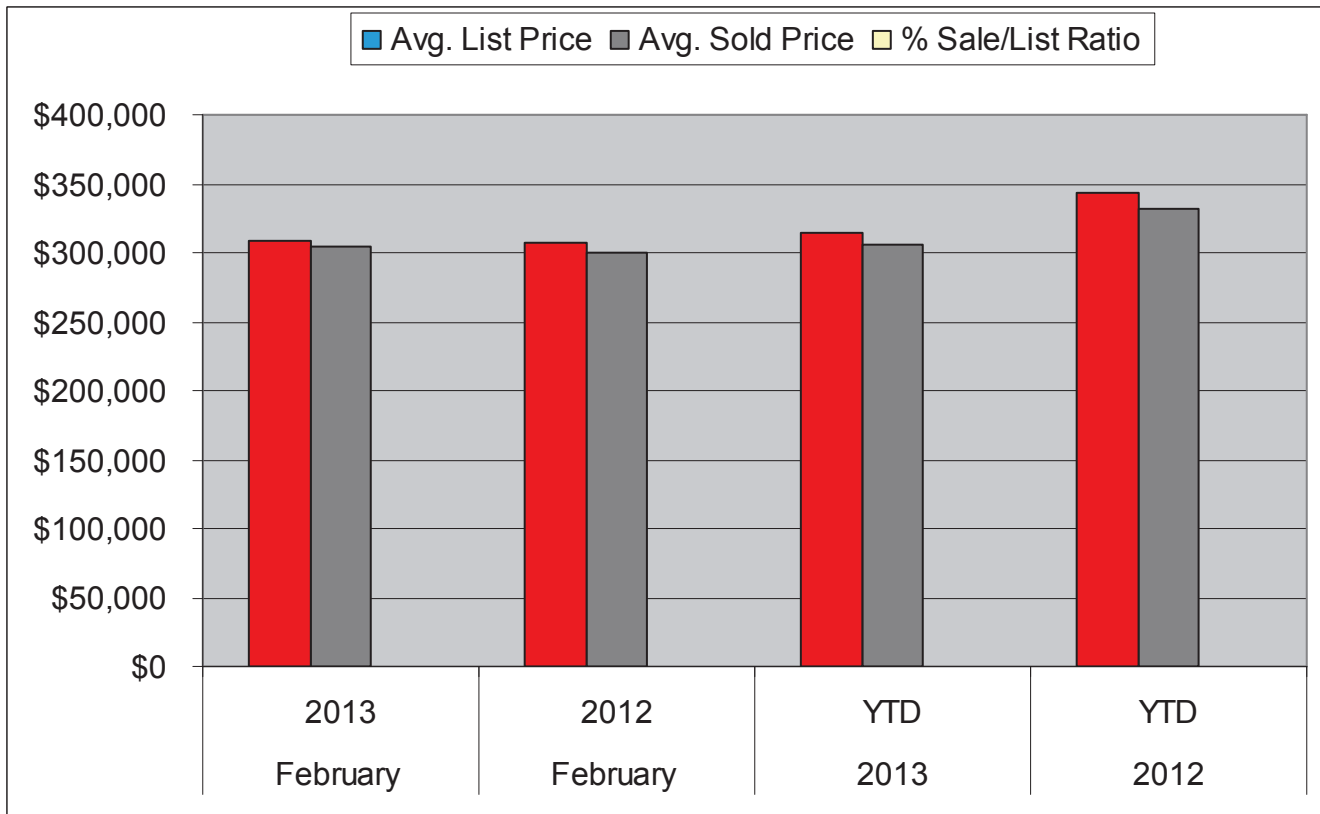




## Shelton, CT Home Sales Report for February 2013

	<b>February</b>	<b>February</b>	<b>2013</b>	<b>2012</b>	<b>% Chg</b>	<b>% Chg</b>
	<b>2013</b>	<b>2012</b>	<b>YTD</b>	<b>YTD</b>	<b>TY/LY</b>	<b>YTD</b>
<b>Avg. List Price</b>	<b>\$308,750</b>	\$307,767	<b>\$314,295</b>	\$343,631	<b>0%</b>	<b>-9%</b>
<b>Avg. Sold Price</b>	<b>\$303,850</b>	\$299,431	<b>\$305,213</b>	\$331,366	<b>1%</b>	<b>-8%</b>
<b>% Sale/List Ratio</b>	<b>98%</b>	97%	<b>97%</b>	96%		
<b># Sold</b>	<b>26</b>	17	<b>56</b>	37	<b>53%</b>	<b>51%</b>
<b>Sold Median</b>	<b>\$275,000</b>	\$280,000.00	<b>\$294,500</b>	\$330,000.00	<b>-2%</b>	<b>-11%</b>





# HIGGINS GROUP

EXCLUSIVE AFFILIATE OF  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Marketing Connecticut Real Estate at the Highest Level

Street_No	Street	No_Rooms	No_Bedrooms	Tot_Baths	List Price	Close Price	ST%
117	Woodland	4	2	1	\$ 62,500.00	\$ 59,500.00	95%
67	Saginaw	5	3	2	\$ 100,000.00	\$ 97,000.00	97%
69	Heather	3	1	1	\$ 124,900.00	\$ 115,000.00	92%
8	Piegan	5	2	1	\$ 129,900.00	\$ 122,000.00	94%
93	Hill	7	4	1	\$ 165,000.00	\$ 161,000.00	98%
100	Ten Coat	6	2	2	\$ 184,900.00	\$ 174,000.00	94%
2	Broc	6	3	1	\$ 187,900.00	\$ 192,900.00	103%
30	Meadowbrook	10	4	2	\$ 224,900.00	\$ 202,000.00	90%
14	Pine Needle	4	2	2	\$ 229,900.00	\$ 220,000.00	96%
9	Great Oak	6	3	2	\$ 279,900.00	\$ 230,000.00	82%
27	Deer Run	6	3	2	\$ 264,900.00	\$ 252,500.00	95%
5	Bryant	8	4	2	\$ 265,000.00	\$ 253,000.00	95%
42	Plaskon	6	3	2	\$ 264,900.00	\$ 260,000.00	98%
20	Hillside	6	3	3	\$ 294,900.00	\$ 290,000.00	98%
21	Garden	6	2	3	\$ 299,900.00	\$ 299,000.00	100%
15	Coppel	7	4	3	\$ 339,000.00	\$ 320,000.00	94%
11	Pennsylvania	7	3	3	\$ 339,900.00	\$ 330,000.00	97%
371	Summerfield Gardens	8	3	4	\$ 339,900.00	\$ 330,000.00	97%
162	Summerfield Gardens	7	2	3	\$ 349,900.00	\$ 339,900.00	97%
20	Adams	8	4	2	\$ 369,900.00	\$ 360,000.00	97%
89	Independence	9	4	3	\$ 399,900.00	\$ 420,000.00	105%
LOT 8	Richard	8	4	3	\$ 439,900.00	\$ 439,900.00	100%
LOT 4	Richard	8	4	3	\$ 439,900.00	\$ 479,858.00	109%
10	Cisco	9	4	3	\$ 489,900.00	\$ 489,900.00	100%
23	Independence	8	4	3	\$ 650,000.00	\$ 727,649.00	112%
19	Sachem	11	4	4	\$ 789,900.00	\$ 735,000.00	93%