



McCAFFREY
REALTY PROFESSIONALS, L.L.C.



Area Sales Statistics

Median Sales Prices - Single Family Homes Sold

	2007	% Change	2006	% Change	2005	04/05 Change	03/04 Change	02/03 Change	00-07 7 Yr Chg
Bethel	\$390,250	0.8%	\$387,250	-5.5%	\$409,900	10.5%	14.0%	14.2%	59%
Bridgewater	\$501,934	11.5%	\$450,000	-16.5%	\$538,750	11.5%	-16.5%	-2.0%	32%
Brookfield	\$455,000	-5.7%	\$482,450	-3.3%	\$499,000	10.3%	19.9%	4.9%	40%
Danbury	\$348,625	-5.8%	\$370,000	-0.5%	\$372,000	9.4%	16.4%	6.2%	62%
New Fairfield	\$416,250	-2.1%	\$425,000	0.0%	\$425,000	13.3%	11.9%	8.8%	68%
New Milford	\$360,000	-5.3%	\$380,000	1.2%	\$375,500	10.5%	7.0%	11.7%	57%
Newtown	\$503,000	-6.0%	\$535,000	8.1%	\$495,000	2.3%	10.0%	6.0%	46%
Ridgefield	\$794,375	-1.9%	\$809,500	-1.9%	\$825,000	12.8%	15.1%	6.5%	60%
Sherman	\$592,500	-3.7%	\$615,000	14.4%	\$537,500	7.6%	18.9%	8.5%	74%
Southbury	\$475,000	-8.5%	\$519,000	10.4%	\$470,000	11.2%	3.0%	5.4%	40%
Nine Towns*	\$408,250	-2.6%	\$419,000	-1.2%	\$423,900	10.5%	9.3%	8.3%	57%

Total Number of Transactions - Single Family Homes Sold

	2007	% Change	2006	% Change	2005	04/05 Change	03/04 Change	02/03 Change	7 Year Average
Bethel	130	-15.6%	154	-15.8%	183	-19.4%	10.2%	1.0%	186
Bridgewater	24	26.3%	19	-13.6%	22	4.8%	61.5%	-50.0%	21
Brookfield	160	-18.4%	196	-24.3%	259	23.9%	-16.1%	8.7%	215
Danbury	406	-21.6%	518	0.0%	518	-9.6%	2.5%	-5.3%	523
New Fairfield	158	-14.1%	184	-26.7%	251	-2.3%	11.7%	-21.0%	232
New Milford	291	-7.6%	315	-29.7%	448	-10.8%	13.1%	13.8%	402
Newtown	348	+0.3%	347	-24.7%	461	-8.2%	-0.6%	-2.3%	447
Ridgefield	338	3.7%	326	-14.2%	380	-20.8%	9.8%	-4.6%	402
Sherman	48	26.3%	38	-47.2%	72	16.1%	5.1%	-21.3%	57
Southbury	121	-16.0%	144	-23.8%	189	17.4%	24.8%	10.3%	141
Nine Towns*	1686	-12.0%	1915	-20.3%	2403	-4.4%	5.0%	-1.8%	2226

- o * Excluding Ridgefield
- 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.
- o 2007 was the worst year in terms of volume in the region since 1993, with many towns suffering a second year of volume decline.