

The Mid-Fairfield Record

Volume 1, Issue 9

September, 2009

President's Letter

Hello Everyone!

We are having a very informative General Membership meeting on September 30th, at 8:30am at **Westy Self Storage** in Norwalk.

Two areas of concern for REALTORS® are "**Nutrition in Times of Stress**" presented by Geri Zatzoff, and "**Safety in the Field**" presented by the Westport Police Department.

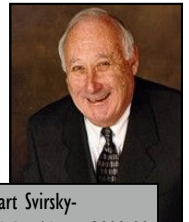
In addition, our program will also include "**Stories Regarding Our Business.**" This should be a most interesting program! Please check our website, www.mfcar.com, for more information.

The "stories" you submit will be judged and prizes awarded. There will be four **First Place Prize Winners** who will each be awarded one (1) free CE class, and one **Grand Prize Winner** who will receive two (2) tickets to the 2009 MFCAR Holiday Party, scheduled for December 9, 2009.

Breakfast for the September 30th meeting is free, but you must register in advance.

I look forward to seeing you there!

- Stu Svirsky



Stuart Svirsky-
MFCAR Board President 2008-09

Mid-Fairfield County Association of REALTORS®, Inc. SLATE OF OFFICERS & DIRECTORS FOR 2010

To be installed at MFCAR's Annual Meeting 10-28-09

President: Paul Thury/Prudential CT Realty - Norwalk
President/Elect: Mindy Wolkstein/Weichert Realtors - Westport
Secretary: Donna Karnes/Karnes Realty - Norwalk
Treasurer: Anne Oliver/Halstead-Country Living - Wilton
Past-President: Stuart Svirsky/Coldwell Banker - Westport

One Year Directors:

Annette Fiorenza/Higgins Group—Westport
Linda Cappello/Cappello Realty—Norwalk
Beth Danziger/ Weichert Realtors—Westport

Two Year Directors:

Tresha McCormack/William Pitt Sotheby's—Westport
Debbie Rehr/Camelot Real Estate—Weston
Michael Pavlicin/Coldwell Banker—Westport

Three Year Directors:

Elizabeth Kamar/William Raveis—Norwalk
Nancy Sheppard-Pantoliano/Prudential CT Realty—Wilton
Bob Hertzell/William Raveis—Westport

State Directors:

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

All REALTOR® By-Laws of the Mid-Fairfield County Association of REALTORS® Inc. Article XI Officers and Directors, Section 4. Election of Officers and Directors.

"The report of the nominating committee shall be sent to each member eligible to vote at least three (3) weeks preceding the election. Additional candidates for the offices to be filled may be placed in nomination by petition signed by at least twenty percent (20%) of the REALTOR® MEMBERS eligible to vote. The petition shall be filed with the secretary at least two (2) weeks before the election. The Secretary shall send notice of each additional nomination to all members eligible to vote no later than ten (10) days before the election."

MFCAR
General Membership Meeting
9/30/09

Free of charge,
Registration Required

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



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mid-fairfield
county
association
of
REALTORS®

Carol's News

EDUCATION OPPORTUNITIES IN OCTOBER

CE Classes through the MFCAR Board

(Both CE Classes held at the United Methodist Church, Westport)

CT Buyer Agency – Mandatory

Tuesday, October 6th, 2009

9:30am—12:30 pm Instructor: Terry Hastings (Andover R.E. Institute)

CT Disclosure, RESPA & Law Update - Mandatory

Tuesday, October 20th, 2009

9:30am—12:30 pm Instructor: Terry Hastings (Andover R.E. Institute)

A Co-Sponsorship between CAR and MFCAR

SRES (Senior Real Estate Specialist)

October 29 & 30th (Thursday & Friday)

9:00 am – 4:30 pm

MFCAR Board Office: 19 Imperial Ave., Westport

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.



Carol Heins- MFCAR A. E.

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

CTS (on September 18, 2009)

PENDING (from Aug. 26—Sept. 18, 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 September 18

Norwalk	44	avg. mkt. time	95
Weston	5	avg. mkt. time	104
Westport	17	avg. mkt. time	189
Wilton	10	avg. mkt. time	135
Fairfield	35	avg. mkt. time	96

Pending Listings: Single Family Homes

For August 26 through September 18

Norwalk	39	avg. mkt. time	98
Weston	5	avg. mkt. time	162
Westport	14	avg. mkt. time	116
Wilton	7	avg. mkt. time	148
Fairfield	20	avg. mkt. time	104

Calendar

September

18 BOD Meeting: 9am @ Board

28 CTMLS Class: 10am @ Board

30 G.M. Meeting:

8:30am @Westy Storage, Nwk

October

5 New Member O. 9am @ Board

6 Buyer Agency (Class; U. Methodist Church)

12 COLUMBUS DAY: Office Closed

16 BOD Meeting: 9am @ Board

20 CT Disclosure (Class; U. Methodist Church)

28 ANNUAL MEETING

New Members-August

Maura Connolly; Bob Dowling; Mary Fawcett; Gina Hutchinson; Erin Kenney; Pradip Khanal; Virginia Livingston; Joelle Malec; Ruth Miller; George Pampoukidis; Steven Perkins; Juliet Quinn; Tom Saad; Sarah Tamm; Liliana Gompel; Peggy White; Rob Wilkinson; Jen Zugarazo

HOUSING STATISTICS

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

Town	Property Type	Jan - Aug '09		Jan - Aug '08	
		Units	Avg. Price	Units	Avg. Price
Norwalk	Single Family	268	527,519	294	706,559
	Condominium	134	303,173	219	328,348
Weston	Single Family	53	1,009,972	89	1,269,204
Westport	Single Family	152	1,399,151	195	1,759,467
	Condominium	12	679,336	12	668,708
Wilton	Single Family	88	871,852	118	1,093,313
	Condominium	11	468,887	15	511,600
Fairfield	Single Family	314	726,722	372	797,330
	Condominium	48	444,019	54	434,451