

Fairfield, CT Home Sales Report June 2012

Sales Comparison

	June	June	2012	2011	% Chg	% Chg
	2012	2011	YTD	YTD	TY/LY	YTD
Avg. List Price	\$658,158	\$702,168	\$669,561	\$711,355	-6%	-6%
Avg. Sold Price	\$627,786	\$665,120	\$632,867	\$673,089	-6%	-6%
% Sale/List Ratio	95%	95%	95%	95%		
Avg. Market Time	100	95	120	119	5%	1%
# Sold	95	85	330	309	12%	7%
Median Sold Price	\$ 549,000	\$ 649,000	\$ 534,000	\$ 550,000		I

Sold Price Comparison







Marketing Connecticut Real Estate at the Highest Level

Fairfield, CT Home Sales Report by Street

143	Ctroot #	Ctreet News	# Dooms	# Delwase	#EII D4b.o	Liet Dries	Cala Drian	0/ 0010/1:04	Mist Times
103	Street #	Street Name			#Full Bths	List Price	Sale Price		Mkt.Time
60 LONGVIEW 4 2 1 \$190,000 \$184,000 97% 57 60 LONGVIEW 4 2 1 \$190,000 \$184,000 97% 57 130 HALLEY 6 3 1 \$199,000 \$200,000 101% 120 240 SUNNYRIDGE 4 2 1 \$205,000 \$195,000 95% 42 62 MONTAUK 7 3 2 \$242,500 \$230,000 98% 42 525 STEVENSON 6 4 1 \$264,900 \$250,000 94% 235 88 BLUERIDGE 7 3 1 \$289,000 \$275,000 95% 40 47 DAWN 5 2 2 \$290,000 \$250,000 86% 417 47 DAWN 5 2 2 \$290,000 \$260,000 96% 62 289 MOODRIDGE 7 4 1<									
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122									
Title		FLUSHING				\$325,000	\$313,000		
73 CASMIR 6 3 2 \$350,000 \$337,000 96% 356 NORTH PINE 3 1 \$359,000 \$285,000 79% 51 93 DIVISION 6 3 2 \$365,000 \$345,000 95% 120 180 WEEPING WILLOW 7 3 2 \$374,900 \$341,500 91% 212 925 FAIRFIELD WOODS 7 3 1 \$379,900 \$350,000 92% 248 28 ALBERTA 6 3 1 \$379,900 \$350,000 92% 248 245 UNQUOWA 6 3 2 \$379,900 \$350,000 92% 79 245 UNQUOWA 6 3 2 \$379,900 \$350,000 97% 56 170 SCHOOL 7 4 2 \$399,900 \$390,000 100% 105 210 PRIMROSE 8 4 2 \$41	122					\$339,500	\$330,000		
NORTH PINE CREEK 6 3 1 \$359,000 \$285,000 79% 51	116	REID	10			\$349,000	\$305,000	87%	134
321 CREEK 6 3 1 \$359,000 \$285,000 79% 51 93	73		6	3	2	\$350,000	\$337,000	96%	356
93 DIVISION 6 3 2 \$365,000 \$345,000 95% 120 180 WEEPING WILLOW 7 3 2 \$374,900 \$341,500 91% 212 925 FAIRFIELD WOODS 7 3 1 \$379,900 \$350,000 92% 248 28 ALBERTA 6 3 1 \$379,900 \$350,000 92% 79 245 UNQUOWA 6 3 2 \$379,900 \$350,000 92% 79 245 UNQUOWA 6 3 2 \$379,900 \$370,000 97% 56 170 SCHOOL 7 4 2 \$399,900 \$390,000 98% 296 61 WELLNER 6 4 2 \$409,900 \$409,000 100% 105 210 PRIMROSE 8 4 2 \$414,000 \$400,000 97% 39 SOUTHPORT									
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245 UNQUOWA 6 3 2 \$379,900 \$370,000 97% 56 170 SCHOOL 7 4 2 \$399,900 \$390,000 98% 296 61 WELLNER 6 4 2 \$409,900 \$409,000 100% 105 210 PRIMROSE 8 4 2 \$414,000 \$400,000 97% 39 SOUTHPORT 5 3 2 \$429,900 \$425,000 99% 81 200 PELL MEADOW 6 3 2 \$435,000 \$417,000 96% 88 207 RAKOCZY 7 3 2 \$446,000 \$430,000 96% 46 21 BULKLEY 7 3 1 \$455,000 \$445,000 98% 81 44 CASMIR 7 3 2 \$469,000 \$445,000 96% 134 450 DUNHAM 5 3 1 \$	925	FAIRFIELD WOODS	7		1	\$379,900	\$350,000	92%	248
170 SCHOOL 7 4 2 \$399,900 \$390,000 98% 296 61 WELLNER 6 4 2 \$409,900 \$409,000 100% 105 210 PRIMROSE 8 4 2 \$414,000 \$400,000 97% 39 SOUTHPORT 5 3 2 \$429,900 \$425,000 99% 81 200 PELL MEADOW 6 3 2 \$435,000 947,000 96% 88 207 RAKOCZY 7 3 2 \$446,000 \$430,000 96% 46 21 BULKLEY 7 3 1 \$455,000 \$96% 46 21 BULKLEY 7 3 1 \$475,000 \$445,000 98% 81 44 CASMIR 7 3 2 \$469,000 \$445,000 95% 60 450 DUNHAM 5 3 1 \$475,000 \$46	28	ALBERTA		3		\$379,900	\$350,000	92%	79
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200 PELL MEADOW 6 3 2 \$435,000 \$417,000 96% 88 207 RAKOCZY 7 3 2 \$446,000 \$430,000 96% 46 21 BULKLEY 7 3 1 \$455,000 \$445,000 98% 81 44 CASMIR 7 3 2 \$469,000 \$445,000 95% 60 450 DUNHAM 5 3 1 \$475,000 \$455,000 96% 134 3439 PARK 8 3 2 \$479,900 \$465,000 97% 64 56 SASCO HILL 9 3 2 \$489,500 \$440,000 90% 63 135 WOODRIDGE 10 3 3 \$499,000 \$487,000 98% 88 205 ORCHARD HILL 8 4 1 \$499,900 \$516,375 103% 40 72 MOREHOUSE 8 4									
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450 DUNHAM 5 3 1 \$475,000 \$455,000 96% 134 3439 PARK 8 3 2 \$479,900 \$465,000 97% 64 56 SASCO HILL 9 3 2 \$489,500 \$440,000 90% 63 135 WOODRIDGE 10 3 3 \$499,000 \$487,000 98% 88 205 ORCHARD HILL 8 4 1 \$499,900 \$516,375 103% 40 72 MOREHOUSE 8 4 2 \$499,950 \$485,000 97% 134 20 THORNHILL 7 4 2 \$500,000 \$460,000 92% 164 26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 98% 131 161 JOAN 9 3	21	BULKLEY	7	3	1	\$455,000	\$445,000	98%	81
3439 PARK 8 3 2 \$479,900 \$465,000 97% 64 56 SASCO HILL 9 3 2 \$489,500 \$440,000 90% 63 135 WOODRIDGE 10 3 3 \$499,000 \$487,000 98% 88 205 ORCHARD HILL 8 4 1 \$499,900 \$516,375 103% 40 72 MOREHOUSE 8 4 2 \$499,950 \$485,000 97% 134 20 THORNHILL 7 4 2 \$500,000 \$460,000 92% 164 26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3	44	CASMIR			2	\$469,000	\$445,000	95%	60
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135 WOODRIDGE 10 3 3 \$499,000 \$487,000 98% 88 205 ORCHARD HILL 8 4 1 \$499,900 \$516,375 103% 40 72 MOREHOUSE 8 4 2 \$499,950 \$485,000 97% 134 20 THORNHILL 7 4 2 \$500,000 \$460,000 92% 164 26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 95% 62 50 STONE RIDGE WAY 4 2 2 \$529,000 \$520,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	3439					\$479,900	\$465,000	97%	64
205 ORCHARD HILL 8 4 1 \$499,900 \$516,375 103% 40 72 MOREHOUSE 8 4 2 \$499,950 \$485,000 97% 134 20 THORNHILL 7 4 2 \$500,000 \$460,000 92% 164 26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 95% 62 50 STONE RIDGE WAY 4 2 2 \$529,000 \$520,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	56	SASCO HILL	9	3	2	\$489,500	\$440,000	90%	63
72 MOREHOUSE 8 4 2 \$499,950 \$485,000 97% 134 20 THORNHILL 7 4 2 \$500,000 \$460,000 92% 164 26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 95% 62 50 STONE RIDGE WAY 4 2 2 \$529,000 \$520,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	135	WOODRIDGE	10	3	3	\$499,000	\$487,000	98%	88
20 THORNHILL 7 4 2 \$500,000 \$460,000 92% 164 26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 95% 62 50 STONE RIDGE WAY 4 2 2 \$529,000 \$520,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	205	ORCHARD HILL	8	4	1	\$499,900	\$516,375	103%	40
20 THORNHILL 7 4 2 \$500,000 \$460,000 92% 164 26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 95% 62 50 STONE RIDGE WAY 4 2 2 \$529,000 \$520,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	72	MOREHOUSE	8	4	2	\$499,950	\$485,000	97%	134
26 ELEANOR 16 12 4 2 \$519,000 \$487,500 94% 100 168 SKY TOP 6 3 3 \$525,000 \$500,000 95% 62 50 STONE RIDGE WAY 4 2 2 \$529,000 \$520,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	20	THORNHILL	7	4	2	\$500,000	\$460,000	92%	164
168 SKY TOP 6 3 3 \$525,000 \$500,000 95% 62 50 STONE RIDGE WAY 4 2 2 \$529,000 \$520,000 98% 131 161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	H +		12	4			· ·		100
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161 JOAN 9 3 2 \$535,000 \$500,000 93% 54 1263 BRONSON 5 3 1 \$539,000 \$450,000 83% 56	50	STONE RIDGE WAY					·	98%	131
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48			7	3	2				
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41 LUDLOWE 6 3 2 \$549,900 \$549,000 100% 13									





Marketing Connecticut Real Estate at the Highest Level

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Street #	Street Name	# Rooms	# Bdrms	#Full Bths	List Price	Sale Price	% sale/list	Mkt.Time
164	ROCKLAND	8	3	3	\$559,000	\$535,000	96%	106
281	RUANE	8	3	2	\$589,000	\$555,000	94%	57
72	MOHICAN HILL	8	5	2	\$596,900	\$568,300	95%	62
53	MADISON	8	3	2	\$599,000	\$563,000	94%	153
53	MADISON	8	3	2	\$599,000	\$563,000	94%	153
11	GODFREY	10	5	2	\$599,900	\$575,000	96%	74
366	MEADOWBROOK	8	4	1	\$614,000	\$600,000	98%	68
326	OLD SPRING	8	3	2	\$627,000	\$615,000	98%	57
60	ROLLING HILLS	8	4	2	\$639,000	\$630,000	99%	95
50	LINDBERGH	8	4	3	\$645,000	\$635,000	98%	90
190	TAUNTON	8	4	2	\$675,000	\$650,000	96%	195
580	CASCADE	10	5	3	\$679,000	\$645,000	95%	349
27	DRUMM	8	4	2	\$695,000	\$685,000	99%	100
326	SOUTH BENSON	7	3	2	\$695,000	\$675,000	97%	54
243	VERNA HILL	7	3	1	\$699,000	\$672,000	96%	144
90	WEBB	10	5	3	\$699,000	\$664,000	95%	95
146	HANFORD	7	3	1	\$699,000	\$642,500	92%	41
39	EATON	8	4	2	\$707,000	\$675,000	95%	72
39	EATON	8	4	2	\$707,000	\$675,000	95%	64
603	MOREHOUSE	7	3	2	\$710,000	\$675,000	95%	142
103	FIELD POINT	7	3	2	\$724,000	\$660,000	91%	114
347	LALLEY	7	3	2	\$724,900	\$680,000	94%	130
	NORTH CHAN-							
37	DLERS	9	3	2	\$749,000	\$725,000	97%	109
70	LIMERICK	8	4	2	\$749,500	\$735,000	98%	35
115	DWIGHT	8	4	2	\$750,000	\$750,000	100%	40
1781	CONGRESS	9	4	2	\$759,000	\$737,500	97%	69
109	GOVERNORS	9	4	2	\$779,000	\$750,000	96%	191
1075	ROUND HILL	8	4	3	\$779,000	\$730,000	94%	53
426	RIDERS	6	3	3	\$795,000	\$789,000	99%	114
58	NORCLIFF	8	4	2	\$899,000	\$895,000	100%	30
88	CATHERINE	8	4	3	\$949,000	\$949,000	100%	5
160	RED OAK	13	4	2	\$1,050,000	\$981,000	93%	61
69	ROUND HILL	8	4	2	\$1,050,000	\$1,075,000	102%	33
675	WELLINGTON	9	4	3	\$1,099,000	\$1,030,000	94%	141
41	SCONSET	12	5	4	\$1,175,000	\$1,130,000	96%	143
137	PRATT	9	4	2	\$1,175,000	\$1,090,000	93%	112
360	MILL HILL	9	5	3	\$1,245,000		96%	38
105	IVY	9	4	3	\$1,249,000	\$1,230,000	98%	36
190	ACORN	13	5	4	\$1,299,000	\$1,254,200	97%	131
34	LALLEY	8	4	4	\$1,299,000	\$1,220,000	94%	54
349	BEACH	10	5	4	\$1,399,000	\$1,355,000	97%	63
346	PINE CREEK	9	5	3	\$1,449,000	\$1,380,000	95%	143
201	OLD ACADEMY	14	5	5	\$1,595,000	\$1,425,000	89%	59
100	GALLOPING HILL	11	5	4	\$1,998,000	\$1,850,000	93%	100
998	BURR	14	5	5	\$2,275,000	\$2,125,000	93%	59
1190	PEQUOT	11	5	4	\$2,650,000	\$2,450,000	92%	449