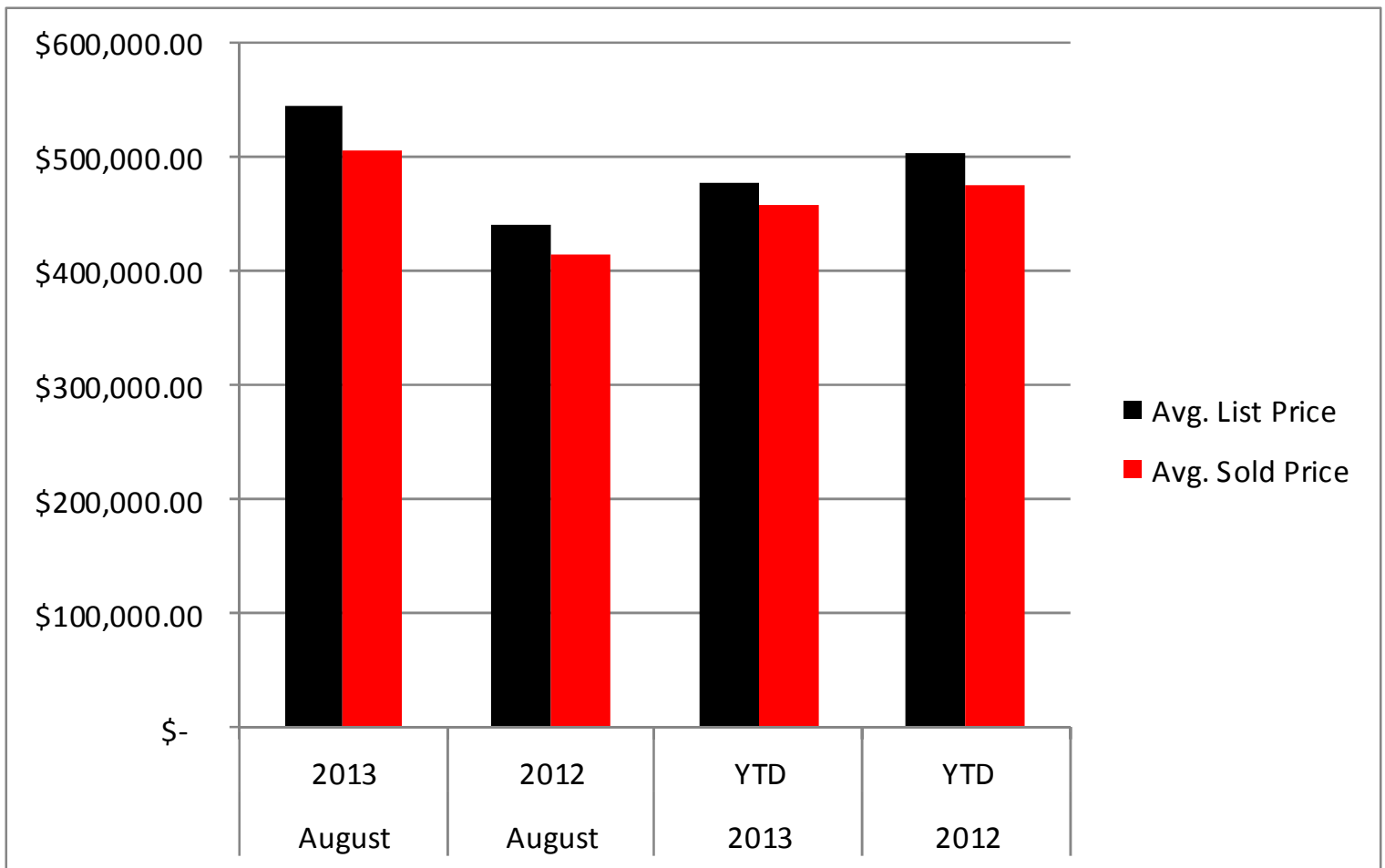




Norwalk, CT Home Sales Report August 2013

NORWALK	August	August	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$ 544,526.45	\$ 440,158.90	\$ 477,223.37	\$ 503,391.41	24%	-5%
Avg. Sold Price	\$ 505,073.96	\$ 415,106.16	\$ 457,736.08	\$ 475,110.60	22%	-4%
% Sale/List Ratio	93%	94%	96%	94%		
# Sold	96	73	655	490	32%	34%
Sold Median	\$ 376,250.00	\$ 345,000.00	\$ 355,000.00	\$ 351,500.00	9%	1%





HIGGINS GROUP

EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Marketing Connecticut Real Estate at the Highest Level

27	Taylor	3	1	1	\$	85,000.00	\$	75,000.00	48
41	Wolfpit	5	2	1	\$	89,000.00	\$	77,000.00	3312
11	Bedford	3	1	1	\$	95,000.00	\$	97,000.00	10
46	Prospect	3	1	1	\$	120,000.00	\$	119,000.00	50
7	Hamilton	4	2	1	\$	159,000.00	\$	150,000.00	90
4	Union	4	2	2	\$	157,000.00	\$	152,000.00	165
10	Fort Point	4	2	2	\$	185,000.00	\$	178,000.00	75
50	Cedar Crest	5	3	2	\$	249,000.00	\$	180,000.00	456
16	Donna	5	2	2	\$	179,900.00	\$	190,000.00	29
16	Allview	10	5	2	\$	184,900.00	\$	200,000.00	48
42	Main	3	1	1	\$	225,000.00	\$	217,500.00	311
61	Riverside	5	2	3	\$	275,000.00	\$	225,000.00	87
267	Cedar	5	2	1	\$	229,000.00	\$	225,000.00	143
71	Aiken	4	2	1	\$	239,900.00	\$	227,500.00	91
115	Flax Hill	4	2	2	\$	235,000.00	\$	227,500.00	62
3	Oakwood	4	2	2	\$	242,000.00	\$	228,000.00	124
97	Richards	4	2	2	\$	229,900.00	\$	229,900.00	52
71	Aiken	4	2	2	\$	230,000.00	\$	230,000.00	16
7	Kendall	5	3	1	\$	264,900.00	\$	234,000.00	183
29	Scribner	7	4	2	\$	252,900.00	\$	240,000.00	162
50	Aiken	4	1	2	\$	248,000.00	\$	244,000.00	45
8	Silvermine	4	2	2	\$	269,000.00	\$	255,000.00	139
7	Seir Hill	4	2	3	\$	263,500.00	\$	257,500.00	114
188	Flax Hill	5	3	2	\$	269,000.00	\$	260,500.00	45
29	Plymouth	6	3	1	\$	275,000.00	\$	262,000.00	80
4	Norton	6	3	2	\$	275,000.00	\$	270,000.00	151
86	Gillies	4	2	2	\$	299,000.00	\$	275,000.00	46
95	Ledgebrook	4	2	1	\$	278,000.00	\$	278,000.00	39
105	Richards	5	2	2	\$	299,900.00	\$	278,500.00	159
11	Elton	9	3	2	\$	320,000.00	\$	280,000.00	457
42	Myrtle	6	4	2	\$	279,000.00	\$	281,000.00	32
193	Sunrise Hill	4	2	2	\$	299,000.00	\$	285,000.00	56
96	Gillies	4	2	2	\$	314,900.00	\$	285,000.00	83
26	Lufberry	7	3	2	\$	309,900.00	\$	295,000.00	91
35	Brooklawn	6	3	2	\$	305,000.00	\$	308,000.00	50
2	William	8	4	3	\$	310,000.00	\$	310,000.00	299
23	Hillwood	6	3	2	\$	299,000.00	\$	315,000.00	55
71	Aiken	6	2	3	\$	329,000.00	\$	316,500.00	46
25	Glenrock	4	2	3	\$	330,000.00	\$	322,000.00	80
17	Cottage	7	4	2	\$	334,900.00	\$	327,000.00	54
6	Rowayton Woods	5	2	2	\$	359,000.00	\$	342,500.00	64
46	Beau	6	4	2	\$	362,000.00	\$	345,000.00	66
1	Adamson	6	3	4	\$	350,000.00	\$	345,000.00	52
102	Ledgebrook	6	3	2	\$	365,000.00	\$	350,000.00	91
5	Steppingstone	5	3	1	\$	379,000.00	\$	350,000.00	73
30	Avenue C	7	3	2	\$	369,900.00	\$	369,900.00	59
29	William	6	2	2	\$	379,900.00	\$	370,300.00	25
13	Lancaster	6	3	3	\$	424,900.00	\$	375,000.00	197



Marketing Connecticut Real Estate at the Highest Level

53	Ledgewood	8	4	2	\$	399,900.00	\$	377,500.00	65
17	Winnipauk	6	3	1	\$	399,900.00	\$	382,500.00	138
2	Meadow	8	4	2	\$	384,900.00	\$	384,900.00	36
311	Foxboro	5	2	3	\$	399,900.00	\$	387,000.00	89
199	Gregory	5	3	3	\$	399,000.00	\$	395,000.00	421
9	Myrtle	7	3	2	\$	449,000.00	\$	425,000.00	42
9	Cindy	7	3	2	\$	437,740.00	\$	431,000.00	68
100	Seaview	4	2	2	\$	465,000.00	\$	442,500.00	50
59	George	6	3	3	\$	449,000.00	\$	449,000.00	105
9	Honeysuckle	8	3	2	\$	450,000.00	\$	450,000.00	25
4	Redwood	7	3	2	\$	469,900.00	\$	455,000.00	207
26	Buckingham	7	3	3	\$	475,900.00	\$	465,000.00	57
45	Creeping Hemlock	5	3	2	\$	499,999.00	\$	476,000.00	77
2	Wildmere	9	4	3	\$	479,000.00	\$	479,000.00	40
22	Powder Horn	9	4	2	\$	495,000.00	\$	485,000.00	128
7	Possum	6	3	1	\$	525,000.00	\$	495,000.00	52
148	Silvermine	7	3	2	\$	525,000.00	\$	500,000.00	961
19	Norman	8	2	2	\$	512,000.00	\$	500,000.00	50
207	Silver Creek	6	2	3	\$	519,000.00	\$	500,000.00	502
17	Lenox	7	3	3	\$	530,000.00	\$	515,000.00	440
5	Meadow	8	4	3	\$	549,000.00	\$	537,500.00	244
5	Cannon Brook	7	3	3	\$	565,000.00	\$	545,500.00	132
3	Olive	9	5	2	\$	540,000.00	\$	550,000.00	52
16	Marlborough	9	5	3	\$	579,900.00	\$	555,000.00	72
33	Water	4	2	2	\$	575,000.00	\$	565,000.00	76
198.5	Norwalk	9	4	3	\$	595,000.00	\$	565,000.00	53
36	Calf Pasture Beach	7	3	3	\$	599,000.00	\$	599,000.00	321
136	East	6	2	3	\$	624,900.00	\$	600,000.00	119
30	Fox Run	8	4	3	\$	619,000.00	\$	610,000.00	134
21	Knob Hill	8	4	3	\$	629,000.00	\$	610,000.00	77
102	Shorefront	8	4	3	\$	639,900.00	\$	616,000.00	87
11	Princes Pine	7	4	2	\$	649,000.00	\$	630,000.00	53
11	4th	8	3	3	\$	650,000.00	\$	638,000.00	51
39	Douglas	8	5	3	\$	669,000.00	\$	655,000.00	73
3	Richards	8	4	3	\$	735,000.00	\$	700,000.00	100
33	Water	5	2	2	\$	749,000.00	\$	735,000.00	95



119	Gregory	6	2	3	\$	\$	
					799,000.00	761,600.00	60
3	Live Oak	9	4	3	\$	\$	
					819,000.00	780,000.00	146
11	Hunt	8	3	3	\$	\$	
					869,000.00	846,000.00	55
255	Silvermine	8	3	4	\$	\$	
					889,000.00	860,000.00	173
24	Woodbine	8	4	4	\$	\$	
					969,000.00	925,000.00	52
38	Pine Hill	10	4	4	\$	\$	
					999,500.00	965,000.00	80
15	Covewood	7	3	3	\$	\$	
					1,100,000.00	985,000.00	66
10	Westmere	6	2	4	\$	\$	
					1,125,000.00	1,004,000.00	65
5	Braybourne	13	5	6	\$	\$	
					1,200,000.00	1,025,000.00	887
42	Pine Hill	10	5	7	\$	\$	
					1,149,000.00	1,115,000.00	17
3	Skytop	12	4	5	\$	\$	
					2,499,000.00	2,260,000.00	87
18	Rocky Point	15	5	7	\$	\$	
					7,800,000.00	6,000,000.00	328