



**CMA 1 - Line**

Prepared By: *Ellen Cavallo Buccitti*

Listings as of **03/09/19** at **5:05 pm**

This search was narrowed to a specific set of Listings. **Property Type** is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale' **Current Price** is 350000+ **Property Type** is 'Single Family Sale' **Status** is 'Closed' **Status Search Date** is 01/01/2017 to 12/31/2017 **County** is one of 'Fairfield', 'Litchfield' **City** is one of 'Brookfield', 'Danbury', 'New Fairfield', 'New Milford', 'Sherman' **Direct Waterfront YN** is yes **Property Type** is one of 'Single Family Sale', 'Condo/Co-Op Sale'

**Single Family For Sale**

**Closed Properties**

MLS #	Area	Address	City	# Bed	# Bth	Parking	Yr Blt	SqFt	\$/SqFt	List Price	Sold Price	SP%LP	CDOM
99187673		12 Bogus Hill Road	New Fairfield	1	1/0		1940	630	\$584.13	\$389,900	\$368,000	94.38	60
99183394		19 Great Meadow Road	New Fairfield	3	2/0		1940	1,560	\$246.79	\$399,900	\$385,000	96.27	50
99185715		801 Candlewood Lake Road	New Milford	3	1/0		1950	1,093	\$356.82	\$429,000	\$390,000	90.91	124
99157875		2 Bigelow Road	New Fairfield	5	3/1		1850	3,595	\$111.27	\$459,000	\$400,000	87.15	252
170013438		10 Knollcrest Road	New Fairfield	4	4/0		1971	2,456	\$166.94	\$413,900	\$410,000	99.06	42
99173107		50 Ferris Estates Road	New Milford	3	2/1		1936	1,894	\$224.39	\$512,000	\$425,000	83.01	176
170020861		915 Candlewood Lake Road	New Milford	4	2/0		1938	1,272	\$353.77	\$475,000	\$450,000	94.74	19
99154260		71 Bear Mountain Road	Danbury	2	2/0		1962	840	\$630.95	\$549,000	\$530,000	96.54	355
99160830		17 Candlewood Lake Drive	Sherman	3	2/0		1955	1,404	\$391.74	\$575,000	\$550,000	95.65	557
99188588		44 40 Acre Mountain Road	Danbury	2	1/1		1936	1,966	\$279.76	\$599,000	\$550,000	91.82	390
99173002		46 North Lake Shore Drive	Brookfield	2	2/0		1962	1,992	\$278.61	\$569,999	\$555,000	97.37	69
99173314		17 Candlewood Road	New Fairfield	2	1/1		1929	1,614	\$343.87	\$560,000	\$555,000	99.11	52
99170635		449 & 452 Candlewood Lake Road	Brookfield	4	3/1		1850	2,392	\$250.84	\$600,000	\$600,000	100.00	47
99181674		32 Hillside Road	Danbury	3	2/0		1944	1,775	\$345.32	\$639,000	\$612,950	95.92	105
99171410		33 Deer Run	New Fairfield	2	1/0		1935	832	\$742.19	\$625,000	\$617,500	98.80	204
99178362		42 South Lake Shore Drive	Brookfield	2	2/0		1956	1,644	\$377.13	\$624,000	\$620,000	99.36	37
99181393		2 Bogus Hill Road	New Fairfield	3	2/1		1972	2,713	\$230.37	\$649,000	\$625,000	96.30	339
170011092		104 Forty Acre Mountain Road	Danbury	2	2/1		1936	2,108	\$305.98	\$699,000	\$645,000	92.27	16
99191667		38 Candlewood Springs #1&2	New Milford	5	3/0		1972	2,000	\$327.00	\$699,900	\$654,000	93.44	119
99158146		10 South Lake Shore Drive	Brookfield	3	3/0		1960	3,004	\$224.70	\$759,000	\$675,000	88.93	320
99163709		50 North Lake Shore Drive	Brookfield	4	3/1		2003	2,848	\$237.01	\$705,000	\$675,000	95.74	53
99146111		58 South Lake Shore Drive	Brookfield	4	2/0		1968	1,940	\$363.40	\$749,000	\$705,000	94.13	217
99187560		57 Bogus Hill Road	New Fairfield	4	3/1		1959	1,536	\$468.75	\$765,000	\$720,000	94.12	58
99161372		160 North Lake Shore Drive	Brookfield	2	2/0		1949	1,744	\$415.71	\$765,000	\$725,000	94.77	302
99183429		29 Old Neversink Road	Danbury	3	2/0		1949	1,539	\$471.09	\$749,000	\$725,000	96.80	97
170000823		94 North Lake Shore Drive	Brookfield	3	3/0		1954	2,634	\$294.23	\$775,000	\$775,000	100.00	5
99180523		13 Lake Drive	New Fairfield	3	2/0		1935	2,432	\$322.78	\$829,000	\$785,000	94.69	41
99192100		48B&50 40 Acre Mountain Road	Danbury	2	1/0		1931	1,366	\$581.99	\$750,000	\$795,000	106.00	169
99189216		24 Ferris Estates Road	New Milford	3	2/0		1938	1,515	\$527.06	\$849,000	\$798,500	94.05	168



**Ellen Cavallo Buccitti**  
 On top of the lake listings!  
[Ellen@EllenCavallo.com](mailto:Ellen@EllenCavallo.com)  
 Cell: 203.733.3969  
<http://www.candlewoodlakerealestate.com>



**CMA 1 - Line**

Prepared By: *Ellen Cavallo Buccitti*

Listings as of **03/09/19** at **5:05 pm**

**Single Family For Sale**

**Closed Properties**

MLS #	Area	Address	City	# Bed	# Bth	Parking	Yr Blt	SqFt	\$\$/SqFt	List Price	Sold Price	SP%LP	CDOM
99164951		30 Arrowhead Road	Brookfield	3	3/0		1947	2,260	\$358.41	\$899,900	\$810,000	90.01	59
99158906		784 Candlewood Lake Road	New Milford	3	3/0		1958	2,100	\$404.76	\$875,000	\$850,000	97.14	166
99185422		81 Kellogg Street	Brookfield	3	3/2		2006	4,403	\$193.73	\$899,000	\$853,000	94.88	97
99187521		72 Lake Drive	New Fairfield	5	3/0		1936	2,844	\$303.27	\$999,000	\$862,500	86.34	126
99163868		25 Terrace Drive	Sherman	3	2/0		1964	1,800	\$480.56	\$895,000	\$865,000	96.65	320
99156615		42 Bogus Hill Road	New Fairfield	3	3/0		1954	2,560	\$348.83	\$948,000	\$893,000	94.20	375
99172556		2 Chimney Point Road	New Milford	3	3/0		1961	2,780	\$330.94	\$949,000	\$920,000	96.94	63
99187370		118 Lake Drive	New Fairfield	2	3/2		1932	3,066	\$308.22	\$995,000	\$945,000	94.97	424
99175446		23 Ledgewood Drive	Sherman	3	3/1		1962	2,977	\$320.79	\$1,099,000	\$955,000	86.90	138
99188383		152 North Lake Shore Drive	Brookfield	4	3/1		1938	3,943	\$245.37	\$995,000	\$967,500	97.24	58
L10103439		24 Deer Run Trail	Sherman	4	3/1		1983	3,732	\$281.35	\$1,150,000	\$1,050,000	91.30	339
99146784		41 Sail Harbour Drive	New Fairfield	4	2/1		1990	3,388	\$318.48	\$1,295,000	\$1,079,000	83.32	413
99176767		26 Pocono Point Road	Danbury	3	3/1		1991	3,760	\$299.20	\$1,259,000	\$1,125,000	89.36	585
170011291		910 Candlewood Lake Road	New Milford	4	4/0		1950	3,104	\$378.54	\$1,298,000	\$1,175,000	90.52	222
L10222348		29 Ledgewood Drive	Sherman	4	3/0		2017	3,000	\$397.50	\$1,295,000	\$1,192,500	92.08	92
99189490		49 Orchard Rest Road	Sherman	4	3/0		1977	2,976	\$403.23	\$1,295,000	\$1,200,000	92.66	51
99173497		50 Lake Drive	New Milford	3	4/0		2008	3,117	\$401.03	\$1,379,000	\$1,250,000	90.65	163
F10165783		37 Lake Drive	New Fairfield	4	4/2		1935	3,534	\$353.71	\$1,350,000	\$1,250,000	92.59	959
99172834		4 Shore Road	Danbury	4	4/0		1978	2,952	\$447.15	\$1,365,000	\$1,320,000	96.70	56
99182166		3 Willow Lane	New Fairfield	5	3/1		1938	2,680	\$496.27	\$1,549,000	\$1,330,000	85.86	169
99181358		51 Lake Drive	New Fairfield	5	3/1		1935	3,448	\$387.18	\$1,450,000	\$1,335,000	92.07	1,385
99170549		15 Sail Harbour Drive	Sherman	4	5/2		1992	6,547	\$217.66	\$1,550,000	\$1,425,000	91.94	645
99162342		106 North Lake Shore Drive	Brookfield	3	2/2		1952	3,708	\$394.48	\$1,595,000	\$1,462,750	91.71	96
99170151		100 Kellogg Street	Brookfield	3	5/1		2006	5,478	\$273.82	\$1,650,000	\$1,500,000	90.91	159
L10228734		6 Lake Shore Woods Road	Sherman	4	4/1		2015	2,940	\$535.71	\$1,575,000	\$1,575,000	100.00	6
99173120		10 Heritage Island Road	New Fairfield	4	3/1		1994	3,718	\$430.34	\$1,650,000	\$1,600,000	96.97	501
F10190942		8 Premium Point Lane	Danbury	4	4/1		1994	4,220	\$379.98	\$1,695,000	\$1,603,500	94.60	41
99178230		27 Misty Brook Lane	New Fairfield	5	5/2		1996	6,359	\$305.87	\$2,150,000	\$1,945,000	90.47	674
99179672		4 Arrowhead Road	Brookfield	5	3/2		2002	5,867	\$451.68	\$2,750,000	\$2,650,000	96.36	112
99171947		6 Harbour View Drive	New Fairfield	6	6/1		1999	6,639	\$417.98	\$2,895,000	\$2,775,000	95.85	681
F10167730		45 Wanzer Hill Road	Sherman	6	5/1		1990	5,300	\$566.04	\$3,395,000	\$3,000,000	88.37	309



**CMA 1 - Line**

Prepared By: Ellen Cavallo Buccitti

Listings as of **03/09/19** at **5:05 pm**

**Single Family For Sale**

<b># LISTINGS:</b>	<b>60</b>	<b>Medians:</b>	3	3/0	1957	2,697	\$353.74	\$885,000	\$830,000	94.49	149
		<b>Minimums:</b>	1	1/0	1850	630	\$111.27	\$389,900	\$368,000	83.01	5
		<b>Maximums:</b>	6	6/2	2017	6,639	\$742.19	\$3,395,000	\$3,000,000	106.00	1,385
		<b>Averages:</b>	3	3/1	1960	2,826	\$364.78	\$1,055,108	\$984,745	93.85	232

<b>Quick Statistics ( 60 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$389,900	\$3,395,000	\$1,055,108	\$885,000
<b>Sold Price</b>	\$368,000	\$3,000,000	\$984,745	\$830,000