

Greater Danbury Market Analysis: 2005-2008
January to June Time Frame

Single Family Homes between \$100,000 & \$1,000,000 only

<u>Year</u>	<u># of Sales</u>		<u>Days on Market</u>	<u>Average Price</u>	<u>Yearly Change</u>	<u>3-Year Change</u>
<u>Danbury</u>						
Single Family Homes						
2005	230		64	398,490		
2006	223	-3%	80	393,875	-1%	
2007	191	-14%	92	412,887	5%	
2008	153	-20%	103	375,420	-9%	-6%
Condominiums (All)						
2005	321		81	276,971		
2006	322	0%	76	281,361	2%	
2007	221	-31%	100	271,866	-3%	
2008	157	-29%	100	264,757	-3%	-4%
Condominiums (New Construction NOT Included)						
2005	223		55	236,572		
2006	251	13%	68	266,465	13%	
2007	179	-29%	92	259,286	-3%	
2008	134	-25%	94	252,036	-3%	7%
<u>Brookfield</u>						
Single Family Homes						
2005	96		76	478,681		
2006	75	-22%	80	511,071	7%	
2007	73	-3%	96	488,147	-4%	
2008	69	-5%	112	458,274	-6%	-4%
Condominiums						
2005	21		55	279,883		
2006	35	67%	87	242,759	-13%	
2007	31	-11%	104	269,672	11%	
2008	27	-13%	106	258,807	-4%	-8%

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<u>New Fairfield</u>						
Single Family Homes						
2005	100		88	432,599		
2006	73	-27%	75	445,773	3%	
2007	74	1%	101	443,043	-1%	
2008	48	-35%	103	422,936	-5%	-2%
<u>Bethel</u>						
Single Family Homes						
2005	89		66	408,883		
2006	77	-13%	77	399,276	-2%	
2007	68	-12%	81	426,335	7%	
2008	56	-18%	110	365,316	-14%	-11%
Condominiums						
2005	34		54	264,521		
2006	26	-24%	75	268,712	2%	
2007	36	38%	79	266,671	-1%	
2008	16	-56%	78	282,922	6%	7%
<u>New Milford</u>						
Single Family Homes						
2005	196		91	384,967		
2006	141	-28%	98	394,880	3%	
2007	151	7%	115	391,246	-1%	
2008	110	-27%	140	364,143	-7%	-5%
Condominiums						
2005	87		51	161,063		
2006	68	-22%	61	174,060	8%	
2007	71	4%	92	209,816	21%	
2008	39	-45%	125	174,500	-17%	8%
<u>Newtown</u>						
Single Family Homes						
2005	210		90	502,737		
2006	160	-24%	100	575,398	14%	
2007	156	-3%	110	512,229	-11%	
2008	113	-28%	121	491,890	-4%	-2%