

CONNECTICUT HOME SALES REPORT

Connecticut Association of Realtors[®], Inc.

FOURTH QUARTER 2006

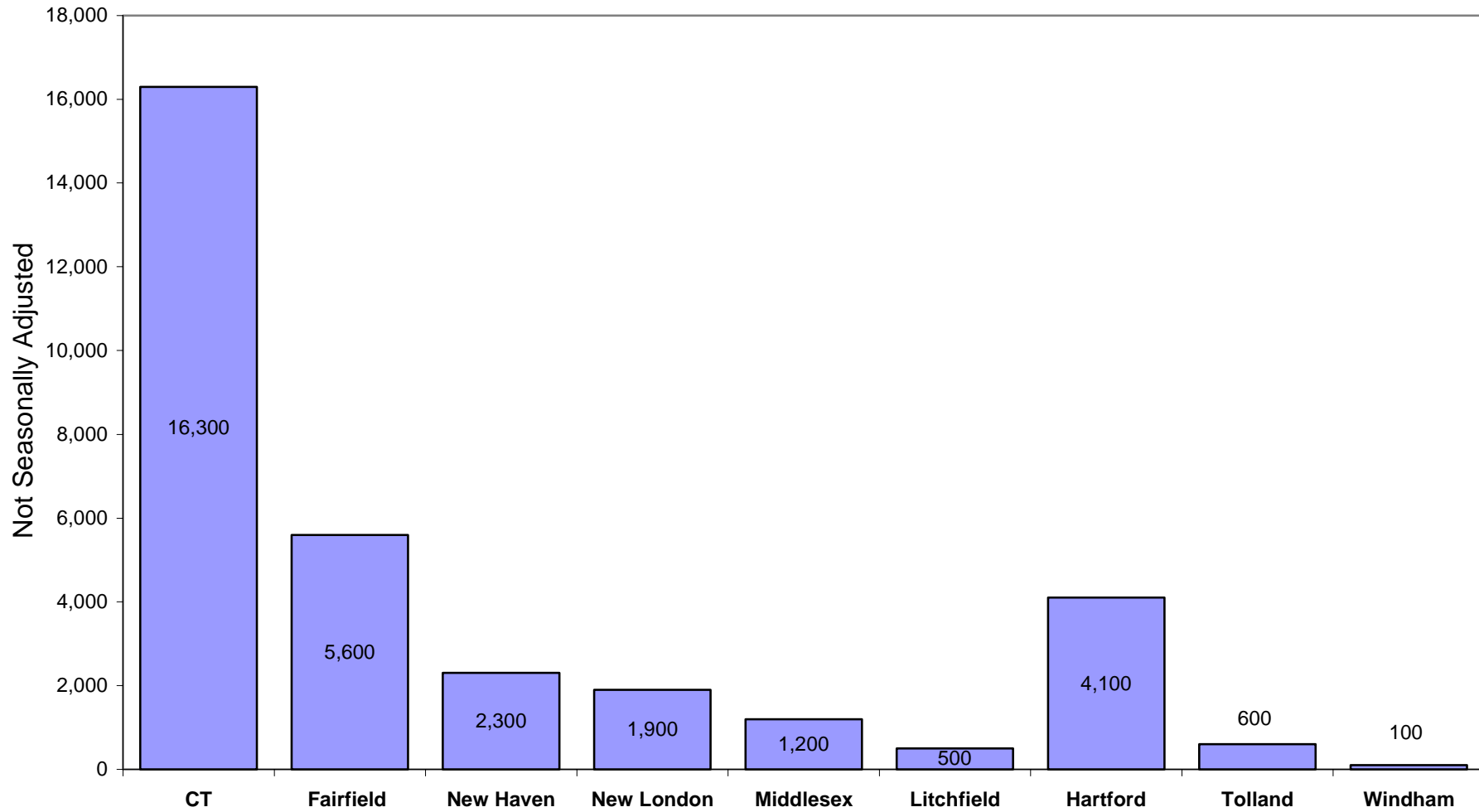
TABLE 1
UNIT VOLUME
TOTAL SALES: SINGLE-FAMILY, CONDO AND CO-OPS
CONNECTICUT AND COUNTIES
Fourth Quarter 2006

Seasonally Adjusted Annual Rate									
	<i>CT</i>	<i>Fairfield</i>	<i>New Haven</i>	<i>New London</i>	<i>Middlesex</i>	<i>Litchfield</i>	<i>Hartford</i>	<i>Tolland</i>	<i>Windham</i>
	Seasonally Adjusted Annual Rate								
2005.04	77,200	26,500	11,000	9,300	6,500	2,200	18,200	2,700	800
2006.01	81,000	29,700	12,000	10,100	6,500	1,400	18,100	2,600	600
2006.02	73,100	23,000	9,700	8,500	6,900	2,700	19,100	3,000	200
2006.03	71,800	23,200	10,000	8,200	6,800	3,300	16,900	2,900	500
2006.04	69,900	23,900	9,900	8,000	5,000	2,200	17,600	2,700	600
Fourth Quarter 2006 numbers are preliminary									

TABLE 2
UNIT VOLUME
TOTAL SALES: SINGLE-FAMILY, CONDO AND CO-OPS
CONNECTICUT AND COUNTIES
Fourth Quarter 2006

NOT SEASONALLY ADJUSTED										
	<i>CT</i>	<i>Fairfield</i>	<i>New Haven</i>	<i>New London</i>	<i>Middlesex</i>	<i>Litchfield</i>	<i>Hartford</i>	<i>Tolland</i>	<i>Windham</i>	
2005.04	18,300	6,300	2,600	2,200	1,600	500	4,300	600	200	
2006.01	14,400	5,300	2,100	1,800	1,200	200	3,200	500	100	
2006.02	20,700	6,500	2,700	2,400	2,000	800	5,400	800	100	
2006.03	21,300	6,900	3,000	2,400	2,000	1,000	5,000	900	100	
2006.04	16,300	5,600	2,300	1,900	1,200	500	4,100	600	100	
<i>Fourth Quarter 2006 numbers are preliminary</i>										

CONNECTICUT HOME RESALE ACTIVITY (UNIT VOLUME)



CONNECTICUT HOME RESALE ACTIVITY (Seasonally Adjusted)

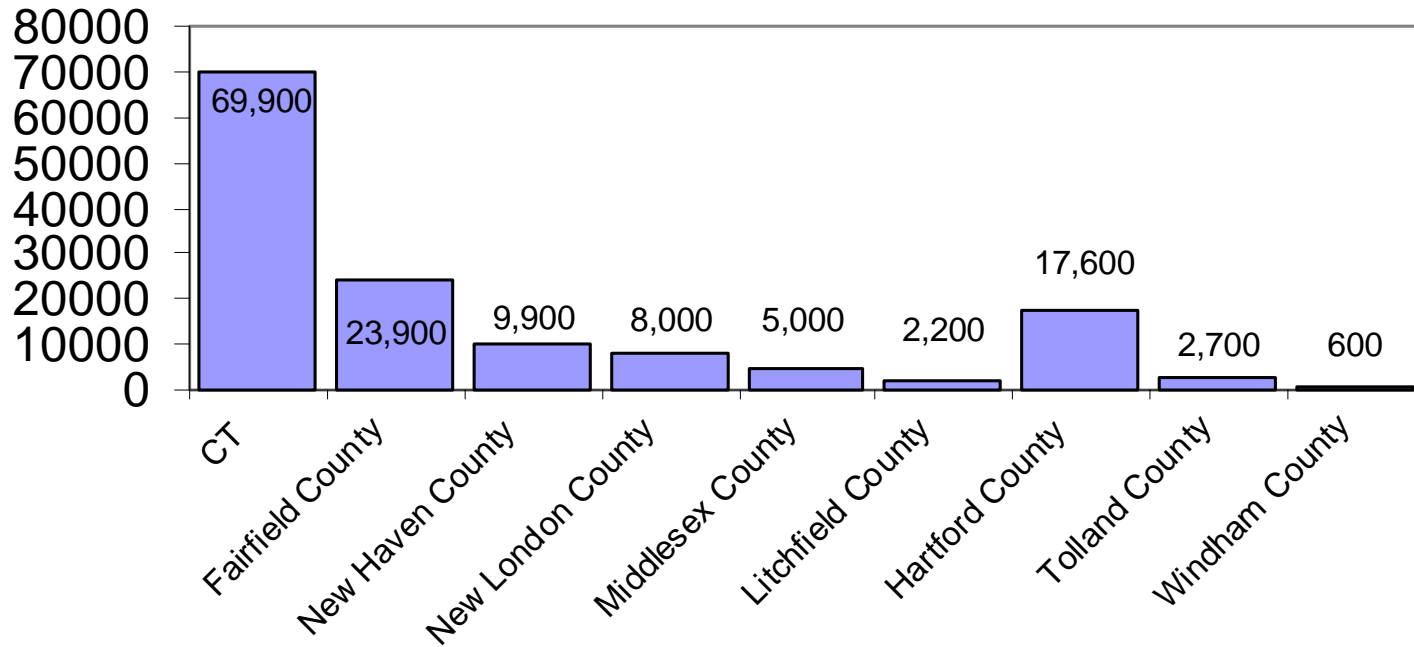


TABLE 3
UNIT VOLUME
EXISTING SINGLE-FAMILY HOME SALES
CONNECTICUT BY NUMBER OF BEDROOMS
Fourth Quarter 2006
(By Percent Distribution)

	2 or less	3 Bedrooms	4 or more	Median Price	Mean Price
2005.04	11.3	50.3	38.5	304,800	351,800
2006.01	11.3	50.3	38.5	309,100	353,700
2006.02	10.6	54.4	35.0	315,100	357,400
2006.03	11.1	50.8	38.1	320,600	359,400
2006.04	11.2	52.6	36.2	298,100	344,300
<i>Fourth Quarter 2006 numbers are preliminary</i>					

TABLE 4
UNIT VOLUME
EXISTING SINGLE-FAMILY HOME SALES
BY NUMBER OF BEDROOMS FOR CONNECTICUT AND COUNTIES
Fourth Quarter 2006
(By Percent Distribution)

	2 or less	3 Bedrooms	4 or more	Median Price	Mean Price
<i>Fairfield County</i>	8.9	46.0	45.1	461,700	449,500
<i>New Haven</i>	13.8	56.6	29.6	274,200	307,200
<i>New London</i>	14.0	60.3	25.8	258,100	289,800
<i>Middlesex</i>	15.7	49.2	35.1	292,300	335,100
<i>Litchfield</i>	17.5	53.5	29.0	230,700	279,400
<i>Hartford</i>	10.0	54.9	35.2	251,200	284,500
<i>Tolland</i>	11.7	54.1	34.2	253,200	278,300
<i>Windham</i>	10.1	62.0	27.9	203,900	218,200
<i>CT</i>	11.2	52.6	36.2	298,100	344,300
<i>Fourth Quarter 2006 numbers are preliminary</i>					

Proportion of Total Sales

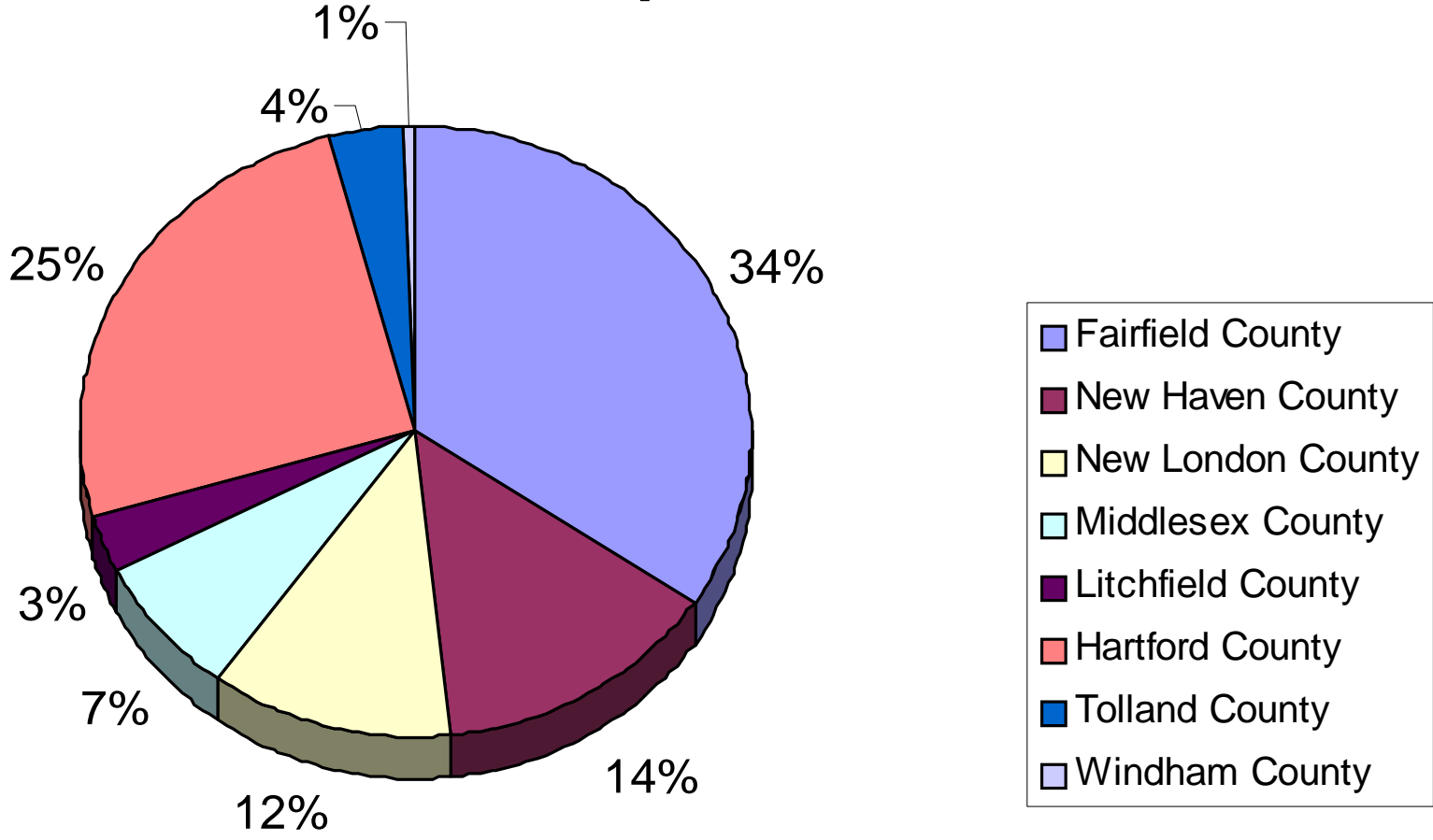


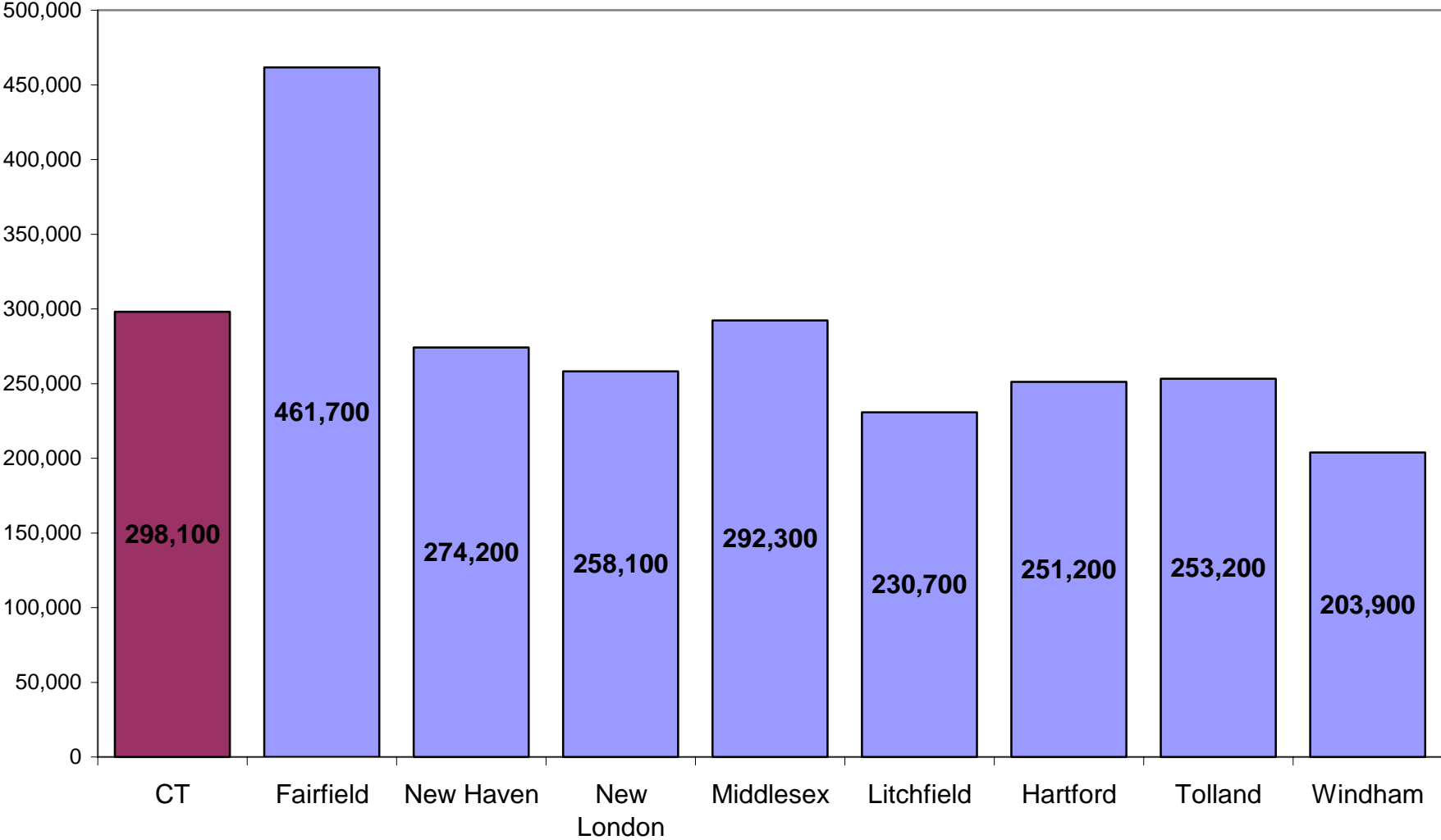
TABLE 5
SALES OF EXISTING SINGLE-FAMILY HOMES
FOR CONNECTICUT BY PRICE CLASS
Fourth Quarter 2006
(Percentage Distribution)

<i>Price Class</i>	<i>Year 2006</i>	<i>Quarters</i>				
		<i>2005.04</i>	<i>2006.01</i>	<i>2006.02</i>	<i>2006.03</i>	<i>2006.04</i>
\$29,999 or under	0.4	0.3	0.5	0.3	0.4	0.3
\$30,000-\$39,999	0.1	0.1	0.1	0.1	0.2	0.1
\$40,000-\$49,999	0.1	0.1	0.1	0.1	0.1	0.1
\$50,000-\$59,999	0.1	0.0	0.2	0.1	0.1	0.2
\$60,000-\$69,999	0.1	0.1	0.1	0.1	0.1	0.1
\$70,000-\$79,999	0.1	0.2	0.1	0.2	0.1	0.1
\$80,000-\$89,999	0.1	0.2	0.3	0.2	0.1	0.1
\$90,000-\$99,999	0.2	0.2	0.2	0.3	0.2	0.2
\$100,000-\$119,999	0.5	0.6	0.6	0.5	0.4	0.5
\$120,000-\$139,999	1.4	1.4	1.5	1.3	1.2	1.5
\$140,000-\$159,999	2.5	3.2	3.0	2.3	2.0	3.1
\$160,000-\$179,999	4.9	5.0	4.9	5.0	4.7	5.1
\$180,000-\$199,999	6.0	6.2	6.0	5.6	6.1	6.5
\$200,000-\$249,999	16.7	16.3	16.4	16.9	16.0	17.9
\$250,000-\$299,999	14.6	16.3	14.5	14.4	14.4	15.1
\$300,000-\$399,999	18.9	18.1	18.2	19.1	19.4	18.8
\$400,000-\$499,999	10.6	10.3	10.1	10.2	11.4	10.5
\$500,000 and over	22.8	22.5	23.5	23.6	23.3	20.2
MEDIAN	315,300	304,800	309,100	315,100	320,600	298,100
AVERAGE	356,800	351,800	353,700	357,400	359,400	344,300
<i>Fourth Quarter 2006 numbers are preliminary</i>						

TABLE 6
SALES OF EXISTING SINGLE-FAMILY HOMES
CONNECTICUT AND COUNTIES BY PRICE CLASS
Fourth Quarter 2006
(Percentage Distribution)

<i>Price Class</i>	<i>CT</i>	<i>Fairfield</i>	<i>New Haven</i>	<i>New London</i>	<i>Middlesex</i>	<i>Litchfield</i>	<i>Hartford</i>	<i>Tolland</i>	<i>Windham</i>
\$29,999 or under	0.3	0.1	0.2	0.5	0.3	0.5	0.2	0.6	2.5
\$30,000-\$39,999	0.1	0.0	0.1	0.0	0.0	0.0	0.2	0.0	0.0
\$40,000-\$49,999	0.1	0.0	0.0	0.0	0.0	0.5	0.1	0.0	1.3
\$50,000-\$59,999	0.2	0.0	0.3	0.2	0.3	0.0	0.1	1.0	0.0
\$60,000-\$69,999	0.1	0.0	0.0	0.0	0.3	0.5	0.0	0.6	0.0
\$70,000-\$79,999	0.1	0.1	0.0	0.1	0.0	0.0	0.0	0.0	1.3
\$80,000-\$89,999	0.1	0.0	0.3	0.1	0.0	0.0	0.1	0.0	0.0
\$90,000-\$99,999	0.2	0.1	0.5	0.1	0.0	0.0	0.3	0.6	0.0
\$100,000-\$119,999	0.5	0.4	0.3	0.5	0.3	3.0	0.6	0.3	2.5
\$120,000-\$139,999	1.5	0.7	1.9	2.3	0.3	3.5	1.5	1.9	3.8
\$140,000-\$159,999	3.1	0.9	3.0	2.7	2.1	9.5	4.9	6.3	3.8
\$160,000-\$179,999	5.1	1.1	4.7	5.8	2.7	12.5	8.9	3.5	11.4
\$180,000-\$199,999	6.5	1.8	7.2	8.5	4.8	12.0	9.7	6.7	21.5
\$200,000-\$249,999	17.9	6.9	23.2	26.0	21.5	13.0	22.8	27.2	24.1
\$250,000-\$299,999	15.1	9.9	17.1	19.6	20.7	9.5	17.3	19.6	17.7
\$300,000-\$399,999	18.8	18.5	19.7	19.7	20.7	17.5	19.1	18.4	7.6
\$400,000-\$499,999	10.5	15.0	13.3	5.8	11.4	8.0	6.4	8.9	1.3
\$500,000 and over	20.2	44.4	8.2	8.1	14.6	10.0	7.6	4.4	1.3
MEDIAN	298,100	461,700	274,200	258,100	292,300	230,700	251,200	253,200	203,900
AVERAGE	344,300	449,500	307,200	289,800	335,100	279,400	284,500	278,300	218,200
<i>Fourth Quarter 2006 numbers are preliminary</i>									

Median Sales Price, Connecticut and Counties



**TABLE 7
PRICE OF EXISTING SINGLE-FAMILY HOME SALES
CONNECTICUT AND COUNTIES
Fourth Quarter 2006**

<i>Median</i>									
<i>CT</i>	<i>Fairfield</i>	<i>New Haven</i>	<i>New London</i>	<i>Middlesex</i>	<i>Litchfield</i>	<i>Hartford</i>	<i>Tolland</i>	<i>Windham</i>	
2006	315,300	498,400	281,700	264,000	341,300	247,500	253,500	264,800	200,600
2005.04	304,800	494,700	279,700	262,100	328,400	246,500	246,900	268,900	202,600
2006.01	309,100	508,400	276,500	257,500	336,600	246,200	244,900	268,100	201,300
2006.02	315,100	525,800	292,600	274,000	362,000	251,500	252,700	265,300	210,700
2006.03	320,600	496,500	292,500	263,600	342,700	249,400	263,100	271,100	188,300
2006.04	298,100	461,700	274,200	258,100	292,300	230,700	251,200	253,200	203,900
<i>Mean</i>									
<i>CT</i>	<i>Fairfield</i>	<i>New Haven</i>	<i>New London</i>	<i>Middlesex</i>	<i>Litchfield</i>	<i>Hartford</i>	<i>Tolland</i>	<i>Windham</i>	
2006	356,800	464,300	313,600	297,500	369,900	290,500	288,900	287,800	210,200
2005.04	351,800	463,600	313,600	293,600	357,800	296,300	283,700	291,900	226,400
2006.01	353,700	464,600	307,200	293,600	365,100	281,900	276,300	291,400	208,000
2006.02	357,400	472,900	326,200	305,500	387,600	290,700	288,200	283,100	220,200
2006.03	359,400	465,100	325,200	298,200	369,700	297,900	301,400	296,900	196,800
2006.04	344,300	449,500	307,200	289,800	335,100	279,400	284,500	278,300	218,200
<i>Fourth Quarter 2006 numbers are preliminary</i>									

TABLE 8
UNIT VOLUME
MEDIAN SALES PRICE OF EXISTING SINGLE-FAMILY HOME SALES
CONNECTICUT BY NUMBER OF BEDROOMS
Fourth Quarter 2006

	2 <i>or less</i>	3 <i>Bedrooms</i>	4 <i>or more</i>
2006	211,900	279,400	455,400
2005.04	214,500	275,200	451,200
2006.01	212,200	274,800	464,700
2006.02	213,600	284,200	457,500
2006.03	211,700	283,300	464,400
2006.04	209,300	271,300	426,700
Fourth Quarter 2006	numbers are preliminary		

TABLE 9 UNIT VOLUME MEDIAN SALES PRICE OF EXISTING SINGLE-FAMILY HOME SALES CONNECTICUT BY NUMBER OF BEDROOMS Fourth Quarter 2006			
	2 <i>or less</i>	3 <i>Bedrooms</i>	4 <i>or more</i>
<i>Fairfield</i>	292,900	375,300	639,200
<i>New Haven</i>	192,900	264,200	357,300
<i>New London</i>	201,400	248,500	340,900
<i>Middlesex</i>	222,800	279,600	395,700
<i>Litchfield</i>	174,900	232,800	333,000
<i>Hartford</i>	187,600	234,500	340,800
<i>Tolland</i>	155,400	244,500	303,400
<i>Windham</i>	160,000	208,900	216,600
CT	209,300	271,300	426,700
<i>Fourth Quarter 2006 numbers are preliminary</i>			

**TABLE 10
 HOMEBUYER AFFORDABILITY INDEX
 UNITED STATES vs. CONNECTICUT**

		Median Priced Home	Mortgage Rate	Monthly P&I Payment	Payment as a % of Income	Median Family Income	Qualifying Income	Composite Affordability Index
<i>United States</i>	2006	221,900	6.58	1,131	23.6	57,612	54,288	106.1
	2005.04	225,300	6.21	1,105	23.5	56,486	53,040	106.5
	2006.01	216,900	6.39	1,084	22.8	56,933	52,032	109.4
	2006.02	227,100	6.63	1,164	24.3	57,383	55,872	102.7
	2006.03	225,300	6.76	1,170	24.3	57,837	56,160	103.0
	2006.04	219,000	6.52	1,110	22.8	58,294	53,280	109.4
<i>Connecticut</i>	2006	315,300	6.49	1,593	25.2	75,834	76,464	99.2
	2005.04	304,800	6.11	1,479	24.0	73,821	70,992	104.0
	2006.01	309,100	6.29	1,529	24.5	74,858	73,392	102.0
	2006.02	315,100	6.50	1,593	25.3	75,505	76,464	98.7
	2006.03	320,600	6.68	1,652	26.0	76,157	79,296	96.0
	2006.04	298,100	6.48	1,504	23.5	76,815	72,192	106.4

Fourth Quarter 2006 numbers are preliminary

* Mortgage rate for CT is the effective rate for the Northeast region reported by the FHFB.

Connecticut Housing Affordability Index

