

Candlewood Lake Waterfront Sales - All towns 2015

Sold Properties

<u>MLS#</u>	<u>Address</u>	<u>Town</u>	<u>Rooms</u>	<u>Beds</u>	<u>Baths</u>	<u>Ttl SqFt</u>	<u>Acres</u>	<u>Built</u>	<u>Closed</u>	<u>\$/SqFt</u>	<u>CDOM</u>	<u>Orig LPrice</u>	<u>List Price</u>	<u>Sold Price</u>	<u>%/OLP</u>
99122639	10 Knollcrest Rd	New Fairfield	8	4	4(4/0)	1,456	1.04	1971	12/23/15	\$207.42	56	\$331,500	\$331,500	\$302,001	91 %
99097912	77 Cedar Dr	Danbury	6	3	2(2/0)	1,920	0.35	1968	04/27/15	\$179.69	22	\$375,000	\$375,000	\$345,000	92 %
99073581	22 N Lake Shore Dr	Brookfield	7	4	3(2/1)	2,085	0.23	1965	02/28/15	\$191.85	198	\$500,000	\$425,000	\$400,000	80 %
99086566	915 Candlewood Lake Rd S	New Milford	7	4	2(2/0)	1,272	0.13	1938	04/30/15	\$316.82	1,004	\$429,000	\$429,000	\$403,000	94 %
99101932	24 Kellogg St	Brookfield	12	5	4(3/1)	3,569	1.00	1810	10/15/15	\$117.68	131	\$575,000	\$525,000	\$420,000	73 %
99097466	4 Old Stadley Rough Rd	Danbury	6	3	3(3/0)	2,600	0.38	1989	08/31/15	\$208.17	135	\$669,900	\$599,999	\$541,250	81 %
99099568	62 Lake Dr S	New Fairfield	6	3	2(1/1)	1,220	0.55	1936	08/11/15	\$471.31	91	\$759,900	\$669,000	\$575,000	76 %
99067449	10 Shore Dr	New Fairfield	5	2	3(2/1)	2,006	0.11	1953	04/24/15	\$294.62	232	\$659,000	\$618,888	\$591,000	90 %
99104190	38 Lake Dr	New Milford	7	2	2(1/1)	1,442	0.32	1935	10/02/15	\$449.38	141	\$829,000	\$699,000	\$648,000	78 %
99067781	24 Woods Rd	New Fairfield	10	4	3(3/0)	3,436	3.42	1927	03/30/15	\$189.17	575	\$1,150,000	\$799,000	\$650,000	57 %
99114732	14 Fox Run	New Fairfield	6	3	3(3/0)	2,044	0.65	1936	11/09/15	\$323.87	95	\$695,000	\$695,000	\$662,000	95 %
99122734	23 Lakeview Rd	Brookfield	6	3	2(2/0)	2,752	0.36	1964	11/16/15	\$281.61	38	\$799,900	\$799,900	\$775,000	97 %
99096132	6 Lake Cir	New Fairfield	5	3	3(2/1)	1,717	0.47	1960	05/14/15	\$452.82	49	\$799,000	\$799,000	\$777,500	97 %
99088767	128 North Lake Shore Dr	Brookfield	8	3	2(2/0)	1,800	0.21	1957	04/30/15	\$444.44	71	\$819,000	\$819,000	\$800,000	98 %
99095542	52 Lake Dr S	New Fairfield	6	3	3(2/1)	1,784	0.30	1946	11/02/15	\$493.27	229	\$1,200,000	\$935,000	\$880,000	73 %
99058541	64 Arrowhead Rd	Brookfield	9	3	5(4/1)	3,899	0.40	1974	01/09/15	\$256.48	328	\$1,375,000	\$1,189,000	\$1,000,000	73 %
99102843	56 Arrowhead Rd	Brookfield	9	4	4(4/0)	2,969	0.46	1948	08/24/15	\$336.81	103	\$1,175,000	\$1,125,000	\$1,000,000	85 %
99093969	12 Lake Drive S	New Fairfield	8	4	5(3/2)	3,219	0.18	1960	07/01/15	\$321.06	84	\$1,050,000	\$1,050,000	\$1,033,500	98 %
99090564	134 Sherry Ln	New Milford	8	3	3(3/0)	3,202	0.37	1960	07/30/15	\$343.54	492	\$1,195,000	\$1,195,000	\$1,100,000	92 %
99079972	18 Sunset Dr	New Fairfield	8	4	3(2/1)	2,988	0.70	1980	03/05/15	\$384.87	148	\$1,450,000	\$1,295,000	\$1,150,000	79 %
99058824	10 Eastview Rd	New Fairfield	8	3	4(4/0)	3,788	0.30	1995	04/29/15	\$305.24	395	\$1,450,000	\$1,295,000	\$1,156,250	80 %
99051867	19 Orchard Rest Rd	Sherman	6	2	3(3/0)	1,721	1.52	1940	10/02/15	\$682.74	456	\$1,295,000	\$1,195,000	\$1,175,000	91 %
99089740	192 Candlewood Lake Rd N	New Milford	7	3	4(3/1)	3,754	0.27	1998	08/31/15	\$319.66	174	\$1,295,000	\$1,295,000	\$1,200,000	93 %
99102197	8 Eastview Rd	New Fairfield	7	3	3(3/0)	3,570	0.35	2002	10/01/15	\$355.60	47	\$1,275,000	\$1,275,000	\$1,269,500	100 %
99091768	50 S Lake Shore Dr	Brookfield	11	5	3(3/0)	2,942	0.47	1956	06/26/15	\$458.87	466	\$1,450,000	\$1,450,000	\$1,350,000	93 %
99067621	27 Orchard Rest Rd	Sherman	10	3	3(3/0)	4,513	0.96	2004	06/18/15	\$334.59	348	\$1,695,000	\$1,590,000	\$1,510,000	89 %
99073286	22 Arrowhead Rd	Brookfield	9	4	4(3/1)	3,826	0.56	1946	04/07/15	\$418.19	109	\$1,999,999	\$1,890,000	\$1,600,000	80 %
99108217	11 Twin Rocks Rd	Brookfield	8	3	4(3/1)	3,100	0.80	1968	09/01/15	\$532.26	47	\$1,795,000	\$1,795,000	\$1,650,000	92 %
99076894	24 Arrowhead Rd	Brookfield	10	3	6(5/1)	6,306	1.05	1945	12/11/15	\$395.65	331	\$2,995,000	\$2,795,000	\$2,495,000	83 %

Sold Listing Count: 29

Averages: 2,790 0.62 \$347.16 227 \$1,106,421 \$1,032,872 \$946,862 86 %
Medians: 2,942 0.40 \$334.59 141 \$1,150,000 \$935,000 \$880,000 90 %

Price Analysis: High: \$2,495,000 Low: \$302,001 Total Listing Volume: \$29,953,287 Total Closed Volume: \$27,459,001