

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

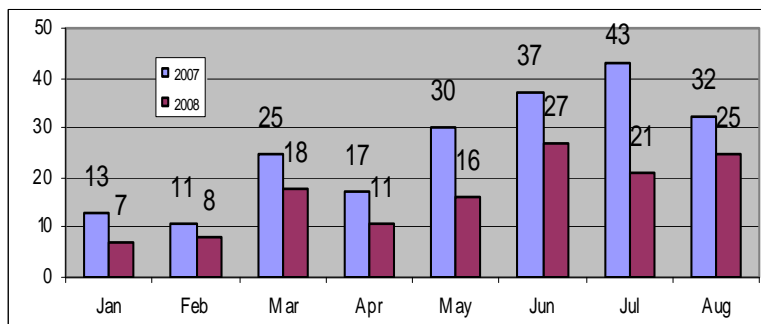
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The Weekly Report

New Canaan Real Estate Sales Activity

Details: Aug. 1 - Sept. 1



Home Sales

2007 vs. 2008

The number of sold residential listings in 2008 is down 44 Percent as compared to 2007. The average selling price is down just 6 percent.

Go Green and Save Green on Your Home

With today's trend toward being more environmentally conscious and oil hitting record high prices in 2008, most people would like to use greener technology in their homes, just as long as it doesn't cost them more in the end, according to New Canaan builder Walter Cromwell of Country Club Homes Inc.

Cromwell has become passionate about green technology in the past few years, in part because of his concern about how rising fuel costs would affect some of his larger homes. He recently completed a project on Adams Lane that uses both a Geo Thermal heating/cooling system and Solar power. He combined those eco-friendly systems with Icynene spray foam insulation and argon filled insulated glass windows to substantially reduce energy costs.

We'll be hearing more about Geo Thermal in the coming years, says Cromwell. Geo Thermal is a temperature control system that utilizes the heat from the ground to heat water to a constant temperature, typically about 62 degrees, to cool your home in the summer and heat it in the winter. The installation cost is relatively high, but the system doesn't require the use of oil and you can make up your costs in approximately seven to 10 years depending on the size and scope of your system.

"After that, what you save is pure profit, and the resale of your home will be greater as well," Cromwell says.

Cromwell is a big fan of Solar energy because it has become more efficient and affordable. He also points out that there are government sponsored rebates that can cover up to half its costs.

"Geo Thermal systems and solar power are just some of the things you can do to both feel good about it [environmentally] and save money at the same time," he says.



For more tips on how you can go green and save green on your own home, turn to page 5.



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CHRISTIE'S
GREAT ESTATES



Source: New Canaan Multiple Listing Service, Aug. 1-Sep. 1, 2008

Closed Sales (25)

Address	Selling Price	List Price	Acres	Sq Ft	Year	Style	Bdrm	Bths	DOM
30 Sunrise Avenue	\$703,000	\$695,000	0.18	1,550	1938	Cape Cod	4	2	85
36 Mortimer	\$718,000	\$747,500	0.14	1,275	1925	Colonial	2	1	282
185 Old Norwalk Road	\$725,000	\$769,000	1.00	2,167	1952	Cape Cod	4	2	48
68 Orchard Drive	\$800,000	\$849,000	0.25	2,500	1948	Colonial	4	3	329
42 Holly Road	\$925,000	\$899,000	0.28	2,104	1965	Colonial	5	3	66
25 Parting Brook	\$1,050,000	\$1,050,000	2.00	3,450	1956	Col Split	4	3	1
366 Ponus Ridge Road	\$1,125,000	\$1,189,000	0.95	2,201	1963	Colonial	3	2	191
35 Thayer Pond Road	\$1,250,000	\$1,329,000	2.20	3,019	1959	Colonial	4	2	107
401 Cedar Lane	\$1,560,000	\$1,649,000	1.53	2,870	1957	Ranch	4	4	114
180 Jonathan Road	\$1,550,000	\$1,695,000	2.20	4,633	1987	Colonial	4	2	178
50 East Maple	\$1,765,000	\$1,899,000	0.26	4,200	2007	Colonial	4	3	570
17 Hawthorne	\$2,345,000	\$2,349,000	0.50	4,700	1959	Cape Cod	4	3	80
22 Ponus Ridge Road	\$2,117,200	\$2,350,000	1.00	4,816	1994	Colonial	5	5	198
292 Brushy Ridge Road	\$2,075,000	\$2,375,000	2.69	5,467	1975	Colonial	5	4	216
81 White Oak Shade Road	\$2,275,000	\$2,495,000	1.04	5,040	2002	Colonial	5	4	204
47 Shagbark Drive	\$2,480,000	\$2,580,000	1.00	6,450	2007	Colonial	5	6	340
113 Oenoke Lane	\$2,635,000	\$2,795,000	1.21	4,378	1961	Colonial	5	4	123
81 Ramhorne Road	\$2,950,000	\$2,950,000	2.34	5,545	1956	Colonial	5	4	95
82 Canoe Hill Rd	\$3,095,000	\$3,095,000	2.53	4,655	1952	Colonial	4	4	98
181 Lambert Road	\$3,225,000	\$3,750,000	2.10	6,894	1984	Colonial	4	5	140
392 Greenley Road	\$3,912,500	\$4,695,000	2.99	7,276	2004	Modern	5	6	430
348 Canoe Hill Road	\$4,225,000	\$4,750,000	2.93	6,842	1989	Colonial	5	4	204
515 Carter Street	\$5,200,000	\$5,195,000	2.00	6,543	2003	Colonial	5	5	144
36 Bennington Place	\$6,495,000	\$6,650,000	2.18	8,700	2007	Colonial	5	6	178
1480 PONUS RIDGE RD	\$7,850,000	\$7,950,000	3.24	9,500	2007	Colonial	5	7	736

Condos (4)

Address	Selling Price	List Price	Sq Ft	Year	Bdrm	Bths	DOM
96 C East Avenue	\$660,000	\$724,900	1,493	1970	3	2	281
123 Richmond Hill Road	\$770,500	\$799,000	1,869	1973	3	3	130
52 Lakeview Ave	\$894,162	\$940,000	2,453	1986	3	2	155
205 Main Street	\$1,000,000	\$1,075,000	1,897	1969	3	3	168



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Pending (18)

Address	List Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
146 FOREST STREET	\$789,000	0.40	2,493	1880	Colonial	2	2
25 Meadow	\$995,000	0.40	2,136	1949	Ranch	3	2
39 Driftway Lane	\$1,099,000	1.73	2,786	1958	Ranch	4	3
3 Charles Place	\$1,175,000	0.17	2,261	2005	Colonial	4	2
268 Briscoe Road	\$1,295,000	4.01	2,800	1965	Contemp	4	3
71 Richmond Hill Road	\$1,349,000	0.21	2,643	1999	Colonial	4	2
110 GLEN DRIVE	\$1,375,000	1.05	3,980	1968	Col Split	5	3
97 Kimberly Place	\$1,475,000	0.29	3,323	1940	Cape Cod	5	3
62 White Oak Shade Road	\$1,575,000	1.26	3,186	1992	Colonial	4	3
88 Fieldcrest Rd	\$2,395,000	0.36	5,000	2007	Colonial	5	5
58 Briscoe Road	\$2,450,000	4.06	5,934	1988	Colonial	5	5
931 Ponus Ridge Road	\$2,495,000	2.00	4,430	1976	Contemp	5	4
1137 Smith Ridge	\$2,499,500	5.51	4,146	1972	Modern	4	3
75 Louise's Lane	\$2,725,000	2.86	3,982	1952	Cape Cod	5	3
180 Marvin Ridge Rd	\$2,995,000	2.66	6,122	2005	Colonial	5	4
60 Summersweet Lane	\$5,495,000	7.85	7,600	2006	Colonial	6	7
68 Woods End Road	\$6,795,000	1.97	8,000	2008	Colonial	6	8
603 Smith Ridge Road	\$6,995,000	3.58	9,747	1904	Colonial	7	8

Condos (2)

Address	List Price	Sq Ft	Year	Bdrms	Baths
23 Bank	\$875,000	1,707	1974	3	2
312 Elm Street	\$1,700,000	3,042	1973	3	5

Price Changes(19)

Address	List Price	Prev Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
834 Valley Road	\$1,125,000	\$1,149,000	2.15	2,032	1900	Colonial	3	3
60 Parting Brook Road	\$1,150,000	\$985,000	2.05	1,749	1956	Col Split	4	3
82 Lakewind Road	\$1,165,000	\$1,225,000	2.21	2,300	1959	Colonial	4	4
274 Buttery Road	\$1,175,000	\$1,299,000	2.06	1,981	1960	Ranch	3	2
103 South	\$1,195,000	\$1,395,000	0.22	4,100	1830	Colonial	4	3
985 New Norwalk Road	\$1,249,000	\$1,299,000	6.07	3,821	1993	Colonial	4	4

(Continued)



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Price Changes (Continued)

Address	List Price	Prev Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
16 Park Place	\$1,299,000	\$1,295,000	0.29	4,329	1963	Colonial	4	2
51 White Oak Shade Road	\$1,395,000	\$1,595,000	1.07	4,104	1800	Colonial	4	3
213 Ponus Ridge	\$1,625,000	\$1,699,000	2.34	2,782	1973	Ranch	5	4
528 Main Street	\$1,695,000	\$1,725,000	1.81	3,119	1850	Colonial	6	3
14 Turning Mill Lane	\$1,795,000	\$1,995,000	2.00	4,795	1983	Colonial	4	5
91 Knollwood Lane	\$1,849,000	\$1,895,000	4.24	5,086	1983	Colonial	4	3
46 Elm Place	\$1,975,000	\$2,075,000	0.49	4,072	2001	Colonial	4	3
669 Cheese Spring Road	\$2,599,000	\$2,669,000	4.07	7,076	2008	Colonial	5	4
194 Spring Water Lane	\$2,795,000	\$2,925,000	1.00	5,200	2008	Colonial	5	4
605 Ponus Ridge Road	\$2,850,000	\$3,150,000	3.39	3,603	1751	Other	4	4
107 Lambert Road	\$2,900,000	\$3,200,000	5.68	4,003	1880	Colonial	6	4
215 Spring Water Lane	\$3,388,000	\$3,595,000	1.41	6,878	2006	Colonial	5	4
1343 Smith Ridge Road	\$3,490,000	\$3,995,000	2.00	9,000	2000	Colonial	6	6

Condos (8)

Address	List Price	Prev Price	Sq Ft	Year	Bdrms	Baths
246 Park Street	\$689,000	\$715,000	1,565	1973	3	2
330 Elm Street #6	\$995,000	\$1,099,000	1,300	1967	2	2
7 Maple Street	\$1,200,000	\$1,250,000	2,200	1987	2	2
134 Millport Avenue	\$1,249,000	\$1,275,000	2,500	2007	3	4
3 Maple Street	\$1,275,000	\$1,350,000	2,400	1987	3	2
5 Maple Street	\$1,325,000	\$1,400,000	2,800	1987	3	2
17 East Maple	\$1,325,000	\$1,350,000	2,300	1981	3	3
19 East Maple	\$1,325,000	\$1,350,000	2,300	1981	3	3

New Listings (9)

Address	List Price	Acres	Sq Ft	Year	Style	Bdrms	Baths
144 Hillcrest Road	\$1,099,000	1.26	2,883	1960	Cape Cod	5	3
90 North Wilton Road	\$1,295,000	4.65	3,400	1957	Colonial	5	3
30 Mariomi Road	\$1,611,000	1.15	4,703	1994	Colonial	4	3
11 Park Lane	\$2,150,000	0.31	4,620	2003	Colonial	4	4
687 Carter Street	\$2,395,000	2.00	5,297	1978	Colonial	5	5
115 BAYBERRY ROAD	\$2,425,000	1.50	7,700	2007	Colonial	5	4
111 Hawk's Hill Road	\$2,695,000	1.10	6,246	2006	Colonial	5	4
184 Lukes Wood Road	\$3,250,000	7.18	6,000	1997	Colonial	6	5
148 Lambert Road	\$3,600,000	2.00	5,784	1979	Colonial	5	6

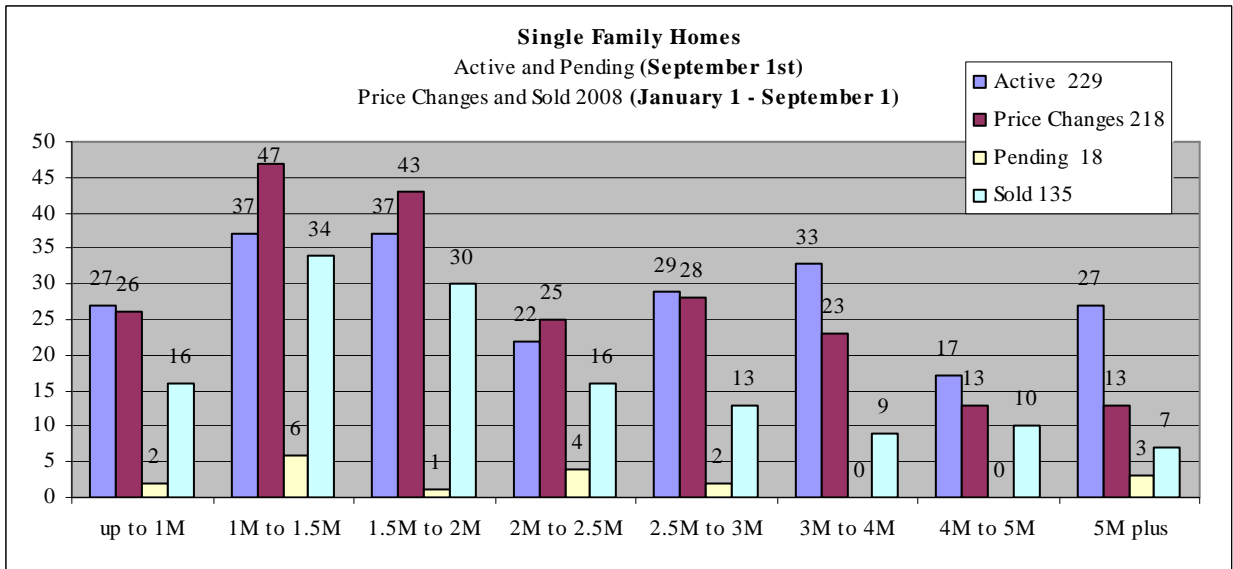


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Activity Recap
 (Aug. 1-Sep. 1, 2008)
 August saw an inventory reduction. As of September 1, there were 229 homes on the market as compared to 243 on August 1. 25 homes sold for the month and 18 are pending.



Tips For Going Green

Going green in your home doesn't have to be an overwhelming undertaking. Here are a few ideas to help you be more environmentally conscious, provide a healthier home environment and save money.

Energy Efficiency and Conservation

- Site a new addition to take advantage of the seasonal sun angles. For instance, ideally a breakfast room would face east and/or utilize windows to take advantage of the sun's rising.
- Plant trees to provide shade that will help reduce the use of air-conditioning.
- Install solar lighting for exterior landscaping and walkways. This is an economical and easy way to highlight the beauty of your home and increase safety.
- Use programmable thermostats to reduce energy waste.
- Install "low E" glazing in windows. This lowers the heat flow through your window, reflecting heat back into the home.



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Are you considering buying a new property or
selling your current property?
It would be our pleasure to offer you a consultation
focusing on your home's market value.

(Continued)

- Install fluorescent bulbs. This is # 1 on Al Gore's list of how to go green.
- Use Energy Star rated appliances. Replacing an old fridge can save as much as \$150 a year off your electric bill.
- Install solar panels to power all or part of the house – this will help you reduce your reliance on oil/gas.
- Install solar powered hot water heater.
- Use high efficiency HVAC equipment.
- Whenever possible, use spray foam insulation or upgrade insulation with higher R-value insulation in walls and roof.

Air Quality For Your Health

- Use low VOC (volatile organic compounds) paints and finishes to increase indoor air quality. VOC's gradually emit harmful gasses into the air that can irritate your skin, eyes, nose and throat and can even cause dizziness and headaches. The major culprits that emit VOC's are paints, carpet, construction adhesives and sealants, plastic laminates, and some new furniture. Another bonus of low VOC is that they tend to emit less odor.



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