

# The Mid-Fairfield Record

Volume 2, Issue 1

January, 2010

## President's Letter

### Happy New Year!

Wow! Where did the first decade of the century go?! The first quarter of 2010 looks to be a big one! With the **Buyer Tax Credit** set to expire at the end of the first quarter we should see lots of activity. As I begin my term as your President, I want to let you know that I and the Board of Directors are here to serve you.

The **2010 NAR President, Vicki Cox Golder**, has made her motto for this year "**On the Rise**". She wants this phrase to reflect her conviction that both the overall economy and real estate markets will

improve in 2010. Vicki states that her theme also speaks of her commitment to help you be the best you can be. I am challenging myself to follow her lead and do what I can to help every one of us strive for excellence. I plan to visit MFCAR member offices this year to speak about the board's current activities AND to get input from you as to what more we can be doing for our members.

An email was recently sent out asking our members to participate on the various MFCAR committees. Please **volunteer** some time to help make your board what you want it to be. I **challenge you** to become involved by serving on committees and by coming to board functions. Let's all grow our business and have fun working together in 2010.

**Make it happen every day!**

- Paul Thury



Paul Thury- MFCAR Board President 2010

**GET INVOLVED  
Make Things Happen!**

**Sign up now for  
MFCAR  
2010 COMMITTEES**  
Sign-up form with committee descriptions is available on the MFCAR website. Please call the Board with questions.

**DON'T FORGET  
ANNUAL DUES**  
were due on:  
**JANUARY 1, 2010**

**They Must Be Paid By  
JANUARY 31, 2010**

To Avoid a **LATE FEE**

## Carol's News

• **2010 NAR Region 1 Vice President Barbara Schmerzler** invites all New England REALTORS® to the **2010 New England REALTORS® Conference** which is being held at Foxwoods Resort & Casino on February 2-3. This event promises to be a valuable experience and will include informative sessions with distinguished National Speakers, as well as provide a unique networking opportunity for all New England REALTORS®. For more information, or to register for this event, visit [www.ctrealtor.com/nerc](http://www.ctrealtor.com/nerc) or contact Alison McGuigan at the CAR office at 1-800-335-4862 ext 318.

• Our Committee Sign-up Forms have been emailed out to all members. They are also on our website: [www.mfcar.com](http://www.mfcar.com). We can always use new ideas, so make a New Year's Resolution and get involved. If you have any questions regarding the committees, please call the board office.

-Carol Heins



Carol Heins - MFCAR A.E.



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## CE CLASSES 2010

(Classes held at the United Methodist Church, Westport)  
 Instructor for all classes: Barbara Fairfield (*Dynamic Directions*)

### Friday, January 22nd, 2010

- CT Buyer Agency** (Mandatory)  
9:30 am—12:30 pm
- CT Disclosure, RESPA & Law Update** (Mandatory)  
1:30 pm—4:30 pm

### Tuesday, February 9th, 2010

- REO Property— Realities & Responsibilities** (Elective)  
9:30 am—12:30 pm
- The Unconventional Transaction** (Elective)  
1:30 pm—4:30 pm

### Friday, March 12th, 2010

- CT Disclosure, RESPA & Law Update** (Mandatory)  
9:30 am—12:30 pm
- CT Buyer Agency** (Mandatory)  
1:30 pm—4:30 pm

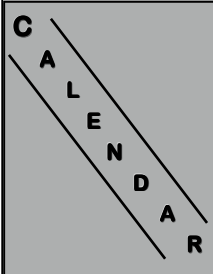
To Register for classes please visit our website: [www.mfcar.com](http://www.mfcar.com)  
 You will find a short cut on our Home Page to all CE classes currently offered by the MFCAR Board. Once on the CE Class Page, please look for link (at bottom of page) to the Registration flyer.  
 To Register for classes, please download this flyer and return it with your payment (check or cash) to the MFCAR Board Office.

#### January

- 15 BOD Meeting: 9am @ Board
- 18 Martin Luther King Jr. Board Closed
- 22 MFCAR CE Classes: see above schedule

#### February

- 2/3 NERC Conference: Foxwoods CT
- 9 MFCAR CE Classes: see above schedule
- 15 President's Day Board Closed
- 19 BOD Meeting: 9am @ Board



# MARKET TRENDS

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

**CTS** (on January 15, 2010)  
**PENDING** (from Dec. 18, 2009—Jan. 15, 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 January 15, 2010

<b>Norwalk</b>	<b>23</b>	<b>avg. mkt. time</b>	<b>83</b>
<b>Weston</b>	<b>10</b>	<b>avg. mkt. time</b>	<b>184</b>
<b>Westport</b>	<b>12</b>	<b>avg. mkt. time</b>	<b>90</b>
<b>Wilton</b>	<b>3</b>	<b>avg. mkt. time</b>	<b>90</b>
<b>Fairfield</b>	<b>24</b>	<b>avg. mkt. time</b>	<b>116</b>

### Pending Listings: Single Family Homes

For December 18, 2009 through January 15, 2010

<b>Norwalk</b>	<b>18</b>	<b>avg. mkt. time</b>	<b>147</b>
<b>Weston</b>	<b>6</b>	<b>avg. mkt. time</b>	<b>83</b>
<b>Westport</b>	<b>6</b>	<b>avg. mkt. time</b>	<b>125</b>
<b>Wilton</b>	<b>3</b>	<b>avg. mkt. time</b>	<b>104</b>
<b>Fairfield</b>	<b>28</b>	<b>avg. mkt. time</b>	<b>107</b>

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

## HOUSING STATISTICS

Town	Property Type	Jan - Dec '09		Jan - Dec '08	
		Units	Avg. Price	Units	Avg. Price
Norwalk	Single Family	439	529,423	416	684,488
	Condominium	222	304,597	282	324,593
Weston	Single Family	92	936,174	116	1,175,978
	Condominium	23	621,051	16	721,625
Westport	Single Family	250	1,419,436	271	1,708,804
	Condominium	18	412,042	17	504,059
Wilton	Single Family	136	915,137	163	1,050,144
	Condominium	18	412,042	17	504,059
Fairfield	Single Family	464	706,654	521	781,750
	Condominium	81	456,425	74	432,316

### CE Requirements for Renewal Year 2010

12 hours of Continuing Education at an approved school  
 Consisting of the following:

- **3 Hours of "CT Buyer Agency" MANDATORY**
- **3 Hours of "CT Disclosure, RESPA, & Law Update" MANDATORY**
- **6 Hours of Real Estate ELECTIVE Courses**