

The Mid-Fairfield Record

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July, 2010

President's Letter

Hello Everyone!

Summer has definitely arrived, as we can tell from the 90 plus degree temperatures we have been having! With summer, come clambakes and picnics! If you haven't been to Compo Beach yet, make plans to come to MFCAR's **Annual Clambake & Lobster Fest on Wednesday, August 11th at 5:30pm**, for a great time! Bring the whole family, as there will be fun for the kids (big kids too!) as well as a feast from soup to watermelon and everything in between! For the landlubbers there will be steak and burgers for the kids. If you haven't attended before, get a group together and join us! You'll find out why everyone talks all year about the fabulous night at the beach!

The **MFCAR General Membership Meeting** at DOLCE's, on June 9th 2010, was a great success! Many thanks to Bill Karchere and the Program Committee, for planning such an informative session with Eugene Marconi, *General Counsel for CAR*. Attorney Marcone was able to answer many questions to help everyone avoid mistakes while doing their business.

Thanks to all of you that responded to the "**Call To Action**" regarding the extension of the *Homebuyer Credit* deadline of June 30th and

the extension of the *National Flood Insurance Program*. Both the tax credit closing deadline and the Flood Insurance Program reauthorization were extended to September 30! Extending the tax credit closing and flood insurance deadlines will help provide additional stability to real estate markets across the nation, enabling up to 180,000 home buyers eligible for the tax credit to be protected. We thank our Congressional Representatives from Connecticut, *Senate Banking Committee Chairman Christopher J. Dodd (D-Conn.)*, and *Congressman Joe Courtney (D-Conn.)* for their part in extending the tax credit closing deadline.

Are you looking for help in kick starting your business? Go to www.realtor.org and click on "Sales & Marketing" then go to "Sales Coach". This month's article is titled "*Measure of Success: How to Get Your Career on the Right Path, There's a Roadmap to Success. Are You Following It?*" Then if you want to read more there is a list of past articles too.

Having a problem with technology? Give me a call anytime? I would be happy to help you! Make it happen every day!

- Paul Thury



Paul Thury, Board President 2010.

CALENDAR

July

16 BOD Meeting: 9am at Board

19 Seminar: 1:30—3pm at Board

"Tax Strategies for R.E. Professional"

20 State BOD Meeting

August

4-6 NAR Leadership: Chicago

11 Clambake: Compo Beach (8/12 rain)

18 CMLS Class: 10am at Board

20 BOD Meeting: 9am at Board

September

5 Labor Day: Board Closed

10 New Member Orientation

9am at Board

15 Region I Multi-Board Event

7:30pm at Italian Center, Stamford, CT

17 BOD Meeting: 9am at Board

CLAMBAKE & LOBSTER FEST

Wednesday, August 11, 2010

5:30 pm Compo Beach

(rain date :Thursday, August 12)

COST: \$32.00 per Adult (see menu below),
\$7.00 per child (hamburgers & hotdogs)

Adult Menu includes choice of 1&1/4 lb Lobster, Tenderloin, Salmon Swordfish, Chicken or Tuna

Also Included for All: Shrimp Cocktail, Clam Chowder, Maine Steamers & Mussels, Garden Salad, Dinner Rolls, Baked Potato, Corn on the Cob, and Watermelon for dessert.

Catered by **Westfair Fish & Chips**

RSVP DEADLINE: Noon 8/9/10

To Pay with Check or Cash, Please visit our website (www.mfcar.com) to download the Registration Flyer.

Registration is also available directly on our website through **Paypal**



In This Issue:

- President's Letter
- Carol's News
- Market Trends & Statistics
- CLAMBAKE
- Calendar

mid-fairfield
county
association
of
REALTORS®

Carol's News

The Trustees from the **Connecticut Association of REALTORS®** have formed a **Foundation**. The Chairman of this committee is Ken DelVecchio. The **CAR Foundation** was established last year in response to member requests for a 501 corporation that could accept tax deductible contributions and respond quickly to a national disaster in CT, functioning in the same manner that the **REALTORS® Relief Fund** did after hurricanes devastated the Gulf Coast area several years ago. It is a separate entity, independent of CAR's governance structure. **CAR** transferred the *Gates Scholarship Fund* money to the Foundation and all future donations to the scholarship fund are now tax deductible. In addition to award scholarships, the **CAR Foundation's** mission is to provide support to Connecticut REALTORS® members and their families, primarily, but also to the citizens of the State of Connecticut, in times of need or natural disaster.

The Foundation's first event, a **Wine Tasting Event** is scheduled for **October 7th at Anthony's Ocean View in New Haven**. More information on this event will be forthcoming.

Our *Tax Strategies Seminar for the Real Estate Professional* scheduled at the Board Office on Monday, July 19th is filled and reservations have been shut down. With the great response that we had we will be rescheduling another seminar in the fall, probably in September. Thanks to everyone that responded so quickly to fill up the class.

-Carol Heins



Carol Heins, MFCAR A.E.

CONNECTICUT STATEWIDE MLS CLAMBAKE

The **CTMLS** would like you to join them for their 1st clambake on **Thursday July 22nd from 3:00 – 8:00 p.m.** at **Rocky Neck State Park** under the Pavilion in Niantic, CT. The cost is \$15.00 per person which includes free parking.

Register @ <http://conta.cc/CTMLSClambake> for more information.

ATTENTION REALTORS® New Hours for

Westport Tax Assessor's Office
8:30am—12:30pm
Monday thru Friday

New Members - June

Susan Albright; Albert Angotti; Cheryl Bundy; Donna Febbrai; Leslie Flynn; Henry Kozuch; Gerard Staudt; Nadine Tassiello; Suey Tobia

MARKET TRENDS

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

CTS (on July 15, 2010)
PENDING (from June 18—July 15, 2010)

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 July 15, 2010

Norwalk	35	avg. mkt. time 103
Weston	12	avg. mkt. time 98
Westport	19	avg. mkt. time 104
Wilton	13	avg. mkt. time 121
Fairfield	45	avg. mkt. time 101

Pending Listings: Single Family Homes

For June 18 through July 15, 2010

Norwalk	39	avg. mkt. time 101
Weston	9	avg. mkt. time 122
Westport	30	avg. mkt. time 79
Wilton	5	avg. mkt. time 160
Fairfield	35	avg. mkt. time 79

HOUSING STATISTICS

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

Town	Property Type	Jan - June '10		Jan - June '09	
		Units	Avg. Price	Units	Avg. Price
Norwalk	Single Family	248	539,382	167	530,614
	Condominium	114	342,540	95	285,908
Weston	Single Family	60	832,509	30	1,030,033
	Condominium	16	549,076	8	577,130
Westport	Single Family	151	1,343,284	90	1,295,650
	Condominium	14	330,677	3	561,500
Wilton	Single Family	87	826,619	55	817,470
	Condominium	14	330,677	3	561,500
Fairfield	Single Family	313	692,295	181	715,125
	Condominium	45	450,045	33	446,679