

**Linda Raymond**  
 Your castle. My mission.  
 LindaRaymond.raveis.com  
 Cell: (203) 912-4440



**CMA 1 - Line**

Prepared By: Linda Raymond

Listings as of 10/01/22 at 9:03 am

Property Type is one of 'Single Family Sale', 'Residential Rental', 'Condo/Co-Op Sale' Property Type is 'Single Family Sale' Status is 'Closed' Status Search Date is 09/01/2022 to 09/30/2022 State is 'Connecticut' County is 'Fairfield' City is 'Fairfield' Property Type is one of 'Single Family Sale', 'Condo/Co-Op Sale' WFMLS is no

**Single Family For Sale**

**Closed Properties**

MLS #	Area	Address	City	# Bed	# Bth	# Gar	Spc	Yr Blt	SFABvGr	\$\$/SqFt	List Price	Sold Price	SP%LP	CDOM
170494151		43 Rena Place	Fairfield	3	1/0	1		1967	1,040	\$307.69	\$345,000	\$320,000	92.75	58
170489448		155 Halley Avenue	Fairfield	3	2/0	1		1923	1,008	\$317.56	\$334,900	\$320,100	95.58	134
170500585		58 Longview Avenue	Fairfield	2	1/0	0		1919	950	\$344.21	\$315,000	\$327,000	103.81	75
170507993		10 Beaver Brook Lane	Fairfield	4	2/0	1		1950	1,477	\$270.82	\$415,000	\$400,000	96.39	9
170512106		455 Lenox Road	Fairfield	3	2/0	2		1918	1,301	\$315.91	\$379,900	\$411,000	108.19	14
170503307		80 May Street	Fairfield	3	2/0	1		1969	1,229	\$360.05	\$440,000	\$442,500	100.57	49
170513218		628 Katona Drive	Fairfield	3	2/1	1		1967	1,816	\$258.81	\$480,000	\$470,000	97.92	12
170492691		1346 Stratfield Road	Fairfield	3	1/1	1		1929	1,217	\$394.41	\$499,000	\$480,000	96.19	112
170494605		108 Oakwood Drive	Fairfield	3	1/0	1		1948	1,199	\$404.50	\$495,000	\$485,000	97.98	22
170510793		294 Marlborough Terrace	Fairfield	3	2/0	1		1958	1,304	\$373.47	\$469,000	\$487,000	103.84	20
170487203		54 Benedict Avenue	Fairfield	4	1/1	1		1950	1,977	\$248.86	\$525,000	\$492,000	93.71	81
170505199		142 Adelaide Street	Fairfield	3	1/1	1		1970	1,074	\$488.83	\$499,900	\$525,000	105.02	10
170510545		110 Fieldcrest Road	Fairfield	3	3/0	0		1952	1,678	\$336.71	\$539,900	\$565,000	104.65	19
170502863		1029 Fairfield Woods Road	Fairfield	2	2/0	2		1935	1,315	\$437.26	\$515,000	\$575,000	111.65	83
170502380		85 Louvain Street	Fairfield	3	2/0	1		1946	1,594	\$362.92	\$549,900	\$578,500	105.20	20
170491648		89 Bennett Street	Fairfield	3	1/1	1		1956	1,320	\$446.97	\$525,000	\$590,000	112.38	80
170497982		198 Blaine Street	Fairfield	3	2/0	1		1956	1,360	\$441.18	\$619,000	\$600,000	96.93	96
170512206		48 Highlawn Road	Fairfield	3	2/0	1		1943	1,523	\$413.66	\$599,000	\$630,000	105.18	45
170501280		145 Saxonwood Road	Fairfield	3	2/0	2		1970	2,112	\$321.97	\$699,000	\$680,000	97.28	27
170500678		201 Old Spring Road	Fairfield	3	1/1	2		1928	1,526	\$461.99	\$749,000	\$705,000	94.13	68
170510785		332 South Street	Fairfield	3	1/1	1		1948	1,409	\$500.35	\$795,000	\$705,000	88.68	32
170511691		45 Phye Road	Fairfield	4	2/1	2		1969	1,986	\$378.15	\$699,000	\$751,000	107.44	21
170524581		286 South Benson Road	Fairfield	4	2/0	2		1942	1,785	\$439.22	\$784,000	\$784,000	100.00	4
170515247		101 High Meadow Road	Fairfield	3	2/0	2		1952	1,364	\$579.18	\$719,000	\$790,000	109.87	14
170506581		136 Orchard Hill Lane	Fairfield	4	2/1	2		1960	1,816	\$446.04	\$829,000	\$810,000	97.71	14
170508046		329 Fairview Avenue	Fairfield	4	2/1	1		1926	2,460	\$335.37	\$859,000	\$825,000	96.04	58
170511269		90 Fernclyff Road	Fairfield	4	3/0	1		1953	2,015	\$414.39	\$825,000	\$835,000	101.21	14
170496256		186 Samp Mortar Drive	Fairfield	4	2/1	1		1952	2,549	\$334.75	\$900,000	\$853,275	94.81	43
170503191		55 Barton Road	Fairfield	4	2/1	1		1968	1,940	\$463.92	\$865,000	\$900,000	104.05	7
170503550		1569 Brookside Drive	Fairfield	3	2/1	2		1957	2,202	\$413.26	\$825,500	\$910,000	110.24	53

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MLS #	Area	Address	City	# Bed	# Bth	# Gar Spc	Yr Blt	SFABvGr	\$/SqFt	List Price	Sold Price	SP%LP	CDOM
170502353		171 Woody Lane	Fairfield	4	2/1	2	1963	2,418	\$378.41	\$889,000	\$915,000	102.92	92
170489756		170 Middlebrook Drive	Fairfield	4	3/0	2	1942	1,996	\$465.93	\$949,000	\$930,000	98.00	40
170496370		598 Rock Ridge Road	Fairfield	4	3/1	2	1964	2,044	\$464.77	\$899,900	\$950,000	105.57	20
170493620		868 South Pine Creek Road #868	Fairfield	3	2/1	1	2005	2,448	\$428.92	\$1,050,000	\$1,050,000	100.00	11
170449219		56 Rugby Road	Fairfield	4	3/0	2	2021	1,840	\$575.22	\$999,000	\$1,058,407	105.95	99
170501534		2 Hickory Lane	Fairfield	3	2/1	2	1952	2,328	\$493.99	\$875,000	\$1,150,000	131.43	16
170495806		2268 Fairfield Beach Road	Fairfield	3	1/1	4	1934	1,293	\$890.18	\$999,000	\$1,151,000	115.22	11
170512082		425 Half Mile Road	Fairfield	4	2/1	2	1974	2,405	\$494.80	\$1,150,000	\$1,190,000	103.48	4
170506741		360 Old Post Road	Fairfield	3	2/1	2	1940	2,500	\$478.00	\$1,195,000	\$1,195,000	100.00	85
170500036		131 Toilsome Hill Road	Fairfield	4	3/1	2	1940	3,407	\$351.92	\$1,199,000	\$1,199,000	100.00	147
170511386		340 Old Mill Road	Fairfield	3	2/1	2	1947	2,083	\$604.90	\$1,260,000	\$1,260,000	100.00	30
170516747		197 Judson Road	Fairfield	4	3/0	2	1946	2,809	\$454.25	\$1,295,000	\$1,276,000	98.53	27
170480977		1033 Reef Road	Fairfield	4	3/0	2	2019	1,928	\$700.21	\$1,499,000	\$1,350,000	90.06	67
170481013		1039 Reef Road	Fairfield	4	3/0	2	2019	1,928	\$700.21	\$1,499,000	\$1,350,000	90.06	66
170505167		508 Cornell Road	Fairfield	4	3/1	2	2020	3,413	\$397.30	\$1,299,000	\$1,356,000	104.39	12
170498166		257 Rowland Road	Fairfield	4	2/1	3	1928	2,557	\$537.74	\$1,395,000	\$1,375,000	98.57	38
170481817		714 Valley Road	Fairfield	4	3/1	2	1949	3,800	\$365.79	\$1,250,000	\$1,390,000	111.20	69
170509307		315 Acorn Lane	Fairfield	4	3/1	2	1995	3,551	\$430.30	\$1,449,000	\$1,528,000	105.45	16
170503630		457 Merwins Lane	Fairfield	4	4/1	4	1984	4,049	\$386.52	\$1,550,000	\$1,565,000	100.97	8
170480309		3920 Redding Road	Fairfield	5	3/2	3	2005	5,227	\$306.10	\$1,695,000	\$1,600,000	94.40	130
170508890		282 James Street	Fairfield	4	3/1	2	2015	3,896	\$462.01	\$1,579,000	\$1,800,000	114.00	5
170513517		127 Oldfield Road	Fairfield	5	5/1	2	1907	4,197	\$433.64	\$1,799,000	\$1,820,000	101.17	56
170477618		500 Old Academy Road	Fairfield	4	4/1	3	1982	4,897	\$377.78	\$2,300,000	\$1,850,000	80.43	113
170510413		456 Hillside Road	Fairfield	4	5/1	3	1998	6,773	\$313.75	\$2,195,000	\$2,125,000	96.81	29
170442019		799 Verna Hill Road	Fairfield	5	3/1	2	1957	5,749	\$391.37	\$2,250,000	\$2,250,000	100.00	235
<b># LISTINGS:</b>	<b>55</b>	<b>Medians:</b>	4	2/1	2	1953	1,977	\$413.66	\$859,000	<b>\$853,275</b>	100.00	<b>32</b>	
		<b>Minimums:</b>	2	1/0	0	1907	950	\$248.86	\$315,000	\$320,000	80.43	4	
		<b>Maximums:</b>	5	5/2	4	2021	6,773	\$890.18	\$2,300,000	\$2,250,000	131.43	235	
		<b>Averages:</b>	4	2/1	2	1960	2,311	\$427.21	\$956,598	\$962,360	<b>101.42</b>	49	

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<b>Quick Statistics ( 55 Listings Total )</b>				
	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$315,000	\$2,300,000	\$956,598	\$859,000
<b>Sold Price</b>	\$320,000	\$2,250,000	\$962,360	\$853,275