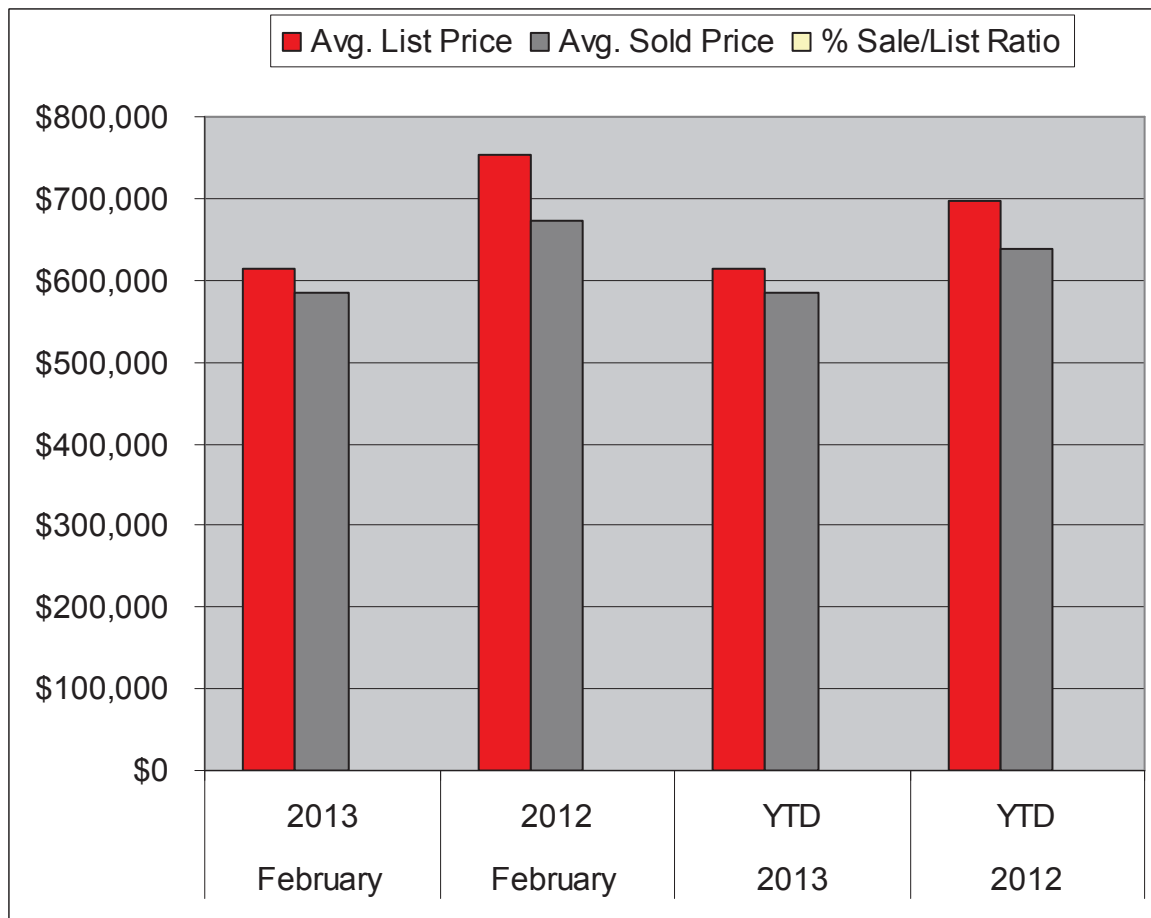




## Fairfield, CT Home Sales Report February 2013

	<b>February 2013</b>	<b>February 2012</b>	<b>2013 YTD</b>	<b>2012 YTD</b>	<b>% Chg TY/LY</b>	<b>% Chg YTD</b>
<b>Avg. List Price</b>	<b>\$612,965</b>	<b>\$753,120</b>	<b>\$614,632</b>	<b>\$697,043</b>	<b>-19%</b>	<b>-12%</b>
<b>Avg. Sold Price</b>	<b>\$585,804</b>	<b>\$673,992</b>	<b>\$584,451</b>	<b>\$637,750</b>	<b>-13%</b>	<b>-8%</b>
<b>% Sale/List Ratio</b>	<b>96%</b>	<b>89%</b>	<b>95%</b>	<b>91%</b>		
<b># Sold</b>	<b>26</b>	<b>30</b>	<b>50</b>	<b>61</b>	<b>-13%</b>	<b>-18%</b>
<b>Sold Median</b>	<b>\$468,007</b>	<b>\$435,500.00</b>	<b>\$382,500</b>	<b>\$470,000.00</b>	<b>7%</b>	<b>-19%</b>





# HIGGINS GROUP

EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Marketing Connecticut Real Estate at the Highest Level

Street_No	Street	No_Rooms	No_Bedrooms	Tot_Baths	List Price	Close Price	ST%
1444	Melville	4	2	2	\$ 185,000.00	\$ 185,000.00	100%
76	King	6	3	1	\$ 254,900.00	\$ 243,000.00	95%
75	Adley	6	3	1	\$ 279,000.00	\$ 265,000.00	95%
84	Denise	6	3	1	\$ 288,900.00	\$ 292,000.00	101%
1085	Melville	6	3	1	\$ 325,000.00	\$ 305,000.00	94%
95	Buena Vista	6	2	1	\$ 319,900.00	\$ 309,500.00	97%
229	Euclid	7	3	2	\$ 339,000.00	\$ 325,000.00	96%
96	College	6	3	2	\$ 350,000.00	\$ 330,000.00	94%
65	Hulls	6	3	2	\$ 349,900.00	\$ 344,000.00	98%
2381	Congress	9	3	5	\$ 400,000.00	\$ 345,000.00	86%
478	Round Hill	6	2	2	\$ 419,000.00	\$ 375,000.00	89%
438	Lucille	5	2	1	\$ 429,900.00	\$ 390,000.00	91%
60	Fairway	9	4	3	\$ 449,900.00	\$ 427,000.00	95%
889	Stratfield	10	5	4	\$ 524,900.00	\$ 509,015.00	97%
86	Edward	7	4	3	\$ 649,000.00	\$ 550,000.00	85%
133	Smedley	7	3	3	\$ 625,000.00	\$ 592,500.00	95%
114	Lee	6	3	2	\$ 619,000.00	\$ 615,000.00	99%
186	High Ridge	6	3	3	\$ 659,000.00	\$ 654,000.00	99%
49	Beverly	11	6	4	\$ 729,000.00	\$ 735,000.00	101%
100	Judges Hollow	11	5	5	\$ 799,000.00	\$ 745,000.00	93%
110	Melin	10	5	3	\$ 814,000.00	\$ 785,000.00	96%
3701	North	7	3	3	\$ 789,900.00	\$ 789,900.00	100%
76	Paul	9	4	4	\$ 969,900.00	\$ 925,000.00	95%
105	Eleven O Clock	12	4	4	\$ 1,219,000.00	\$ 1,220,000.00	100%
745	Old Academy	14	5	7	\$ 1,250,000.00	\$ 1,250,000.00	100%
591	Hulls Farm	12	5	8	\$ 1,899,000.00	\$ 1,725,000.00	91%