



The Connecticut Real Estate Market Report

1st Quarter, 2006 Issue



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“We are returning to a much more balanced market.”

Keeping Perspective

The most important element in the analysis of real estate market patterns is to keep perspective on what is being measured and what it is being measured against. This is particularly the case with a transitional market. We have in fact been in a transitional now for well over six months.

We have become somewhat spoiled (and very used to) by a favorable combination of factors: Very low mortgage interest rates that have caused healthy rates of home sales and price appreciation and this has been true for at least five years now. These sales and appreciation rates have all been much higher over the past several years than is true of a balanced marketplace.

We have just completed the first quarter of 2006. While typically there are data corrections (mostly additions for late data) for the several weeks following the end of the quarter, there is more than sufficient information to summarize the major trends and characteristics of the real estate market in the first quarter of 2006.

As we projected at the end of 2005, median sales prices, for both single-family homes and condominiums continued to increase this quarter, but at much more moderate paces.

The range of increase for median single-family prices by county was from about 1% to 10%. Condominium prices also generally increased with a range of about 5% to 23% (although Windham County showed a modest decrease of 4%-Windham County also posts very few condominium sales.)

The volume of sales activity (units) did decrease from the first quarter of 2005, which we expected. In terms of activity, overall sales volume (units) was off by about 10% for single-family homes and about 5% for condominiums.

The number of days on the market also shows modest increases. The larger increase in New London County for condominiums, days on market, is due to several new complexes that have several model/spec units listed, causing these times to increase. It is not indicative of the entire marketplace.

The real issue to remember when looking at the first quarter 2006 summary data: We are returning to a much more balanced market. This continues a pattern that began in the fall of 2005.

The transition to and the road to a balanced and more typical market will show decreases in sales activity and will show moderating prices (when measured against last year). Economic conditions in Connecticut are also showing modest growth at this time (job creation, business growth and unemployment rates).

Taken out of context, these numbers can be interpreted to show that the real estate market is in trouble, when this in fact is not the case.

Properly priced inventory continues to sell well and will continue to do so (this is true for existing homes and condominiums as well as new products).

Condo / Coop Sales 2006 Q1 vs. 2005 Q1 (Compiled 4/8/06)

County	Area	DOM			MEDIAN			UNITS		
		Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
FAIRFIELD	ALL	96	119	23.96%	\$284,900	\$300,000	5.30%	845	821	-2.84%
HARTFORD	ALL	47	52	10.64%	\$145,000	\$174,900	20.62%	639	623	-2.50%
LITCHFIELD	ALL	72	77	6.94%	\$135,000	\$160,000	18.52%	127	86	-32.28%
MIDDLESEX	ALL	45	52	15.56%	\$138,000	\$163,500	18.48%	151	111	-26.49%
NEW HAVEN	ALL	65	62	-4.62%	\$143,250	\$155,000	8.20%	668	662	-0.90%
NEW LONDON	ALL	86	153	77.91%	\$152,900	\$188,000	22.96%	135	167	23.70%
TOLLAND	ALL	52	44	-15.38%	\$134,950	\$149,200	10.56%	82	71	-13.41%
WINDHAM	ALL	142	143	0.70%	\$165,900	\$159,950	-3.59%	37	28	-24.32%
TOTAL		81	86	6.17%	\$172,000	\$194,000	12.79%	2684	2569	-4.28%

Condo/Coop Sales - FAIRFIELD COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Bethel	91	88	-3.30%	\$252,000.00	\$274,500.00	8.93%	9	12	33.33%
Bridgeport	87	188	116.09%	\$118,000.00	\$135,000.00	14.41%	94	113	20.21%
Brookfield	69	108	56.52%	\$280,000.00	\$233,000.00	-16.79%	5	12	140.00%
Danbury	101	99	-1.98%	\$263,500.00	\$264,900.00	0.53%	168	129	-23.21%
Fairfield	96	102	6.25%	\$291,000.00	\$340,000.00	16.84%	33	16	-51.52%
Greenwich	115	120	4.35%	\$600,000.00	\$815,000.00	35.83%	83	45	-45.78%
Monroe	95	101	6.32%	\$245,050.00	\$295,000.00	20.38%	10	11	10.00%
New Canaan	163	69	-57.67%	\$422,500.00	\$525,000.00	24.26%	9	6	-33.33%
Newtown	133	322	142.11%	\$432,400.00	\$570,684.00	31.98%	6	4	-33.33%
Norwalk	79	87	10.13%	\$305,000.00	\$338,500.00	10.98%	116	105	-9.48%
Redding		83			\$368,500.00			1	
Ridgefield	78	84	7.69%	\$262,000.00	\$265,000.00	1.15%	20	8	-60.00%
Shelton	62	152	145.16%	\$305,000.00	\$315,000.00	3.28%	30	34	13.33%
Stamford	83	115	38.55%	\$289,000.00	\$379,500.00	31.31%	197	263	33.50%
Stratford	79	86	8.86%	\$231,500.00	\$180,000.00	-22.25%	34	43	26.47%
Trumbull	352	84	-76.14%	\$299,900.00	\$351,000.00	17.04%	21	6	-71.43%
Westport	51	221	333.33%	\$345,000.00	\$602,000.00	74.49%	5	8	60.00%
Wilton	113	75	-33.63%	\$575,000.00	\$465,000.00	-19.13%	5	5	0.00%
TOTALS	96	119	23.96%	\$284,900.00	\$300,000.00	5.30%	845	821	-2.84%

Condo/Coop Sales - HARTFORD COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Avon	60	78	30.00%	\$290,000.00	\$322,250.00	11.12%	21	29	38.10%
Berlin	194	26	-86.60%	\$282,000.00	\$187,000.00	-33.69%	4	5	25.00%
Bloomfield	42	61	45.24%	\$217,500.00	\$222,500.00	2.30%	16	16	0.00%
Bristol	47	38	-19.15%	\$114,950.00	\$137,500.00	19.62%	44	40	-9.09%
Burlington	18		-100.00%	\$98,000.00		-100.00%	1		-100.00%
Canton	70	55	-21.43%	\$148,750.00	\$226,000.00	51.93%	10	5	-50.00%
East Granby	25	3	-88.00%	\$121,000.00	\$117,900.00	-2.56%	5	1	-80.00%
East Hartford	58	39	-32.76%	\$88,000.00	\$101,950.00	15.85%	17	18	5.88%
East Windsor	35	19	-45.71%	\$177,000.00	\$249,950.00	41.21%	16	18	12.50%
Enfield	58	46	-20.69%	\$161,000.00	\$178,500.00	10.87%	23	20	-13.04%
Farmington	39	32	-17.95%	\$218,000.00	\$225,750.00	3.56%	44	44	0.00%
Glastonbury	55	38	-30.91%	\$199,950.00	\$205,500.00	2.78%	30	44	46.67%
Granby	49	42	-14.29%	\$270,000.00	\$291,549.00	7.98%	10	8	-20.00%
Hartford	49	48	-2.04%	\$78,000.00	\$88,523.00	13.49%	51	52	1.96%
Manchester	56	64	14.29%	\$80,000.00	\$169,075.00	111.34%	42	44	4.76%
Marlborough		65			\$245,000.00			1	
New Britain	63	49	-22.22%	\$107,000.00	\$135,000.00	26.17%	32	26	-18.75%
Newington	38	41	7.89%	\$169,900.00	\$185,400.00	9.12%	37	27	-27.03%
Plainville	35	68	94.29%	\$133,950.00	\$147,950.00	10.45%	18	14	-22.22%
Rocky Hill	38	54	42.11%	\$151,000.00	\$167,500.00	10.93%	27	23	-14.81%
Simsbury	36	55	52.78%	\$178,000.00	\$225,500.00	26.69%	19	18	-5.26%
South Windsor	42	73	73.81%	\$165,000.00	\$144,900.00	-12.18%	43	41	-4.65%
Southington	46	48	4.35%	\$153,950.00	\$233,525.00	51.69%	24	37	54.17%
Suffield	48	34	-29.17%	\$145,000.00	\$166,000.00	14.48%	13	8	-38.46%
West Hartford	44	86	95.45%	\$148,000.00	\$269,900.00	82.36%	35	39	11.43%
Wethersfield	24	41	70.83%	\$133,500.00	\$199,900.00	49.74%	14	17	21.43%
Windsor	41	85	107.32%	\$262,500.00	\$285,790.00	8.87%	31	15	-51.61%
Windsor Locks	34	31	-8.82%	\$152,000.00	\$165,000.00	8.55%	12	13	8.33%
TOTALS	47	52	10.64%	\$145,000.00	\$174,900.00	20.62%	639	623	-2.50%

Condo/Coop Sales - LITCHFIELD COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Canaan	29		-100.00%	\$108,500.00		-100.00%	1		-100.00%
Kent	61		-100.00%	\$235,000.00		-100.00%	1		-100.00%
Litchfield	137	120	-12.41%	\$327,000.00	\$204,000.00	-37.61%	3	7	133.33%
New Hartford	32	95	196.88%	\$95,700.00	\$118,000.00	23.30%	2	3	50.00%
New Milford	70	83	18.57%	\$155,000.00	\$177,500.00	14.52%	48	28	-41.67%
Plymouth	56	10	-82.14%	\$134,483.00	\$138,565.00	3.04%	4	2	-50.00%
Sharon	303	143	-52.81%	\$375,000.00	\$199,000.00	-46.93%	1	1	0.00%
Thomaston	24	38	58.33%	\$110,000.00	\$115,500.00	5.00%	10	4	-60.00%
Torrington	62	65	4.84%	\$125,450.00	\$130,000.00	3.63%	30	22	-26.67%
Watertown	80	93	16.25%	\$235,000.00	\$274,000.00	16.60%	14	8	-42.86%
Winchester		84						4	
Woodbury	107	37	-65.42%	\$175,000.00	\$210,000.00	20.00%	13	7	-46.15%
TOTALS	72	77	6.94%	\$135,000.00	\$160,000.00	18.52%	127	86	-32.28%

Condo/Coop Sales - MIDDLESEX COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Clinton	51	45	-11.76%	\$201,500.00	\$187,250.00	-7.07%	6	14	133.33%
Cromwell	38	37	-2.63%	\$135,000.00	\$154,000.00	14.07%	43	29	-32.56%
Deep River	44		-100.00%	\$177,500.00		-100.00%	2		-100.00%
East Hampton	29	36	24.14%	\$138,500.00	\$164,500.00	18.77%	1	5	400.00%
Essex	120	29	-75.83%	\$259,500.00	\$268,000.00	3.28%	6	3	-50.00%
Middletown	39	44	12.82%	\$134,000.00	\$141,000.00	5.22%	80	45	-43.75%
Old Saybrook	140	146	4.29%	\$494,950.00	\$655,000.00	32.34%	4	9	125.00%
Portland	40	59	47.50%	\$179,000.00	\$307,100.00	71.56%	7	3	-57.14%
Westbrook	29	99	241.38%	\$195,200.00	\$340,000.00	74.18%	2	3	50.00%
TOTALS	45	52	15.56%	\$138,000.00	\$163,500.00	18.48%	151	111	-26.49%

Condo/Coop Sales - NEW HAVEN COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Ansonia	72	92	27.78%	\$78,500.00	\$141,950.00	80.83%	6	4	-33.33%
Beacon Falls	42	37	-11.90%	\$175,750.00	\$187,400.00	6.63%	6	5	-16.67%
Branford	60	56	-6.67%	\$177,000.00	\$185,525.00	4.82%	61	49	-19.67%
Cheshire	46	64	39.13%	\$180,000.00	\$215,000.00	19.44%	17	16	-5.88%
Derby	55	61	10.91%	\$198,000.00	\$210,000.00	6.06%	13	10	-23.08%
East Haven	42	54	28.57%	\$143,500.00	\$180,000.00	25.44%	24	38	58.33%
Guilford	58	58	0.00%	\$152,525.00	\$330,000.00	116.36%	6	7	16.67%
Hamden	40	81	102.50%	\$169,000.00	\$205,000.00	21.30%	35	45	28.57%
Madison	25	139	456.00%	\$339,000.00	\$356,250.00	5.09%	13	8	-38.46%
Meriden	52	44	-15.38%	\$121,900.00	\$137,000.00	12.39%	55	63	14.55%
Milford	56	46	-17.86%	\$195,000.00	\$205,000.00	5.13%	69	51	-26.09%
Naugatuck	65	64	-1.54%	\$119,750.00	\$131,000.00	9.39%	34	31	-8.82%
New Haven	55	55	0.00%	\$115,500.00	\$148,000.00	28.14%	52	59	13.46%
North Branford	20	22	10.00%	\$174,500.00	\$207,450.00	18.88%	11	2	-81.82%
North Haven	195	32	-83.59%	\$245,925.00	\$275,750.00	12.13%	20	2	-90.00%
Oxford		83			\$461,000.00			2	
Seymour	53	67	26.42%	\$179,900.00	\$145,000.00	-19.40%	13	15	15.38%
Southbury	86	68	-20.93%	\$165,000.00	\$200,000.00	21.21%	23	22	-4.35%
Wallingford	129	45	-65.12%	\$172,000.00	\$205,000.00	19.19%	58	49	-15.52%
Waterbury	57	77	35.09%	\$72,250.00	\$105,500.00	46.02%	118	138	16.95%
West Haven	43	60	39.53%	\$98,000.00	\$125,000.00	27.55%	33	40	21.21%
Wolcott	23	135	486.96%	\$179,000.00	\$264,500.00	47.77%	1	6	500.00%
TOTALS	65	62	-4.62%	\$143,250.00	\$155,000.00	8.20%	668	662	-0.90%

Condo/Coop Sales - NEW LONDON COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Colchester	90	51	-43.33%	\$199,500.00	\$160,000.00	-19.80%	4	9	125.00%
East Lyme	22	59	168.18%	\$142,250.00	\$180,500.00	26.89%	10	17	70.00%
Griswold	32	57	78.13%	\$108,200.00	\$124,900.00	15.43%	2	1	-50.00%
Groton	55	230	318.18%	\$146,500.00	\$215,800.00	47.30%	10	17	70.00%
Groton Town	31	58	87.10%	\$179,000.00	\$152,950.00	-14.55%	7	12	71.43%
Ledyard	36	80	122.22%	\$139,900.00	\$133,900.00	-4.29%	18	7	-61.11%
Montville	50	23	-54.00%	\$105,000.00	\$189,000.00	80.00%	1	12	1100.00%
New London	89	223	150.56%	\$107,000.00	\$155,000.00	44.86%	8	19	137.50%
Norwich	147	108	-26.53%	\$152,900.00	\$179,900.00	17.66%	44	30	-31.82%
Old Lyme	56	186	232.14%	\$425,000.00	\$150,000.00	-64.71%	2	2	0.00%
Salem	14	26	85.71%	\$90,400.00	\$71,900.00	-20.46%	2	3	50.00%
Stonington	116	391	237.07%	\$330,000.00	\$226,047.00	-31.50%	13	22	69.23%
Waterford	46	132	186.96%	\$180,000.00	\$247,762.00	37.65%	14	16	14.29%
TOTALS	86	153	77.91%	\$152,900.00	\$188,000.00	22.96%	135	167	23.70%

Condo/Coop Sales - TOLLAND COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Coventry	16	25	56.25%	\$292,000.00	\$217,000.00	-25.68%	4	2	-50.00%
Ellington	19	10	-47.37%	\$114,250.00	\$134,000.00	17.29%	10	5	-50.00%
Hebron	10	50	400.00%	\$307,487.00	\$300,077.00	-2.41%	6	8	33.33%
Mansfield	121	38	-68.60%	\$216,000.00	\$190,000.00	-12.04%	17	13	-23.53%
Somers	1		-100.00%	\$169,000.00		-100.00%	1		-100.00%
Stafford	36	52	44.44%	\$132,700.00	\$149,000.00	12.28%	8	12	50.00%
Tolland	14	50	257.14%	\$215,299.00	\$217,146.00	0.86%	4	6	50.00%
Vernon	53	48	-9.43%	\$133,000.00	\$123,500.00	-7.14%	29	22	-24.14%
Willimantic	18	62	244.44%	\$105,000.00	\$117,000.00	11.43%	3	3	0.00%
TOTALS	52	44	-15.38%	\$134,950.00	\$149,200.00	10.56%	82	71	-13.41%

Condo/Coop Sales - WINDHAM COUNTY									
Area	DOM			MEDIAN			UNITS		
	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var	Q1 2005	Q1 2006	% Var
Ashford		24			\$79,500.00			1	
Chaplin		54			\$129,900.00			2	
Killingly	42	46	9.52%	\$120,450.00	\$146,000.00	21.21%	2	8	300.00%
Plainfield	80	207	158.75%	\$125,000.00	\$189,900.00	51.92%	7	5	-28.57%
Putnam	232	295	27.16%	\$183,650.00	\$224,000.00	21.97%	18	7	-61.11%
Thompson	48		-100.00%	\$170,000.00		-100.00%	2		-100.00%
Wauregan	35		-100.00%	\$93,000.00		-100.00%	1		-100.00%
Woodstock	44	78	77.27%	\$165,900.00	\$159,900.00	-3.62%	7	5	-28.57%
TOTALS	142	143	0.70%	\$165,900.00	\$159,950.00	-3.59%	37	28	-24.32%

Single Family Sales 2006 Q1 vs. 2005 Q1 (Compiled 4/8/06)

County	Area	DOM	DOM	% Var	MEDIAN	MEDIAN	% Var	UNITS	UNITS	% Var
		Q1 2005	Q1 2006		Q1 2005	Q1 2006		Q1 2005	Q1 2006	
FAIRFIELD	ALL	110	114	3.64%	\$529,000	\$560,000	5.86%	1945	1729	-11.11%
HARTFORD	ALL	56	60	7.14%	\$235,000	\$243,000	3.40%	1703	1467	-13.86%
LITCHFIELD	ALL	99	104	5.05%	\$299,000	\$302,000	1.00%	483	421	-12.84%
MIDDLESEX	ALL	74	84	13.51%	\$298,000	\$310,000	4.03%	387	384	-0.78%
NEW HAVEN	ALL	70	77	10.00%	\$257,000	\$275,000	7.00%	1781	1595	-10.44%
NEW LONDON	ALL	89	87	-2.25%	\$255,000	\$280,000	9.80%	619	623	0.65%
TOLLAND	ALL	61	73	19.67%	\$233,000	\$251,000	7.73%	328	322	-1.83%
WINDHAM	ALL	76	87	14.47%	\$225,000	\$227,000	0.89%	273	226	-17.22%
TOTAL		81	86	6.17%	\$290,000	\$300,000	3.45%	7519	6767	-10.00%

Single Family Sales - FAIRFIELD COUNTY										
Area	DOM	DOM	% Var	MEDIAN	MEDIAN	% Var	UNITS	UNITS	% Var	
	Q1 2005	Q1 2006		Q1 2005	Q1 2006		Q1 2005	Q1 2006		
Bethel	99	110	11.11%	\$381,500.00	\$380,500.00	-0.26%	30	34	13.33%	
Bridgeport	102	110	7.84%	\$223,000.00	\$250,750.00	12.44%	201	170	-15.42%	
Brookfield	114	108	-5.26%	\$434,500.00	\$424,950.00	-2.20%	38	30	-21.05%	
Danbury	97	108	11.34%	\$357,500.00	\$356,000.00	-0.42%	91	86	-5.49%	
Darien	103	84	-18.45%	\$1,250,000.00	\$985,000.00	-21.20%	89	87	-2.25%	
Easton	144	102	-29.17%	\$759,000.00	\$742,500.00	-2.17%	18	10	-44.44%	
Fairfield	116	115	-0.86%	\$624,950.00	\$656,500.00	5.05%	142	138	-2.82%	
Greenwich	108	112	3.70%	\$1,876,250.00	\$2,150,000.00	14.59%	144	140	-2.78%	
Monroe	119	92	-22.69%	\$470,000.00	\$514,000.00	9.36%	41	31	-24.39%	
New Canaan	151	138	-8.61%	\$1,600,000.00	\$1,650,000.00	3.13%	56	43	-23.21%	
New Fairfield	133	103	-22.56%	\$421,250.00	\$375,000.00	-10.98%	34	26	-23.53%	
Newtown	125	128	2.40%	\$470,000.00	\$540,000.00	14.89%	97	72	-25.77%	
Norwalk	106	109	2.83%	\$543,750.00	\$584,950.00	7.58%	196	168	-14.29%	
Redding	149	138	-7.38%	\$655,000.00	\$711,250.00	8.59%	31	24	-22.58%	
Ridgefield	131	127	-3.05%	\$741,250.00	\$814,000.00	9.81%	56	52	-7.14%	
Shelton	95	114	20.00%	\$409,900.00	\$399,000.00	-2.66%	79	93	17.72%	
Sherman	138	135	-2.17%	\$525,000.00	\$590,000.00	12.38%	15	17	13.33%	
Stamford	100	108	8.00%	\$665,000.00	\$725,000.00	9.02%	177	140	-20.90%	
Stratford	89	113	26.97%	\$295,000.00	\$300,000.00	1.69%	133	142	6.77%	
Trumbull	104	107	2.88%	\$405,000.00	\$449,000.00	10.86%	99	73	-26.26%	
Weston	138	117	-15.22%	\$779,000.00	\$1,060,000.00	36.07%	31	19	-38.71%	
Westport	123	141	14.63%	\$1,150,000.00	\$1,367,500.00	18.91%	99	92	-7.07%	
Wilton	105	139	32.38%	\$880,000.00	\$903,750.00	2.70%	48	42	-12.50%	
Totals	110	114	3.64%	\$529,000.00	\$560,000.00	5.86%	1945	1729	-11.11%	

Single Family Sales - HARTFORD COUNTY										
Area	DOM	DOM	% Var	MEDIAN	MEDIAN	% Var	UNITS	UNITS	% Var	
	Q1 2005	Q1 2006		Q1 2005	Q1 2006		Q1 2005	Q1 2006		
Avon	73	72	-1.37%	\$510,900.00	\$475,000.00	-7.03%	61	45	-26.23%	
Berlin	56	54	-3.57%	\$260,000.00	\$280,000.00	7.69%	28	33	17.86%	
Bloomfield	82	51	-37.80%	\$214,500.00	\$235,000.00	9.56%	62	52	-16.13%	
Bolton	64	54	-15.63%	\$294,000.00	\$245,000.00	-16.67%	11	7	-36.36%	
Bristol	56	64	14.29%	\$192,450.00	\$215,000.00	11.72%	118	115	-2.54%	
Burlington	87	75	-13.79%	\$413,904.00	\$326,500.00	-21.12%	14	21	50.00%	
Canton	89	100	12.36%	\$519,440.00	\$295,000.00	-43.21%	31	27	-12.90%	
East Granby	42	66	57.14%	\$200,000.00	\$295,000.00	47.50%	12	16	33.33%	
East Hartford	54	52	-3.70%	\$166,000.00	\$179,950.00	8.40%	107	88	-17.76%	
East Windsor	29	81	179.31%	\$261,000.00	\$295,000.00	13.03%	16	17	6.25%	
Enfield	41	56	36.59%	\$181,250.00	\$208,000.00	14.76%	88	79	-10.23%	
Farmington	44	53	20.45%	\$307,250.00	\$342,500.00	11.47%	44	31	-29.55%	
Glastonbury	64	53	-17.19%	\$340,000.00	\$343,500.00	1.03%	86	74	-13.95%	
Granby	50	51	2.00%	\$285,000.00	\$274,900.00	-3.54%	23	29	26.09%	
Hartford	71	58	-18.31%	\$150,000.00	\$159,700.00	6.47%	62	64	3.23%	
Hartland	65	62	-4.62%	\$189,000.00	\$316,000.00	67.20%	3	4	33.33%	
Manchester	49	68	38.78%	\$191,025.00	\$204,000.00	6.79%	142	101	-28.87%	
Marlborough	47	77	63.83%	\$303,950.00	\$290,000.00	-4.59%	28	13	-53.57%	
New Britain	58	54	-6.90%	\$145,750.00	\$170,500.00	16.98%	84	74	-11.90%	
Newington	46	53	15.22%	\$212,500.00	\$237,750.00	11.88%	50	48	-4.00%	
Plainville	81	74	-8.64%	\$186,000.00	\$190,000.00	2.15%	24	29	20.83%	
Rocky Hill	60	68	13.33%	\$275,000.00	\$285,000.00	3.64%	31	22	-29.03%	
Simsbury	59	61	3.39%	\$331,450.00	\$319,900.00	-3.48%	60	41	-31.67%	
South Windsor	57	54	-5.26%	\$279,200.00	\$327,000.00	17.12%	60	41	-31.67%	
Southington	67	70	4.48%	\$290,000.00	\$285,000.00	-1.72%	99	69	-30.30%	
Suffield	62	94	51.61%	\$377,532.00	\$268,450.00	-28.89%	36	29	-19.44%	
Thamesville	144	34	-76.39%	\$230,000.00	\$173,500.00	-24.57%	3	2	-33.33%	
West Hartford	37	51	37.84%	\$275,500.00	\$302,500.00	9.80%	146	146	0.00%	
Wethersfield	46	60	30.43%	\$243,500.00	\$239,900.00	-1.48%	73	50	-31.51%	
Windsor	49	57	16.33%	\$205,950.00	\$237,000.00	15.08%	78	79	1.28%	
Windsor Locks	74	40	-45.95%	\$199,900.00	\$219,000.00	9.55%	23	21	-8.70%	
Totals	56	60	7.14%	\$235,000.00	\$243,000.00	3.40%	1703	1467	-13.86%	

Single Family Sales - LITCHFIELD COUNTY									
Area	DOM	DOM	% Var	MEDIAN	MEDIAN	% Var	UNITS	UNITS	% Var
	Q1 2005	Q1 2006		Q1 2005	Q1 2006		Q1 2005	Q1 2006	
Bantam	93	56	-39.78%	\$315,000.00	\$204,000.00	-35.24%	2	2	0.00%
Barkhamsted	86	78	-9.30%	\$438,000.00	\$292,500.00	-33.22%	5	7	40.00%
Bethlehem	168	21	-87.50%	\$435,000.00	\$335,000.00	-22.99%	10	2	-80.00%
Bridgewater	114	193	69.30%	\$438,000.00	\$450,000.00	2.74%	2	5	150.00%
Canaan	151	75	-50.33%	\$320,000.00	\$203,000.00	-36.56%	3	3	0.00%
Colebrook	50	127	154.00%	\$320,000.00	\$550,000.00	71.88%	6	3	-50.00%
Cornwall	71	60	-15.49%	\$475,000.00	\$535,000.00	12.63%	5	2	-60.00%
Goshen	127	119	-6.30%	\$347,450.00	\$355,000.00	2.17%	14	15	7.14%
Harwinton	69	69	0.00%	\$460,000.00	\$299,950.00	-34.79%	11	12	9.09%
Kent	131	118	-9.92%	\$304,000.00	\$394,950.00	29.92%	12	8	-33.33%
Litchfield	115	108	-6.09%	\$382,000.00	\$312,500.00	-18.19%	18	18	0.00%
Morris	74	139	87.84%	\$233,975.00	\$381,250.00	62.94%	4	6	50.00%
New Hartford	82	109	32.93%	\$237,500.00	\$307,000.00	29.26%	20	15	-25.00%
New Milford	119	135	13.45%	\$343,000.00	\$370,000.00	7.87%	84	71	-15.48%
Norfolk	115	166	44.35%	\$399,000.00	\$342,500.00	-14.16%	7	2	-71.43%
North Canaan	130	171	31.54%	\$189,500.00	\$232,500.00	22.69%	2	3	50.00%
Plymouth	52	79	51.92%	\$174,500.00	\$189,950.00	8.85%	23	34	47.83%
Roxbury	148	221	49.32%	\$620,000.00	\$825,000.00	33.06%	13	12	-7.69%
Salisbury	136	161	18.38%	\$275,500.00	\$425,000.00	54.26%	6	9	50.00%
Sharon	192	121	-36.98%	\$445,000.00	\$311,000.00	-30.11%	7	9	28.57%
Thomaston	43	40	-6.98%	\$257,500.00	\$273,500.00	6.21%	16	10	-37.50%
Torrington	69	60	-13.04%	\$180,500.00	\$179,950.00	-0.30%	77	70	-9.09%
Warren	178	100	-43.82%	\$400,000.00	\$411,250.00	2.81%	9	4	-55.56%
Washington	149	174	16.78%	\$800,000.00	\$665,000.00	-16.88%	23	21	-8.70%
Watertown	66	74	12.12%	\$226,000.00	\$279,000.00	23.45%	47	37	-21.28%
Winchester	79	60	-24.05%	\$166,950.00	\$181,250.00	8.57%	26	20	-23.08%
Woodbury	121	113	-6.61%	\$495,000.00	\$385,000.00	-22.22%	31	21	-32.26%
Totals	99	104	5.05%	\$299,000.00	\$302,000.00	1.00%	483	421	-12.84%

Single Family Sales - MIDDLESEX COUNTY									
Area	DOM	DOM	% Var	MEDIAN	MEDIAN	% Var	UNITS	UNITS	% Var
	Q1 2005	Q1 2006		Q1 2005	Q1 2006		Q1 2005	Q1 2006	
Chester	48	116	141.67%	\$264,750.00	\$319,900.00	20.83%	10	17	70.00%
Clinton	45	105	133.33%	\$270,000.00	\$329,525.00	22.05%	39	34	-12.82%
Cromwell	81	40	-50.62%	\$372,500.00	\$339,900.00	-8.75%	18	19	5.56%
Deep River	44	95	115.91%	\$266,000.00	\$345,000.00	29.70%	15	19	26.67%
Durham	71	81	14.08%	\$406,500.00	\$375,596.00	-7.60%	12	19	58.33%
East Haddam	91	118	29.67%	\$325,000.00	\$281,500.00	-13.38%	28	26	-7.14%
East Hampton	70	67	-4.29%	\$265,000.00	\$293,400.00	10.72%	37	38	2.70%
Essex	111	147	32.43%	\$546,188.00	\$445,000.00	-18.53%	30	17	-43.33%
Haddam	103	65	-36.89%	\$350,000.00	\$324,250.00	-7.36%	17	28	64.71%
Killingworth	108	105	-2.78%	\$430,000.00	\$450,000.00	4.65%	15	19	26.67%
Middlefield	58	103	77.59%	\$268,000.00	\$215,000.00	-19.78%	8	4	-50.00%
Middletown	64	73	14.06%	\$253,450.00	\$248,000.00	-2.15%	84	73	-13.10%
Old Saybrook	71	59	-16.90%	\$449,900.00	\$462,500.00	2.80%	31	32	3.23%
Portland	63	90	42.86%	\$265,000.00	\$277,000.00	4.53%	23	21	-8.70%
Westbrook	99	61	-38.38%	\$400,000.00	\$338,125.00	-15.47%	20	18	-10.00%
Totals	74	84	13.51%	\$298,000.00	\$310,000.00	4.03%	387	384	-0.78%

Single Family Sales - NEW HAVEN COUNTY									
Area	DOM	DOM	% Var	MEDIAN	MEDIAN	% Var	UNITS	UNITS	% Var
	Q1 2005	Q1 2006		Q1 2005	Q1 2006		Q1 2005	Q1 2006	
Ansonia	67	95	41.79%	\$225,000.00	\$261,000.00	16.00%	31	33	6.45%
Beacon Falls	104	70	-32.69%	\$307,500.00	\$257,000.00	-16.42%	15	15	0.00%
Bethany	69	123	78.26%	\$241,000.00	\$398,250.00	65.25%	8	16	100.00%
Branford	62	71	14.52%	\$315,000.00	\$345,000.00	9.52%	49	41	-16.33%
Cheshire	45	55	22.22%	\$340,000.00	\$392,000.00	15.29%	57	59	3.51%
Derby	114	124	8.77%	\$238,100.00	\$257,500.00	8.15%	12	21	75.00%
East Haven	59	78	32.20%	\$205,000.00	\$231,500.00	12.93%	51	52	1.96%
Guilford	72	114	58.33%	\$382,000.00	\$499,000.00	30.63%	57	53	-7.02%
Hamden	57	79	38.60%	\$235,000.00	\$270,000.00	14.89%	128	112	-12.50%
Madison	75	126	68.00%	\$455,000.00	\$685,000.00	50.55%	41	32	-21.95%
Meriden	51	56	9.80%	\$180,000.00	\$205,500.00	14.17%	125	122	-2.40%
Middlebury	201	81	-59.70%	\$429,000.00	\$332,500.00	-22.66%	19	20	5.26%
Milford	66	63	-4.55%	\$313,000.00	\$355,000.00	13.42%	219	175	-20.09%
Naugatuck	51	80	56.86%	\$235,000.00	\$237,500.00	1.06%	94	96	2.13%
New Haven	61	53	-13.11%	\$177,500.00	\$202,750.00	14.23%	91	80	-12.09%
North Branford	59	125	111.86%	\$311,500.00	\$307,750.00	-1.20%	28	22	-21.43%
North Haven	71	72	1.41%	\$290,000.00	\$287,450.00	-0.88%	53	40	-24.53%
Orange	84	52	-38.10%	\$405,000.00	\$394,000.00	-2.72%	38	18	-52.63%
Oxford	102	104	1.96%	\$445,000.00	\$469,900.00	5.60%	51	62	21.57%
Prospect	91	68	-25.27%	\$270,500.00	\$314,000.00	16.08%	20	25	25.00%
Seymour	102	76	-25.49%	\$335,000.00	\$290,000.00	-13.43%	60	31	-48.33%
Southbury	143	109	-23.78%	\$460,000.00	\$525,000.00	14.13%	55	62	12.73%
Wallingford	74	74	0.00%	\$259,900.00	\$290,000.00	11.58%	75	59	-21.33%
Waterbury	60	67	11.67%	\$132,000.00	\$160,950.00	21.93%	236	202	-14.41%
West Haven	60	76	26.67%	\$205,000.00	\$229,000.00	11.71%	104	90	-13.46%
Wolcott	98	93	-5.10%	\$290,000.00	\$291,000.00	0.34%	29	39	34.48%
Woodbridge	87	111	27.59%	\$430,000.00	\$600,500.00	39.65%	35	18	-48.57%
Totals	70	77	10.00%	\$257,000.00	\$275,000.00	7.00%	1781	1595	-10.44%

Single Family Sales - NEW LONDON COUNTY									
Area	DOM Q1 2005	DOM Q1 2006	% Var	MEDIAN Q1 2005	MEDIAN Q1 2006	% Var	UNITS Q1 2005	UNITS Q1 2006	% Var
Bozrah	89	35	-60.67%	\$219,900.00	\$309,900.00	40.93%	3	4	33.33%
Colchester	81	70	-13.58%	\$221,500.00	\$284,900.00	28.62%	47	58	23.40%
East Lyme	111	88	-20.72%	\$317,500.00	\$292,500.00	-7.87%	56	56	0.00%
Franklin	69	138	100.00%	\$186,450.00	\$225,000.00	20.68%	2	1	-50.00%
Griswold	76	60	-21.05%	\$240,500.00	\$258,000.00	7.28%	26	14	-46.15%
Groton	79	94	18.99%	\$247,000.00	\$263,950.00	6.86%	15	32	113.33%
Groton Town	45	59	31.11%	\$185,000.00	\$183,000.00	-1.08%	12	10	-16.67%
Lebanon	94	56	-40.43%	\$285,000.00	\$271,000.00	-4.91%	33	21	-36.36%
Ledyard	96	82	-14.58%	\$270,000.00	\$272,500.00	0.93%	52	30	-42.31%
Lisbon	90	56	-37.78%	\$251,400.00	\$212,500.00	-15.47%	10	7	-30.00%
Lyme	137	166	21.17%	\$465,000.00	\$650,000.00	39.78%	15	9	-40.00%
Montville	58	69	18.97%	\$238,000.00	\$277,500.00	16.60%	45	40	-11.11%
New London	67	75	11.94%	\$185,000.00	\$229,950.00	24.30%	39	38	-2.56%
North Franklin	14		-100.00%	\$328,000.00		-100.00%	1		-100.00%
North Stonington	94	155	64.89%	\$335,000.00	\$371,000.00	10.75%	11	7	-36.36%
Norwich	78	81	3.85%	\$175,000.00	\$205,500.00	17.43%	53	70	32.08%
Old Lyme	130	82	-36.92%	\$349,000.00	\$362,500.00	3.87%	33	48	45.45%
Preston	77	167	116.88%	\$246,000.00	\$345,000.00	40.24%	10	11	10.00%
Salem	67	108	61.19%	\$282,250.00	\$318,000.00	12.67%	16	13	-18.75%
Sprague	113	156	38.05%	\$300,000.00	\$180,000.00	-40.00%	9	1	-88.89%
Stonington	96	94	-2.08%	\$333,400.00	\$318,500.00	-4.47%	73	78	6.85%
Voluntown	57	68	19.30%	\$189,000.00	\$297,500.00	57.41%	11	12	9.09%
Waterford	96	115	19.79%	\$255,000.00	\$314,500.00	23.33%	47	62	31.91%
Westchester		73			\$219,900.00			1	
Totals	89	87	-2.25%	\$255,000.00	\$280,000.00	9.80%	619	623	0.65%

Single Family Sales - TOLLAND COUNTY									
Area	DOM Q1 2005	DOM Q1 2006	% Var	MEDIAN Q1 2005	MEDIAN Q1 2006	% Var	UNITS Q1 2005	UNITS Q1 2006	% Var
Amston	28	66	135.71%	\$277,500.00	\$267,900.00	-3.46%	2	1	-50.00%
Andover	40	170	325.00%	\$218,500.00	\$336,000.00	53.78%	12	8	-33.33%
Columbia	45	74	64.44%	\$251,000.00	\$289,000.00	15.14%	18	17	-5.56%
Coventry	60	76	26.67%	\$207,700.00	\$308,000.00	48.29%	36	37	2.78%
Ellington	86	98	13.95%	\$213,000.00	\$384,200.00	80.38%	21	22	4.76%
Hebron	82	78	-4.88%	\$342,450.00	\$294,000.00	-14.15%	24	26	8.33%
Mansfield	62	80	29.03%	\$245,000.00	\$242,500.00	-1.02%	33	32	-3.03%
Somers	25	57	128.00%	\$260,000.00	\$305,000.00	17.31%	15	17	13.33%
Stafford	68	88	29.41%	\$200,000.00	\$212,400.00	6.20%	24	46	91.67%
Tolland	68	45	-33.82%	\$318,750.00	\$314,900.00	-1.21%	44	21	-52.27%
Union	115	66	-42.61%	\$370,000.00	\$347,500.00	-6.08%	2	2	0.00%
Vernon	68	60	-11.76%	\$210,000.00	\$225,000.00	7.14%	51	51	0.00%
Willimantic	33	54	63.64%	\$147,450.00	\$165,000.00	11.90%	32	33	3.13%
Willington	75	41	-45.33%	\$274,000.00	\$243,000.00	-11.31%	14	9	-35.71%
Totals	61	73	19.67%	\$233,000.00	\$251,000.00	7.73%	328	322	-1.83%

Single Family Sales - WINDHAM COUNTY									
Area	DOM Q1 2005	DOM Q1 2006	% Var	MEDIAN Q1 2005	MEDIAN Q1 2006	% Var	UNITS Q1 2005	UNITS Q1 2006	% Var
Ashford	57	35	-38.60%	\$214,900.00	\$247,900.00	15.36%	12	5	-58.33%
Brooklyn	90	80	-11.11%	\$264,500.00	\$365,000.00	38.00%	26	17	-34.62%
Canterbury	61	70	14.75%	\$230,000.00	\$242,250.00	5.33%	18	8	-55.56%
Chaplin	132	89	-32.58%	\$234,950.00	\$209,500.00	-10.83%	2	10	400.00%
Eastford	43		-100.00%	\$299,900.00		-100.00%	1		-100.00%
Hampton	52	112	115.38%	\$192,660.00	\$306,000.00	58.83%	17	8	-52.94%
Killingly	51	97	90.20%	\$229,000.00	\$240,000.00	4.80%	34	45	32.35%
Plainfield	58	83	43.10%	\$191,450.00	\$216,900.00	13.29%	44	39	-11.36%
Pomfret	149	72	-51.68%	\$351,250.00	\$317,000.00	-9.75%	12	4	-66.67%
Putnam	106	71	-33.02%	\$202,000.00	\$195,000.00	-3.47%	18	23	27.78%
Scotland	80	26	-67.50%	\$195,000.00	\$182,150.00	-6.59%	6	4	-33.33%
Sterling	88	109	23.86%	\$247,450.00	\$237,950.00	-3.84%	14	10	-28.57%
Thompson	82	114	39.02%	\$235,000.00	\$225,000.00	-4.26%	13	9	-30.77%
Wauregan	8		-100.00%	\$177,500.00		-100.00%	2		-100.00%
Windham	57	92	61.40%	\$156,250.00	\$204,600.00	30.94%	20	23	15.00%
Woodstock	107	97	-9.35%	\$297,500.00	\$270,000.00	-9.24%	34	21	-38.24%
Totals	76	87	14.47%	\$225,000.00	\$227,000.00	0.89%	273	226	-17.22%