

Candlewood Lake Waterfront Sales 2016 All Towns

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>
99157087	403 Candlewood Lake Rd	Brookfield	8	4	3(2/1)	2,562	1.17	1986	09/16/16	\$160.03	146	\$434,000	\$434,000	\$410,000	94 %
99132197	67 Cedar Dr	Danbury	5	2	3(3/0)	1,872	0.15	2004	03/24/16	\$240.38	37	\$450,000	\$450,000	\$450,000	100 %
99118953	31 Lakeview Rd	Brookfield	6	3	2(2/0)	2,118	0.23	1947	03/10/16	\$224.27	140	\$619,900	\$549,900	\$475,000	77 %
99126382	41 Cedar Dr	Danbury	8	2	2(2/0)	2,080	0.20	1963	04/15/16	\$240.38	465	\$559,000	\$559,000	\$500,000	89 %
99135505	16 The Crest Way	Danbury	5	2	1(1/0)	1,257	0.20	1956	06/28/16	\$397.77	81	\$599,000	\$599,000	\$500,000	83 %
99093408	49 Lake Drive South	New Fairfield	9	3	3(3/0)	1,720	0.25	1936	05/17/16	\$319.77	427	\$769,000	\$629,000	\$550,000	72 %
99133314	6 Circle Dr	Danbury	5	3	2(1/1)	1,032	0.19	1933	08/04/16	\$541.67	159	\$635,000	\$559,900	\$559,000	88 %
99133386	271 Candlewood Lake Rd	Brookfield	9	4	3(3/0)	1,962	0.50	1950	08/22/16	\$290.01	479	\$589,000	\$589,000	\$569,000	97 %
99145676	256 Great Plain Rd	Danbury	7	3	3(2/1)	2,016	0.46	1967	09/06/16	\$302.58	81	\$649,000	\$649,000	\$610,000	94 %
99143482	90 Lake Dr	New Milford	8	3	3(2/1)	1,633	0.35	1941	07/07/16	\$377.83	41	\$659,000	\$659,000	\$617,000	94 %
99116026	29 Hemlock Rdg	New Milford	7	2	2(2/0)	820	0.31	1935	05/06/16	\$762.20	209	\$639,000	\$639,000	\$625,000	98 %
99136342	4 Bogus Hill Rd	New Fairfield	9	3	3(3/0)	2,891	0.18	1935	06/27/16	\$222.76	53	\$659,000	\$659,000	\$644,000	98 %
99144614	27 Bogus Hill Rd	New Fairfield	8	4	2(2/0)	2,477	1.02	1973	07/20/16	\$259.99	56	\$687,000	\$687,000	\$644,000	94 %
99148432	34 Candlewood Shr	New Milford	6	2	1(1/0)	1,516	0.18	1959	08/22/16	\$435.36	76	\$699,000	\$699,000	\$660,000	94 %
99129077	817 Candlewood Lake Rd S	New Milford	8	3	2(2/0)	2,000	0.16	1954	02/12/16	\$331.25	194	\$699,900	\$699,900	\$662,500	95 %
99123337	41 Hemlock Rdg	New Milford	10	3	4(4/0)	4,140	0.74	1940	03/31/16	\$167.87	860	\$895,000	\$850,000	\$695,000	78 %
99061149	62 N Lake Shore Dr	Brookfield	10	3	4(3/1)	3,893	0.21	1960	06/06/16	\$190.08	756	\$798,999	\$775,000	\$740,000	93 %
99136823	80 S Lake Shore Dr	Brookfield	9	5	3(3/0)	2,648	0.20	1950	06/15/16	\$279.46	94	\$949,000	\$799,000	\$740,000	78 %
99133662	35 Orchard Rest Rd	Sherman	9	4	3(2/1)	2,643	0.86	1979	04/22/16	\$283.77	33	\$779,000	\$779,000	\$750,000	96 %
99141981	47 Bogus Hill Rd	New Fairfield	8	4	3(2/1)	1,991	0.80	1950	08/01/16	\$389.25	81	\$899,900	\$899,900	\$775,000	86 %
99129891	4 Glen Holly Rd	New Fairfield	7	3	4(3/1)	2,343	0.80	1930	06/20/16	\$341.44	414	\$849,000	\$849,000	\$800,000	94 %
99134923	16 Eastview Rd	New Fairfield	8	3	3(2/1)	2,948	0.20	1960	05/09/16	\$273.07	735	\$875,000	\$875,000	\$805,000	92 %
99120681	51 Lake Dr S	New Fairfield	8	3	4(4/0)	3,244	0.55	1936	06/16/16	\$263.56	196	\$995,000	\$995,000	\$855,000	86 %
99140142	86-88 Forty Acre Mountain Rd	Danbury	7	3	2(2/0)	3,530	0.49	1978	09/29/16	\$253.54	137	\$985,000	\$949,000	\$895,000	91 %
99129798	13 Lakeview Rd	Brookfield	7	3	3(3/0)	2,350	0.35	1960	03/02/16	\$382.98	54	\$1,200,000	\$1,200,000	\$900,000	75 %
99103966	20 Eastview Rd	New Fairfield	12	5	4(4/0)	5,365	0.50	1952	02/08/16	\$173.63	266	\$1,300,000	\$995,000	\$931,500	72 %
99127005	925 Candlewood Lake Rd S	New Milford	8	5	3(3/0)	3,554	0.55	1936	06/30/16	\$277.15	723	\$1,098,000	\$985,000	\$985,000	90 %
99148534	27 Powell St	Danbury	10	3	4(3/1)	5,507	0.12	2009	10/03/16	\$217.90	603	\$1,345,000	\$1,297,000	\$1,200,000	89 %
99144024	16 Ferris Estates Rd	New Milford	10	3	4(3/1)	4,315	0.45	2007	08/03/16	\$278.10	66	\$1,295,000	\$1,295,000	\$1,200,000	93 %
99116008	25 Lakeview Rd	Brookfield	8	3	4(3/1)	2,924	0.29	1960	04/08/16	\$417.24	164	\$1,299,000	\$1,249,000	\$1,220,000	94 %
99128053	144 Lake Dr S	New Fairfield	7	4	3(2/1)	2,201	0.64	1960	05/27/16	\$556.57	97	\$1,400,000	\$1,400,000	\$1,225,000	88 %
99137452	7 Apple Ln	New Milford	6	3	4(3/1)	3,395	0.45	1946	09/20/16	\$366.72	130	\$1,500,000	\$1,395,000	\$1,245,000	83 %
99156533	908 Candlewood Lake Rd S	New Milford	6	3	3(3/0)	4,092	0.35	1960	10/04/16	\$307.92	50	\$1,295,000	\$1,295,000	\$1,260,000	97 %
99130373	36 Sail Harbour Dr	New Fairfield	8	5	4(3/1)	3,896	1.11	1991	02/22/16	\$325.98	34	\$1,365,000	\$1,365,000	\$1,270,000	93 %
99115954	36 Arrowhead Rd	Brookfield	9	4	5(4/1)	4,661	0.54	1940	01/08/16	\$273.55	110	\$1,450,000	\$1,450,000	\$1,275,000	88 %

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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Sold Properties

MLS#	Address	Town	Rooms	Beds	Baths	Ttl SqFt	Acres	Built	Closed	\$/SqFt	CDOM	Orig LPrice	List Price	Sold Price	%/OLP
99111080	44 S Lake Shore Dr	Brookfield	7	3	4(3/1)	3,200	0.21	2015	03/21/16	\$418.75	249	\$1,395,000	\$1,295,000	\$1,340,000	96 %
99151253	20 Shore Rd	Danbury	12	3	5(5/0)	5,424	0.33	1988	08/31/16	\$258.11	69	\$1,495,000	\$1,495,000	\$1,400,000	94 %
99123426	28 Greenwood Rd	New Milford	10	3	3(2/1)	3,352	1.18	1978	04/15/16	\$431.09	330	\$1,655,000	\$1,545,000	\$1,445,000	87 %
99115990	35 Ledgewood Dr	Sherman	6	3	3(2/1)	2,924	2.48	1957	06/10/16	\$598.50	115	\$1,895,000	\$1,895,000	\$1,750,000	92 %
99110733	43 Sail Harbour Dr	New Fairfield	14	4	5(3/2)	4,814	2.71	1990	05/16/16	\$436.23	300	\$2,695,000	\$2,195,000	\$2,100,000	78 %
99136071	33 Misty Brook Ln	New Fairfield	14	6	7(5/2)	8,553	4.60	2002	06/30/16	\$379.98	1,477	\$3,500,000	\$3,500,000	\$3,250,000	93 %

Sold Listing Count: 41**Averages:**

3,070 0.66

\$332.89

263

\$1,086,700

\$1,041,063

\$964,073

89 %

Medians:

2,891 0.45

\$302.58

140

\$899,900

\$875,000

\$800,000

92 %

Price Analysis:**High:** \$3,250,000**Low:** \$410,000**Total Listing Volume:**

\$42,683,600

Total Closed Volume:

\$39,527,000