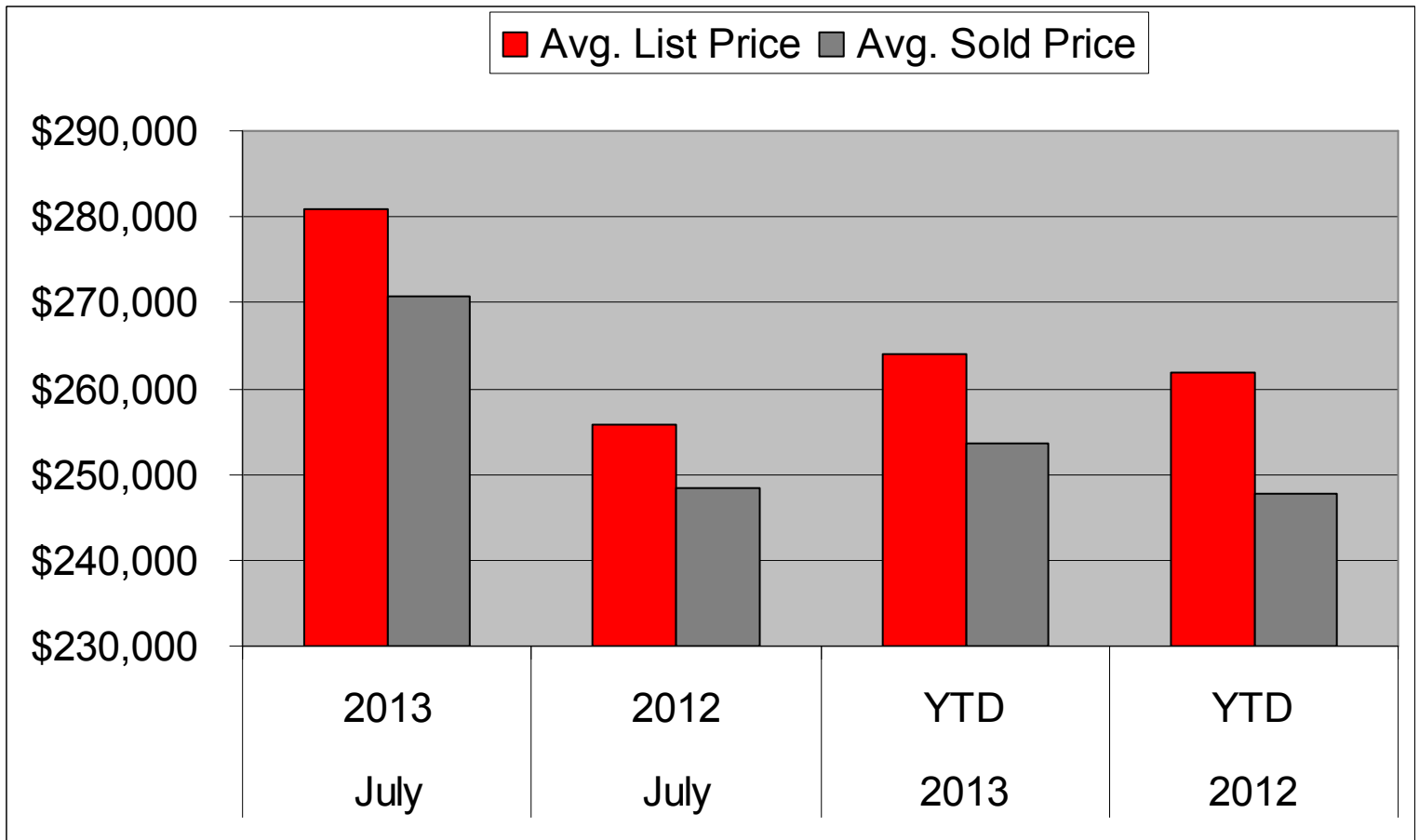




Danbury, CT Home Sales Report July 2013

Single Family	July	July	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$280,865	\$255,743	\$264,058	\$261,823	10%	1%
Avg. Sold Price	\$270,746	\$248,417	\$253,521	\$247,685	9%	2%
% Sale/List Ratio	96%	97%	96%	95%		
Avg. Market Time	127	182	161	205	-30%	-21%
# Sold	77	60	424	333	28%	27%
Median	270000	225000	227750	225000	20%	1%





Danbury, CT Home Sales Report July 2013

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
7	Lakeview	4	2	2	\$ 39,900	\$ 34,000	85%
7	Ann	4	2	1	\$ 59,900	\$ 50,000	83%
46	Kenosia	4	2	1	\$ 74,000	\$ 65,000	88%
136	Deer Hill	4	1	1	\$ 94,888	\$ 91,500	96%
8	Scuppo	5	2	2	\$ 85,500	\$ 93,000	109%
136	Deer Hill	3	1	1	\$ 99,000	\$ 95,000	96%
304	Old Bridge	3	1	1	\$ 105,000	\$ 95,000	90%
10	Belmont	4	2	2	\$ 107,000	\$ 106,000	99%
23	Scuppo	4	2	2	\$ 124,900	\$ 120,000	96%
23	Scuppo	4	2	2	\$ 124,900	\$ 120,000	96%
55	Oil Mill	3	1	1	\$ 139,900	\$ 128,500	92%
166	Old Brookfield	4	1	1	\$ 142,500	\$ 135,000	95%
23	Scuppo	4	2	2	\$ 149,900	\$ 148,000	99%
151	Shelter Rock	4	1	1	\$ 161,900	\$ 150,000	93%
36	Pembroke	6	2	2	\$ 165,000	\$ 152,500	92%
55	Mill Plain	4	2	2	\$ 165,000	\$ 160,000	97%
27	Crows Nest	6	2	2	\$ 169,900	\$ 162,000	95%
24	Driftwood	5	2	1	\$ 195,000	\$ 164,000	84%
13	Shannon	6	3	1	\$ 199,900	\$ 170,000	85%
55	Mill Plain	4	2	2	\$ 185,000	\$ 175,000	95%
8	Rose	6	3	2	\$ 194,900	\$ 180,000	92%
166	Old Brookfield	5	2	2	\$ 230,000	\$ 218,500	95%
17	Beech	8	4	2	\$ 214,900	\$ 220,000	102%
20	40 Acre Mountain	4	2	1	\$ 235,000	\$ 220,000	94%
5	Cedar	5	3	2	\$ 225,000	\$ 220,000	98%
55	Mill Plain	6	2	2	\$ 229,000	\$ 220,000	96%
19	Hillandale	5	2	2	\$ 239,900	\$ 225,000	94%
14	South	5	2	2	\$ 244,900	\$ 228,000	93%
140	Shelter Rock	6	3	3	\$ 269,000	\$ 245,000	91%
20	Deer Hill	10	5	4	\$ 299,900	\$ 250,000	83%
12	Oak Ridge Gate	6	3	3	\$ 259,770	\$ 250,000	96%
40	Well	8	3	2	\$ 269,900	\$ 250,000	93%
25	Berkshire	6	4	2	\$ 235,000	\$ 251,000	107%
19	Nabby	8	3	3	\$ 262,000	\$ 255,000	97%
6	Berkshire	6	3	1	\$ 259,900	\$ 258,000	99%
20	Seneca	6	3	2	\$ 273,950	\$ 260,000	95%
1205	Bradford	5	2	3	\$ 275,000	\$ 266,000	97%
260	Middle River	7	4	2	\$ 279,000	\$ 270,000	97%



Danbury, CT Home Sales Report July 2013

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
3	Cedar	7	4	3	\$ 279,500	\$ 270,000	97%
95	Garfield	6	3	3	\$ 285,000	\$ 272,000	95%
5	Cannondale	7	4	4	\$ 289,900	\$ 282,000	97%
503	Larson	6	2	3	\$ 292,500	\$ 282,000	96%
37	Longview	5	3	2	\$ 289,000	\$ 285,000	99%
7	Wixon	8	3	3	\$ 284,900	\$ 290,000	102%
4	Hamilton	6	3	2	\$ 312,900	\$ 292,500	93%
3	Regen	7	3	3	\$ 299,900	\$ 293,000	98%
150	Westville	8	4	2	\$ 299,000	\$ 295,000	99%
23	Valley Stream	8	3	2	\$ 295,000	\$ 295,000	100%
8	Ridge	7	3	2	\$ 309,000	\$ 295,900	96%
5	Flint Ridge	5	2	2	\$ 314,900	\$ 296,500	94%
13	Shawe	4	2	3	\$ 309,000	\$ 297,500	96%
1	Sunset	7	3	2	\$ 300,000	\$ 310,000	103%
3	Bainbridge	6	3	3	\$ 334,900	\$ 314,000	94%
11	High View	9	5	3	\$ 339,900	\$ 325,000	96%
162	Warrington Round	5	2	3	\$ 337,995	\$ 338,602	100%
33	Old 40 Acre Mountain	8	3	3	\$ 365,000	\$ 344,000	94%
23	Lawrence	7	3	4	\$ 364,900	\$ 345,000	95%
12	Tucker	8	3	3	\$ 370,000	\$ 345,000	93%
32	Aunt Hack	9	3	2	\$ 374,900	\$ 350,000	93%
92	Warrington Round	5	3	3	\$ 369,000	\$ 355,000	96%
166	Warrington Round	5	2	3	\$ 337,995	\$ 356,263	105%
160	Warrington Round	6	3	3	\$ 342,995	\$ 358,795	105%
12	Kendall	9	3	4	\$ 369,000	\$ 369,000	100%
3	Old Post	7	3	3	\$ 385,000	\$ 370,000	96%
164	Warrington Round	6	3	3	\$ 356,995	\$ 371,916	104%
44	Starrs Plain	8	3	3	\$ 365,000	\$ 375,000	103%
3	Old Mill Plain	7	4	3	\$ 395,000	\$ 385,000	97%
73	Woodcrest	7	3	3	\$ 399,000	\$ 387,000	97%
20	Crestview	6	3	4	\$ 394,800	\$ 388,500	98%
2	Westwood	9	5	4	\$ 399,900	\$ 390,000	98%
16	Flintlock	11	4	3	\$ 425,000	\$ 415,000	98%
14	Brinscall	7	4	3	\$ 449,000	\$ 432,000	96%
13	Autumn	8	4	3	\$ 475,000	\$ 460,000	97%
8	Greta	11	5	3	\$ 545,000	\$ 522,000	96%
5	Maplewood	8	4	3	\$ 589,000	\$ 565,000	96%
13	Maplewood	9	4	4	\$ 599,800	\$ 585,000	98%
46	Deer Hill	15	4	4	\$ 695,000	\$ 643,000	93%