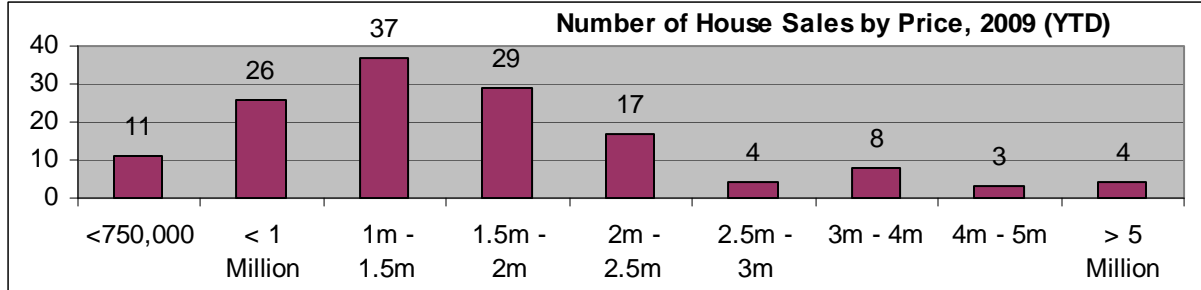
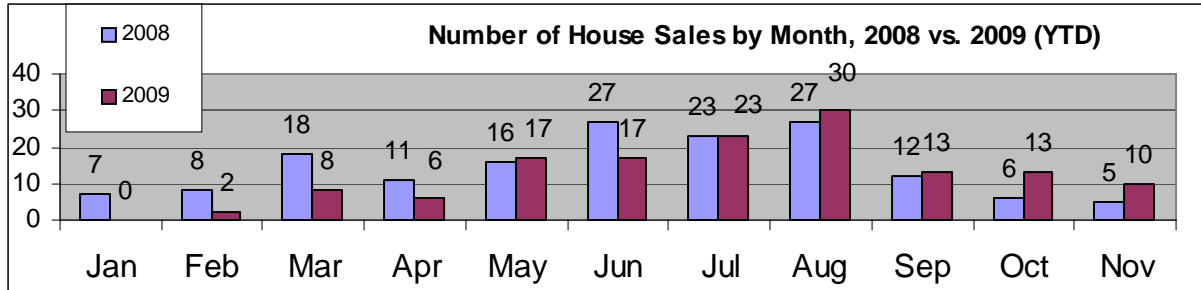


Barbara Cleary's Realty Guild

6 South Ave. New Canaan 203-966-7772 NewCanaanHomes.com
BCRG@Realty-Guild.com

The Market Report

New Canaan Real Estate : November 1-30



The first four months were very quiet in the industry throughout the country. The next four months the market rebounded, with the most activity in the \$1 million to \$2 million range. In the last four months the closings were up as compared to last year and the major activity moved up to the \$2.5 million range. Throughout the country the higher end price points have been slower to respond. Meanwhile, mortgage rates continue to be at historic lows and values extremely attractive.

Caroling in New Canaan

"There must be someone somewhere who pinpoints the events that measure off life and marks the years, who notes down in some great book the precise moment an era begins, the second a chance is lost or the minute that a love is born...If there is such a person, he or she knows beyond a doubt that Christmas starts this evening at 6:25 PM and that it begins in New Canaan, Connecticut amid snow-covered hills, steeped white churches and images of a picture book New England village at Christmas time."

Michael Knight in a NY Times article about New Canaan's picturesque holiday spirit and caroling at God's Acre.

For a list of other great December holiday events in New Canaan, turn to page 6.



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

November Houses Sold (10)

Street	Sold Price	List Price	%	Acres	Sq Ft	Year	Style	Bdrms	Bths	DOM
119 Clearview Lane	\$3,975,000	\$4,250,000	-6%	3.97	5919	1989	Col	6	5	214
78 Thurton Drive	\$3,110,000	\$2,999,000	4%	1.00	6730	2007	Col	5	6	191
928 Ponus Ridge	\$1,920,000	\$2,500,000	-23%	2.34	5806	2001	Col	4	4	153
184 Lukes Wood Rd	\$1,900,000	\$2,350,000	-19%	7.18	6000	1997	Col	6	5	456
128 Dunning Road	\$1,500,000	\$1,695,000	-12%	2.62	5344	1968	Col	6	6	304
161 Skyview Lane	\$1,260,000	\$1,395,000	-10%	2.01	3225	1984	Cape	4	5	239
6 Parish Road South	\$1,305,000	\$1,388,000	-6%	1.47	3564	1960	Col	5	4	340
57 Shaker Road	\$848,750	\$899,000	-6%	0.60	2312	1954	Other	4	2	170
60 Fawn Lane	\$890,000	\$899,000	-1%	2.57	2508	1961	Col	4	2	65
817 New Norwalk Rd	\$669,000	\$725,000	-8%	1.00	2100	1967	Col	4	2	171

November Condos Sold(3)

Street	Selling Price	List Price	%	Sq Ft	Year	Bedrooms	Baths	DOM
100 South Avenue	\$585,000	\$624,900	-6%	1500	1970	2	2	220
77 Heritage Hill Rd	\$435,000	\$465,000	-6%	1058	1965	2	2	44
155D Heritage Hill Rd	\$355,000	\$379,000	-6%	1026	1965	2	1	195

November Houses Pending (8)

Street	List Price	Acres	Sq Ft	Year	Style	Bedrooms	Baths
57 Welles Lane	\$2,700,000	2.04	6000	2009	Colonial	5	4
31 Beacon Hill Lane	\$2,695,000	2.67	5284	1995	Colonial	5	5
327 Frogtown Rd	\$2,395,000	2.00	5162	1977	Colonial	4	3
31 Thurton Drive	\$1,695,000	1.01	3769	1958	Cape Cod	4	4
103 South	\$1,145,000	0.22	4100	1830	Colonial	4	3
124 Farm Road	\$875,000	0.47	2238	1964	Colonial	4	2
4 Village Drive	\$857,000	0.35	3892	1958	Col Split	4	3
129 Weed Street	\$697,500	1.07	1584	1965	Ranch	3	2

November Condos Pending (2)

Street	List Price	Sq Ft	Year	Style	Bed-	Baths
205 Main Street	\$825,000	1952	1969	Townhouse	3	3
123 Richmond Hill Rd #17	\$669,000	1869	1973	Colonial	3	4

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

November House Price Changes (20)

Street	ListPrice	Orig. Price	%	Acres	Sq Ft	Year	Style	Bdrm	Baths
687 Smith Ridge Road	\$8,500,000	\$9,400,000	-10%	8.66	11205	1910	Georgian	7	6
584 West Road	\$6,975,000	\$9,250,000	-25%	4.04	8659	2008	Colonial	7	7
103 Pastures Lane	\$4,850,000	\$4,885,000	-1%	2.13	6462	2001	Colonial	6	6
65 Parker's Glen	\$4,245,000	\$5,750,000	-26%	4.2	7500	2006	Colonial	6	7
1757 Ponus Ridge Rd	\$3,999,000	\$4,999,000	-20%	2.8	11320	2004	Colonial	6	5
121 Parish Road South	\$3,695,000	\$3,895,000	-5%	1.72	8000	2008	Colonial	5	6
188 Hoyt Farm Road	\$3,275,000	\$3,750,000	-13%	2	6653	1982	Colonial	5	5
269 Dan's Highway	\$2,784,000	\$3,400,000	-18%	4.01	5800	1989	Contemp	4	4
147 South Ave	\$1,995,000	\$2,250,000	-11%	0.18	4000	2009	Colonial	4	4
191 Marshall Ridge	\$1,799,000	\$1,890,000	-5%	1.14	4567	1978	Colonial	4	3
57 Running Brook La	\$1,699,000	\$1,799,000	-6%	1.35	4108	1992	Colonial	5	3
190 Huckleberry Hill Rd	\$1,595,000	\$2,395,000	-33%	5.87	4310	1987	Modern	3	3
12 Wellesley Drive	\$1,595,000	\$1,695,000	-6%	2.04	3467	1958	Colonial	6	3
25 Meadow Lane	\$999,000	\$1,099,000	-9%	0.4	2136	1949	Ranch	4	2
165 Orchard Drive	\$945,000	\$995,000	-5%	0.52	2576	1923	Colonial	3	3
108 Parish Rd	\$897,000	\$995,000	-10%	1.12	2562	1957	Col Split	3	2
34 Marshall Ridge	\$849,000	\$885,000	-4%	0.2	1643	1929	Colonial	2	2
55 Parade Hill Road	\$665,000	\$748,000	-11%	0.3	1746	1910	Colonial	3	1
568 Old Stamford Rd	\$649,000	\$695,000	-7%	0.68	0	2003	Ranch	3	1
110 Forest Street	\$549,000	\$649,000	-15%	0.24	1261	1900	Colonial	3	1

November Condo Price Changes (9)

Street	Unit	ListPrice	Orig Price	%	Sq Ft	Bdrms	Baths	Year
289 Park St., Unit C	C	\$1,295,000	\$1,395,000	7.2%	3274	3	3	2008
312 Elm St	30	\$1,074,000	\$1,249,000	14.0%	2172	3	2	1973
4 Canaan Close	4	\$945,000	\$995,000	5.0%	2134	2	2	1978
6 Mead	6	\$729,000	\$799,000	8.8%	1630	3	2	1964
103 Seminary St.	1	\$659,000	\$729,900	9.7%	2202	3	3	1970
48 Heritage Hill	48	\$614,900	\$724,000	15.1%	1946	3	2	1972
123 Richmond Hill Rd	8	\$599,000	\$685,000	12.6%	1586	2	2	1973
136B Heritage Hill Rd	164	\$409,900	\$419,900	2.4%	1099	2	2	1965
234 Park St	19	\$375,000	\$395,000	5.1%	979	2	1	1960

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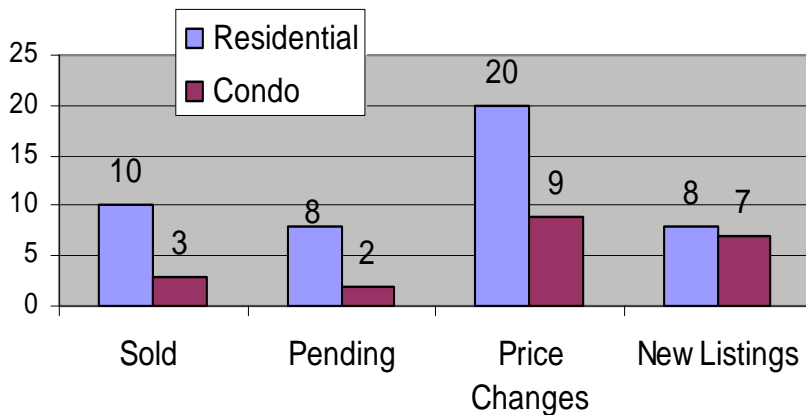
Source: New Canaan Multiple Listing Service, November 1-30, 2009

November New Listings (Houses) (8)

Street	List Price	Acres	Sq Ft	Year	Style	Bedroom	Baths
301 Rosebrook	\$6,595,000	3.64	8559	1955	Col	7	6
103 Pastures Lane	\$4,850,000	2.13	6462	2001	Col	6	6
284 Hawks Hill Road	\$3,195,000	2.61	6700	1993	Col	6	5
122 Rosebrook Road	\$2,350,000	2.42	3438	1977	Col	4	2
73 Turner Hill Road	\$2,279,000	2.91	4800	1973	Col	6	6
219 Skyview Lane	\$1,625,000	2.11	3669	1900	Col	3	3
16 Park Place	\$1,250,000	0.30	3450	2004	Col	5	3
23 Holly Rd	\$989,000	0.46	2284	1967	Col	4	2

November New Listings (Condos) (7)

Street	List Price	Sq Ft	Year	Bedrooms	Baths
291 Park St., Unit D	\$1,435,000	3551	2008	3	3
17 East Maple	\$1,250,000	2300	1981	3	3
134 Millport Avenue	\$950,000	2500	2007	3	4
279 Park Street	\$749,000	2177	1982	3	2
84 South Avenue	\$575,000	1500	1970	2	2
79 Locust Ave	\$449,000	980	1994	1	1
196 Park Street	\$339,000	740	1956	1	1



← November Recap

The 8 houses and 2 condos pending are an indication that the market is maintaining activity and compares particularly favorably against November, 2008, when there was just 1 house and zero condos pending. Inventory remains remarkably steady, with 229 houses currently on the market compared to 233 at the end of November, 2008.

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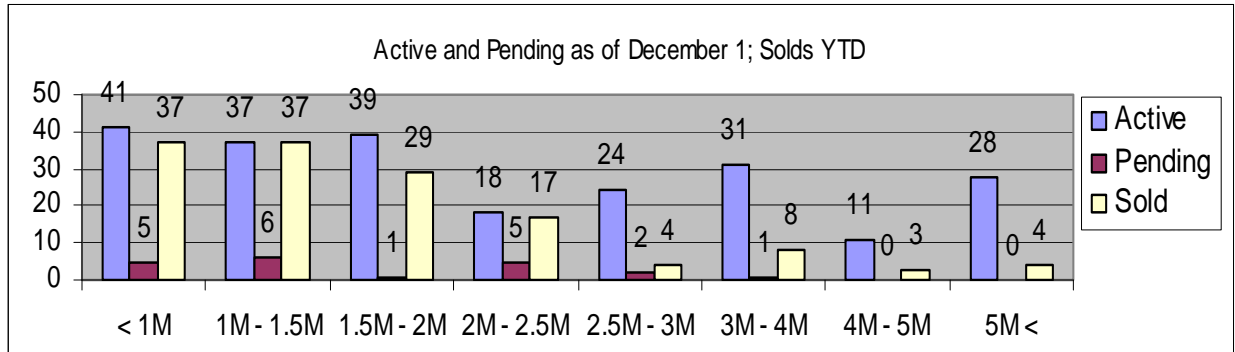
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New Canaan Houses Active, Pending, Solds



Mortgage Matters: First Time Home Buyers Get an Extension And now current home owners get a break!

President Obama has recently signed an extension and expansion of the first-time homebuyers tax credit. The \$8,000 credit was scheduled to lapse on Dec. 1 but will now be in effect through the end of June, 2010. Homebuyers must sign a contract before April 30 and close by June 30. The income limits were also raised: Single buyers can now earn up to \$125,000 and still get the full credit while a married couple can earn \$225,000.

The bill also made more homeowners eligible to claim the credit on their taxes. First-time buyers -- those who have not owned a home in the past three years -- still qualify for an \$8,000 rebate. But now people who want to trade up can also qualify. Those who have owned and occupied a residence for at least five years out of the past eight can claim a \$6,500 tax credit if they close on a purchase by the end of June.

This bill should help the spark the economy, especially in the upcoming months leading into the spring market. Please contact me and I'll be happy to let you know if you qualify.

Mike 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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Home for the Holidays

Renewing Ties with family and friends
in a welcoming home sparkling with good cheer.

Where the village glows with lights
and resounds with caroling at God's Acre.

Where children return with their children
to experience again the simple joys
of a community in harmony.

We wish you good health and happiness
with your family in your home at holiday time.

Barbara

New Canaan Holiday Events

December brings to New Canaan a wide range of holiday events that you won't want to miss. A few highlights:

Homes for the Holidays House Tour and Holiday Lights Tour - December 4th from 10 a.m. to 4 p.m. (House Tour) and 6 p.m. to 9 p.m. (Holiday Lights Tour). New Canaan Newcomers Club's 22nd annual house tour features five unique homes creatively decorated by professional designers in unique holiday themes. Tickets \$65 advance, \$75 day of tour. Info at NewCanaanNewcomers.com

The Holiday Stroll - December 4th from 5:30 to 8:00 p.m. and December 5th, from 10:00 a.m. to 4:00 p.m. The fifth annual Stroll features music and dance performances, a Gingerbread House Tour, face painting, holiday characters, pictures with Santa, and more. Santa arrives at 5:30 p.m. Friday. More info at 966-2004.

Historical Society Holiday Open House, Dec. 5, 10:00- 4:00 p.m. Fun event for the entire family. Victorian tea, tea sandwiches and sweets served from 12:00 p.m. to 3:00 p.m. Gingerbread House Workshop and Raggedy Ann Story time. Call 966-1776 for more info.

Breakfast with Santa - December 12 from 8:00-11:00 a.m. at Waveny House. Open to New Canaan residents (kids ages 1-10) Enjoy breakfast treats and meet and have your picture taken with Santa. Pre-registration is required by 12/10. Call 594-3600 for more info.

Annual Holiday Concert with Pro Arte Singers - December 13 at 4 p.m. at the First Presbyterian Church of New Canaan. Under the direction of Musical Director Arthur Sjögren, featuring Christmas music, candlelight procession and carols old and new. Tickets \$30, or \$20 for seniors and students. More info at 203-322-5970.

Annual Holiday Concert Dec. 15th at 7:30 p.m. at the First Presbyterian Church featuring the New Canaan High School Chorus and Madrigals Ensemble. Free. Call for more info: 966-0002.

Christmas Caroling on God's Acre - December 24th 6:30 p.m. New Canaan's cherished Christmas celebration, which dates back to



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