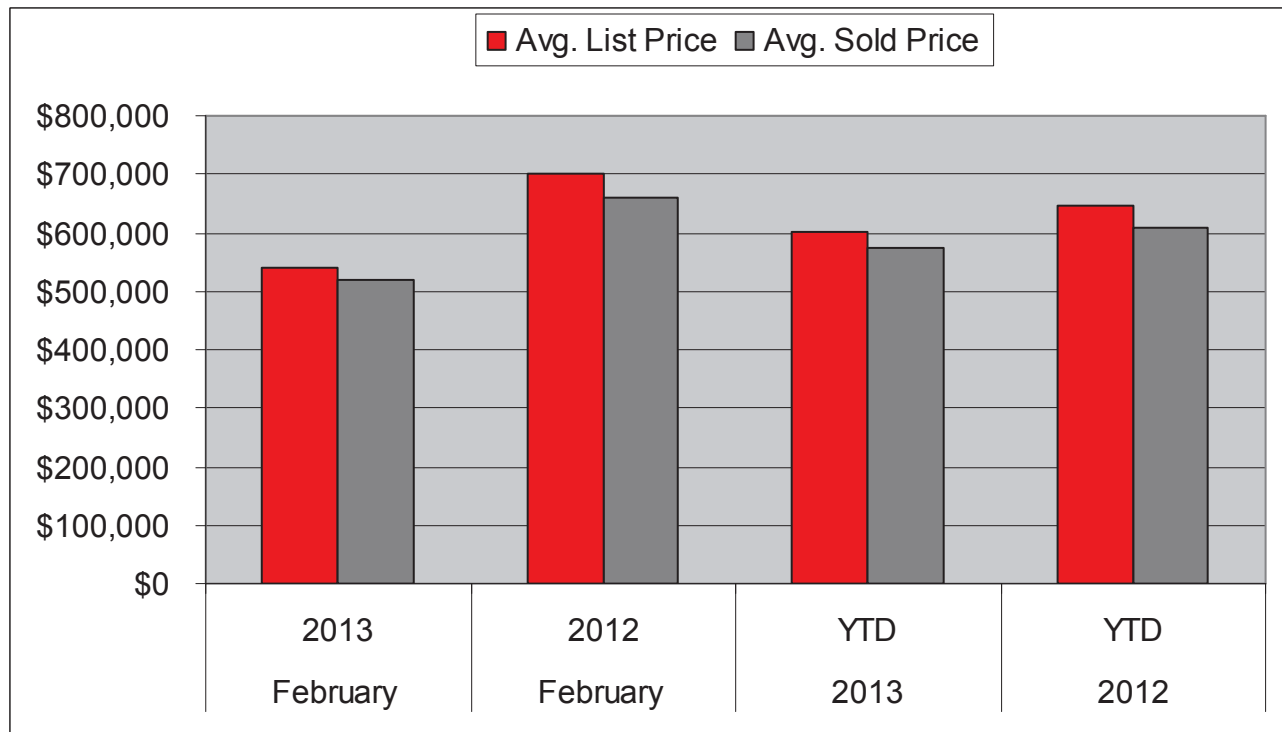




Ridgefield, CT Home Sales Report for February 2013

	February 2013	February 2012	2013 YTD	2012 YTD	% Chg TY/LY	% Chg YTD
Avg. List Price	\$539,295	\$701,070	\$601,280	\$646,731	-23%	-7%
Avg. Sold Price	\$518,294	\$659,707	\$573,704	\$608,713	-21%	-6%
% Sale/List Ratio	96%	94%	95%	94%		
# Sold	20	15	41	24	33%	71%
Sold Median	\$436,250	\$474,900.00	\$496,000	\$507,450.00	-8%	-2%





HIGGINS GROUP

Marketing Connecticut Real Estate at the Highest Level

Street_No	Street	No_Rooms	No_Bedrooms	Tot_Baths	List Price	Close Price	ST%
4	Blackberry	3	1	1	\$ 160,000.00	\$ 139,900.00	87%
7	Ridgeway	6	3	2	\$ 159,900.00	\$ 142,000.00	89%
26	Midrocks	5	3	1	\$ 263,000.00	\$ 229,600.00	87%
23	Fire Hill	5	2	2	\$ 250,000.00	\$ 230,000.00	92%
12	Mallory Hill	7	3	2	\$ 250,300.00	\$ 243,500.00	97%
126	Lakeside	7	3	2	\$ 329,000.00	\$ 305,000.00	93%
4	Shore	7	3	2	\$ 319,900.00	\$ 319,900.00	100%
4	Island Hill	8	3	2	\$ 369,000.00	\$ 360,000.00	98%
35	Christopher	7	4	2	\$ 414,900.00	\$ 362,500.00	87%
11	Marcardon	7	3	2	\$ 430,000.00	\$ 430,000.00	100%
76	Blackman	7	3	2	\$ 499,000.00	\$ 442,500.00	89%
35	Overlook	9	5	3	\$ 479,000.00	\$ 450,000.00	94%
120	Prospect	9	2	2	\$ 479,000.00	\$ 455,000.00	95%
223	Florida	8	5	3	\$ 575,000.00	\$ 515,000.00	90%
240	North	7	4	3	\$ 549,000.00	\$ 527,500.00	96%
228	Keeler	10	4	3	\$ 650,000.00	\$ 610,000.00	94%
431	Limestone	9	4	3	\$ 649,900.00	\$ 640,000.00	98%
695	Ridgebury	11	4	4	\$ 859,000.00	\$ 839,500.00	98%
78	Branchville	11	4	4	\$ 1,225,000.00	\$ 1,170,000.00	96%
Lot 6	Bryon	12	5	8	\$ 1,875,000.00	\$ 1,953,963.00	104%