



**McCaffrey**  
REALTY PROFESSIONALS, L.L.C.

# McCaffrey Real Estate Quarterly Report

Third Quarter 2007  
Single Family Homes



TOWN	Bethel	Brookfield	Danbury	New Fairfield	New Milford	Newtown	Redding	Ridgefield
Active Listings	117	164	336	139	305	309	126	287
%change 3/06	-2%	-11%	-1%	-8%	-6%	-1%	-6%	-7%
Average Price	\$516,836	\$626,276	\$451,924	\$685,564	\$533,336	\$679,470	\$1,248,700	\$1,181,420
%change 3/06	+3%	+2%	-2%	+13%	+4%	-5%	+9%	-1%
Median Price	\$439,000	\$504,000	\$374,950	\$459,900	\$429,000	\$569,000	\$887,000	\$849,500
Sold Listings	33	45	105	47	69	88	21	74
%change 3/06	+6%	-2%	-28%	+9%	-1%	+6%	+19%	+8%
Year Total	109	122	316	119	231	270	84	279
%change/06	even	-11%	-17%	-7%	+7%	+2%	+4%	+12%
Average Price	\$402,793	\$533,516	\$356,120	\$502,012	\$432,153	\$523,481	\$756,514	\$1,012,341
%change 3/06	-16%	+9%	-13%	+8%	+7%	-12%	+5%	+4%
Median Price	\$395,000	\$465,000	\$335,000	\$440,000	\$380,000	\$475,000	\$690,000	\$816,000
Pending Sales 2006 /2007	10/4	16/12	36/21	21/18	24/17	23/19	6/9	25/19

### Brookfield

11 Canterbury Ct	\$177,900/\$172,000
21 Woodview Dr.	\$329,000/\$310,000
14 Berkshire Dr	\$349,500/\$317,000
13 Prospect Drive	\$439,000/\$427,500
6 Hopbrook Road	\$440,000/\$422,500
15 Bonny Road	\$562,500/\$564,000
13 Kimberly Drive	\$649,000/\$625,000
22 Shamrock Dr.	\$659,000/\$645,000

### Newtown

10 Lakeview Terrace	\$399,500/\$365,000
37 Great Hill Road	\$550,000/\$500,000

### Some of McCaffrey's 3rd Quarter Closed Transactions

#### New Milford

220 Willow Springs	\$199,900/\$198,000
76 Old Farms	\$214,900/\$212,000
277 Candlewood Mt.	\$342,000/\$342,000
16 Church Hill Rd	\$349,000/\$323,000
295 Aspetuck Ridge	\$395,000/\$399,000
50 Meadowood Dr.	\$519,000/\$470,000
17 Boxwood	\$600,000/\$600,000
207 Church Hill Rd.	\$675,000/\$625,000

#### Ridgefield

48 East Farm	\$1,425,000/\$1,325,000
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#### Bethel

10 Ridge Road	\$410,000/\$411,000
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### New Fairfield

4 Satterlee Dr	\$399,944/\$395,000
6 Harvest Dr.	\$499,999/\$490,000
3 Princeton Lane	\$539,000/\$526,000

### Southbury

23 Far View Commons	\$289,000/\$276,500
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### Danbury

19 Somers St	\$219,900/\$215,000
55 Mill Plain	\$305,000/\$295,000
45 Grand Street	\$229,000/\$222,500
138 Great Plain	\$339,000/\$330,000
3 Sylvan Road	\$379,000/\$357,000
3 Tobins CT	\$619,000/\$605,000

Interpreting data is problematic at best. The way one person sees trends, another sees it totally differently. The financing problems have stalled the recovery of our local market. Increasing pressure on the FED should mean easing of the credit restrictions on our buyers. This may take another 6 months before the large block of buyers that has been shut out by overly cautious lending practices driven by skittish investors return to the market. The biggest lesson in the 3<sup>rd</sup> quarter statistics is that inventory on all levels is decreasing. Optional sellers and overpriced listings are coming off of the market leaving homes of good value for the buyers. Where inventory has dropped the greatest amount, the prices have stabilized or are moving upward slightly. If compared to last quarter, we are starting to see some moderate price gains. Projections are that the downward trend is stabilizing with the timing being different in different communities. Year end totals should see a combined slide of around 10%. Given that a good percentage of the buyers have been pushed out of the market by the banking crisis, this is a very positive sign both in the immediate and long run.

Different market conditions favor different segments of the market. As the delta between housing purchases has narrowed and interest rates are favorable, it becomes the perfect market for the move up buyer or the first time buyer. It is not the best market to downsize or to invest. The booming market of 2005 favored DOWNSIZING sellers. It is the right time to get advice from a qualified real estate professional rather than friends, family or the media.

**If you would like a complete inventory of homes sold in your town please contact your  
McCaffrey Realty Professional Counselor at 775-3634 or 748-0100  
Visit our Websites at [www.mccaffrey-realty.com](http://www.mccaffrey-realty.com) or [www.danburyrelocation.com](http://www.danburyrelocation.com)**