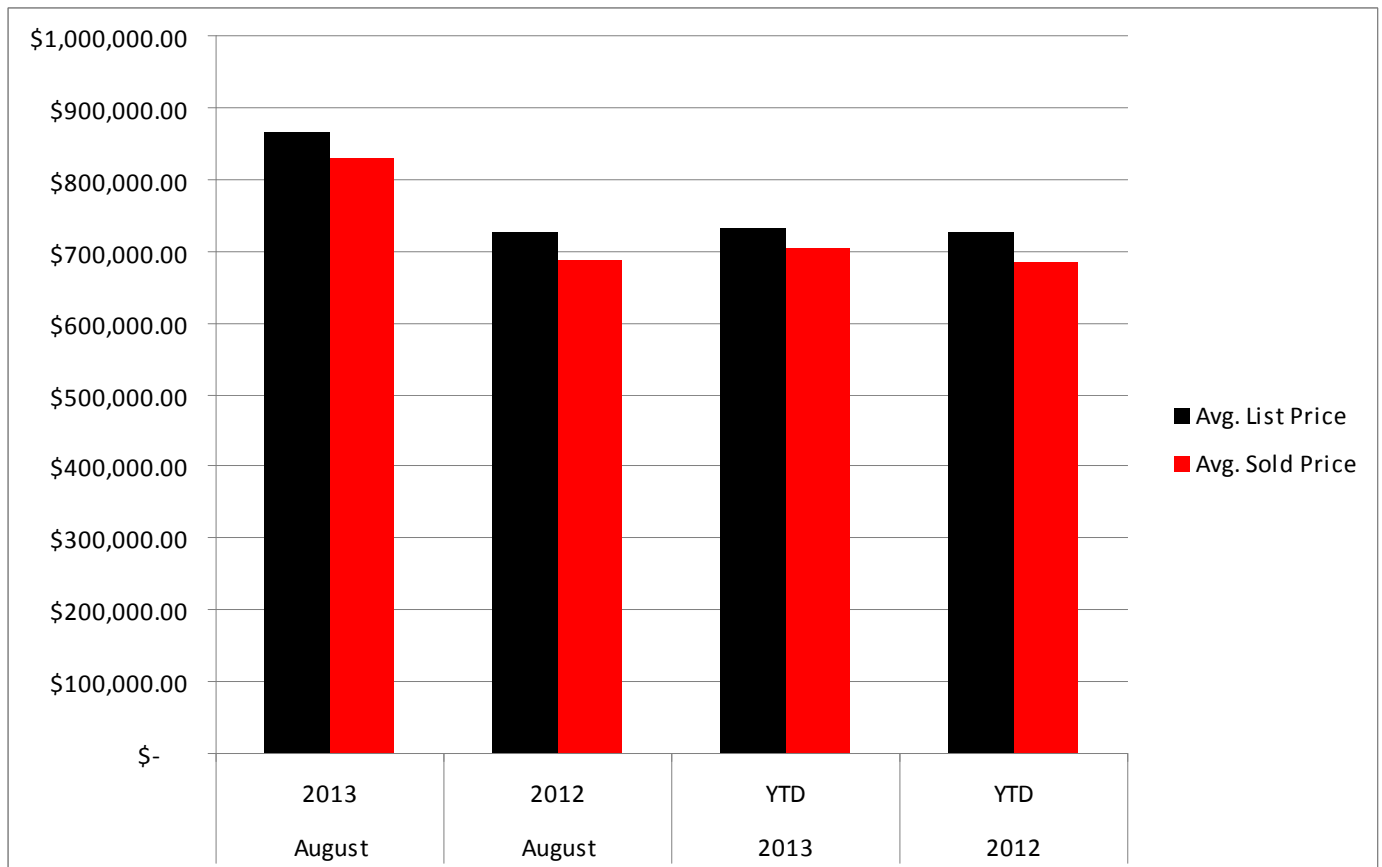




## Ridgefield, CT Home Sales Report for August 2013

RIDGEFIELD	August	August	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$ 866,469.81	\$ 727,705.41	\$ 732,178.83	\$ 726,253.41	19%	1%
Avg. Sold Price	\$ 828,901.89	\$ 688,981.08	\$ 704,763.37	\$ 686,360.87	20%	3%
% Sale/List Ratio	96%	95%	96%	95%		
# Sold	53	37	315	212	43%	49%
Sold Median	\$ 745,000.00	\$ 645,000.00	\$ 610,000.00	\$ 615,000.00	16%	-1%





# HIGGINS GROUP

Marketing Connecticut Real Estate at the Highest Level

37	Olcott	4	1	1	\$	139,000.00	\$	132,000.00	508
149	Pine Mountain	4	2	1	\$	179,900.00	\$	179,900.00	24
7	Ridgeway	6	3	2	\$	299,900.00	\$	297,900.00	39
76	Stony Hill	7	3	2	\$	334,500.00	\$	335,000.00	42
70	Limekiln	6	3	2	\$	409,000.00	\$	382,000.00	81
26	Harding	7	3	2	\$	435,000.00	\$	415,000.00	99
120	Prospect	7	2	3	\$	489,000.00	\$	471,000.00	164
106	Grandview	9	4	2	\$	477,000.00	\$	475,000.00	126
31	Settlers	7	3	2	\$	517,000.00	\$	480,000.00	73
71	Longview	9	4	2	\$	509,000.00	\$	485,000.00	36
86	Lakeside	8	4	3	\$	499,000.00	\$	505,000.00	182
7	Aspen Ledges	9	3	3	\$	539,900.00	\$	515,000.00	48
17	Lafayette	10	3	2	\$	499,000.00	\$	520,000.00	42
129	Haviland	8	4	3	\$	529,000.00	\$	529,000.00	25
11	Silver Spring Park	9	5	2	\$	539,900.00	\$	535,000.00	31
31	Mallory Hill	8	4	3	\$	535,000.00	\$	541,000.00	315
18	Clearview	8	3	3	\$	569,000.00	\$	550,000.00	74
45	Old Washington	8	4	3	\$	575,000.00	\$	565,000.00	38
36	Barnum	6	3	3	\$	635,000.00	\$	600,000.00	202
107	Flat Rock	8	4	2	\$	630,000.00	\$	615,000.00	77
66	Grove	7	3	4	\$	649,900.00	\$	632,500.00	80
16	Dawn	9	4	3	\$	695,000.00	\$	650,000.00	55
159	Tanton Hill	11	5	4	\$	725,000.00	\$	680,000.00	554
65	Peaceable Ridge	8	4	4	\$	865,000.00	\$	725,000.00	106
1	Woodcock	10	4	4	\$	749,000.00	\$	727,500.00	143
124	Armand	9	3	3	\$	745,000.00	\$	735,000.00	70
85	Cedar	7	3	3	\$	795,000.00	\$	745,000.00	65
126	Old West Mountain	11	4	3	\$	799,900.00	\$	753,000.00	646
90	Remington	9	4	3	\$	825,000.00	\$	800,000.00	94
6	Millers	12	4	4	\$	860,000.00	\$	805,000.00	321
6	Lewis	7	4	3	\$	819,000.00	\$	820,000.00	47
193	Barry	9	4	3	\$	909,000.00	\$	860,000.00	417
20	Wheeler	9	4	4	\$	879,000.00	\$	860,000.00	62
47	Holmes	11	4	3	\$	895,000.00	\$	862,500.00	21
10	Farrar	9	4	4	\$	949,000.00	\$	900,000.00	72
17	O'Neill	12	5	4	\$	959,000.00	\$	920,000.00	58
52	Gilbert	9	4	4	\$	979,000.00	\$	925,000.00	148
63	Woodlawn	11	4	4	\$	1,000,000.00	\$	950,000.00	83
7	Lounsbury	11	4	3	\$	1,040,000.00	\$	985,000.00	80
21	Pilgrim Hill	13	6	6	\$	1,049,000.00	\$	1,015,000.00	80



198	North	12	5	5	\$	1,075,000.00	\$	1,055,000.00	81
81	Silver Hill	13	4	6	\$	1,079,000.00	\$	1,064,500.00	82
66	Topstone	12	5	5	\$	1,075,000.00	\$	1,070,000.00	153
54	Wheeler	10	4	3	\$	1,150,000.00	\$	1,070,000.00	99
20	Silver Brook	11	5	4	\$	1,095,000.00	\$	1,085,000.00	73
78	Old Trolley	13	4	5	\$	1,099,000.00	\$	1,094,000.00	48
41	Catoonah	12	4	5	\$	1,179,000.00	\$	1,130,000.00	77
10	Crosby	8	4	5	\$	1,225,000.00	\$	1,150,000.00	23
195	Haviland	13	4	7	\$	1,239,000.00	\$	1,175,000.00	158
116	Tanton Hill	13	5	7	\$	1,290,000.00	\$	1,250,000.00	369
37	Peaceable	10	3	4	\$	1,395,000.00	\$	1,395,000.00	45
168	Branchville	16	5	7	\$	2,600,000.00	\$	2,415,000.00	162
223	Limestone	16	5	9	\$	3,895,000.00	\$	3,500,000.00	1041