

SOUND OFF *Jean O'Neill*

What type of domestic issues could impact the local market?



Local economic issues have a significant impact on our real estate market. The greater Danbury area is fortunate with a fairly steady job rate, (state Department of Labor shows the city with 4.5 percent unemployment rate — below state average of 5.4 percent).

That, coupled with our extensive retail and entertainment infrastructure as well as our proximity to the supporting job centers of White Plains, Stamford, Bridgeport and points east out to Hartford; the area towns of

Bethel, Brookfield, Danbury, New Fairfield, New Milford, Newtown, Ridgefield, Sherman and Southbury have much to offer a homeowner in terms of value of price per square foot, property taxes, education, transportation and a strong sense of community.

Each town has its own strengths with regard to real estate and taxes. While values are far from where they were 10 years ago, the greater Danbury area is still very attractive to those working within the city proper and the towns that surround and support

it, as well as those heading to work in points east, west or south to the shoreline and New York by train via Metro North on the Danbury/Bethel line or from the Southeast Station in Brewster, New York.

The property values in our area are generally trending flat depending on condition and where your property is sited. Certainly any uptick in local businesses will help real estate values and consumer confidence. It is true today, that in the same publication you can find reports of home sales on

the rise on one page and a report of owners struggling to sell their homes on the next.

Trying to paint the real estate market picture with a broad brush isn't easy in the greater Danbury area. I find that our property values are quite specific to town, location, style and condition while taking into consideration the larger picture of education, entertainment, job prospects and business growth.

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