

Greater Danbury Market Analysis: 2005-2008

January to September Time Frame

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

<u>Year</u>	<u>Sales</u>		<u>Days on Market</u>	<u>Average Price</u>	<u>Change</u>	<u>3-Year Price Change</u>
<u>Danbury</u>						
Single Family Homes						
2005	388		64	399,746		
2006	366	-6%	81	397,405	-1%	
2007	309	-16%	92	401,886	1%	
2008	257	-17%	96	376,390	-6%	-6%
Condominiums (All)						
2005	507		61	281,788		
2006	459	-9%	73	279,370	-1%	
2007	329	-28%	94	266,823	-4%	
2008	248	-25%	101	268,517	1%	-5%
Condominiums (New Construction NOT Included)						
2005	372		54	247,914		
2006	360	-3%	68	265,689	67%	
2007	278	-23%	86	254,453	-4%	
2008	216	-22%	97	254,075	0%	2%
<u>Brookfield</u>						
Single Family Homes						
2005	190		77	505,218		
2006	132	-31%	75	512,085	1%	
2007	124	-6%	92	486,633	-5%	
2008	127	2%	107	439,364	-10%	-13%
Condominiums						
2005	41		51	289,206		
2006	62	51%	83	246,935	-15%	
2007	43	-31%	91	258,525	5%	
2008	34	-21%	108	263,671	2%	-9%
<u>New Fairfield</u>						
Single Family Homes						
2005	179		88	442,954		
2006	124	-31%	81	457,671	3%	
2007	115	-7%	92	442,980	-3%	
2008	81	-30%	102	386,268	-13%	-13%



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<u>Bethel</u>						
Single Family Homes						
2005	148		64	433,969		
2006	115	-22%	80	419,425	-3%	
2007	109	-5%	80	416,117	-1%	
2008	96	-12%	98	391,428	-6%	-10%
Condominiums (New Construction NOT Included)						
2005	55		52	271,604		
2006	52	-5%	72	274,302	1%	
2007	44	-15%	80	264,003	-4%	
2008	25	-43%	78	267,494	1%	-2%
<u>New Milford</u>						
Single Family Homes						
2005	344		87	396,955		
2006	231	-33%	91	400,493	1%	
2007	234	1%	114	396,225	-1%	
2008	158	-32%	131	366,069	-8%	-8%
Condominiums						
2005	136		51	162,930		
2006	104	-24%	67	184,041	13%	
2007	105	1%	89	200,788	9%	
2008	63	-40%	112	189,823	-5%	17%
<u>Newtown</u>						
Single Family Homes						
2005	343		84	509,514		
2006	256	-25%	98	562,632	10%	
2007	258	1%	107	515,169	-8%	
2008	191	-26%	113	493,205	-4%	-3%



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