

Size and Location

Community	Coastal	Type	Population	Area	Distance to NYC
Bethel		Town	18,000	17 Sq Miles	60 Miles
Bridgeport	Yes	Large City	145,000	18 Sq Miles	55 Miles
Brookfield		Town	15,000	20 Sq Miles	65 Miles
Danbury		City	74,000	44 Sq Miles	65 Miles
Darien	Yes	Town	19,000	15 Sq Miles	38 Miles
Easton		Small Town	7,000	29 Sq Miles	55 Miles
Fairfield	Yes	City	57,000	30 Sq Miles	50 Miles
Greenwich	Yes	City	61,000	48 Sq Miles	28 Miles
Monroe		Town	19,000	26 Sq Miles	60 Miles
New Canaan		Town	19,000	22 Sq Miles	42 Miles
New Fairfield		Town	14,000	25 Sq Miles	70 Miles
Newtown		Small City	21,000	60 Sq Miles	75 Miles
Norwalk	Yes	City	83,000	27 Sq Miles	50 Miles
Redding		Small Town	8,000	32 Sq Miles	55 Miles
Ridgefield		Small City	23,000	34 Sq Miles	55 Miles
Shelton		Small City	38,000	31 Sq Miles	65 Miles
Sherman		Village	4,000	24 Sq Miles	75 Miles
Stamford	Yes	Large City	117,000	40 Sq Miles	30 Miles
Stratford	Yes	Small City	50,000	19 Sq Miles	60 Miles
Trumbull		Small City	34,000	24 Sq Miles	60 Miles
Westport	Yes	Small City	25,000	22 Sq Miles	40 Miles
Weston		Small Town	10,000	21 Sq Miles	55 Miles
Wilton		Town	17,000	27 Sq Miles	50 Miles

Real Estate

Community	Price Range of Single Family Homes	Median Sales Price	# of Sales in 2002	Mill Rate	Median Household Income
Bethel	\$243,000–\$2,800,000	\$275,000	453	24.55	\$87,970
Bridgeport	\$53,000–\$1,000,000	\$147,000	2,650	55.20	\$45,768
Brookfield	\$274,000–\$1,500,000	\$333,000	438	21.87	\$99,484
Danbury	\$159,000–\$1,700,000+	\$289,000	1,718	24.29	\$72,268
Darien	\$435,000–\$14,000,000+	\$821,000	441	16.00	\$168,837
Easton	\$400,000–\$2,500,000	\$585,000	135	21.65	\$134,592
Fairfield	\$215,000–\$14,000,000	\$436,500	1,300	21.50	\$93,002
Greenwich	\$500,000–\$25,000,000+	\$956,000	1,243	10.746	\$109,214
Monroe	\$200,000–\$950,000	\$340,000	422	30.58	\$98,902
New Canaan	\$550,000–\$7,000,000+	\$1,020,000	443	13.99	\$161,464
New Fairfield	\$150,000–\$3,500,000	\$296,450	349	27.60	\$105,977
Newtown	\$140,000–\$1,900,000	\$367,900	851	23.40	\$101,770
Norwalk	\$255,000–\$5,100,000	\$376,000	1,646	28.97	\$81,618
Redding	\$339,000–\$7,500,000	\$519,250	251	21.25	\$140,815
Ridgefield	\$315,000–\$4,200,000	\$575,000	664	20.77	\$136,600
Shelton	\$170,000–\$800,000	\$275,500	879	20.89	\$82,984
Sherman	\$200,000–\$3,500,000	\$440,000	122	21.00	\$111,913
Stamford	\$300,000–\$5,000,000+	\$455,000	2,233	28.68	\$79,357
Stratford	\$130,000–\$1,200,000	\$210,000	1,115	36.44	\$67,233
Trumbull	\$245,000–\$1,450,000	\$331,000	655	27.57	\$99,985
Westport	\$275,000–\$15,000,000+	\$745,000	586	20.10	\$151,681
Weston	\$315,000–\$7,000,000+	\$752,500	253	25.00	\$194,989
Wilton	\$350,000–\$7,000,000+	\$660,000	362	20.10	\$154,284

Mill Rate: The tax rate for real estate is usually expressed in mills. A mill is equivalent to dollars of tax per thousand dollars (\$.001) of taxable value. Each municipality sets its own mill rate. Some municipalities also have different mill rates for different districts, as well as for school, water and sewer taxes. To obtain the tax for a property, divide the taxable value by one thousand and multiple this by the mill rate. (Median Sales and # of Sales based on the 2002 *Commercial Record* survey)