

Windham County



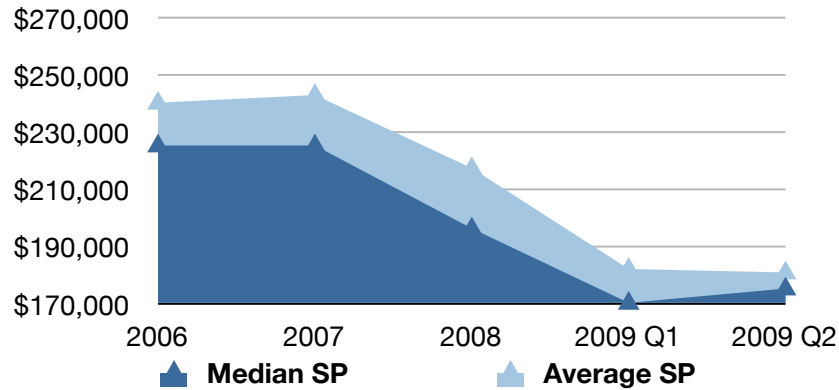
Windham County - Statistics

Single Family Home Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	11,634	11,604	0%	12,405	7%	11,332	(-9%)	8,858	(-22%)	8,187	(-8%)	5,627	(-31%)
\$ Volume (in millions)	\$6,544	\$6,893	5%	\$9,172	33%	\$9,223	1%	\$7,425	(-19%)	\$7,996	8%	\$4,637	(-42%)
Hartford County	8,600	8,450	(-2%)	9,038	7%	9,025	0%	8,168	(-9%)	7,406	(-9%)	6,077	(-18%)
\$ Volume (in millions)	\$1,942	\$2,104	8%	\$2,413	15%	\$2,637	9%	\$2,447	(-7%)	\$2,280	(-7%)	\$1,790	(-21%)
Litchfield County	1,534	1,580	3%	1,706	8%	1,800	6%	1,570	(-13%)	1,449	(-8%)	1,178	(-19%)
\$ Volume (in millions)	\$383	\$416	9%	\$538	29%	\$634	18%	\$574	(-9%)	\$539	(-6%)	\$410	(-24%)
Middlesex County	2,276	2,151	(-5%)	2,304	7%	2,196	(-5%)	1,937	(-12%)	1,800	(-7%)	1,286	(-29%)
\$ Volume (in millions)	\$628	\$648	3%	\$772	19%	\$793	3%	\$718	(-9%)	\$663	(-8%)	\$458	(-31%)
New Haven County	7,220	7,249	0%	7,700	6%	7,581	(-2%)	6,653	(-12%)	5,822	(-12%)	4,716	(-19%)
\$ Volume (in millions)	\$1,635	\$1,848	13%	\$2,156	17%	\$2,485	15%	\$2,303	(-7%)	\$2,050	(-11%)	\$1,530	(-25%)
New London County	3,083	3,398	10%	3,620	7%	3,410	(-6%)	3,262	(-4%)	2,573	(-21%)	1,864	(-28%)
\$ Volume (in millions)	\$689	\$870	26%	\$1,051	21%	\$1,074	2%	\$1,112	4%	\$921	(-17%)	\$575	(-38%)
Tolland County	1,576	1,622	3%	1,698	5%	1,796	6%	1,647	(-8%)	1,300	(-21%)	994	(-24%)
\$ Volume (in millions)	\$382	\$435	14%	\$423	3%	\$489	16%	\$467	(-4%)	\$378	(-19%)	\$271	(-28%)
Windham County	1,525	1,542	1%	1,709	11%	1,714	0%	1,512	(-12%)	998	(-34%)	861	(-14%)
\$ Volume (in millions)	\$246	\$278	13%	\$359	29%	\$408	14%	\$362	(-11%)	\$243	(-33%)	\$182	(-25%)

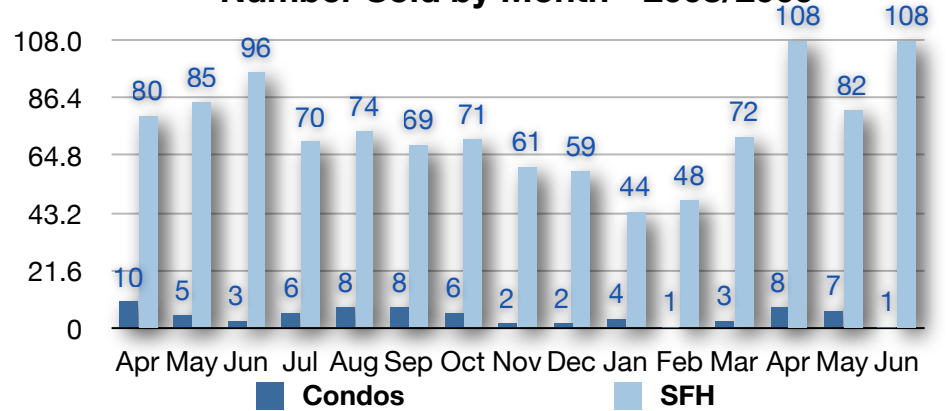
*NOTE: Fairfield County statistics drawn from public records. All other county statistics are drawn from the Connecticut Multiple Listing Service, Inc.

Average vs. Median Sale Price by Year - SFH



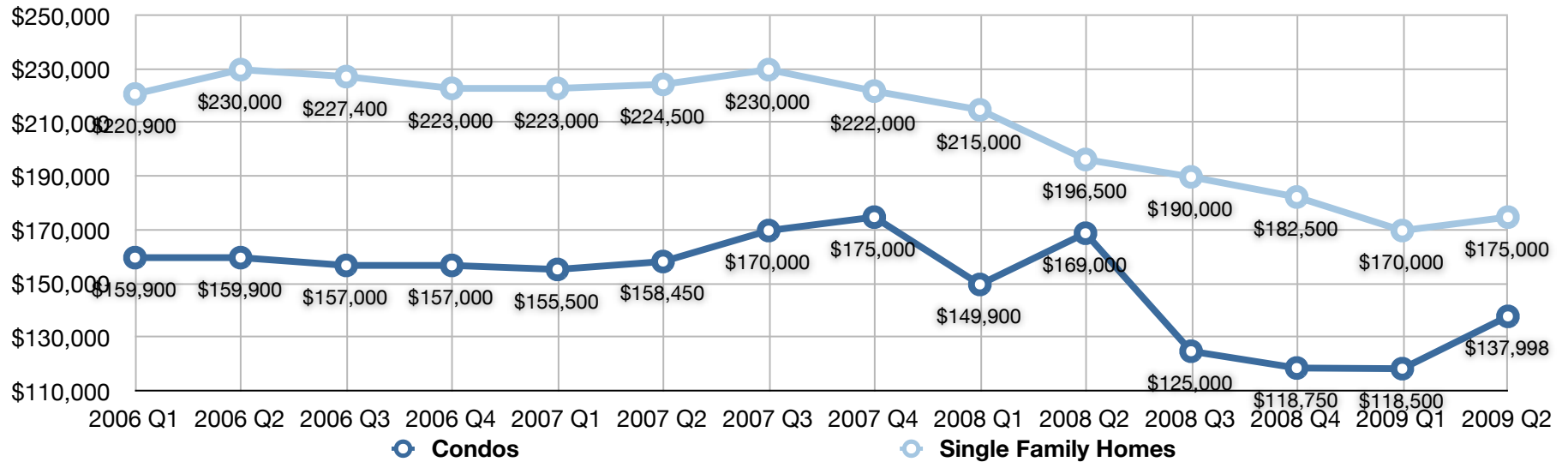
	2006	2007	2008	2009 Q1	2009 Q2
Median SP	\$225,000	\$225,000	\$196,000	\$170,000	\$175,000
Average SP	\$239,937	\$242,621	\$217,048	\$181,811	\$180,614

Number Sold by Month - 2008/2009



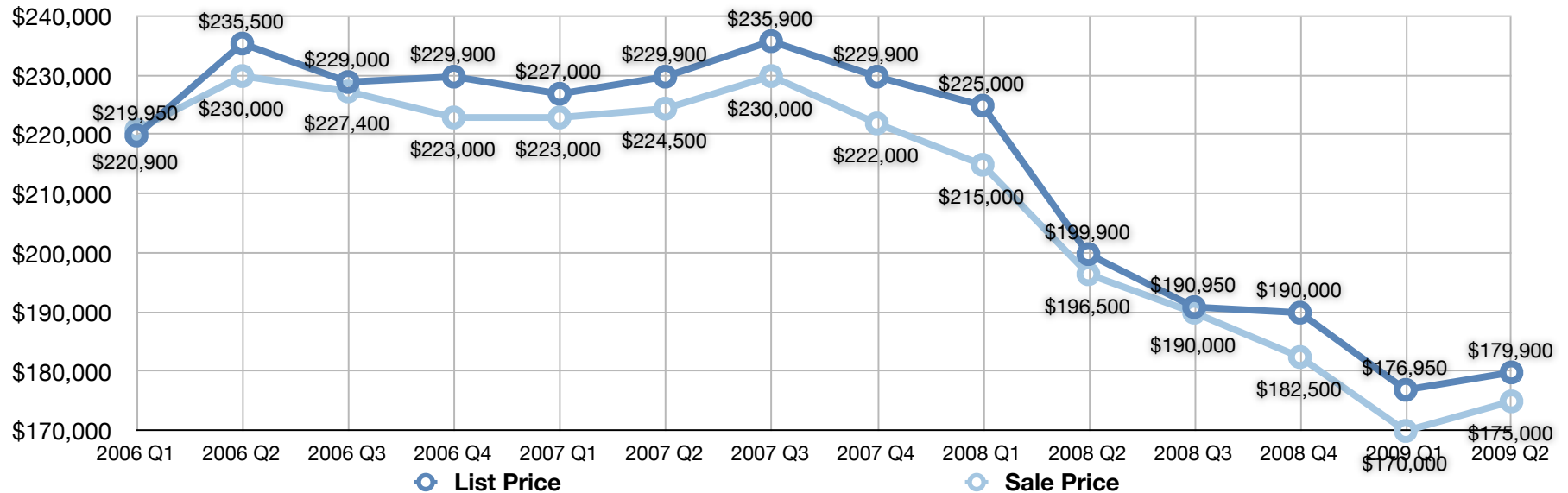
2008	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Condos	10	5	3	6	8	8	6	2	2	4	1	3	8	7	1
SFH	80	85	96	70	74	69	71	61	59	44	48	72	108	82	108

Median Sale Price by Quarter



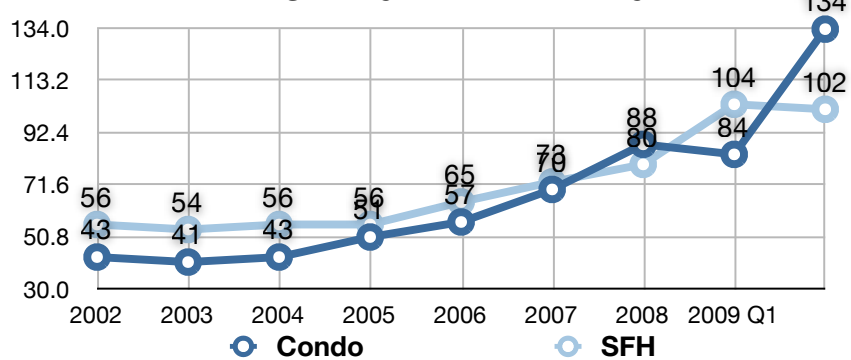
2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2
\$159,900	\$159,900	\$157,000	\$157,000	\$155,500	\$158,450	\$170,000	\$175,000	\$149,900	\$169,000	\$125,000	\$118,750	\$118,500	\$137,998
\$220,900	\$230,000	\$227,400	\$223,000	\$223,000	\$224,500	\$230,000	\$222,000	\$215,000	\$196,500	\$190,000	\$182,500	\$170,000	\$175,000

List Price vs. Sale Price by Quarter - SFH



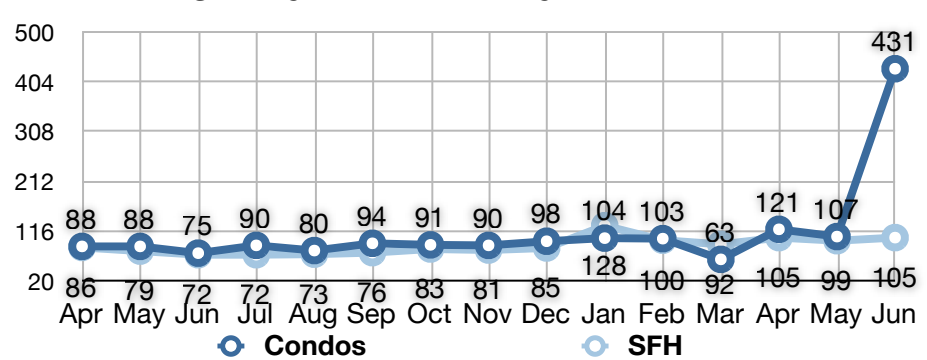
	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2
List Price	\$219,950	\$235,500	\$229,000	\$229,900	\$227,000	\$229,900	\$235,900	\$229,900	\$225,000	\$199,900	\$190,950	\$190,000	\$176,950	\$179,900
Sale Price	\$220,900	\$230,000	\$227,400	\$223,000	\$223,000	\$224,500	\$230,000	\$222,000	\$215,000	\$196,500	\$190,000	\$182,500	\$170,000	\$175,000

Average Days on Market by Year



	2002	2003	2004	2005	2006	2007	2008	2009 Q1	2009 Q2
Condo	43	41	43	51	57	70	88	84	134
SFH	56	54	56	56	65	73	80	104	102

Average Days on Market by Month - 2008/2009



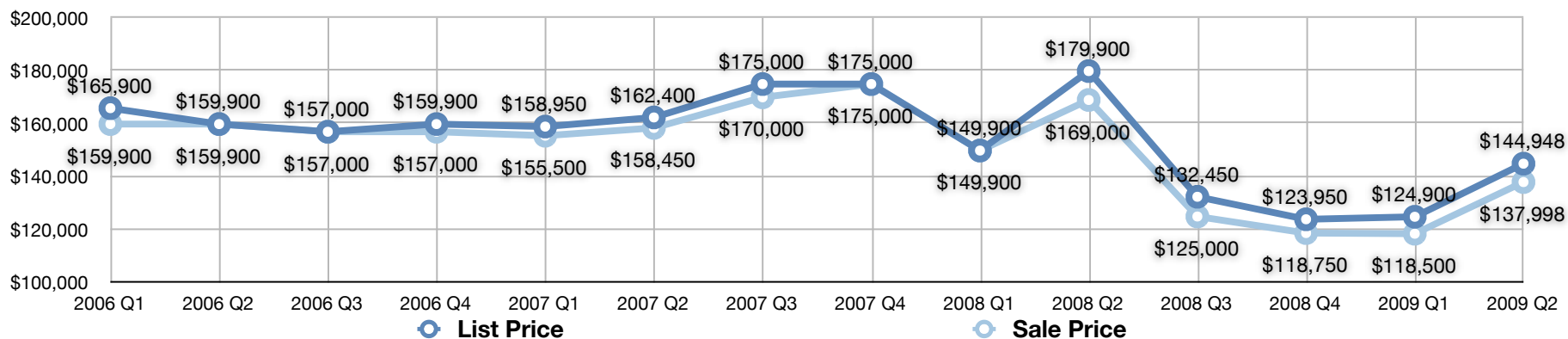
	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Condos	88	88	75	90	80	94	91	90	98	104	103	63	121	107	431
SFH	86	79	72	72	73	76	83	81	85	128	100	92	105	99	105

Condo Sales by County

	2002	2003	% Change	2004	% Change	2005	% Change	2006	% Change	2007	% Change	2008	% Change
Fairfield County	4,460	4,603	3%	4,935	7%	4,978	1%	4,087	(-18%)	3,944	(-4%)	2,388	(-40%)
\$ Volume (in millions)	\$1,204	\$1,260	5%	\$1,580	25%	\$1,857	18%	\$1,478	(-20%)	\$1,632	10%	\$946	(-42%)
Hartford County	2,634	2,861	9%	3,110	9%	3,340	7%	3,181	(-5%)	2,816	(-12%)	1,929	(-32%)
\$ Volume (in millions)	\$336	\$407	21%	\$512	26%	\$620	21%	\$629	1%	\$562	(-11%)	\$372	(-34%)
Litchfield County	242	304	26%	273	(-10%)	304	11%	272	(-11%)	249	(-9%)	173	(-31%)
\$ Volume (in millions)	\$26	\$37	42%	\$37	0%	\$46	24%	\$47	2%	\$44	(-6%)	\$30	(-32%)
Middlesex County	548	581	6%	588	1%	673	14%	602	(-11%)	521	(-13%)	384	(-26%)
\$ Volume (in millions)	\$67	\$78	16%	\$99	27%	\$120	21%	\$127	6%	\$102	(-20%)	\$76	(-26%)
New Haven County	2,760	2,700	(-2%)	2,931	9%	3,165	8%	3,016	(-5%)	2,466	(-18%)	1,690	(-32%)
\$ Volume (in millions)	\$338	\$377	12%	\$459	22%	\$557	21%	\$570	2%	\$484	(-15%)	\$327	(-32%)
New London County	560	558	0%	655	17%	720	10%	768	7%	545	(-29%)	362	(-34%)
\$ Volume (in millions)	\$66	\$79	20%	\$104	32%	\$134	29%	\$158	18%	\$113	(-29%)	\$74	(-35%)
Tolland County	319	336	5%	326	(-3%)	309	(-5%)	365	18%	316	(-13%)	213	(-33%)
\$ Volume (in millions)	\$37	\$43	16%	\$47	9%	\$50	6%	\$67	34%	\$57	(-15%)	\$38	(-33%)
Windham County	96	101	5%	113	12%	161	42%	131	(-19%)	102	(-22%)	69	(-32%)
\$ Volume (in millions)	\$10	\$10	0%	\$14	40%	\$27	93%	\$23	(-15%)	\$17	(-26%)	\$9	(-47%)

NOTE: Fairfield County statistics drawn from public records data. All other statistics drawn from the Connecticut Multiple Listing Service, Inc.

Median List Price vs. Median Sale Price by Quarter - Condo



	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2	2008 Q3	2008 Q4	2009 Q1	2009 Q2
List Price	\$165,900	\$159,900	\$157,000	\$159,900	\$158,950	\$162,400	\$175,000	\$175,000	\$149,900	\$179,900	\$132,450	\$123,950	\$124,900	\$144,948
Sale Price	\$159,900	\$159,900	\$157,000	\$157,000	\$155,500	\$158,450	\$170,000	\$175,000	\$149,900	\$169,000	\$125,000	\$118,750	\$118,500	\$137,998

Source: Connecticut Multiple Listing Service, Inc. Information is deemed reliable, but not guaranteed.