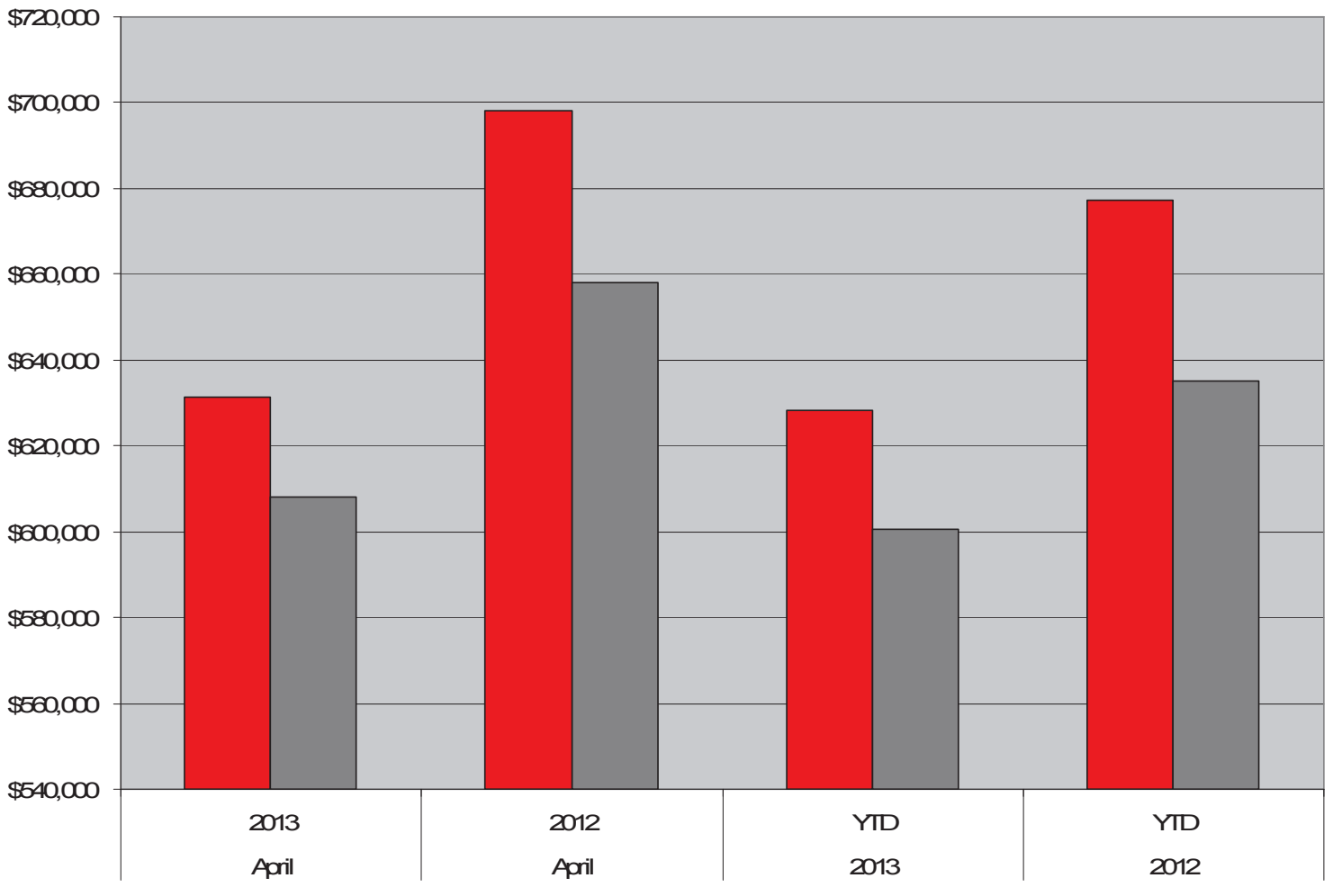




## Ridgefield, CT Home Sales Report for April 2013

Ridgefield	April	April	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	<b>\$631,389</b>	\$698,142	<b>\$628,307</b>	\$677,235	-10%	-7%
Avg. Sold Price	<b>\$608,161</b>	\$658,075	<b>\$600,587</b>	\$635,273	-8%	-5%
% Sale/List Ratio	<b>96%</b>	94%	<b>96%</b>	94%		
# Sold	<b>31</b>	21	<b>101</b>	72	48%	40%
Sold Median	<b>\$565,000</b>	\$627,500.00	<b>\$515,000</b>	\$602,500.00	-10%	-15%

■ Avg. List Price ■ Avg. Sold Price





# HIGGINS GROUP

Marketing Connecticut Real Estate at the Highest Level

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
19	Keeler	4	1	1	\$140,000.00	\$131,000.00	94%
16	Mallory Hill	5	3	1	\$210,547.00	\$210,000.00	100%
4	Juneberry	5	2	1	\$249,000.00	\$232,500.00	93%
151	Lakeside	5	1	1	\$325,000.00	\$273,000.00	84%
129	Haviland	6	3	2	\$297,642.00	\$285,000.00	96%
34	Caudatowa	5	3	2	\$300,000.00	\$300,000.00	100%
22	Lookout	6	3	2	\$349,900.00	\$330,000.00	94%
71	Shady	7	3	2	\$345,000.00	\$335,000.00	97%
194	George Washington	6	2	2	\$399,000.00	\$379,000.00	95%
265	Danbury	7	3	3	\$424,900.00	\$390,000.00	92%
29	Maple Shade	8	3	2	\$419,900.00	\$410,000.00	98%
362	Danbury	9	4	2	\$439,000.00	\$423,000.00	96%
18	Senoka	8	3	3	\$469,000.00	\$435,000.00	93%
36	Catoonah	5	2	3	\$469,900.00	\$450,000.00	96%
36	Catoonah	6	2	4	\$480,000.00	\$470,000.00	98%
52	Neds Mountain	10	4	3	\$569,000.00	\$565,000.00	99%
99	Seth Low Mountain	9	4	3	\$599,000.00	\$575,000.00	96%
20	Wilton Road East	11	5	4	\$650,000.00	\$600,000.00	92%
21	Keeler	9	4	3	\$649,900.00	\$625,000.00	96%
10	Cardinal	9	4	3	\$679,900.00	\$635,000.00	93%
70	Lee	9	4	3	\$658,000.00	\$642,000.00	98%
8	Barry	9	4	3	\$717,500.00	\$705,000.00	98%
58	Standish	9	4	4	\$765,000.00	\$725,000.00	95%
155	Nod	9	4	3	\$794,000.00	\$757,500.00	95%
44	Still	10	4	4	\$799,000.00	\$764,000.00	96%
61	Soundview	9	4	5	\$859,000.00	\$815,000.00	95%
21	Cavalry	11	4	3	\$849,000.00	\$855,000.00	101%
113	West	11	4	3	\$1,100,000.00	\$950,000.00	86%
LOT 3	Ginos	9	4	3	\$1,165,000.00	\$1,150,000.00	99%
385	Mountain	11	4	5	\$1,425,000.00	\$1,536,000.00	108%
217	Old Branchville	15	6	7	\$1,975,000.00	\$1,900,000.00	96%