



## Fairfield, CT Home Sales Report April 2012

### Sales Comparison

	<b>April</b>	<b>April</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>
Avg. List Price	<b>\$694,183</b>	\$741,122	<b>\$673,725</b>	\$736,478	-6%	-9%
Avg. Sold Price	<b>\$663,123</b>	\$700,931	<b>\$631,474</b>	\$696,261	-5%	-9%
% Sale/List Ratio	<b>96%</b>	95%	<b>94%</b>	95%		
Avg. Market Time	<b>100</b>	133	<b>133</b>	130	-25%	2%
# Sold	<b>48</b>	53	<b>158</b>	157	-9%	1%
<b>Median Sold Price</b>	<b>\$ 522,500</b>	<b>\$ 623,560</b>	<b>\$ 465,500</b>	<b>\$ 519,500</b>		

### Sold Price Comparison





## Fairfield, CT Home Sales Report by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list	Mkt.Time
1422	MELVILLE	5	2	2	\$219,900	\$208,000	95%	15
71	SCHOOL	6	3	1	\$258,500	\$222,750	86%	228
280	BENNETT	6	3	1	\$275,000	\$280,000	102%	97
52	SOUTHPORT WOODS	4	2	2	\$289,000	\$285,000	99%	84
295	JENNINGS	5	2	2	\$299,900	\$280,000	93%	80
245	UNQUOWA	4	2	1	\$300,000	\$282,500	94%	7
42	CANDLEWOOD	7	3	2	\$309,000	\$275,500	89%	159
138	MAY	8	3	2	\$319,900	\$306,000	96%	68
499	STILLSON	7	3	1	\$319,900	\$319,900	100%	40
38	ARBOR	6	4	1	\$325,900	\$300,000	92%	82
153	BROOKFIELD	7	3	1	\$374,900	\$380,000	101%	38
159	PELL MEADOW	6	3	1	\$389,900	\$365,000	94%	47
112	HAWTHORNE	7	3	2	\$399,500	\$365,000	91%	210
110	ALDEN	7	2	2	\$399,900	\$405,000	101%	37
185	BLAINE	6	3	1	\$425,000	\$365,000	86%	26
1848	MILL PLAIN	7	4	2	\$429,000	\$390,000	91%	42
47	ORANGE	7	3	2	\$429,900	\$412,000	96%	68
112	BENEDICT	9	3	2	\$439,000	\$420,000	96%	109
37	SAXONWOOD	7	4	2	\$460,000	\$450,000	98%	46
9	OCEAN REEF	5	2	2	\$462,000	\$449,000	97%	18
2973	BLACK ROCK	9	4	2	\$499,000	\$490,000	98%	51
209	MERWINS	7	3	1	\$500,000	\$500,000	100%	186
973	FAIRFIELD WOODS	8	5	3	\$500,000	\$461,000	92%	121
245	SHERMAN	7	3	2	\$530,000	\$520,000	98%	156
92	ANN	7	4	2	\$537,900	\$537,000	100%	119
14	OLD FARM	8	3	2	\$539,000	\$525,000	97%	88
189	LARKSPUR	7	3	2	\$569,000	\$552,000	97%	107
205	FERN	7	3	1	\$599,000	\$575,000	96%	244
74	SPINNING WHEEL	8	4	2	\$599,000	\$575,000	96%	121
271	OLD SPRING	8	3	1	\$599,500	\$580,000	97%	57
371	PARKWOOD	9	3	1	\$629,500	\$630,000	100%	35
421	MEADOWBROOK	10	4	3	\$649,000	\$600,000	92%	58
999	MERWINS	8	3	2	\$649,000	\$577,500	89%	41
331	WORMWOOD	8	3	2	\$699,900	\$675,000	96%	25
39	ASPEN WOOD	9	5	3	\$769,000	\$725,000	94%	76
265	WARNER HILL	6	2	2	\$775,000	\$710,000	92%	87
270	MILLARD	8	4	2	\$839,500	\$827,500	99%	77
280	MILLARD	8	4	2	\$839,500	\$827,250	99%	72
88	SPRINGER	8	4	2	\$1,000,000	\$975,000	98%	37
264	WELLINGTON DR	12	5	4	\$1,049,900	\$950,000	90%	173
95	FERN	8	4	2	\$1,049,999	\$1,020,000	97%	120
320	COVENTRY	10	5	3	\$1,099,000	\$1,062,000	97%	36
2550	REDDING	10	4	3	\$1,200,000	\$1,150,000	96%	31
89	SCONSET	10	5	4	\$1,275,000	\$1,200,000	94%	222
295	OLD DAM	8	4	3	\$1,350,000	\$1,300,000	96%	114
1731	BRONSON	10	4	3	\$1,499,000	\$1,375,000	92%	46
115	VERNA HILL	11	5	5	\$2,399,000	\$2,200,000	92%	165
893	SASCO HILL	21	8	6	\$2,950,000	\$2,950,000	100%	630