



Ridgefield, CT Home Sales Report July 2013

Single Family	July	July	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	\$883,090	\$732,434	\$705,013	\$725,946	21%	-3%
Avg. Sold Price	\$860,175	\$692,867	\$679,651	\$685,807	24%	-1%
% Sale/List Ratio	97%	95%	96%	94%		
Avg. Market Time	197	169	189	170	17%	11%
# Sold	63	32	262	175	97%	50%
Median	745000	600000	595000	605000	24%	-2%





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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list
9	Stebbins	5	2	1	\$ 195,000	\$ 185,000	95%
8	Honeysuckle	5	2	2	\$ 264,500	\$ 240,000	91%
75	Tanton Hill	7	3	2	\$ 319,000	\$ 262,500	82%
60	Saint Johns	6	3	2	\$ 350,000	\$ 325,000	93%
136	Ramapoo	7	4	3	\$ 349,000	\$ 335,000	96%
87	Aspen Ledges	8	3	3	\$ 379,000	\$ 379,000	100%
132	George Washington	7	4	2	\$ 425,000	\$ 385,000	91%
87	Old South Salem	8	3	2	\$ 419,900	\$ 389,000	93%
86	Governor	8	3	3	\$ 429,900	\$ 400,000	93%
76	Bogus	8	4	2	\$ 429,000	\$ 420,000	98%
19	Tackora	5	3	3	\$ 499,900	\$ 477,500	96%
120	Prospect	7	2	3	\$ 489,900	\$ 489,900	100%
7	Shore	12	5	4	\$ 549,000	\$ 505,000	92%
94	Bobbys	8	4	3	\$ 569,000	\$ 510,000	90%
19	Prospect	7	3	3	\$ 515,000	\$ 513,000	100%
29	Nursery	8	4	3	\$ 514,900	\$ 515,000	100%
213	Mimosa	10	5	3	\$ 569,900	\$ 553,900	97%
18	Mead Ridge	9	4	3	\$ 539,900	\$ 561,000	104%
78	Sherwood	10	4	3	\$ 598,888	\$ 570,000	95%
197	Keeler	8	4	3	\$ 619,500	\$ 585,000	94%
10	Berthier	8	4	4	\$ 685,000	\$ 635,000	93%
23	Tannery Hill	8	4	3	\$ 674,900	\$ 646,250	96%
12	Cavalry	9	4	3	\$ 689,000	\$ 655,000	95%
3	Pump	11	4	6	\$ 659,900	\$ 660,000	100%
93	Rising Ridge	9	4	3	\$ 669,000	\$ 669,000	100%
90	Eleven Levels	9	4	3	\$ 719,900	\$ 695,000	97%
162	High Ridge	8	3	3	\$ 719,000	\$ 697,000	97%
9	Beechwood	9	4	3	\$ 725,000	\$ 715,000	99%
177	Peaceable	9	4	3	\$ 750,000	\$ 730,000	97%
25	Silver Brook	11	5	5	\$ 769,000	\$ 730,000	95%
88	Ledges	6	3	3	\$ 749,000	\$ 742,000	99%
19	Playground	12	5	4	\$ 769,000	\$ 745,000	97%
43	Old West Mountain	10	5	4	\$ 769,000	\$ 754,000	98%
90	Nursery	10	4	3	\$ 819,900	\$ 782,500	95%
15	Greenfield	10	4	3	\$ 776,000	\$ 787,500	101%
195	Holmes	11	5	3	\$ 849,900	\$ 836,000	98%
20	Revere	14	6	3	\$ 885,000	\$ 848,438	96%
44	Nutmeg	10	4	4	\$ 858,000	\$ 858,000	100%
7	Hessian	9	4	4	\$ 899,000	\$ 860,000	96%
121	Saint Johns	10	4	4	\$ 919,000	\$ 865,000	94%
5	Florida	7	3	3	\$ 865,000	\$ 865,000	100%
12	Valley	9	4	3	\$ 975,000	\$ 915,000	94%
155	Limekiln	12	4	4	\$ 950,000	\$ 950,000	100%



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50	Powdermaker	11	4	4	\$ 995,000	\$ 995,000	100%
108	High Ridge	12	5	5	\$1,095,000	\$ 1,030,000	94%
219	Bennetts Farm	9	4	3	\$1,089,000	\$ 1,089,000	100%
7	Conant	11	5	4	\$1,129,000	\$ 1,100,000	97%
28	Lost Mine	11	5	4	\$1,149,000	\$ 1,110,000	97%
8	South Salem	11	5	6	\$1,197,000	\$ 1,135,000	95%
29	West	10	4	5	\$1,179,000	\$ 1,145,000	97%
28	Encampment	13	5	4	\$1,249,000	\$ 1,150,000	92%
19	Main	14	7	5	\$1,245,000	\$ 1,170,000	94%
115	Golf	9	3	4	\$1,199,000	\$ 1,180,000	98%
55	Chestnut Hill	11	4	5	\$1,249,000	\$ 1,200,000	96%
210	Tackora	11	5	4	\$1,385,000	\$ 1,320,000	95%
245	West	10	4	4	\$1,325,000	\$ 1,325,000	100%
186	Old Branchville	12	5	6	\$1,395,000	\$ 1,350,000	97%
124	Spectacle	12	4	6	\$1,525,000	\$ 1,500,000	98%
11	Golf	14	5	7	\$1,595,000	\$ 1,512,500	95%
12	Casa Torch	12	5	6	\$1,479,000	\$ 1,670,000	113%
95	Branchville	14	6	5	\$1,845,000	\$ 1,800,000	98%
120	Prospect	15	6	6	\$1,945,000	\$ 1,945,000	100%
Lot 3	Peaceable	12	5	7	\$3,195,000	\$ 3,223,062	101%