

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

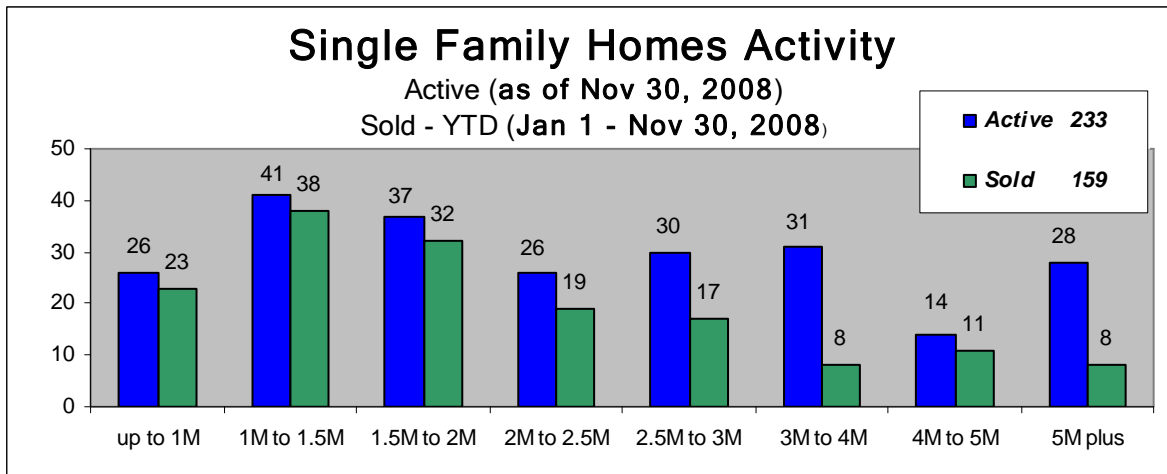
203-966-7772

NewCanaanHomes.com

The Market Report

New Canaan Real Estate Sales Activity

Details: November. 1 - November 30



Home for the Holidays

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

The Holiday Stroll – December 5th from 5:30 to 8:00 p.m. and December 6th, from 10:00 a.m. to 4:00 p.m. The fourth annual Holiday Stroll features music and dance performances, a Gingerbread House Tour, face painting, a magician, and a lot more. Santa Clause arrives at 6 p.m. Friday. More info at NewCanaanVillageAssociation.com.

Historical Society Holiday Open House, Dec. 6, 10:00-4:00 p.m. Call 966-1776 for more info.

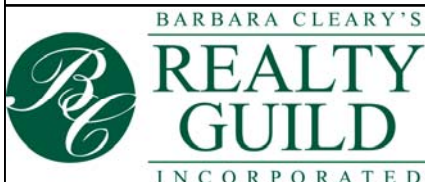
Breakfast with Santa – December 13 from 8:00-11:00 a.m. at Waveny House. Open to New Canaan residents (kids ages 1-10) Enjoy breakfast treats and meet Santa. Call 594-3600 for more info. Reservations required.

Annual Holiday Concert Dec. 17th at 8:00 at the First Presbyterian Church featuring the New Canaan High School Madrigals and Chorus. 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 1910, is one of the most unique anywhere. The caroling on God's Acre, amidst candle lights and in the shadow of white steeple churches, offers a picture book setting and is a great way to get in touch with the joyful spirit of Christmas.



Christmas caroling at God's acre by Walter DuBois Richards



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Source: New Canaan Multiple Listing Service, Nov. 1 - Nov. 30, 2008

Closed Sales (3)

Address	Selling Price	List Price	Acres	Sq Ft	Year	Style	Bdrm	Bths	DOM
71 Rocky Brook Road	\$855,000	\$889,000	2.45	2,404	1964	Colonial	5	2	61
868 Silvermine Road	\$1,050,000	\$1,199,000	2.61	2,465	1970	Colonial	4	2	179
68 Ludlowe Road	\$2,650,000	\$2,599,000	2.06	8,100	2000	Colonial	6	6	99

Condos (1)

Address	Selling Price	List Price	Sq Ft	Year	Bdrm	Bths	DOM
183 South Ave., Unit#24	\$730,000	\$750,000	1,655	1974	3	2	389

Pending *(1)

Address	List Price	Acres	Sq Ft	Year	Style	Bdrms	Baths	Pending Date
141 Millport Avenue	\$869,000	0.19	1,932	1912	Colonial	4	2	9/8/2008

Price Changes(19)

Address	List Price	Prev Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
53 Anthony	\$495,000	\$550,000	0.81	1,196	1972	Ranch	3	1
568 Old Stamford Road	\$725,000	\$749,000	0.68	960	2003	Ranch	3	1
145 River Street	\$799,000	\$849,000	0.36	1,256	1945	Colonial	3	1
111 Glen Drive	\$899,900	\$949,000	1.29	2,726	1967	Colonial	4	2
64 Sunrise Avenue	\$1,045,000	\$1,095,000	0.12	2,458	1953	Cape Cod	4	3
51 White Oak Shade Road	\$1,195,000	\$1,395,000	1.07	4,104	1800	Colonial	4	3
394 Ponus Ridge Road	\$1,295,000	\$1,345,000	1.94	2,210	1759	Antique	4	2
171 Benedict Hill Road	\$1,595,000	\$1,649,000	4.04	3,498	1981	Colonial	4	2
24 Twin Pond	\$1,599,000	\$1,749,000	1.28	4,761	1986	Colonial	4	3
18 Lantern Ridge Road	\$1,795,000	\$1,849,500	2.15	4,272	1959	Colonial	5	3
4 Parade Hill Road	\$1,875,000	\$1,995,000	0.5	5,360	2007	Colonial	6	6
45 Shagbark Drive	\$2,099,000	\$2,297,500	1.2	5,306	2003	Colonial	5	3
17 Journeys End	\$2,195,000	\$2,295,000	2.53	4,144	2000	Cape Cod	5	4
216 Carter Street	\$2,500,000	\$2,700,000	5.55	4,024	1951	Colonial	6	5
215 Spring Water Lane	\$2,999,000	\$3,295,000	1.41	6,878	2006	Colonial	5	4
31 Beacon Hill Lane	\$3,095,000	\$3,295,000	2.67	5,325	1995	Colonial	5	5
21 Brooks Road	\$3,849,000	\$4,050,000	0.63	5,006	2001	Colonial	5	5
110 South Avenue	\$3,995,000	\$4,395,000	0.41	7,661	2003	Colonial	6	6
884 Oenoke Ridge Road	\$5,950,000	\$6,580,000	5.82	8,800	1982	Colonial	5	6

*A pending is a listing with a signed contract that hasn't closed.



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Condos (4)

Address	List Price	Prev Price	Sq Ft	Year	Bdrms	Baths
83 Locust Ave.	\$350,000	\$390,000	743	1995	1	1
13 East Hills Drive	\$499,000	\$525,000	1,248	1968	3	1
312 Elm Street	\$1,030,000	\$1,175,000	1,699	1974	3	2
205 MAIN STREET	\$1,065,000	\$1,085,000	1,848	1968	3	3

New Listings (15)

Address	List Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
98 Millport Avenue	\$550,000	0.35	1,109	1930	Cape Cod	3	1
5 Deer Park Road	\$1,095,000	0.77	2,305	1939	Cape Cod	3	2
3 Charles Place	\$1,100,000	0.17	2,261	2005	Colonial	4	2
66 Summit Ridge	\$1,295,000	1.22	2,329	1965	Colonial	5	2
62 Turtleback La East	\$1,345,000	3.11	1,901	1960	Ranch	4	2
306 Cedar Lane	\$1,649,000	2.33	3,737	1990	Colonial	4	3
187 Old Stamford Road	\$1,689,000	0.32	3,964	1989	Colonial	4	4
10 Riverbank Court	\$1,695,000	0.21	4,768	2005	Colonial	4	2
112 Lone Tree Farm Road	\$1,895,000	2.04	3,860	1974	Cape Cod	5	4
174 Marshall Ridge Road	\$1,985,000	1.17	3,809	1982	Colonial	4	3
68 Orchard Drive	\$2,195,000	0.25	4,137	2009	Colonial	5	4
188 Benedict Hill Road	\$2,450,000	2.42	5,256	1957	Colonial	5	5
39 Running Brook Lane	\$2,549,000	2.67	6,536	1993	Colonial	4	5
44 Four Winds Lane	\$4,195,000	2	6,455	1992	Georgian	5	5
74 Mather Farm Road	\$6,995,000	3.09	12,000	2008	Colonial	6	7

Condos (2)

Address	List Price	Sq Ft	Year	Bdrms	Baths
312 Elm Street	\$1,049,000	1,874	1974	2	2
312 Elm St	\$1,249,000	2,172	1973	3	2

Christmas Eve 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, steepled white churches and images of a picture book New England village at Christmas time."

Michael Knight, in a past New York Times article about Christmas time in New Canaan and the caroling at God's Acre.



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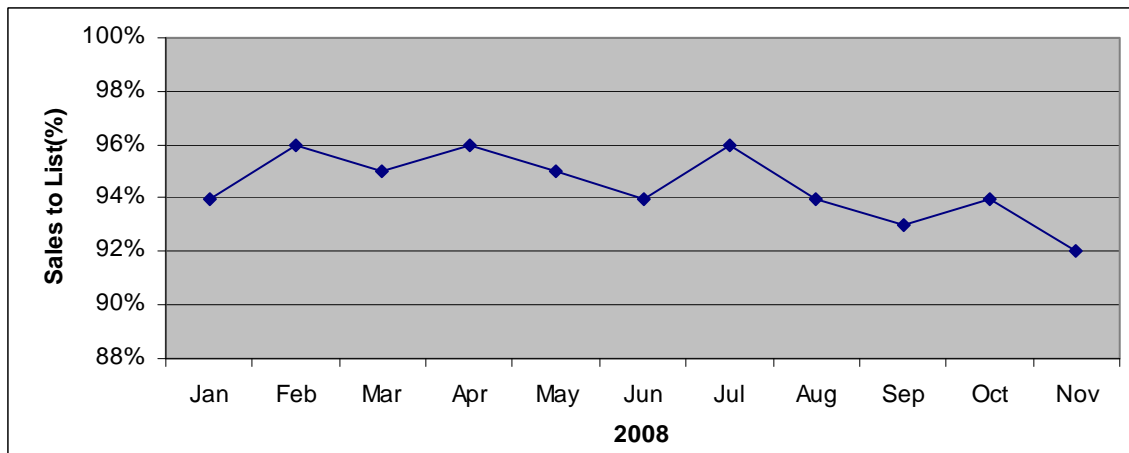


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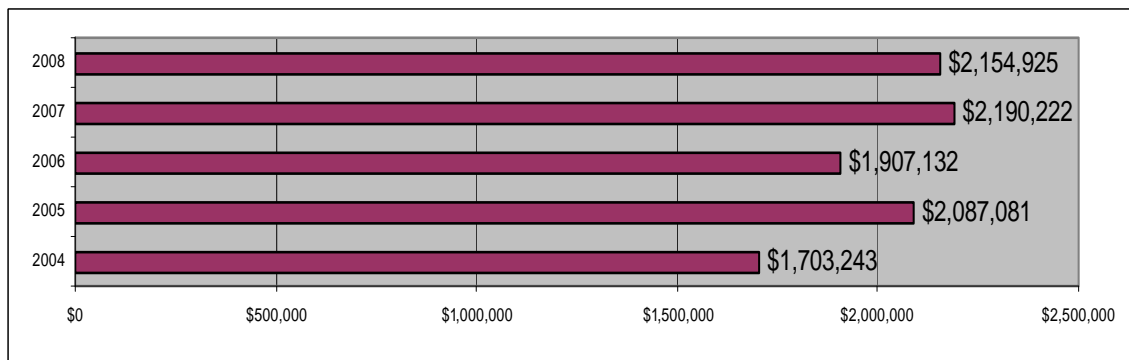


2008 Average Sales to List Price Ratio

A high sales to list price ratio indicates strong demand.



New Canaan's Average Home Sale Price



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Mortgage Matters

By Carl Bulgini, Fenwick Mortgage, LLC

Just prior to the Thanksgiving holiday there was a substantial drop in interest rates. The Federal Reserve announced on Tuesday prior to the Thanksgiving holiday that it would buy \$600 billion in mortgage-related securities. This is an attempt to spark interest among potential homebuyers, impact falling home prices and slow down the pace of foreclosures

The lowest rate that we locked for a conforming 30 year fixed was 5.375% with 0 points. Thirty-year fixed jumbo mortgages were roughly 6.5% with 0 points. The bottom line is that interest rates have gone down and are at levels that we have not seen in a few years.

Interest Rates

	Up to 417K	Up to 1M	Up to 2M	Up to 2.5M	Up to 3M
10/1 ARM	6.000	6.000	6.000	6.125	6.250
7/1 ARM	5.750	5.750	5.750	5.875	6.000
5/1 ARM	5.125	5.125	5.125	5.250	5.375
3/1 ARM	5.125	5.125	5.125	5.250	5.375
30 yr fixed	5.375	6.5	n/a	n/a	n/a

Rates are as of 12/01/08 LTV Varies based upon product and credit score
Rates provided by Fenwick Mortgage, New Canaan

A Time to Give Thanks and Read

No doubt owing to its quiet, picturesque New England Village charms, New Canaan has long been a haven to celebrated authors. The following list of books is but a sampling of literary offerings that have been published in 2008 by writers currently living in New Canaan.

Four Wives by Wendy Walker. In Walker's popular debut novel, the lives of four wives and mothers begin to unravel against the backdrop of extreme suburban wealth. For more info go to wendywalkerbooks.com

The Big Field by Mike Lupica. Lupica's latest for young adult readers is a story about a father and son and how sports help to bring them closer together.

Parenting from the Trenches: Anecdotes From the Front Lines of Child Rearing by Julie Butler Evans. A collection of humorous and personal essays on parenting which originally appeared in Ms. Evans's New Canaan Advertiser column. More info at www.parentingfrom-thetrenches.blogspot.com.

The Winter Lodge: A White Mountain Mouse Tale by Gwen Reiss. A whimsical story, from the point of view of three mice, "waiting out winter in high style and blithe domesticity."

Lost and Found: One Daughter's Story of Amazing Grace, by Kathryn Slattery. An inspirational memoir about forgiveness and reconciliation between a daughter and her mother. More info at www.kathrynslattery.com



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HAPPY HOLIDAYS!

Classic Books on the Town of New Canaan

New Canaan has a long and fascinating history. If you are looking for gift ideas for those on your Christmas list, there is quite a selection to choose from of books that illuminate the town's heritage. The sampling that we provide below are available at the New Canaan Historical Society and/or Elm Street Books. On page 5, we also offer a selection of recent releases by New Canaan authors.

New Canaan: Texture of a Community: Published in 2001, it features 15 intriguing essays, with wonderful photos and illustrations, about life in New Canaan over the past 50 years. The essays range from the very unique, such as how New Canaan residents reacted to the town's depiction in the movie "The Ice Storm," to essays such as how New Canaan has changed over the years. This is a book that truly captures the spirit of the town.



The Harvard Five in New Canaan by William D. Earls A.I.A.: Offers a history of mid-century houses in our town, and focuses mainly on the famed "Harvard Five" architects who built many homes in the post-World War II era: Philip Johnson, Marcel Breuer, Landis Gores, John Johansen and Eliot Noyes.

Portrait of New Canaan by Mary Louis King: This is the first full book-length history of the town. Ms. King recounts the story of New Canaan from its first settlers in 1731 all the way through to 1950.

A Child's Walking Tour of New Canaan: A booklet that provides a historical walking tour, geared toward children, to discover New Canaan's history and learn what life was like in the 18th, 19th and 20th centuries.



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