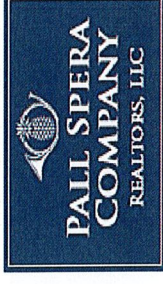


DUC = days under contract
DOM = days on market
LP to AV= List Price as % of Assessed Value
SP to LP= Sell Price as % of List Price
SP to AV= Sell Price as % of Assessed Value

Waterbury Single Family Listings & Sales

List Price: \$400,000 - \$700,000
Sales Since October 6, 2016



Subject Property: 581 Loomis Highlands

Peter D. Meyer

\$461,000

Assessment:

Status	MLS	Street Address	Town	Year Built	BR	BA	Acres	SQ Ft	List \$	Sell \$	Assessed	Sell Date	DUC	DOM	SP \$/SQ Ft	LP to AV	SP to LP	SP to AV
Active	4691080	66 S. Harvey Farm	Waterbury	1998	3	3	0.79	2244	\$449,000		\$427,700	12/30/1899		1	-	4.98%		
Active	4673086	26 Carrie	Waterbury	0	3	4	1	2230	\$465,000		\$154,400	12/30/1899		116	-			
Active	4689959	1006 Perry Hill	Waterbury	1983	3	3	13.8	2215	\$495,000		\$489,000	12/30/1899		7	-	1.23%		
Active	4644447	1756 Perry Hill	Waterbury	1965	4	2	13.3	2465	\$585,000		\$498,900	12/30/1899		313	-	17.26%		
Active	4650403	664 Ruby Raymond	Waterbury	1994	3	3	10.3	2764	\$595,000		\$588,000	12/30/1899		283	-	1.19%		
Active	4686156	185 West Pinnacle Ridge	Waterbury	2004	4	4	2	6782	\$660,000		\$598,400	12/30/1899		26	-	10.29%		
																6.99%		
									\$2,784,000		\$2,602,000					6.99%		
Closed	4467917	164 Carrie	Waterbury	0	3	3	0.19	1616	\$360,000	\$475,000	\$154,400	5/3/2018	417	832	294			
Closed	4469037	50 Carrie Lane	Waterbury	0	4	3	0.18	1620	\$365,000	\$457,000	\$154,400	12/28/2017	51	699	282			
Closed	4467904	Lot 25 Carrie Lane/Waterbury Commons	Waterbury	0	3	3	0.15	1620	\$370,000	\$405,000	\$154,400	6/30/2017	155	525	250			
Closed	4646667	610 Ripley	Waterbury	2002	3	2	6.23	2930	\$410,000	\$410,000	\$429,900	9/29/2017	64	79	140	53.52%	-37.88%	-4.63%
Closed	4637104	353 Upland Mowing	Waterbury	2001	3	3	5.29	2483	\$425,000	\$425,000	\$409,500	7/21/2017	54	54	171	3.79%	0.00%	3.79%
Closed	4609824	87 West Harvey Farm RD	Waterbury	1998	4	5	1.51	2882	\$429,000	\$426,000	\$422,300	10/2/2017	55	314	148	1.59%	-0.70%	0.88%
Closed	4634032	60 North Harvey Farm	Waterbury	2003	3	3	1.17	2096	\$447,000	\$433,000	\$398,600	7/21/2017	51	70	207	12.14%	-3.13%	8.63%
Closed	4504545	1211 Guptil Rd	Waterbury	1875	4	3	13	3012	\$449,900	\$449,900	\$376,200	10/6/2016	71	83	149	19.59%	0.00%	19.59%
Closed	4617256	96 Brookside	Waterbury	1994	3	3	5.28	2784	\$449,900	\$431,000	\$423,900	5/1/2017	61	82	155	6.13%	-4.20%	1.67%
Closed	4466913	265 Wildflower	Waterbury	2001	3	2	3.18	2995	\$470,000	\$445,000	\$424,800	6/9/2017	50	518	149	10.64%	-5.32%	4.76%
Closed	4651884	1033 Loomis Hill	Waterbury	2006	3	3	0.8	3320	\$485,000	\$475,000	\$403,000	3/30/2018	41	236	143	20.35%	-2.06%	17.87%
Closed	4647395	213 Kneeland Hill	Waterbury	1988	4	3	5	3388	\$499,000	\$476,000	\$521,000	11/1/2017	62	110	140	-4.22%	-4.61%	-8.64%
Closed	4382502	460 Ring Road	Waterbury	2002	4	5	5	3502	\$550,000	\$520,000	\$531,000	12/9/2016	99	826	148	3.58%	-5.45%	-2.07%
Closed	4432776	119 Pinnacle Point	Waterbury	1990	4	5	2.83	5228	\$589,000	\$595,000	\$665,600	12/9/2016	32	536	114	-11.51%	1.02%	-10.61%
Closed	4611424	74 North Pinnacle	Waterbury	1988	4	5	3.35	4518	\$600,000	\$570,000	\$614,000	10/26/2017	42	321	126	-2.28%	-5.00%	-7.17%
Closed	4414067	30 W. Harvey Farm	Waterbury	1999	4	5	1.02	4766	\$609,000	\$609,000	\$620,000	9/21/2017	45	888	128	-1.77%	0.00%	-1.77%
Closed	4508281	1240 Maggies Way	Waterbury	1999	4	3	10.6	3608	\$625,000	\$580,000	\$649,500	2/24/2017	135	204	161	-3.77%	-7.20%	-10.70%
Closed	4645035	45 45 High Birches	Waterbury	1981	4	3	20.6	4624	\$649,000	\$595,000	\$695,000	1/26/2018	36	213	129	-6.62%	-8.32%	-14.39%
Closed	4652511	833 Shaw Mansion	Waterbury	1999	4	4	10	3839	\$670,000	\$651,000	\$679,500	5/7/2018	25	273	170	-1.40%	-2.84%	-4.19%
Closed	4613008	225 West Pinnacle Ridge	Waterbury	2003	4	5	3.03	4880	\$689,900	\$662,500	\$649,800	3/27/2018	67	448	136	6.17%	-3.97%	1.95%
Closed	4647721	1240 Maggies	Waterbury	1999	4	3	5.12	3608	\$715,000	\$675,000	\$649,500	10/13/2017	29	91	187	10.08%	-5.59%	3.93%
																6.11%	-4.76%	-0.06%
									\$9,761,700	\$9,428,400	\$9,563,100					2.08%	-3.41%	-1.41%

Sales Search Criteria – 24 months

Prepared by: Roy Clark