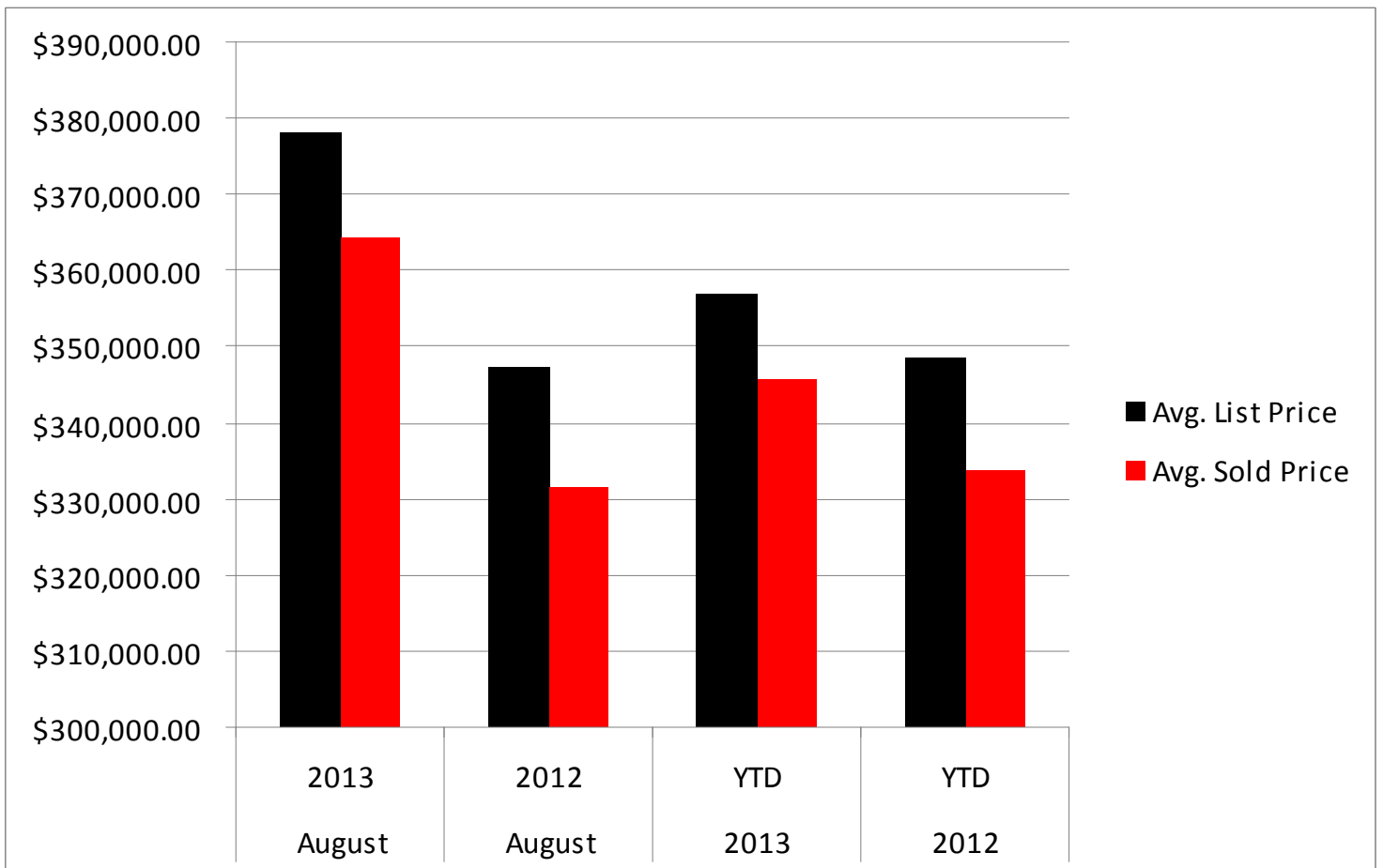




## Monroe, CT Home Sales Report August 2013

	<b>August</b>	<b>August</b>	<b>2013</b>	<b>2012</b>	<b>% Chg</b>	<b>% Chg</b>
	<b>2013</b>	<b>2012</b>	<b>YTD</b>	<b>YTD</b>	<b>TY/LY</b>	<b>YTD</b>
<b>Avg. List Price</b>	\$ 378,107.11	\$ 347,300.81	\$ 356,935.58	\$ 348,541.98	<b>9%</b>	<b>2%</b>
<b>Avg. Sold Price</b>	\$ 364,401.79	\$ 331,619.05	\$ 345,582.46	\$ 333,799.01	<b>10%</b>	<b>4%</b>
<b>% Sale/List Ratio</b>	<b>96%</b>	<b>95%</b>	<b>97%</b>	<b>96%</b>		
<b># Sold</b>	28	21	169	133	<b>33%</b>	<b>27%</b>
<b>Sold Median</b>	\$ 365,000.00	\$ 321,000.00	\$ 325,000.00	\$ 322,500.00	<b>14%</b>	<b>1%</b>





# HIGGINS GROUP

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

Marketing Connecticut Real Estate at the Highest Level

10	Highland	3	1	1	\$	119,900.00	\$	115,000.00	646
18	Cascade	6	2	2	\$	189,500.00	\$	185,250.00	157
19	Eagle Rock	5	2	2	\$	206,900.00	\$	190,000.00	100
10	Willowbrook	5	2	2	\$	199,900.00	\$	190,000.00	54
4	Wildflower	6	2	2	\$	218,000.00	\$	215,000.00	113
5	Rolling Ridge	6	2	2	\$	219,900.00	\$	215,000.00	110
285	Cross Hill	6	3	1	\$	259,000.00	\$	240,000.00	83
85	Hollow Tree	5	1	3	\$	279,900.00	\$	250,000.00	107
3	Patmar	6	3	2	\$	269,900.00	\$	260,000.00	55
87	Twin Brook	5	3	1	\$	272,499.00	\$	265,000.00	73
175	Purdy Hill	10	4	3	\$	294,000.00	\$	266,000.00	87
28	Pamela	8	3	1	\$	318,900.00	\$	300,000.00	124
4	Wells	7	4	3	\$	339,000.00	\$	325,000.00	87
90	Longview	8	4	3	\$	369,900.00	\$	355,000.00	45
58	Valley View	8	3	3	\$	389,900.00	\$	375,000.00	59
15	Old Zoar	11	6	4	\$	424,900.00	\$	425,000.00	971
179	Cutlers Farm	8	3	3	\$	449,900.00	\$	425,000.00	39
18	Aspetuck	7	3	3	\$	455,000.00	\$	428,000.00	115
22	Saddle Hill	8	3	3	\$	448,900.00	\$	437,500.00	85
37	Coldspring	8	4	3	\$	449,500.00	\$	439,000.00	85
24	Rockwood	10	4	4	\$	485,000.00	\$	460,000.00	107
17	Jamianna	8	3	3	\$	464,900.00	\$	460,000.00	61
11	Historic	8	3	3	\$	479,500.00	\$	465,000.00	56
108	Secret Hollow	9	4	3	\$	499,900.00	\$	500,000.00	47
25	Horizon	9	4	3	\$	534,500.00	\$	525,000.00	71
17	Old Mine	8	3	4	\$	579,000.00	\$	575,000.00	42
39	Block Farm	11	4	4	\$	679,900.00	\$	657,500.00	82
20	Blanket Meadow	15	5	4	\$	689,000.00	\$	660,000.00	144

**Higgins Group Real Estate**  
440 Main Street • Monroe  
203-459-9300  
Information Based on CMLS