

# The Mid-Fairfield Record

Volume 2, Issue VIII

August, 2010

## President's Letter

Hello Everyone,

First of all, I wanted to thank everyone for who came out to the Annual Clambake last week at Compo Beach! About 150 people attended and had a terrific time. The day was warm and sunny, and as evening approached, a gentle breeze came off the water making it the perfect evening!

MFCAR Association Executive Carol Heins and I have just returned from the **2010 NAR Leadership Summit** in Chicago. Ron Phipps, *2011 NAR President Elect*, opened the Summit by looking ahead to some of the important issues and challenges we will be facing in 2011. His theme was **"Seize the Day, Today's Challenges, Tomorrow's Opportunities"**. Ron stated that we all need to be reaching far and reaching together to affect lives, and he named three areas of focus.

•First, and foremost, NAR must tackle immediate concerns in the real estate industry, including ensuring the continued flow of capital into the real estate market, encouraging responsible lending practices, re-inventing the secondary mortgage market, and promoting commercial real estate investments.

•Secondly, we must maintain our focus on the everyday challenges, such as helping to improve professionalism, promoting favorable tax treatment for real estate, and ensuring that consumers think of REALTORS® first throughout the lifecycle of homeownership.

•Thirdly, we must also lay the groundwork for a new day in real estate. This means providing REALTORS® with the resources and tools needed to lead the evolution in our business, and ensuring that the *Voice for Real Estate* remains strong at all levels of government.

All three of these challenges need to be met by NAR, filtering down to the state level and the local board level, including the local REALTORS®, each doing their part to work with the homeowner and homebuyer.

**HEADS UP:** The next General Membership meeting is on September 24<sup>th</sup>. The **Topic will be Professional Standards**. It will be an exciting program. Learn how to stay out of trouble too! Don't miss it.

Make it happen every day!

- Paul Thury

Paul Thury, Board President 2010.



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mid-fairfield  
county  
association  
of  
**REALTORS®**

### SAVE THE DATE

#### General Membership Meeting

**Friday, September 24, 2010**

Registration: 8:30am

Program: 9:00—11:00am

Topic: Professional Standards

**DOLCE Resorts & Hotels, NwIk**

[www.dolce-norwalk-hotel.com/](http://www.dolce-norwalk-hotel.com/)

Continental Breakfast provided

**Stay Tuned: Flyer Coming Soon!**

### New Members - July

Frank Balestriere; Joe Balestriere; Craig Burry; Chris Camerlin; Rosa Careccia; Sinead Coughlan; Brad Easterbrook; Kristin Feuerhake; Joseph Delia; Harry Howe; Rene Leduc; James Loner; Kimberly Loner; Matthew Morris; Lee Ratner; Evelyn Viera



## YOU INFORMED?

Do you know what the current real estate legislative issues are?

Come hear what the candidates have to say.

### ROUND TABLE FORUM

with Region I State Representatives

**Wednesday, September 15, 2010**

**7:30pm**

**The Italian Center**

1620 Newfield Ave., Stamford CT

Please visit our website [www.mfcar.com](http://www.mfcar.com) to view/download detailed Registration Flyer.

**RSVP DEADLINE: 9-7-10**

## Carol's News

This year, 50 outstanding students from across CT were awarded a total of \$50,000 in scholarships from **The Raymond F. Gates, Jr. Memorial Scholarship Fund**! **The Raymond Gates Scholarship Fund** was established by CAR in 1976 in memory of Raymond, following his tragic death in an automobile accident. Mr. Gates was the Executive Vice-President of the CT Assoc. of REALTORS®. Originally, the fund was intended to assist Mr. Gates' children through college. Once this objective was met, the fund was expanded to benefit the children of REALTORS®, REALTOR-associates®, Local Board/Association, and CAR Staff.

Congratulations go to three children of MFCAR members, who each received \$1,000.00 in scholarship money from the **2010 Raymond Gates Scholarship Fund**. CAR presented them with their awards at the July 29<sup>th</sup> CAR Board of Directors Meeting, at the Holiday Inn, in North Haven. The three member children are:

- Danielle Marshak** (daughter of Lynn Walkoff, Sotheby's Wm Pitt - Wspt)
- Alan Southworth** (son of Frances Southworth, Riverside Realty - Wspt)
- Caroline Steffen** (daughter of Elizabeth Steffen, Higgins Group - Wspt)

Our **Clambake** was a huge success as usual – Special thanks go to the staff at the Board Office for putting the function together. **MANY THANKS** to our sponsors: **FAIRFIELD COUNTY BANK, GAULT, INC., and GOLD-MAN, GRUDER & WOODS** who supported us with their funds, to help defray the cost to our members!

Special Kudos go to **Clay Bassett** and **Andy Dehler**, both from **GAULT INC.**, who contributed their time for the evening tending the bar, and also to **Samantha Rehr** (daughter of **Debbie Rehr** from **Camelot Real Estate**) and her friend **Ellen** who showed their talents face painting all of the children. To check out pictures from the Clambake 2010, visit our website:



Carol Heins, MFCAR A.E.

[www.mfcar.com](http://www.mfcar.com)

-Carol Heins

### CALENDAR

#### August

- 25-27 Prof Standards Seminar:** Chicago
- 31 Program Cmty. Meeting:** 2pm at Board

#### September

- 6 Labor Day:** Board Closed
- 10 New Member Orientation:** 9am at Board
- 13 Affiliate Breakfast:** 9am at Board
- 15 Region I Multi-Board Event**  
7:30pm at Italian Center, Stamford, CT
- 17 BOD Meeting:** 9am at Board
- 20 Managers/DR's Breakfast:** 9am at Board
- 24 GM Meeting:** 8:30am DOLCE,, Nwlk.

#### October

- 11 Columbus Day:** Board Closed
- 13 Region I Caucus:** New Canaan Library
- 15 BOD Meeting:** 9am at Board
- 19 State BOD Meeting:** North Haven
- 20 Annual Meeting:** 11:30am, DOLCE, Nwlk

# MARKET TRENDS

The Following are statistics taken from CMLS records for Single Family properties currently listed as:

**CTS (on August 18, 2010)**  
**PENDING (from July 16—August 18, 2010)**

These figures were compiled for the towns of Norwalk, Weston, Westport, Wilton and Fairfield.

<b>Norwalk</b>	Population: 84,925 approx.
<b>Weston</b>	Population: 10,000 approx.
<b>Westport</b>	Population: 28,000 approx.
<b>Wilton</b>	Population: 18,000 approx.
<b>Fairfield</b>	Population: 57,861 approx.

#### CTS Listings: Single Family Homes

For August 18, 2010

<b>Norwalk</b>	<b>42</b>	<b>avg. mkt. time 117</b>
<b>Weston</b>	<b>9</b>	<b>avg. mkt. time 121</b>
<b>Westport</b>	<b>26</b>	<b>avg. mkt. time 108</b>
<b>Wilton</b>	<b>9</b>	<b>avg. mkt. time 104</b>
<b>Fairfield</b>	<b>47</b>	<b>avg. mkt. time 100</b>

#### Pending Listings: Single Family Homes

For July 16 through August 18, 2010

<b>Norwalk</b>	<b>30</b>	<b>avg. mkt. time 98</b>
<b>Weston</b>	<b>6</b>	<b>avg. mkt. time 79</b>
<b>Westport</b>	<b>22</b>	<b>avg. mkt. time 114</b>
<b>Wilton</b>	<b>12</b>	<b>avg. mkt. time 127</b>
<b>Fairfield</b>	<b>39</b>	<b>avg. mkt. time 110</b>

## HOUSING STATISTICS

According to the CMLS, the average price for Houses & Condo's **SOLD**

Town	Property Type	Jan - July '10		Jan - July '09	
		Units	Avg. Price	Units	Avg. Price
<b>Norwalk</b>	Single Family	299	546,452	220	520,613
	Condominium	136	333,789	116	298,093
<b>Weston</b>	Single Family	70	920,208	40	963,863
<b>Westport</b>	Single Family	201	1,388,683	123	1,381,654
	Condominium	21	581,546	11	662,003
<b>Wilton</b>	Single Family	101	866,035	75	851,893
	Condominium	14	330,677	7	469,965
<b>Fairfield</b>	Single Family	373	706,875	261	701,094
	Condominium	52	449,750	42	433,117