



McCaffrey Real Estate Quarterly Report



1/1/07-3/31/07 (Single Family)

TOWN	Bethel	Brookfield	Danbury	New Fairfield	New Milford	Newtown	Redding	Ridgefield
ACTIVE								
# Active	115	156	295	120	286	311	133	264
%change/ 06	+6%	even	-2%	-8%	+38%	+20%	+7%	+22%
Median Price	\$469,000	\$569,900	\$399,900	\$482,000	\$429,900	\$599,000	\$879,900	\$929,450
%change/06	even	+2%	even	-7%	+2%	-14%	-5%	+19%
SOLD								
#Sold	28	16	60	16	45	57	18	44
%change/06	-16%	-54%	-45%	-34%	-31%	-25%	-31%	-30%
Median Price	383,500	\$427,500	\$326,000	\$427,500	335,000	\$544,500	\$675,000	\$704,950
%change/06	+4%	even	-10%	-3%	-12%	-1%	-2%	-10%
% Expired	33%	53%	42%	53%	47%	44%	43%	39%
Pending Sales	12	14	36	15	24	23	6	42

Brookfield

11 Clearview Drive	\$239,000/\$230,000
12 Geenridge Drive	\$379,900/\$375,000
4 Pocono Road	\$418,000/\$400,000
7 Junction Road	\$475,000/\$455,000
11 Obtuse Rd., N	\$584,900/\$585,000
40 Hiddenbrook Road	\$619,000/\$600,000
11 Ashwood Lane	\$799,500/\$787,000
6 Appleby Lane	\$949,000/\$895,000

Some of the 1st Quarter Closed Transactions

Danbury

3 Ford Avenue	\$239,000/\$230,000
69 Jefferson Avenue	\$300,000/\$290,000
17 Crestdale	\$311,900/\$315,000
12 1 st Street	\$399,900/\$382,500
34 Ole Musket Drive	\$418,994/\$419,000
9 Claremont Drive	\$429,990/\$409,000
6 Society Hill	\$725,000/\$715,000

Bethel

1306 Lexington Blvd	\$373,000/\$373,000
4 Settler Road	\$549,000/\$540,000

New Milford

3 Lyric Lane	\$459,000/\$440,000
20 Dogwood Drive	\$589,500/\$550,000

Newtown

4 Ccastle Hill Road	\$315,000/\$287,000
6 Mt. Nebo	\$795,000/\$785,000
25 Winton Farm Road	\$999,900/\$940,000

Owner/Broker, Linda McCaffrey has just returned from the New England Regional Conference in Vermont. The consensus from the national economists present at the forum was that the bottom of the trough is within sight and that volume as well as prices should stabilize and start to rise by the end of the second quarter. What this means is that coupled with the incredible interest rates THIS IS THE TIME TO BUY. Inventory is still excellent making for a stress free spring market for the buyer. Although many homes are selling just below the asking price the selection is excellent in all price ranges and sellers are taking off their rose colored glasses and beginning to be more realistic in their expectations. Pages of price reductions come onto the computer daily as Sellers come to understand the situation.

For Sellers notice the % of homes expiring after a long period on the market. This is still indicative of Sellers not listening to the advice of their REALTORS who are trying to position them in front of the decline rather than following it down.. Waiting for 2005 prices to return could take two to three years of confidence slowly returning to the marketplace. Even though the first quarter was particularly slow for closed sales, activity is showing many signs of recovering and it should be a fairly "normal" spring season. Note that "normal" does NOT mean the frenzied market we have experienced over the last three years.

It is definitely the time to hire experienced, full time, full service real estate professionals and LISTEN to their advice.

**If you would like a complete inventory of homes sold in your town please contact your
McCaffrey Realty Professional Counselor at 775-3634.
Visit our Website at www.mccaffrey-realty.com**