



McCAFFREY
REALTY PROFESSIONALS, L.L.C.



Area Sales Statistics

Median Sales Prices - Single Family Homes Sold

	2006	% Change	2005	% Change	2004	03/04 Change	02/03 Change	01/02 Change
Bethel	\$387,000	-6.5%	\$414,000	11.9%	\$370,000	13.5%	9.8%	16.5%
Bridgewater	\$450,000	-17.6%	\$546,250	1.7%	\$537,000	-1.5%	26.7%	29.8%
Brookfield	\$470,000	-6.0%	\$500,000	10.8%	\$451,250	20.2%	2.9%	10.6%
Danbury	\$370,000	-0.9%	\$373,500	9.9%	\$340,000	14.7%	8.1%	14.3%
New Fairfield	\$425,000	0.3%	\$423,832	12.4%	\$377,000	13.1%	9.3%	10.9%
New Milford	\$380,000	1.0%	\$376,125	11.0%	\$339,000	6.0%	12.2%	10.3%
Newtown	\$535,000	7.2%	\$499,293	4.0%	\$480,000	9.2%	3.5%	22.2%
Ridgefield	\$809,000	-1.9%	\$825,000	12.2%	\$735,000	14.8%	7.1%	9.6%
Sherman	\$619,575	8.3%	\$572,000	14.5%	\$499,500	16.2%	15.0%	9.2%
Southbury	\$523,500	11.4%	\$470,000	10.2%	\$426,500	0.8%	11.2%	7.3%

Total Number of Transactions - Single Family Homes Sold

	2006	% Change	2005	% Change	2004	03/04 Change	02/03 Change	01/02 Change
Bethel	141	-23.0%	183	-18.7%	225	10.8%	-2.4%	4.5%
Bridgewater	17	-22.7%	22	4.8%	21	61.5%	-50.0%	8.3%
Brookfield	185	-27.5%	255	21.4%	210	-11.0%	0.0%	13.5%
Danbury	480	-5.9%	510	-11.6%	577	4.9%	-4.2%	12.5%
New Fairfield	174	-29.8%	248	-0.4%	249	4.6%	-17.6%	13.8%
New Milford	289	-34.6%	442	-10.7%	495	13.3%	10.1%	-8.5%
Newtown	327	-28.6%	458	-7.3%	494	1.0%	-8.1%	16.9%
Ridgefield	309	-18.3%	378	-19.7%	471	7.8%	-4.0%	15.5%
Sherman	28	-63.2%	76	18.8%	64	10.3%	-19.4%	35.8%
Southbury	124	-34.4%	189	12.5%	168	27.3%	15.8%	-10.9%
Ten Towns	2074	-24.9%	2761	-7.2%	2974	6.5%	-3.8%	9.2%

- o Median Price is that at which half the sales occur above and half below, a more reliable measure than Average which can be skewed by a few high end sales, particularly in smaller towns. Unless your house sold in 2006, it is not included in these figures.
- o 2006 was the worst year in terms of volume in the region since 1996, with many towns suffering a second year of volume decline.