



The Connecticut Statewide MLS

# CT Statewide MLS 2009 Q1



STATEWIDE SUMMARY

STATISTICS BY COUNTY

# Connecticut Statewide Statistics



	2008	2009 Q1
<b>Number of Sales</b>		
Single Family Homes	22,603	2,810
Condos	7,208	690
Commercial)	605	111
<b>Dollar Volume</b>		
Single Family Homes	\$9,852,670,535	\$719,648,832
Condos	\$1,871,994,586	\$121,849,359
<b>Number of Listings</b>	(as of 3/11/09)	(as of 5/28/09)
Single Family Homes	14,708	16,096
Condos	4,571	4,893
Commercial	2,515	2,580
<b>Median Sale Price</b>		
Single Family Homes	\$379,063	\$290,000
Condos	\$231,813	\$204,950

# Fairfield County



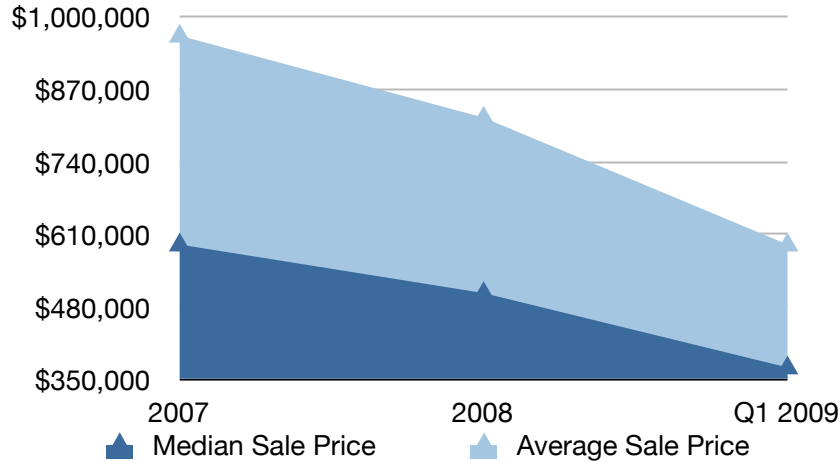
## Fairfield County - Statistics

### Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
<b>Hartford County</b>	8,600	8,450	(-2%)	9,038	7%	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)
\$ Volume (in millions)	\$1,942	\$2,104	8%	\$2,413	15%	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)
<b>Litchfield County</b>	1,534	1,580	3%	1,706	8%	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)
\$ Volume (in millions)	\$383	\$416	9%	\$538	29%	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)
<b>Middlesex County</b>	2,276	2,151	(-5%)	2,304	7%	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)
\$ Volume (in millions)	\$628	\$648	3%	\$772	19%	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)
<b>New Haven County</b>	7,220	7,249	0%	7,700	6%	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)
\$ Volume (in millions)	\$1,635	\$1,848	13%	\$2,156	17%	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)
<b>New London County</b>	3,083	3,398	10%	3,620	7%	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)
\$ Volume (in millions)	\$689	\$870	26%	\$1,051	21%	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)
<b>Tolland County</b>	1,576	1,622	3%	1,698	5%	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)
\$ Volume (in millions)	\$382	\$435	14%	\$423	3%	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)
<b>Windham County</b>	1,525	1,542	1%	1,709	11%	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)
\$ Volume (in millions)	\$246	\$278	13%	\$359	29%	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)

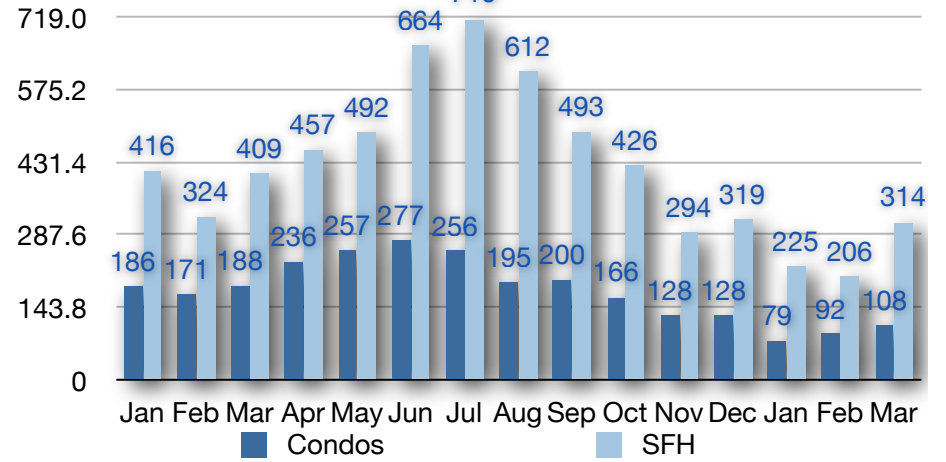
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**Average vs. Median Sale Price by Year - SFH**



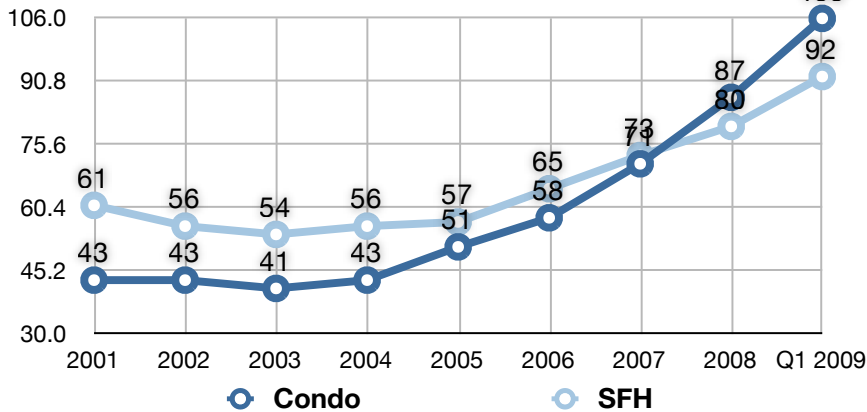
	2007	2008	Q1 2009
<b>Median Sale Price</b>	\$590,000	\$503,125	\$370,000
<b>Average Sale Price</b>	\$963,886	\$817,206	\$590,055

**Number Sold by Month - 2008/2009**



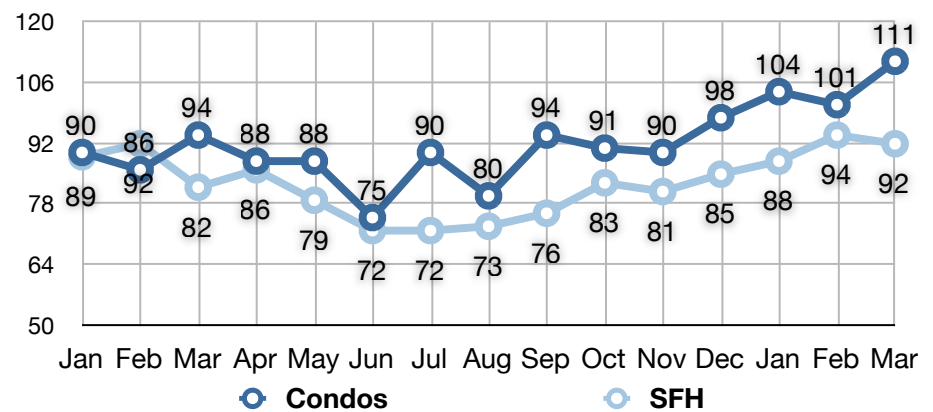
2008	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	186	171	188	236	257	277	256	195	200	166	128	128	79	92	108
<b>SFH</b>	416	324	409	457	492	664	719	612	493	426	294	319	225	206	314

**Average Days on Market by Year**



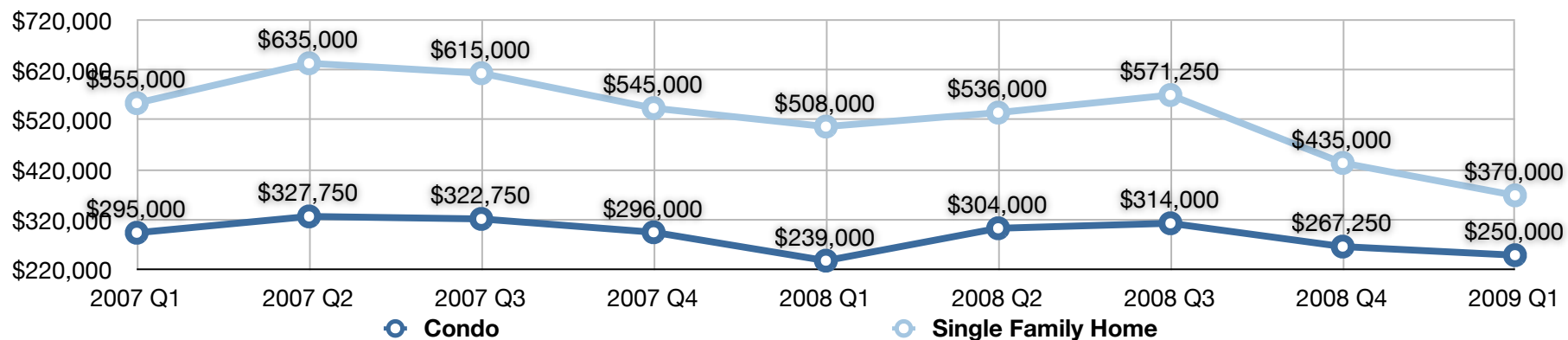
	2001	2002	2003	2004	2005	2006	2007	2008	Q1 2009
<b>Condo</b>	43	43	41	43	51	58	71	87	106
<b>SFH</b>	61	56	54	56	57	65	73	80	92

**Average Days on Market by Month - 2008/2009**



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	90	86	94	88	88	75	90	80	94	91	90	98	104	101	111
<b>SFH</b>	89	92	82	86	79	72	72	73	76	83	81	85	88	94	92

### Median Sale Price by Quarter



2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$295,000	\$327,750	\$322,750	\$296,000	\$239,000	\$304,000	\$314,000	\$267,250	\$250,000
\$555,000	\$635,000	\$615,000	\$545,000	\$508,000	\$536,000	\$571,250	\$435,000	\$370,000

### Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
<b>Hartford County</b>	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
\$ Volume (in millions)	\$336	\$407	21%	\$512	26%	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)
<b>Litchfield County</b>	242	304	26%	273	(-10%)	304	11%	272	(-11%)	249	(-9%)	173	(-31%)
\$ Volume (in millions)	\$26	\$37	42%	\$37	0%	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)
<b>Middlesex County</b>	548	581	6%	588	1%	673	14%	602	(-11%)	521	(-13%)	384	(-26%)
\$ Volume (in millions)	\$67	\$78	16%	\$99	27%	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)
<b>New Haven County</b>	2,760	2,700	(-2%)	2,931	9%	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)
\$ Volume (in millions)	\$338	\$377	12%	\$459	22%	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)
<b>New London County</b>	560	558	0%	655	17%	720	10%	768	7%	545	(-29%)	362	(-34%)
\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
<b>Tolland County</b>	319	336	5%	326	(-3%)	309	(-5%)	365	18%	316	(-13%)	213	(-33%)
\$ Volume (in millions)	\$37	\$43	16%	\$47	9%	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)
<b>Windham County</b>	96	101	5%	113	12%	161	42%	131	(-19%)	102	(-22%)	69	(-32%)
\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

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# Hartford County



## Hartford County - Statistics

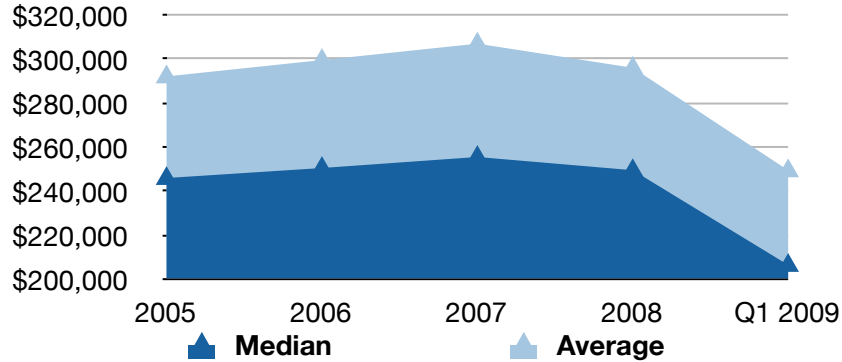
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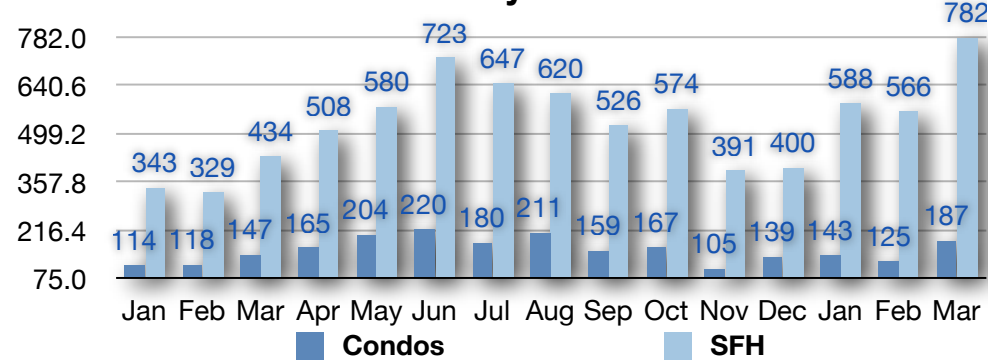
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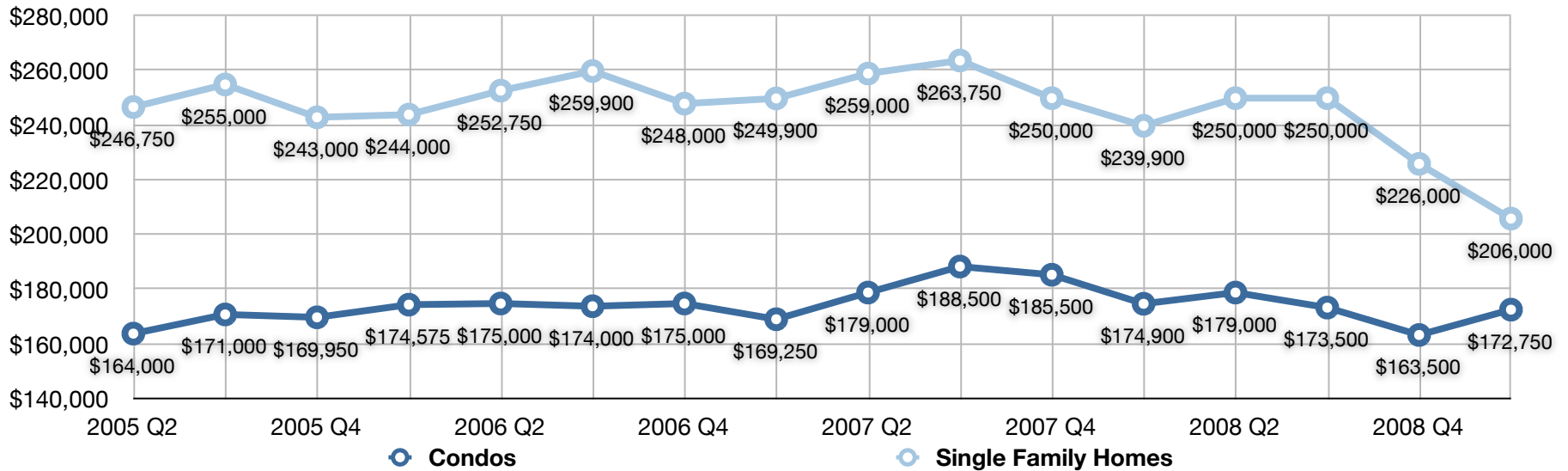
### Number Sold by Month - 2008/2009



	2005	2006	2007	2008	Q1 2009
<b>Median SP</b>	\$245,450	\$250,000	\$255,000	\$249,000	\$206,000
<b>Average SP</b>	\$291,559	\$298,990	\$306,433	\$295,487	\$248,941

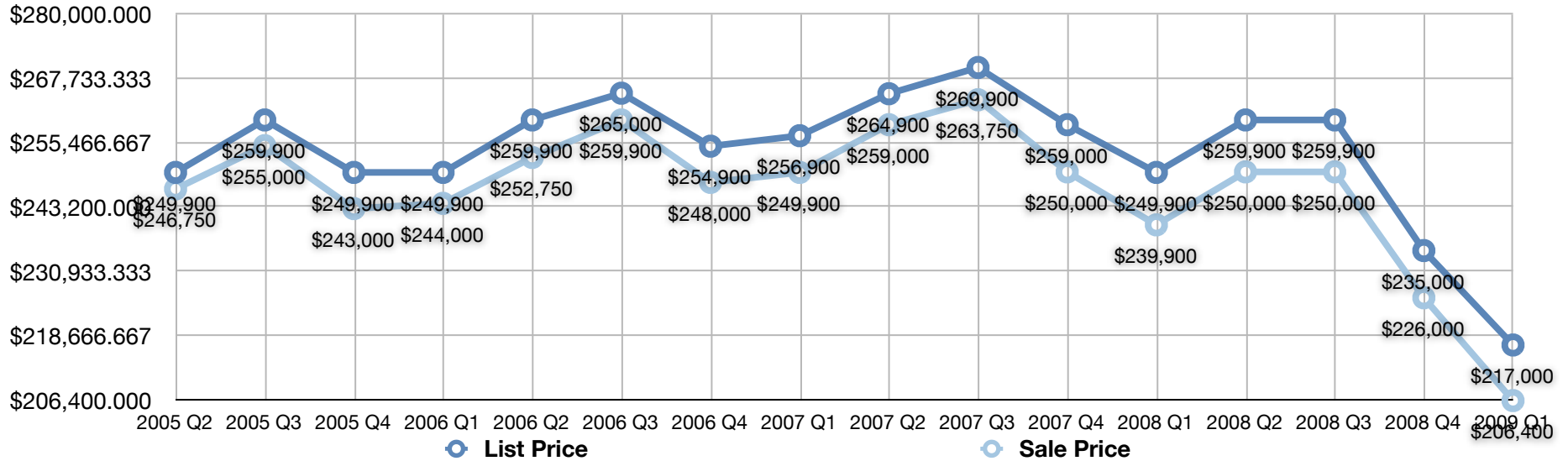
2008	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	114	118	147	165	204	220	180	211	159	167	105	139	143	125	187
<b>SFH</b>	343	329	434	508	580	723	647	620	526	574	391	400	588	566	782

### Median Sale Price by Quarter



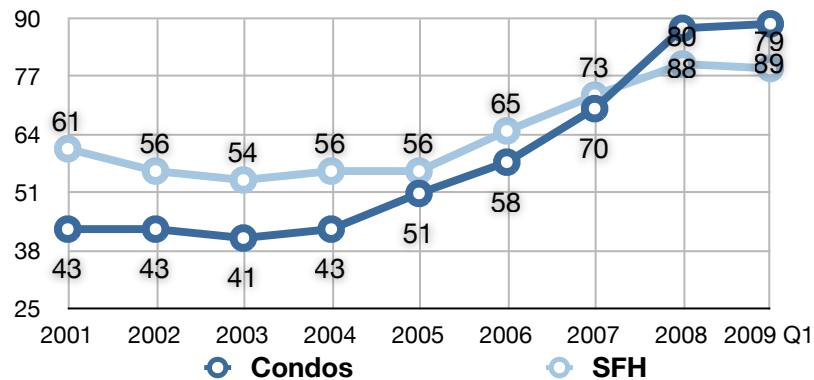
2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$164,000	\$171,000	\$169,950	\$174,575	\$175,000	\$174,000	\$175,000	\$169,250	\$179,000	\$188,500	\$185,500	\$174,900	\$179,000	\$173,500	\$163,500	\$172,750
\$246,750	\$255,000	\$243,000	\$244,000	\$252,750	\$259,900	\$248,000	\$249,900	\$259,000	\$263,750	\$250,000	\$239,900	\$250,000	\$250,000	\$226,000	\$206,000

### List Price vs. Sale Price by Quarter - SFH



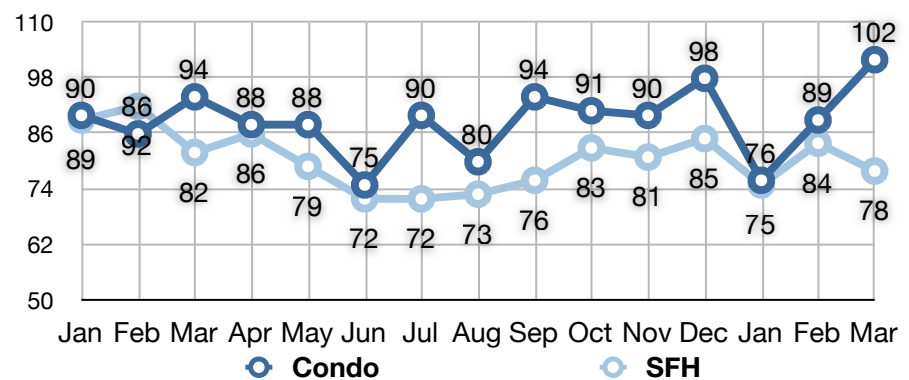
	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
List Price	\$249,900	\$259,900	\$249,900	\$249,900	\$259,900	\$265,000	\$254,900	\$256,900	\$264,900	\$269,900	\$259,000	\$249,900	\$259,900	\$259,900	\$235,000	\$217,000
Sale Price	\$246,750	\$255,000	\$243,000	\$244,000	\$252,750	\$259,900	\$248,000	\$249,900	\$259,000	\$263,750	\$250,000	\$239,900	\$250,000	\$250,000	\$226,000	\$208,400

### Average Days on Market by Year



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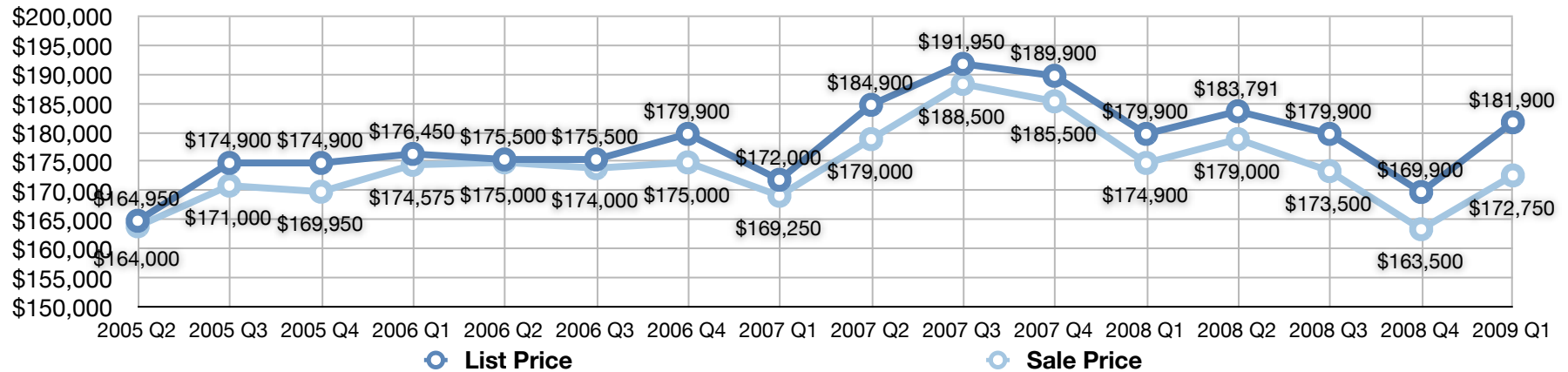
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### Condo Sales by County

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\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

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### Median List Price vs. Median Sale Price by Quarter - Condo



	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
<b>List Price</b>	\$164,950	\$174,900	\$174,900	\$176,450	\$175,500	\$175,500	\$179,900	\$172,000	\$184,900	\$191,950	\$189,900	\$179,900	\$183,791	\$179,900	\$169,900	\$181,900
<b>Sale Price</b>	\$164,000	\$171,000	\$169,950	\$174,575	\$175,000	\$174,000	\$175,000	\$169,250	\$179,000	\$188,500	\$185,500	\$174,900	\$179,000	\$173,500	\$163,500	\$172,750

# Litchfield County



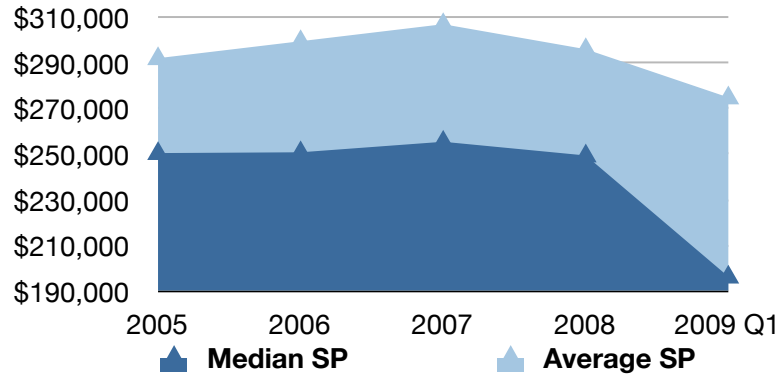
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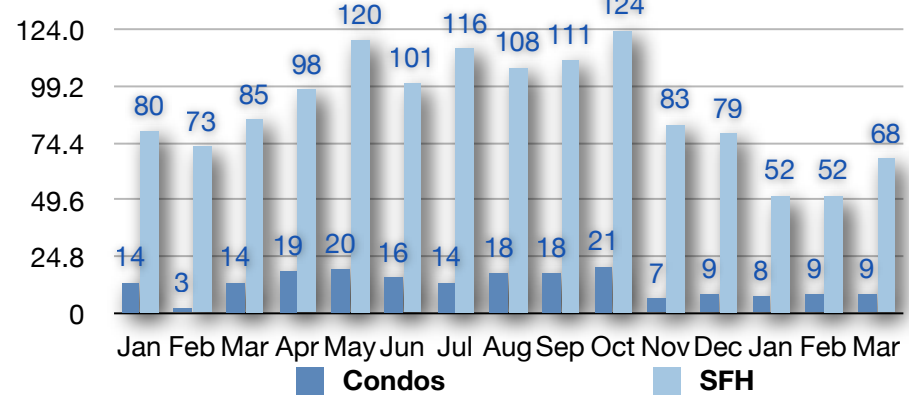
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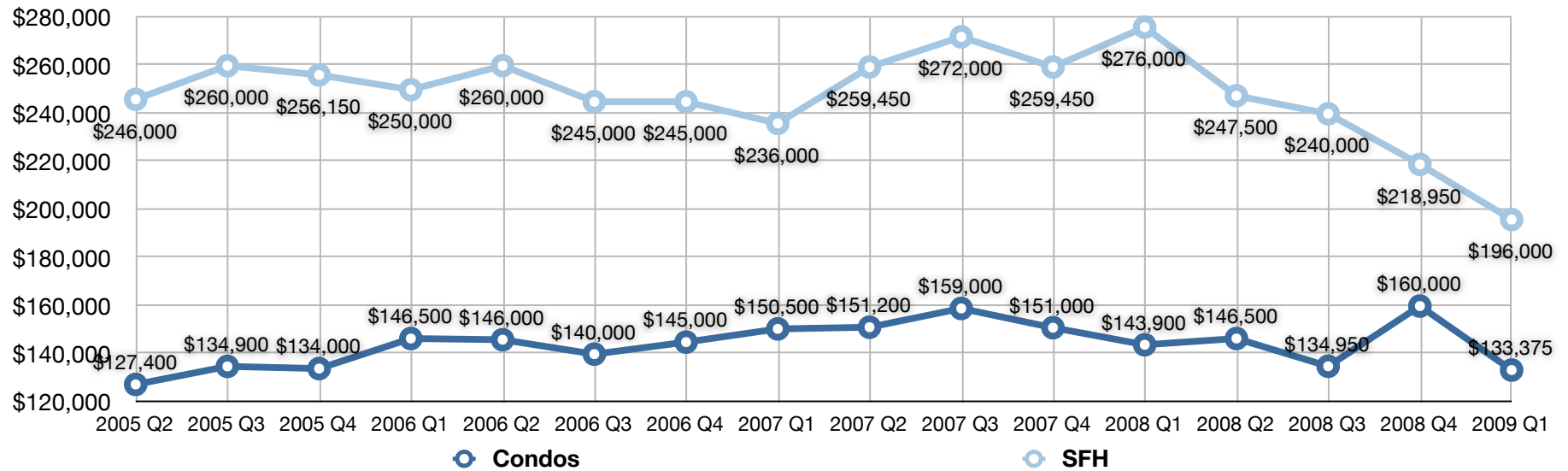
	2005	2006	2007	2008	2009 Q1
<b>Median SP</b>	\$250,050	\$250,393	\$255,000	\$249,000	\$196,000
<b>Average SP</b>	\$291,559	\$298,990	\$306,433	\$295,487	\$274,391

**Number Sold by Month - 2008/2009**



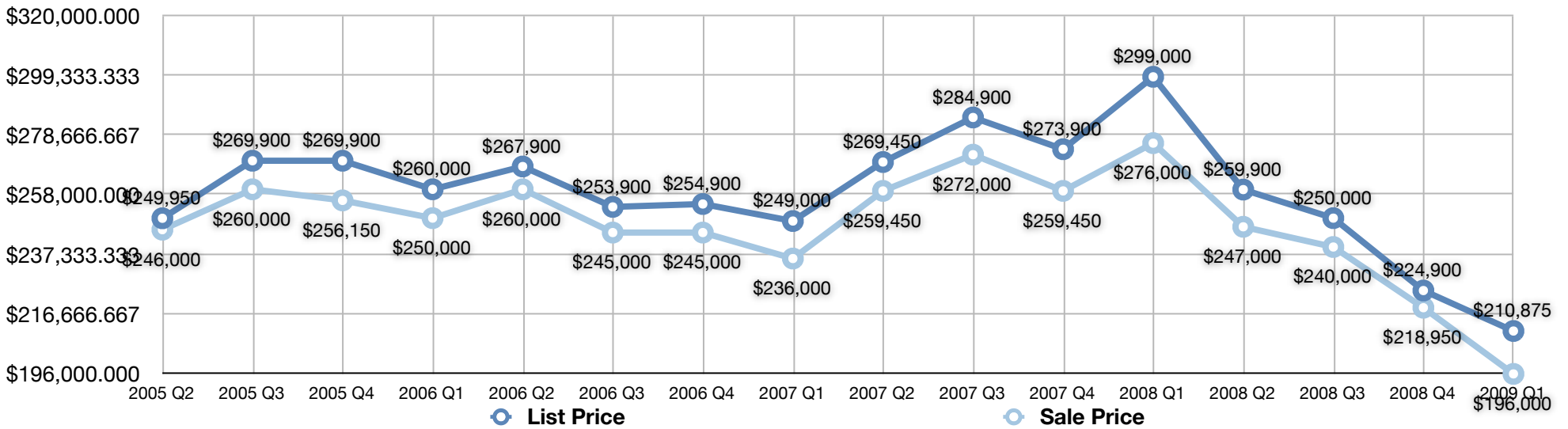
2008	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	14	3	14	19	20	16	14	18	18	21	7	9	8	9	9
<b>SFH</b>	80	73	85	98	120	101	116	108	111	124	83	79	52	52	68

**Median Sale Price by Quarter**



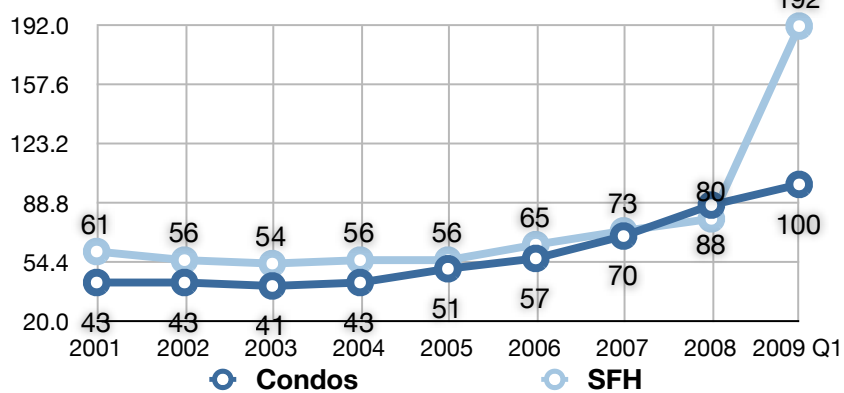
2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$127,400	\$134,900	\$134,000	\$146,500	\$146,000	\$140,000	\$145,000	\$150,500	\$151,200	\$159,000	\$151,000	\$143,900	\$146,500	\$134,950	\$160,000	\$133,375
\$246,000	\$260,000	\$256,150	\$250,000	\$260,000	\$245,000	\$245,000	\$236,000	\$259,450	\$272,000	\$259,450	\$276,000	\$247,500	\$240,000	\$218,950	\$196,000

### List Price vs. Sale Price by Quarter



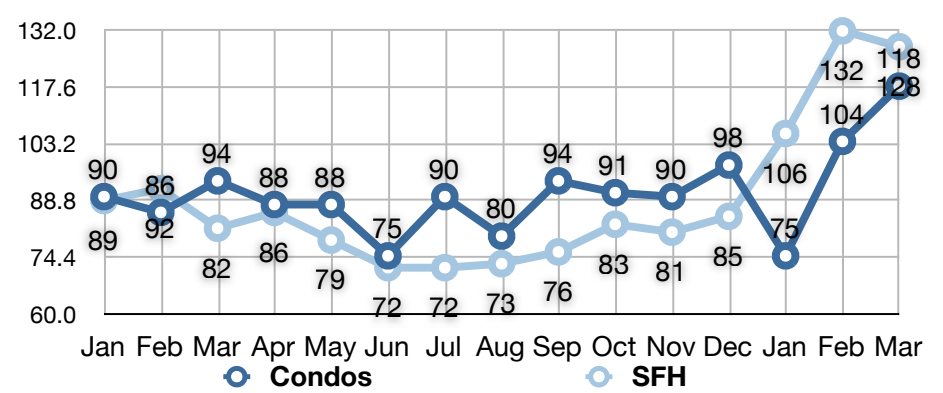
	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
List Price	\$249,950	\$269,900	\$269,900	\$260,000	\$267,900	\$253,900	\$254,900	\$249,000	\$269,450	\$284,900	\$273,900	\$299,000	\$259,900	\$250,000	\$224,900	\$210,875
Sale Price	\$246,000	\$260,000	\$256,150	\$250,000	\$260,000	\$245,000	\$245,000	\$236,000	\$259,450	\$272,000	\$259,450	\$276,000	\$247,000	\$240,000	\$218,950	\$196,000

### Average Days on Market by Year



	2001	2002	2003	2004	2005	2006	2007	2008	2009 Q1
Condos	43	43	41	43	51	57	70	88	100
SFH	61	56	54	56	56	65	73	80	192

### Average Days on Market by Month - 2008/2009



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Condos	90	86	94	88	88	75	90	80	94	91	90	98	104	118	128
SFH	89	92	82	86	79	72	72	73	76	83	81	85	106	132	128

### Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
<b>Hartford County</b>	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
\$ Volume (in millions)	\$336	\$407	21%	\$512	26%	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)
<b>Litchfield County</b>	242	304	26%	273	(-10%)	304	11%	272	(-11%)	249	(-9%)	173	(-31%)
\$ Volume (in millions)	\$26	\$37	42%	\$37	0%	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)
<b>Middlesex County</b>	548	581	6%	588	1%	673	14%	602	(-11%)	521	(-13%)	384	(-26%)
\$ Volume (in millions)	\$67	\$78	16%	\$99	27%	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)
<b>New Haven County</b>	2,760	2,700	(-2%)	2,931	9%	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)
\$ Volume (in millions)	\$338	\$377	12%	\$459	22%	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)
<b>New London County</b>	560	558	0%	655	17%	720	10%	768	7%	545	(-29%)	362	(-34%)
\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
<b>Tolland County</b>	319	336	5%	326	(-3%)	309	(-5%)	365	18%	316	(-13%)	213	(-33%)
\$ Volume (in millions)	\$37	\$43	16%	\$47	9%	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)
<b>Windham County</b>	96	101	5%	113	12%	161	42%	131	(-19%)	102	(-22%)	69	(-32%)
\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

### List Price vs. Sale Price by Quarter - Condo



	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
<b>List Price</b>	\$137,900	\$139,400	\$139,450	\$154,900	\$148,500	\$143,900	\$149,900	\$152,400	\$154,150	\$160,200	\$159,900	\$142,500	\$150,000	\$142,400	\$159,900	\$142,450
<b>Sale Price</b>	\$129,900	\$139,400	\$134,000	\$146,500	\$146,000	\$140,000	\$145,000	\$150,500	\$151,200	\$159,000	\$151,000	\$143,900	\$146,500	\$134,950	\$160,000	\$133,375



# Middlesex County



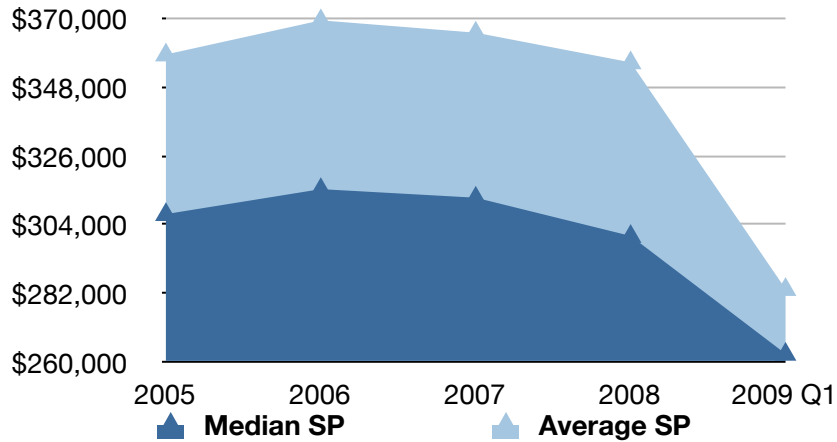
## Middlesex County - Statistics

### Single Family Home Sales by County

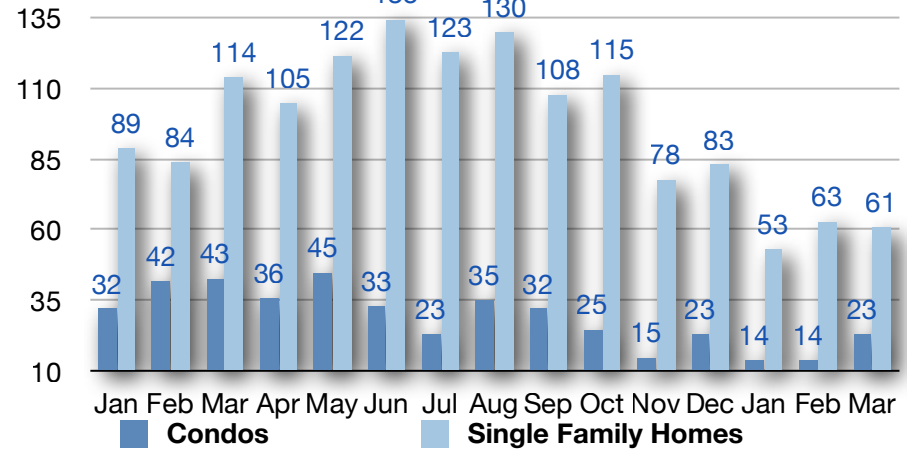
	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
<b>Hartford County</b>	8,600	8,450	(-2%)	9,038	7%	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)
\$ Volume (in millions)	\$1,942	\$2,104	8%	\$2,413	15%	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)
<b>Litchfield County</b>	1,534	1,580	3%	1,706	8%	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)
\$ Volume (in millions)	\$383	\$416	9%	\$538	29%	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)
<b>Middlesex County</b>	2,276	2,151	(-5%)	2,304	7%	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)
\$ Volume (in millions)	\$628	\$648	3%	\$772	19%	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)
<b>New Haven County</b>	7,220	7,249	0%	7,700	6%	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)
\$ Volume (in millions)	\$1,635	\$1,848	13%	\$2,156	17%	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)
<b>New London County</b>	3,083	3,398	10%	3,620	7%	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)
\$ Volume (in millions)	\$689	\$870	26%	\$1,051	21%	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)
<b>Tolland County</b>	1,576	1,622	3%	1,698	5%	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)
\$ Volume (in millions)	\$382	\$435	14%	\$423	3%	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)
<b>Windham County</b>	1,525	1,542	1%	1,709	11%	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)
\$ Volume (in millions)	\$246	\$278	13%	\$359	29%	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)

\*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listings Service, Inc.

**Average vs. Median Sale Price by Year - SFH**



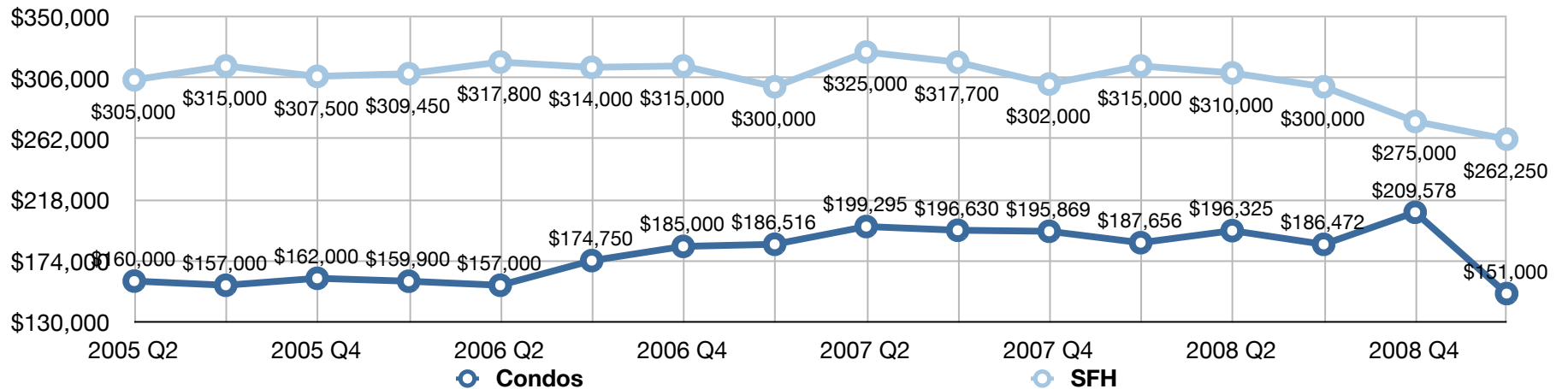
**Number Sold by Month - 2008/2009**



	2005	2006	2007	2008	2009 Q1
<b>Median SP</b>	\$307,000	\$315,000	\$312,250	\$300,000	\$262,250
<b>Average SP</b>	\$358,135	\$369,073	\$365,116	\$355,614	\$283,004

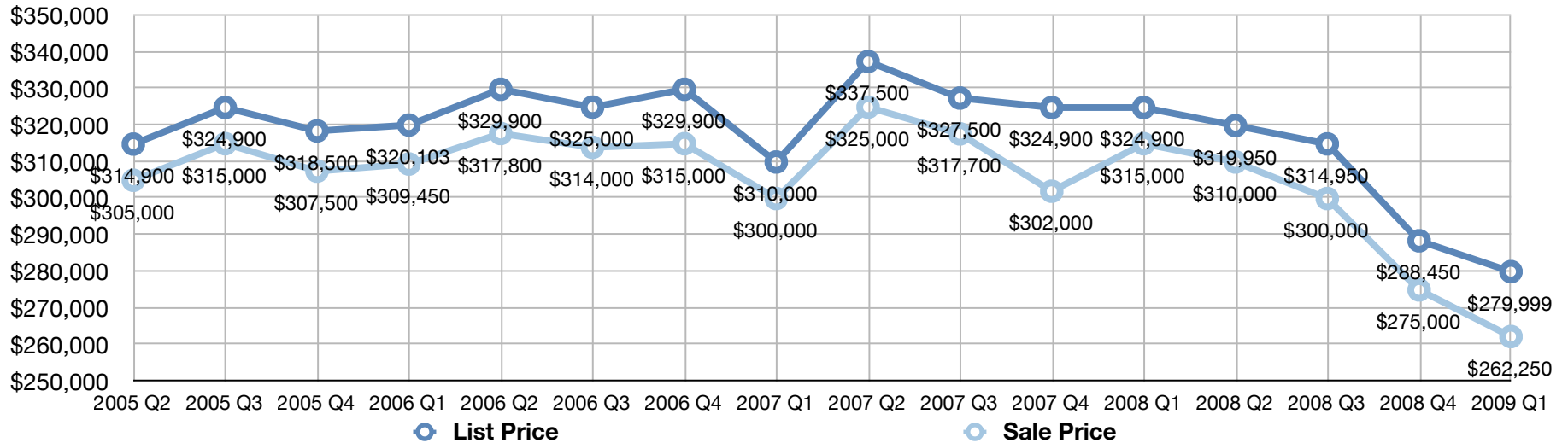
2008	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	32	42	43	36	45	33	23	35	32	25	15	23	14	14	23
<b>SFH</b>	89	84	114	105	122	135	123	130	108	115	78	83	53	63	61

**Median Sale Price by Quarter**



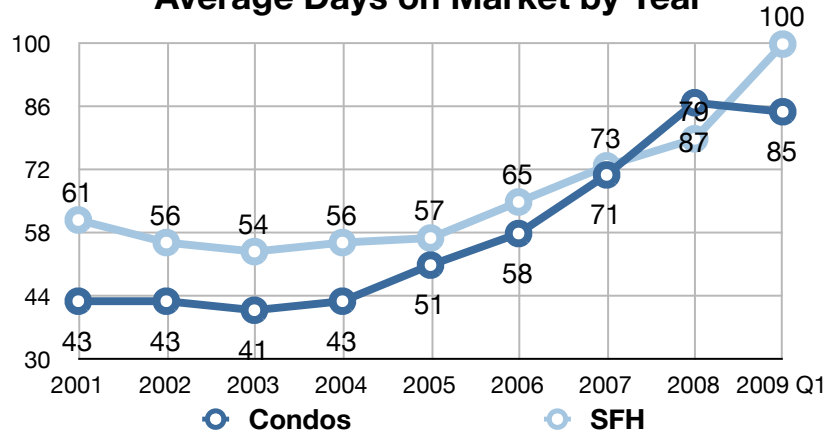
2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$160,000	\$157,000	\$162,000	\$159,900	\$157,000	\$174,750	\$185,000	\$186,516	\$199,295	\$196,630	\$195,869	\$187,656	\$196,325	\$186,472	\$209,578	\$151,000
\$305,000	\$315,000	\$307,500	\$309,450	\$317,800	\$314,000	\$315,000	\$300,000	\$325,000	\$317,700	\$302,000	\$315,000	\$310,000	\$300,000	\$275,000	\$262,250

### List Price vs. Sale Price by Quarter



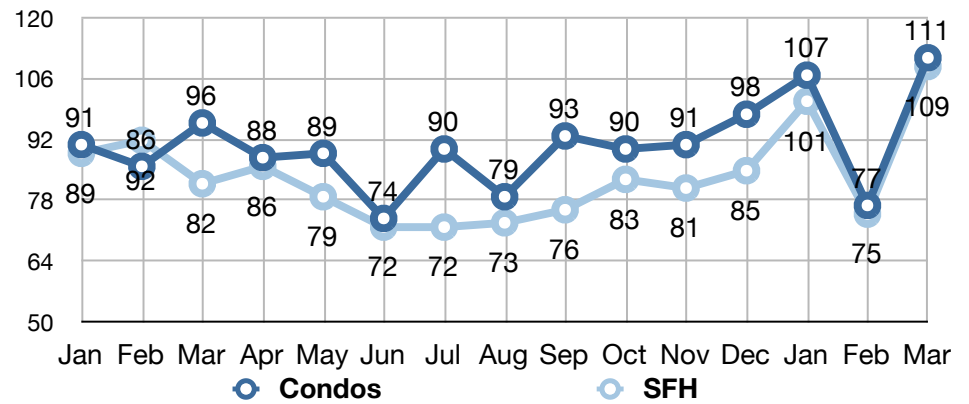
	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
List Price	\$314,900	\$324,900	\$318,500	\$320,103	\$329,900	\$325,000	\$329,900	\$310,000	\$337,500	\$327,500	\$324,900	\$324,900	\$319,950	\$314,950	\$288,450	\$279,999
Sale Price	\$305,000	\$315,000	\$307,500	\$309,450	\$317,800	\$314,000	\$315,000	\$300,000	\$325,000	\$317,700	\$302,000	\$315,000	\$310,000	\$300,000	\$275,000	\$262,250

### Average Days on Market by Year



	2001	2002	2003	2004	2005	2006	2007	2008	2009 Q1
Condos	43	43	41	43	51	58	71	87	85
SFH	61	56	54	56	57	65	73	79	100

### Average Days on Market by Month - 2008/2009



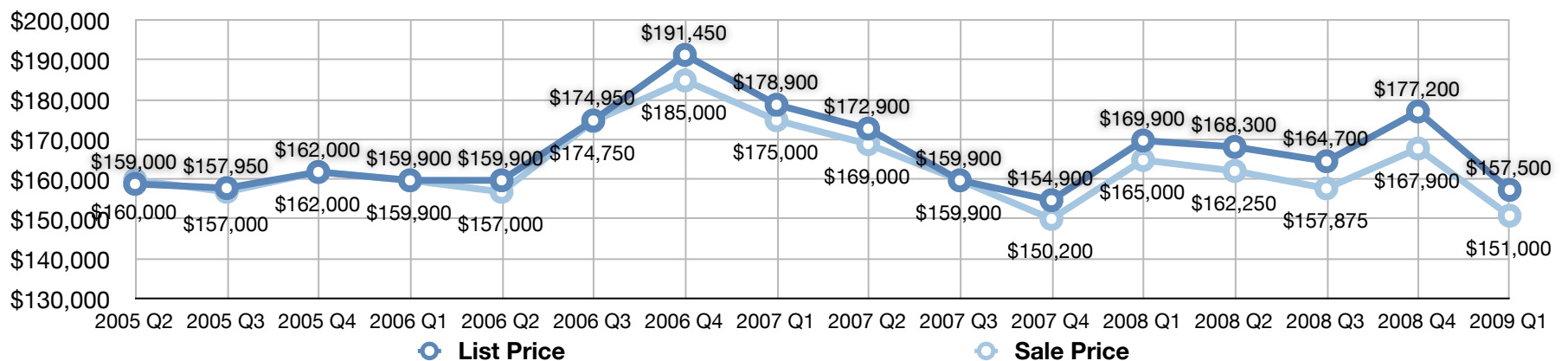
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Condos	91	86	96	88	89	74	90	79	93	90	91	98	107	77	111
SFH	89	92	82	86	79	72	72	73	76	83	81	85	101	75	109

### Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
<b>Hartford County</b>	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
\$ Volume (in millions)	\$336	\$407	21%	\$512	26%	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)
<b>Litchfield County</b>	242	304	26%	273	(-10%)	304	11%	272	(-11%)	249	(-9%)	173	(-31%)
\$ Volume (in millions)	\$26	\$37	42%	\$37	0%	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)
<b>Middlesex County</b>	548	581	6%	588	1%	673	14%	602	(-11%)	521	(-13%)	384	(-26%)
\$ Volume (in millions)	\$67	\$78	16%	\$99	27%	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)
<b>New Haven County</b>	2,760	2,700	(-2%)	2,931	9%	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)
\$ Volume (in millions)	\$338	\$377	12%	\$459	22%	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)
<b>New London County</b>	560	558	0%	655	17%	720	10%	768	7%	545	(-29%)	362	(-34%)
\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
<b>Tolland County</b>	319	336	5%	326	(-3%)	309	(-5%)	365	18%	316	(-13%)	213	(-33%)
\$ Volume (in millions)	\$37	\$43	16%	\$47	9%	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)
<b>Windham County</b>	96	101	5%	113	12%	161	42%	131	(-19%)	102	(-22%)	69	(-32%)
\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

### Median List Price vs. Median Sale Price - Condo



	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
<b>List Price</b>	\$159,000	\$157,950	\$162,000	\$159,900	\$159,900	\$174,950	\$191,450	\$178,900	\$172,900	\$159,900	\$154,900	\$169,900	\$168,300	\$164,700	\$177,200	\$157,500
<b>Sale Price</b>	\$160,000	\$157,000	\$162,000	\$159,900	\$157,000	\$174,750	\$185,000	\$175,000	\$169,000	\$159,900	\$150,200	\$165,000	\$162,250	\$157,875	\$167,900	\$151,000

# New Haven County



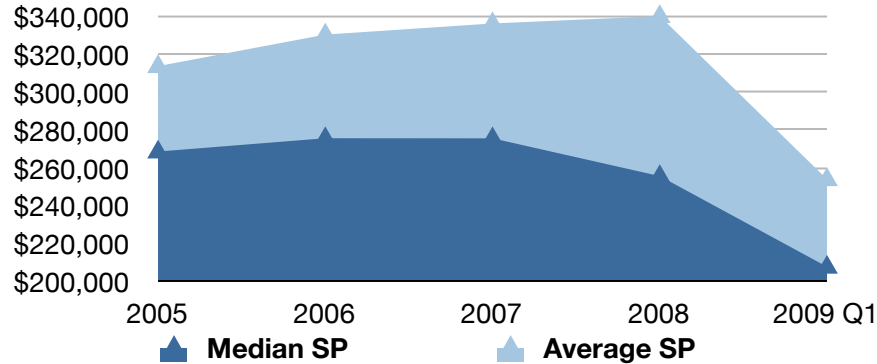
## New Haven County - Statistics

### Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
<b>Hartford County</b>	8,600	8,450	(-2%)	9,038	7%	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)
\$ Volume (in millions)	\$1,942	\$2,104	8%	\$2,413	15%	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)
<b>Litchfield County</b>	1,534	1,580	3%	1,706	8%	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)
\$ Volume (in millions)	\$383	\$416	9%	\$538	29%	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)
<b>Middlesex County</b>	2,276	2,151	(-5%)	2,304	7%	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)
\$ Volume (in millions)	\$628	\$648	3%	\$772	19%	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)
<b>New Haven County</b>	7,220	7,249	0%	7,700	6%	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)
\$ Volume (in millions)	\$1,635	\$1,848	13%	\$2,156	17%	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)
<b>New London County</b>	3,083	3,398	10%	3,620	7%	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)
\$ Volume (in millions)	\$689	\$870	26%	\$1,051	21%	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)
<b>Tolland County</b>	1,576	1,622	3%	1,698	5%	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)
\$ Volume (in millions)	\$382	\$435	14%	\$423	3%	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)
<b>Windham County</b>	1,525	1,542	1%	1,709	11%	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)
\$ Volume (in millions)	\$246	\$278	13%	\$359	29%	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)

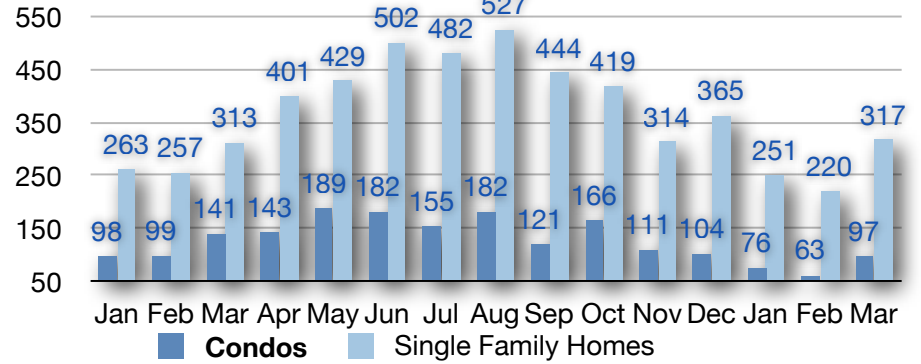
\*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

**Average vs. Median Sale Price by Year - SFH**



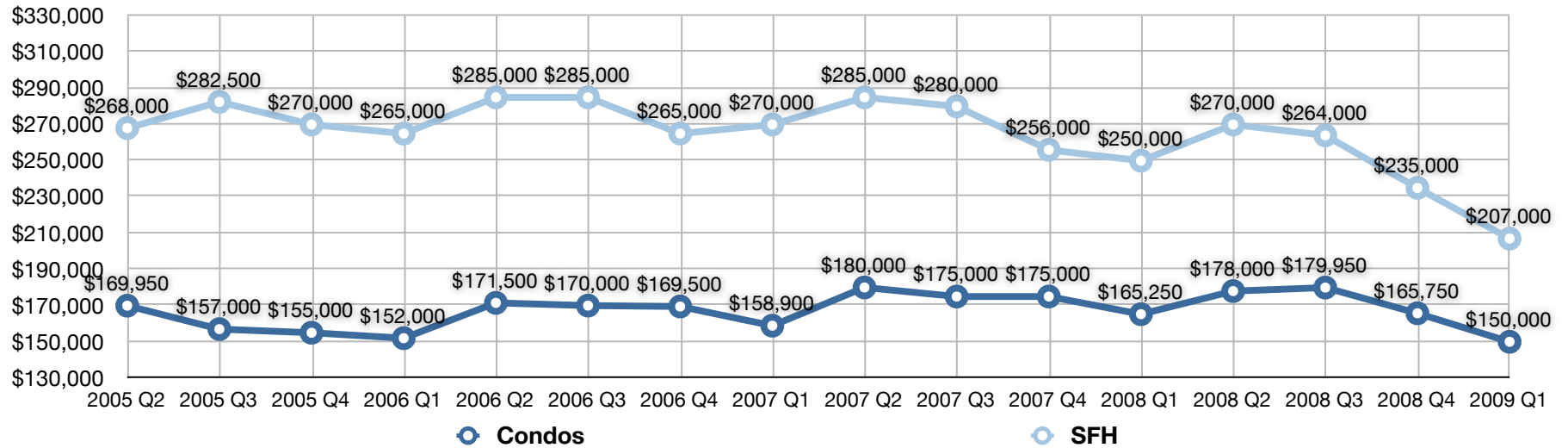
	2005	2006	2007	2008	2009 Q1
<b>Median SP</b>	\$268,000	\$275,047	\$275,000	\$255,000	\$207,000
<b>Average SP</b>	\$313,217	\$329,918	\$335,810	\$339,707	\$253,353

**Number Sold by Month - 2008/2009**



2008	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2009	Jan	Feb	Mar
<b>Condos</b>	98	99	141	143	189	182	155	182	121	166	111	104	76	63	97	
<b>SFH</b>	263	257	313	401	429	502	482	527	444	419	314	365	251	220	317	

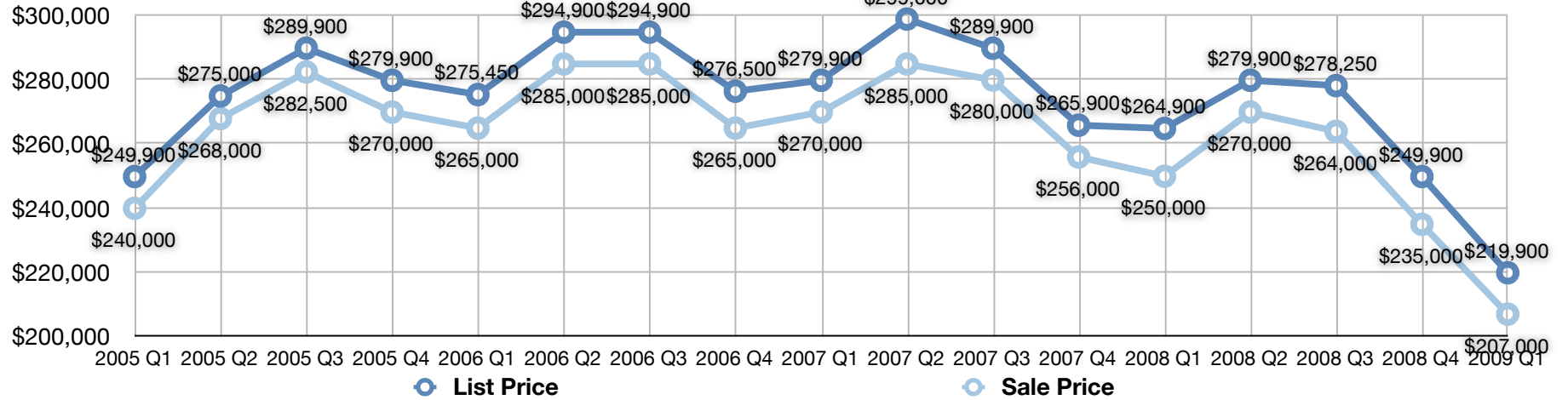
**Median Sale Price by Quarter**



2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$169,950	\$157,000	\$155,000	\$152,000	\$171,500	\$170,000	\$169,500	\$158,900	\$180,000	\$175,000	\$175,000	\$165,250	\$178,000	\$179,950	\$165,750	\$150,000
\$268,000	\$282,500	\$270,000	\$265,000	\$285,000	\$285,000	\$265,000	\$270,000	\$285,000	\$280,000	\$256,000	\$250,000	\$270,000	\$264,000	\$235,000	\$207,000

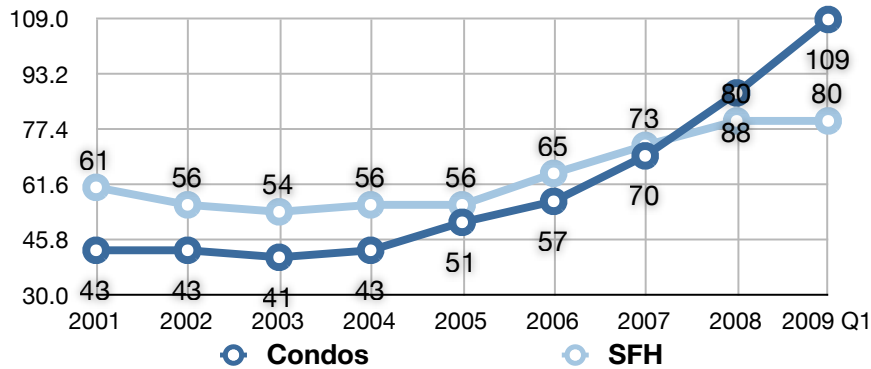


### List Price vs. Sale Price by Quarter - SFH



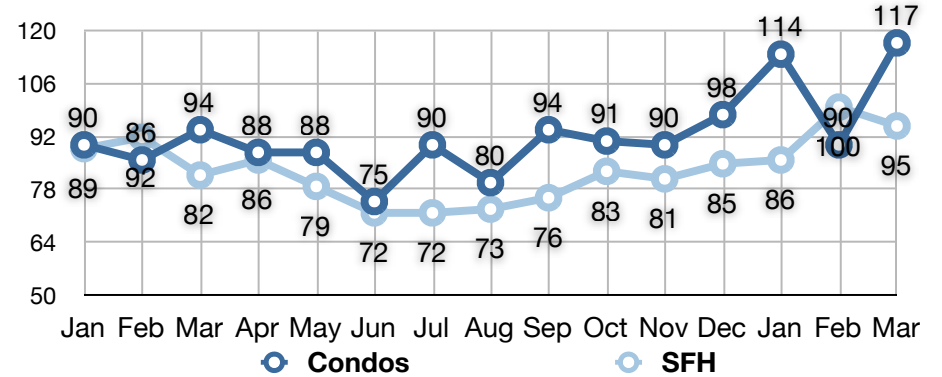
	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
List Price	\$275,000	\$289,900	\$279,900	\$275,450	\$294,900	\$294,900	\$276,500	\$279,900	\$299,000	\$289,900	\$265,900	\$264,900	\$279,900	\$278,250	\$249,900	\$219,900
Sale Price	\$268,000	\$282,500	\$270,000	\$265,000	\$285,000	\$285,000	\$265,000	\$270,000	\$285,000	\$280,000	\$256,000	\$250,000	\$270,000	\$264,000	\$235,000	\$207,000

### Average Days on Market by Year



	2001	2002	2003	2004	2005	2006	2007	2008	2009 Q1
Condos	43	43	41	43	51	57	70	88	109
SFH	61	56	54	56	56	65	73	80	80

### Average Days on Market by Month - 2008/2009



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Condos	90	86	94	88	88	75	90	80	94	91	90	98	114	90	117
SFH	89	92	82	86	79	72	72	73	76	83	81	85	86	100	95

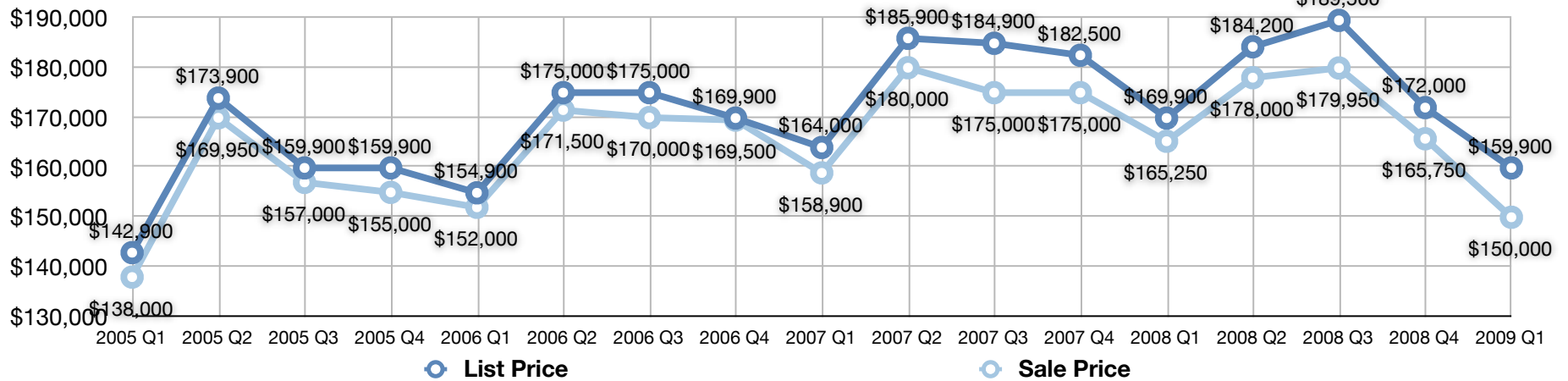
New Haven County - Connecticut Multiple Listing Service, Inc.

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
<b>Hartford County</b>	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
\$ Volume (in millions)	\$336	\$407	21%	\$512	26%	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)
<b>Litchfield County</b>	242	304	26%	273	(-10%)	304	11%	272	(-11%)	249	(-9%)	173	(-31%)
\$ Volume (in millions)	\$26	\$37	42%	\$37	0%	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)
<b>Middlesex County</b>	548	581	6%	588	1%	673	14%	602	(-11%)	521	(-13%)	384	(-26%)
\$ Volume (in millions)	\$67	\$78	16%	\$99	27%	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)
<b>New Haven County</b>	2,760	2,700	(-2%)	2,931	9%	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)
\$ Volume (in millions)	\$338	\$377	12%	\$459	22%	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)
<b>New London County</b>	560	558	0%	655	17%	720	10%	768	7%	545	(-29%)	362	(-34%)
\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
<b>Tolland County</b>	319	336	5%	326	(-3%)	309	(-5%)	365	18%	316	(-13%)	213	(-33%)
\$ Volume (in millions)	\$37	\$43	16%	\$47	9%	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)
<b>Windham County</b>	96	101	5%	113	12%	161	42%	131	(-19%)	102	(-22%)	69	(-32%)
\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

Median List Price vs. Median Sale Price by Quarter - Condo



	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
<b>List Price</b>	\$173,900	\$159,900	\$159,900	\$154,900	\$175,000	\$175,000	\$169,900	\$164,000	\$185,900	\$184,900	\$182,500	\$169,900	\$184,200	\$189,500	\$172,000	\$159,900
<b>Sale Price</b>	\$169,950	\$157,000	\$155,000	\$152,000	\$171,500	\$170,000	\$169,500	\$158,900	\$180,000	\$175,000	\$175,000	\$165,250	\$178,000	\$179,950	\$165,750	\$150,000

Source: Connecticut Multiple Listing Service, Inc. Information is deemed reliable, but not guaranteed.

# New London County



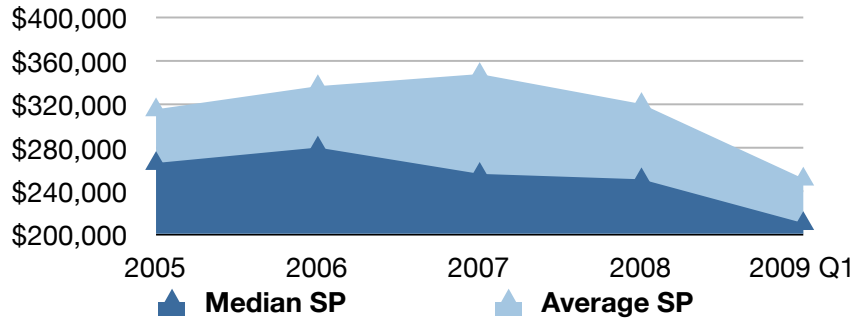
## New London County - Statistics

### Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
<b>Hartford County</b>	8,600	8,450	(-2%)	9,038	7%	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)
\$ Volume (in millions)	\$1,942	\$2,104	8%	\$2,413	15%	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)
<b>Litchfield County</b>	1,534	1,580	3%	1,706	8%	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)
\$ Volume (in millions)	\$383	\$416	9%	\$538	29%	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)
<b>Middlesex County</b>	2,276	2,151	(-5%)	2,304	7%	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)
\$ Volume (in millions)	\$628	\$648	3%	\$772	19%	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)
<b>New Haven County</b>	7,220	7,249	0%	7,700	6%	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)
\$ Volume (in millions)	\$1,635	\$1,848	13%	\$2,156	17%	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)
<b>New London County</b>	3,083	3,398	10%	3,620	7%	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)
\$ Volume (in millions)	\$689	\$870	26%	\$1,051	21%	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)
<b>Tolland County</b>	1,576	1,622	3%	1,698	5%	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)
\$ Volume (in millions)	\$382	\$435	14%	\$423	3%	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)
<b>Windham County</b>	1,525	1,542	1%	1,709	11%	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)
\$ Volume (in millions)	\$246	\$278	13%	\$359	29%	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)

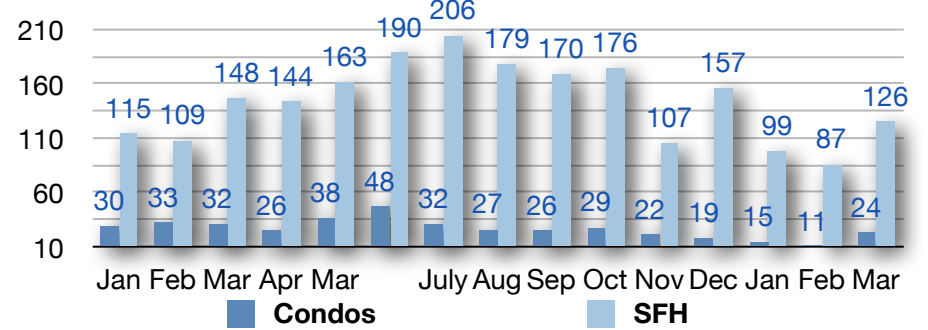
\*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

**Average vs. Median Sale Price by Year - SFH**



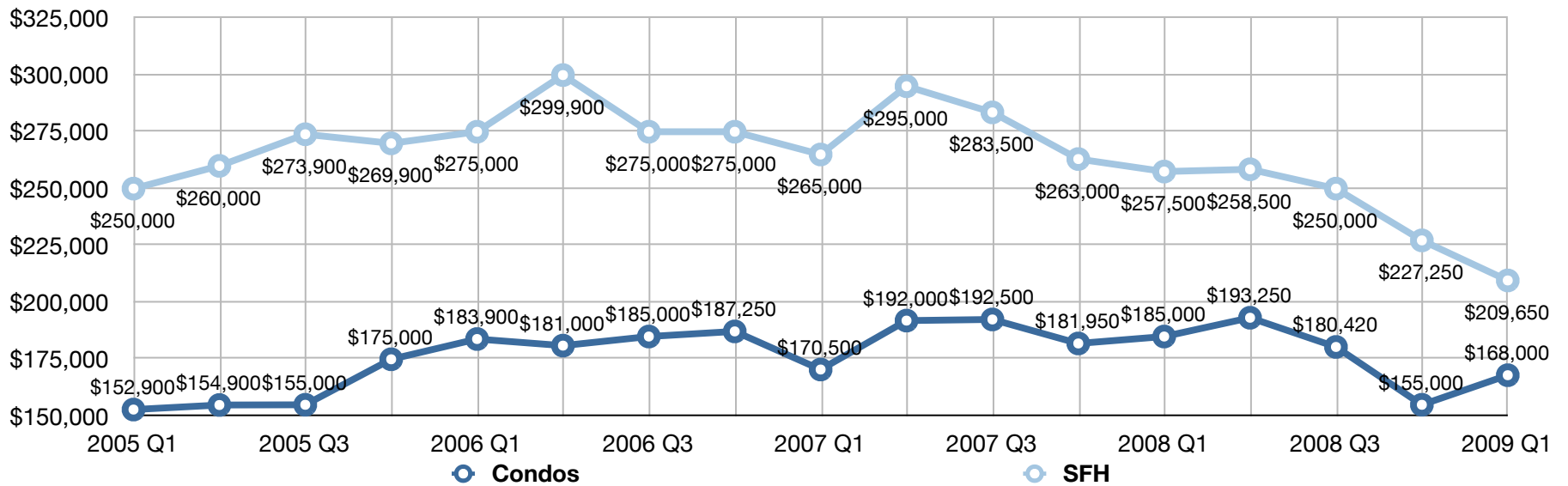
	2005	2006	2007	2008	2009 Q1
<b>Median</b>	\$265,000	\$279,250	\$255,000	\$250,000	\$209,650
<b>Average</b>	\$314,463	\$335,810	\$346,990	\$319,385	\$250,625

**Number Sold by Month - 2008/2009**



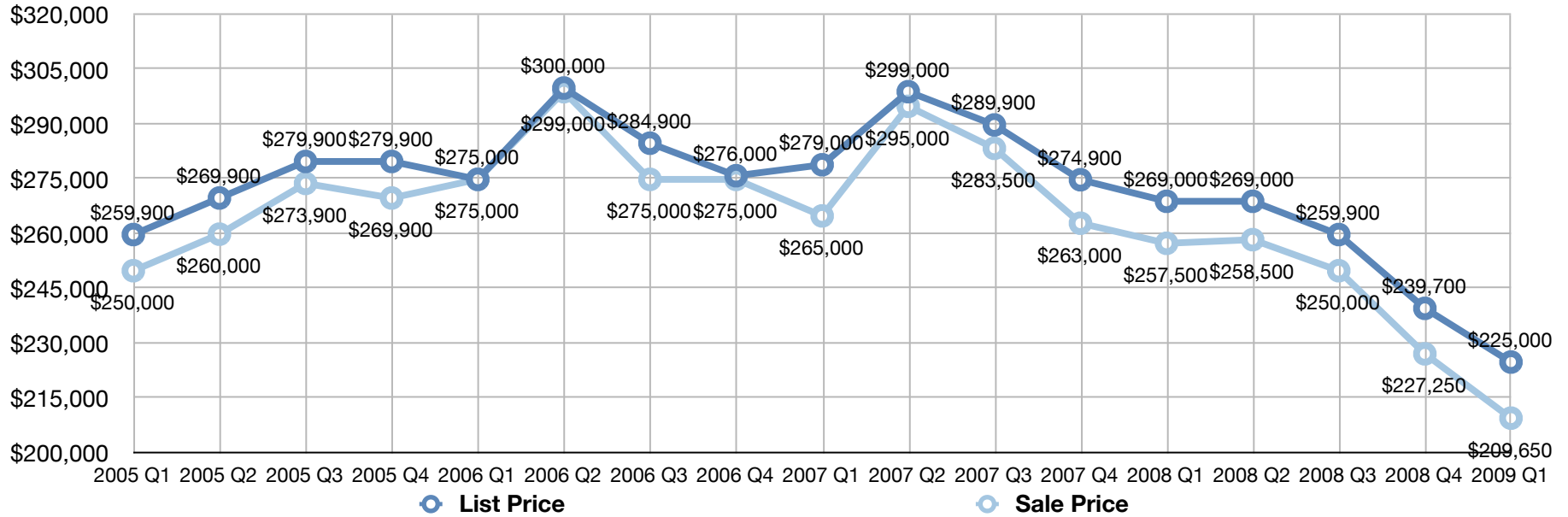
	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	30	33	32	26	38	48	32	27	26	29	22	19	15	11	24
<b>SFH</b>	115	109	148	144	163	190	206	179	170	176	107	157	99	87	126

**Median Sale Price by Quarter**



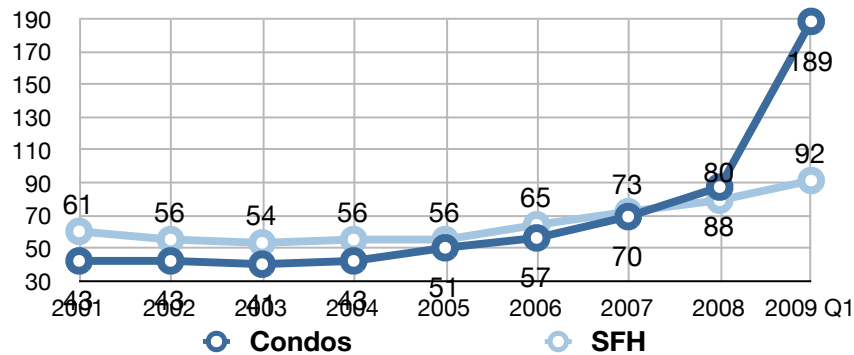
2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$154,900	\$155,000	\$175,000	\$183,900	\$181,000	\$185,000	\$187,250	\$170,500	\$192,000	\$192,500	\$181,950	\$185,000	\$193,250	\$180,420	\$155,000	\$168,000
\$260,000	\$273,900	\$269,900	\$275,000	\$299,900	\$275,000	\$275,000	\$265,000	\$295,000	\$283,500	\$263,000	\$257,500	\$258,500	\$250,000	\$227,250	\$209,650

### List Price vs. Sale Price by Quarter - SFH



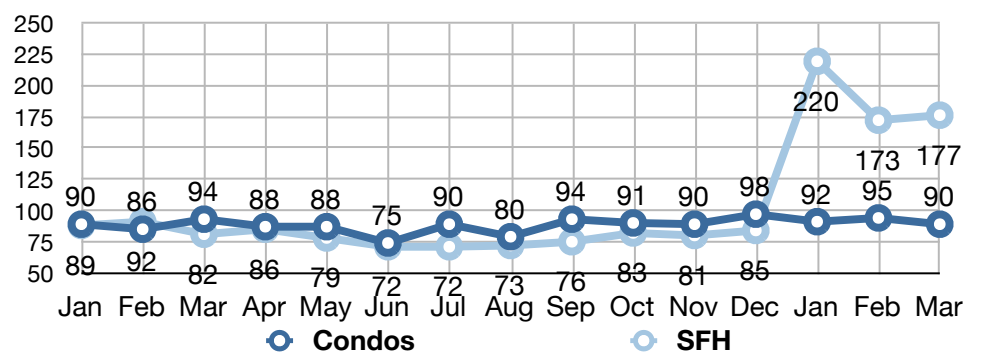
	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
List Price	\$269,900	\$279,900	\$279,900	\$275,000	\$300,000	\$284,900	\$276,000	\$279,000	\$299,000	\$289,900	\$274,900	\$269,000	\$269,000	\$259,900	\$239,700	\$225,000
Sale Price	\$260,000	\$273,900	\$269,900	\$275,000	\$299,000	\$275,000	\$275,000	\$265,000	\$295,000	\$283,500	\$263,000	\$257,500	\$258,500	\$250,000	\$227,250	\$209,650

### Average Days on Market by Year



	2001	2002	2003	2004	2005	2006	2007	2008	2009 Q1
Condos	43	43	41	43	51	57	70	88	189
SFH	61	56	54	56	56	65	73	80	92

### Average Days on Market by Month - 2008



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Condos	90	86	94	88	88	75	90	80	94	91	90	98	92	95	90
SFH	89	92	82	86	79	72	72	73	76	83	81	85	220	173	177

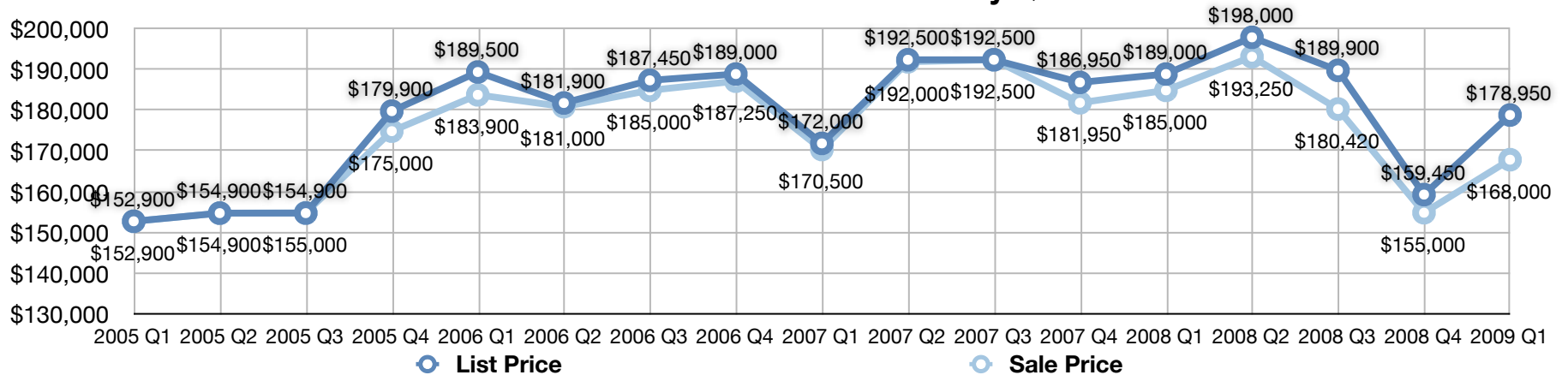
New London County - Connecticut Multiple Listing Service, Inc.

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
<b>Hartford County</b>	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
\$ Volume (in millions)	\$336	\$407	21%	\$512	26%	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)
<b>Litchfield County</b>	242	304	26%	273	(-10%)	304	11%	272	(-11%)	249	(-9%)	173	(-31%)
\$ Volume (in millions)	\$26	\$37	42%	\$37	0%	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)
<b>Middlesex County</b>	548	581	6%	588	1%	673	14%	602	(-11%)	521	(-13%)	384	(-26%)
\$ Volume (in millions)	\$67	\$78	16%	\$99	27%	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)
<b>New Haven County</b>	2,760	2,700	(-2%)	2,931	9%	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)
\$ Volume (in millions)	\$338	\$377	12%	\$459	22%	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)
<b>New London County</b>	560	558	0%	655	17%	720	10%	768	7%	545	(-29%)	362	(-34%)
\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
<b>Tolland County</b>	319	336	5%	326	(-3%)	309	(-5%)	365	18%	316	(-13%)	213	(-33%)
\$ Volume (in millions)	\$37	\$43	16%	\$47	9%	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)
<b>Windham County</b>	96	101	5%	113	12%	161	42%	131	(-19%)	102	(-22%)	69	(-32%)
\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

Median List Price vs. Median Sale Price by Quarter - Condo



	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
<b>List Price</b>	\$154,900	\$154,900	\$179,900	\$189,500	\$181,900	\$187,450	\$189,000	\$172,000	\$192,500	\$192,500	\$186,950	\$189,000	\$198,000	\$189,900	\$159,450	\$178,950
<b>Sale Price</b>	\$154,900	\$155,000	\$175,000	\$183,900	\$181,000	\$185,000	\$187,250	\$170,500	\$192,000	\$192,500	\$181,950	\$185,000	\$193,250	\$180,420	\$155,000	\$168,000

Source: Connecticut Multiple Listing Service, Inc. Information is deemed reliable, but not guaranteed.

# Tolland County





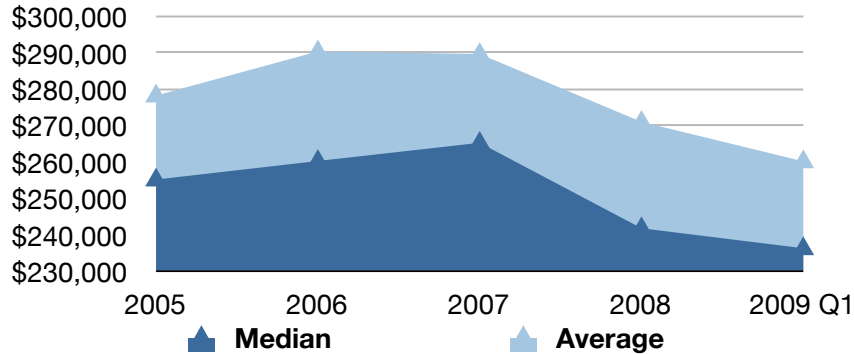
## Tolland County - Statistics

### Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
<b>Hartford County</b>	8,600	8,450	(-2%)	9,038	7%	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)
\$ Volume (in millions)	\$1,942	\$2,104	8%	\$2,413	15%	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)
<b>Litchfield County</b>	1,534	1,580	3%	1,706	8%	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)
\$ Volume (in millions)	\$383	\$416	9%	\$538	29%	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)
<b>Middlesex County</b>	2,276	2,151	(-5%)	2,304	7%	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)
\$ Volume (in millions)	\$628	\$648	3%	\$772	19%	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)
<b>New Haven County</b>	7,220	7,249	0%	7,700	6%	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)
\$ Volume (in millions)	\$1,635	\$1,848	13%	\$2,156	17%	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)
<b>New London County</b>	3,083	3,398	10%	3,620	7%	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)
\$ Volume (in millions)	\$689	\$870	26%	\$1,051	21%	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)
<b>Tolland County</b>	1,576	1,622	3%	1,698	5%	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)
\$ Volume (in millions)	\$382	\$435	14%	\$423	3%	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)
<b>Windham County</b>	1,525	1,542	1%	1,709	11%	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)
\$ Volume (in millions)	\$246	\$278	13%	\$359	29%	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)

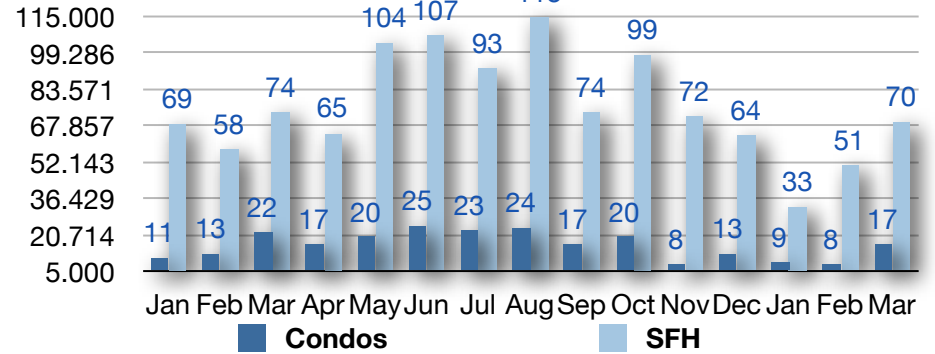
\*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

**Average vs. Median Sale Price by Year - SFH**



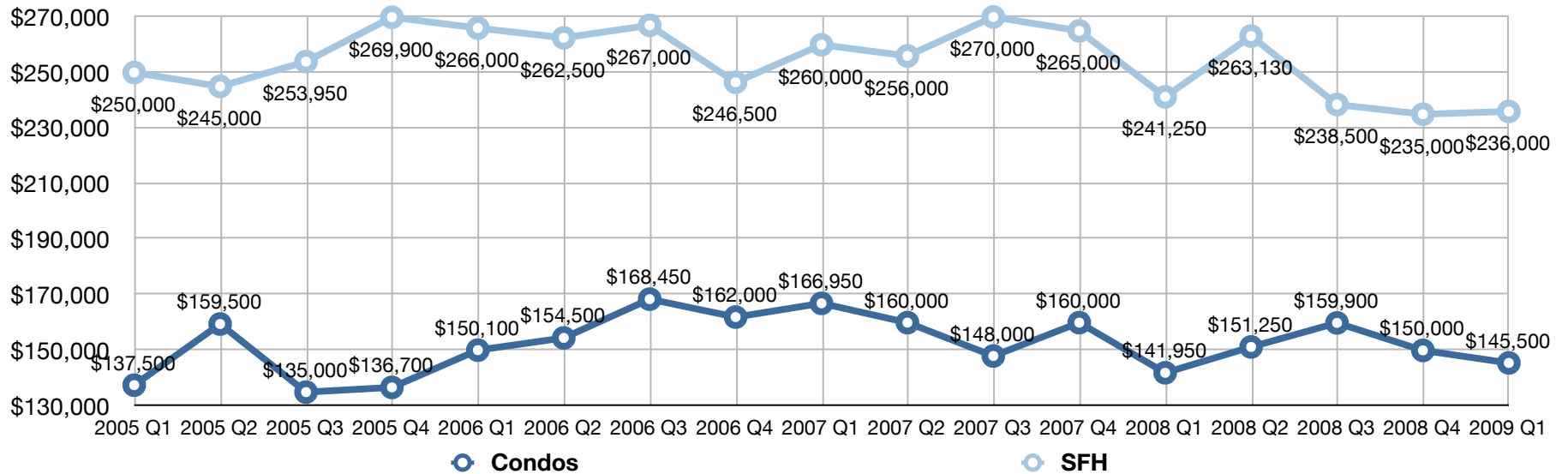
	2005	2006	2007	2008	2009 Q1
<b>Median SP</b>	\$254,900	\$260,000	\$265,000	\$241,500	\$236,000
<b>Average SP</b>	\$277,997	\$290,122	\$289,424	\$270,755	\$259,907

**Number Sold by Month - 2008/2009**



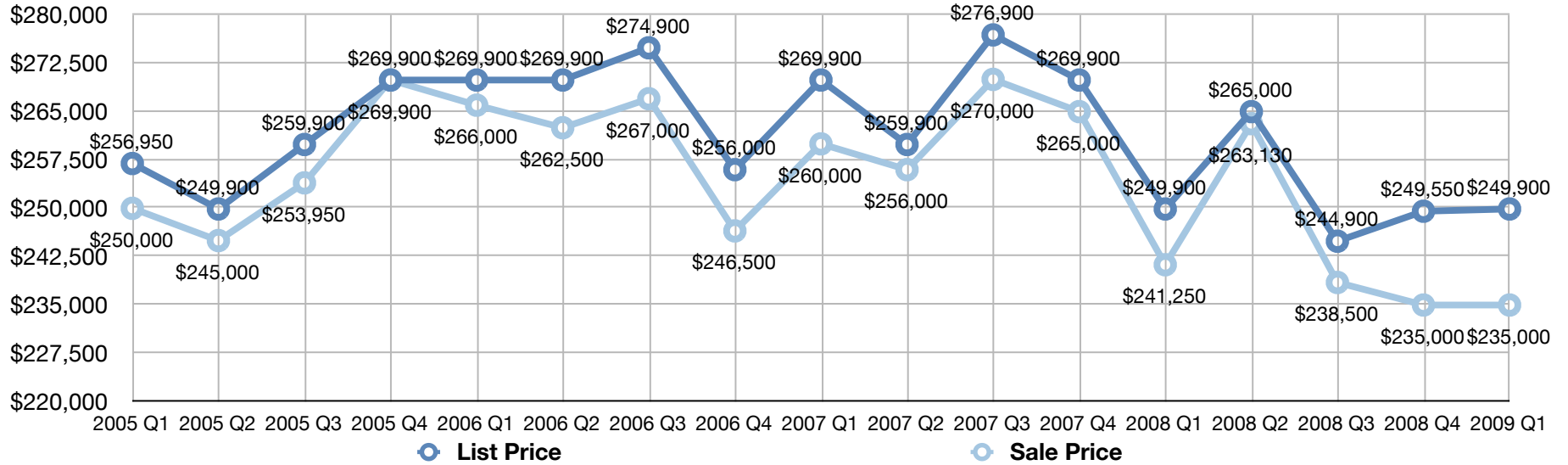
2008	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	11	13	22	17	20	25	23	24	17	20	8	13	9	8	17
<b>SFH</b>	69	58	74	65	104	107	93	115	74	99	72	64	33	51	70

**Median Sales Price by Quarter**



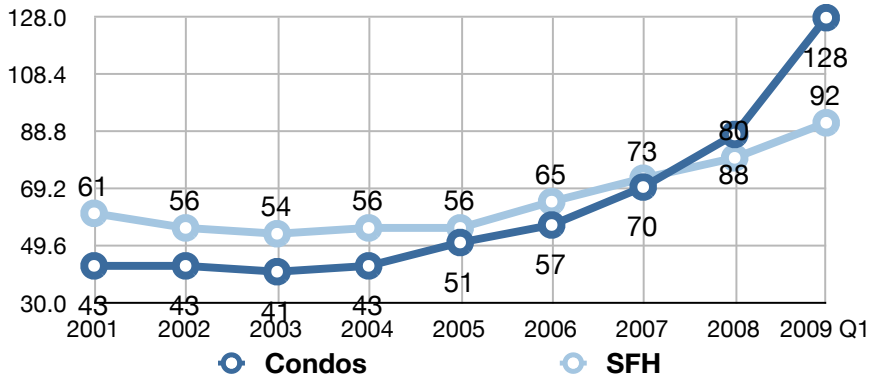
2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$159,500	\$135,000	\$136,700	\$150,100	\$154,500	\$168,450	\$162,000	\$166,950	\$160,000	\$148,000	\$160,000	\$141,950	\$151,250	\$159,900	\$150,000	\$145,500
\$245,000	\$253,950	\$269,900	\$266,000	\$262,500	\$267,000	\$246,500	\$260,000	\$256,000	\$270,000	\$265,000	\$241,250	\$263,130	\$238,500	\$235,000	\$236,000

### List Price vs. Sale Price by Quarter - SFH



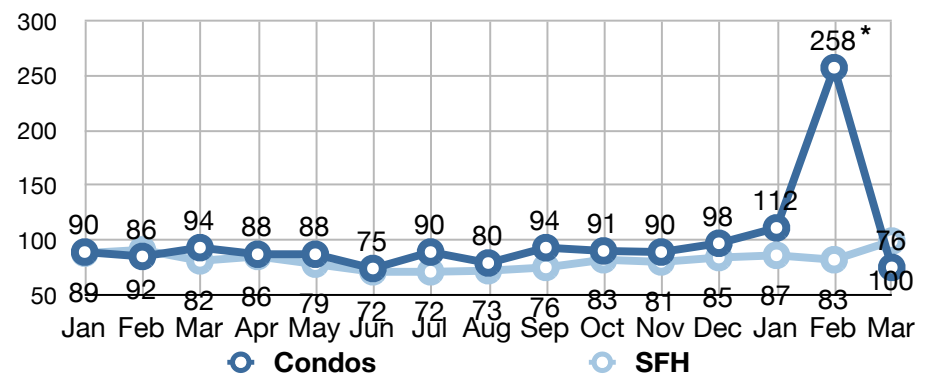
	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
List Price	\$249,900	\$259,900	\$269,900	\$269,900	\$269,900	\$274,900	\$256,000	\$269,900	\$259,900	\$276,900	\$269,900	\$249,900	\$265,000	\$244,900	\$249,550	\$249,900
Sale Price	\$245,000	\$253,950	\$269,900	\$266,000	\$262,500	\$267,000	\$246,500	\$260,000	\$256,000	\$270,000	\$265,000	\$241,250	\$263,130	\$238,500	\$235,000	\$235,000

### Average Days on Market by Year



	2001	2002	2003	2004	2005	2006	2007	2008	2009 Q1
Condos	43	43	41	43	51	57	70	88	128
SFH	61	56	54	56	56	65	73	80	92

### Average Days on Market by Month - 2008/2009



\*NOTE: Of eight sales in February, one spent 1,183 days on market

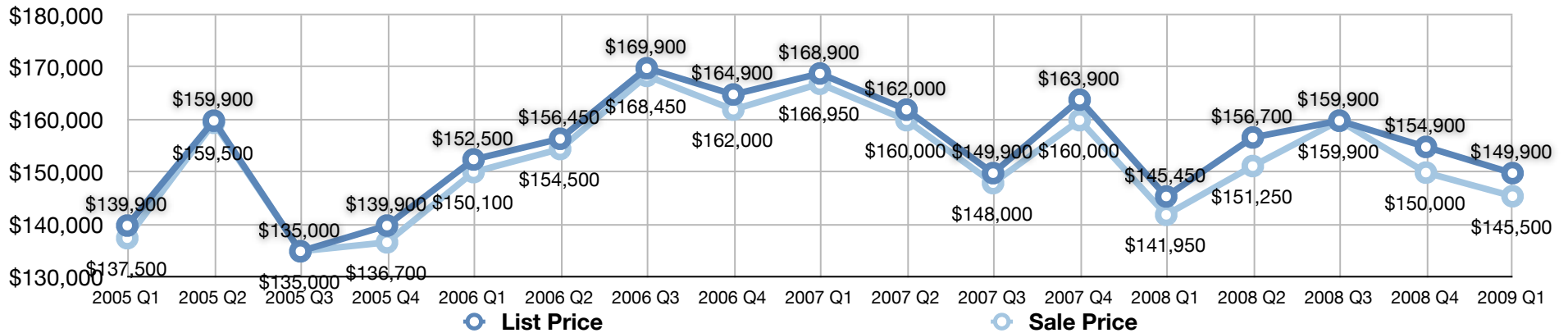
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Condos	90	86	94	88	88	75	90	80	94	91	90	98	112	258	76
SFH	89	92	82	86	79	72	72	73	76	83	81	85	87	83	100

### Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
<b>Hartford County</b>	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
\$ Volume (in millions)	\$336	\$407	21%	\$512	26%	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)
<b>Litchfield County</b>	242	304	26%	273	(-10%)	304	11%	272	(-11%)	249	(-9%)	173	(-31%)
\$ Volume (in millions)	\$26	\$37	42%	\$37	0%	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)
<b>Middlesex County</b>	548	581	6%	588	1%	673	14%	602	(-11%)	521	(-13%)	384	(-26%)
\$ Volume (in millions)	\$67	\$78	16%	\$99	27%	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)
<b>New Haven County</b>	2,760	2,700	(-2%)	2,931	9%	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)
\$ Volume (in millions)	\$338	\$377	12%	\$459	22%	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)
<b>New London County</b>	560	558	0%	655	17%	720	10%	768	7%	545	(-29%)	362	(-34%)
\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
<b>Tolland County</b>	319	336	5%	326	(-3%)	309	(-5%)	365	18%	316	(-13%)	213	(-33%)
\$ Volume (in millions)	\$37	\$43	16%	\$47	9%	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)
<b>Windham County</b>	96	101	5%	113	12%	161	42%	131	(-19%)	102	(-22%)	69	(-32%)
\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

### Median List Price vs. Median Sale Price by Quarter - Condos



	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
<b>List Price</b>	\$159,900	\$135,000	\$139,900	\$152,500	\$156,450	\$169,900	\$164,900	\$168,900	\$162,000	\$149,900	\$163,900	\$145,450	\$156,700	\$159,900	\$154,900	\$149,900
<b>Sale Price</b>	\$159,500	\$135,000	\$136,700	\$150,100	\$154,500	\$168,450	\$162,000	\$166,950	\$160,000	\$148,000	\$160,000	\$141,950	\$151,250	\$159,900	\$150,000	\$145,500

Source: Connecticut Multiple Listing Service, Inc. Information is deemed reliable, but not guaranteed.

# Windham County



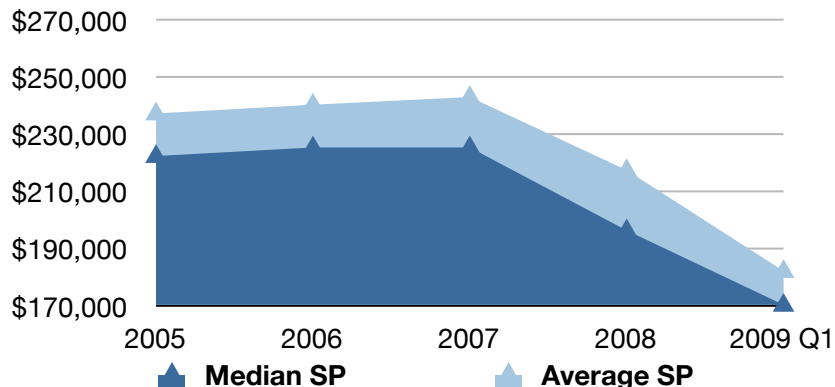
## Windham County - Statistics

### Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
<b>Hartford County</b>	8,600	8,450	(-2%)	9,038	7%	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)
\$ Volume (in millions)	\$1,942	\$2,104	8%	\$2,413	15%	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)
<b>Litchfield County</b>	1,534	1,580	3%	1,706	8%	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)
\$ Volume (in millions)	\$383	\$416	9%	\$538	29%	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)
<b>Middlesex County</b>	2,276	2,151	(-5%)	2,304	7%	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)
\$ Volume (in millions)	\$628	\$648	3%	\$772	19%	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)
<b>New Haven County</b>	7,220	7,249	0%	7,700	6%	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)
\$ Volume (in millions)	\$1,635	\$1,848	13%	\$2,156	17%	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)
<b>New London County</b>	3,083	3,398	10%	3,620	7%	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)
\$ Volume (in millions)	\$689	\$870	26%	\$1,051	21%	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)
<b>Tolland County</b>	1,576	1,622	3%	1,698	5%	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)
\$ Volume (in millions)	\$382	\$435	14%	\$423	3%	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)
<b>Windham County</b>	1,525	1,542	1%	1,709	11%	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)
\$ Volume (in millions)	\$246	\$278	13%	\$359	29%	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)

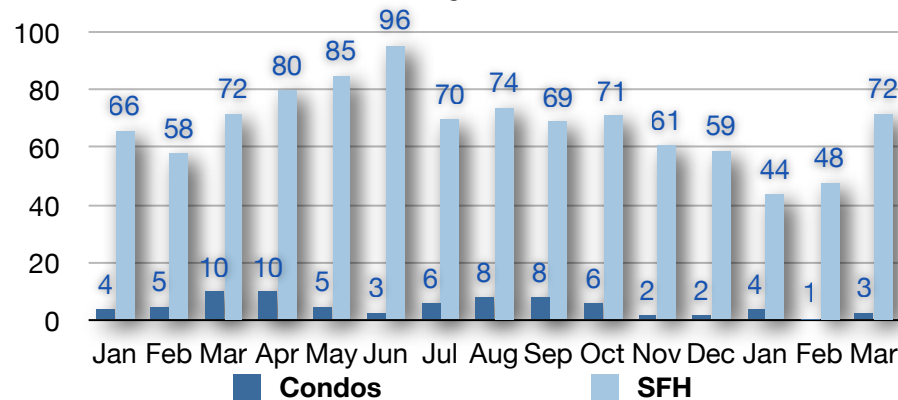
\*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

**Average vs. Median Sale Price by Year - SFH**



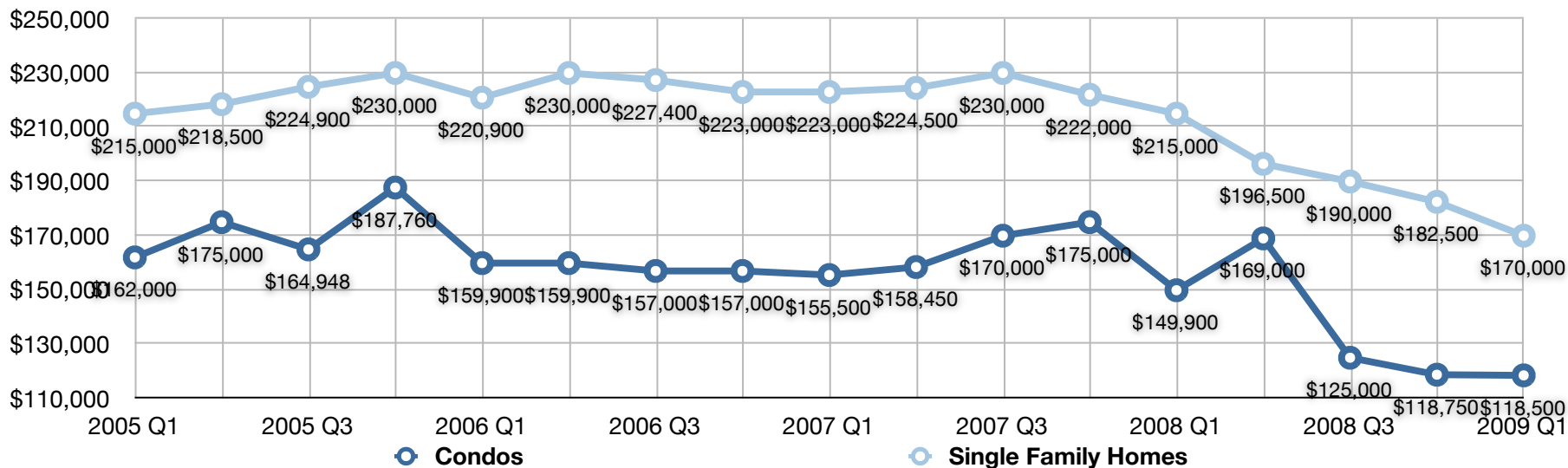
	2005	2006	2007	2008	2009 Q1
<b>Median SP</b>	\$222,000	\$225,000	\$225,000	\$196,000	\$170,000
<b>Average SP</b>	\$236,876	\$239,937	\$242,621	\$217,048	\$181,811

**Number Sold by Month - 2008/2009**



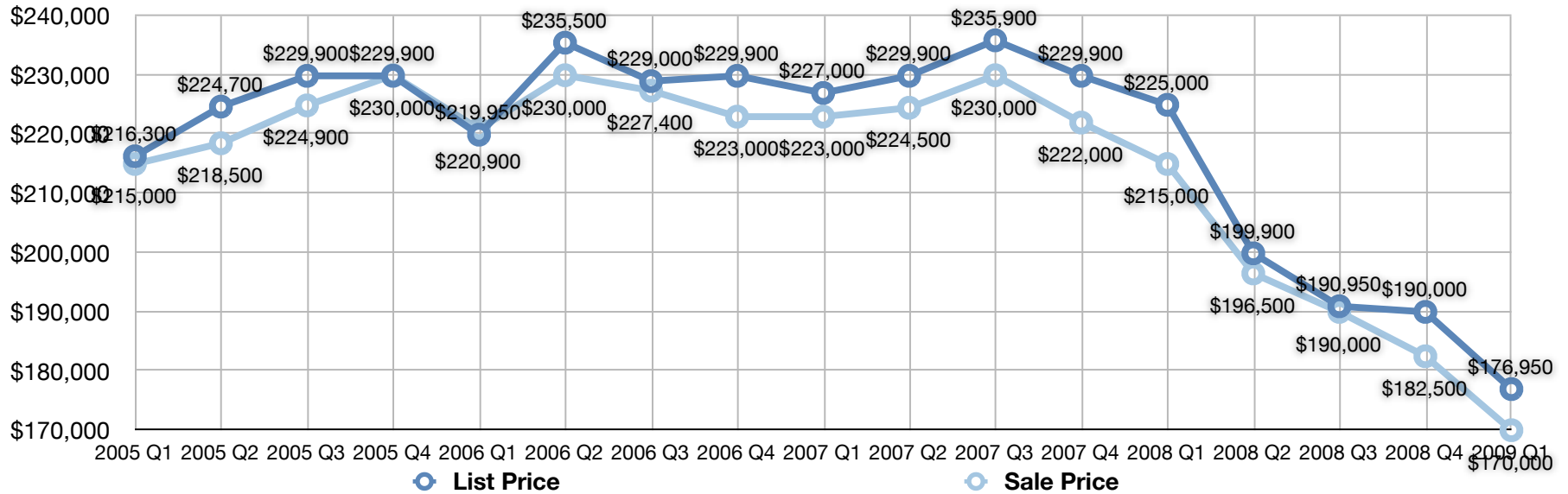
2008	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
<b>Condos</b>	4	5	10	10	5	3	6	8	8	6	2	2	4	1	3
<b>SFH</b>	66	58	72	80	85	96	70	74	69	71	61	59	44	48	72

**Median Sale Price by Quarter**



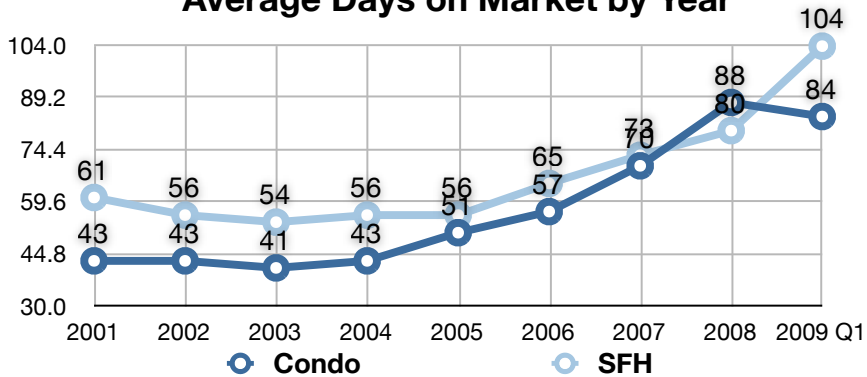
2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
\$175,000	\$164,948	\$187,760	\$159,900	\$159,900	\$157,000	\$157,000	\$155,500	\$158,450	\$170,000	\$175,000	\$149,900	\$169,000	\$125,000	\$118,750	\$118,500
\$218,500	\$224,900	\$230,000	\$220,900	\$230,000	\$227,400	\$223,000	\$223,000	\$224,500	\$230,000	\$222,000	\$215,000	\$196,500	\$190,000	\$182,500	\$170,000

### List Price vs. Sale Price by Quarter - SFH



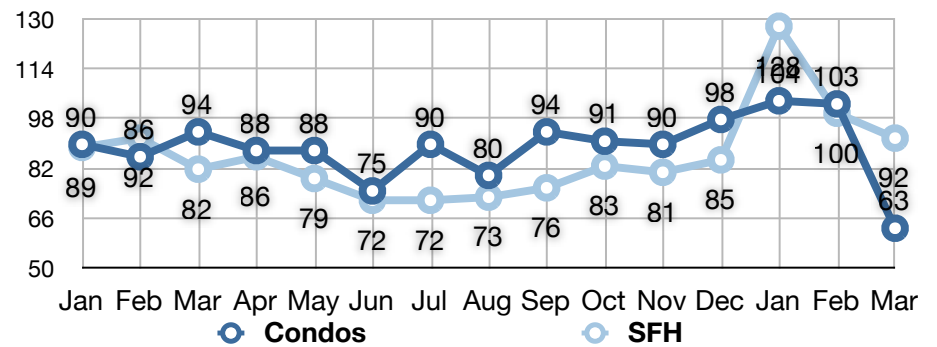
	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
List Price	\$224,700	\$229,900	\$229,900	\$219,950	\$235,500	\$229,000	\$229,900	\$227,000	\$229,900	\$235,900	\$229,900	\$225,000	\$199,900	\$190,950	\$190,000	\$176,950
Sale Price	\$218,500	\$224,900	\$230,000	\$220,900	\$230,000	\$227,400	\$223,000	\$223,000	\$224,500	\$230,000	\$222,000	\$215,000	\$196,500	\$190,000	\$182,500	\$170,000

### Average Days on Market by Year



	2001	2002	2003	2004	2005	2006	2007	2008	2009 Q1
Condo	43	43	41	43	51	57	70	88	84
SFH	61	56	54	56	56	65	73	80	104

### Average Days on Market by Month - 2008/2009



	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Condos	90	86	94	88	88	75	90	80	94	91	90	98	104	103	63
SFH	89	92	82	86	79	72	72	73	76	83	81	85	128	100	92

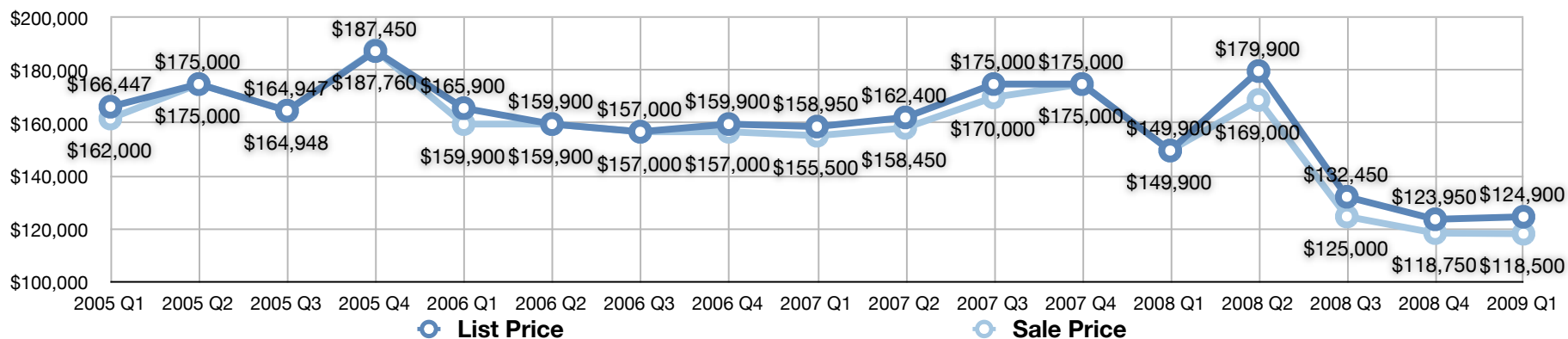


### Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
<b>Fairfield County</b>	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
<b>Hartford County</b>	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
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### Median List Price vs. Median Sale Price by Quarter - Condo



	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1
<b>List Price</b>	\$175,000	\$164,947	\$187,450	\$165,900	\$159,900	\$157,000	\$159,900	\$158,950	\$162,400	\$175,000	\$175,000	\$149,900	\$179,900	\$132,450	\$123,950	\$124,900
<b>Sale Price</b>	\$175,000	\$164,948	\$187,760	\$159,900	\$159,900	\$157,000	\$157,000	\$155,500	\$158,450	\$170,000	\$175,000	\$149,900	\$169,000	\$125,000	\$118,750	\$118,500