



Ellen Cavallo Buccitti
 On top of the lake listings!
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 Cell: 203.733.3969
<http://www.candlewoodlakerealestate.com>



CMA 1 - Line

Prepared By: *Ellen Cavallo Buccitti*

Listings as of **03/09/19** at **4:58 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 01/01/2018 to 12/31/2018 **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
170028497		51 Cornell Road	Danbury	2	1/0		1978	1,440	\$248.26	\$379,000	\$357,500	94.33	207
170080296		69 Cedar Drive	Danbury	3	2/0		1975	1,303	\$310.82	\$449,500	\$405,000	90.10	25
170044821		28 Shore Road	Danbury	4	3/1		1949	2,611	\$172.35	\$475,000	\$450,000	94.74	59
170079903		1 Woods Road	New Fairfield	2	2/1		1955	1,852	\$242.98	\$469,000	\$450,000	95.95	309
F10232248		48 Lake Drive	New Milford	3	1/2		1933	1,452	\$378.79	\$550,000	\$550,000	100.00	371
170005477		2 Shore Drive	Sherman	3	2/1		1950	1,870	\$312.83	\$649,000	\$585,000	90.14	327
170077220		92 Forty Acre Mountain Road	Danbury	3	2/1		1978	2,607	\$239.74	\$695,000	\$625,000	89.93	222
170065388		25 Kellogg Street	Brookfield	3	2/1		1810	1,640	\$394.51	\$684,500	\$647,000	94.52	3
170055317		32 Waterview Drive	Danbury	4	2/0		1953	1,784	\$371.64	\$675,000	\$663,000	98.22	40
170076581		59 Bogus Hill Road	New Fairfield	3	2/1		1950	2,554	\$264.10	\$700,000	\$674,500	96.36	328
170056026		6 Crest Road	Sherman	3	3/0		1953	2,351	\$291.15	\$699,000	\$684,500	97.93	53
170103513		819 Candlewood Lake Road	New Milford	3	3/0		1958	2,176	\$318.47	\$750,000	\$693,000	92.40	116
170070276		8 Siboney Terrace	Danbury	3	2/0		1900	1,500	\$476.67	\$764,500	\$715,000	93.53	23
170087952		23 Island View Drive	Sherman	5	4/0		1970	2,788	\$256.46	\$799,000	\$715,000	89.49	45
170110134		911 Candlewood Lake Road	New Milford	4	3/1		2009	3,076	\$237.32	\$770,000	\$730,000	94.81	140
170107651		52 South Lake Shore Drive	Brookfield	3	2/0		1946	2,372	\$311.97	\$849,000	\$740,000	87.16	19
99178035		90 Kellogg Street	Brookfield	3	3/0		1970	4,408	\$171.51	\$795,000	\$756,000	95.09	325
170090309		577 Candlewood Lake Road	Brookfield	3	4/0		1962	3,532	\$215.18	\$799,900	\$760,000	95.01	58
99188091		25 Ledgewood Drive	Sherman	3	4/0		1985	2,500	\$316.00	\$899,000	\$790,000	87.88	238
170057918		44 Lake Drive	New Fairfield	4	2/0		1940	2,056	\$406.13	\$825,000	\$835,000	101.21	3
170049792		21 Orchard Rest Road	Sherman	3	3/0		1995	2,046	\$432.55	\$945,000	\$885,000	93.65	89
170081000		35 Knollcrest Road	New Fairfield	2	2/2		1964	2,343	\$394.79	\$939,000	\$925,000	98.51	135
A10191957		5 Edgewood Drive	New Milford	3	5/0		1965	2,040	\$453.43	\$995,000	\$925,000	92.96	218
99194996		4 Candlewood Shore	New Milford	4	4/1		1978	3,956	\$240.14	\$995,000	\$950,000	95.48	874
170005875		36 Lake Drive	New Milford	3	2/1		1935	2,312	\$421.71	\$1,050,000	\$975,000	92.86	299
F10228901		138 Lake Shore Drive	Brookfield	3	3/1		2003	2,216	\$439.98	\$1,095,000	\$975,000	89.04	331
170082370		765 Candlewood Lake Road	New Milford	3	3/0		1990	3,333	\$306.03	\$1,145,000	\$1,020,000	89.08	20
170013296		6 Chimney Point Road	New Milford	3	3/1		1939	2,670	\$393.26	\$1,095,000	\$1,050,000	95.89	187
170078908		86-88 40 Acre Mountain Road	Danbury	3	3/0		1978	3,530	\$311.61	\$1,150,000	\$1,100,000	95.65	158



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Single Family For Sale

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MLS #	Area	Address	City	# Bed	# Bth	Parking	Yr Blt	SqFt	\$/SqFt	List Price	Sold Price	SP%LP	CDOM	
170014965		438 Candlewood Lake Road	Brookfield	4	3/1		2003	3,686	\$318.77	\$1,295,000	\$1,175,000	90.73	97	
170067038		36 Lake Drive	New Fairfield	5	4/1		1936	3,536	\$364.54	\$1,299,000	\$1,289,000	99.23	1	
170005930		91 Lake Drive	New Fairfield	6	4/1		1935	3,535	\$367.75	\$1,495,000	\$1,300,000	86.96	14	
170035403		40 Arrowhead Road	Brookfield	5	3/1		1943	3,748	\$346.85	\$1,395,000	\$1,300,000	93.19	104	
170051986		88 Lake Drive	New Milford	3	3/1		2000	3,508	\$379.13	\$1,499,000	\$1,330,000	88.73	22	
99188424		18 Arrowhead Road	Brookfield	3	3/1		2003	3,214	\$416.30	\$1,395,000	\$1,338,000	95.91	251	
170102705		8 Chimney Point Road	New Milford	3	3/1		1948	3,125	\$440.00	\$1,495,000	\$1,375,000	91.97	87	
170036896		30 Chimney Point Road	New Milford	5	3/1		1941	4,498	\$307.91	\$1,445,000	\$1,385,000	95.85	51	
F10220335		100 Old Road	New Fairfield	4	4/2		1992	6,808	\$220.33	\$1,750,000	\$1,500,000	85.71	148	
170105329		29 Orchard Rest Road	Sherman	4	4/1		2012	4,406	\$373.35	\$1,695,000	\$1,645,000	97.05	69	
F10232628		60 South Lake Shore Drive	Brookfield	4	3/0		2013	3,350	\$491.04	\$1,795,000	\$1,645,000	91.64	117	
170098858		25 Ledgewood Drive	Sherman	4	4/1		1985	3,120	\$544.87	\$1,750,000	\$1,700,000	97.14	9	
170016928		108 North Lake Shore Drive	Brookfield	4	4/1		1995	4,299	\$399.86	\$1,895,000	\$1,719,000	90.71	210	
170124452		63 Kellogg Street	Brookfield	4	3/1		2016	5,768	\$299.06	\$1,850,000	\$1,725,000	93.24	45	
99191326		41 Holiday Point Road	Sherman	4	4/1		1960	4,014	\$433.48	\$1,795,000	\$1,740,000	96.94	84	
170052448		11 Lakeview Road	Brookfield	4	3/1		1963	5,082	\$373.87	\$2,099,500	\$1,900,000	90.50	156	
170030376		10 Sylvan Road	New Fairfield	4	3/1		2011	4,114	\$510.45	\$2,195,000	\$2,100,000	95.67	487	
99185082		35 Sail Harbour Drive	New Fairfield	5	5/2		1992	8,264	\$260.16	\$2,295,000	\$2,150,000	93.68	228	
170075833		37 Sail Harbour Drive	New Fairfield	5	5/1		2002	7,659	\$287.24	\$2,395,000	\$2,200,000	91.86	182	
170022083		Sunset Cove Road	Danbury	5	4/1		2003	5,754	\$434.48	\$2,695,000	\$2,500,000	92.76	232	
F10203451		7 Sunset Cove	Brookfield	5	4/1		2003	5,754	\$434.48	\$2,695,000	\$2,500,000	92.76	440	
# LISTINGS:				50	Medians:	3	3/1	1970	3,123	\$355.70	\$1,072,500	\$975,000	93.59	126
					Minimums:	2	1/0	1810	1,303	\$171.51	\$379,000	\$357,500	85.71	1
					Maximums:	6	5/2	2016	8,264	\$544.87	\$2,695,000	\$2,500,000	101.21	874
					Averages:	4	3/1	1969	3,351	\$346.69	\$1,226,158	\$1,142,930	93.48	165



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Quick Statistics (50 Listings Total)				
	Min	Max	Average	Median
List Price	\$379,000	\$2,695,000	\$1,226,158	\$1,072,500
Sold Price	\$357,500	\$2,500,000	\$1,142,930	\$975,000