

The Mid-Fairfield Record

Volume 1, Issue 10

October, 2009

President's Letter

Hi Everyone!

We have an action-packed Annual Luncheon Meeting this month on October 28, 2009! Please make your reservation ASAP, as seating is limited and I am sure you do not want to be locked out!

Our guest speaker is **Connecticut Secretary of State Susan Bysiewicz**, who will give pertinent information pertaining to Connecticut.

We will also announce and honor our **2009 REALTOR® of the Year**.

In addition, the following REALTORS® will be receiving awards for 40 or more years in Real Estate:

**Miriam Beyman
James Corridon
Harriet Haffner
Rosemary Pote
Lisa Reese**

Our new Officers and Board of Directors for the coming year will be inducted, as well as special awards given out to deserving individuals.

This will be a great meeting and I am looking forward to seeing you there!

- Stu Svirsky



Stuart Svirsky- MFCAR Board President 2008-09

Slate of MFCAR 2010 OFFICERS & DIRECTORS

President: Paul Thury/Prudential CT Realty—Nwtk.
President/Elect: Mindy Wolkstein/Weichert Realtors—Wspt.
Secretary: Donna Karnes/Karnes Realty—Nwtk.
Treasurer: Anne Oliver/Halstead-Country Living—Wltn.
Past-President: Stuart Svirsky/Coldwell Banker—Wspt.

One Year Directors:
Annette Fiorenza/Higgins Group—Wspt.
Linda Cappello/Cappello Realty—Nwtk.
Beth Danziger/Weichert Realtors—Wspt.

Two Year Directors:
Tresha McCormack/William Pitt Sotheby's—Wspt.
Debbie Rehr/Camelot Real Estate—Wstn.
Michael Pavlicin/Coldwell Banker—Wspt.

Three Year Directors:
Nancy Sheppard-Pantoliano/Prudential CT Realty—Wltn.
Elizabeth Kamar/William Raveis—Nwtk.
Bob Hertzell/William Raveis—Wspt.

State Directors:
Cheryl Scott-Daniels/ERA Select Homes—Wspt.
Annette Fiorenza/Higgins Group—Wspt.
Bernardine DiVecchio/Halstead-Country Living—Wspt.
Eileen Hill/William Pitt Sotheby's—Wspt.
Michael Calise/Settlers & Traders—Wspt.
Vickie Kelley/Camelot Real Estate—Wstn.
Beverly Walsh/William Raveis—Wspt.
Anne Oliver/Halstead Country Living—Wltn.
Paul Thury/Prudential CT Realty—Nwtk.
Stuart Svirsky/Coldwell Banker—Wspt.
Carol Heins/Associates Executive—MFCAR.

MFCAR ANNUAL MEETING 10/28/09

11:30am—1:30pm
The Red Barn
(Rt. 33 Westport)

Registration Required
Registration Form & Details on
MFCAR Website:
www.mfcar.com

**\$25 per person,
Lunch Included**

AGENDA

- **Speaker— Susan Bysiewicz,**
CT Secretary of State
- **REALTOR® of the Year for 2009**
- **2009 MFCAR REALTOR® Emeriti**
- **Award Presentations**
- **Installation: 2010 Officers & Directors**



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mid-fairfield
county
association
of
REALTORS®

Carol's News

SRES (Senior Real Estate Specialist)
 (A Co-Sponsorship between CAR and MFCAR)

October 29 & 30th (Thursday & Friday)
 9:00 am – 4:30 pm

MFCAR Board Office: 19 Imperial Ave., Wspt

The Senior Real Estate Specialist® designation is the Only REALTOR® designation and marketing program specifically designed to serve senior property owners. SRES® designees demonstrate requisite knowledge and expertise to counsel 55 and older clients through the major financial and lifestyle transactions involved with relocating, refinancing and selling a home. Visit SRES to learn more: www.SRES.org. Register through CAR @ www.ctrealtor.com. For information or Questions contact CAR's Member Services Department at 1-800-335-4862.

Financing a Home (C.E. Class—Elective)

November 6th (Friday)
 9:30 am – 12:30 pm (Instructor—Terry Hastings)
United Methodist Church: 48 Weston Rd., Wspt

What are the new rules for getting a mortgage? Class covers briefly what went wrong in the finance world, how a loan is underwritten for risk, FICO scores and how to improve them, and the pro's & con's of the different types of loans available today. The class finds out how to sell the same price home with different monthly payments based on loan types.



Carol Heins- MFCAR A. E.

Calendar

October

- 16 BOD Meeting:** 9am @ Board
- 20 CT Disclosure** (Class held at United Methodist Church in Wspt.)
- 28 ANNUAL MEETING**

November

- 11-16 NAR Annual Convention**
(San Diego, CA)
- 20 BOD Meeting:** 9am @ Board
- 25 Board open until 1pm**
- 26-27 Thanksgiving: Board Closed**

New Members-September

Carol Barbour; Darren Cacace; Leo Cardoso; Lisa Choi; Bonnie Gabrys; Jeff Grossarth; Susan Herrman; Patricia Krupnik; Mary O'Brien; James Sims; Mary Tomas

MARKET TRENDS

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

CTS (on October 19, 2009)
PENDING (from Sept. 19—Oct. 19, 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 October 19

Norwalk	42	avg. mkt. time 100
Weston	9	avg. mkt. time 94
Westport	16	avg. mkt. time 194
Wilton	10	avg. mkt. time 68
Fairfield	33	avg. mkt. time 101

Pending Listings: Single Family Homes
 For September 19 through October 19

Norwalk	37	avg. mkt. time 108
Weston	8	avg. mkt. time 151
Westport	20	avg. mkt. time 164
Wilton	5	avg. mkt. time 212
Fairfield	33	avg. mkt. time 95

HOUSING STATISTICS

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

Town	Property Type	Jan - Sept '09		Jan - Sept '08	
		Units	Avg. Price	Units	Avg. Price
Norwalk	Single Family	294	526,985	326	690,113
	Condominium	156	300,402	237	329,653
Weston	Single Family	63	952,698	95	1,231,886
Westport	Single Family	174	1,373,394	218	1,732,734
	Condominium	14	650,710	13	695,731
Wilton	Single Family	102	906,232	132	1,099,272
	Condominium	12	446,479	15	511,600
Fairfield	Single Family	346	729,126	434	804,688
	Condominium	56	449,163	62	427,852