

# The Mid-Fairfield Record

Volume 1, Issue 5

May, 2009

## President's Letter

Hi Everyone!

The spring market has arrived and many agents are reporting that they are getting busier! Let's hope it continues!

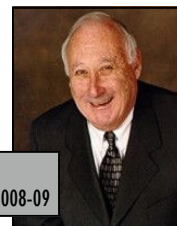
Carol Heins and I have just returned from the NAR Mid-Year Meetings in Washington. NAR is really targeting some important issues. They are recommending to Congress to expand the \$8000 Tax Credit to include ALL home buyers at ALL income levels and to extend the length of time. I hope they can attain this. In addition, the preservation of the mortgage interest deduction should not be changed.

NAR is working very diligently to try and

get Health Care Coverage for the self-employed and for small business. According to the latest figures, about 28% of REALTORS® nationwide are not insured! These items and many more are of top priority!

We had the pleasure of meeting with Connecticut's Senators and Congressman and expressed our concerns on behalf of the Real Estate Industry. They seemed quite receptive to our viewpoints. I am optimistic our voices will be heard!

- Stu Svirsky



Stuart Svirsky-  
MFCAR Board President 2008-09

## REALTOR® Safety

### BE SMART—BE SAFE

As you work hard to be successful in this ever-changing economic times, it is important to always remember **Safety First!** CAR has a page on its website dedicated to your safety: [www.ctrealtor.com/realtorsafety/](http://www.ctrealtor.com/realtorsafety/) On it you will find downloads and links to help you better keep yourself safe and aware on the job. Be sure to check out the following items:

- **SAFETY BOOKLET:** visit the following web address [www.ctrealtor.com/realtorsafety/pdfs/safetybooklet.pdf](http://www.ctrealtor.com/realtorsafety/pdfs/safetybooklet.pdf) to download a Safety Booklet in PDF form (*be patient—it could take a little time*). It is provided by CAR for its members and is full of important information on how to keep yourself safe when working.
- **SAFETY PRODUCTS:** visit [www.safeshow.com/](http://www.safeshow.com/) to see safety products designed with REALTORS® in mind. CAR members save 20% off any protection products offered by the *Safe Show Corporation*. The code you need for this discount is found on the bottom of the Safety Page link on CAR's website (see above).

**SAVE THE  
DATE**

**CLAMBAKE !**

**Compo Beach**

**Wednesday**

**August 5, 2009**

**(rain date: 8/6/09)**



### In This Issue:

- President's Letter
- Market Trends & Statistics
- Calendar
- Carol's News
- REALTOR® Safety
- CLAMBAKE
- New Members

mid-fairfield  
county  
association  
of  
REALTORS®

## Carol's News

AT THE WASHINGTON MEETINGS THE NATIONAL DUES FOR PROFESSIONALS WERE QUOTED AS FOLLOWS:

<b>Auto Worker...</b>	<b>\$377.00</b>
<b>Electrician .....</b>	<b>144.00</b>
<b>Plumber .....</b>	<b>449.00</b>
<b>CPA .....</b>	<b>200.00</b>
<b>Attorney .....</b>	<b>399.00</b>
<b>REALTORS®...</b>	<b>80.00</b> (\$35.00 is added by NAR for the Special Public Awareness Campaign Assessment, which is all the REALTOR® commercials seen on local TV stations. The NAR Image Assessment fee is deductible on your taxes.)

The local portion of your dues is \$194.00 and has not increased for several years. It is what the board runs on for the year. MFCAR is a non-profit association, so your dues dollars work for you.

Included in the many services provided for you are: **4 Annual General Membership meetings with top notch speakers; CE classes; Co-sponsored designated classes w/CAR and NAR; Professional Standards; 4 Annual Scholarships to our local high schools; Free Bus to REALTORS® at The Capitol Day; Clam Bake; Holiday Party; Orientation for new members; Service Center for both the Greater Fairfield MLS and the State-wide MLS.**

This is a short list of all that we offer to our members and the community in which they work.

We are here for YOU, to direct you to solutions for your problems and to help you find answers for all of your questions.

- Carol Heins

Carol Heins-  
MFCAR A. E.



# MARKET TRENDS

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

**CTS** (on May 20, 2009)  
**PENDING** (from Apr 16—May 20, 2009)

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 May 20

<b>Norwalk</b>	<b>45</b>	<b>avg. mkt. time</b>	<b>91</b>
<b>Weston</b>	<b>6</b>	<b>avg. mkt. time</b>	<b>208</b>
<b>Westport</b>	<b>26</b>	<b>avg. mkt. time</b>	<b>102</b>
<b>Wilton</b>	<b>21</b>	<b>avg. mkt. time</b>	<b>123</b>
<b>Fairfield</b>	<b>54</b>	<b>avg. mkt. time</b>	<b>116</b>

### Pending Listings: Single Family Homes

For Apr 16 through May 20

<b>Norwalk</b>	<b>34</b>	<b>avg. mkt. time</b>	<b>92</b>
<b>Weston</b>	<b>7</b>	<b>avg. mkt. time</b>	<b>173</b>
<b>Westport</b>	<b>14</b>	<b>avg. mkt. time</b>	<b>116</b>
<b>Wilton</b>	<b>12</b>	<b>avg. mkt. time</b>	<b>102</b>
<b>Fairfield</b>	<b>40</b>	<b>avg. mkt. time</b>	<b>83</b>

## Calendar

### May

- 22 BOD Meeting:** 9am @ Board
- 25 Memorial Day:** Office closed

### June

- 19 BOD Meeting:** 9am @ Board

### July

- 3 Fourth of July Weekend**  
Board Closed
- 17 BOD Meeting:** 9am @ Board

## New Members-April:

**Mario Archila; Patrick Carlson;  
Ginny Moffitt; Pablo Ocana;  
Cristina Orsi-Lirot; Edith Reinalte;  
Carole Wong**

## HOUSING STATISTICS

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

Town	Property Type	Jan - Apr '09		Jan - Apr '08	
		Units	Avg. Price	Units	Avg. Price
Norwalk	Single Family	101	565,940	102	624,878
	Condominium	58	279,863	97	320,198
Weston	Single Family	12	1,002,042	27	1,334,685
Westport	Single Family	45	1,310,275	66	1,710,977
	Condominium	3	554,012	3	650,000
Wilton	Single Family	25	874,000	42	1,100,509
	Condominium	1	750,000	5	382,200
Fairfield	Single Family	89	679,028	140	721,971
	Condominium	19	451,500	22	421,932