

The Mid-Fairfield Record

Volume 1, Issue 8

August, 2009

President's Letter

Hi Everyone!

I am happy to report that it seemed all who attended the MFCAR Clambake had a terrific time. The food was both plentiful and delicious. Getting together with old friends and meeting new people is always nice. As many of you know, we had to postpone the evening from Wednesday to Thursday night due to the threat of inclement weather. It worked out better, however, not only weather-wise, but we had a beautiful sunset to witness.

Many thanks to those who worked so hard to make the Clambake such a success. The Hospitality Committee out-did themselves. Carol and Anissa from the Board Office and all those who support this event made it what it was.

In addition, a very special thank you goes out to our sponsors who helped make this event as special as it turned out.:

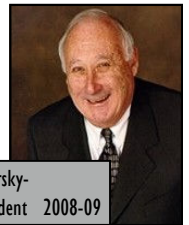
Goldman, Gruder, Woods & Young
Fairfield County Bank
Tomken Industries
Atlantic Residential Mortgage
Joe Visconti Computer Services
Tiger Group
Real Estate Book
Westport Mortgage

Their contributions helped keep the individual cost down as well as provided all the beverages for the event. We couldn't have done it without their generosity.

Our next General Membership Meeting is September 30th. I hope to see everyone at this informative meeting.

More information will follow.

- Stu Svirsky



Stuart Svirsky-
MFCAR Board President 2008-09

August

- 21 **BOD Meeting:** 9am @ Board
Program Committee 10:30am @ Board
- 23/25 **NAR Leadership Meetings:** Chicago

September

- 7 **CLOSED**-Labor Day
- 14 **New Member Orientation:** 9am @ Board
- 17 **Hospitality Committee:** 4:30pm @ Board
- 18 **BOD Meeting:** 9am @ Board
- 28 **CTMLS Class:** 10am @ Board
- 30 **G.M. Meeting:** 8:30am @ Westy Storage, Nwk

SRES (Senior Real Estate Specialist)

A Course CO-SPONSORSHIP by CAR and MFCAR
OCTOBER 29 & 30th (Thursday & Friday)
MFCAR Board Office: 19 Imperial Ave., Westport
9:00 am - 4:30 pm

The Senior Real Estate Specialist® designation is the Only REALTOR® designation and marketing program specifically designed to serve senior property owners. SRES® designees demonstrate requisite knowledge and expertise to counsel 55 and older clients through the major financial and lifestyle transactions involved with relocating, refinancing and selling a home. Visit SRES to learn more: www.SRES.org. Register through CAR @ www.ctrealtor.com — for information/Questions contact CAR's Member Services Department @ 1-800-335-4862.

C
a
l
e
n
d
a
r

MFCAR General Membership Meeting

WEDNESDAY
SEPTEMBER 30
2009

FREE OF CHARGE

Registration: **8:30am**
Program: **9:00 - 11:00am**
Place: **Westy Self Storage**
50 Keeler Ave, Nwlc
(across US 1 from Home Depot)
www.westy.com; 899-1234

Registration Form & Details on
MFCAR Website: www.mfcar.com

Continental Breakfast
(Bagels, Danish, Fruit, Coffee, Tea, Juice)
will be offered

REGISTRATION REQUIRED
NO WALK-INS



In This Issue:

- President's Letter
- General Membership Meeting
- Market Trends & Statistics
- SRES Course
- Calendar
- Carol's News

mid-fairfield
county
association
of
REALTORS®

Carol's News

Mid-Fairfield County Association of REALTORS®, Inc. SLATE OF OFFICERS AND DIRECTORS FOR 2010

President: Paul Thury/*Prudential CT Realty - Norwalk*
President/Elect: Mindy Wolkstein/*Weichert Realtors - Westport*
Secretary: Donna Karnes/*Karnes Realty - Norwalk*
Treasurer: Anne Oliver/*Halstead-Country Living - Wilton*
Past-President: Stuart Svirsky/*Coldwell Banker - Westport*

One Year Directors:

Annette Fiorenza/*Higgins Group—Westport*
 Linda Cappello/*Cappello Realty—Norwalk*
 Beth Danziger/*Weichert Realtors—Westport*

Two Year Directors:

Tresha McCormack/*William Pitt Sotheby's—Westport*
 Debbie Rehr/*Camelot Real Estate—Weston*
 Michael Pavlicin/*Coldwell Banker—Westport*

Three Year Directors:

Elizabeth Kamar/*William Raveis—Norwalk*
 Nancy Sheppard-Pantoliano/*Prudential CT Realty—Wilton*
 Bob Hertzell/*William Raveis—Westport*

ALL REALTOR® By-Laws of the Mid-Fairfield County Association of REALTORS®, Inc.

Article XI Officers and Directors, Section 4. Election of Officers and Directors.

"The report of the nominating committee shall be sent to each member eligible to vote at least three(3) weeks preceding the election. Additional candidates for the offices to be filled may be placed in nomination by petition signed by at least twenty percent (20%) of the REALTOR® MEMBERS eligible to vote. The petition shall be filed with the secretary at least two (2) weeks before the election.

The Secretary shall send notice of each additional nomination to all members eligible to vote no later than ten (10) days before the election."



Carol Heins- MFCAR A. E.

MARKET TRENDS

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

CTS (on August 25, 2009)
PENDING (from July 23—August 25, 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 August 25

Norwalk	53	avg. mkt. time 87
Weston	4	avg. mkt. time 185
Westport	13	avg. mkt. time 151
Wilton	12	avg. mkt. time 112
Fairfield	32	avg. mkt. time 96

Pending Listings: Single Family Homes

For July 23 through August 25

Norwalk	19	avg. mkt. time 121
Weston	6	avg. mkt. time 148
Westport	17	avg. mkt. time 131
Wilton	10	avg. mkt. time 158
Fairfield	23	avg. mkt. time 100

HOUSING STATISTICS

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

New Members-July

Lisa Bender; Carol Boland; Peter Bondi; Jack Boyles; Jodi Cameron; Morisa Conde-Vigil; Sean Condon; Beth Danziger; Annette DeMattio; Ralph DeMattio; Lorraine DeRosa; Dianne Dewitt; Doreen Esposito; Caryn Friedman; David Gore; Andy Kyriakides; Steve Lewis; Luana Maruca; Judith McDowell; Mersene Norbom; Kevin O'Brien; Nicole Palker-Dorio; Diana Prince; Michael Schindel; Joe Sanchez; Sharon Spence; Leslie Smith; Marilyn Smith; Shirley Stilgenbauer; Deborah Valerio

Town	Property Type	Jan - July '09		Jan - July '08	
		Units	Avg. Price	Units	Avg. Price
Norwalk	Single Family	222	519,706	250	706,842
	Condominium	116	298,093	198	328,296
Weston	Single Family	40	963,863	73	1,281,550
Westport	Single Family	123	1,381,654	159	1,748,912
	Condominium	11	662,003	8	666,750
Wilton	Single Family	75	851,893	99	1,098,093
	Condominium	7	469,965	12	527,000
Fairfield	Single Family	260	702,183	318	786,897
	Condominium	42	433,117	44	442,545