



CT Statewide MLS

2009 Q3



Statewide Summary

Statistics by County



Connecticut Statewide Statistics



	2009 Q1	2009 Q2	2009 Q3
Number of Sales			
SFH	2,810	4,838	5,838
Condos	690	1,168	1,546
Commercial	111	123	143
Dollar Volume			
SFH	\$719,648,832	\$1,324,076,161	\$1,613,730,269
Condos	\$121,849,359	\$ 203,559,292	\$ 281,321,929
Number of Listings			
SFH	16,096	15,189	15,820
Condos	4,893	4,540	4,442
Commercial	2,580	2,636	2,670
Median Sale Price			
SFH	\$290,000	\$230,000	\$234,000
Condos	\$204,950	\$161,500	\$165,000



Fairfield County



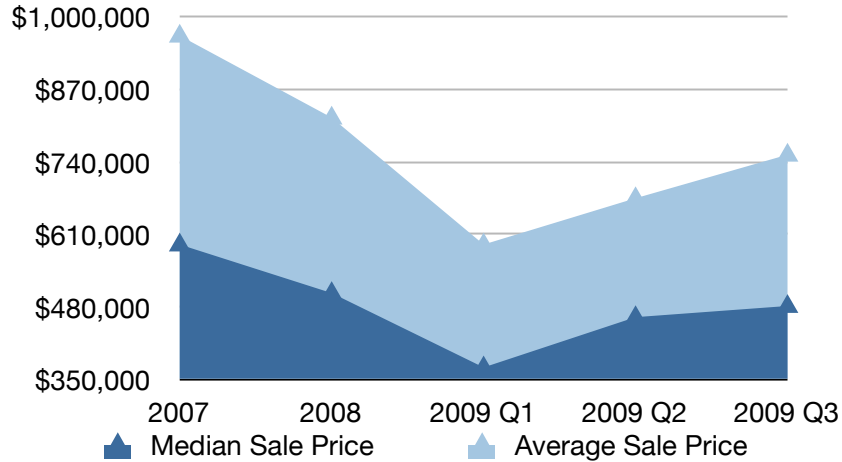
Fairfield County - Statistics

Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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%)

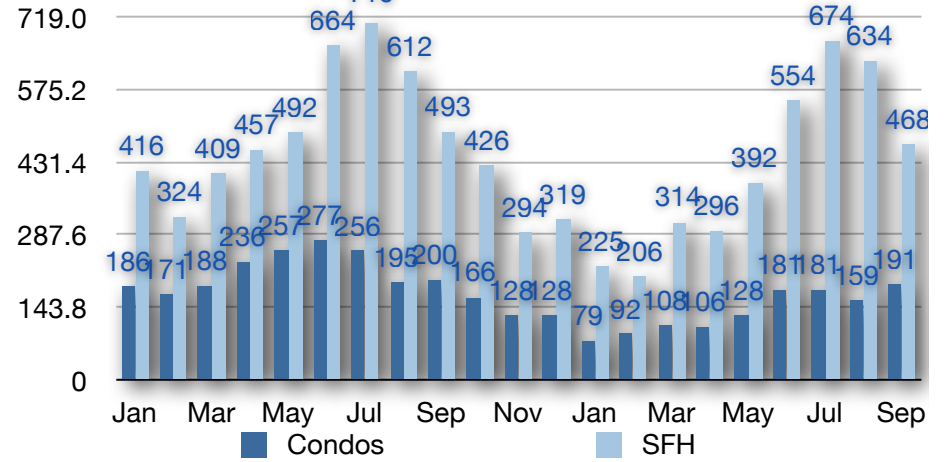
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Average vs. Median Sale Price by Year - SFH



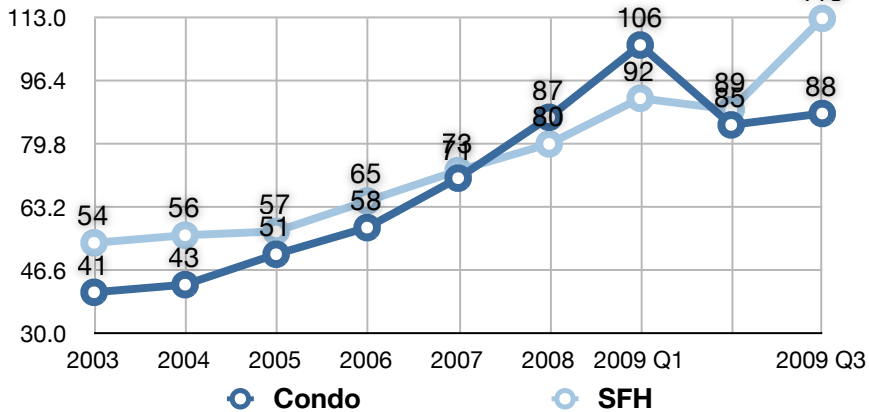
	2008	2009 Q1	2009 Q2	2009 Q3
Median Sale Price	\$503,125	\$370,000	\$460,000	\$480,000
Average Sale Price	\$817,206	\$590,055	\$672,876	\$750,791

Number Sold by Month - 2008/2009



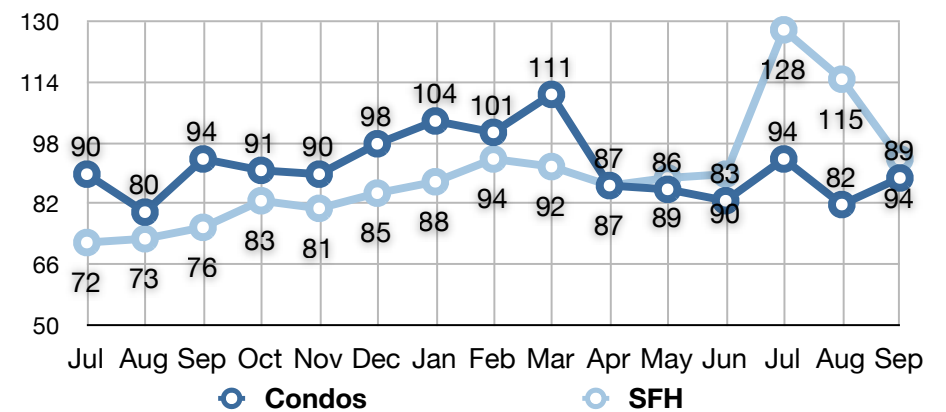
2008	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	256	195	200	166	128	128	79	92	108	106	128	181	181	159	191
SFH	719	612	493	426	294	319	225	206	314	296	392	554	674	634	468

Average Days on Market by Year



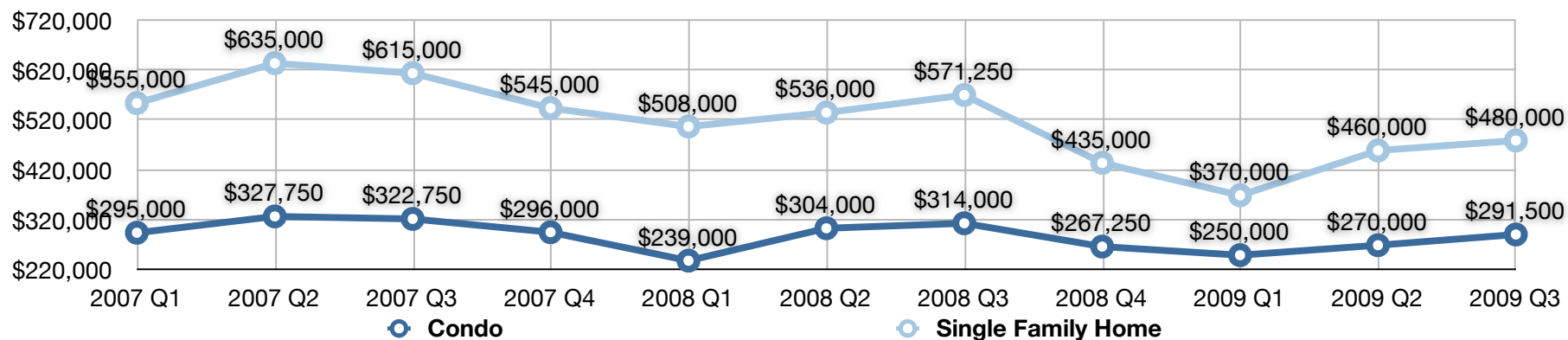
	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condo	41	43	51	58	71	87	106	85	88
SFH	54	56	57	65	73	80	92	89	113

Average Days on Market by Month - 2008/2009



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	90	80	94	91	90	98	104	101	111	87	86	83	94	82	89
SFH	72	73	76	83	81	85	88	94	92	87	89	90	128	115	94

Median Sale Price by Quarter



	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Condo	\$295,000	\$327,750	\$322,750	\$296,000	\$239,000	\$304,000	\$314,000	\$267,250	\$250,000	\$270,000	\$291,500
SFH	\$555,000	\$635,000	\$615,000	\$545,000	\$508,000	\$536,000	\$571,250	\$435,000	\$370,000	\$460,000	\$480,000

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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



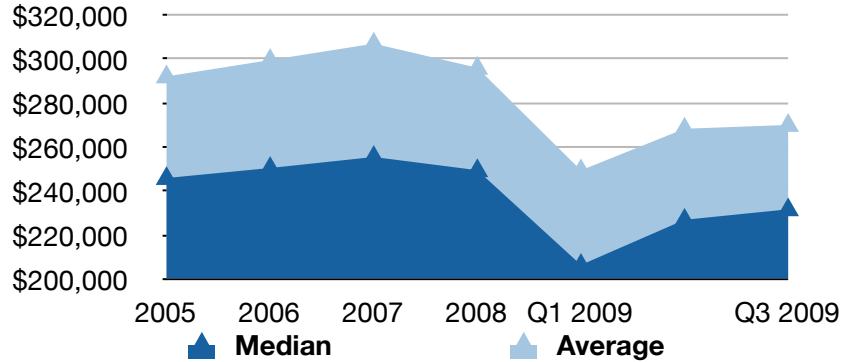
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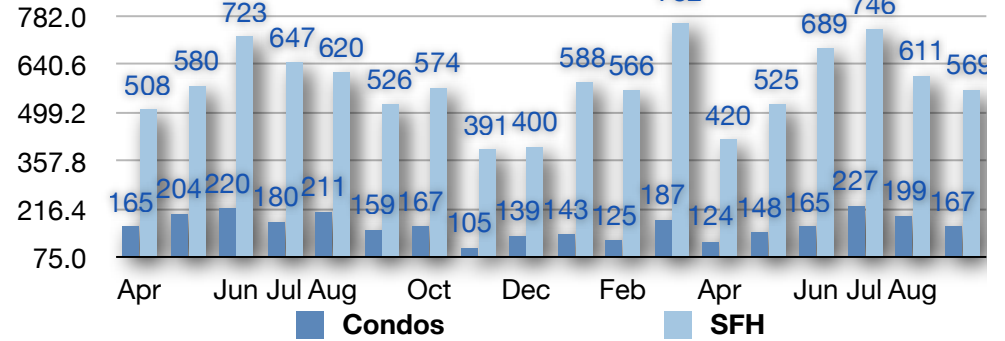
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Average vs. Median Sale Price by Year - SFH



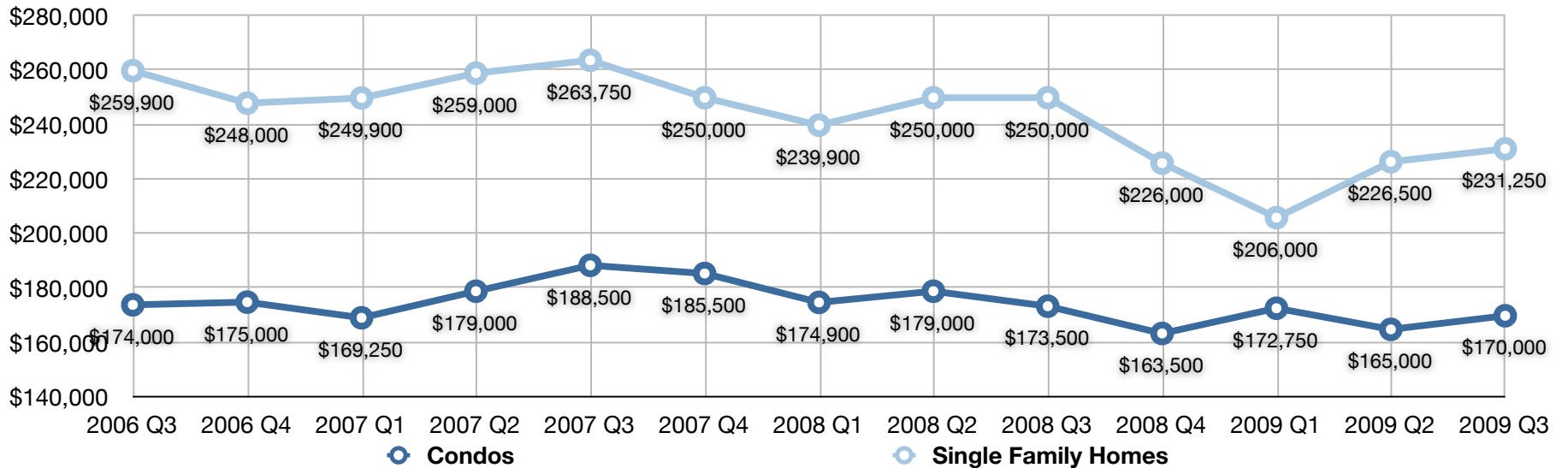
	2007	2008	Q1 2009	Q2 2009	Q3 2009
Median SP	\$255,000	\$249,000	\$206,000	\$226,500	\$231,250
Average SP	\$306,433	\$295,487	\$248,941	\$267,813	\$269,531

Number Sold by Month - 2008/2009



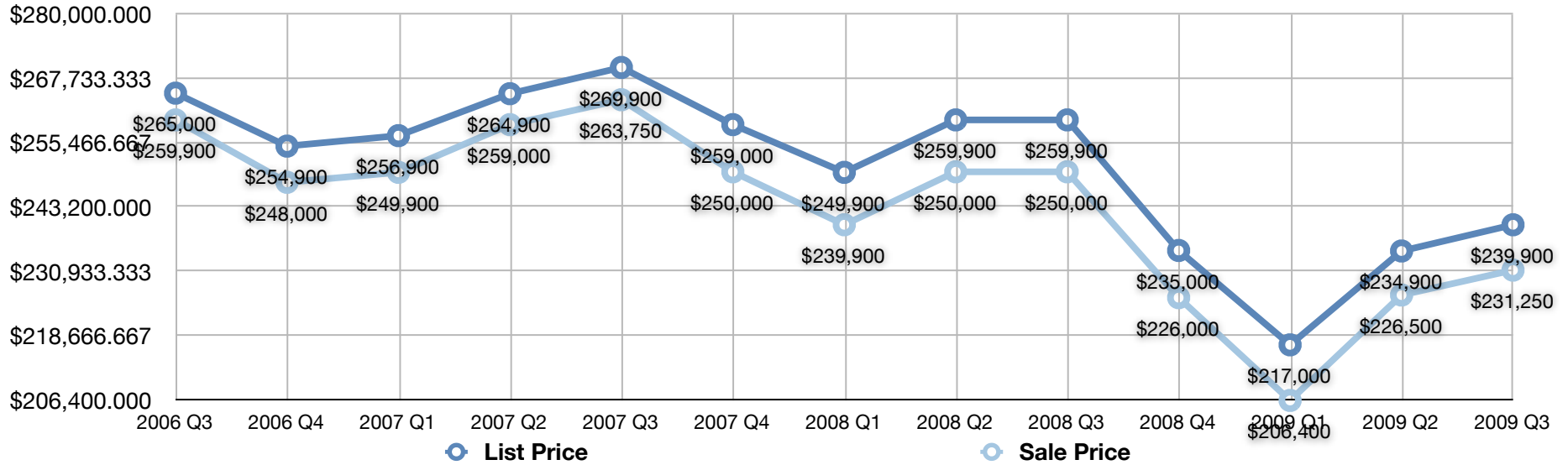
2008	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	180	211	159	167	105	139	143	125	187	124	148	165	227	199	167
SFH	647	620	526	574	391	400	588	566	782	420	525	689	746	611	569

Median Sale Price by Quarter



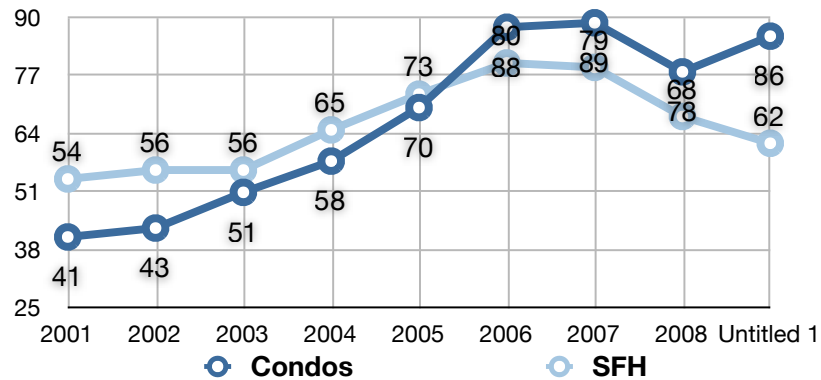
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Condo	\$174,000	\$175,000	\$169,250	\$179,000	\$188,500	\$185,500	\$174,900	\$179,000	\$173,500	\$163,500	\$172,750	\$165,000	\$170,000
SFH	\$259,900	\$248,000	\$249,900	\$259,000	\$263,750	\$250,000	\$239,900	\$250,000	\$250,000	\$226,000	\$206,000	\$226,500	\$231,250

List Price vs. Sale Price by Quarter - SFH



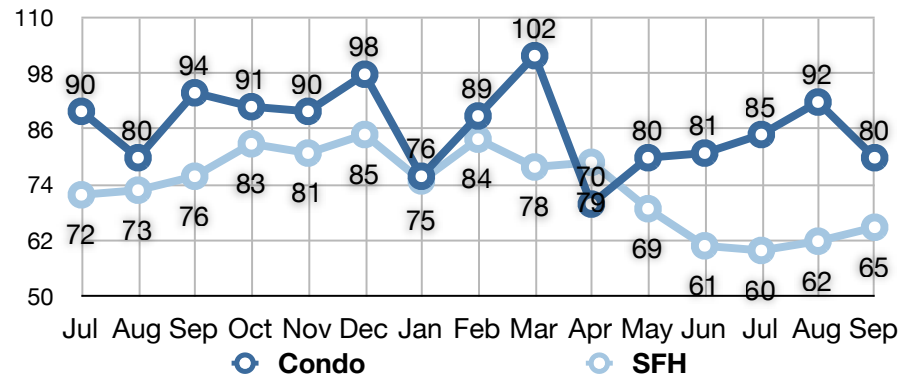
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$265,000	\$254,900	\$256,900	\$264,900	\$269,900	\$259,000	\$249,900	\$259,900	\$259,900	\$235,000	\$217,000	\$234,900	\$239,900
Sale Price	\$259,900	\$248,000	\$249,900	\$259,000	\$263,750	\$250,000	\$239,900	\$250,000	\$250,000	\$226,000	\$206,400	\$226,500	\$231,250

Average Days on Market by Year



	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condos	41	43	51	58	70	88	89	78	86
SFH	54	56	56	65	73	80	79	68	62

Average Days on Market - 2008/2009



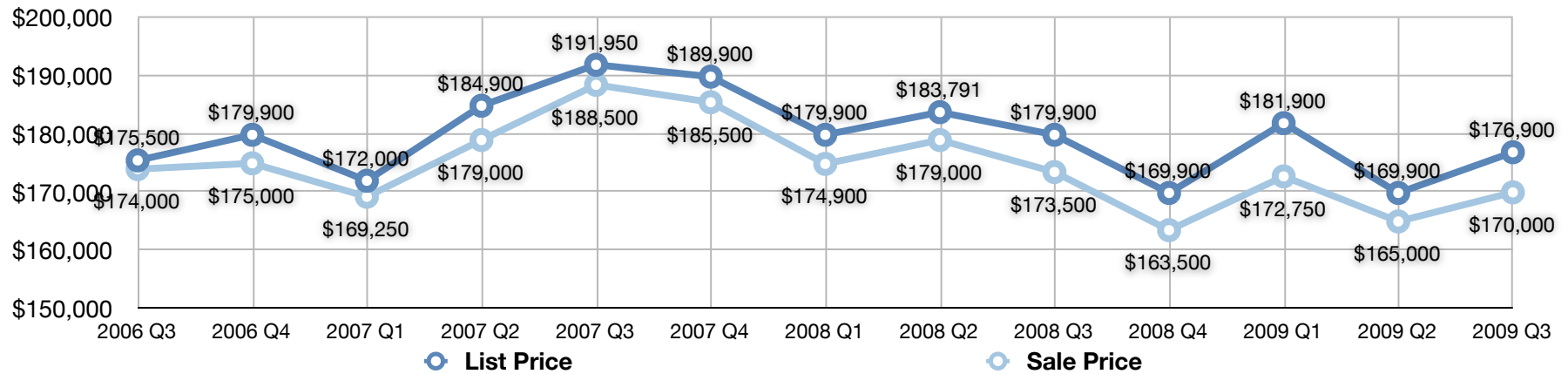
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condo	90	80	94	91	90	98	76	89	102	70	80	81	85	92	80
SFH	72	73	76	83	81	85	75	84	78	79	69	61	60	62	65

Condo Sales by County

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



	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$175,500	\$179,900	\$172,000	\$184,900	\$191,950	\$189,900	\$179,900	\$183,791	\$179,900	\$169,900	\$181,900	\$169,900	\$176,900
Sale Price	\$174,000	\$175,000	\$169,250	\$179,000	\$188,500	\$185,500	\$174,900	\$179,000	\$173,500	\$163,500	\$172,750	\$165,000	\$170,000



Litchfield County



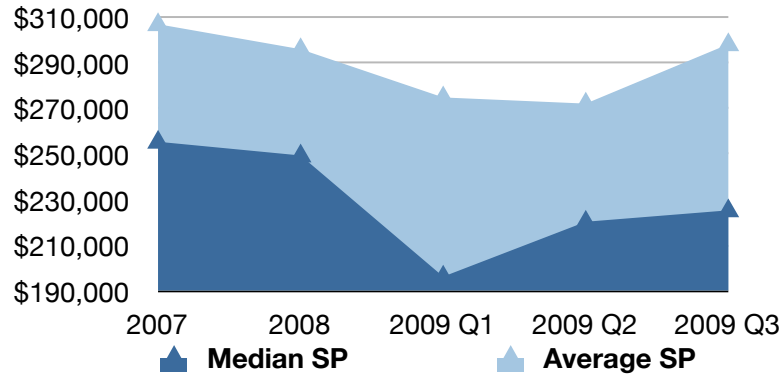
Litchfield County - Statistics

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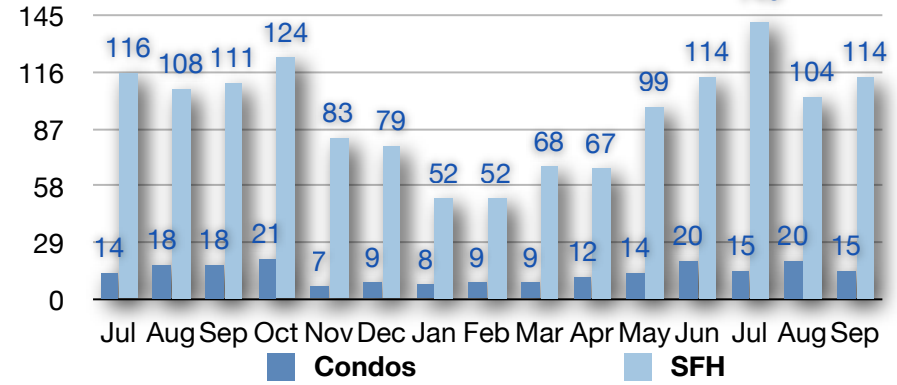
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Average vs. Median Sale Price by Year - SFH



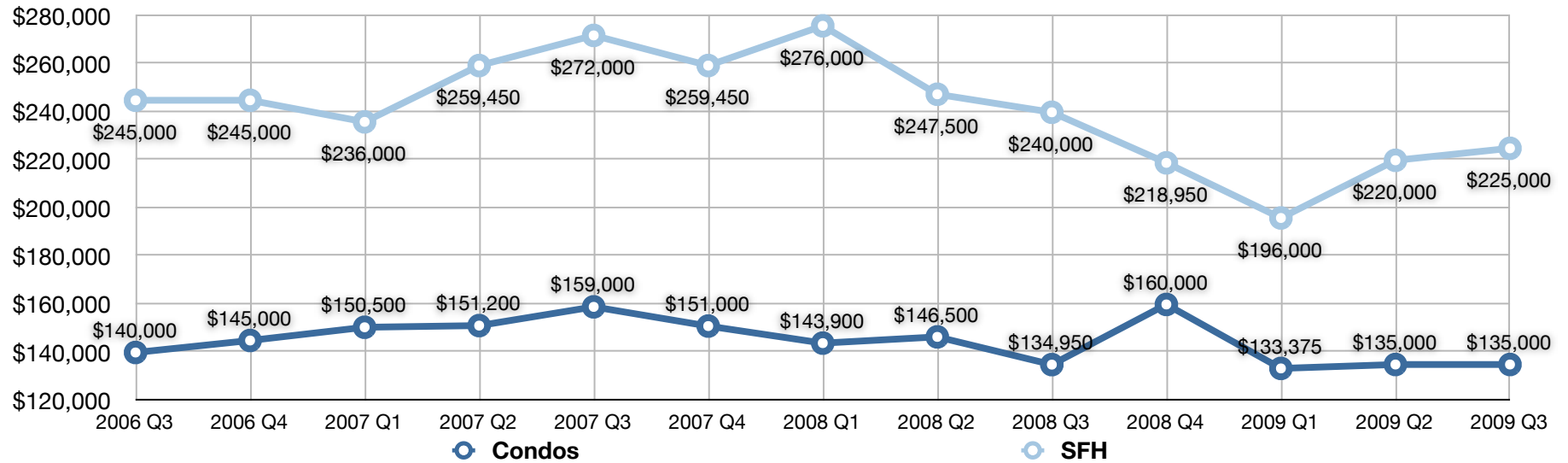
	2007	2008	2009 Q1	2009 Q2	2009 Q3
Median SP	\$255,000	\$249,000	\$196,000	\$220,000	\$225,000
Average SP	\$306,433	\$295,487	\$274,391	\$271,688	\$297,661

Number Sold by Month - 2008/2009



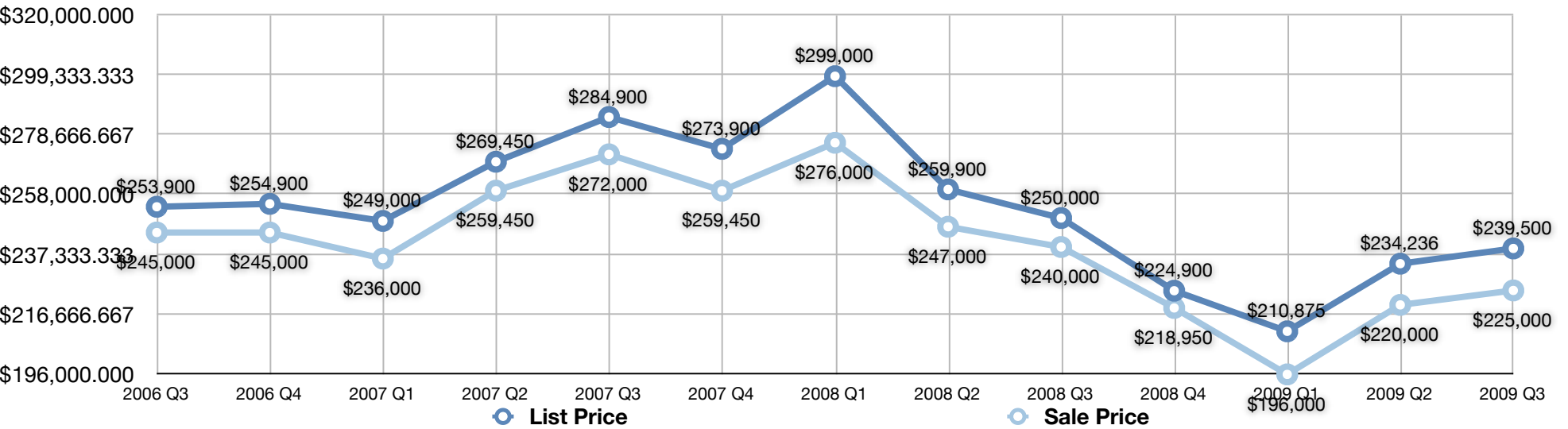
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Condos	14	18	18	21	7	9	8	9	9	12	14	20	15	20	15
SFH	116	108	111	124	83	79	52	52	68	67	99	114	145	104	114

Median Sale Price by Quarter



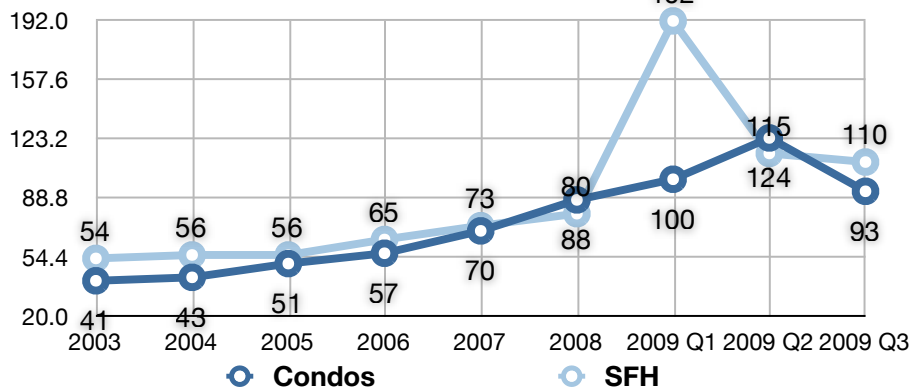
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Condo	\$140,000	\$145,000	\$150,500	\$151,200	\$159,000	\$151,000	\$143,900	\$146,500	\$134,950	\$160,000	\$133,375	\$135,000	\$135,000
SFH	\$245,000	\$245,000	\$236,000	\$259,450	\$272,000	\$259,450	\$276,000	\$247,500	\$240,000	\$218,950	\$196,000	\$220,000	\$225,000

List Price vs. Sale Price by Quarter



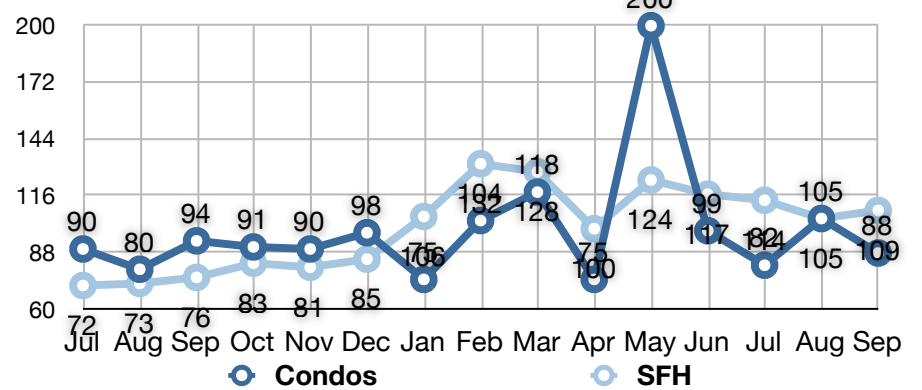
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$253,900	\$254,900	\$249,000	\$269,450	\$284,900	\$273,900	\$299,000	\$259,900	\$250,000	\$224,900	\$210,875	\$234,236	\$239,500
Sale Price	\$245,000	\$245,000	\$236,000	\$259,450	\$272,000	\$259,450	\$276,000	\$247,000	\$240,000	\$218,950	\$196,000	\$220,000	\$225,000

Average Days on Market by Year



	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condos	41	43	51	57	70	88	100	124	93
SFH	54	56	56	65	73	80	192	115	110

Average Days on Market by Month - 2008/2009



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	90	80	94	91	90	98	75	104	118	75	200	99	82	105	88
SFH	72	73	76	83	81	85	106	132	128	100	124	117	114	105	109

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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



	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$143,900	\$149,900	\$152,400	\$154,150	\$160,200	\$159,900	\$142,500	\$150,000	\$142,400	\$159,900	\$142,450	\$141,450	\$139,900
Sale Price	\$140,000	\$145,000	\$150,500	\$151,200	\$159,000	\$151,000	\$143,900	\$146,500	\$134,950	\$160,000	\$133,375	\$135,000	\$135,000



Middlesex County



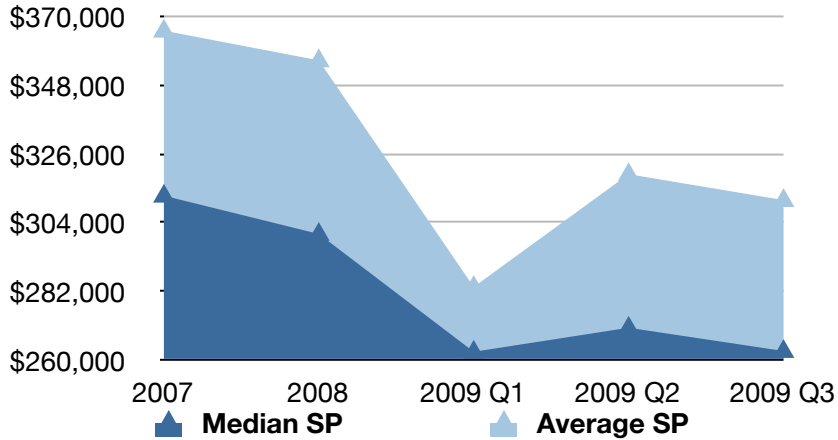
Middlesex County - Statistics

Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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%)

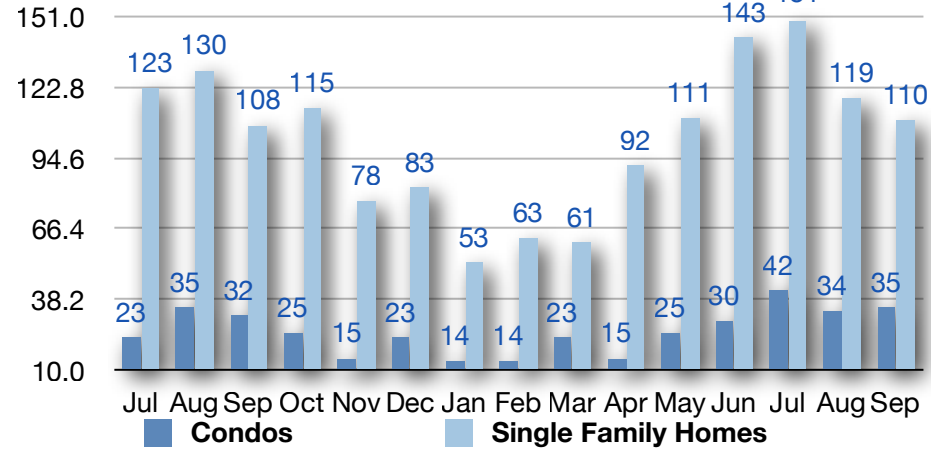
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listings Service, Inc.

Average vs. Median Sale Price by Year - SFH



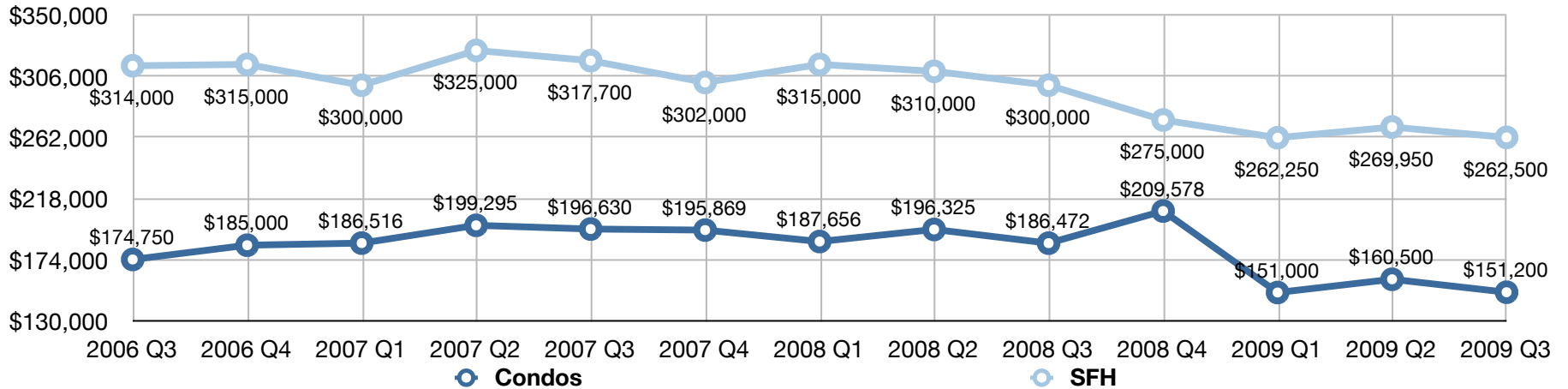
	2007	2008	2009 Q1	2009 Q2	2009 Q3
Median SP	\$312,250	\$300,000	\$262,250	\$269,950	\$262,500
Average SP	\$365,116	\$355,614	\$283,004	\$319,133	\$310,849

Number Sold by Month - 2008/2009



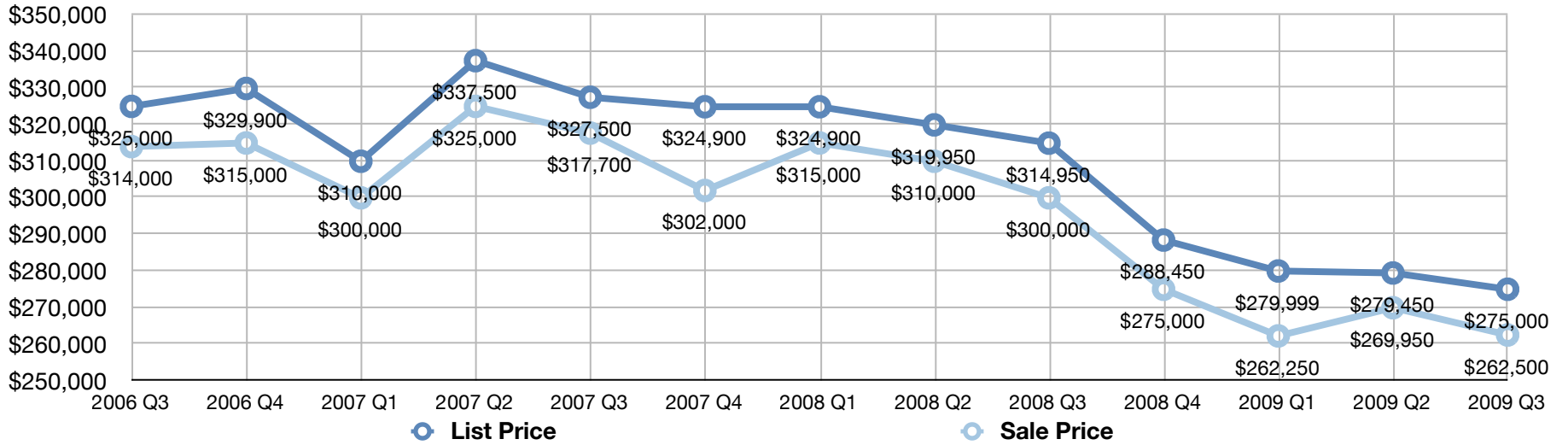
2008	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condo	23	35	32	25	15	23	14	14	23	15	25	30	42	34	35
SFH	123	130	108	115	78	83	53	63	61	92	111	143	151	119	110

Median Sale Price by Quarter



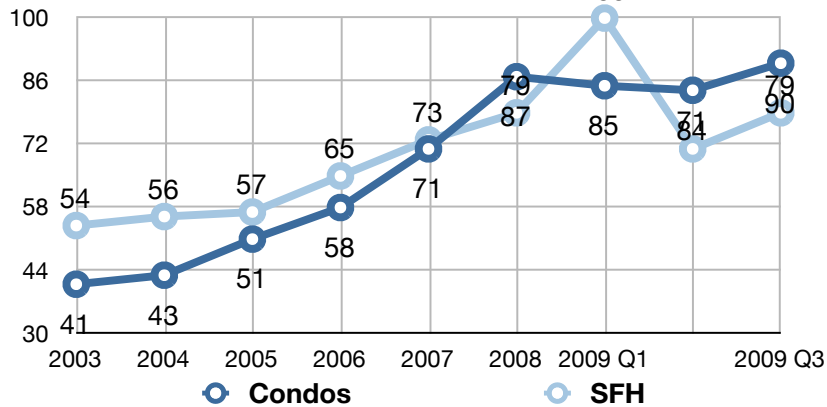
2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
\$174,750	\$185,000	\$186,516	\$199,295	\$196,630	\$195,869	\$187,656	\$196,325	\$186,472	\$209,578	\$151,000	\$160,500	\$151,200
\$314,000	\$315,000	\$300,000	\$325,000	\$317,700	\$302,000	\$315,000	\$310,000	\$300,000	\$275,000	\$262,250	\$269,950	\$262,500

List Price vs. Sale Price by Quarter



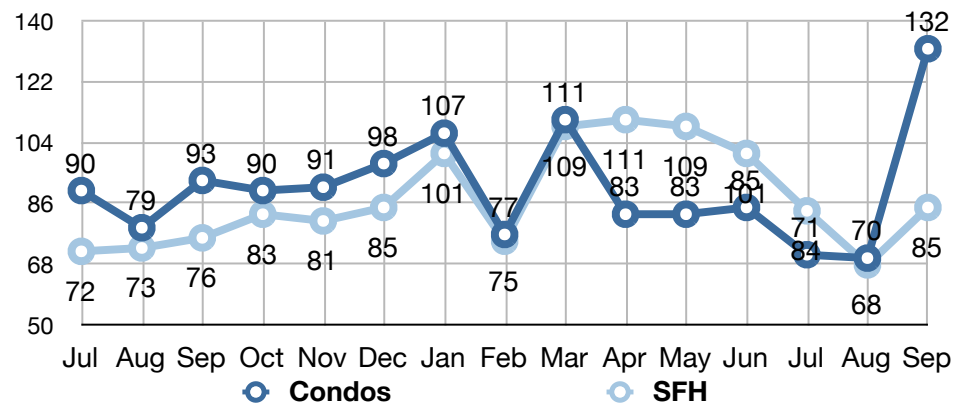
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$325,000	\$329,900	\$310,000	\$337,500	\$327,500	\$324,900	\$324,900	\$319,950	\$314,950	\$288,450	\$279,999	\$279,450	\$275,000
Sale Price	\$314,000	\$315,000	\$300,000	\$325,000	\$317,700	\$302,000	\$315,000	\$310,000	\$300,000	\$275,000	\$262,250	\$269,950	\$262,500

Average Days on Market by Year



	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condos	41	43	51	58	71	87	85	84	90
SFH	54	56	57	65	73	79	100	71	79

Average Days on Market by Month - 2008/2009



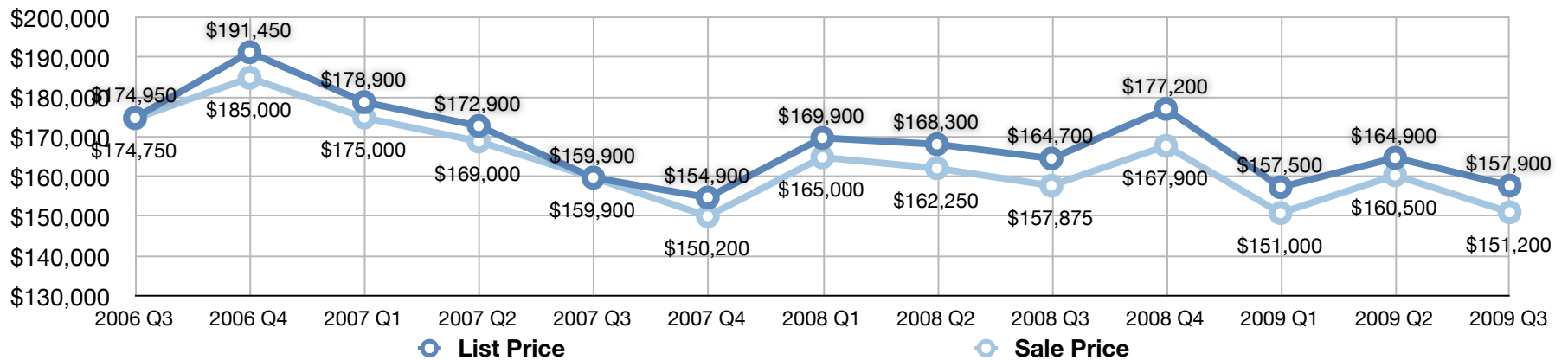
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	90	79	93	90	91	98	107	77	111	83	83	85	71	70	132
SFH	72	73	76	83	81	85	101	75	109	111	109	101	84	68	85

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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



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



New Haven County



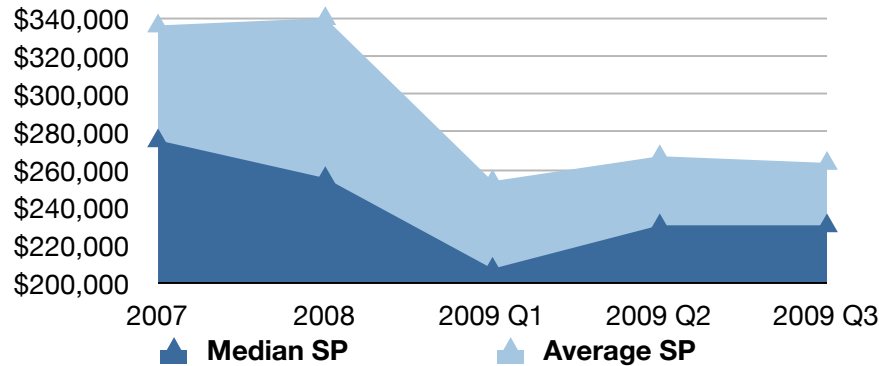
New Haven County - Statistics

Single Family Home Sales by County

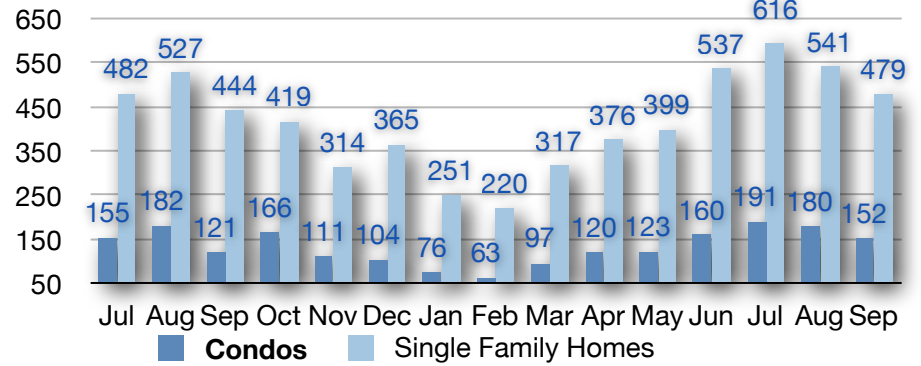
	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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



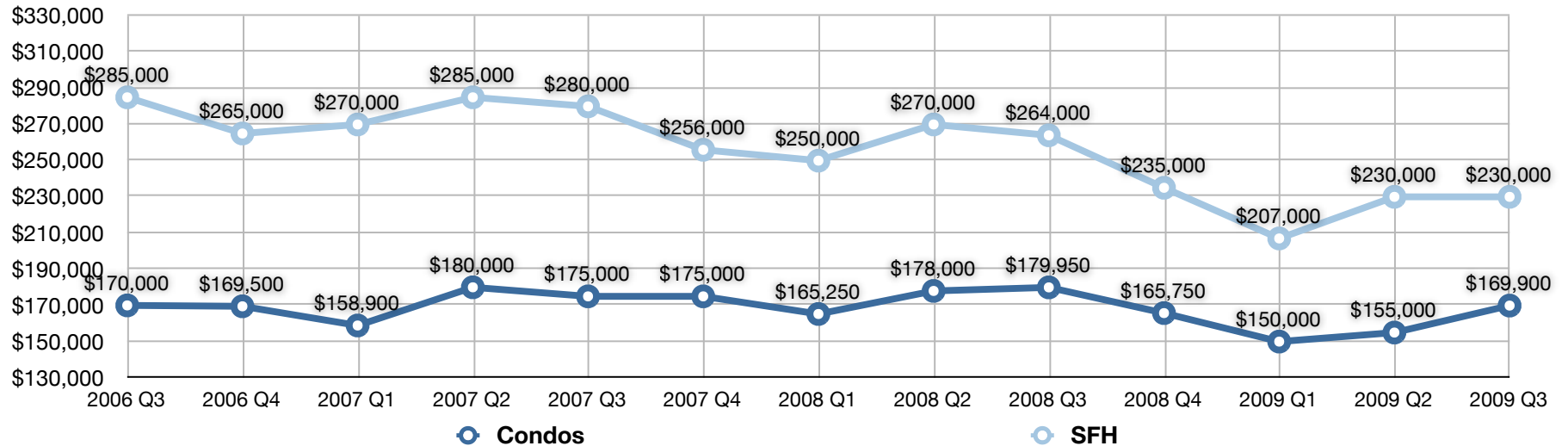
Number Sold by Month - 2008/2009



	2007	2008	2009 Q1	2009 Q2	2009 Q3
Median SP	\$275,000	\$255,000	\$207,000	\$230,000	\$230,000
Average SP	\$335,810	\$339,707	\$253,353	\$266,580	\$263,044

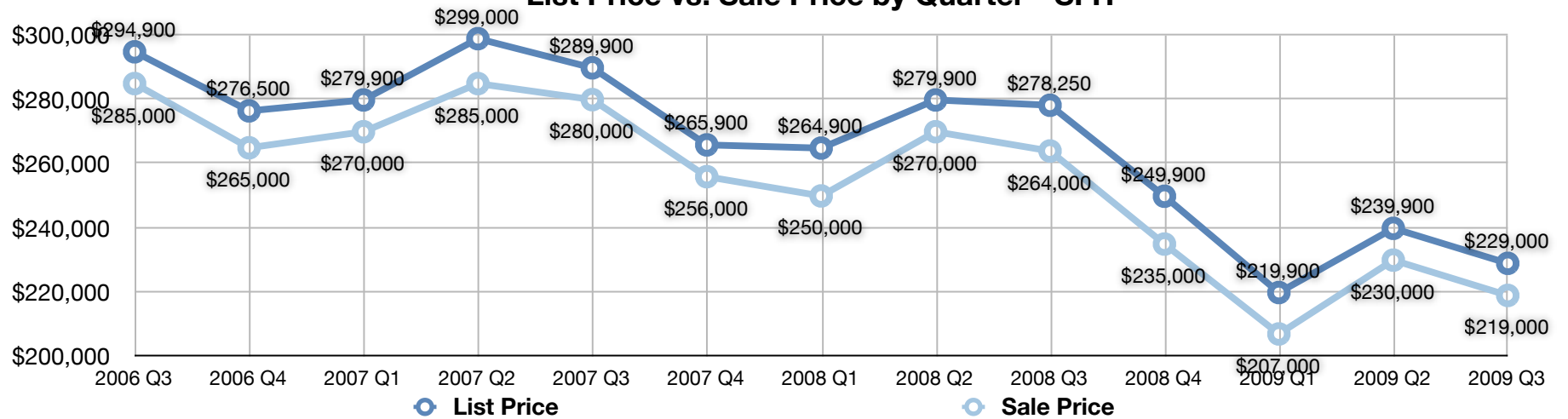
2008	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	155	182	121	166	111	104	76	63	97	120	123	160	191	180	152
SFH	482	527	444	419	314	365	251	220	317	376	399	537	616	541	479

Median Sale Price by Quarter



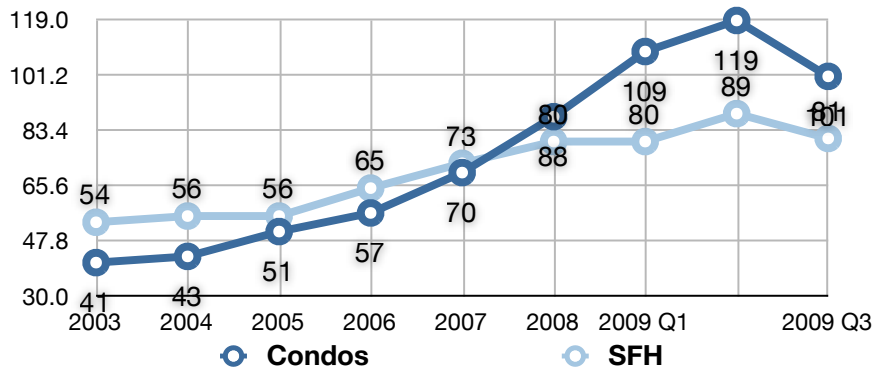
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Condo	\$170,000	\$169,500	\$158,900	\$180,000	\$175,000	\$175,000	\$165,250	\$178,000	\$179,950	\$165,750	\$150,000	\$155,000	\$169,900
SFH	\$285,000	\$265,000	\$270,000	\$285,000	\$280,000	\$256,000	\$250,000	\$270,000	\$264,000	\$235,000	\$207,000	\$230,000	\$230,000

List Price vs. Sale Price by Quarter - SFH



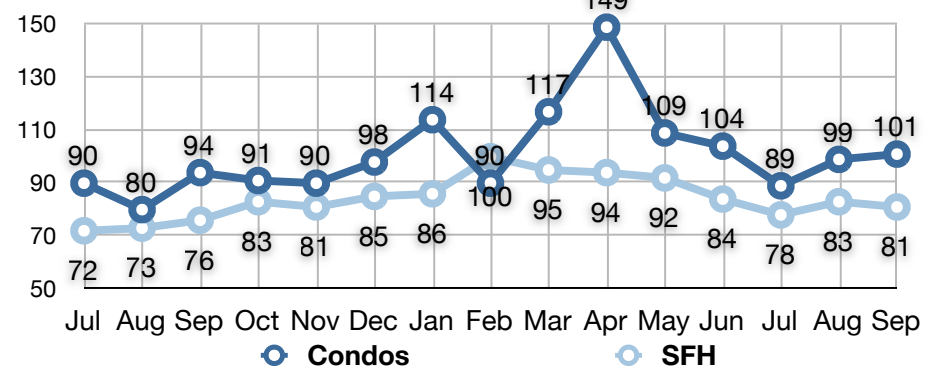
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$294,900	\$276,500	\$279,900	\$299,000	\$289,900	\$265,900	\$264,900	\$279,900	\$278,250	\$249,900	\$219,900	\$239,900	\$229,000
Sale Price	\$285,000	\$265,000	\$270,000	\$285,000	\$280,000	\$256,000	\$250,000	\$270,000	\$264,000	\$235,000	\$207,000	\$230,000	\$219,000

Average Days on Market by Year



	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condos	41	43	51	57	70	88	109	119	101
SFH	54	56	56	65	73	80	80	89	81

Average Days on Market by Month - 2008/2009



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	90	80	94	91	90	98	114	90	117	149	109	104	89	99	101
SFH	72	73	76	83	81	85	86	100	95	94	92	84	78	83	81

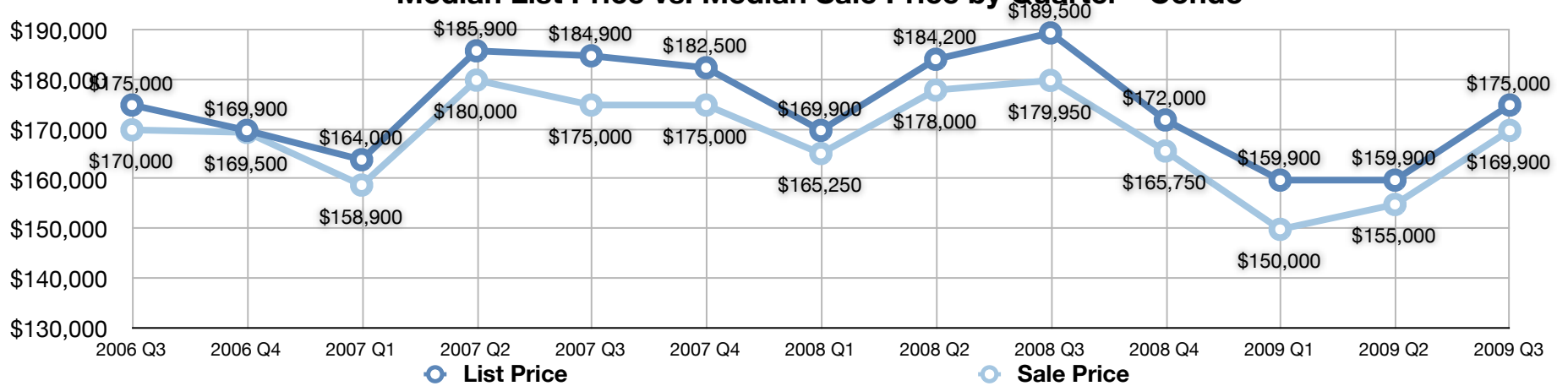
New Haven County - Connecticut Multiple Listing Service, Inc.

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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



	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$175,000	\$169,900	\$164,000	\$185,900	\$184,900	\$182,500	\$169,900	\$184,200	\$189,500	\$172,000	\$159,900	\$159,900	\$175,000
Sale Price	\$170,000	\$169,500	\$158,900	\$180,000	\$175,000	\$175,000	\$165,250	\$178,000	\$179,950	\$165,750	\$150,000	\$155,000	\$169,900

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



New London County



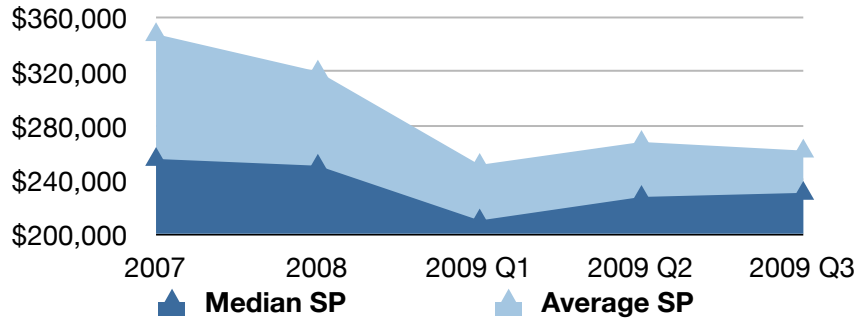
New London County - Statistics

Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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%)

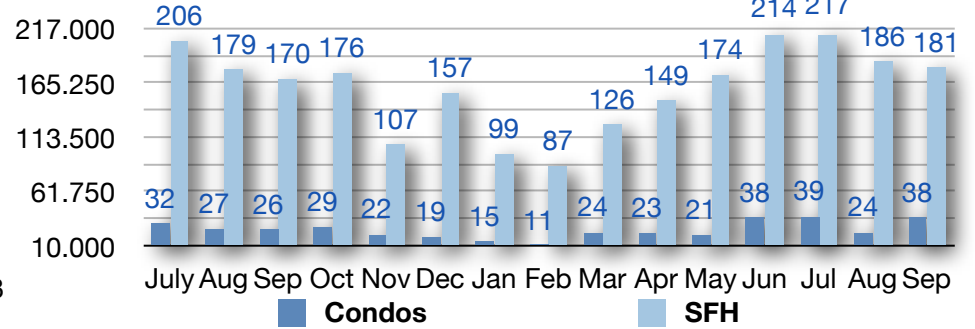
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Year - SFH



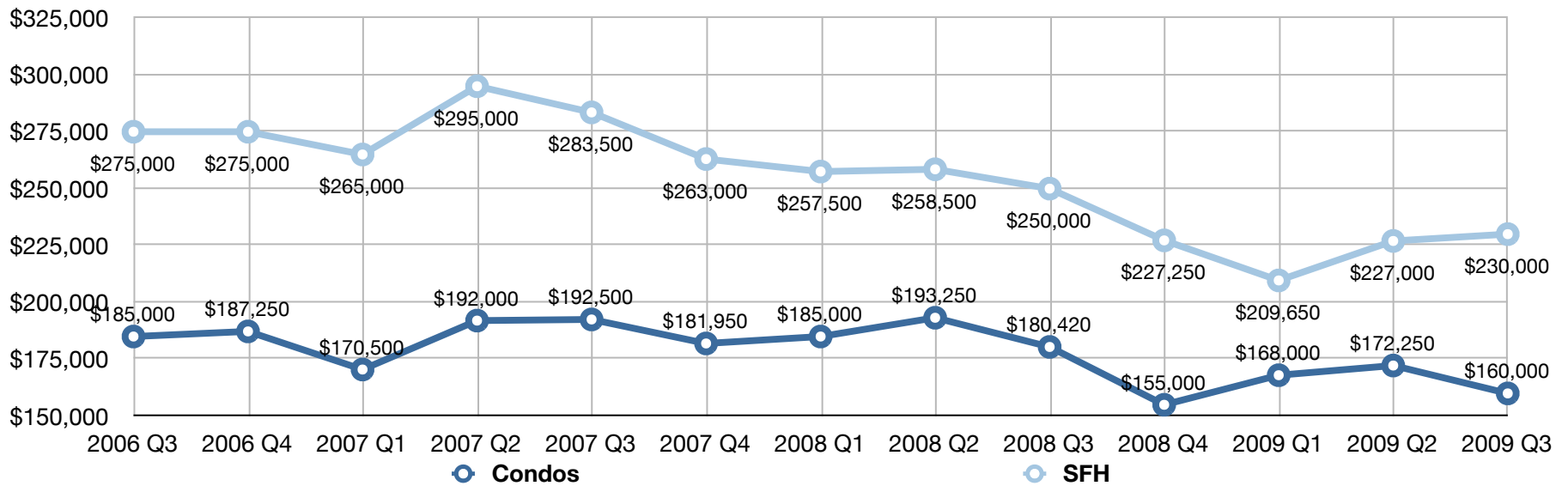
	2007	2008	2009 Q1	2009 Q2	2009 Q3
Median	\$255,000	\$250,000	\$209,650	\$227,000	\$230,000
Average	\$346,990	\$319,385	\$250,625	\$267,523	\$261,160

Number Sold by Month - 2008/2009



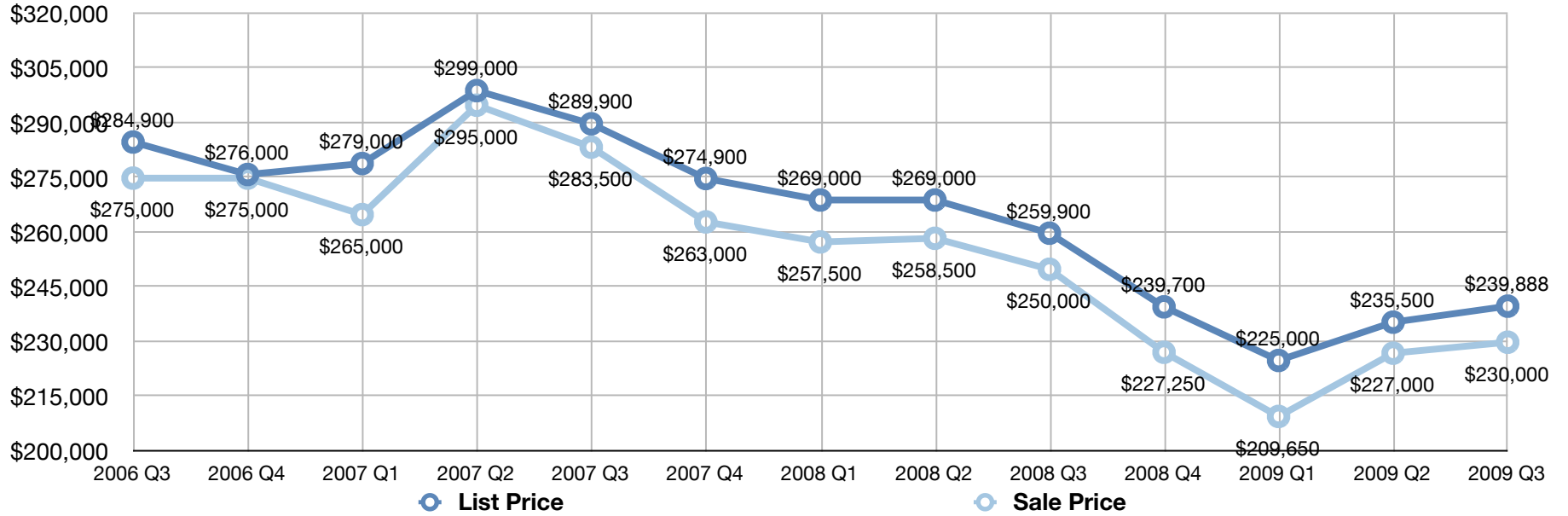
	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Ma	Jun	Jul	Aug	Sep
Condos	32	27	26	29	22	19	15	11	24	23	21	38	39	24	38
SFH	206	179	170	176	107	157	99	87	126	149	174	214	217	186	181

Median Sale Price by Quarter



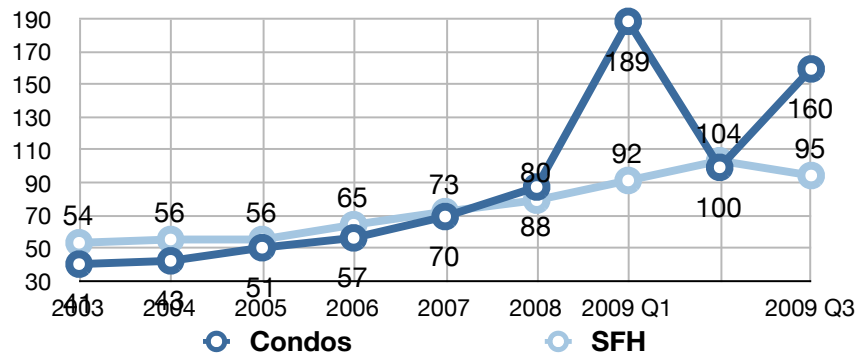
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Condo	\$185,000	\$187,250	\$170,500	\$192,000	\$192,500	\$181,950	\$185,000	\$193,250	\$180,420	\$155,000	\$168,000	\$172,250	\$160,000
SFH	\$275,000	\$275,000	\$265,000	\$295,000	\$283,500	\$263,000	\$257,500	\$258,500	\$250,000	\$227,250	\$209,650	\$227,000	\$230,000

List Price vs. Sale Price by Quarter - SFH



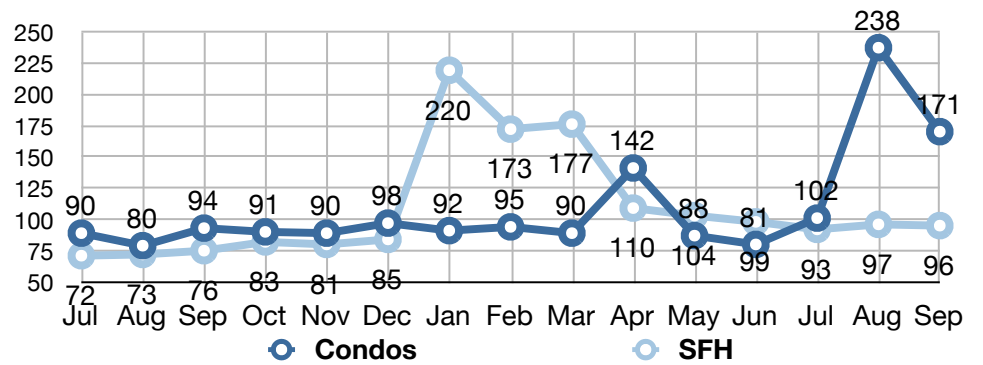
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$284,900	\$276,000	\$279,000	\$299,000	\$289,900	\$274,900	\$269,000	\$269,000	\$259,900	\$239,700	\$225,000	\$235,500	\$239,888
Sale Price	\$275,000	\$275,000	\$265,000	\$295,000	\$283,500	\$263,000	\$257,500	\$258,500	\$250,000	\$227,250	\$209,650	\$227,000	\$230,000

Average Days on Market by Year



	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condos	41	43	51	57	70	88	189	100	160
SFH	54	56	56	65	73	80	92	104	95

Average Days on Market by Month - 2008



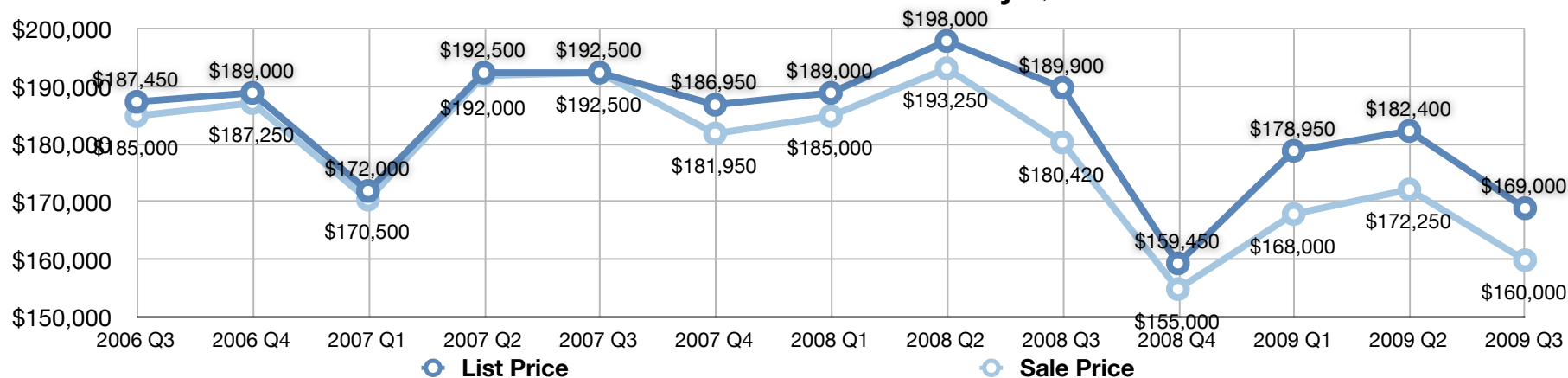
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	80	80	94	91	90	98	92	95	90	142	88	81	102	238	171
SFH	72	73	76	83	81	85	220	173	177	110	104	99	93	97	96

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
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\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
Tolland County	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%)
Windham County	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



	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$187,450	\$189,000	\$172,000	\$192,500	\$192,500	\$186,950	\$189,000	\$198,000	\$189,900	\$159,450	\$178,950	\$182,400	\$169,000
Sale Price	\$185,000	\$187,250	\$170,500	\$192,000	\$192,500	\$181,950	\$185,000	\$193,250	\$180,420	\$155,000	\$168,000	\$172,250	\$160,000



Tolland County



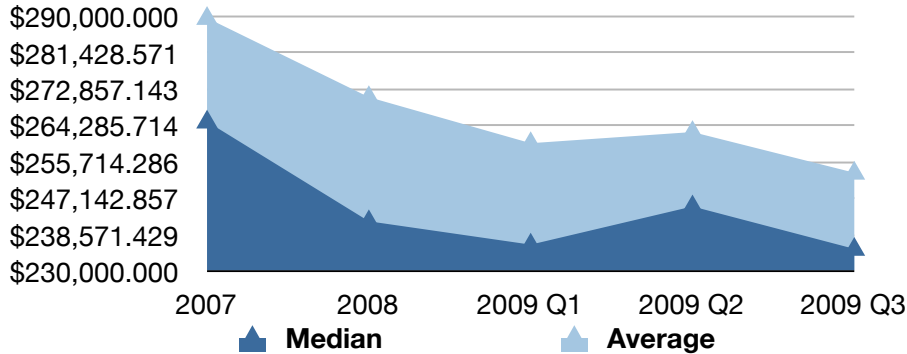
Tolland County - Statistics

Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
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Tolland County	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%)
Windham County	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%)

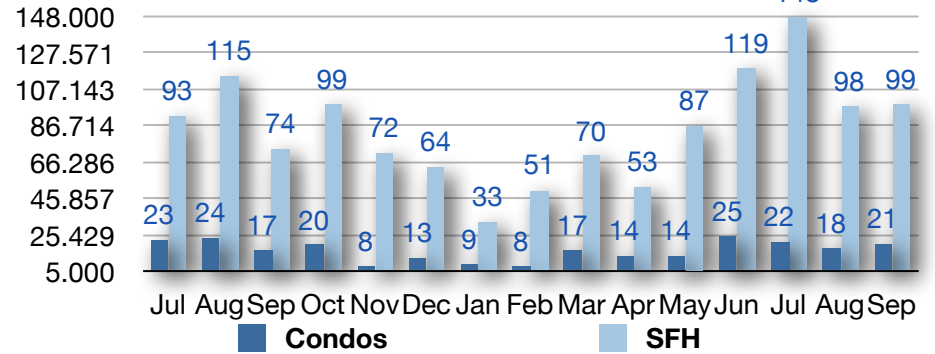
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Year - SFH



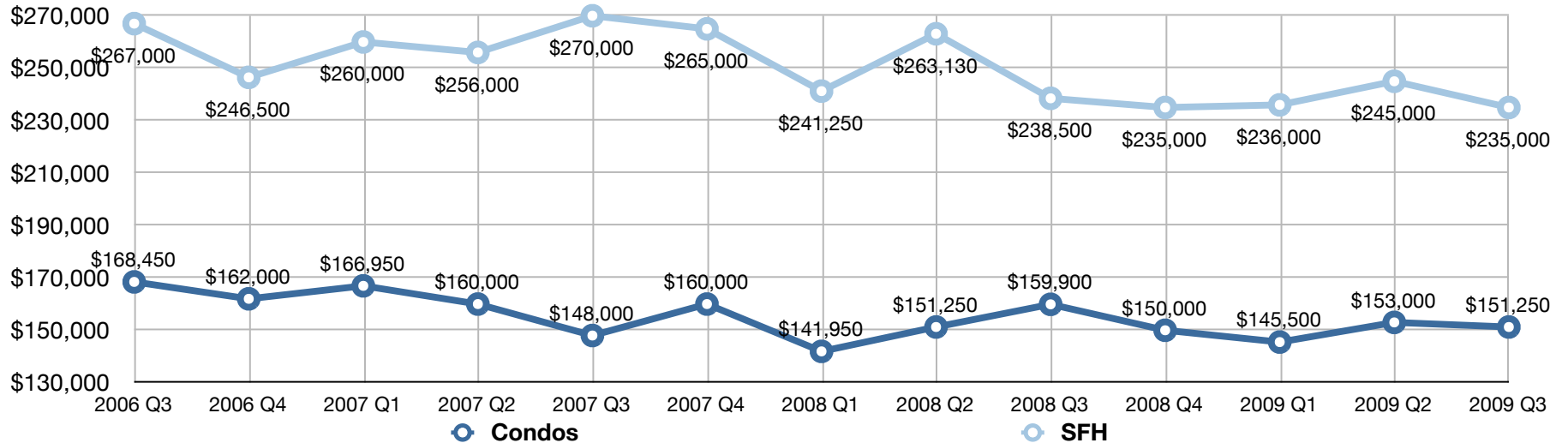
	2007	2008	2009 Q1	2009 Q2	2009 Q3
Median SP	\$265,000	\$241,500	\$236,000	\$245,000	\$235,000
Average SP	\$289,424	\$270,755	\$259,907	\$262,538	\$252,946

Number Sold by Month - 2008/2009



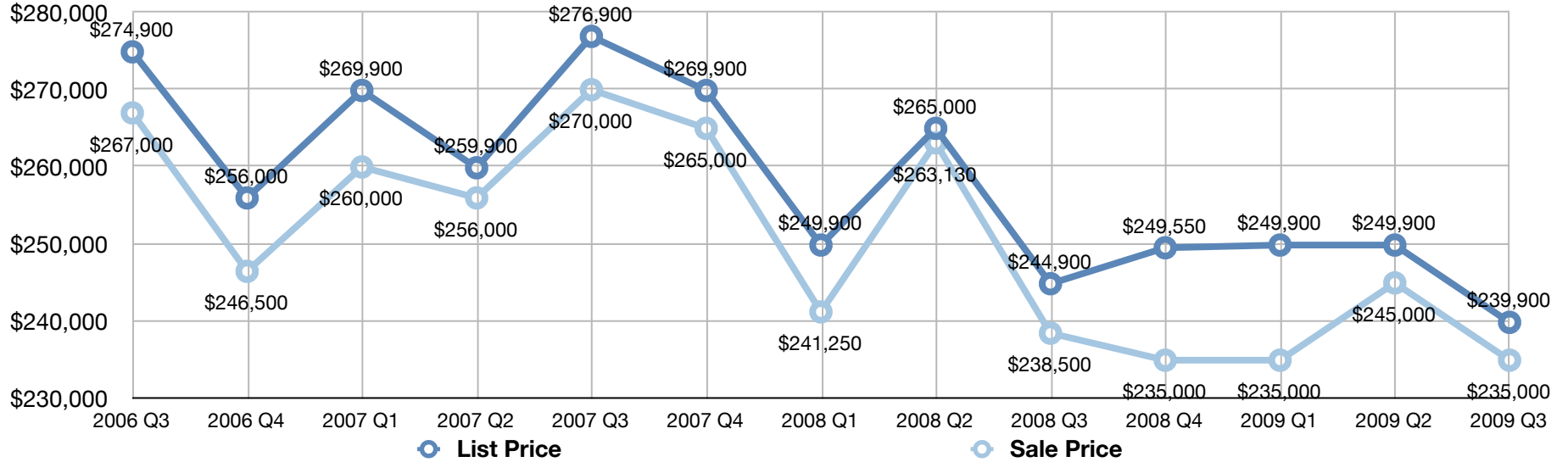
2008	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	23	24	17	20	8	13	9	8	17	14	14	25	22	18	21
SFH	93	115	74	99	72	64	33	51	70	53	87	119	148	98	99

Median Sales Price by Quarter



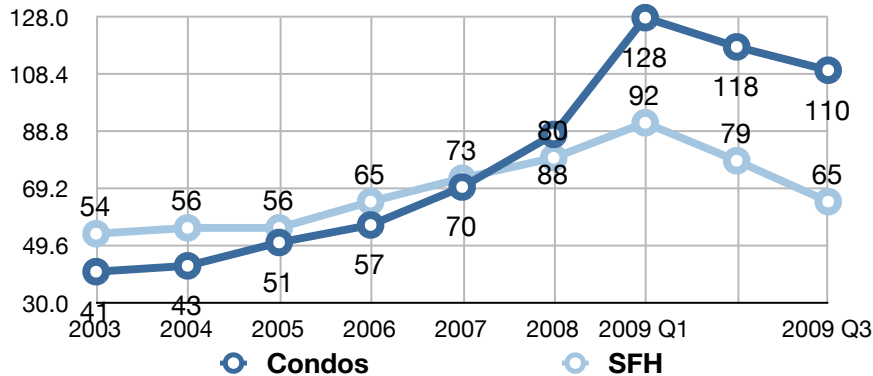
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Condo	\$168,450	\$162,000	\$166,950	\$160,000	\$148,000	\$160,000	\$141,950	\$151,250	\$159,900	\$150,000	\$145,500	\$153,000	\$151,250
SFH	\$267,000	\$246,500	\$260,000	\$256,000	\$270,000	\$265,000	\$241,250	\$263,130	\$238,500	\$235,000	\$236,000	\$245,000	\$235,000

List Price vs. Sale Price by Quarter - SFH



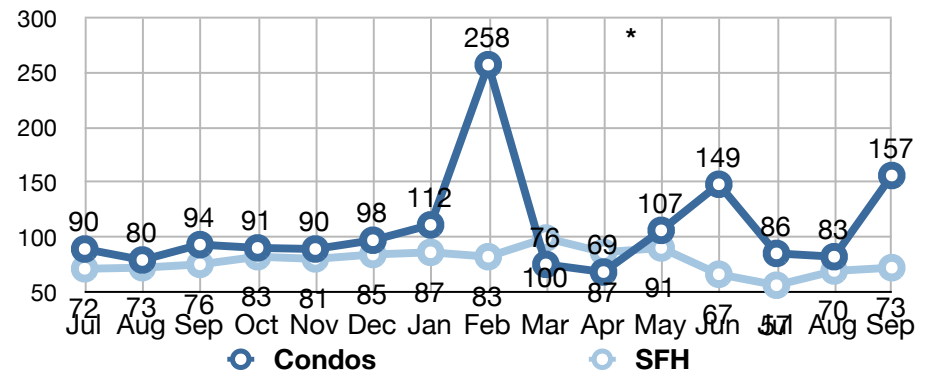
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$274,900	\$256,000	\$269,900	\$259,900	\$276,900	\$269,900	\$249,900	\$265,000	\$244,900	\$249,550	\$249,900	\$249,900	\$239,900
Sale Price	\$267,000	\$246,500	\$260,000	\$256,000	\$270,000	\$265,000	\$241,250	\$263,130	\$238,500	\$235,000	\$235,000	\$245,000	\$235,000

Average Days on Market by Year



	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condos	41	43	51	57	70	88	128	118	110
SFH	54	56	56	65	73	80	92	79	65

Average Days on Market by Month - 2008/2009



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

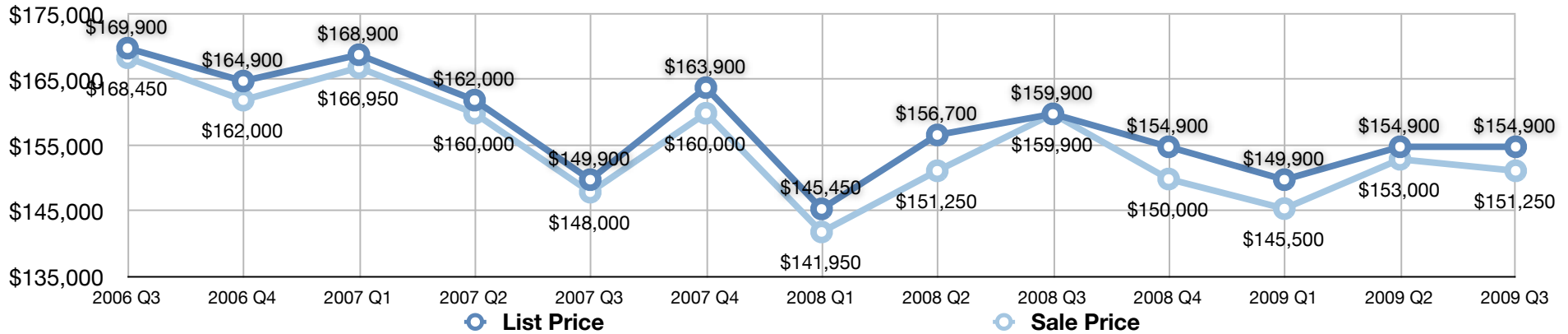
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	90	80	94	91	90	98	112	258	76	69	107	149	86	83	157
SFH	72	73	76	83	81	85	87	83	100	87	91	67	57	70	73

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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



	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$169,900	\$164,900	\$168,900	\$162,000	\$149,900	\$163,900	\$145,450	\$156,700	\$159,900	\$154,900	\$149,900	\$154,900	\$154,900
Sale Price	\$168,450	\$162,000	\$166,950	\$160,000	\$148,000	\$160,000	\$141,950	\$151,250	\$159,900	\$150,000	\$145,500	\$153,000	\$151,250



Windham County



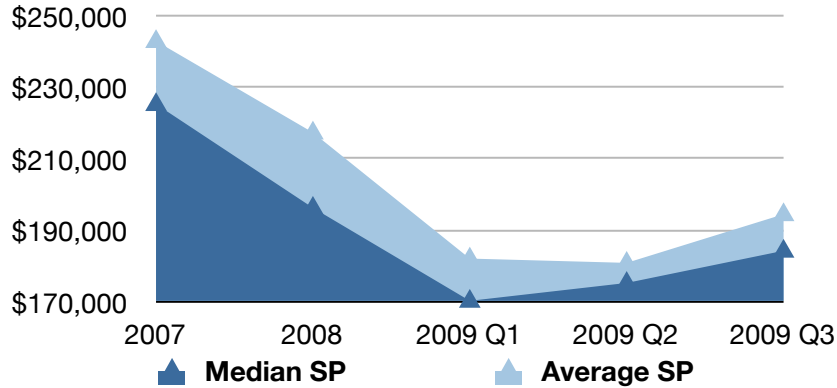
Windham County - Statistics

Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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%)

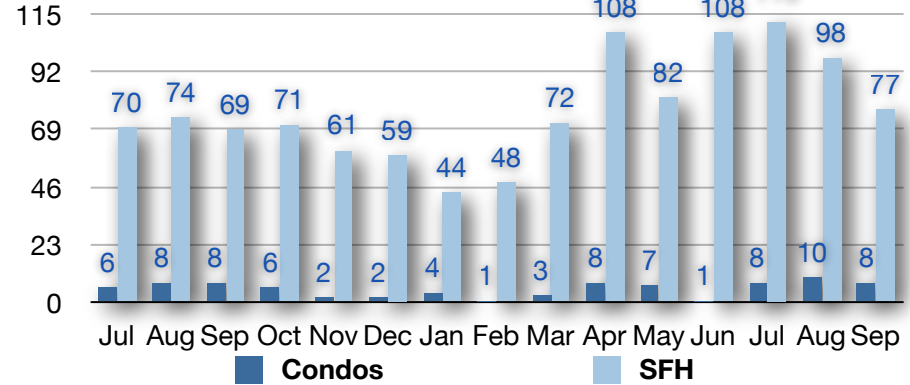
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Year - SFH



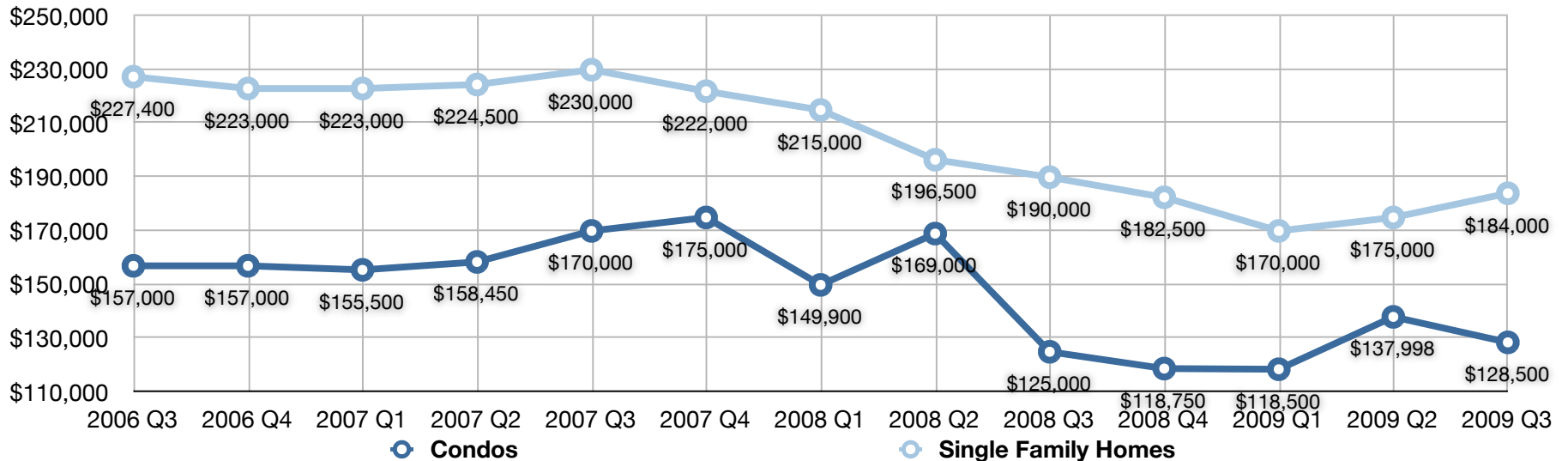
	2007	2008	2009 Q1	2009 Q2	2009 Q3
Median SP	\$225,000	\$196,000	\$170,000	\$175,000	\$184,000
Average SP	\$242,621	\$217,048	\$181,811	\$180,614	\$194,209

Number Sold by Month - 2008/2009



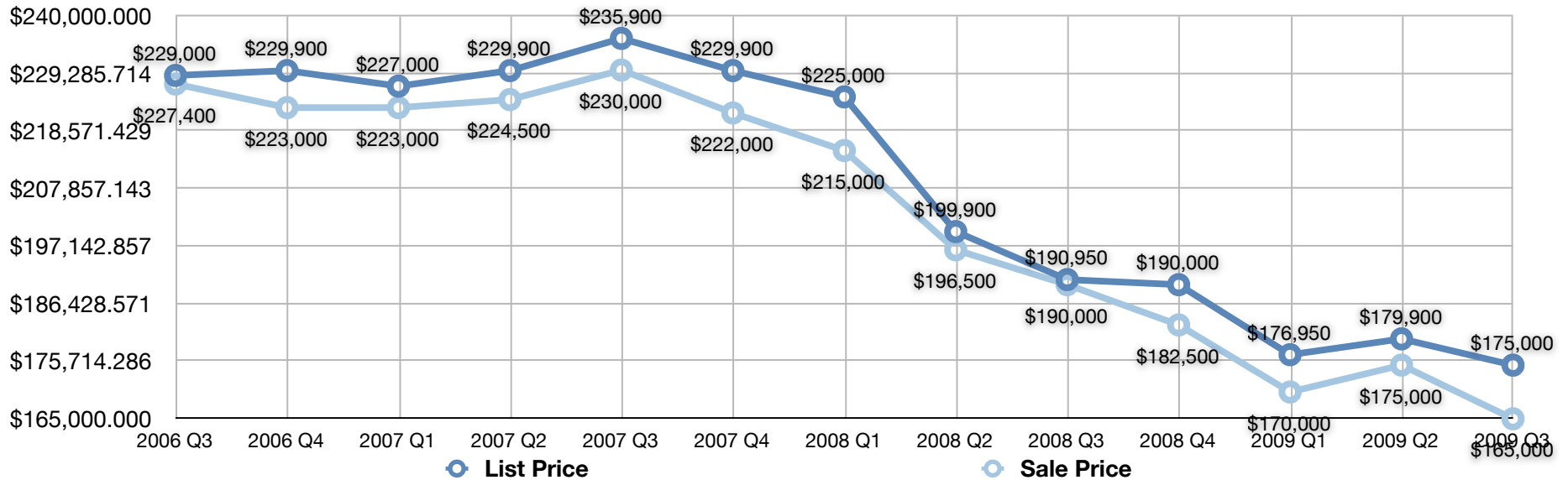
2008	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	6	8	8	6	2	2	4	1	3	8	7	1	8	10	8
SFH	70	74	69	71	61	59	44	48	72	108	82	108	115	98	77

Median Sale Price by Quarter



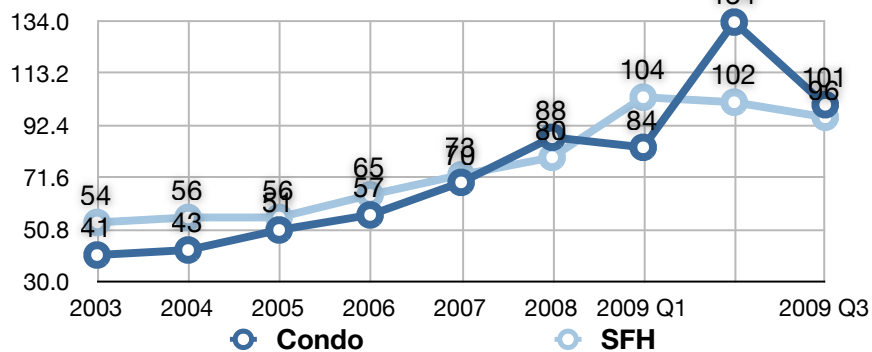
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
Condo	\$157,000	\$157,000	\$155,500	\$158,450	\$170,000	\$175,000	\$149,900	\$169,000	\$125,000	\$118,750	\$118,500	\$137,998	\$128,500
SFH	\$227,400	\$223,000	\$223,000	\$224,500	\$230,000	\$222,000	\$215,000	\$196,500	\$190,000	\$182,500	\$170,000	\$175,000	\$184,000

List Price vs. Sale Price by Quarter - SFH



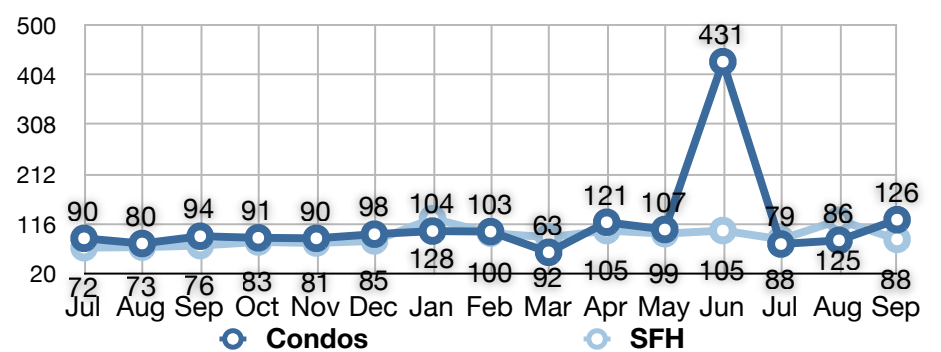
	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$229,000	\$229,900	\$227,000	\$229,900	\$235,900	\$229,900	\$225,000	\$199,900	\$190,950	\$190,000	\$176,950	\$179,900	\$175,000
Sale Price	\$227,400	\$223,000	\$223,000	\$224,500	\$230,000	\$222,000	\$215,000	\$196,500	\$190,000	\$182,500	\$170,000	\$175,000	\$165,000

Average Days on Market by Year



	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2	2009 Q3
Condo	41	43	51	57	70	88	84	134	101
SFH	54	56	56	65	73	80	104	102	96

Average Days on Market by Month - 2008/2009



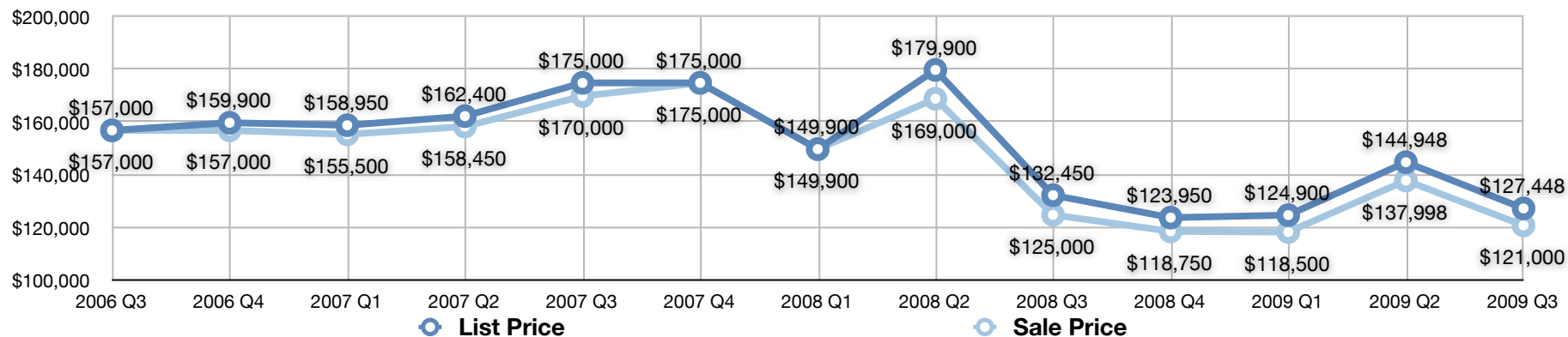
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Condos	90	80	94	91	90	98	104	103	63	121	107	431	79	86	126
SFH	72	73	76	83	81	85	128	100	92	105	99	105	88	125	88

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	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%)
Hartford County	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%)
Litchfield County	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%)
Middlesex County	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%)
New Haven County	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%)
New London County	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%)
Tolland County	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%)
Windham County	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



	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2	2009 Q3
List Price	\$157,000	\$159,900	\$158,950	\$162,400	\$175,000	\$175,000	\$149,900	\$179,900	\$132,450	\$123,950	\$124,900	\$144,948	\$127,448
Sale Price	\$157,000	\$157,000	\$155,500	\$158,450	\$170,000	\$175,000	\$149,900	\$169,000	\$125,000	\$118,750	\$118,500	\$137,998	\$121,000