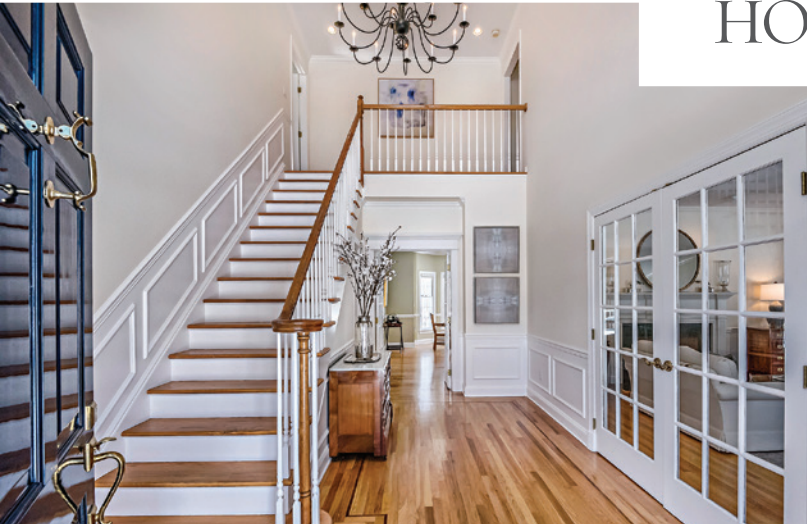




KARLA MURTAUGH
KM
HOMES



Welcome To Your New Home

Properties Sold By Karla Murtaugh Homes Already This Year*



95 Peaceable Street

6BR | 8/1 bath | 10,492 sq.ft. | 2.08 acres
Sold 02/2017 | \$3,100,000



99 Hickok Road

4BR | 3/2 bath | 5,252 sq.ft. | 2.31 acres
Sold 01/2017 | \$1,550,000
(New Canaan)



258 West Mountain Road

5BR | 5/1 bath | 6,504 sq.ft. | 3.02 acres
Sold 01/2017 | \$1,232,500



68 Eleven Levels

4BR | 3/1 bath | 4,631 sq.ft. | 1.25 acres
Sold 03/2017 | \$1,105,000



134 Remington Road

5BR | 5/1 bath | 4,419 sq.ft. | 1.16 acres
Sold 02/2017 | \$950,000



33 Deer Run

2BR | 1 bath | 832 sq.ft. | 0.49 acres
Sold 02/2017 | \$617,500
(New Fairfield)



39 North Valley Road

4BR | 3 bath | 3,408 sq.ft. | 2.01 acres
Sold 02/2017 | \$490,000

*Karla Murtaugh Homes represented the buyer, the seller or both in the transaction

Our Team Knows How To Get It Done

Properties Under Agreement With Karla Murtaugh Homes In Q1 2017 Alone*

Ridgebury	6BR	4/1 bath	4,629 sq.ft.	3.25 acres	List Price	\$1,149,000
South Ridgefield	5BR	4/1 bath	4,505 sq.ft.	2.65 acres	List Price	\$1,045,000
South Ridgefield	4BR	3/1 bath	4,204 sq.ft.	2.75 acres	List Price	\$799,000
South Ridgefield	3BR	2 bath	1,908 sq.ft.	1.00 acres	List Price	\$589,900
In Town	3BR	2/1 bath	1,669 sq.ft.	1.67 acres	List Price	\$585,000
Ridgebury	4BR	3/1 bath	3,107 sq.ft.	1.02 acres	List Price	\$508,000
In Town Condo	2BR	2 bath	1,444 sq.ft.	condo	List Price	\$275,000

Properties Under Contract With Karla Murtaugh Homes In Q1 2017 Alone*



174 Branchville Road

6BR | 6/3 bath | 9,751 sq.ft. | 2.76 acres
List Price \$3,300,000



500 Main Street #5

3BR | 3/1 bath | 3,800 sq.ft. | condo
List Price \$1,990,000



500 Main Street #11 & #15

3BR | 3/1 bath | 2,890 sq.ft. | condo
List Price \$1,300,000



33 Indian Cave Road

4BR | 2/1 bath | 2,578 sq.ft. | 1.02 acres
List Price \$725,000

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Ridgefield Market Snapshot

Overall, the first quarter of 2017 has shown strong unit sales with 72 properties sold already this year. This exceeds the 68 properties sold in Q1 of 2016. There are also 48 properties under contract, surpassing last year by more than 50%, and 59 properties under deposit – a more than 40% increase over 2016. Market inventory is decreased with only 239 properties currently for sale. This is approximately 8% less than during the same time last year. As the weather warms and trees bloom, we expect this number to rise. The median sales price for combined single family homes and condominiums currently sits at \$583,875, while at the end of 2016 the median sales price was \$610,000. While this represents a drop of 4%, we expect to see an uptick in this market with the influx of a large buyer pool coupled with creeping mortgage rates and a continued strong economy.

Q1 2017 Ridgefield Market Snapshot By Price

Price Range	Active	Under Deposit	Under Contract	Sold
\$0 - \$499,999	36	17	12	22
\$500,00 - \$599,999	19	16	10	16
\$600,000 - \$699,999	19	8	4	8
\$700,000 - \$799,999	21	4	5	8
\$800,000 - \$899,999	26	7	8	3
\$900,000 - \$999,999	20	2	1	4
\$1,000,000 - \$1,249,000	28	3	3	8
\$1,250,000 - \$1,499,999	28	1	4	2
\$1,500,000 - \$1,749,999	10	0	0	0
\$1,750,000 - \$1,999,999	12	0	1	0
\$2,000,000 - \$2,999,999	14	0	0	0
\$3,000,000 +	6	1	0	1
TOTAL	239	59	48	72

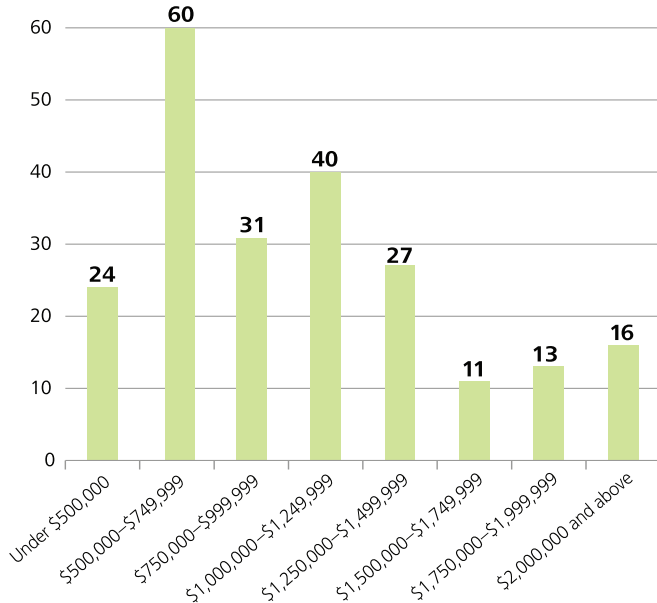
All info is based on data supplied by the Consolidated MLS.
Data accuracy cannot be guaranteed and also may not reflect all real estate activity in the market.

Please disregard this offer if your property is currently listed with a real estate broker.
It is not our intention to solicit the offerings of other real estate brokers.



By The Numbers

In 2012-2017 Karla Murtaugh Homes Sold \$272 Million Worth Of Property



Number Of Homes Sold By Price Category
Karla Murtaugh Homes 2012-2017 YTD*

*Karla Murtaugh Homes represented the buyer, the seller or both in the transaction

Results You Deserve

2016 Year-At-A-Glance

Equal representation of buyers and sellers at all price points

Total of 53 transactions

Represented properties ranging in price from a \$280,000 condominium to a \$13.6 million estate

Co-brokered the highest sale ever recorded in Redding for the largest private parcel sold in Fairfield County at 300 acres

Represented Millstone Farm in Wilton, which was the highest sale recorded in Wilton since 2013

Had the highest average sale price at \$1,070,109 when compared to other top Ridgefield agents

Recognized six times as a Five Star Agent for superior customer service

Continually recognized as a Christie's International Luxury Specialist

Integrity. Knowledge. Authenticity.

As a top-ranked Realtor® year after year, I know it takes strong negotiating skills, tech savvy and a proactive approach to generate real results. If you are thinking of selling, our team provides a level of detail and marketing expertise that far exceeds the competition. And if you're a buyer, our unsurpassed experience and market knowledge will guide you to the perfect home. The exceptional level of customer service we provide coupled with a forward-thinking approach will keep you ahead of the curve.

Studies Show That Mid May Is The
Optimal Time To Buy Or Sell. Are You Ready?

To learn more about my exceptional service
or search for properties visit
www.KarlaMurtaugh.com
or call 203.856.5534

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