

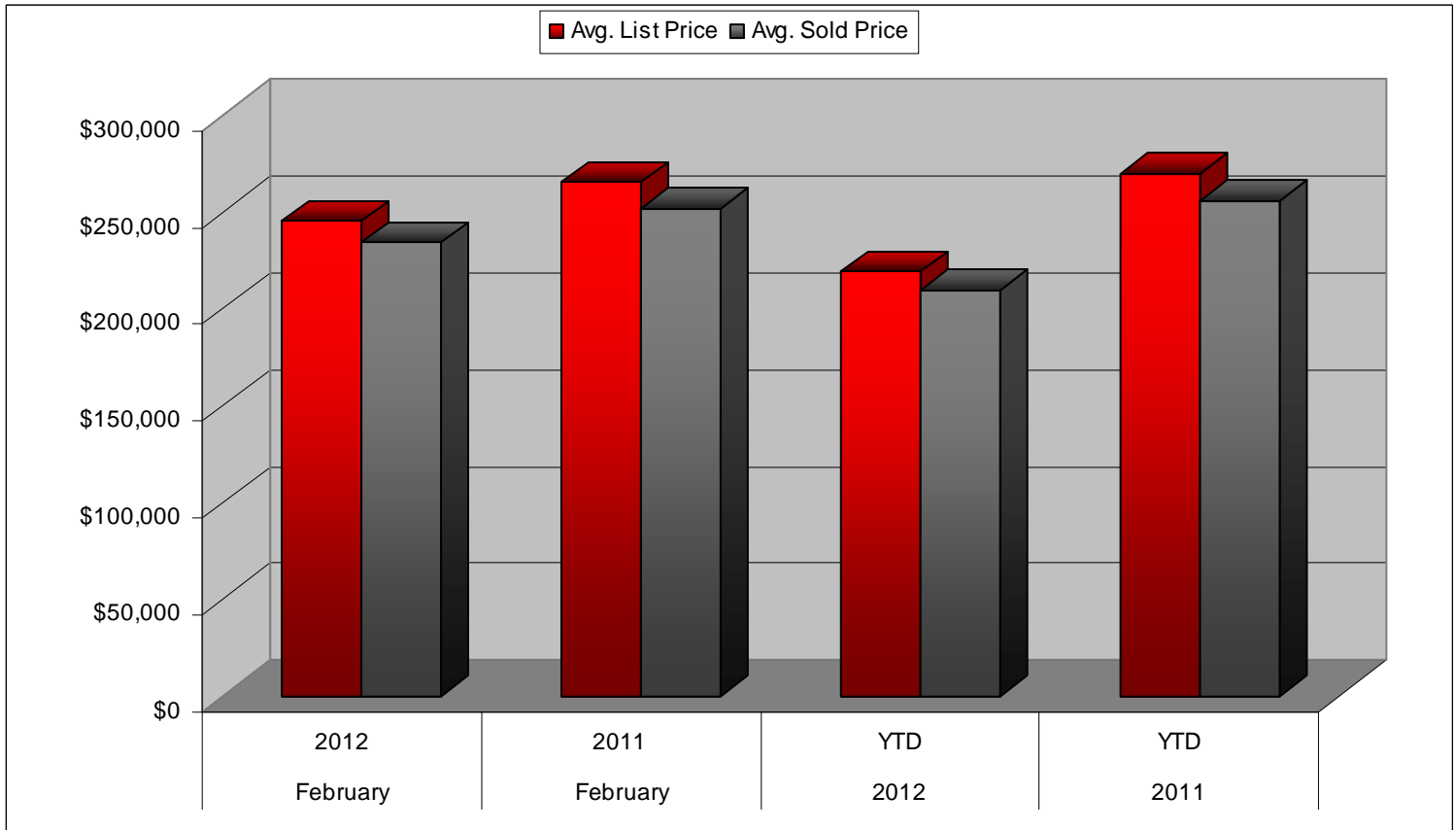


## Danbury, CT Home Sales Report for February 2012

### Sales Comparison

	<b>February</b>	<b>February</b>	<b>2012</b>	<b>2011</b>	<b>% Chg</b>	<b>% Chg</b>
	<b>2012</b>	<b>2011</b>	<b>YTD</b>	<b>YTD</b>	<b>TY/LY</b>	<b>YTD</b>
<b>Avg. List Price</b>	<b>\$245,035</b>	<b>\$265,205</b>	<b>\$219,250</b>	<b>\$269,783</b>	<b>-8%</b>	<b>-19%</b>
<b>Avg. Sold Price</b>	<b>\$234,151</b>	<b>\$251,789</b>	<b>\$209,659</b>	<b>\$255,795</b>	<b>-7%</b>	<b>-18%</b>
<b>% Sale/List Ratio</b>	<b>96%</b>	<b>95%</b>	<b>96%</b>	<b>95%</b>		
<b>Avg. Market Time</b>	<b>104</b>	<b>121</b>	<b>121</b>	<b>123</b>	<b>-14%</b>	<b>-2%</b>
<b># Sold</b>	<b>34</b>	<b>32</b>	<b>69</b>	<b>67</b>	<b>6%</b>	<b>3%</b>
<b>Median Sold Price</b>	<b>\$ 220,250</b>	<b>\$267,000</b>	<b>\$ 205,000</b>	<b>\$ 245,000</b>		

### Sold Price Comparison





## Danbury, CT Home Sales Report by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list	Mkt.Time
212	DOGWOOD	4	2	1	\$40,000	\$35,000	88%	89
22	WHITE BIRCH	4	2	2	\$49,900	\$44,250	89%	122
5	MANNIONS	4	1	1	\$80,000	\$75,000	94%	104
10	SCUPPO	5	2	1	\$99,000	\$95,000	96%	47
10	SCUPPO	5	2	1	\$114,000	\$114,000	100%	55
51	LIBERTY	5	3	1	\$129,000	\$125,000	97%	163
56	PLEASANT	6	3	1	\$129,000	\$140,000	109%	34
1	FARVIEW	8	2	2	\$139,900	\$140,000	100%	40
10	LIBERTY	5	2	1	\$149,000	\$140,000	94%	62
19	SOMERS	5	2	1	\$149,888	\$148,000	99%	56
65A	PADANARAM	9	3	3	\$159,900	\$165,000	103%	38
55	MILL PLAIN	4	2	2	\$169,999	\$154,000	91%	41
35	HILLANDALE	5	3	1	\$174,900	\$170,000	97%	6
94A	MIRY BROOK	7	3	1	\$184,900	\$188,000	102%	38
14	SOUTH	5	2	1	\$195,000	\$191,500	98%	45
20	SOUTHERN	7	3	2	\$219,897	\$219,500	100%	201
236	MIDDLE RIVER	5	3	1	\$229,000	\$200,000	87%	33
8	STETSON	5	2	2	\$229,900	\$221,000	96%	110
48	HILLANDALE	6	3	1	\$238,500	\$235,000	99%	38
11	BRIARWOOD	5	3	1	\$239,900	\$235,900	98%	134
8	SOUTH	6	2	2	\$248,300	\$240,000	97%	19
27	VALLEY STREAM	6	3	1	\$249,000	\$235,000	94%	43
2003	HEARTWOOD	4	2	2	\$289,900	\$279,000	96%	87
3	MERCY	4	2	2	\$319,900	\$290,000	91%	10
33	CHARCOAL RDG SOUTH	8	3	2	\$329,900	\$318,000	96%	342
186	LONG RIDGE	8	3	2	\$345,000	\$335,000	97%	119
8	JUDITH	8	4	2	\$349,000	\$320,000	92%	196
30	OLYMPIC	10	4	2	\$349,900	\$343,000	98%	278
36	CALDWELL	7	3	2	\$370,000	\$360,000	97%	86
20	IVY	7	3	2	\$379,900	\$370,000	97%	70
159	KOHANZA	7	3	2	\$399,900	\$350,000	88%	201
10	HAYESTOWN	5	2	2	\$429,000	\$400,000	93%	265
37	KILIAN	11	4	3	\$499,900	\$470,000	94%	42
45	MOODY	7	3	2	\$650,000	\$615,000	95%	319