



mid-fairfield county association of REALTORS®

Mid-Fairfield Record:

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Hi Everyone!!

Let's make 2009 a good year of health and prosperity! Involvement in your Board, attending meetings, joining committees and participating in social events, both local and statewide, are all helpful in obtaining useful information and networking.

On **Wednesday, January 28**, we have our first **General Meeting at the Red Barn** in Westport. We are privileged to have *Attorney General Richard Blumenthal*, *Commissioner of Economic Development Joan McDonald*, and *State Senator, Chairman of the Banks Committee Bob Duff* as our speakers. The topic will be **"The State of the Economy in Connecticut"**.

It gives me great pleasure to welcome our new Board of Directors. I would like to thank both the Board of Directors and Committee Members whose 2008 terms have expired. Look forward to seeing you at the General Meeting on January 28th!



Stuart Svirsky, MFCAR President 2008-09

HOUSING STATISTICS: According to CMLS THE AVERAGE SELLING PRICE FOR HOUSES & CONDOMINIUMS SOLD

Jan-Dec'08	Property Type	Units	Avg. Price
NORWALK	Single Family	414	685,628
	Condominium	283	324,541
WESTON	Single Family	116	1,175,978
WESTPORT	Single Family	271	1,708,804
	Condominium	16	721,625
WILTON	Single Family	163	1,067,884
	Condominium	17	504,059
FAIRFIELD	Single Family	521	781,750
	Condominium	74	432,316
Jan-Dec'07			
NORWALK	Single Family	602	701,448
	Condominium	481	337,054
WESTON	Single Family	149	1,295,047
WESTPORT	Single Family	408	1,699,078
	Condominium	42	759,661
WILTON	Single Family	219	1,093,497
	Condominium	26	403,205
FAIRFIELD	Single Family	766	892,274
	Condominium	117	499,444

General Membership Meeting Wednesday, 1- 28- 09

Registration at 8:15am

Program Begins at 8:30am

The Red Barn Restaurant, Rte 33, Westport

The State of the Economy in Connecticut

MODERATOR: **Stuart Svirsky**, *President—MFCAR*

SPEAKERS:

Joan McDonald, (*CT. Commissioner of Economic & Community Development*) Ms McDonald was appointed by Governor M. Jodi Rell to be the Commissioner of the Connecticut Department of Economic & Community Development (DECD) in May of 2007. She is supervising a new direction for economic development for the State of Connecticut with the creation of a comprehensive, economic, development plan intended to address key issues affecting Connecticut's long-term economic prosperity

Bob Duff, (*CT. State Senator, 25th District*) Chair-Banks; Vice Chair-Energy & Technology, Transportation) Bob Duff is currently serving his second term as a Senator in Connecticut's senate. He is Assistant Majority Leader, Chair of the Banks Committee, and Vice Chair of the Energy & Technology, and Transportation Committees. He has been at the forefront of energy issues facing our state and has been a vocal supporter of a long-term statewide strategy.

Richard Blumenthal, (*Attorney General for the State of Connecticut, 5th term*) First elected in 1990, Richard Blumenthal is serving an unprecedented 5th term as Attorney General for the State of Connecticut. Blumenthal's aggressive law enforcement for consumer protection, environmental stewardship, labor rights and personal property, has helped reshape the role of state attorney general nationwide and recover hundreds of millions of dollars for Connecticut taxpayers and consumers each year.

MFCAR CALENDAR

January

- 16th **BOD Meeting:** 9am @ Board Office
19th **Martin Luther King Day:** Bd. Closed
28th **GM Meeting:** 8:30am, Financial Matters

February

- 16th **President's Day:** Board Closed
20th **BOD Meeting:** 9am @ Board Office

New Members

November/December 2008

Carole Cook, David DeFranco,
Margaret McHenry, Janice Valiante

Carol's News:

MARKET TRENDS

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

CTS (on January 27th, 2009)

PENDING (from December 17, 2008 through January 27, 2009)

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

Norwalk	Population: 84,925 approx
Weston	Population: 10,000 approx
Westport	Population: 28,000 approx
Wilton	Population: 18,000 approx
Fairfield	Population: 57,861 approx

CTS Listings: Single Family Homes

for January 27, 2009

Norwalk	22	avg. mkt. time 100
Weston	2	avg. mkt. time 184
Westport	7	avg. mkt. time 163
Wilton	6	avg. mkt. time 134
Fairfield	16	avg. mkt. time 115

PENDING Listings: Single Family Homes

for December 17, 2008 through January 27, 2009

Norwalk	16	avg. mkt. time 142
Weston	5	avg. mkt. time 153
Westport	8	avg. mkt. time 134
Wilton	1	avg. mkt. time 30
Fairfield	23	avg. mkt. time 102

SAVE THE DATE: REALTORS® at the CAPITAL Whether this will be your first experience or if you have been attending for years, your participation in REALTORS® at the Capitol is important and will make a difference! Meet your senators and legislatures one on one to discuss what is happening in both your community and at the state level. Don't miss this opportunity to show that you are part of one of the strongest organizations in the country! **REALTORS® at the Capitol** is scheduled for Wednesday, April 1st – free bus is provided for our members. More information and sign-up sheet will be coming in the next month.

2009 DUES ARE DUE! Our 2009 dues billing went out in December – the due date for payment of this invoice is February 20th. We must submit payment to CAR and NAR by March 1st so we need time to process your credit cards and checks.

Article X – Dues and Assessments: Section 2-1: The annual dues of members shall be as follows:

1. For the purpose of this Section, a REALTOR® Member of a Member Board shall be held to be any Member who has a place or places of business within the state or a state contiguous thereto and who, as a principal, partner, corporate officer, or branch office manager of a real estate firm, partnership, or corporation, is actively engaged in the real estate profession as defined in Article III, Section 1, of the Constitution of the NAR®. An individual shall be deemed to be licensed with a REALTOR® if the license of the individual is held by the REALTOR®, or by any broker who is licensed with the REALTOR®, or by any entity in which the REALTOR® has a direct or indirect ownership interest and is engaged in soliciting and/or referring clients or customers to the REALTOR® or his firm on a substantially exclusive basis or which is engaged in other aspects of the real estate business provided that such licensee is not otherwise included in the computation of dues payable by the principal, partner, corporate officer or branch office manager of the entity.

Our By-Laws for the board must be approved by the National Association of REALTORS®. Every time they change their By-Laws in November the local association must make changes. The Mid-Fairfield Board of REALTORS® abide by these By-Laws and we expect our members to do the same if you are calling yourself a REALTOR®.

PLEASE MAKE YOUR PAYMENTS TO THE BOARD BY FEBRUARY 20TH.