

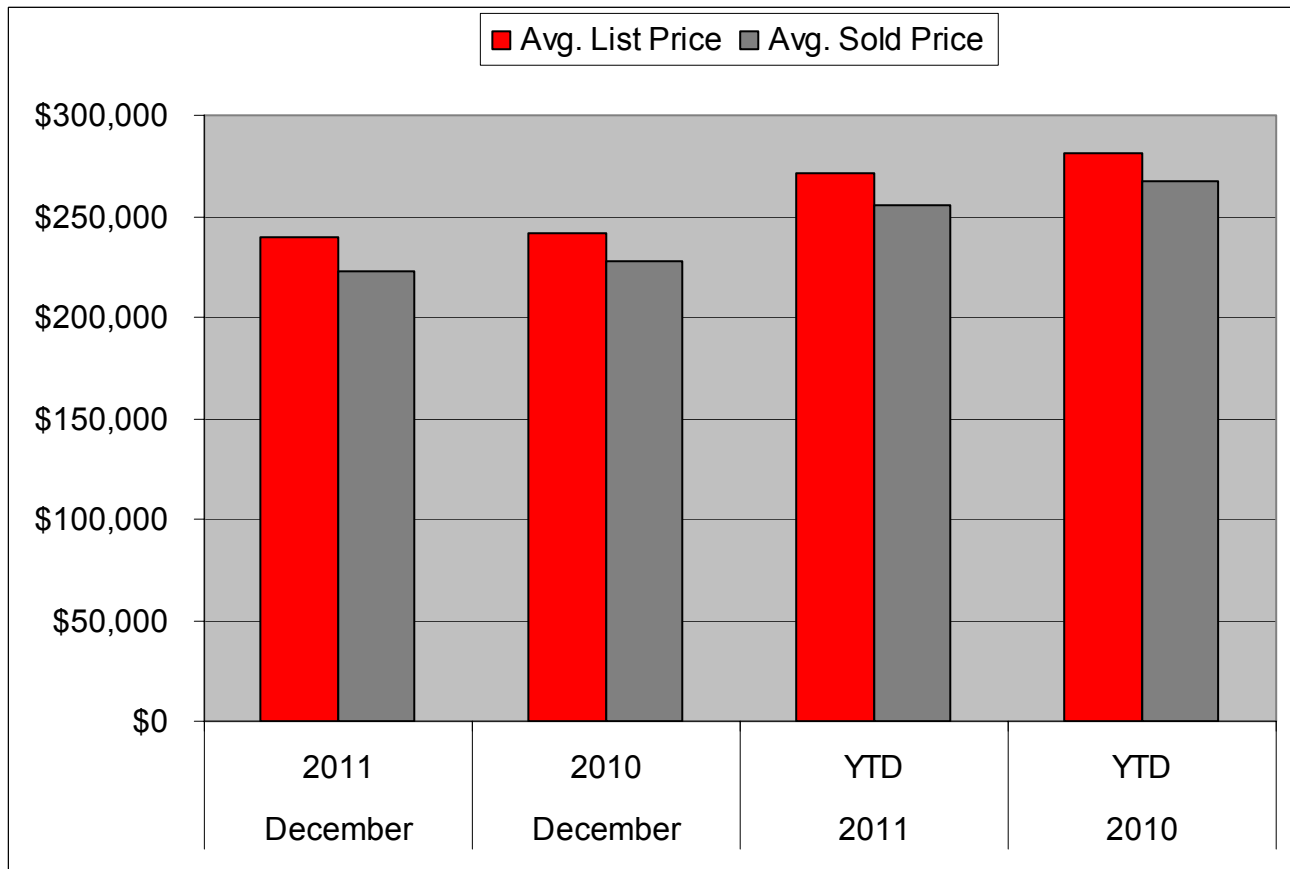


Danbury, CT Home Sales Report for December 2011

Sales Comparison

	December 2011	December 2010	2011 YTD	2010 YTD	% Chg TY/LY	% Chg YTD
Avg. List Price	\$239,320	\$241,987	\$270,848	\$281,420	-1%	-4%
Avg. Sold Price	\$222,852	\$227,474	\$255,698	\$267,634	-2%	-4%
% Sale/List Ratio	93%	94%	94%	95%		
Avg. Market Time	106	114	114	105	-7%	9%
# Sold	58	48	555	604	21%	-8%

Sold Price Comparison





Danbury Sales by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/	Mkt.Time
42	MIRY BROOK	4	1	1	\$39,000	\$35,500	91%	75
60	KENOSIA	4	2	1	\$49,900	\$34,000	68%	322
5	NABBY	2	1	1	\$56,500	\$46,000	81%	57
1	BEAVER	1	1	1	\$60,000	\$48,000	80%	25
10	EAST FRANKLIN	3	1	1	\$61,965	\$58,000	94%	142
7	EDEN	4	2	1	\$69,900	\$71,000	102%	156
10	SCUPPO	4	2	1	\$75,000	\$66,000	88%	19
20	OAKLAND	4	2	1	\$79,560	\$80,000	101%	65
163	SOUTH	3	1	1	\$95,000	\$72,000	76%	222
7	PADANARAM	4	2	1	\$105,000	\$100,000	95%	60
13	MOODY	7	4	1	\$129,900	\$117,000	90%	58
11	ORCHARD	7	3	2	\$139,000	\$142,000	102%	222
11	MOODY	5	3	1	\$139,900	\$120,000	86%	34
4	DIAMOND	5	3	1	\$148,000	\$105,000	71%	121
81	PARK	6	3	2	\$159,000	\$162,678	102%	76
18	HARRISON	6	3	1	\$167,500	\$185,000	110%	38
68	VIRGINIA AVENUE	5	2	1	\$174,900	\$171,000	98%	4
5	MIRIJO	5	2	1	\$177,500	\$175,000	99%	57
11	CRESCENT	4	2	1	\$179,000	\$155,000	87%	147
22	BENEDICT	6	3	2	\$179,900	\$190,000	106%	37
26A	EAST PEMBROKE	6	3	1	\$179,900	\$180,000	100%	52
55	MILL PLAIN	4	2	2	\$183,900	\$165,000	90%	343
15	SCUPPO	6	2	1	\$192,780	\$190,000	99%	10
20	BARNUM	6	3	1	\$199,900	\$200,000	100%	46
40	DIVISION	6	3	2	\$201,750	\$192,000	95%	95
29	SKYLINE	7	4	1	\$204,000	\$150,000	74%	88
29	TOWN HILL	4	2	1	\$210,000	\$197,000	94%	207
12	MYRTLE	5	3	1	\$212,000	\$196,500	93%	164
3	CIRCLE	5	3	1	\$214,900	\$205,000	95%	56
24	BERKSHIRE	5	3	1	\$219,000	\$219,000	100%	43
27	VIRGINIA	6	2	1	\$229,000	\$222,000	97%	79
50	OAK RIDGE GATE	7	3	1	\$239,000	\$205,000	86%	61
5	DEER PARK	8	3	1	\$249,500	\$190,000	76%	129
174	BRUSHY HILL	8	3	2	\$249,900	\$240,000	96%	19
140	GREAT PLAIN	7	3	2	\$254,900	\$240,000	94%	140
83	TOPSTONE	8	4	2	\$254,900	\$242,000	95%	54
33	SHERIDAN	8	4	2	\$265,000	\$245,000	92%	196
4	NABBY	8	3	2	\$279,000	\$260,000	93%	16
6	HAYESTOWN	6	3	2	\$279,900	\$260,000	93%	92
12	BOULEVARD	6	2	2	\$280,000	\$248,000	89%	50
67	CAROL	10	3	3	\$299,000	\$250,000	84%	424
2	CAROL	6	2	2	\$299,000	\$275,000	92%	71
22	OLD FARM	7	3	2	\$299,900	\$280,000	93%	110
7006	HANCOCK	6	2	2	\$315,000	\$310,000	98%	1
18	BRINSCALL	4	2	2	\$319,000	\$290,000	91%	155
9	GRAMMAR SCHOOL	5	3	2	\$329,900	\$305,000	92%	173



Danbury Sales by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/	Mkt.Time
16	HAWLEY	6	3	1	\$329,900	\$316,000	96%	158
2	BIRCHWOOD	9	3	2	\$334,900	\$318,000	95%	63
4001	HEARTWOOD	6	2	2	\$339,900	\$340,000	100%	40
1	CALDWELL	7	3	2	\$356,100	\$350,370	98%	29
57	BRITANIA	9	3	3	\$359,900	\$315,000	88%	56
11	QUAIL RUN	9	4	3	\$397,500	\$377,625	95%	213
155	WESTVILLE AVE- NUE	8	3	3	\$399,900	\$400,000	100%	215
2	COACH	8	4	2	\$419,000	\$405,000	97%	75
10	HAYESTOWN	5	2	2	\$439,000	\$417,750	95%	213
12	LILAC	9	4	2	\$489,000	\$476,000	97%	88
78	DEER HILL	11	5	2	\$599,000	\$490,000	82%	159
6	CATALPA	9	4	3	\$669,000	\$630,000	94%	63