

# Linda DeLucia's Listings

## 48 East Farm Lane Ridgefield

Amazing 5 bedroom custom colonial in Farmingville area on cul-de-sac. Top of the line updates throughout.

**\$1,450,000**



## 53 Flax Hill Road Brookfield

Great house in great neighborhood. 4 bedrooms, huge finished lower level. Many updates.

**\$475,000**



## 6 Dorset Lane Brookfield

What A Buy!  
4 bedroom, 4 bath, 4 acres.  
Immaculate condition  
Excellent location.

**\$519,000**



*Linda DeLucia*  
REAL ESTATE ASSOCIATES

246 Federal Road • Suite B-23 • Brookfield, CT



U.S. POSTAGE  
PAID  
NEWTOWN, CT  
PERMIT NO 20  
ZIP CODE 06476

Return Service Requested

## LOCAL MARKET INFORMATION AT YOUR FINGERTIPS—FREE!

I would like to offer you a FREE registration on Listingbook, the newest web based tool to find your dream home, watch your competition or just keep up with local market information. It's easy! Just register yourself at [www.LindaDeLucia.com](http://www.LindaDeLucia.com) or call me @ 203-240-6115

### Listingbook Features

- Real Time Market Information Updated Every 30 minutes
- Sellers Can See How Many Buyers Have Viewed Their Home
- Watch Your Favorite Properties For Status Changes
- Linked Directly To The MLS





## 2008 LOCAL REAL ESTATE STATISTICS\*

Single Family Homes Sold:	2008	2007	% Change
Brookfield	163	158	3.2
New Milford	210	291	-27.8
Newtown	228	346	-34.1
Bethel	115	126	-8.7
Median Sales Price:	2008	2007	% Change
Brookfield	\$419,500	\$455,000	-7.8
New Milford	\$343,750	\$360,000	-4.5
Newtown	\$463,000	\$500,561	-7.5
Bethel	\$363,250	\$390,000	-6.9
*Statistics Provided by CMLS			

## 30 DAY MARKET SNAPSHOT

New Listings	Price
10 Freddy's Lane	\$299,000
20 Mist Hill Dr	\$319,900
2 Oak Lane	\$365,000
53 Flax Hill Road	\$475,000
55 Meadow Brook	\$475,000
1 Greenknoll Drive	\$529,000
24 Brookfield Meadows	\$532,000
47A Pocono Ridge Rd	\$550,000
6 Summer Pasture Ln	\$569,900
83 Long Meadow Hill Rd	\$575,000
19 Nature Lane	\$759,900

Solds	List Price	Sale Price
15 Allen Rd	\$238,900	\$228,500
12 Bayview Drive	\$296,900	\$260,000
26 Longview Drive	\$290,000	\$277,000
97 Kellogg Street	\$364,000	\$340,000
15 Squire Ct	\$499,000	\$495,000

### MARK YOUR CALENDAR

**CT Flower & Garden Show**  
**Connecticut Convention Ctr.**  
 February 19-22

**Bald Eagle Viewing**  
**Shepaug Dam, Southbury**  
 Thru March 15  
 Reservations 800-368-8954

**Daylight Savings**  
 March 8

**Brookfield Chamber of**  
**Commerce Dinner Dance**  
 Candlewood Inn  
 March 14

**1st Annual Brookfield**  
**Film Festival**  
 April 3-5

### REFINANCING?

Historically low interest rates  
 are creating great opportunities  
 for homeowners!

Call me @ 203-240-6115  
 for a free Market Analysis of  
 your home.



### DID YOU KNOW?

To clean a computer  
 keyboard, run the sticky side of a  
 post-it note between the keys to  
 collect crumbs and bits of lint.



## Think Spring!

For Lawn Service Or  
 Spring Clean Up

Call Joe Genovese  
 @ J & G Lawn Service  
 203-948-7872

Have something you'd like to include  
 in this publication? E-mail Linda at:  
 Linda@LindaDeLucia.com



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 If you have a brokerage relationship with another agency, this is not intended as a solicitation.  
 All information deemed reliable but not guaranteed.

