%
Naugatuck	121	140	15.7%	\$239,600	\$227,500	-5.1%	153	118	-22.9%
New Haven	125	133	6.4%	\$230,000	\$214,000	-7.0%	167	145	-13.2%
North Branford	141	151	7.1%	\$300,000	\$302,500	0.8%	47	43	-8.5%
North Haven	155	141	-9.0%	\$316,300	\$285,000	-9.9%	110	91	-17.3%
Orange	103	133	29.1%	\$430,000	\$375,000	-12.8%	61	51	-16.4%
Oxford	165	145	-12.1%	\$470,000	\$432,500	-8.0%	57	46	-19.3%
Prospect	132	126	-4.5%	\$317,000	\$293,200	-7.5%	43	30	-30.2%
Seymour	115	154	33.9%	\$260,500	\$295,000	13.2%	62	41	-33.9%
Southbury	164	146	-11.0%	\$470,000	\$450,000	-4.3%	71	64	-9.9%
Wallingford	122	132	8.2%	\$291,000	\$286,000	-1.7%	160	130	-18.8%
Waterbury	124	149	20.2%	\$165,000	\$145,900	-11.6%	345	266	-22.9%
West Haven	125	127	1.6%	\$235,000	\$209,000	-11.1%	173	147	-15.0%
Wolcott	158	136	-13.9%	\$262,000	\$236,300	-9.8%	92	58	-37.0%
Woodbridge	151	158	4.6%	\$506,000	\$596,000	17.8%	46	27	-41.3%

TOLLAND COUNTY SINGLE-FAMILY

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Amston	78	133	70.5%	\$155,000	\$285,000	83.9%	3	5	66.7%
Andover	131	92	-29.8%	\$226,800	\$350,000	54.3%	18	7	-61.1%
Columbia	129	115	-10.9%	\$289,900	\$233,400	-19.5%	27	13	-51.9%
Coventry	134	116	-13.4%	\$243,500	\$235,000	-3.5%	82	57	-30.5%
Ellington	134	140	4.5%	\$295,000	\$305,200	3.5%	65	52	-20.0%
Hebron	123	162	31.7%	\$327,800	\$312,500	-4.7%	32	26	-18.8%
Mansfield	140	118	-15.7%	\$280,000	\$264,000	-5.7%	65	48	-26.2%
Somers	136	135	-0.7%	\$312,500	\$285,000	-8.8%	34	29	-14.7%
Stafford	132	133	0.8%	\$230,000	\$219,500	-4.6%	40	24	-40.0%
Tolland	127	133	4.7%	\$292,000	\$276,000	-5.5%	79	68	-13.9%
Union	106	92	-13.2%	\$312,500	\$342,000	9.4%	4	3	-25.0%
Vernon	101	100	-1.0%	\$229,900	\$220,000	-4.3%	118	91	-22.9%
Willimantic	115	140	21.7%	\$180,000	\$166,500	-7.5%	36	40	11.1%
Willington	123	106	-13.8%	\$235,800	\$238,500	1.1%	24	20	-16.7%

NEW LONDON COUNTY SINGLE-FAMILY

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Bozrah	117	135	15.4%	\$238,000	\$372,900	56.7%	7	4	-42.9%
Colchester	134	147	9.7%	\$297,000	\$260,000	-12.5%	105	69	-34.3%
East Lyme	157	143	-8.9%	\$327,500	\$325,300	-0.7%	118	78	-33.9%
Franklin	88	192	118.2%	\$231,000	\$315,000	36.4%	6	3	-50.0%
Griswold	121	113	-6.6%	\$233,000	\$217,500	-6.7%	65	56	-13.8%
Groton	123	157	27.6%	\$280,000	\$412,500	47.3%	31	24	-22.6%
Lebanon	153	122	-20.3%	\$289,900	\$259,500	-10.5%	39	22	-43.6%
Ledyard	128	128	0.0%	\$278,000	\$257,500	-7.4%	111	55	-50.5%
Lisbon	117	164	40.2%	\$253,500	\$246,000	-3.0%	20	21	5.0%
Lyme	274	194	-29.2%	\$650,000	\$425,000	-34.6%	17	15	-11.8%
Montville	110	124	12.7%	\$244,000	\$222,600	-8.8%	115	56	-51.3%
New London	139	143	2.9%	\$195,000	\$184,000	-5.6%	69	54	-21.7%
North Stonington	146	195	33.6%	\$333,500	\$270,950	-18.8%	30	11	-63.3%
Norwich	119	131	10.1%	\$220,000	\$190,600	-13.4%	121	106	-12.4%
Old Lyme	162	135	-16.7%	\$418,800	\$329,900	-21.2%	74	33	-55.4%
Preston	155	174	12.3%	\$333,300	\$277,500	-16.7%	20	12	-40.0%
Salem	164	136	-17.1%	\$360,000	\$386,200	7.3%	23	16	-30.4%
Sprague	135	146	8.1%	\$270,000	\$223,500	-17.2%	4	9	125.0%
Stonington	170	166	-2.4%	\$416,500	\$310,000	-25.6%	100	74	-26.0%
Voluntown	148	136	-8.1%	\$298,000	\$250,000	-16.1%	11	18	63.6%
Waterford	136	123	-9.6%	\$301,000	\$255,500	-15.1%	106	80	-24.5%

WINDHAM COUNTY SINGLE-FAMILY

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Ashford	110	110	0.0%	\$267,000	\$217,000	-18.7%	18	16	-11.1%
Brooklyn	148	150	1.4%	\$240,000	\$246,000	2.5%	41	45	9.8%
Canterbury	158	150	-5.1%	\$340,000	\$235,000	-30.9%	21	15	-28.6%
Chaplin	132	148	12.1%	\$212,900	\$219,700	3.2%	12	12	0.0%
Eastford	159	133	-16.4%	\$294,900	\$209,000	-29.1%	9	5	-44.4%
Hampton	157	97	-38.2%	\$279,000	\$205,600	-26.3%	6	6	0.0%
Killingly	244	134	-45.1%	\$211,500	\$192,000	-9.2%	62	96	54.8%
Plainfield	122	138	13.1%	\$212,500	\$196,000	-7.8%	75	53	-29.3%
Pomfret	162	168	3.7%	\$275,000	\$298,000	8.4%	12	13	8.3%
Putnam	119	121	1.7%	\$211,500	\$200,000	-5.4%	36	23	-36.1%
Scotland	178	87	-51.1%	\$278,000	\$190,000	-31.7%	9	7	-22.2%
Sterling	150	180	20.0%	\$269,900	\$199,000	-26.3%	29	16	-44.8%
Thompson	135	172	27.4%	\$197,500	\$205,000	3.8%	28	27	-3.6%
Wauregan	154	113	-26.6%	\$184,000	\$215,000	16.8%	3	1	-66.7%
Windham	134	144	7.5%	\$194,000	\$185,000	-4.6%	43	45	4.7%
Woodstock	153	138	-9.8%	\$245,000	\$230,000	-6.1%	47	33	-29.8%

COUNTY & STATE ROLL-UP SINGLE-FAMILY

County	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Fairfield	136	140	2.9%	\$595,000	\$525,000	-11.8%	3947	2507	-36.5%
Hartford	110	114	3.6%	\$254,000	\$246,000	-3.1%	3756	2953	-21.4%
Litchfield	145	162	11.7%	\$284,300	\$278,000	-2.2%	978	664	-32.1%
Middlesex	130	143	10.0%	\$312,000	\$315,000	1.0%	858	644	-24.9%
New Haven	131	141	7.6%	\$279,900	\$262,500	-6.2%	3092	2402	-22.3%
New London	140	139	-0.7%	\$280,000	\$257,800	-7.9%	1192	816	-31.5%
Tolland	125	124	-0.8%	\$254,000	\$239,000	-5.9%	627	483	-23.0%
Windham	153	141	-7.8%	\$229,000	\$210,000	-8.3%	451	413	-8.4%
State of CT	129	134	3.9%	\$315,000	\$287,200	-8.8%	14901	10882	-27.0%

Condominium Statistics

2008 vs. 2007 First 6 Months

FAIRFIELD COUNTY CONDOMINIUMS

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Bethel	107	122	14.0%	\$260,500	\$252,500	-3.1%	36	14	-61.1%
Bridgeport	123	131	6.5%	\$145,000	\$140,000	-3.4%	255	160	-37.3%
Brookfield	130	127	-2.3%	\$247,200	\$217,000	-12.2%	31	26	-16.1%
Danbury	121	125	3.3%	\$259,000	\$268,000	3.5%	221	157	-29.0%
Darien	100	155	55.0%	\$493,400	\$620,000	25.7%	10	1	-90.0%
Fairfield	140	130	-7.1%	\$428,000	\$350,000	-18.2%	63	37	-41.3%
Greenwich	136	163	19.9%	\$717,500	\$707,500	-1.4%	106	75	-29.2%
Monroe	134	109	-18.7%	\$275,800	\$269,500	-2.3%	20	24	20.0%
New Canaan				\$652,000	\$835,000	28.1%	27	25	-7.4%
Newtown	332	85	-74.4%	\$407,500	\$492,500	20.9%	10	6	-40.0%
Norwalk	112	121	8.0%	\$325,000	\$311,500	-4.2%	275	165	-40.0%
Ridgefield	107	168	57.0%	\$350,000	\$315,000	-10.0%	24	20	-16.7%
Shelton	141	171	21.3%	\$318,000	\$269,900	-15.1%	95	53	-44.2%
Stamford	131	139	6.1%	\$375,900	\$350,000	-6.9%	432	261	-39.6%
Stratford	111	168	51.4%	\$225,000	\$214,400	-4.7%	102	64	-37.3%
Trumbull	121	133	9.9%	\$399,500	\$353,500	-11.5%	10	10	0.0%
Westport	131	108	-17.6%	\$797,500	\$775,000	-2.8%	22	7	-68.2%
Wilton	121	134	10.7%	\$437,500	\$383,500	-12.3%	13	8	-38.5%

HARTFORD COUNTY CONDOMINIUMS

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Avon	111	106	-4.5%	\$270,000	\$240,000	-11.1%	47	35	-25.5%
Berlin	150	124	-17.3%	\$292,000	\$185,000	-36.6%	21	11	-47.6%
Bloomfield	118	110	-6.8%	\$190,800	\$215,500	12.9%	37	20	-45.9%
Bristol	87	112	28.7%	\$139,000	\$140,500	1.1%	107	61	-43.0%
Burlington	93	227	144.1%	\$129,000	\$130,000	0.8%	3	1	-66.7%
Canton	100	94	-6.0%	\$169,500	\$165,000	-2.7%	22	14	-36.4%
East Granby	209	144	-31.1%	\$170,000	\$146,900	-13.6%	12	8	-33.3%
East Hartford	126	137	8.7%	\$141,000	\$134,000	-5.0%	44	26	-40.9%
East Windsor	115	129	12.2%	\$195,000	\$215,000	10.3%	27	25	-7.4%
Enfield	100	127	27.0%	\$174,000	\$169,800	-2.4%	64	42	-34.4%
Farmington	107	108	0.9%	\$207,000	\$195,000	-5.8%	97	52	-46.4%
Glastonbury	95	105	10.5%	\$190,000	\$181,000	-4.7%	81	51	-37.0%
Granby	105	110	4.8%	\$205,000	\$200,000	-2.4%	15	6	-60.0%
Hartford	150	147	-2.0%	\$88,400	\$100,100	13.2%	96	48	-50.0%
Manchester	158	95	-39.9%	\$152,800	\$140,500	-8.0%	94	54	-42.6%
New Britain	89	132	48.3%	\$134,000	\$147,800	10.3%	53	33	-37.7%
Newington	98	104	6.1%	\$180,300	\$177,500	-1.6%	85	96	12.9%
Plainville	249	124	-50.2%	\$185,000	\$157,000	-15.1%	35	27	-22.9%
Rocky Hill	98	159	62.2%	\$186,000	\$175,000	-5.9%	60	46	-23.3%
Simsbury	124	159	28.2%	\$213,300	\$173,000	-18.9%	46	23	-50.0%
South Windsor	103	115	11.7%	\$169,000	\$185,900	10.0%	88	59	-33.0%
Southington	130	140	7.7%	\$200,000	\$199,900	-0.1%	73	47	-35.6%
Suffield	142	81	-43.0%	\$221,800	\$249,900	12.7%	20	9	-55.0%
West Hartford	139	162	16.5%	\$196,800	\$230,800	17.3%	76	54	-28.9%
Wethersfield	84	122	45.2%	\$120,000	\$204,500	70.4%	31	20	-35.5%
Windsor	165	185	12.1%	\$208,000	\$201,400	-3.2%	44	47	6.8%
Windsor Locks	69	113	63.8%	\$136,500	\$167,000	22.3%	22	28	27.3%

LITCHFIELD COUNTY CONDOMINIUMS

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
New Hartford	102	126	23.5%	\$127,500	\$147,900	16.0%	7	3	-57.1%
New Milford	114	145	27.2%	\$180,600	\$160,000	-11.4%	71	39	-45.1%
Plymouth	165	109	-33.9%	\$160,400	\$134,700	-16.0%	8	8	0.0%
Thomaston	51	126	147.1%	\$133,000	\$128,500	-3.4%	5	7	40.0%
Torrington	124	164	32.3%	\$147,000	\$139,800	-4.9%	46	36	-21.7%
Washington	92	86	-6.5%	\$337,500	\$390,000	15.6%	4	1	-75.0%
Watertown	140	145	3.6%	\$200,500	\$212,500	6.0%	10	3	-70.0%
Winchester	83	176	112.0%	\$133,000	\$132,000	-0.8%	11	6	-45.5%
Woodbury	185	171	-7.6%	\$200,000	\$174,500	-12.8%	13	15	15.4%

MIDDLESEX COUNTY CONDOMINIUMS

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Clinton	147	127	-13.6%	\$197,500	\$170,000	-13.9%	12	14	16.7%
Cromwell	105	104	-1.0%	\$170,000	\$165,000	-2.9%	80	67	-16.3%
Deep River	136	126	-7.4%	\$163,000	\$161,500	-0.9%	11	6	-45.5%
Durham	128	30	-76.6%	\$280,000	\$128,000	-54.3%	1	1	0.0%
East Haddam	437	246	-43.7%	\$299,900	\$285,000	-5.0%	1	3	200.0%
East Hampton	88	73	-17.0%	\$163,300	\$170,000	4.1%	6	15	150.0%
Essex	294	122	-58.5%	\$219,300	\$195,000	-11.1%	6	9	50.0%
Middlefield	307	410	33.6%	\$253,000	\$245,000	-3.2%	3	7	133.3%
Middletown	108	125	15.7%	\$160,000	\$153,800	-3.9%	122	88	-27.9%
Old Saybrook	151	267	76.8%	\$402,500	\$334,000	-17.0%	10	5	-50.0%
Portland	134	183	36.6%	\$316,500	\$235,000	-25.8%	6	5	-16.7%

NEW HAVEN COUNTY CONDOMINIUMS

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2007	% Change	Sales 2007	Sales 2008	% Change
Beacon Falls	129	112	-13.2%	\$256,300	\$233,200	-9.0%	4	4	0.0%
Branford	112	136	21.4%	\$202,000	\$204,800	1.4%	109	92	-15.6%
Cheshire	125	140	12.0%	\$205,000	\$214,900	4.8%	51	29	-43.1%
Derby	92	114	23.9%	\$217,000	\$191,500	-11.8%	30	19	-36.7%
East Haven	119	122	2.5%	\$154,300	\$154,800	0.3%	68	40	-41.2%
Guilford	90	121	34.4%	\$176,000	\$291,500	65.6%	25	19	-24.0%
Hamden	131	162	23.7%	\$198,000	\$172,500	-12.9%	119	87	-26.9%
Madison	279	234	-16.1%	\$364,400	\$300,000	-17.7%	16	11	-31.3%
Meriden	102	105	2.9%	\$143,900	\$158,000	9.8%	117	74	-36.8%
Middlebury	288	87	-69.8%	\$496,800	\$415,000	-16.5%	4	1	-75.0%
Milford	123	123	0.0%	\$234,900	\$208,000	-11.5%	97	63	-35.1%
Naugatuck	105	130	23.8%	\$139,800	\$130,000	-7.0%	38	29	-23.7%
New Haven	161	138	-14.3%	\$170,000	\$196,000	15.3%	147	91	-38.1%
North Branford	90	78	-13.3%	\$190,000	\$181,300	-4.6%	12	14	16.7%
North Haven	131	162	23.7%	\$255,000	\$256,000	0.4%	15	8	-46.7%
Oxford	229	98	-57.2%	\$565,000	\$355,000	-37.2%	1	1	0.0%
Seymour	110	130	18.2%	\$148,000	\$146,500	-1.0%	26	19	-26.9%
Southbury	157	159	1.3%	\$195,000	\$152,500	-21.8%	62	42	-32.3%
Wallingford	104	145	39.4%	\$207,500	\$202,000	-2.7%	88	68	-22.7%
Waterbury	105	151	43.8%	\$104,000	\$120,300	15.7%	220	104	-52.7%
West Haven	116	126	8.6%	\$129,000	\$129,000	0.0%	71	44	-38.0%
Wolcott	261	148	-43.3%	\$280,400	\$192,500	-31.3%	31	10	-67.7%

NEW LONDON COUNTY CONDOMINIUMS

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
East Lyme	153	115	-24.8%	\$291,100	\$203,000	-30.3%	31	24	-22.6%
Griswold	135	162	20.0%	\$139,900	\$133,900	-4.3%	26	8	-69.2%
Groton	153	287	87.6%	\$172,500	\$176,000	2.0%	17	5	-70.6%
Ledyard	149	141	-5.4%	\$149,900	\$124,000	-17.3%	21	16	-23.8%
Montville	73	142	94.5%	\$147,000	\$180,000	22.4%	7	7	0.0%
New London	164	123	-25.0%	\$200,500	\$145,000	-27.7%	30	20	-33.3%
Norwich	190	245	28.9%	\$186,500	\$198,000	6.2%	64	43	-32.8%
Salem	124	131	5.6%	\$83,500	\$61,000	-26.9%	3	3	0.0%
Stonington	188	170	-9.6%	\$320,000	\$285,000	-10.9%	11	15	36.4%
Waterford	127	123	-3.1%	\$172,500	\$185,000	7.2%	19	14	-26.3%

TOLLAND COUNTY CONDOMINIUMS

Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Ellington	91	108	18.7%	\$139,400	\$147,300	5.7%	14	18	28.6%
Hebron	463	287	-38.0%	\$313,000	\$134,300	-57.1%	10	4	-60.0%
Mansfield	120	115	-4.2%	\$167,000	\$135,800	-18.7%	26	12	-53.8%
Stafford	64	97	51.6%	\$151,500	\$72,000	-52.5%	6	1	-83.3%
Tolland	137	110	-19.7%	\$218,800	\$147,500	-32.6%	8	6	-25.0%
Vernon	112	134	19.6%	\$172,500	\$154,000	-10.7%	95	55	-42.1%
Willimantic	49	84	71.4%	\$155,000	\$128,000	-17.4%	3	2	-33.3%
Willington	85	99	16.5%	\$198,500	\$156,800	-21.0%	2	4	100.0%

WINDHAM COUNTY CONDOMINIUMS

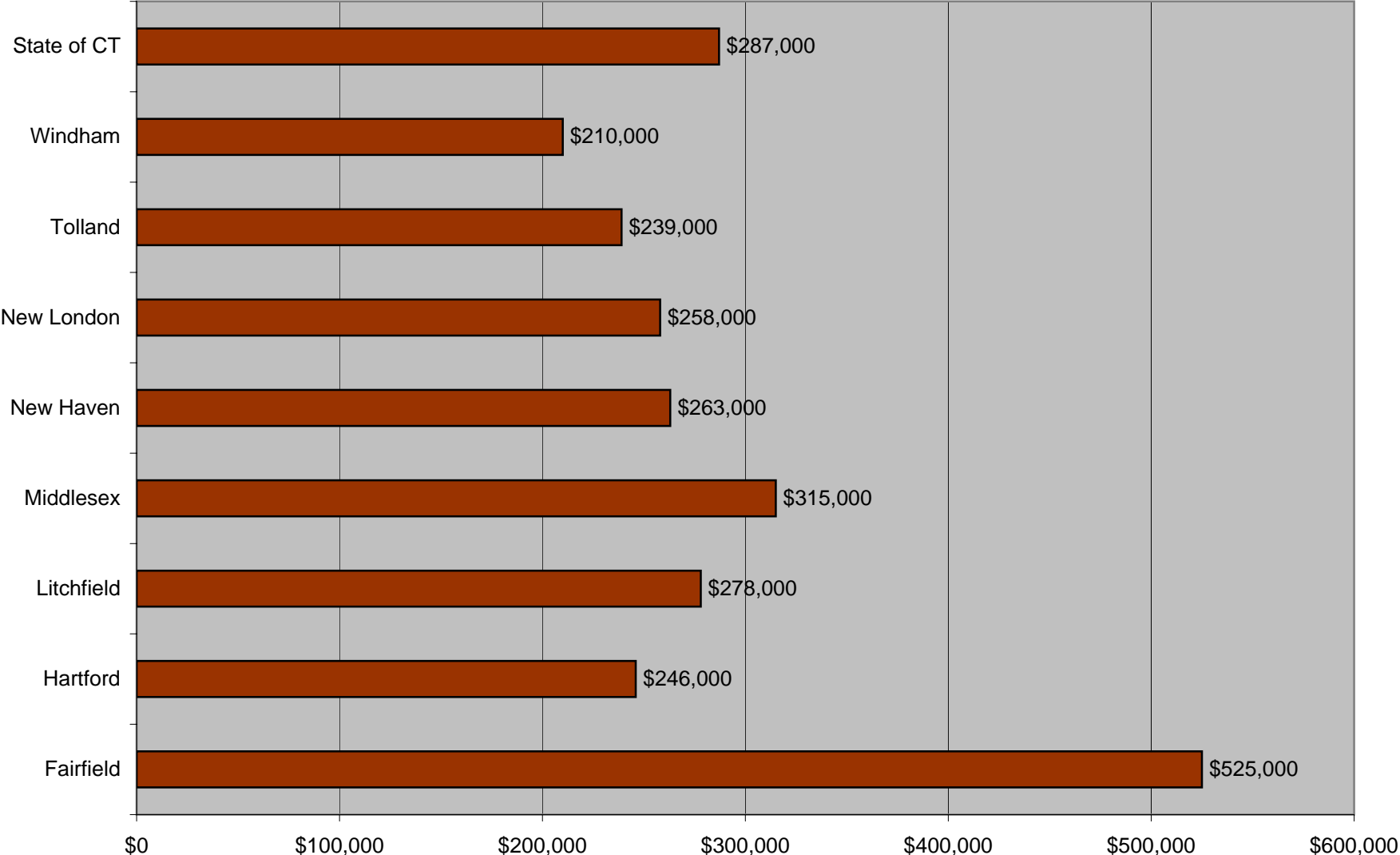
Community	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Killingly	52	301	478.8%	\$133,000	\$170,000	27.8%	5	6	20.0%
Plainfield	316	228	-27.8%	\$149,900	\$149,900	0.0%	8	9	12.5%
Putnam	119	128	7.6%	\$160,000	\$149,000	-6.9%	7	8	14.3%
Thompson	68	188	176.5%	\$165,000	\$162,000	-1.8%	1	1	0.0%
Woodstock	104	195	87.5%	\$184,300	\$177,800	-3.5%	4	2	-50.0%

COUNTY & STATE ROLL-UP CONDOMINIUMS

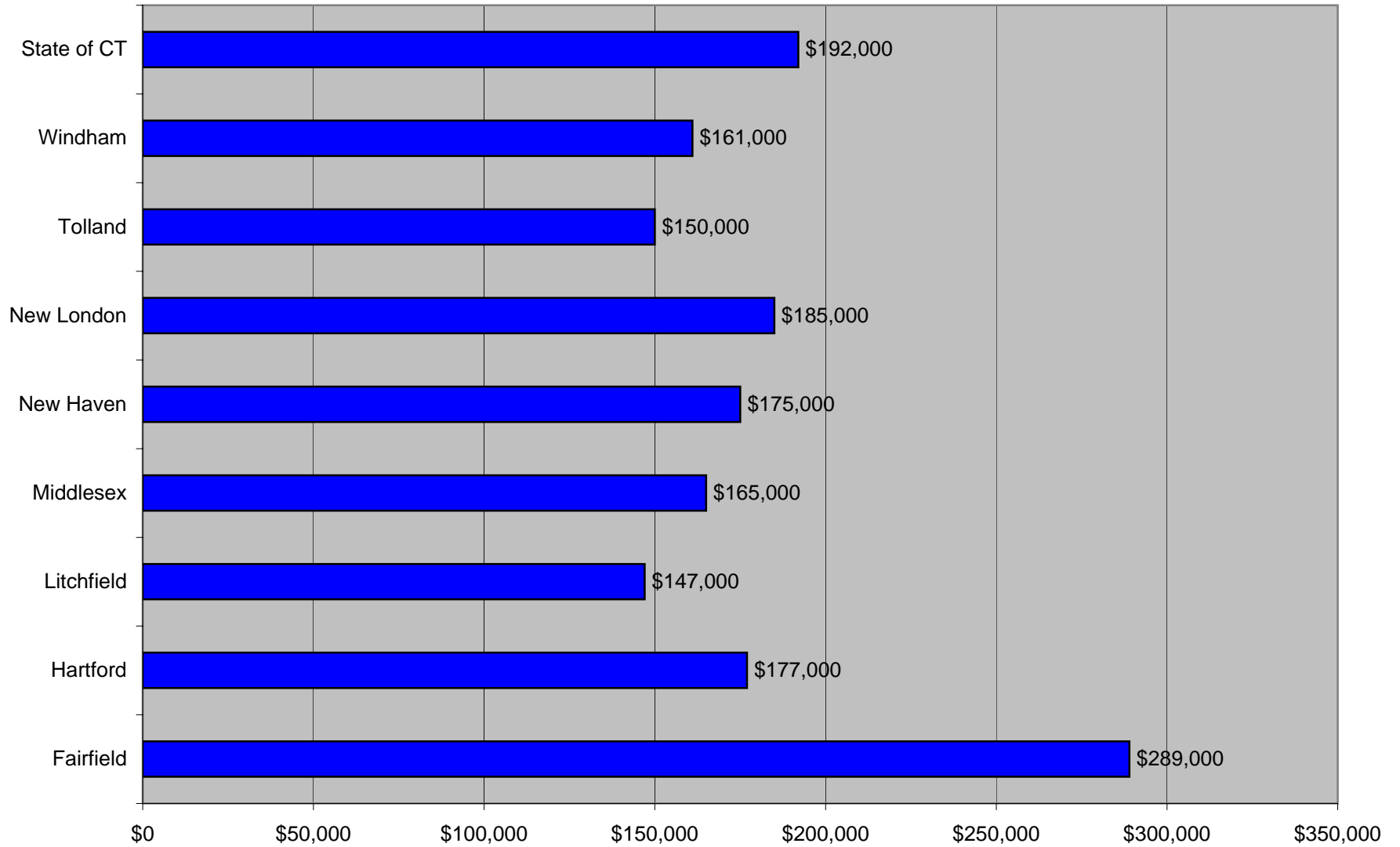
County	Days on Market 2007	Days on Market 2008	% Change	Median Sales Price 2007	Median Sales Price 2008	% Change	Sales 2007	Sales 2008	% Change
Fairfield	125	136	8.8%	\$298,000	\$289,300	-2.9%	1725	1090	-36.8%
Hartford	120	126	5.0%	\$174,700	\$177,000	1.3%	1402	943	-32.7%
Litchfield	126	150	19.0%	\$158,000	\$147,300	-6.8%	186	122	-34.4%
Middlesex	120	133	10.8%	\$170,000	\$165,000	-2.9%	260	227	-12.7%
New Haven	126	137	8.7%	\$170,000	\$174,900	2.9%	1361	873	-35.9%
New London	166	168	1.2%	\$179,000	\$185,000	3.4%	245	169	-31.0%
Tolland	129	131	1.6%	\$163,500	\$149,800	-8.4%	168	106	-36.9%
Windham	142	214	50.7%	\$158,400	\$161,000	1.6%	40	28	-30.0%
State of CT	126	136	7.9%	\$196,000	\$191,800	-2.1%	5387	3558	-34.0%

This representation is based in whole or part on data supplied by the Multiple Listing Services, for single-family residential property, and condominiums. Data maintained by the MLS may not reflect all real estate activity in the market. Compiled July, 2008.

Single-Family Median Sales Price by County & State, First 6 months, 2008



Condo Median Sales Price by County & State, First 6 Months, 2008



New Residential Housing Permits, 2000-2007, 2008 Projection

