

Barbara Cleary's Realty Guild

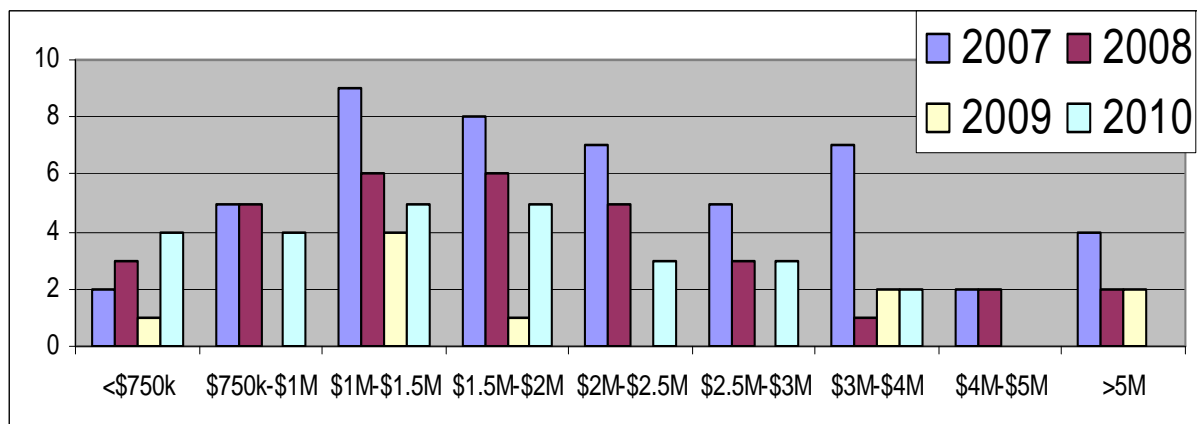
6 South Ave. New Canaan

203-966-7772

NewCanaanHomes.com

New Canaan Market Report New Canaan Real Estate: March 1-31, 2010

First Quarter Houses Sold, By Price, 2007-2010



The first quarter of 2010 had 26 house closings vs. just 10 in the same period of 2009, indicating a significant increase in activity this year. We are even seeing bidding wars for certain homes. The over \$4 million price point continues to be slow by historical standards, with no closings in the first quarter of 2010 and just 7 in all of 2009. However, activity continues to move up the price points. In the \$2.5-\$3Million range, there were 3 closings in the first quarter of 2010 as compared to just 4 in all of 2009

Expert Insights - James Crisp, Architect

When Considering a Kitchen Renovation...

A new kitchen can be one of the most dramatic changes to a home and a homeowner's lifestyle. The well-designed kitchen can be truly the heart of our home, where your family will eat breakfast, do homework, gather with friends and of course cook.

The layout of a kitchen is critical to its function. I apply the chicken rule to all of our kitchen designs. That is I imagine taking a chicken out of the refrigerator, washing it, preparing it to be cooked, then putting it in the oven to bake. Since I like vegetables with my baked chicken, that includes preparing
(Continued on page 7)



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Source: New Canaan Multiple Listing Service, March 1-31, 2010

March Houses Sold (10)

Street	Selling Price	List Price	%	Acres	Sq Ft	Style	bdrms	bths	DOM
945 Oenoke Ridge Rd.	\$3,815,000	\$3,875,000	-2%	5	4785	Barn	6	5	158
34 Brookwood Lane	\$3,200,000	\$3,499,000	-9%	2	6209	Colonial	5	4	528
82 Arrowhead Trail	\$2,275,000	\$2,395,000	-5%	2	4178	Colonial	5	4	45
498 Valley Road	\$1,637,500	\$1,699,000	-4%	2	3690	Colonial	4	4	150
198 North Wilton Road	\$1,450,000	\$1,595,000	-9%	4	4339	Colonial	5	5	366
226 Putnam Road	\$1,400,000	\$1,395,000	0%	1	2630	Ranch	4	3	253
17 Strawberry Hill Rd	\$850,000	\$999,900	-15%	1	3546	Colonial	4	3	65
45 Weeburn Drive	\$1,050,000	\$995,000	+6%	2	2891	Colonial	4	2	50
110 Forest Street	\$419,000	\$499,000	-16%	0	1261	Colonial	3	1	184
132 Seminary Street	\$275,000	\$299,000	-8%	0	972	Colonial	1	1	246

March Condos Sold (1)

Street	Selling Price	List Price	%	Sq Ft	Year	Bdrms	Baths	DOM
330 Elm Street #6	\$750,000	\$799,999	-6%	1300	1967	2	2	165

March Houses Pending (10)

Street	List Price	Acres	Sq Ft	Year	Style	Bedrooms	Baths
688 North Wilton Road	\$8,195,000	6	10442	1995	Colonial	6	7
430 Frogtown Road	\$3,325,000	3	7430	2000	Colonial	5	6
148 Lambert Road	\$3,295,000	2	5784	1979	Colonial	5	6
55 Dabney Road	\$1,895,000	1	3880	2010	Colonial	5	4
191 Marshall Ridge	\$1,699,999	1	4567	1978	Colonial	4	3
12 Ludlowe Rd	\$1,550,000	2	3723	1956	Colonial	5	4
60 Parting Brook	\$899,000	2	1749	1956	Col Split	4	3
108 Parish Road	\$835,000	1	2562	1957	Col Split	3	2
11 Garibaldi Lane	\$749,000	0	2204	1982	Contemp	4	4
9-11 East Maple	\$549,000	0	1764	1962	Colonial	4	2

March Condos Pending (1)

Street	Unit #	List Price	Sq Ft	Year	Style	Bedrooms	Full Baths
41 Bank Street	41	\$779,000	3520	1974	Ranch	2	3

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Source: New Canaan Multiple Listing Service, March 1-31, 2010

March Houses Price Changes (27)

Street Address	ListPrice	OriginalPrice	%	Sq. Ft.	Acres	Year	Style	Bdrms	Baths
58 Parker's Glen	\$6,995,000	\$7,399,000	5.5%	8870	2.02	2007	Colonial	6	7
22 Father Peter's Lane	\$4,850,000	\$5,400,000	10.2%	7154	6.93	1981	Modern	6	5
11 Skyview Lane	\$4,695,000	\$4,849,000	3.2%	7188	1.6	2008	Colonial	5	6
264 South Avenue	\$2,845,000	\$3,195,000	11.0%	4600	0.33	2009	Colonial	4	3
284 Hawks Hill Road	\$2,750,000	\$3,195,000	13.9%	6700	2.61	1993	Colonial	6	5
708 South Avenue	\$2,525,000	\$2,950,000	14.4%	7861	1.04	2004	Colonial	8	7
135 Comstock Hill Road	\$2,399,999	\$2,699,999	11.1%	2866	1.74	1845	Antique	4	3
32 Pocconock Trail	\$2,295,000	\$3,395,000	32.4%	4246	1.96	2008	Colonial	6	5
100 Toby's Lane	\$2,250,000	\$2,650,000	15.1%	4476	2.31	1955	Cape	4	3
4 Holmewood Lane	\$2,175,000	\$2,275,000	4.4%	3891	0.87	1929	Colonial	4	3
846 Oenoke Ridge Road	\$1,695,000	\$2,195,000	22.8%	3883	2.01	1950	Colonial	4	4
137 Old Kings Highway	\$1,595,000	\$1,645,000	3.0%	5500	0.3	2008	Colonial	4	4
171 Benedict Hill Road	\$1,425,000	\$1,497,000	4.8%	3498	4.04	1981	Colonial	4	2
11 Turning Mill	\$1,399,000	\$1,450,000	3.5%	3684	2.01	1983	Contemp	4	3
76 Laurel Road	\$1,369,000	\$1,429,000	4.2%	2340	2.65	1980	Contemp	3	3
82 Shagbark Drive	\$1,250,000	\$1,395,000	10.4%	3516	1	1979	Contemp	4	3
78 Birchwood Avenue	\$1,199,000	\$1,225,000	2.1%	2846	0.46	2005	Colonial	4	2
81 Evergreen	\$1,195,000	\$1,349,000	11.4%	3814	2.42	1957	Colonial	5	3
276 Park St.	\$949,000	\$1,100,000	13.7%	3100	0.38	1856	Colonial	5	3
985 New Norwalk Road	\$949,000	\$1,395,000	32.0%	3830	1.1	1993	Colonial	4	4
748 South Avenue	\$915,000	\$949,000	3.6%	2115	1	1956	Colonial	4	2
72 Garibaldi Lane	\$799,000	\$949,000	15.8%	2754	1.08	1953	Cape	3	3
76 East Avenue	\$699,000	\$788,000	11.3%	1342	0.17	1914	Victorian	3	2
578 Old Stamford Road	\$689,000	\$899,000	23.4%	1572	0.72	1956	Ranch	3	3
584 Old Stamford Road	\$669,000	\$879,000	23.9%	1336	0.67	1956	Ranch	3	2
30 Urban Street	\$650,000	\$674,500	3.6%	1672	0.18	1938	Cape	3	2
113 Millport Avenue	\$550,000	\$600,000	8.3%	1	0.17	1850	Antique	3	2

March Condos Price Changes (14)

Street Address	Unit	List Price	Orig. Price	Sq. Ft.	Bdrms	Baths	Year
27 Old Stamford Rd	A-3	\$1,995,000	\$2,449,000	3786	4	4	2006
33 Mead St, #7	7	\$1,345,000	\$1,425,000	1975	3	2	2001
25 Lakeview Ave	25	\$1,195,000	\$1,295,000	2320	3	3	1986
181 South Avenue	21	\$899,900	\$995,000	2194	3	4	1974

Continued

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March Condos Price Changes (Cont. from p. 3)

Street Address	Unit	List Price	Orig. Price	Sq. Ft.	Bdrms	Baths	Year
242 Park Street	242	\$759,000	\$719,000	1552	3	2	1972
123 Richmond Hill Rd	8	\$550,000	\$685,000	1586	2	2	1973
84 South Avenue	84	\$545,000	\$575,000	1500	2	2	1970
6 Mead Street	6	\$525,000	\$799,000	1630	3	2	1964
126 Heritage Hill Road	A	\$519,000	\$550,000	1280	3	2	1965
34 Bank Street	B	\$449,000	\$499,000	1002	2	1	1979
24 St John Place	3	\$375,000	\$399,000	791	1	1	1910
234 Park Street	19	\$355,000	\$359,000	979	2	1	1960
196 Park Street	9	\$328,000	\$339,000	740	1	1	1956
78C Heritage Hill	78C	\$325,000	\$365,000	873	2	1	1965

March Houses New Listings (46)

Street	List Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
731 Smith Ridge Road	\$10,975,000	5	9736	2010	Colonial	6	7
57 Summersweet Lane	\$7,950,000	5	11125	2004	Colonial	6	7
120 Clearview Lane	\$6,495,000	3	7376	1992	Colonial	5	7
441 Brookside Road	\$5,995,000	3	10078	2010	Colonial	6	7
49 North Wilton Road	\$4,900,000	6	8974	2002	Colonial	6	8
276 Greenley Road	\$4,875,000	5	5674	1939	Colonial	6	6
84 Juniper Road	\$3,595,000	3	7104	2010	Colonial	5	5
347 Lukes Wood Road	\$3,495,000	2	6544	2005	Colonial	6	6
343 and 335 Wahackme Rd	\$3,395,000	4	4943	1910	Colonial	5	6
390 Brushy Ridge Road	\$3,395,000	3	7001	2005	Colonial	6	6
81 Lukes Wood Road	\$3,295,000	7	7005	1996	Colonial	6	6
183 Turtleback Road	\$3,295,000	3	6396	1960	Colonial	6	6
296 Carter Street	\$3,000,000	2	5790	1720	Colonial	4	4
269 Dan's Highway	\$2,895,000	4	5932	1989	Modern	4	3
708 South Avenue	\$2,525,000	1	7861	2004	Colonial	8	7
346 Frogtown Rd.	\$2,395,000	2	4060	1955	Colonial	4	4
815 Silvermine Road	\$2,395,000	3	3871	1932	Other	4	4
46 Whiffle Tree Lane	\$2,275,000	1	3809	1975	Colonial	4	3
160 Ferris Hill	\$1,749,000	2	3144	1973	Colonial	5	4
575 Silvermine Road	\$1,699,000	2	2669	1760	Other	4	3

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February Houses New Listings (Cont. from p. 4)

Street	List Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
55 Kelley Green	\$1,695,000	0	3873	1981	Colonial	4	3
1507 Oenoke Ridge Road	\$1,695,000	4	5886	1964	Colonial	4	3
107 Bickford Lane	\$1,695,000	2	3990	1957	Other	4	3
758 Valley Road	\$1,625,000	3	4418	1931	Colonial	5	3
68 Running Brook Lane	\$1,599,000	1	4974	1993	Colonial	6	5
141 Old Kings Highway	\$1,595,000	0	6000	2008	Colonial	4	4
30 Mariomi Road	\$1,525,000	1	4703	1994	Colonial	4	3
175 Hawks Hill Road	\$1,495,000	2	3928	1987	Colonial	4	3
171 Jonathan Road	\$1,429,000	3	3419	1964	Colonial	4	2
46 Butler Lane	\$1,425,000	1	3412	1964	Colonial	4	3
1358 Ponus Ridge	\$1,395,000	3	3696	1976	Colonial	4	3
90 Nursery Road	\$1,329,000	1	3229	1954	Colonial	4	3
50 Mariomi Road	\$1,324,900	3	3580	1950	Cape Cod	5	3
128 Gerrish Lane	\$1,295,000	1	3078	1977	Cape Cod	3	3
108 Toby's Lane	\$1,295,000	2	2925	1955	Ranch	4	3
159 Parry	\$1,259,000	2	2644	1969	Colonial	4	2
700 North Wilton	\$1,199,000	2	1775	1956	Ranch	2	2
210 Buttery Road	\$1,185,000	1	2589	1967	Cape Cod	4	3
65 Parish Road S	\$1,125,000	1	2397	1956	Ranch	5	4
32 32 Poconock Trail	\$1,100,000	2	4246	2008	Colonial	6	5
187 Weed Street	\$1,090,000	1	2567	1938	Cape Cod	3	3
66 Harrison Avenue	\$985,000	0	3233	1928	Colonial	4	3
66 Mariomi Road	\$929,000	1	2300	1940	Cape Cod	3	3
621 Old Stamford Road	\$828,000	1	2714	1720	Antique	3	2
73 Sunrise Avenue	\$799,000	0	1673	1939	Colonial	3	2
145 River Street	\$599,000	0	1256	1929	Colonial	3	1

February Condos New Listings (16)

Street	Unit #	List Price	Sq Ft	Year	Bedrooms	Baths
13 Bank Street	13	\$1,875,000	2580	1974	3	2
33 Old Stamford	33	\$1,795,000	3786	2006	4	3
113 Harrison Avenue	B	\$1,649,000	2579	2006	4	4
151 East Avenue	151	\$1,499,000	2335	1979	3	2
179 South Avenue	14	\$1,150,000	2194	1974	3	3
19 Bank Street	19	\$995,000	1576	1974	3	3
705 Weed Street	7	\$959,000	2044	1926	2	2

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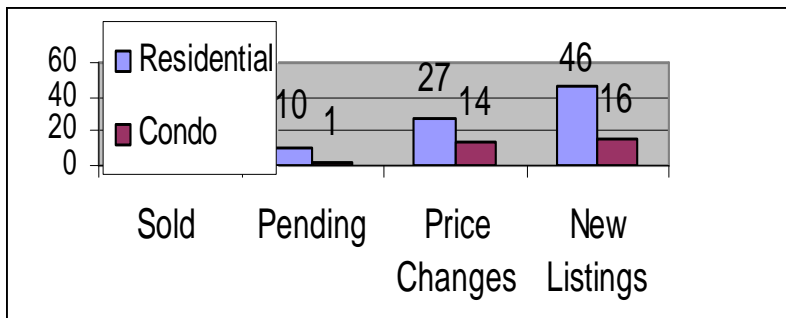
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February Condos New Listings (Cont. from p. 5)

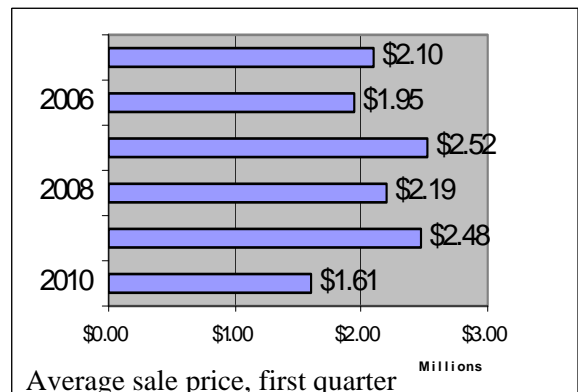
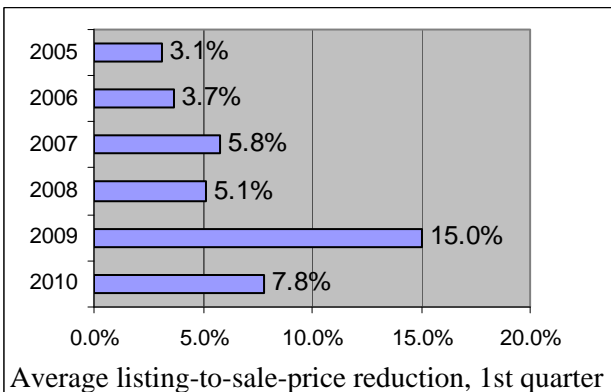
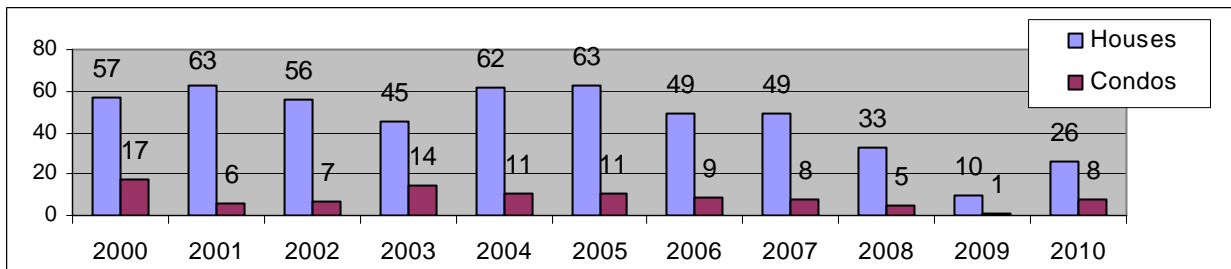
Street	Unit #	List Price	Sq Ft	Year	Bedrooms	Baths
86 Forest Street	N	\$729,000	1506	2002	3	2
46 Heritage Hill Rd,	46	\$675,000	1969	1972	3	2
258 New Norwalk Road	5	\$629,000	1900	1980	3	2
168 Summer Street	A	\$599,000	2658	1970	3	2
76 Hoyt Street	76	\$578,000	1360	1975	3	2
232 Park Street	17	\$399,000	991	1960	2	1
234 Park Street	19	\$355,000	979	1960	2	1
202 Park Street	12A	\$349,000	902	1959	2	1
222 Park Street	23	\$270,000	480	1960	1	1



← March Recap:

There were 46 new house listings this month, appropriate for the spring market. Yet inventory for houses in New Canaan is at just 240, as compared to 270 at this time last year. Price reductions have slowed. There were 69 in the first quarter of 2010, vs. 107 for the same period of 2009.

Houses and Condos Sold, First Quarter, 2000-2010



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When Considering a Kitchen Renovation... (Continued from page 1)

them too. If that process in plan is inconvenient or requires walking all over the kitchen to accomplish, then a redesign is often the best way to address the problem. A kitchen should be bright and beautiful and inviting, but it must also be efficient to be successful.

The kitchen should also be integrated into the house. It should be designed to take advantage of views, light and flow of the residence. If the kitchen is awkward to approach from the rest of the house, the homeowner will pay for that mistake every day. Ideally the kitchen should be designed so that it is convenient to bring in groceries, serve a dinner, or organize a summer barbeque. Of course there will be compromises based on the layout of the home or landscape, but those can be minimized with thoughtful design.

James Crisp, Crisp Architects
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Mortgage Matters: Home Sales are on the Rise... But Only if They Are Priced Correctly

I have seen a huge increase in new home sales in both Fairfield County and Manhattan over the past two months. The Manhattan market sales have doubled since this time last year and over the years that usually means Fairfield County will follow, and it has. In towns like New Canaan, Darien and Greenwich I have clients who are going into multiple offers on homes that are "priced right." Another client who lost in two recent bidding wars said he never knew that the days of "sealed bids" were back.

What I'm hearing from people in the field is that when sellers list their home with a realistic price they are getting the action. But I'm also told that there are still many who don't realize that their home is not the same value it was pre-2008 and are looking for a price that is not realistic. When that happens not only does the home not sell but in most cases it begins to be labeled by many as a house with something wrong, due to many price reductions and many months on the MLS. From my experience recently, my advice is that if you are listing your home pay particular attention to price, and if you receive expert advice of a listing price that seems lower than what you thought, at least consider it.

Please contact me with any questions. Mention this article and I will reimburse your application fee!

Michael Brown, Vice President, GuardHill Financial Corp.
Cell: 203-858-3769 email:mbrown@guardhill.com



INTEREST RATES

	Up to 417K	Up to 708K	Up to 1M	Up to 1.5	Up to 3M	Up to 4M	Up to 5M
10/1 ARM	4.875	4.875	4.875	4.875	4.875		4.875
7/1 ARM	4.500	4.500	4.500	4.500	4.500		
5/1 ARM	4.125	4.125	4.125	4.125	4.125		
30 yr fixed	4.5	4.875	5.500	5.875	5.875	5.875	

Rates provided by Mike Brown, GuardHill Financial Corp of New Canaan
Rates subject to change, and loan-to-value ration requirement varies, depending on credit score

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Spring Brings Green Inspiration

With Earth Day on April 22, you can't help but appreciate the abundant beauty that our town provides. There are also a number of opportunities to learn how to keep our community environmentally efficient and friendly. On April 8th, The Maritime Aquarium at Norwalk is giving a seminar on how to make your home more energy-efficient, while on April 28 the New Canaan Country School will host a lecture on how New Canaan can "green" its buildings. What better time to be inspired to help the environment than with the glorious beauty of this season.

Barbara

Christie's First Ever 'Green Auction'

Feel like spending the day with Hugh Jackman on the set of his latest movie? Lunch with fashion designer Vera Wang? How about dinner with Yankee General Manager Brian Cashman, and then sitting in the old timer's section for a game at Yankee Stadium? These and many more "celebrity experiences," along with major works of art, will be lots to bid on at Christie's first ever 'green auction.'

For the auction, entitled "A Bid To Save the Earth," Christie's is waiving all fees and commissions for the auction so that all the proceeds go to four environmental agencies: Central Park Conservancy, Conservation International, Oceana, and the Natural Resources Defense Council. The event has two parts: A month-long online auction and a one-night, star-studded evening sale on April 22, to coincide with Earth Day, when celebrities that includes Leonardo DiCaprio, Salma Hayek and Ed Norton will be in New York to help host the event. Christies.com will carry the event live, and you can see the full panoply of art and experiences on offer, and participate in the online auction, at ABidToSaveTheEarth.org. Bidding begins April 8 and will run through May 6.



Lot# 200078: Meet Owen Wilson and tour the set of his new film, *Hall Pass!*



Lot# 200042: Enjoy a One-Hour tennis lesson with John McEnroe in NYC.

Our first priority is to assist our customers with any questions or concerns they may have. In order for us to achieve our goal in customer care, we ask you to contact us by e-mail or phone.

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