

Anne Scott's Real Estate Today



Hardly a day goes by that someone is not talking about the national real estate market. But one thing is for sure: the market has been difficult in 2009 for sellers. For buyers, it was a time of trial balloon offers, sometimes ending in high fives after the negotiations were done. Buyers ranged from people needing to move here for work to folks that have been thinking about buying for quite some time and decided to jump into our market at an opportune time. The rental market on the other hand was booming. With the tax credit closing date extended until the end of June, we hope once this cold weather subsides, that the people who want to buy will jump in and secure their mortgages in time for that closing date. The mortgages are taking much longer today to close with more verification needed etc. Appraisals are based on inventory from the past three months so that is always a little sticky as we move through the process and pray.

I have enclosed a report of the monthly housing sales. It will give you a perspective on house sales and prices for Ridgefield. This is public information but I am happy to supply it to you since we are all concerned about keeping and protecting our real estate values.

Definition of the good life – it used to mean ostentatious designer bags, stock options and second homes; now we're spending \$11 billion annually on goods and services that champion self improvement. Volunteerism and spending more time with the family are up, and socially responsible investing in communities and eco friendly companies that don't profit from tobacco, oil, or sweatshop labor is at an all time high, totaling about \$2.7 trillion. The good life just got better.

Happy Valentine's Day to everyone – and a special thank you to all who have helped my business grow these past many years. *I ♥ referrals!*

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RIDGEFIELD MONTHLY SALES HISTORY

YEAR	MONTH	VOLUME OF SALES.	NUMBER OF SALES	AVG SALE PER UNIT
2005	OCTOBER	38,769,813	42	923,090
2005	NOVEMBER	30,608,550	38	805,488
2005	DECEMBER	25,744,885	35	735,568
2006	JANUARY	29,282,115	26	1,126,235
2006	FEBRUARY	19,446,500	22	883,931
2006	MARCH	28,545,500	35	815,585
2006	APRIL	32,492,500	39	833,141
2006	MAY	32,301,000	48	672,937
2006	JUNE	56,410,930	66	854,711
2006	JULY	53,116,000	56	948,500
2006	AUGUST	49,141,750	64	767,939
2006	SEPTEMBER	39,216,992	44	891,295
2006	OCTOBER	32,864,100	40	821,602
2006	NOVEMBER	25,022,026	27	926,741
2006	DECEMBER	20,708,473	29	714,005
2007	JANUARY	26,442,353	27	979,346
2007	FEBRUARY	20,307,760	30	676,925
2007	MARCH	23,817,295	34	700,508
2007	APRIL	25,771,805	35	736,337
2007	MAY	42,263,380	52	812,757
2007	JUNE	53,190,232	65	818,311
2007	JULY	52,201,264	56	932,165
2007	AUGUST	59,778,508	64	934,039
2007	SEPTEMBER	21,823,471	32	681,983
2007	OCTOBER	31,569,635	35	901,989
2007	NOVEMBER	23,889,411	27	884,793
2007	DECEMBER	11,821,881	20	591,094
2008	JANUARY	12,762,018	19	671,685
2008	FEBRUARY	21,623,545	21	1,029,692
2008	MARCH	20,857,000	27	772,481
2008	APRIL	19,115,250	32	597,351
2008	MAY	21,782,476	30	726,082
2008	JUNE	37,338,929	50	746,778
2008	JULY	58,694,290	74	793,166
2008	AUGUST	20,774,788	35	593,565
2008	SEPTEMBER	15,256,800	26	586,800
2008	OCTOBER	27,204,265	34	800,125
2008	NOVEMBER	12,241,809	13	941,677
2008	DECEMBER	10,835,755	14	773,982
2009	JANUARY	20,790,432	18	1,094,233
2009	FEBRUARY	6,753,076	11	613,916
2009	MARCH	13,953,469	19	734,393
2009	APRIL	7,802,194	12	650,182
2009	MAY	11,443,600	16	715,225
2009	JUNE	18,526,655	23	805,506
2009	JULY	36,428,501	49	743,438
2009	AUGUST	21,599,725	35	617,135
2009	SEPTEMBER	33,778,864	43	785,554
2009	OCTOBER	18,617,430	29	641,980
2009	NOVEMBER	15,937,100	31	514,100
2009	DECEMBER	18,133,393	29	625,289

COMPILED BY
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