



The Mid-Fairfield Record

Volume 1, Issue 3

March, 2009

Hi Everyone!

There are just a few days left until **April 1st!** Not only is it **April Fool's Day**, but also **REALTOR® Day at the Capitol**. Among the many important issues with real potential to affect the Real Estate Industry, are:

- **Bill No. 6349:** Proposes a 6% tax on commissions
- Foreclosure Prevention and Mitigation
- Lead Paint and Green Building Standards
- Affordable Health Insurance for

President's Letter

Small Businesses

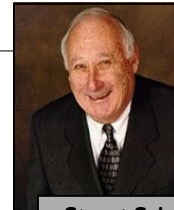
- Protecting the Real Estate License
- Workforce Housing

If you have not signed up for the bus to the Capitol please do so by calling the MFCAR office at 227-4418. **Space is extremely limited and going fast!** Remember you must **Register for the event first** through CAR: www.ctrealtor.com/rac/2009. On Wednesday, March 11, we had a very educational meeting

on Short Sales and Foreclosures, given by Attorneys Gene Marconi and Ken Gruder. My sincere thanks to both speakers for the invaluable information passed on to us!

I hope to see EVERYONE on the bus to the Capitol!

- Stu Svirsky



Stuart Svirsky- MFCAR Board President, 2008-09

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Listen, Learn and Communicate

New Canaan 6:15 A.M.

Church of Jesus Christ of Latter Day Saints
682 South Avenue/North of exit 37 Merritt Parkway

Westport 6:45 A.M.

Commuter Parking Lot/Sherwood Island Connector
Exit 18/Turnpike

Greater Fairfield Board Office 7:15 A.M.

Exit 22 Connecticut Turnpike
156 Round Hill Road, Fairfield



April 1st, 2009 REALTOR® Day at the Capital

Registration **REQUIRED**
TO REGISTER visit:
www.ctrealtor.com/rac/2009

After Registration you **must call** the MFCAR Board to reserve a seat on the Capital Bus.

Space is Extremely Limited

In This Issue:

- President's Letter
- Market Trends & Statistics
- Calendar
- Carol's News
- REALTOR® Day at Capitol Information
- Notice of next G.M. Meeting
- Classes & Training

mid-fairfield
county
association
of
REALTORS®

MFCAR
General Membership
MEETING

April 29, 2009 Green Meeting

8:30am Registration
THE RED BARN
Westport, CT.

RSVP Deadline
4/27/09
FLYER TO COME

CLASSES & TRAINING

March

18 **CMLS Training (REX)**
24 **CTMLS Training**

April

6& 7 **Green Designation Core**
Class Co-Sponsored with CAR
22 **CMLS Training**
23 **Green Designation Elec.**
Class Co-Sponsored with CAR
27 **CTMLS Training**

CALENDAR

March

23 **Morgan Group** (Health Ins.)
2pm @ Board
27 **BOD Meeting:** 9am @ Board

April

1 **REALTORS® at Capital**
3 **New Member Orientation**
8 **Morgan Group** (Health Ins.)
2pm @ Board
17 **BOD Meeting:** 9am @ Board
29 **GM Meeting:**
8:30am, Red Barn-Wspt.

Carol's News

MFCAR is co-sponsoring with CAR, two NAR Courses.

The **Green Designation Core Course** will be held on **April 6th and 7th** at the MFCAR Board. This course provides Real Estate Professionals with knowledge and awareness of "Green Building" principles applied in residences, commercial properties, developments and communities so that they can help consumers in purchasing, retrofitting, and operating green properties.

The **Green Designation Residential Elective Course**, scheduled for **April 23rd**, provides R. E. Professionals with knowledge and awareness of "Green Building" principles applied in residences so that they can guide buyer-clients in purchasing and retrofitting green homes as well as help sellers by listing and marketing green properties.

To earn the **NAR GREEN Designation** you must: Successfully complete both the 2-day Core Course as well as the Elective and pass the exam with a score of 80% or higher. For more information and to register for this course visit CAR's Website www.ctrealtor.com

- Carol Heins, MFCAR AE.

New Members-February: Gary Antonello; Larry Arno; Susan Birk; Jonathan Breen; Marie Louise Brown; Vivian Chaunu; Susan Cooper; Rebecca Ellsley; Joy Ginnow; Dawn Graichen; Cara Hartman; Patricia Manea; Aaron Schubert; Eileen Ulbrich; Susan Wexler; Ruth Williams; Russell Wulf

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

CTS (on March 17, 2009)

PENDING (from Feb 21—Mar 17, 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 March 17

Norwalk	37	avg. mkt. time 100
Weston	3	avg. mkt. time 74
Westport	17	avg. mkt. time 100
Wilton	9	avg. mkt. time 64
Fairfield	16	avg. mkt. time 65

Pending Listings: Single Family Homes

For Feb 21 through Mar 17

Norwalk	15	avg. mkt. time 130
Weston	2	avg. mkt. time 77
Westport	6	avg. mkt. time 72
Wilton	9	avg. mkt. time 142
Fairfield	28	avg. mkt. time 112

Housing Statistics: According to the CMLS

	Town	Property Type	Jan - Feb '09		Jan - Feb '08	
			Units	Avg. Price	Units	Avg. Price
The Average SELLING PRICE for Houses & Condominiums SOLD	Norwalk	Single Family	45	630,656	35	595,829
		Condominium	29	265,586	42	307,497
	Weston	Single Family	7	818,214	10	1,629,225
		Westport	Single Family	16	1,465,835	32
	Condominium		2	481,068	1	350,000
	Wilton	Single Family	5	816,000	21	1,091,500
		Condominium	1	750,000	0	—
	Fairfield	Single Family	29	646,989	66	755,936
		Condominium	9	467,667	12	476,917