

# Barbara Cleary's Realty Guild

6 South Ave. New Canaan

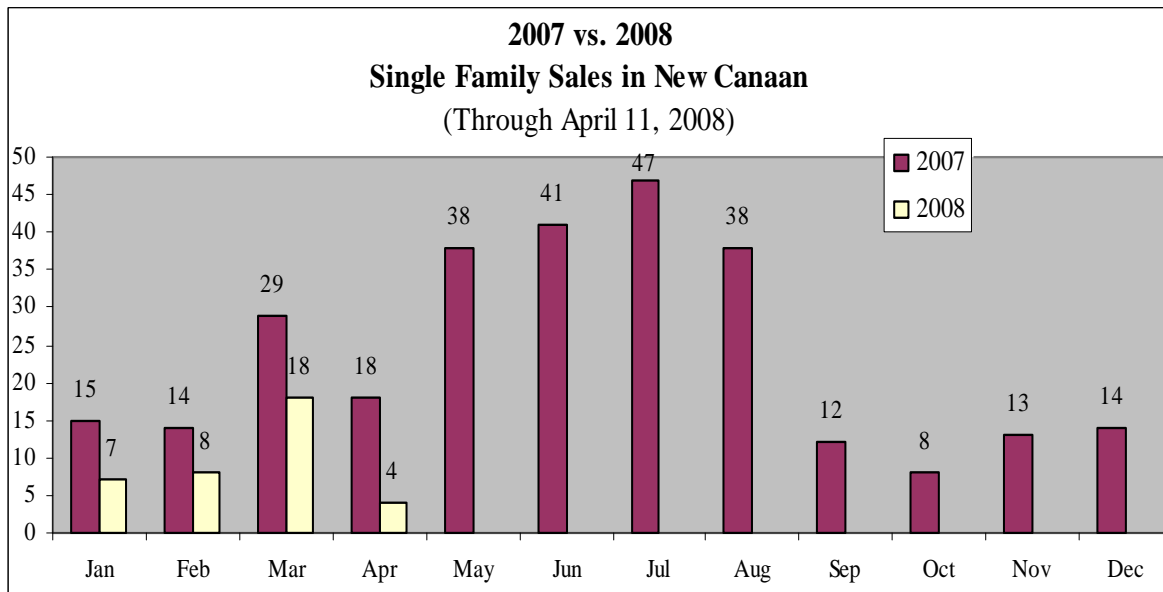
203-966-7772

NewCanaanHomes.com

## The Weekly Report

### New Canaan Real Estate Sales Activity

#### March 31–April 11, 2008



### It's a Real Estate Miracle!

“Never before in our lifetime has there been the unique experience of low housing prices coupled with low mortgage rates,” said Barbara Corcoran, a regular real estate commentator on the Today Show, speaking to a group of realtors at an April 9 gathering. “It’s a real estate miracle!”

Corcoran was emphasizing how historically, when houses prices are low mortgage rates are high. Today’s market, with housing prices and mortgage rates both low, is the best buyers market we’ve ever seen.

#### Jumbo Mortgage Rate

(April 11, 2008)

5 Year	5.50%
7 Year	5.75%
10 year	6.125%

#### Conforming Mortgage Rate

5 Year	5.50%
30 Year Fixed	5.875%

#### 20% down payment

Per Citi Mortgage, Steve Moffat 203-249-7629



BARBARA CLEARY'S  
**REALTY  
GUILD**  
INCORPORATED

NewCanaanHomes.com

**CHRISTIE'S  
GREAT ESTATES**



Source: New Canaan Multiple Listing Service, March 31-April 11

## Closed Sales

Address	Selling Price	List Price	Acrs	Sq Ft	Year	Style	Bdrms	Bths	DOM
127 Frogtown Rd	\$1,975,000	\$2,099,000	2.17	4,338	1982	Contemp	3	3	79
20 Silvermine Rd	\$2,725,000	\$2,795,000	2.1	6,743	2007	Colonial	6	6	89
71 Amys Lane	\$2,818,000	\$2,925,000	2.02	7,800	1995	Colonial	6	5	262
243 South Avenue	\$4,700,000	\$4,700,000	.32	4,300	2008	Colonial	6	6	14

## Condos

Address	Selling Price	List Price	Sq Ft	Year	Bedrooms	Baths	DOM
181 South Ave #15	\$807,500	\$865,000	2,277	1974	4	2	141
53 Bank Street	\$855,000	\$879,000	1,600	1978	2	2	68

## Pending

Address	List Price	Acres	Sq Ft	Style	Year	Bedrooms	Baths
10 Heather Drive	\$1,095,000	2.41	1,752	Col Split	1959	4	2
17 Fieldcrest	\$1,150,000	.36	2,528	Col Split	1956	4	3
232 Jonathan Road	\$1,299,000	2.08	2,708	Colonial	1966	4	2
277 Country Club Road	\$1,549,000	3.24	3,341	Colonial	1956	3	3
199 West Hills Road	\$1,649,500	2.2	3,652	Other	1954	5	3
42 Mariomi Road	\$2,249,500	1.94	5,700	Colonial	2007	5	6
377 Ponus Ridge Road	\$2,295,000	2.	4,225	Cape Cod	1978	5	3
316 Turtleback Road	\$4,998,000	2.07	6,900	Colonial	2008	5	5
9 Rippowam Road	\$4,999,000	3.79	8,272	Other	1947	6	6

## Condos

Address	List Price	Sq Ft	Year	Bedrooms	Baths
81B Heritage Hill Road	\$400,000	1,053	1965	2	1

## Price Changes

Address	List Price	Prev Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
13 Summer Street	\$609,000	\$639,000	.21	1,533	1964	R. Ranch	3	1
36 Mortimer	\$767,500	\$789,000	.14	1,275	1925	Colonial	2	1
60 Old Stamford Rd	\$1,199,000	\$1,239,000	.37	2,004	1908	Colonial	3	2
113 Little Brook Road	\$1,349,000	\$1,419,000	2.14	3,602	1981	Colonial	4	2

(Continued)



203-966-7772  
NewCanaanHomes.com

**CHRISTIE'S**  
**GREAT ESTATES**



Source: New Canaan Multiple Listing Service, March 31-April 11

## Price Changes (continued)

Address	List Price	Prev Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
728 Carter Street	\$1,429,000	\$1,485,000	2.02	3,963	1900	Colonial	4	2
198 West Hills Road	\$1,595,000	\$1,625,000	2.17	2,452	1956	Ranch	5	4
68 Sherwood Lane	\$1,750,000	\$1,795,000	2.16	3,415	1964	Colonial	5	3
102 Rocky Brook Road	\$1,995,000	\$2,175,000	2.15	4,587	2001	Colonial	5	5
290 Lapham Road	\$1,999,999	\$2,150,000	2.07	4,640	1973	Colonial	5	4
392 South Avenue	\$2,099,000	\$2,175,000	.56	3,503	1928	Colonial	5	3
22 Ponus Ridge Road	\$2,350,000	\$2,425,000	1.	4,816	1994	Colonial	5	5
93 Harrison Avenue	\$2,625,000	\$2,750,000	.4	4,156	2007	Colonial	5	5
111 Hawks Hill Road	\$2,695,000	\$2,795,000	1.1	6,246	2006	Colonial	5	4
21 White Oak Shade	\$2,875,000	\$2,775,000	1.09	5,700	2008	Other	5	5
60 Bowery Road	\$2,895,000	\$2,900,000	1.62	5,000	2003	Colonial	6	5
42 Ferris Hill Rd	\$2,899,000	\$2,999,998	2.27	4,835	1938	Tudor	5	5
85 Thurton Drive	\$3,495,000	\$3,750,000	1.03	7,500	2008	Colonial	5	7
65 Parker's Glen	\$5,750,000	\$6,395,000	4.2	7,434	2006	Colonial	6	7

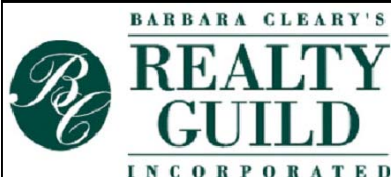
### Condos

Address	List Price	Previous Price	Sq Ft	Year	Bedrooms	Baths
96 C East Avenue	\$749,900	\$767,500	1,493	1970	3	2
179 South Avenue #11	\$771,000	\$795,000	1,785	1974	3	2
109 Forest Street Unit# 6	\$795,000	\$825,000	2,774	1983	3	2

## New Listings

Address	List Price	Acres	Sq Ft	Year	Style	Bedrooms	Baths
71 Rocky Brook Road	\$969,000	2.45	2,404	1964	Colonial	5	2
85 Douglas Road	\$1,115,000	.26	2,110	1950	Colonial	4	3
39 GRACE STREET	\$1,250,000	.3	2,168	1998	Colonial	3	2
155 Field Crest Road	\$1,250,000	.33	2,290	1959	Colonial	4	2
200 White Oak Shade Rd	\$1,289,000	1.05	2,048	1851	Colonial	4	2
32 Colonial Road	\$1,295,000	2.55	3,100	1956	Col Split	5	3
53 Fitch Lane	\$1,575,000	2.15	4,950	1982	Contemp	4	3
171 Benedict Hill Road	\$1,649,000	4.04	3,498	1981	Colonial	4	2
2 Sleepy Hollow Road	\$1,695,000	2.62	5,188	1981	Contemp	4	3
213 Ponus Ridge	\$1,699,000	2.34	2,782	1973	Ranch	5	4

(Continued)



203-966-7772  
NewCanaanHomes.com

**CHRISTIE'S  
GREAT ESTATES**



Source: New Canaan Multiple Listing Service, March 31-April 11

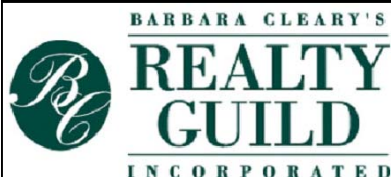
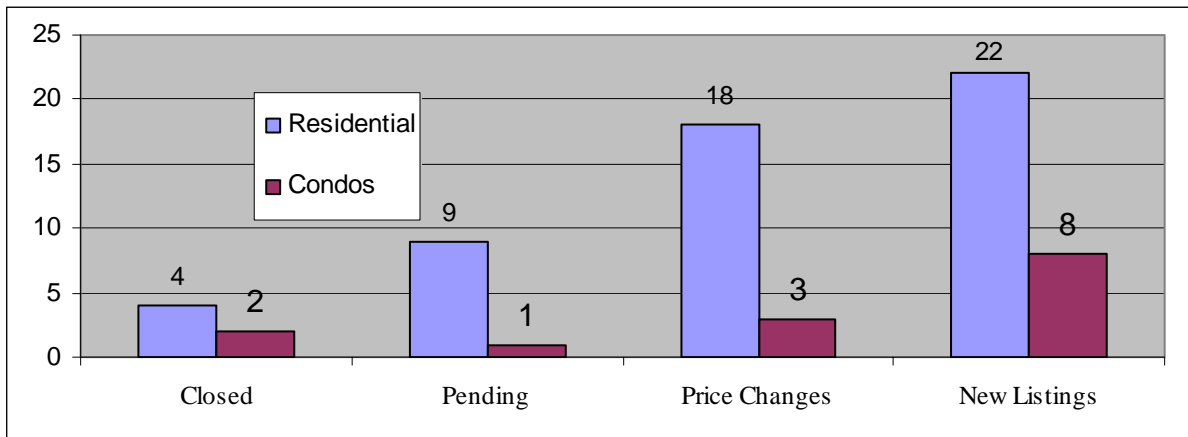
## New Listings (Continued)

Address	List Price	Acres	Sq Ft	Year	Style	Bedrooms	Baths
255 Marvin Ridge Road	\$1,825,000	2.8	4,261	1987	Colonial	4	4
322 Main Street	\$2,095,000	.43	4,050	1911	Colonial	5	3
113 Oenoke Lane	\$2,795,000	1.21	4,378	1961	Colonial	5	4
222 White Oak Shade	\$2,799,000	1.86	5,104	2001	Colonial	5	4
214 Talmadge Hill Road	\$2,799,000	3.3	6,000	2007	Colonial	6	5
21 White Oak Shade	\$2,875,000	1.09	5,700	2008	Other	5	5
54 Comstock Hill	\$2,875,000	3.2	4,402	1923	Other	5	5
15 Selleck Place	\$3,295,000	.34	4,000	2008	Colonial	5	5
48 Mariomi Road	\$3,350,000	1.22	4,916	2005	Federal	5	5
362 South Avenue	\$4,695,000	.6	4,912	2006	Colonial	5	5
107 Dunning Road	\$5,250,000	2.52	7,746	2001	Colonial	5	4
544 Oenoke Ridge Road	\$13,900,000	6.25	18,500	1929	Other	8	9

## Condos

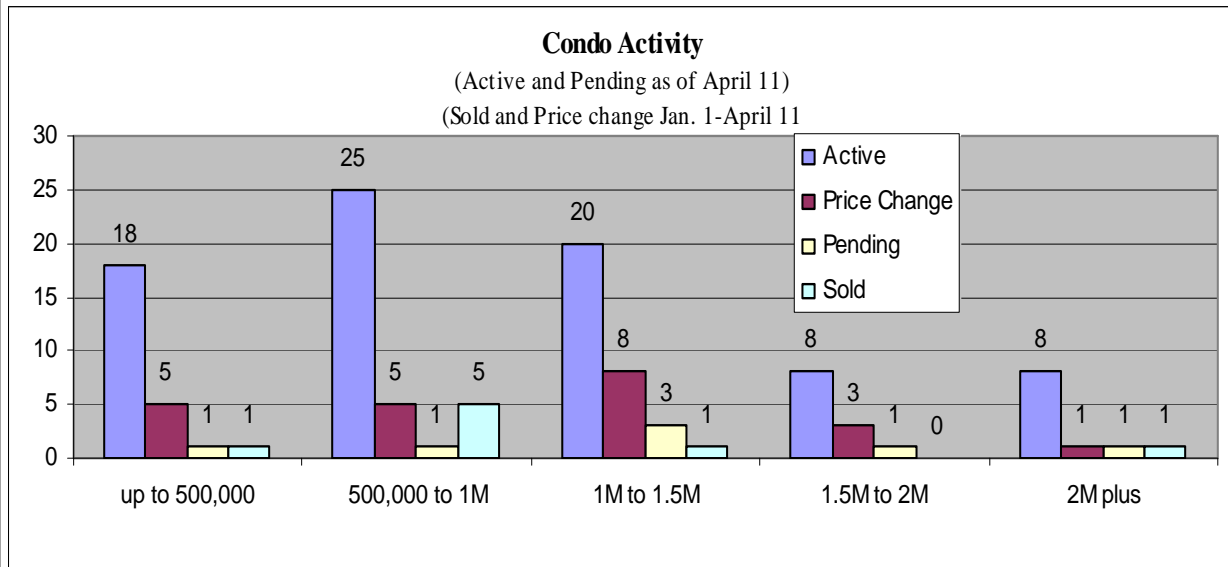
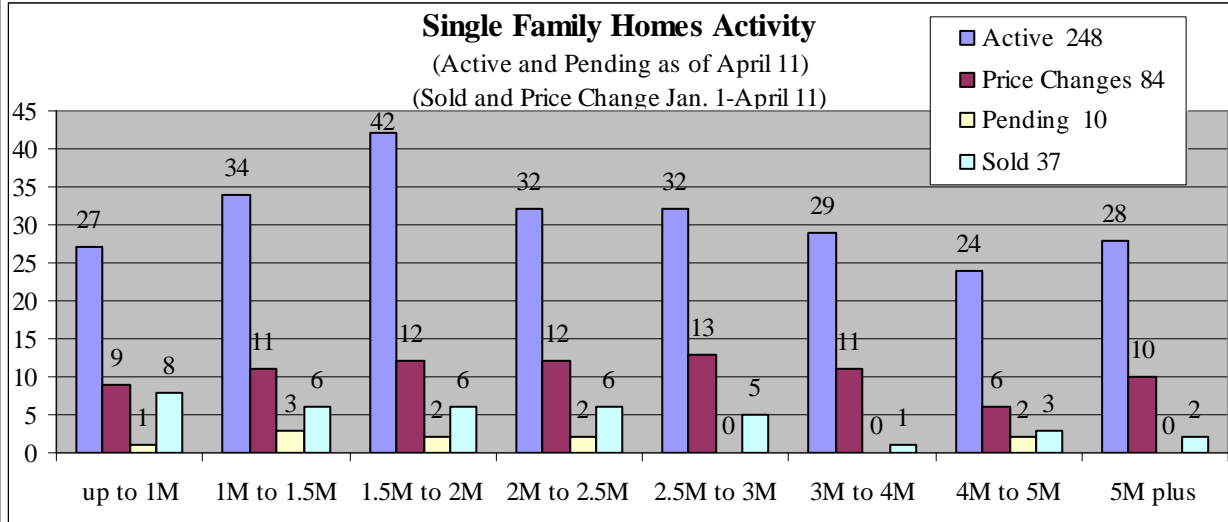
Address	List Price	Sq Ft	Year	Bedrooms	Baths
208 Park Street	\$299,900	698	1956	1	1
24 ST. JOHN PLACE	\$495,000	1,263	1910	2	1
101 Heritage Hill Road	\$539,000	1,120	1965	2	1
126 Heritage Hill Road	\$599,000	1,280	1965	3	2
168B Summer Street	\$695,000	1,811	1970	3	2
312 Elm St., Unit #25	\$1,295,000	2,170	1973	3	2
19 Oak Street	\$2,179,000	3,100	2008	3	5
21 Oak Street	\$2,179,000	3,100	2008	3	5

## Activity Recap: March 31-April 11, 2008



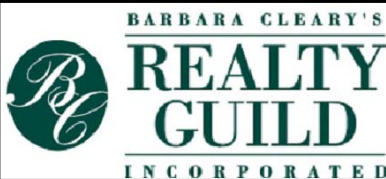
203-966-7772  
NewCanaanHomes.com

**CHRISTIE'S**  
**GREAT ESTATES**



**Did you know...Out of 248 Active Houses on the market:**

- 62 are new construction
- 50 have inground swimming pools
  - 12 have tennis courts
  - 14 have ponds
- 29 have wine cellars
- 8 have saunas



203-966-7772  
NewCanaanHomes.com

**CHRISTIE'S**  
**GREAT ESTATES**

# Barbara Cleary's Realty Guild

6 South Ave. New Canaan

203-966-7772

NewCanaanHomes.com



Are you considering buying a new property or  
selling your current property?

It would be our pleasure to offer you a consultation  
focusing on your home's market value.

We will share with you our team's insights  
and marketing expertise

To help you better understand your property's value  
in the market place.



NewCanaanHomes.com

**CHRISTIE'S**  
**GREAT ESTATES**