

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

203-966-7772

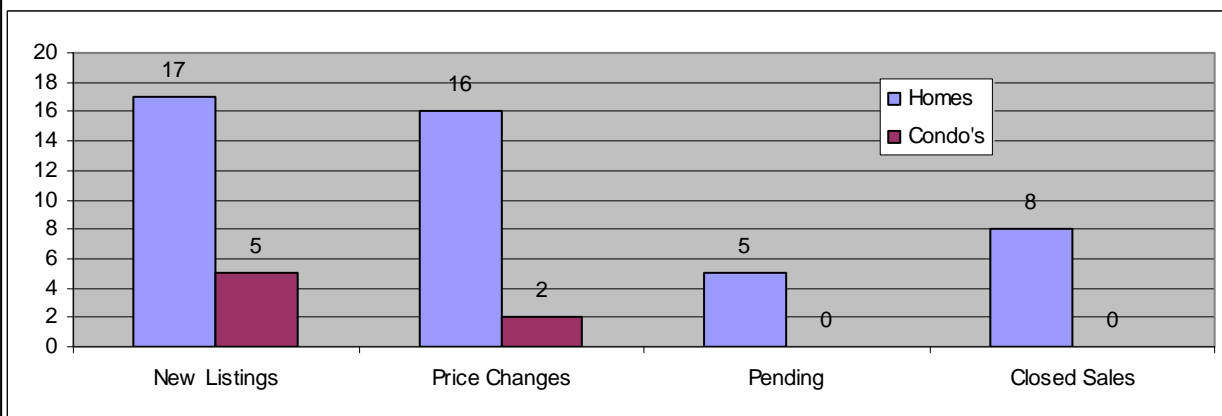
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Weekly Report

New Canaan Real Estate Sales Activity

March 21-March 31, 2008

Activity Overview

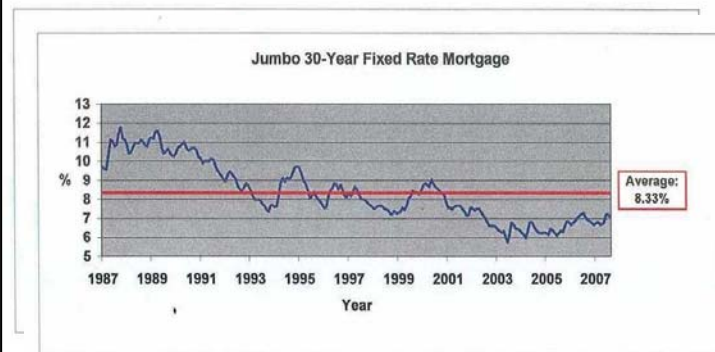


Property Details Include:

Closed, Pendlings, Price Changes, New Listings

1st Quarter Report 2008

1st Quarter Home and Condo Sales; 2007 vs. 2008



Jumbo Mortgage Rate

(March 31, 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

or Citi Mortgage, Steve Moffat 203-249-7629



BARBARA CLEARY'S
**REALTY
GUILD**
INCORPORATED

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**CHRISTIE'S
GREAT ESTATES**



Source: New Canaan Multiple Listing Service, March 07-21

Closed Sales

Address	Selling Price	List Price	Acrs	Sq Ft	YearStyle	Bdrms	Bths	DOM
146 Brushy Ridge Rd	\$1,197,000	\$1,297,000	.53	3,400	1984Colonial	4	2	375
33 White Oak Shade	\$1,210,000	\$1,299,000	1.	2,876	1960Colonial	6	3	177
323 Smith Ridge Road	\$1,600,000	\$1,595,000	2.9	4,000	1987Colonial	4	3	602
85 Salem Road	\$1,600,000	\$1,699,000	2.04	3,662	1966Colonial	5	4	100
792 North Wilton Rd	\$1,795,000	\$1,850,000	2.33	5,058	1999Colonial	5	4	65
95 Douglas Road	\$1,890,000	\$1,895,000	.26	3,367	2001Colonial	4	3	44
584 Frogtown Road	\$1,850,000	\$1,995,000	3.19	2,400	1942Colonial	3	4	168
12 Cecil Place	\$2,395,000	\$2,499,000	.64	5,077	2007Colonial	5	5	173

Pending

Address	List Price	Acres	Sq Ft	Style	Year	Bedrooms	Baths
28 Brinckerhoff Ave	\$1,175,000	.2	2,206	Colonial	1925	3	3
737 Carter Street	\$1,249,000	2.34	2,734	Colonial	1978	5	3
370 Oenoke Ridge Rd	\$2,595,000	1.68	3,464	Colonial	1906	5	4
10 Hillcrest	\$3,299,000	1.	6,968	Colonial	2008	5	6
243 South Avenue	\$4,700,000	.32	4,300	Colonial	2008	6	6

Price Changes

Address	List Price	Prev Price	Acrs	Sq Ft	YearStyle	Bdrms	Bths
817 NEW NORWALK RD	\$859,631	\$879,000	1.	2,100	1967Colonial	4	2
41 Cedar Lane	\$995,000	\$1,095,000	1.44	1,903	1955Col Split	4	3
53 CRYSTAL STREET	\$999,000	\$1,025,000	.36	2,863	1927Colonial	5	3
68 Orchard Drive	\$999,000	\$1,090,000	.25	2,500	1948Colonial	4	3
10 Heather Drive	\$1,095,000	\$1,195,000	2.41	1,752	1959Col Split	4	2
268 Briscoe Road	\$1,295,000	\$1,395,000	4.01	3,400	1965Contemp	4	3
277 Country Club Road	\$1,549,000	\$1,599,000	3.24	3,341	1956Colonial	3	3
137 Old Kings Highway	\$2,095,000	\$2,165,000	.3	5,500	2008Colonial	4	4
141 Old Kings Highway	\$2,125,000	\$2,195,000	.3	6,000	2008Colonial	4	4
36 Brushy Ridge Rd	\$2,475,000	\$2,575,000	.7	4,942	2008Colonial	5	5
47 Shagbark Drive	\$2,695,000	\$2,895,000	1.	6,450	2007Colonial	5	6

(Continued)



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Source: New Canaan Multiple Listing Service, March 07-21

Price Changes (continued)

Address	List Price	Prev Price	Acrs	Sq Ft	Year	Style	Bdrms	Bths
52 Indian Waters Drive	\$2,995,000	\$3,195,000	3.2	6,357	2000	Colonial	5	4
20 Oenoke Lane	\$2,999,000	\$3,195,000	1.6	5,617	1962	Colonial	5	5
70 Thrush Lane	\$3,150,900	\$3,499,900	3.34	4,829	1937	Colonial	5	5
236 South Bald Hill	\$4,250,000	\$4,450,000	2.27	6,120	2007	Colonial	5	5
358 Lukes Wood Road	\$7,495,000	\$8,495,000	4.78	11,267	2007	Colonial	6	8

Condos

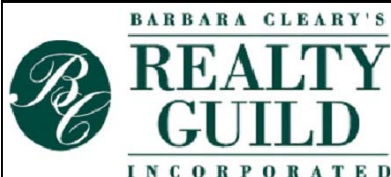
Address	List Price	Previous Price	Sq Ft	Year	Bedrooms	Baths
206 Park Street Unit#19	\$379,500	\$389,000	990	1956	2	1
183 South Ave., Unit#24	\$795,000	\$810,000	1,655	1974	3	2

New Listings

Address	List Price	Acres	Sq Ft	Year	Style	Bedrooms	Baths
914 Silvermine Road	\$895,000	1.25	1,536	1964	Colonial	3	1
28 Grace Street	\$1,015,000	.34	1,493	1949	Cape Cod	4	2
8 EVERGREEN ROAD	\$1,189,000	2.	2,348	1958	Colonial	4	2
232 Jonathan Road	\$1,299,000	2.08	2,708	1966	Colonial	4	2
34 Brookwood Lane	\$1,399,000	2.19	2,371	1960	Ranch	4	2
199 West Hills Road	\$1,649,500	2.2	3,652	1954	Other	5	3
1507 Oenoke Ridge Road	\$1,849,000	3.72	4,000	1964	Colonial	4	3
26 Gower Rd	\$2,195,000	.29	4,566	2008	Colonial	5	6
131 Soundview Lane	\$2,200,000	4.18	4,903	1971	Colonial	5	5
4 PARADE HILL RD	\$2,225,000	.5	5,200	2007	Colonial	6	6
21 White Oak Shade	\$2,775,000	1.09	5,700	2008	Colonial	5	4
52 Pheasant Drive	\$2,795,000	2.	5,636	2008	Colonial	5	4
74 Dogwood Lane	\$3,395,000	5.32	4,770	1930	Colonial	5	4
165 Weeburn Drive	\$3,895,000	2.01	8,778	2008	Colonial	6	7
107 Dunning Road	\$5,250,000	2.52	7,746	2001	Colonial	5	4
142 Michigan Road	\$6,150,000	6.55	8,045	1961	Colonial	6	6
260 Lukes Wood Road	\$6,195,000	4.	7,708	1996	Federal	6	6

Condos

Address	Complex Name	List Price	Sq Ft	Year	Bedrooms	Baths
3 BANK STREET	Leefair	\$839,000	1,576	1974	2	2
123 Richmond Hill Road	Orchard Hills	\$845,000	1,869	1973	2	3
4 Canaan Close	Canaan Close	\$1,050,000	2,134	1978	2	2
134 Millport Avenue	Other	\$1,350,000	2,500	2007	3	4
32 East Maple	Other	\$1,695,000	3,766	2007	3	3



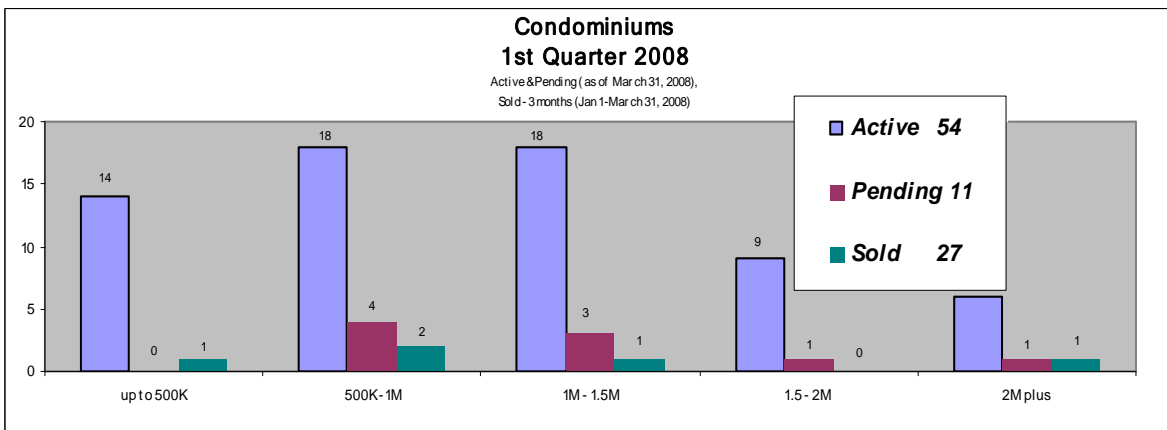
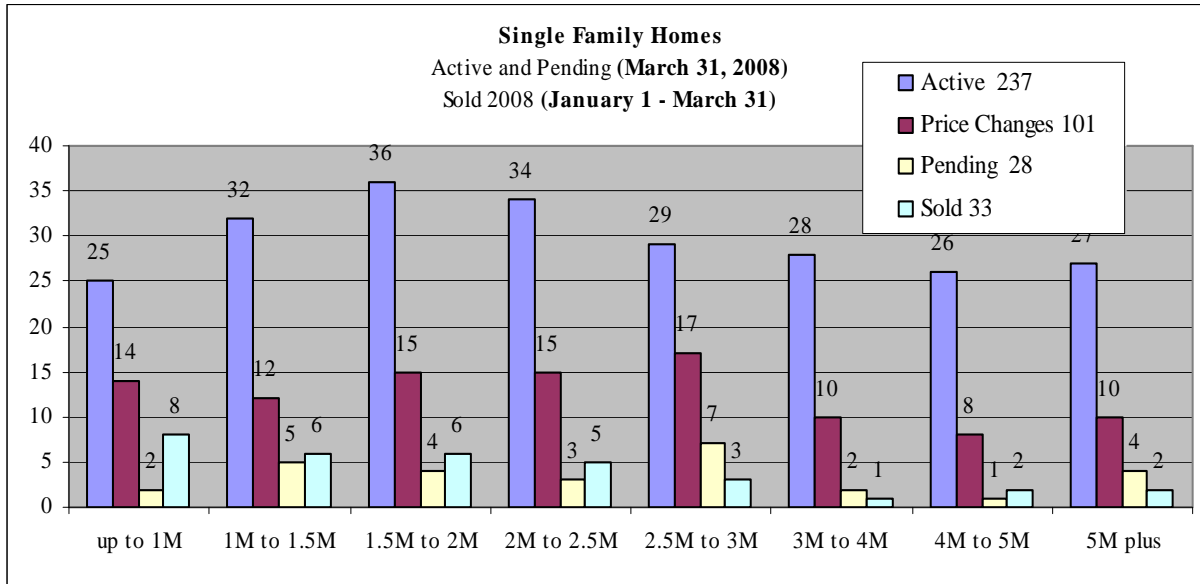
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1st Quarter Report 2008

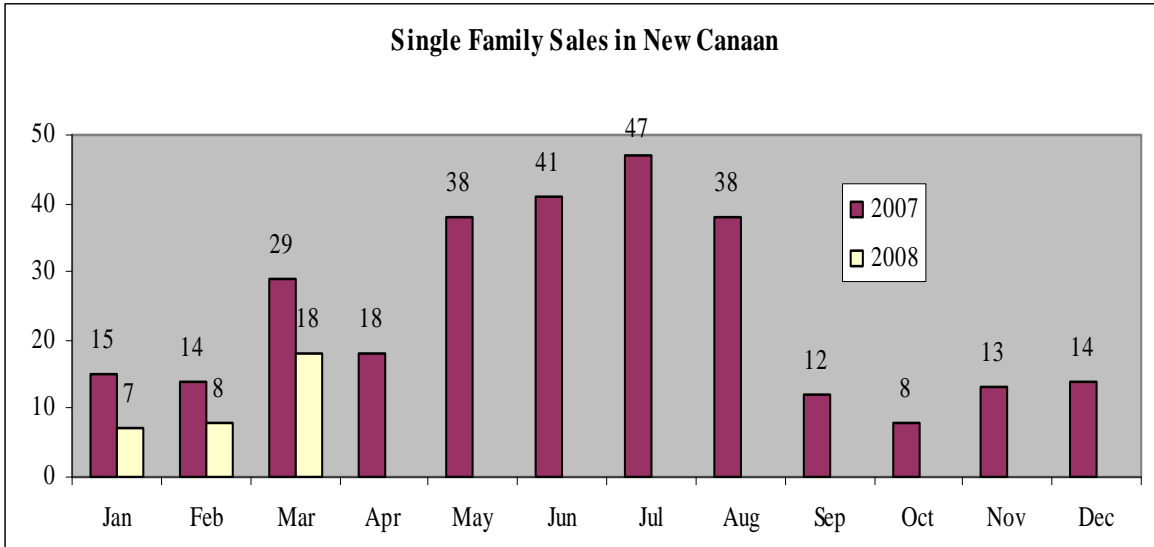


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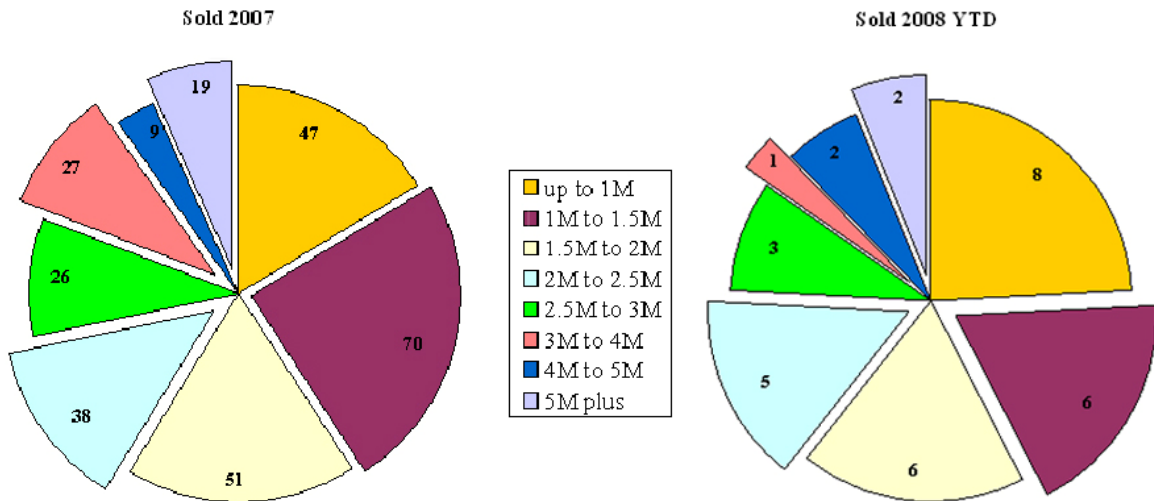
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1st Quarter Report 2008 (Continued) 2007 vs. 2008



Source: New Canaan MLS. Includes non-mls sales



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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.



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