

The Mid-Fairfield Record

Volume 2, Issue III

March, 2010

President's Letter

Hello Everyone

The next **General Membership Meeting** will be a breakfast on **March 31st**. The main program will be addressing short sales and foreclosures. Questions are always coming in from members asking how to go about these sales. Now your chance is here to get good advice and have your questions answered. Please make an effort to attend. Submit questions to the board office prior to the meeting.

Act Now to find a home for your buyers as they only have until April 30th to get a binding contract in place in order to take advantage of the tax credit. Go to <http://www.ctrealtor.com> to answer your or your client's questions about the tax credit.

Work at the Capitol in Hartford is going full steam ahead on the state's budget and other legislation. We need to stay aware of how this will affect our business. Issues this year include opposing a

"Mansion Tax" to be implemented for additional revenue to the state, and relief for military families and homeowners who are underwater, or being foreclosed on, from paying conveyance tax upon the sale of their home. Also proposed is regulation of *Appraisal Management Companies*, protecting the integrity of the Real Estate License, and protecting private property from unfair government seizure. Join the REALTORS® making the trip to Hartford to protect our business and home ownership in Connecticut. There is still some space on the bus going to **REALTORS® Day at the Capitol** on **March 24th**. Call the board office to make a reservation. I look forward to seeing many of you on the 24th and 31st.

Make it happen every day!
-Paul Thury




Paul Thury-
MFCAR Board President 2010



In This Issue:

- President's Letter
- CE Class Schedule
- GM Meeting
- REALTORS® at Capitol
- Market Trends & Statistics
- Carol's News

mid-fairfield
county
association
of
REALTORS®

 <p>REALTORS® AT THE CAPITOL March 24, 2010</p>	<p>To Attend: register at www.ctrealtor.com/rac</p> <p>To ride the Bus from Fairfield County for free: call the Board to reserve a seat.</p> <p>Don't forget to register with CAR first!</p>	<p>Bus Schedule</p> <p>New Canaan 6:15 A.M. <i>Church of Jesus Christ of Latter Day Saints</i> 682 South Ave./North of exit 37 Merritt Pkwy</p> <p>Westport 6:45 A.M. <i>Commuter Parking Lot/Sherwood Island Connector</i> Exit 18, off I 95</p> <p>Fairfield 7:15 A.M. <i>Greater Fairfield Board Office</i> 156 Round Hill Road, Fairfield/ exit 22 off I 95</p>
	<p>Your participation in this event is important and will make a difference!</p>	

MFCAR CE CLASSES 2010

Tuesday, March 23rd, 2010
Myths, Mysteries & Misconceptions of R. E. (Elective) 9:30am-12:30 pm

Monday, March 29th, 2010
Foreclosure & Short Sales (Elective) 9:30 am-12:30 pm

Wednesday, April 7th, 2010
CT Buyer Agency (Mandatory) 9:30 am-12:30 pm

Friday, April 30th, 2010
CT Disclosure, RESPA & Law Update (Mandatory) 9:30 am-12:30 pm

Wednesday, May 12th, 2010
CT Buyer Agency (Mandatory) 9:30 am-12:30 pm

Wednesday, May 19th, 2010
CT Disclosure, RESPA & Law Update (Mandatory) 9:30 am-12:30 pm

Classes held at **United Methodist Church**, Westport

For registration form & info please visit our website: www.mfcar.com

MFCAR General Membership Meeting

What's New & What We Can Expect

March 31, 2010
Registration **8:30am**
Program **9:00-11:00am**

DOLCE Hotels & Resorts
Norwalk, CT www.dolce.com

Join fellow members for a **Panel Discussion** with invited speakers about what is new in the business & what we can expect.

Q & A session will follow: All questions must be submitted to Carol Heins at the Board Office prior to meeting. Submission deadline is 3-26-10

Carol's News

I hope everyone weathered the storm safely and all services are now back up and running!

Our President, Paul Thury, and I are making up a schedule to come and speak at your local office meetings, to see how we can better connect with your needs. If you would like us to attend one of your office meetings, please call the board office, or email me at carolheins@mfcars.com and let's set up a date and time.

Congratulations to MFCAR for having the "luck-o-the Irish" and being the winner of the Promotions Contest run by CAR, and open to all local boards, regarding promotion of REALTORS® at the Capitol.



Carol Heins
MFCAR A.E.

-Carol Heins

MARKET TRENDS

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

CTS (on March 19, 2010)
PENDING (from February 19—March 19, 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 March 19, 2010

Norwalk	42	avg. mkt. time 100
Weston	12	avg. mkt. time 158
Westport	19	avg. mkt. time 95
Wilton	13	avg. mkt. time 170
Fairfield	52	avg. mkt. time 63

Pending Listings: Single Family Homes
For February 19 through March 19, 2010

Norwalk	22	avg. mkt. time 90
Weston	8	avg. mkt. time 150
Westport	19	avg. mkt. time 99
Wilton	6	avg. mkt. time 106
Fairfield	20	avg. mkt. time 114

GATES SCHOLARSHIP 2010

Deadline May 21, 2010

Open to children/stepchildren of active CT. REALTORS®, REALTOR® Associates, local Board Executive Officers or CAR Staff Members. Visit www.ctrealtor.com for information and application.

New Members: February

Norman Beretta, Jessica Bondell, Mark Brockwell, William Ford, Jill Friedlander, Kathy Hurtado, Tamara Jetter, Mary Ann Lindwall, Jon Magnotta, Mark O'Hazo, Charles Pernstich, Andrea Pernstich, Cindy Saul, Anna Sekaran, Patricia Shavell, Lisa Triantafyllidis, Elizabeth Tricerri, Deborah Wismer

CALENDAR

March

- 19 BOD Meeting:** 9am at Board
- 22 CMLS Class:** 10am at Board
- 23 CE Class**
- 24 REALTORS® at Capitol** (Hartford)
- 26 Realty Seven** MFCAR Board President Visit
- 29 CE Class**
- 31 GM Meeting**

April

- 2 Good Friday:** Board Closed
- 7 CE Class**
- 8 Region I Caucus Meeting** New Canaan
- 13 State Directors Meeting** North Haven
- 21 CMLS Class** 10 am at Board
- 23 New Member Orientation** at Board
- 26 EPRO Workshop** at Board
- 27 CTMLS Class**
- 28 BOD Meeting:** 9am at Board
Program Committee Meeting 1pm at Board
- 30 CE Class**

HOUSING STATISTICS

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

Town	Property Type	Jan - Feb'10		Jan - Feb '09	
		Units	Avg. Price	Units	Avg. Price
Norwalk	Single Family	54	444,005	44	632,148
	Condominium	24	254,613	30	266,400
Weston	Single Family	15	828,877	7	818,214
Westport	Single Family	34	1,510,309	16	1,465,835
	Condominium	1	675,000	2	481,069
Wilton	Single Family	11	811,209	6	773,333
	Condominium	2	410,000	1	750,000
Fairfield	Single Family	69	672,001	29	646,989
	Condominium	8	339,375	9	467,667