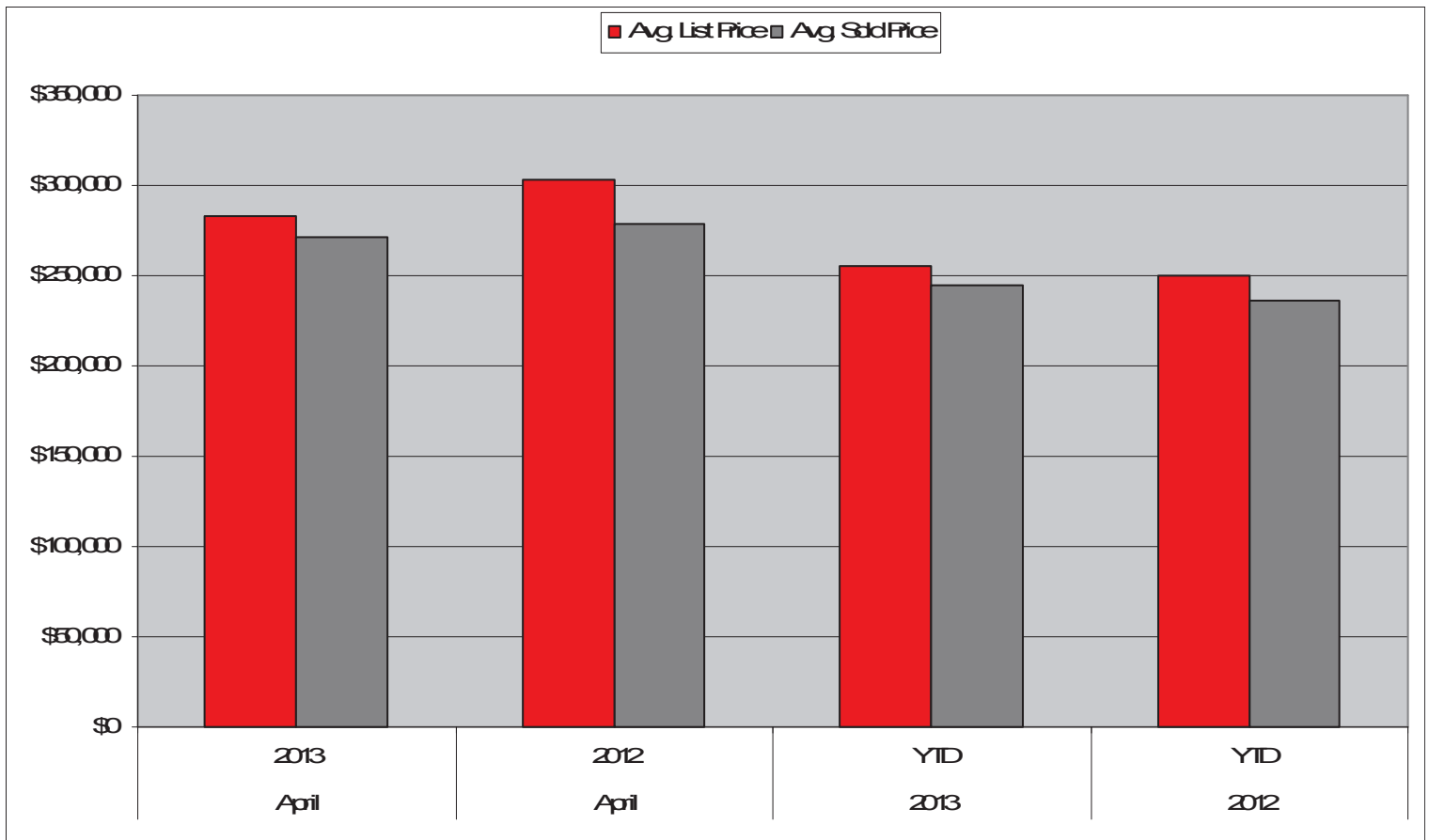




Danbury, CT Home Sales Report April 2013

Danbury	April	April	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$282,691	\$303,521	\$254,806	\$250,117	-7%	2%
Avg. Sold Price	\$271,693	\$278,900	\$244,279	\$235,685	-3%	4%
% Sale/List Ratio	96%	92%	96%	94%		
# Sold	72	31	202	154	132%	31%
Sold Median	\$221,000	\$215,000.00	\$208,250	\$217,250.00	3%	-4%





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Marketing Connecticut Real Estate at the Highest Level

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
18	Greenlawn	4	2	1	\$19,000.00	\$14,000.00	74%
11	willow pond	4	2	1	\$16,000.00	\$16,000.00	100%
34	Patriot	1	0	1	\$59,000.00	\$50,000.00	85%
1	Beaver Brook	1	1	1	\$63,900.00	\$57,500.00	90%
7	Padanaram	4	2	1	\$74,900.00	\$76,100.00	102%
16-Dec	Scuppo	5	2	1	\$79,900.00	\$79,000.00	99%
33	Fairview	5	2	1	\$85,000.00	\$82,000.00	96%
31	Fairview	5	2	1	\$85,000.00	\$88,000.00	104%
14	Newtown	5	2	1	\$94,900.00	\$90,000.00	95%
19	Somers	5	2	2	\$149,371.00	\$105,000.00	70%
18-22	Triangle	4	2	2	\$119,000.00	\$110,000.00	92%
20	Pembroke	4	1	1	\$124,900.00	\$115,000.00	92%
8	Rose	4	2	1	\$129,900.00	\$123,500.00	95%
2	Jeanette	5	2	2	\$152,000.00	\$143,300.00	94%
27	Crows Nest	5	2	2	\$169,900.00	\$145,000.00	85%
3	Grove	6	3	2	\$143,550.00	\$146,000.00	102%
23	Scuppo	5	3	2	\$149,900.00	\$149,900.00	100%
25	Padanaram	5	2	2	\$165,000.00	\$150,000.00	91%
33	Newtown	7	3	2	\$149,900.00	\$150,000.00	100%
9	Parkway	5	3	2	\$159,900.00	\$159,000.00	99%
8	Rose	4	2	2	\$170,000.00	\$160,000.00	94%
27	Crows Nest	5	2	2	\$169,900.00	\$162,000.00	95%
160	Shelter Rock	4	2	2	\$169,900.00	\$164,000.00	97%
8	Rose	4	2	2	\$162,900.00	\$164,000.00	101%
22	Main	4	2	2	\$165,000.00	\$165,000.00	100%
40	Mabel	10	5	3	\$179,900.00	\$180,000.00	100%
13	Belmont	6	3	2	\$179,900.00	\$180,000.00	100%
27	Crows Nest	5	2	2	\$200,000.00	\$180,000.00	90%
15	Scuppo	6	2	2	\$199,000.00	\$185,000.00	93%
97-99	Park	4	2	2	\$185,000.00	\$185,000.00	100%
29	Mabel	5	2	1	\$174,500.00	\$190,000.00	109%
31	Merrimac	4	2	2	\$219,000.00	\$202,500.00	92%
34	Brittania	5	2	3	\$214,900.00	\$212,000.00	99%
10	South	6	2	2	\$219,000.00	\$213,000.00	97%
15	Scuppo	6	2	2	\$225,000.00	\$215,000.00	96%
33	Juniper Ridge	6	2	2	\$229,999.00	\$217,000.00	94%
33	Victor	6	4	2	\$235,000.00	\$225,000.00	96%
37	Sleepy Hollow	8	3	2	\$226,000.00	\$226,000.00	100%
6	Kimberly	5	3	1	\$239,900.00	\$227,500.00	95%
35	Brittania	5	2	3	\$239,999.00	\$230,000.00	96%
3	Monarch	9	4	3	\$234,900.00	\$235,000.00	100%
38	Brittania	6	2	2	\$230,000.00	\$235,000.00	102%
148	Westville	7	3	2	\$279,900.00	\$237,170.00	85%
3	Francis	6	3	2	\$229,900.00	\$248,000.00	108%
12	Boulevard #145, Lake PL S	5	2	3	\$279,900.00	\$250,000.00	89%
5	Sunset	8	3	2	\$283,500.00	\$275,000.00	97%



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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
4	Powder Horn	6	3	3	\$289,900.00	\$280,000.00	97%
42	Taagan Point	8	3	4	\$290,000.00	\$280,000.00	97%
1804	Cypress	6	2	4	\$289,900.00	\$280,005.00	97%
44	Hayestown	6	3	3	\$279,900.00	\$280,030.00	100%
27	Lake Place North	6	2	2	\$285,000.00	\$285,000.00	100%
1402	Cypress	6	2	4	\$319,000.00	\$290,000.00	91%
1A	Lakecrest	10	5	4	\$299,900.00	\$295,000.00	98%
44	Hayestown	6	3	3	\$279,900.00	\$308,029.00	110%
44	Hayestown	7	3	3	\$294,900.00	\$314,202.00	107%
1701	Pinnacle	6	2	4	\$329,900.00	\$315,000.00	95%
11	Paulding	7	3	4	\$339,900.00	\$327,000.00	96%
32	Lawrence	7	3	3	\$349,900.00	\$339,500.00	97%
40	Brushy Hill	9	4	3	\$375,000.00	\$350,000.00	93%
44	Maura	8	3	3	\$364,900.00	\$353,000.00	97%
68	Tucker	7	3	3	\$349,990.00	\$357,370.00	102%
64	Warrington Round	6	3	3	\$360,995.00	\$375,795.00	104%
58	Warrington Round	5	3	3	\$385,995.00	\$388,395.00	101%
43	Aunt Hack	9	3	3	\$409,000.00	\$399,000.00	98%
2	Coach	8	4	3	\$419,000.00	\$410,000.00	98%
19	Warrington Round	6	3	3	\$470,095.00	\$470,603.00	100%
1	Richter	13	5	5	\$599,900.00	\$500,000.00	83%
43	Corn Tassle	8	4	4	\$599,000.00	\$589,000.00	98%
12	Lake Terrace	8	3	3	\$649,000.00	\$600,000.00	92%
18	Chelsea	12	4	3	\$689,000.00	\$655,000.00	95%
1	Mapleview	11	5	6	\$1,250,000.00	\$1,187,500.00	95%
266	Great Plain	10	4	6	\$2,050,000.00	\$1,920,000.00	94%