

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

203-966-7772

NewCanaanHomes.com

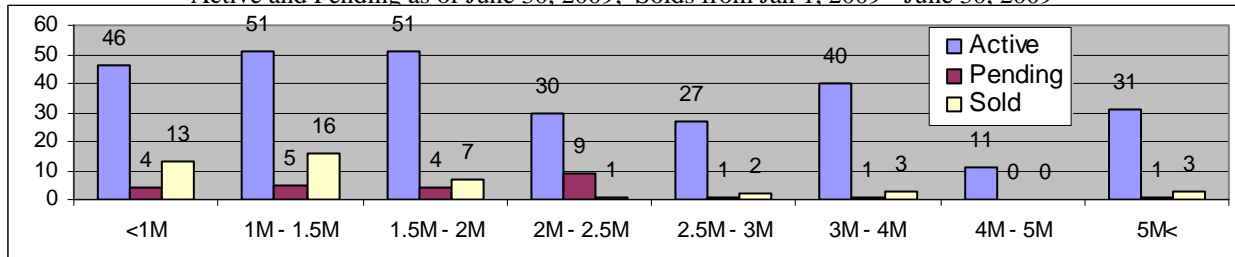
The Market Report

New Canaan Real Estate : June 1-June 30

6-Month Recap: January 1-June 30

Activity by Price Range

Active and Pending as of June 30, 2009; Sold from Jan 1, 2009 - June 30, 2009



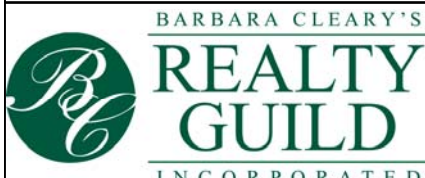
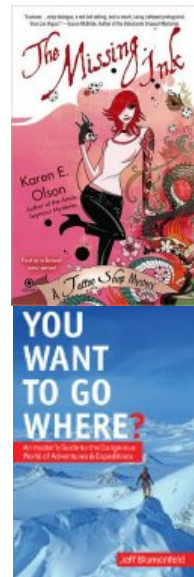
The lowest price ranges proved the most active in the first half of 2009. However, in the past month we've seen an increase in pendings in the \$2M to \$2.5M price point. Many buyers have been reviewing properties for the past year and there appears to be a recognition of value in current home prices. (More 6-month data on page 7.)

New Canaan Library's Stellar Authors On Stage

The New Canaan Library's Author's on Stage series is one of the most successful program of its kind, anywhere. It has featured over 100 author's in the past 12 months, and garners such respect that the publishing community now approaches the library. "When [an author's] next book comes out, they've often enjoyed themselves and really loved the New Canaan audience, because the people give them such great questions and are so well read, that they actually suggest to the publisher that they'd like to come back," says the Library's Cynde Lahey, who started the program 5 years ago. "It's part of our mission to bring authors and the readers of their books together."

Here is July's schedule. All programs are free and open to the public and copies of the books are available for purchase and signing at a reception following the talks. Register by calling 594-5003.

- July 7 @ 12 noon; Karen E Olson; *The Missing Link: A Tattoo Shop Mystery*.
- July 9 at 7:30 p.m.; Margot Berwin; *Hothouse Flower and the Nine Plants of Desire*; (Fiction)
- July 15 at 12 noon; Jane Cleland; *Killer Keepsakes* (Mystery Fiction).
- Thursday, July 16 at 7:30; Richard Wiese; *Born to Explore: How to Be a Backyard Adventurer*.
- July 22 at 12 noon; Stephen L. Carter; *Jericho's Fall*. (Fiction)
- July 29 at 7:30; Jeff Blumenfeld, *You want to Go Where? How to Get someone to Pay for the Trip of Your Dreams*.



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CHRISTIE'S
GREAT ESTATES



Source: New Canaan Multiple Listing Service, June 1-30, 2009

June Sold (13)

Address	Sold Price	ListPrice	%	Acres	SqFt	Year	Style	Bdrm	Bths	DOM
121 Journey's End Rd	\$935,000	\$995,000	6%	2.06	2332	1967	Colonial	4	2	130
155 Jelliff Mill Road	\$1,025,000	\$1,059,000	3%	1.08	3640	1996	Colonial	3	2	159
46 Oak Grove Place	\$1,025,000	\$1,095,000	6%	0.42	2946	1950	Colonial	4	3	106
140 Bayberry Road	\$1,125,000	\$1,195,000	6%	1	2717	1956	Ranch	5	3	97
4 Birchwood Avenue	\$1,220,000	\$1,299,000	6%	0.35	2752	1995	Colonial	4	4	69
15 Snowberry Lane	\$1,225,000	\$1,299,999	6%	2	2700	1967	Colonial	4	2	137
51 Mariomi	\$1,360,000	\$1,395,000	3%	4.08	2972	1913	Colonial	4	3	62
29 Douglas Road	\$1,450,000	\$1,595,000	9%	0.27	4376	2005	Colonial	4	3	125
181 Woodridge Circle	\$1,627,000	\$1,695,000	4%	2	3675	1958	Colonial	5	4	55
71 Oak Street	\$2,210,000	\$2,395,000	8%	0.41	5788	2005	Colonial	6	6	100
503 Silvermine Road	\$2,600,000	\$2,695,000	4%	2.41	6408	1927	Colonial	6	5	111
85 Thurton Drive	\$2,750,000	\$2,750,000	0%	1.04	7046	2007	Colonial	5	7	177
603 Smith Ridge Rd	\$5,625,000	\$6,995,000	20%	3.58	9747	1904	Colonial	7	8	882

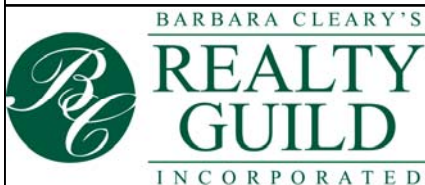
Condos (3)

Address	Sold Price	ListPrice	%	SqFt	Year	Bdrm	Bths	DOM
83 Locust Ave.	\$290,000	\$300,000	3%	743	1995	1	1	425
109 Forest St Unit# 6	\$650,000	\$695,000	6%	2774	1983	3	2	295
36 Mead Street	\$875,000	\$995,000	12%	1820	1986	4	3	273

June Pending *(25) (pending is a listing with a signed contract that hasn't closed)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Baths
83 Parade Hill Rd.	\$540,000	0.2	1603	1954	Ranch	3	2
100 Old Kings Highway	\$649,000	0.75	1784	1954	Ranch	3	1
11 Hillcrest Road	\$785,000	1	1842	1960	Ranch	3	2
2 Wardwell Drive	\$999,000	1.42	2830	1949	Ranch	3	3
8 Hidden Meadow Lane	\$1,095,000	2.27	2192	1937	Colonial	3	2
59 Dogwood Lane	\$1,099,000	2.4	3649	1951	Cape Cod	3	4
912 Weed Street	\$1,350,000	0.75	2686	1759	Other	4	4
144 Marshall Ridge Road	\$1,350,000	0.85	3224	1931	Colonial	4	4
172 Putnam Road	\$1,469,000	1.01	2596	1964	Colonial	4	2
144 HILLCREST RD	\$1,525,000	1.26	2883	1960	Cape Cod	4	3
142 Long Lots Road	\$1,795,000	2.07	4364	1978	Colonial	5	4
116 Adams Lane	\$1,992,000	2.48	4993	1982	Colonial	4	3
23 Church Street	\$1,995,000	0.45	5594	1910	Colonial	5	3
73 Harrison Avenue	\$2,095,000	0.45	4258	2003	Colonial	5	6
687 Carter Street	\$2,099,000	2	5297	1978	Colonial	5	5

Continued



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CHRISTIE'S
GREAT ESTATES



Source: New Canaan Multiple Listing Service, June 1-30, 2009

June Pending (Continued)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Baths
175 Woodland Road	\$2,099,000	0.37	4180	2003	Colonial	5	6
31 Gower Road	\$2,149,000	0.29	5342	2005	Colonial	5	5
669 Cheese Spring Road	\$2,195,000	4.06	6930	2004	Colonial	5	4
107 Lambert Road	\$2,200,000	5.68	4003	1880	Colonial	6	4
22 Hunter's Creek	\$2,350,000	4.02	4260	1972	Colonial	5	3
194 Spring Water Lane	\$2,495,000	1	5200	2008	Colonial	5	4
605 Ponus Ridge	\$2,495,000	3.39	3603	1751	Colonial	4	3
29 Beacon Hill Lane	\$2,995,000	2.16	6490	2004	Colonial	5	5
21 Brooks Road	\$3,395,000	0.63	5381	2001	Colonial	5	5
81 Hemlock Hill Road	\$5,475,000	3.8	10436	1935	Other	5	4

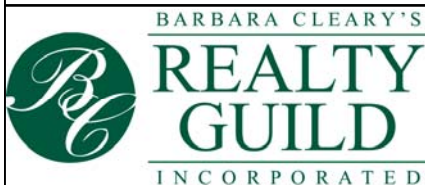
Condos (3)

Address	ListPrice	SqFt	Year	Bedrms	Baths
312 Elm St #17	\$1,200,000	2173	1973	3	3
32 East Maple St	\$1,495,000	3400	2008	3	3
312 Elm St #21	\$1,600,000	2633	1973	3	3

June Price Changes (45)

Address	ListPrice	PrevPrice	%	Acres	SqFt	Year	Style	Bdrms	Bths
98 Woodland Rd.	\$739,000	\$819,000	10%	0.34	2603	1951	Ranch	4	2
113 Locust	\$759,000	\$699,900	8%	0.16	1852	1860	Antique	3	2
87 Oak	\$775,000	\$850,000	9%	0.5	2228	1929	Tudor	4	2
104 Myanos Road	\$798,500	\$845,000	6%	1.64	2622	1955	Contemp	4	4
110 Forest St	\$799,000	\$895,000	11%	0.24	1261	1900	Colonial	3	1
28 Grace Street	\$815,000	\$835,000	2%	0.34	1680	1949	Cape Cod	4	2
4 Village Drive	\$899,000	\$975,000	8%	0.35	2989	1958	Col Split	4	3
57 Shaker Road	\$899,000	\$919,000	2%	0.6	2312	1954	Other	4	3
60 Parting Brook Road	\$949,000	\$985,000	4%	2.05	1749	1956	Col Split	4	3
235 Mill Road	\$965,000	\$1,095,000	12%	1.09	2278	1968	Colonial	4	2
128 Orchard Drive	\$985,000	\$999,000	1%	0.4	1946	1949	Cape Cod	4	3
62 Turtleback La East	\$995,000	\$1,195,000	17%	3.11	1901	1960	Ranch	4	2
144 Brushy Ridge Road	\$998,000	\$1,098,000	9%	0.86	3594	1981	Colonial	5	3
56 Birchwood Avenue	\$1,049,000	\$1,099,000	5%	1.02	2288	1968	Colonial	4	2
82 Lakewind Road	\$1,059,000	\$1,165,000	9%	2.21	2300	1959	Colonial	4	4
142 Overlook Drive	\$1,079,000	\$1,230,000	12%	1	1861	1954	Col Split	4	3
90 North Wilton Road	\$1,095,000	\$1,195,000	8%	4.65	3400	1957	Colonial	5	3
185 Silvermine Rd.	\$1,100,000	\$1,195,000	8%	2.59	2732	1974	Colonial	4	3

Continued



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**CHRISTIE'S
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Source: New Canaan Multiple Listing Service, June 1-30, 2009

June Price Changes (Continued)

Address	ListPrice	PrevPrice	%	Acres	SqFt	Year	Style	Bdrms	Bths
7 Charles Place	\$1,129,000	\$1,349,000	16%	0.18	2900	2008	Colonial	4	3
138 Hickok Rd	\$1,150,000	\$1,275,000	10%	2.1	2252	1954	Colonial	3	2
10 Nutmeg Lane	\$1,150,000	\$1,195,000	4%	0.5	2623	1968	Colonial	4	2
143 Old Stamford Road	\$1,299,999	\$1,329,000	2%	0.26	3105	1993	Colonial	4	2
135 Lone Tree Farm Rd	\$1,335,000	\$1,399,000	5%	1.92	2664	1954	Colonial	3	4
131 Talmadge Hill	\$1,350,000	\$1,600,000	16%	2.52	4961	1974	Colonial	5	3
233 Weed Street	\$1,380,000	\$1,425,000	3%	1	3120	1890	Colonial	4	3
62 Beech Road	\$1,395,000	\$1,595,000	13%	2.68	3290	1961	Colonial	5	3
599 North Wilton Rd	\$1,440,000	\$1,540,000	6%	4	3684	1962	Colonial	5	4
45 Silvermine Road	\$1,449,000	\$1,499,000	3%	0.97	3578	1922	Colonial	5	3
6 Parish Road South	\$1,495,000	\$1,575,000	5%	1.47	3564	1960	Colonial	5	4
10 Riverbank Court	\$1,595,000	\$1,695,000	6%	0.21	4100	2005	Colonial	4	2
59 Running Brook Lane	\$1,775,000	\$1,875,000	5%	1.46	4626	1994	Colonial	5	4
245 Turtleback Road	\$1,795,000	\$1,849,000	3%	3.31	3705	1963	Colonial	5	3
575 Silvermine Road	\$1,839,000	\$1,899,000	3%	2.42	2669	1760	Other	4	3
7 Indian Waters Drive	\$1,850,000	\$1,950,000	5%	2.01	4254	1790	Colonial	5	3
53 Crystal Street	\$1,985,000	\$2,125,000	7%	0.36	4000	1927	Colonial	4	5
383 Greenley Road	\$1,995,000	\$2,199,000	9%	2.08	4946	1981	Cape Cod	4	4
147 South Ave	\$2,250,000	\$2,495,000	10%	0.19	3400	2009	Colonial	4	4
32 Twin Pond Lane	\$2,595,000	\$2,795,000	7%	1.96	5047	1996	Colonial	6	5
184 Lukes Wood Road	\$2,599,000	\$2,700,000	4%	7.18	6000	1997	Colonial	6	5
48 Mariomi Road	\$2,795,000	\$2,995,000	7%	1.22	4916	2005	Colonial	5	5
226 BUTTERY	\$3,595,000	\$3,795,000	5%	2.05	8700	2008	Colonial	5	5
347 Lukes Wood Road	\$3,750,000	\$3,925,000	4%	2	6544	2005	Colonial	6	6
306 Carter Street	\$3,795,000	\$3,925,000	3%	1.7	6220	1908	Colonial	6	4
121 Parish Road South	\$3,995,000	\$4,395,000	9%	1.72	8000	2008	Colonial	6	6
884 Oenoke Ridge Road	\$5,350,000	\$5,950,000	10%	5.82	8800	1982	Colonial	5	6

Condos (14)

Address	ListPrice	PrevPrice	%	SqFt	Year	Bdrms	Bths
126 Heritage Hill Road	\$349,000	\$359,000	3%	807	1965	1	1
81B Heritage Hill Road	\$369,000	\$379,000	3%	1053	1965	2	1
125A Heritage Hill Road	\$395,000	\$286,000	38%	1079	1965	2	2
122 Summer	\$514,000	\$569,000	10%	1370	1987	3	2
138 Forest Street	\$600,000	\$610,000	2%	1688	1998	3	2
205 Main Street	\$721,522	\$769,680	6%	1966	1969	3	3
377 Main St., Unit #13	\$845,000	\$895,000	6%	3052	1972	3	2
312 Elm Street	\$899,000	\$980,000	8%	1874	1974	2	2

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CHRISTIE'S
GREAT ESTATES



Source: New Canaan Multiple Listing Service, June 1-30, 2009

June Price Changes (Continued)

Address	ListPrice	PrevPrice	%	SqFt	Year	Bdrms	Bths
312 Elm Street	\$985,000	\$1,030,000	4%	1699	1974	3	2
1 Maple Street	\$1,175,000	\$1,200,000	2%	2500	1987	2	2
7 Maple Street	\$1,175,000	\$1,200,000	2%	2200	1987	2	2
5 Maple Street	\$1,290,000	\$1,325,000	3%	2800	1987	3	2
19 East Maple	\$1,290,000	\$1,325,000	3%	2300	1981	3	3
8 Maple Street	\$1,449,000	\$1,595,000	9%	4800	2006	3	4

June New Listings (37)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
115 River Street	\$625,000	0.13	1123	1939	Colonial	2	1
301 Mill Road	\$699,000	1.06	945	1933	Cottage	2	1
817 New Norwalk Rd	\$769,000	1	2100	1967	Colonial	4	2
106 Kimberly Place	\$799,000	0.28	1509	1940	Colonial	4	2
43 Brinckerhoff Avenue	\$829,000	0.12	1566	1927	Colonial	3	2
23 LOCKWOOD AVE.	\$849,000	0.2	1406	1920	Colonial	3	2
49 Parting Brook Road	\$849,000	2.1	2547	1956	Col Split	5	3
57 Shaker Road	\$899,000	0.6	2312	1954	Other	4	3
174 Old Stamford Rd	\$929,000	0.43	3305	1942	Cape Cod	3	2
128 Bald Hill Road	\$1,150,000	2.02	2171	1956	Ranch	4	3
200 White Oak Shade Rd	\$1,275,000	1.05	2048	1851	Colonial	4	2
62 Beech Road	\$1,395,000	2.68	3290	1961	Colonial	5	3
860 Silvermine Road	\$1,425,000	0.72	3396	1989	Colonial	5	4
226 Putnam Road	\$1,445,000	1.01	2630	1963	Ranch	4	3
161 Bowery Road	\$1,475,000	1.6	2405	1900	Colonial	3	2
22 Deep Valley Road	\$1,595,000	2.1	2047	1953	Ranch	3	3
61 Sherwood Lane	\$1,649,000	2.19	3898	1961	Colonial	4	3
1313 Smith Ridge Road	\$1,749,000	4.19	4629	1967	Cape Cod	5	5
63 Fitch Lane	\$1,750,000	2	3976	1981	Contemp	4	2
149 Ramhorne	\$1,795,000	2.04	4321	1935	Ranch	3	2
4 Parade Hill Road	\$1,799,000	0	5360	2007	Colonial	6	6
383 Michigan Road	\$1,895,000	1.67	4012	1900	Colonial	4	4
194 Lost District	\$2,175,000	4.11	5080	1968	Colonial	5	4
42 Ferris Hill Rd	\$2,249,000	2.27	4835	1938	Colonial	5	5
56 OLD NORWALK ROAD	\$2,250,000	0.67	5286	1976	Colonial	4	3
12 Wascussue Court	\$2,399,000	1	5119	2001	Colonial	5	4
928 Ponus Ridge	\$2,500,000	2.34	5806	2001	Colonial	4	4

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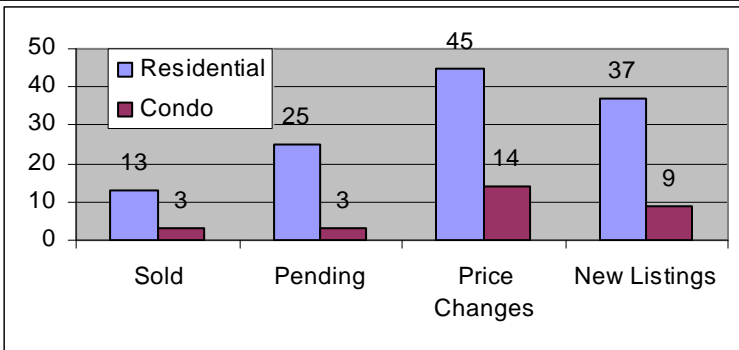
Source: New Canaan Multiple Listing Service, June 1-30, 2009

June New Listings (Continued)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
219 Michigan Road	\$2,995,000	4.4	7371	1973	Colonial	6	7
696 Cheesespring Road	\$3,125,000	2.3	6000	2003	Colonial	5	5
795 West Road	\$3,295,000	5.99	4607	1938	Colonial	5	3
430 Frogtown Road	\$3,575,000	2.65	7430	2000	Colonial	5	6
347 Lukes Wood Road	\$3,750,000	2	6544	2005	Colonial	6	6
78 Skyview Lane	\$3,995,000	2.39	6000	2010	Colonial	5	6
115 Pastures Lane	\$4,950,000	2.1	7530	1998	Colonial	6	5
198 Bridle Path Lane	\$5,295,000	2.05	8300	2008	Colonial	6	7
143 Oenoke Ridge Road	\$5,950,000	1	5197	2009	Colonial	5	6
364+ Laurel Road	\$12,500,000	6.43	9244	1982	Colonial	7	6

Condos (9)

Address	ListPrice	SqFt	Year	Bedrooms	Baths
232 Park Street Unit 16	\$355,000	991	1960	2	1
98 South Avenue	\$599,000	1500	1970	2	2
164B Summer Street	\$648,876	1811	1970	3	2
123 Richmond Hill Rd	\$685,000	1586	1973	2	2
94 South Ave, Unit #94	\$849,000	1500	1970	2	2
330 Elm Street #6	\$875,000	1300	1967	2	2
205 Main Street	\$995,000	1952	1969	3	3
312 Elm Street #42	\$1,199,000	2172	1973	3	3
312 Elm St	\$1,199,000	2172	1973	3	2



June Recap

Tremendous increase of home pendings, almost double that of the previous month (13 in May) and perhaps the best reflection of an increasingly active marketplace. The 13 residential closings bring the total for the first six months of 2009 to 43, down from 87 closings in the first six months of 2008. Price changes have been high all year, with 239 since Jan. 1.

The Town Players of New Canaan Presents

BROADWAY CAFÉ

A Hot Musical Revue

The Powerhouse
Performing Arts Center
Waveny Park

Fridays: 8:30pm
July 24, 31, Aug 7

Saturdays: 8:00pm
July 25, Aug 1 & 8

Matinee Sundays: 2:30pm
July 26, Aug 2

\$20 Adult

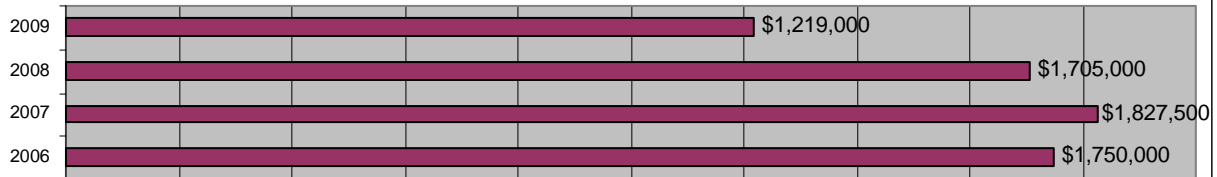


Event update: The Town Players of New Canaan have been performing continuously in New Canaan for over 60 years. This summer the theater group performs "Broadway Café," featuring the best of Broadway's most memorable tunes; Waveny Park. July 24, 25, 31 & August 1, 7, 8 at 8:00 p.m. July 26th and Aug. 2 at 2:30 p.m. More info at tpnc.org.

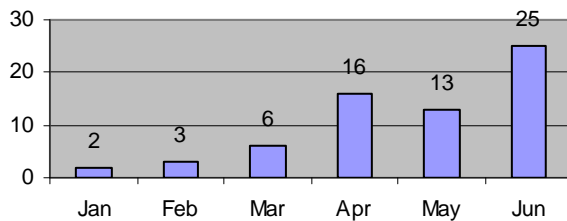


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GUILD**
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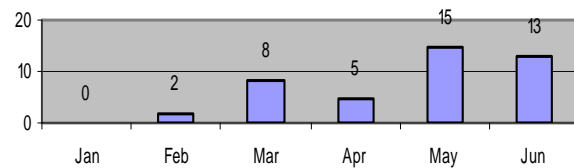
New Canaan Median Sale Price Comparison



2009 Residential Pendings



2009 Residential Solds



Mortgage Matters: Strategies to Get Best Rates For Jumbo Loans

With the recent rally in mortgage-backed securities conforming loans have been affected in a positive way, with the average 30 year fixed rate (up to 417K) still hovering around 4.875%. But the hot issue is the non-conforming loans, up to 729K and higher. While rates for jumbo loans haven't been at historically low levels, as seen in the conforming products, here are a couple things to keep in mind to help you get the best rate.

- For loan amounts from 417k to 729k you can now get a Super Conforming Loan which on average is only .375% higher than loans of up to 417k.
- If a loan is over the 729k benchmark most lenders' fixed rates soar, as much as 2%. But in many cases you can structure loans now in two pieces. So on a 1mm loan, for example, you can do a 1st mortgage of 729K and equity loan for the difference.
- Know that at the moment the best rates for jumbo loans are coming from the smaller, portfolio banks, the ones that haven't relied on the strategy of selling off their mortgages to Wall Street. Also keep in mind the rates on adjustable jumbo mortgages have not increased as dramatically as the 30-year fixed jumbo.

No matter what strategy you choose, know that my over 20 years of experience will assure you the best products and lowest rates.

Mike Brown, Vice President, GuardHill Financial Corp.

Cell: 203-858-3769 email: mbrown@guardhill.com

Interest Rates

	Up to 417K	Up to 729K	Up to 1M	Up to 1.5	Up to 3M	Up to 10M
10/1 ARM	5.500	5.500	5.500	5.500	5.500	5.500
7/1 ARM	5.000	5.000	5.000	5.000	5.000	5.000
5/1 ARM	4.500	4.500	4.500	4.500	4.500	4.500
30 yr fixed	4.875	5.125	6.125	6.25	6.25	na

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



Our properties are featured on:

WallStreetJournal.com • CountryLife.com.uk
ChristiesGreatEstates.com

**Check out our blog and Market Report
Archives at realty-guild.com**

Christies Great Estate's Latest Signature Property Is in New Canaan

With its international collection of significant homes that literally go up to \$125 million, it's a challenge to stand out in the crowd at Christie's. Which is what makes the Realty Guild's latest listing all the more remarkable. Known by its owners simply as "The Gathering Place" (photos below), it features a Sport Pavilion that offers so much fun and excitement it's impossible

not to take note. Basketball court? Check. Professional stage? Check. Golf simulator room, movie theater, bowling alley, game rooms, ice-cream bar? Check to all. 'The Gathering Place' will be featured in the Christie's Great Estates magazine coming out in September. For further information, please contact the Realty Guild or go to TheGatheringPlaceCT.com.



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