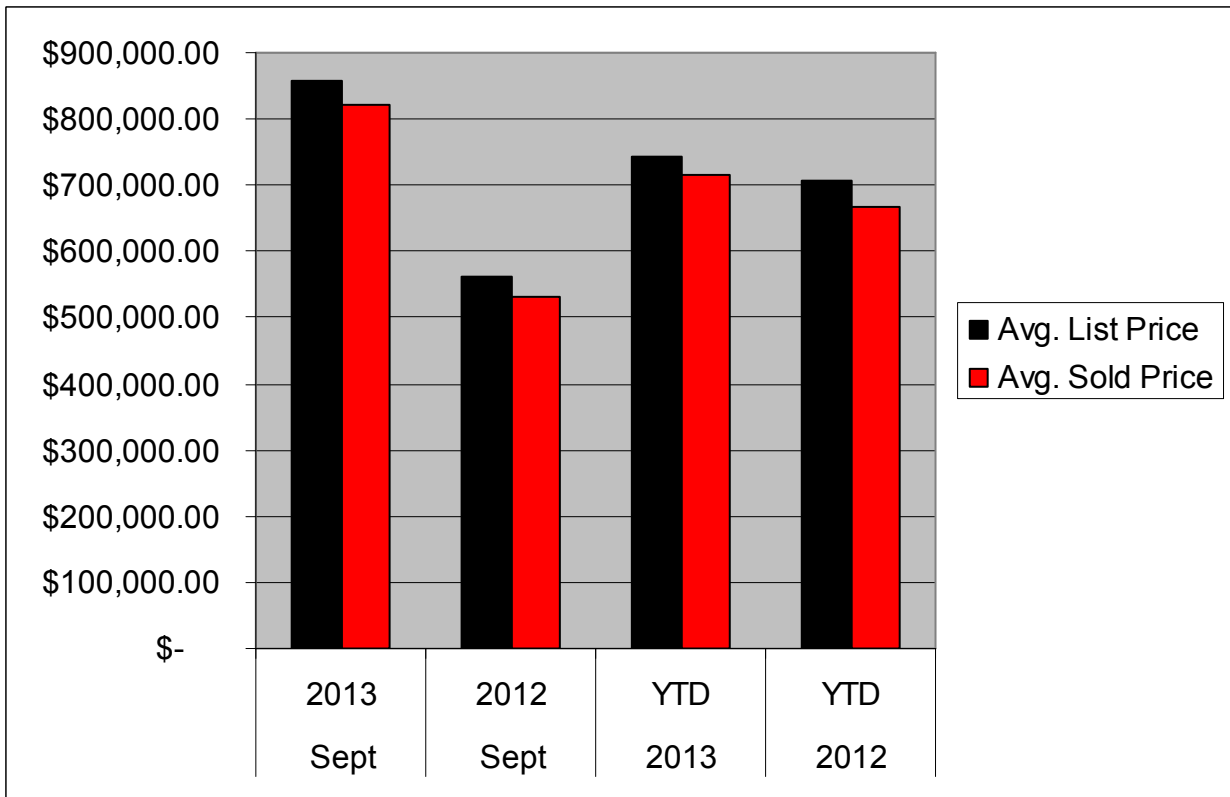




Ridgefield, CT Home Sales Report for September 2013

RIDGEFIELD	Sept	Sept	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$ 856,423.00	\$ 560,241.00	\$ 742,983.00	\$ 707,499.00	53%	5%
Avg. Sold Price	\$ 820,920.00	\$ 531,070.00	\$ 714,864.00	\$ 668,818.00	55%	7%
% Sale/List Ratio	96%	95%	96%	95%		
# Sold	30	27	345	239	11%	44%





HIGGINS GROUP

Marketing Connecticut Real Estate at the Highest Level

Street No	Street	No_Rooms	No_Bedrooms	Tot_Baths	Listprice	Closeprice	CDOM
7	Stebbins	6	2	2	\$ 219,000.00	\$ 209,500.00	108
5	Juniper	6	2	2	\$ 269,900.00	\$ 253,950.00	119
98	Knollwood	8	4	2	\$ 285,000.00	\$ 280,000.00	46
121	Bayberry Hill	9	4	3	\$ 328,500.00	\$ 285,000.00	202
50	Riverside	10	4	3	\$ 349,000.00	\$ 315,000.00	212
62	Riverside	9	4	2	\$ 329,000.00	\$ 330,500.00	362
58	Blue Ridge	7	3	3	\$ 440,000.00	\$ 427,500.00	93
199	Branchville	7	3	3	\$ 444,900.00	\$ 435,000.00	174
32	Benson	7	4	2	\$ 479,000.00	\$ 452,650.00	135
52	Round Lake	7	3	2	\$ 485,000.00	\$ 470,000.00	256
59	Prospect	6	3	3	\$ 499,000.00	\$ 470,000.00	48
19	Ascot	8	3	3	\$ 576,000.00	\$ 525,000.00	1181
115	Seth Low Mountain	8	4	3	\$ 619,500.00	\$ 572,500.00	85
27	Saint Johns	9	4	4	\$ 659,000.00	\$ 580,000.00	479
15	Memory	9	3	2	\$ 699,900.00	\$ 650,000.00	117
66	Overlook	8	3	3	\$ 679,000.00	\$ 675,000.00	9
139	Remington	9	4	4	\$ 765,000.00	\$ 702,000.00	56
142	Fieldcrest	10	4	3	\$ 739,000.00	\$ 729,000.00	55
150	Tackora	13	5	4	\$ 750,000.00	\$ 733,000.00	360
5	Settlers	10	4	3	\$ 755,000.00	\$ 750,000.00	47
21	Seth Low Mountain	12	4	4	\$ 839,000.00	\$ 820,000.00	44
94	Silver Hill	9	4	3	\$ 899,000.00	\$ 870,000.00	28
27	Webster	10	5	4	\$1,149,000.00	\$1,150,000.00	54
3	Ginos	11	4	4	\$1,195,000.00	\$1,165,000.00	69
6	Ginos	9	4	4	\$1,195,000.00	\$1,195,000.00	123
72	Branchville	10	5	5	\$1,225,000.00	\$1,200,000.00	72
8	Encampment	13	5	6	\$1,245,000.00	\$1,230,000.00	43
805	Salem	11	5	6	\$1,750,000.00	\$1,650,000.00	876
3	Eustis	12	5	7	\$1,825,000.00	\$1,707,000.00	90
14	Market	17	5	7	\$4,000,000.00	\$3,795,000.00	983