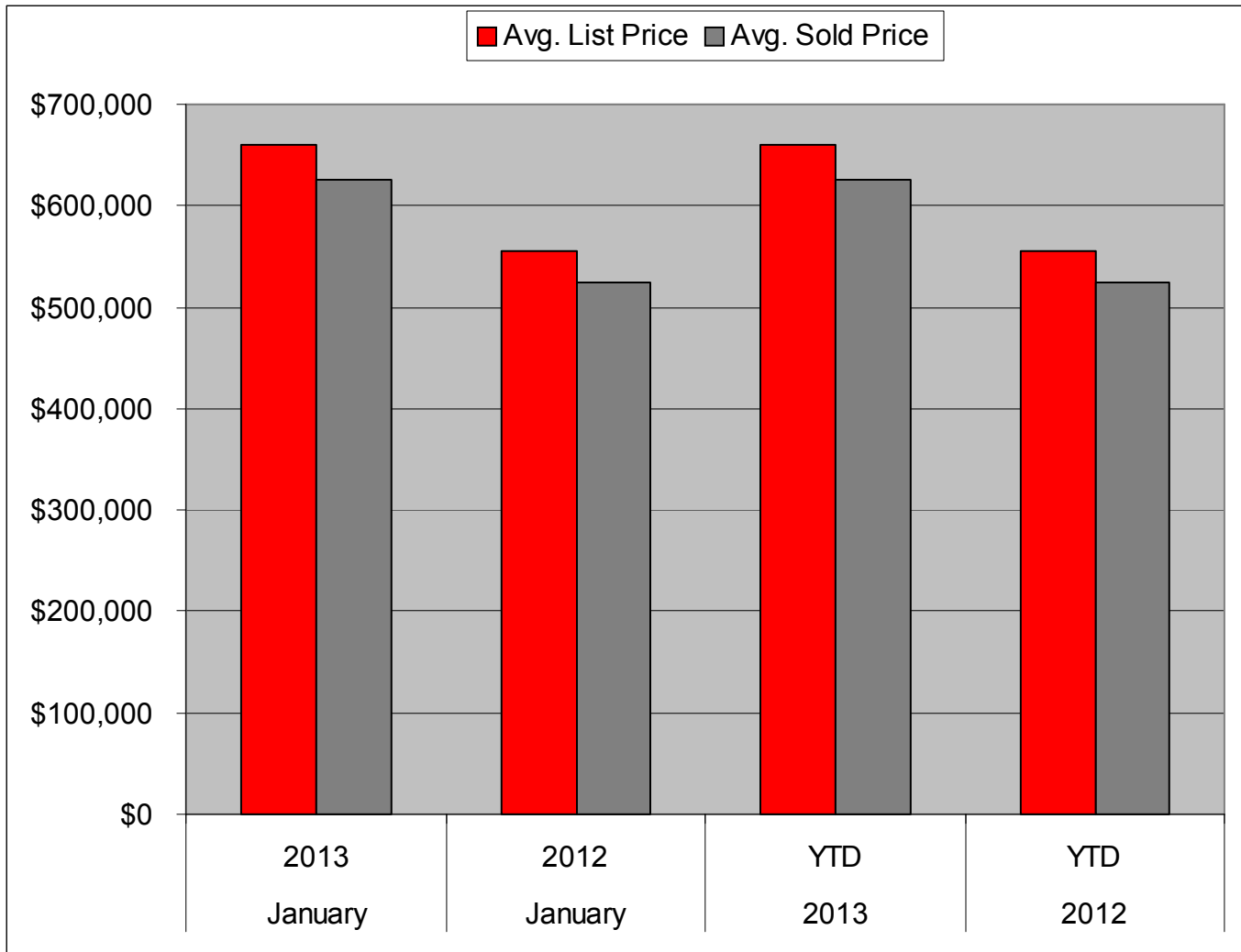




## Ridgefield, CT Home Sales Report for January 2013

Single Family	January	January	2013	2012	% Chg	% Chg
	2013	2012	YTD	YTD	TY/LY	YTD
Avg. List Price	<b>\$660,314</b>	\$556,166	<b>\$660,314</b>	\$556,166	19%	19%
Avg. Sold Price	<b>\$626,476</b>	\$523,722	<b>\$626,476</b>	\$523,722	20%	20%
% Sale/List Ratio	<b>95%</b>	94%	<b>95%</b>	94%		
# Sold	<b>21</b>	9	<b>21</b>	9	133%	133%
Sold Median	<b>\$555,000</b>	\$540,000.00	<b>\$555,000</b>	\$540,000.00	3%	3%





# HIGGINS GROUP

Marketing Connecticut Real Estate at the Highest Level

Street No	Street	Total Rms	Bedrooms	Baths	List Price	Close Price	ST%
25	Donnelly	6	3	2	\$ 249,900.00	\$ 242,000.00	97%
274	Old Sib	5	2	2	\$ 299,000.00	\$ 285,000.00	95%
5	Cook	6	2	3	\$ 375,000.00	\$ 300,000.00	80%
22	North Salem	8	4	2	\$ 469,000.00	\$ 430,000.00	92%
538	Bennetts Farm	8	3	3	\$ 475,000.00	\$ 475,000.00	100%
30	Mimosa	9	4	3	\$ 519,000.00	\$ 480,000.00	92%
95	Hobby	8	4	3	\$ 519,500.00	\$ 485,000.00	93%
66	Soundview	9	3	3	\$ 499,000.00	\$ 496,000.00	99%
190	Lounsbury	6	3	3	\$ 610,000.00	\$ 500,000.00	82%
190	Old Sib	7	4	2	\$ 529,900.00	\$ 515,000.00	97%
220	West	11	4	4	\$ 579,000.00	\$ 555,000.00	96%
135	Barry	8	4	3	\$ 574,900.00	\$ 575,000.00	100%
16	Griffith	8	3	2	\$ 618,500.00	\$ 580,000.00	94%
124	Mimosa	8	4	3	\$ 619,000.00	\$ 600,000.00	97%
11	Barnum	10	4	3	\$ 699,000.00	\$ 650,000.00	93%
20	Peaceable Ridge	12	5	3	\$ 799,000.00	\$ 728,000.00	91%
12	Downsbury	10	4	3	\$ 789,000.00	\$ 740,000.00	94%
181	Holmes	10	5	4	\$ 899,000.00	\$ 865,000.00	96%
28	O'Neill	10	4	3	\$ 969,900.00	\$ 935,000.00	96%
26	Grandview	11	5	5	\$ 975,000.00	\$ 945,000.00	97%
10	Lee	11	5	7	\$ 1,799,000.00	\$ 1,775,000.00	99%