

# Median Sales Prices

## Single Family Homes Sold



	2009	1 Yr Change 08/09	2008	1 Yr Change 07/08	2007	3 Yr Change 06 to 09	5 Yr Change 04 to 09	7 Yr Change 02 to 09
<b>Bethel</b>	\$315,000	-13.2%	\$363,000	-6.9%	\$390,000	-18.7%	-15.1%	10.5%
<b>Bridgewater</b>	\$350,000	-40.7%	\$590,000	17.5%	\$501,934	-22.2%	-36.4%	-16.4%
<b>Brookfield</b>	\$384,000	-8.5%	\$419,500	-7.8%	\$455,000	-20.4%	-15.1%	6.7%
<b>Danbury</b>	\$290,000	-12.1%	\$330,000	-5.4%	\$349,000	-21.6%	-14.7%	5.5%
<b>New Fairfield</b>	\$340,000	-10.5%	\$380,000	-8.7%	\$416,250	-20.0%	-9.3%	10.4%
<b>New Milford</b>	\$282,500	-19.3%	\$350,000	-2.8%	\$360,000	-25.7%	-16.9%	-0.7%
<b>Newtown</b>	\$442,500	-4.4%	\$463,000	-7.5%	\$500,561	-17.3%	-8.6%	6.6%
<b>Ridgefield</b>	\$645,000	-11.0%	\$725,000	-8.7%	\$794,375	-20.3%	-11.8%	8.2%
<b>Sherman</b>	\$489,000	-6.2%	\$521,250	-12.0%	\$592,500	-20.5%	-2.1%	26.4%
<b>Southbury</b>	\$386,750	-16.0%	\$460,500	-3.1%	\$475,000	-25.5%	-8.5%	-0.6%
<b>Nine Towns</b>	\$330,000	-12.0%	\$375,000	-8.3%	\$409,000	-21.2%	-14.0%	1.9%

# Number of Transactions

## Single Family Homes Sold



	2009	1 Yr Change 08/09	2008	1 Yr Change 07/08	2007	3 Yr Change 06 to 09	5 Yr Change 04 to 09	7 Yr Change 02 to 09
<b>Bethel</b>	125	8.7%	115	-8.7%	126	-18.8%	-44.9%	-38.7%
<b>Bridgewater</b>	11	22.2%	9	-62.5%	24	-42.1%	-47.6%	-57.7%
<b>Brookfield</b>	125	-23.3%	163	3.2%	158	-36.2%	-40.2%	-45.4%
<b>Danbury</b>	325	-2.7%	334	-16.9%	402	-37.3%	-43.3%	-44.9%
<b>New Fairfield</b>	107	-4.5%	112	-29.1%	158	-41.8%	-58.4%	-63.2%
<b>New Milford</b>	189	-9.6%	209	-28.2%	291	-40.0%	-62.4%	-51.5%
<b>Newtown</b>	212	-7.0%	228	-34.1%	346	-38.9%	-57.8%	-59.0%
<b>Ridgefield</b>	220	-8.3%	240	-29.0%	338	-32.5%	-54.2%	-52.0%
<b>Sherman</b>	40	33.3%	30	-37.5%	48	5.3%	-35.5%	-46.7%
<b>Southbury</b>	104	2.0%	102	-15.0%	120	-27.8%	-35.4%	-11.1%
<b>Nine Towns</b>	1238	-4.9%	1302	-22.3%	1675	-35.4%	-50.8%	-49.2%

# Greater Danbury Market



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## Greater Danbury (9 Towns) Real Estate Market 2009 vs 2008

Per Greater Fairfield County CMLS	All Single Family Homes	Ranches	Raised Ranches	Colonials	Other	Condos
<b>Number Sold</b>						
2009	1238	308	136	523	275	484
2008	1302	291	156	553	305	529
% Change	-5%	6%	-13%	-5%	-10%	-9%
<b>Median Prices</b>						
2009	\$330,000	\$265,000	\$310,950	\$445,000	\$288,000	\$210,000
2008	\$375,000	\$300,000	\$335,000	\$495,000	\$350,000	\$230,000
% Change	-12.0%	-11.7%	-7.2%	-10.1%	-17.7%	-8.7%
<b>Sales Rate</b>						
Sold/Month 2009	103.2	25.7	11.3	43.6	22.9	40.3
Sold/Month 2008	108.5	24.3	13.0	46.1	25.4	44.1
<b>Current Inventory - as of January 17, 2009</b>						
Number Available	1114	213	84	525	294	388
Months Supply	10.8	8.3	7.4	12.0	12.8	9.6

# Brookfield Real Estate



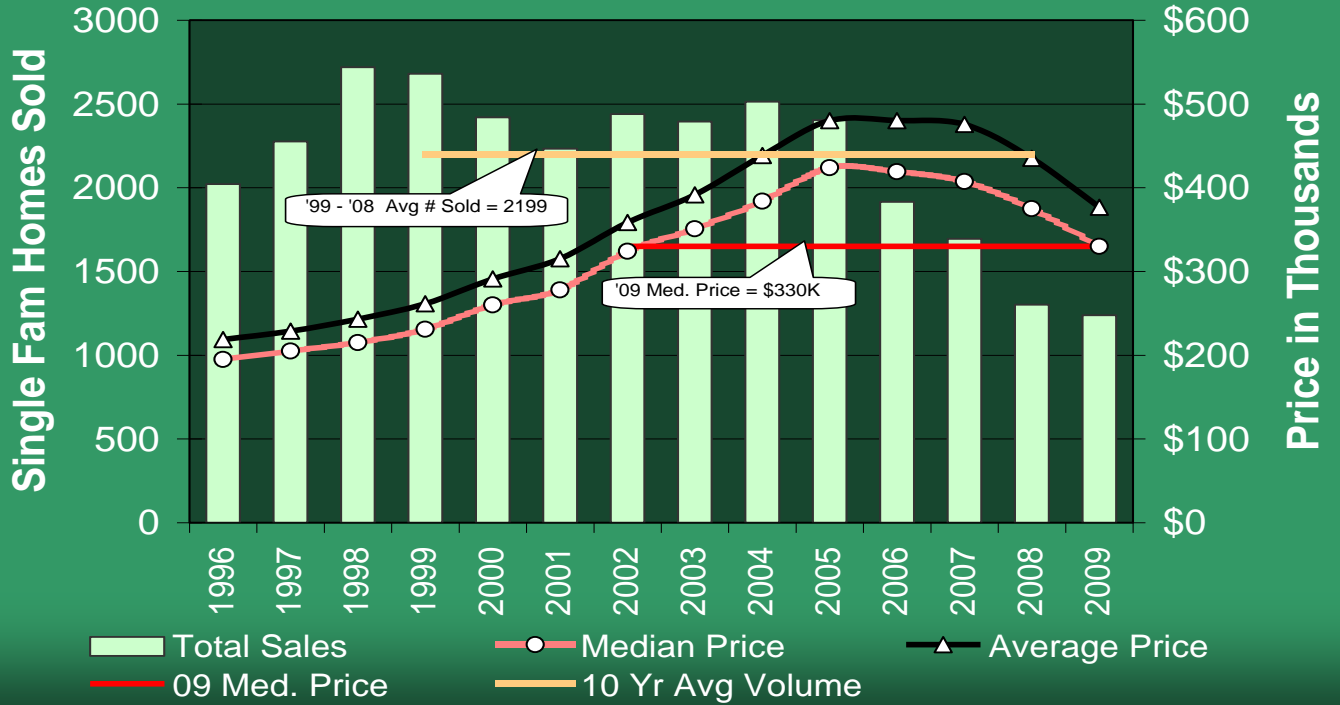
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## 2009 vs 2008

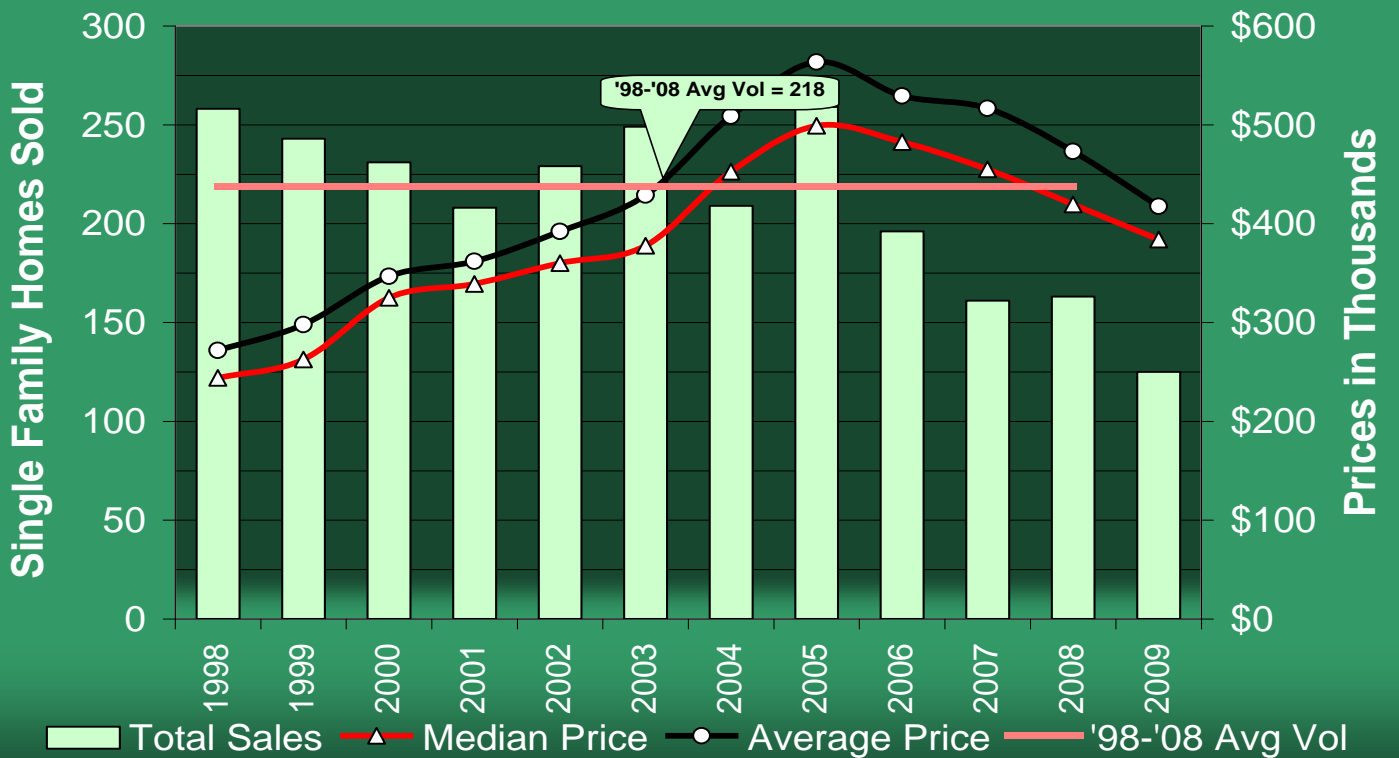
Per Greater Fairfield County CMLS	All Single Family Homes	Ranches	Raised Ranches	Colonials	Other	Condos
<b>Number Sold</b>						
2009	125	36	13	55	21	41
2008	162	41	15	71	35	41
% Change	-23%	-12%	-13%	-23%	-40%	0
<b>Median Price</b>						
2009	\$384,000	\$305,000	\$330,000	\$482,888	\$346,000	\$199,000
2008	\$442,200	\$339,000	\$360,000	\$521,000	\$350,000	\$225,000
% Change	-9%	-10%	-8%	-5%	-4%	-12%
<b>Sales Rate</b>						
Sold/Month 2009	13.9	4.0	1.4	6.1	2.3	4.6
Sold/Month 2008	18.0	4.6	1.7	7.9	3.9	4.6
<b>Current Inventory as of January 17, 2009</b>						
Number Available	107	20	11	48	29	26
Months Supply	7.7	5.0	7.6	7.9	12.4	5.7

# Nine Town Composite - Sales & Price History

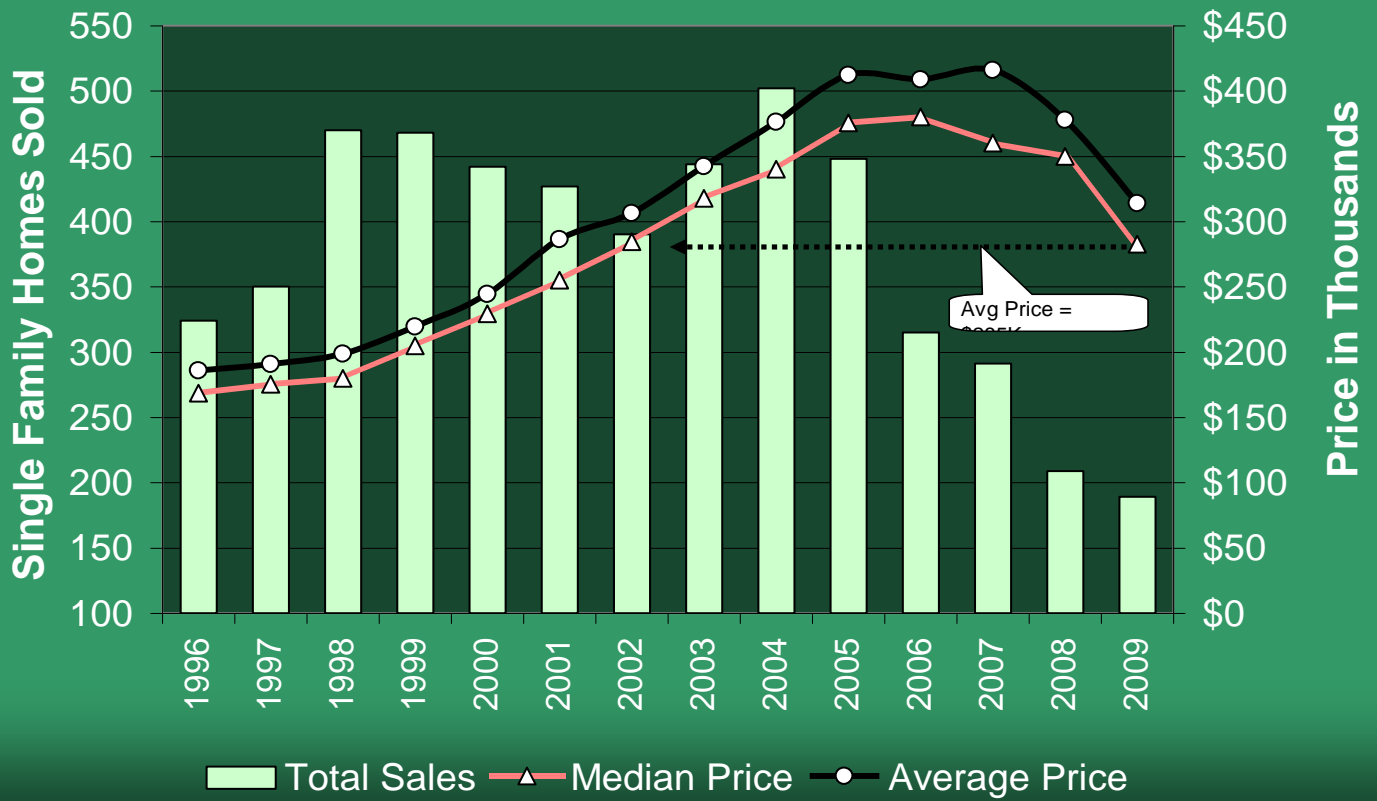
Bethel, Bridgewater, Brookfield, Danbury, New Fairfield,  
New Milford, Newtown, Southbury, Sherman



# Brookfield Sales and Price History



## New Milford Sales and Price History



## Danbury Sales and Price History

