

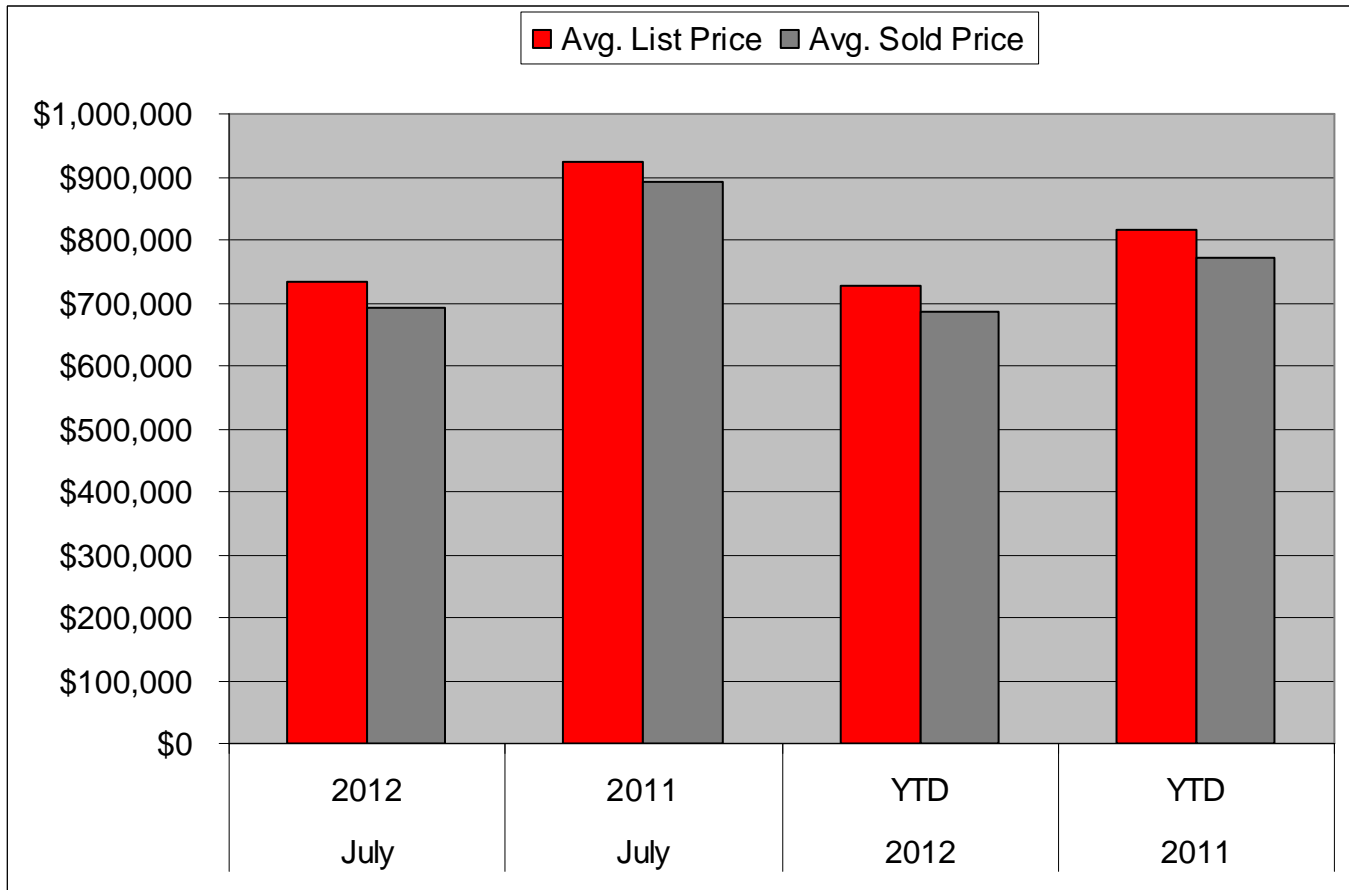


## Ridgefield, CT Home Sales Report for July 2012

### Sales Comparison

	<b>July 2012</b>	<b>July 2011</b>	<b>2012 YTD</b>	<b>2011 YTD</b>	<b>% Chg TY/LY</b>	<b>% Chg YTD</b>
Avg. List Price	<b>\$732,434</b>	\$924,183	<b>\$725,946</b>	\$815,048	<b>-21%</b>	<b>-11%</b>
Avg. Sold Price	<b>\$692,867</b>	\$890,583	<b>\$685,807</b>	\$772,924	<b>-22%</b>	<b>-11%</b>
% Sale/List Ratio	<b>95%</b>	96%	<b>94%</b>	95%		
Avg. Market Time	<b>95</b>	98	<b>103</b>	116	<b>-3%</b>	<b>-11%</b>
# Sold	<b>32</b>	36	<b>175</b>	176	<b>-11%</b>	<b>-1%</b>
Median Sold Price	<b>\$1,182,500</b>	\$1,062,500	<b>\$ 1,410,500</b>	\$ 1,908,750		

### Sold Price Comparison





## Ridgefield , CT Home Sales by Street

Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list	Mkt.Time
35	LAWSON	4	1	1	\$132,000	\$115,000	87%	347
96	OLCOTT	3	1	1	\$174,900	\$168,000	96%	173
11	STEBBINS CLOSE	4	2	1	\$210,000	\$180,000	86%	140
21	SKY TOP	7	4	1	\$315,000	\$280,000	89%	206
11	MADLINE	6	3	2	\$325,000	\$312,500	96%	145
17	NORTH SALEM	7	3	2	\$479,000	\$460,000	96%	52
120	PROSPECT	8	3	2	\$485,000	\$475,000	98%	53
98	PIN PACK	8	4	2	\$486,000	\$470,000	97%	67
66	SOUNDVIEW	9	3	2	\$499,000	\$481,000	96%	77
31	WATERS EDGE	8	3	2	\$525,000	\$510,000	97%	39
295	WILTON ROAD EAST	8	4	2	\$549,000	\$540,000	98%	173
61	SUGAR LOAF MOUNTAIN	7	4	2	\$569,000	\$518,000	91%	63
68	WALNUT HILL	8	4	2	\$595,000	\$565,000	95%	162
210	MIMOSA	10	5	2	\$599,000	\$560,000	93%	44
48	BEAVER BROOK	10	5	3	\$600,000	\$580,000	97%	86
153	WILTON ROAD EAST	8	4	3	\$600,000	\$550,000	92%	64
39	RICHARDSON	9	4	2	\$639,000	\$620,000	97%	35
178	BARLOW MOUN- TAIN	7	3	2	\$725,000	\$730,000	101%	37
48	BRANCHVILLE	10	4	4	\$729,000	\$690,000	95%	107
205	MOUNTAIN	9	3	3	\$739,000	\$708,250	96%	60
70	KEELER	11	5	3	\$798,000	\$745,000	93%	118
43	REGAN	11	4	3	\$820,000	\$799,000	97%	82
48	BRUSCHI	10	4	3	\$849,000	\$830,000	98%	18
121	NOD HILL	7	4	3	\$899,000	\$800,000	89%	199
125	HIGH RIDGE	8	5	3	\$975,000	\$950,000	97%	75
11	LOST MINE	11	4	3	\$975,000	\$917,500	94%	60
58	HOLMES	10	5	3	\$1,059,000	\$962,500	91%	75
152	NURSERY	12	4	3	\$1,099,000	\$1,050,000	96%	47
147	NURSERY	12	5	4	\$1,149,000	\$1,100,000	96%	83
43	CATOONAH	11	5	4	\$1,150,000	\$1,105,000	96%	122
8	ENCAMPMENT	13	5	5	\$1,195,000	\$1,150,000	96%	47
105	NOD HILL	17	6	6	\$2,495,000	\$2,250,000	90%	14