



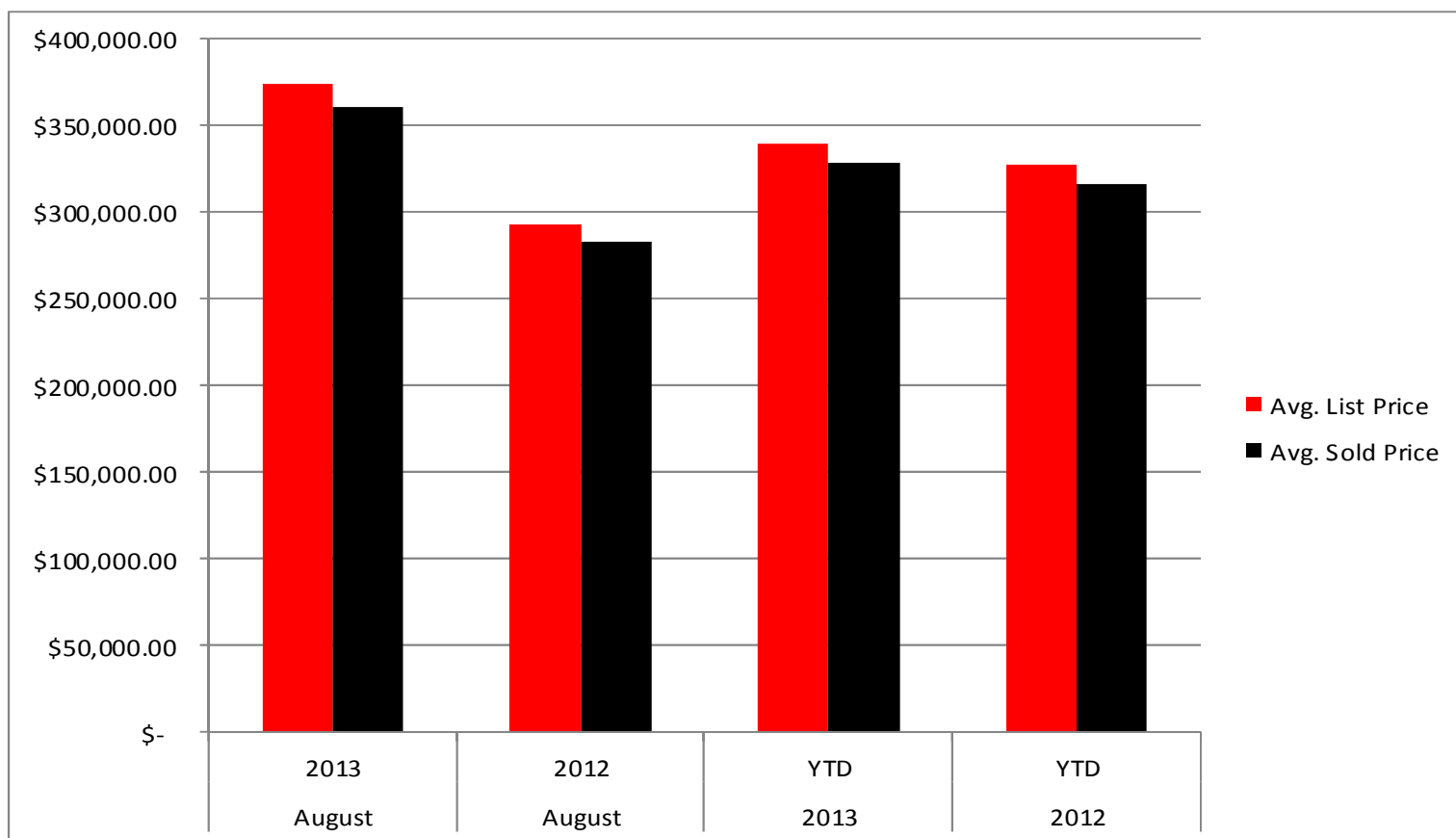
HIGGINS GROUP

EXCLUSIVE AFFILIATE OF
CHRISTIE'S
INTERNATIONAL REAL ESTATE

Marketing Connecticut Real Estate at the Highest Level

Shelton, CT Home Sales Report for August 2013

	August 2013	August 2012	2013 YTD	2012 YTD	% Chg TY/LY	% Chg YTD
Avg. List Price	\$ 374,285.45	\$ 293,555.11	\$ 339,377.70	\$ 327,188.89	28%	4%
Avg. Sold Price	\$ 360,453.73	\$ 282,871.62	\$ 328,184.73	\$ 315,972.88	27%	4%
% Sale/List Ratio	96%	96%	97%	97%		
# Sold	55	37	319	251	49%	27%
Sold Median	\$ 305,100.00	\$ 270,000.00	\$ 305,000.00	\$ 290,000.00	13%	5%





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140	Heather	3	1	1	\$	124,900.00	\$	115,000.00	25
421	Asbury	4	2	1	\$	149,900.00	\$	148,500.00	164
471	Asbury	4	2	1	\$	169,900.00	\$	159,000.00	170
26	Manhasset	6	3	2	\$	179,900.00	\$	179,900.00	40
15	Hamburg	6	3	2	\$	182,000.00	\$	182,000.00	73
100	Ten Coat	5	2	2	\$	190,000.00	\$	185,000.00	55
96	Coram	5	3	1	\$	197,900.00	\$	190,000.00	37
14	West	7	3	2	\$	209,900.00	\$	195,000.00	38
6	Rivendell	4	2	2	\$	207,000.00	\$	197,000.00	68
68	Country	6	3	3	\$	199,900.00	\$	204,000.00	47
96	Kneen	6	4	2	\$	219,900.00	\$	211,750.00	66
52	Red Oak	6	3	2	\$	219,900.00	\$	215,000.00	79
42	Country	5	3	3	\$	239,900.00	\$	223,000.00	207
16	Cedarwood	5	3	1	\$	228,000.00	\$	228,000.00	51
77	Cedarcrest	5	2	3	\$	244,900.00	\$	235,000.00	130
3	Earl	9	4	1	\$	259,900.00	\$	239,900.00	115
23	Red Oak	7	2	3	\$	249,900.00	\$	242,000.00	30
30	Capitol	5	2	1	\$	269,900.00	\$	258,000.00	86
25	Cedarwood	6	3	2	\$	274,900.00	\$	263,800.00	51
121	Coram	7	3	2	\$	269,900.00	\$	265,000.00	83
33	Village	8	4	2	\$	309,900.00	\$	275,000.00	58
9	Poplar	7	3	2	\$	289,900.00	\$	275,400.00	116
78	Longfellow	7	3	2	\$	309,900.00	\$	285,000.00	183
73	William	6	3	1	\$	309,900.00	\$	290,000.00	43
139	Big Horn	7	3	3	\$	299,900.00	\$	292,500.00	193
10	Owl Hill	6	3	2	\$	314,900.00	\$	294,000.00	129
433	Shelton	8	4	3	\$	319,900.00	\$	302,500.00	100
22	John Dominick	7	3	4	\$	279,900.00	\$	305,100.00	55
14	Theodore	8	4	2	\$	312,000.00	\$	309,000.00	138
140	Walnut Tree Hill	9	5	3	\$	359,900.00	\$	335,000.00	382
31	Lane	6	3	2	\$	349,900.00	\$	340,000.00	52
172	Grove	7	3	3	\$	349,900.00	\$	347,000.00	446
60	Lane	5	3	2	\$	364,900.00	\$	350,000.00	145
24	Centerview	9	5	3	\$	368,000.00	\$	358,000.00	123
20	Sycamore	8	3	2	\$	359,900.00	\$	361,000.00	20
550	Mohave	5	2	4	\$	378,000.00	\$	365,000.00	509
8	Montagne	5	3	3	\$	401,000.00	\$	375,000.00	161
745	River	6	2	3	\$	409,900.00	\$	408,000.00	456
21	Bunker Hill	6	3	4	\$	444,900.00	\$	422,000.00	101

Higgins Group Real Estate
66 Huntington Street • Shelton, CT 06484
203-944-9400

Information Based on CMLS



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172	Ripton	8	3	3	\$	449,900.00	\$	426,000.00	67
21	Stonewall	10	4	4	\$	449,500.00	\$	434,000.00	83
9	Cisco	8	4	3	\$	459,900.00	\$	459,900.00	630
2	Rushbrooke	7	3	3	\$	469,900.00	\$	460,000.00	52
54	Blueberry	10	4	3	\$	499,900.00	\$	470,000.00	77
745	River	6	2	3	\$	459,900.00	\$	477,005.00	406
11	Cisco	9	4	3	\$	489,900.00	\$	495,000.00	462
15	Coral	10	4	5	\$	599,000.00	\$	504,200.00	134
234	Meadow	7	3	3	\$	549,900.00	\$	530,000.00	248
31	Mimosa	9	4	3	\$	597,500.00	\$	600,000.00	21
11	Balsam	10	4	4	\$	649,900.00	\$	645,000.00	181
18	Balsam	10	4	3	\$	674,900.00	\$	647,500.00	40
99	Maler	9	5	5	\$	779,900.00	\$	740,000.00	147
15	Hidden Pond	12	4	4	\$	799,900.00	\$	775,000.00	121
26	Lazy Brook	14	4	4	\$	869,900.00	\$	810,000.00	88
38	Lazy Brook	10	5	6	\$	965,000.00	\$	925,000.00	103

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