

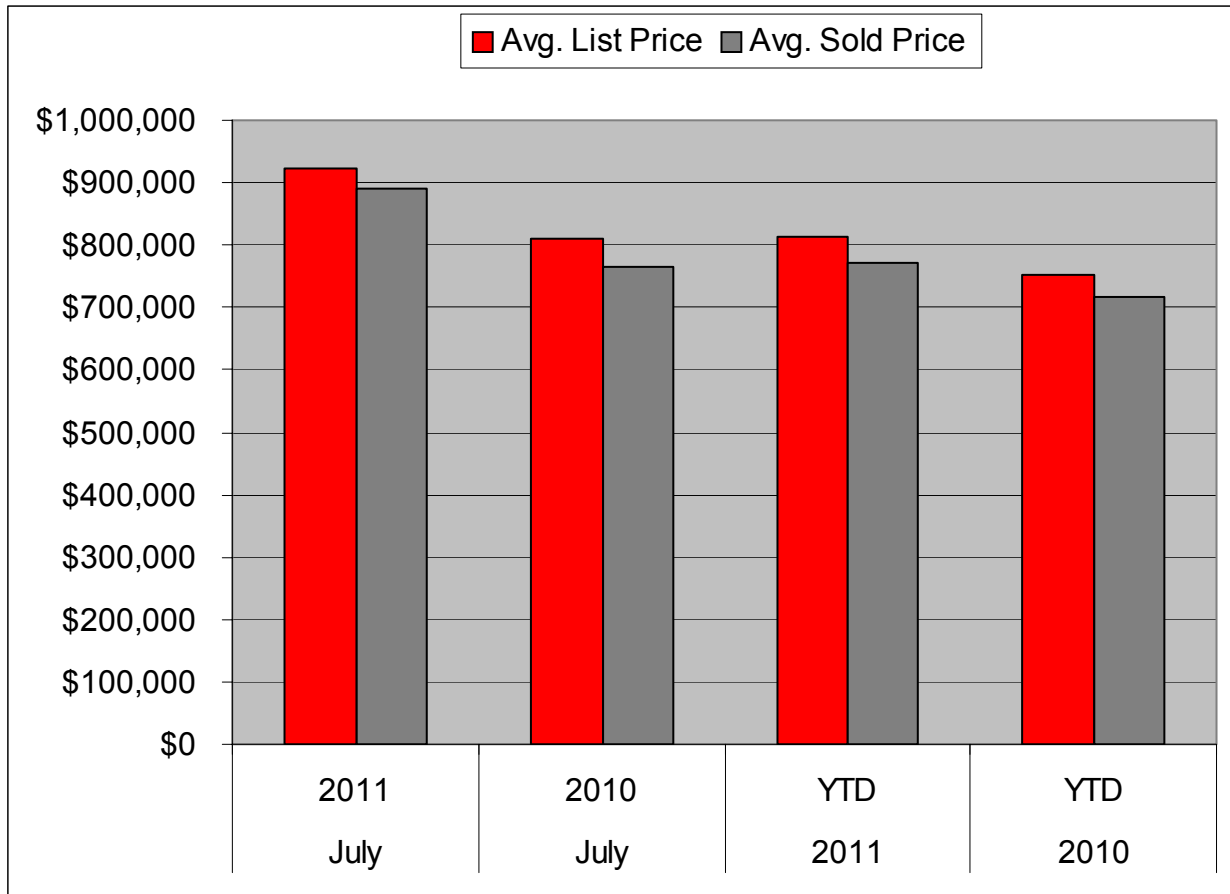


## Ridgefield, CT Home Sales Report for July 2011

### Sales Comparison

	<b>July 2011</b>	<b>July 2010</b>	<b>2011 YTD</b>	<b>2010 YTD</b>	<b>% Chg TY/LY</b>	<b>% Chg YTD</b>
Avg. List Price	<b>\$924,183</b>	\$808,838	<b>\$815,048</b>	\$752,209	<b>14%</b>	<b>8%</b>
Avg. Sold Price	<b>\$890,583</b>	\$764,698	<b>\$772,907</b>	\$716,719	<b>16%</b>	<b>8%</b>
% Sale/List Ratio	<b>96%</b>	95%	<b>95%</b>	95%		
Avg. Market Time	<b>98</b>	88	<b>116</b>	105	<b>11%</b>	<b>10%</b>
# Sold	<b>36</b>	29	<b>176</b>	176	<b>24%</b>	<b>0%</b>

### Sold Price Comparison





## Ridgefield , CT Home Sales by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/ list	Mkt.Time
13	KEELER CLOSE	4	2	1	\$228,000	\$225,000	99%	25
11	SUGAR MAPLE	5	2	2	\$299,000	\$280,000	94%	165
43	COOPER HILL	8	3	2	\$454,000	\$432,000	95%	163
35	COOPER	7	3	2	\$465,000	\$450,000	97%	45
120	PROSPECT	7	2	2	\$469,900	\$450,000	96%	100
120-1	PROSPECT	8	3	2	\$499,000	\$475,000	95%	110
19	PROSPECT	8	2	2	\$499,900	\$495,000	99%	51
38	PARLEY	9	4	2	\$529,000	\$495,000	94%	103
18	ROCK SPRING	9	4	2	\$549,000	\$540,000	98%	78
167	SILVER SPRING	12	5	3	\$599,000	\$400,000	67%	550
51	SILVER HILL	9	3	2	\$599,000	\$570,000	95%	18
22	BARNUM	8	4	2	\$639,000	\$600,000	94%	89
47	COOPER HILL	10	4	2	\$659,000	\$645,000	98%	50
209	HIGH RIDGE	10	4	3	\$699,000	\$645,000	92%	291
45	LEE	8	4	2	\$699,900	\$690,000	99%	24
30	NUTMEG	9	4	4	\$739,000	\$725,000	98%	17
9	LOUNSBURY	10	5	3	\$785,000	\$757,500	96%	51
25	HOLMES	10	5	2	\$785,000	\$785,000	100%	35
18	SHARP HILL	9	4	2	\$795,000	\$750,000	94%	67
31	BARNUM	11	4	2	\$799,900	\$772,500	97%	37
133	ELEVEN LEVELS	13	6	4	\$875,000	\$870,000	99%	36
46	WOODLAWN	10	4	3	\$889,000	\$852,500	96%	43
150	KEELER	10	4	3	\$945,000	\$917,500	97%	35
80	SILVER SPRING	10	4	3	\$949,000	\$900,000	95%	87
17	MAIN	12	5	3	\$995,000	\$955,000	96%	205
36	LOUNSBURY	11	4	4	\$999,000	\$960,000	96%	175
9	STONEWALL	10	4	4	\$1,125,000	\$1,025,000	91%	119
39A	CATOONAH	10	5	4	\$1,200,000	\$1,200,000	100%	36
14	BLACKSMITH RIDGE	10	4	3	\$1,249,000	\$1,199,000	96%	33
7	PILGRIM HILL	11	5	4	\$1,400,000	\$1,300,000	93%	79
54	SOUTHRIDGE	14	6	4	\$1,539,000	\$1,425,000	93%	49
30	WHIPSTICK	16	5	4	\$1,695,000	\$1,610,000	95%	99
50	CEDAR	12	5	5	\$1,799,000	\$1,550,000	86%	130
282	BRANCHVILLE	11	5	4	\$1,850,000	\$1,650,000	89%	34
200	MAIN	9	4	3	\$1,975,000	\$2,565,000	130%	148
172	BRANCHVILLE	13	5	5	\$1,995,000	\$1,900,000	95%	152