

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

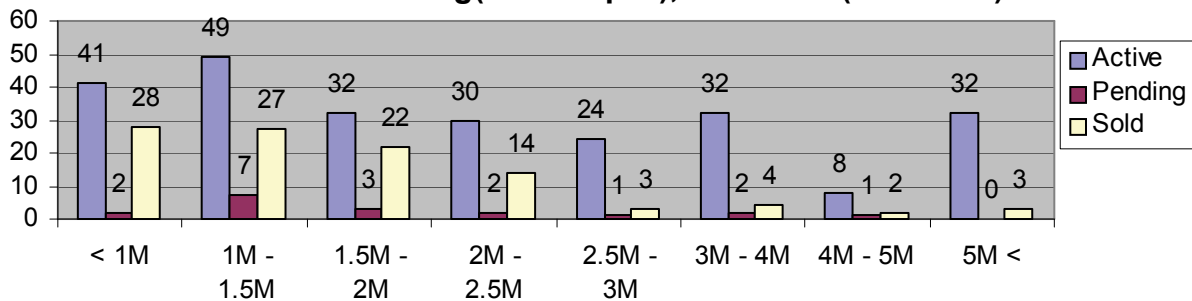
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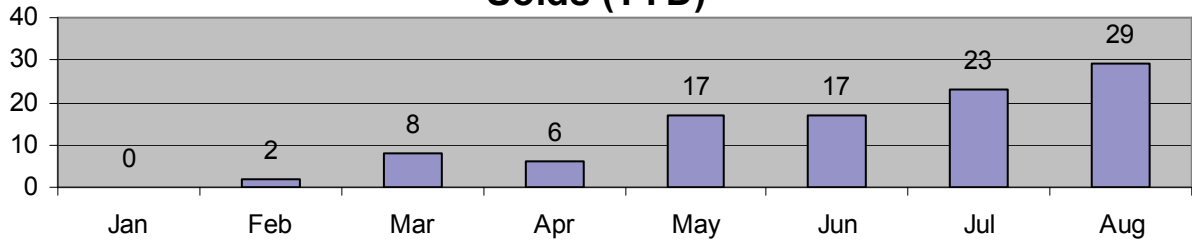
The Market Report

New Canaan Real Estate : August 1-August 31

Active and Pending(as of Sep. 1); and Sold (2009 YTD)



Solds (YTD)



Energy in the market place continues to increase as confidence in housing returns. This is reflected not just in the pendings and solds in August but also in many accepted offers that will soon become pending. There were two more closings in August of 2009 vs. August of 2008, the first month this year that we saw an increase in number of closings compared to last year. While activity for the year has been strongest in the under 2 Million range, nine of the 29 closings in August were over \$2 million.



The Price of Pop Culture

Ever wonder what people will pay for a piece of pop art? At a recent Christie's auction at Rockefeller Plaza, we gleaned a much better understanding of the value many fans and collectors place in pop culture, including for that of a Beatles Sgt. Pepper souvenir poster, signed by all four Beatles, pictured left.

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CHRISTIE'S
GREAT ESTATES



Source: New Canaan Multiple Listing Service, August 1-31, 2009

August Sold (29)

Address	Sold Price	ListPrice	%	Acres	SqFt	Year	Style	Bdrm	Bths	DOM
100 Old Kings Highway	\$600,000	\$649,000	-8%	0.75	1784	1954	Ranch	3	1	99
18 Olmstead Court	\$715,000	\$759,000	-6%	0.24	1541	1934	Cape Cod	3	2	208
104 Myanos Road	\$740,000	\$798,000	-7%	1.64	2622	1955	Contemp	4	4	91
106 Kimberly Place	\$779,000	\$799,000	-3%	0.28	1509	1940	Colonial	4	2	49
51 Hoyt St	\$785,000	\$829,000	-5%	0.22	1514	1940	Colonial	3	1	120
174 Old Stamford Rd	\$902,000	\$929,000	-3%	0.43	3305	1942	Cape Cod	3	2	72
321 Frogtown Road	\$950,000	\$1,099,000	-14%	2.01	3650	1977	Colonial	5	4	305
128 Orchard Drive	\$950,000	\$985,000	-4%	0.4	1946	1949	Cape Cod	4	3	194
144 Brushy Ridge Road	\$972,500	\$998,000	-3%	0.86	3594	1981	Colonial	5	3	345
142 Overlook Drive	\$975,000	\$1,079,000	-10%	1	1861	1954	Col Split	4	3	106
67 Hawthorne Road	\$1,004,000	\$1,125,000	-11%	0.36	2984	1946	Colonial	4	3	118
30 Brooks Road	\$1,050,000	\$1,165,000	-10%	0.51	2554	1939	Cape Cod	3	2	115
59 Dogwood Lane	\$1,050,000	\$1,099,000	-4%	2.4	3649	1951	Cape Cod	3	4	197
947 Smith Ridge Road	\$1,072,500	\$1,095,000	-2%	1.94	2526	1878	Colonial	4	3	392
128 Douglas Rd	\$1,455,000	\$1,599,999	-9%	0.45	4174	2004	Colonial	4	3	124
172 Putnam Road	\$1,469,000	\$1,469,000	0%	1.01	2596	1964	Colonial	4	2	81
149 Ramhorne	\$1,515,000	\$1,595,000	-5%	2.04	4321	1935	Ranch	3	2	79
142 Long Lots Road	\$1,865,000	\$1,795,000	4%	2.07	4364	1978	Colonial	5	4	94
175 Woodland Road	\$1,875,000	\$2,099,000	-11%	0.37	4180	2003	Colonial	5	6	93
31 Gower Road	\$1,950,000	\$2,149,000	-9%	0.29	5342	2005	Colonial	5	5	105
43 Gower	\$2,050,000	\$2,199,000	-7%	0.29	4704	2004	Colonial	5	4	31
679 Cheese Spring Rd	\$2,105,000	\$2,385,000	-12%	2.12	7182	2001	Colonial	5	4	113
605 Ponus Ridge	\$2,200,000	\$2,495,000	-12%	3.39	3603	1751	Colonial	4	3	146
22 Hunter's Creek	\$2,275,000	\$2,350,000	-3%	4.02	4260	1972	Colonial	5	3	99
145 Kimberly Place	\$2,400,000	\$2,950,000	-19%	0.82	3934	1999	Colonial	4	4	348
234 Indian Rock Road	\$2,410,000	\$2,995,000	-20%	5.34	6393	1995	Colonial	4	6	117
21 Brooks Road	\$2,950,000	\$3,395,000	-13%	0.63	5381	2001	Colonial	5	5	300
161 Dans Highway	\$3,600,000	\$4,199,000	-14%	2.7	7919	2005	Colonial	5	6	123
107 Canoe Hill Road	\$4,000,000	\$4,194,876	-5%	2	7318	2000	Colonial	5	7	270

Sold Condos (6)

Address	Sold Price	ListPrice	%	SqFt	Year	Bdrm	Bths	DOM
96 East Avenue	\$640,000	\$669,000	-4%	1530	1970	3	2	135
205 Main Street	\$712,000	\$899,000	-21%	2038	1969	3	3	522
10 Graystone Circle	\$850,000	\$895,000	-5%	2215	1984	3	3	205
312 Elm St #17	\$1,000,000	\$1,200,000	-17%	2173	1973	3	3	95
297 Park St., Unit A	\$1,275,000	\$1,495,000	-15%	4209	2008	3	3	204
32 EAST MAPLE ST	\$1,300,000	\$1,395,000	-7%	3400	2008	3	3	299



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Source: New Canaan Multiple Listing Service, August 1-31, 2009

August Pending (8)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Baths
28 Grace Street	\$815,000	0.34	1755	1949	Cape Cod	4	2
96 RICHMOND HILL RD	\$995,000	0.2	3090	2006	Colonial	3	2
73 Bridle Path Lane	\$1,195,000	2.77	2778	1954	Ranch	4	2
57 Church Street	\$1,695,000	0.18	3418	1900	Colonial	4	3
67 Toquam	\$1,750,000	1.06	3643	1953	Colonial	5	4
59 Running Brook Lane	\$1,775,000	1.46	4626	1994	Colonial	5	4
34 Brookwood Lane	\$3,499,000	2.19	6209	2009	Colonial	5	4
76 Mather Farm Road	\$4,995,000	2.46	7500	2008	Colonial	5	6

Pending Condos (2)

Address	ListPrice	SqFt	Year	Bedrms	Baths
98 South Avenue	\$550,000	1500	1970	2	2
19 East Maple	\$1,290,000	2300	1981	3	3

August Price Changes (23)

Address	ListPrice	PrevPrice	%	Acrs	SqFt	Year	Style	Bdrms	Bths
145 River Street	\$599,000	\$799,000	-25%	0	1256	1945	Colonial	3	1
817 NEW NORWALK RD	\$725,000	\$769,000	-6%	1	2100	1967	Colonial	4	2
584 Old Stamford Road	\$739,000	\$779,000	-5%	0.67	1336	1956	Ranch	3	2
578 Old Stamford Road	\$759,000	\$799,000	-5%	0.72	1572	1956	Ranch	3	3
104 Myanos Road	\$798,000	\$798,500	0%	1.64	2622	1955	Contemp	4	4
126 Brushy Ridge	\$849,000	\$899,000	-6%	1.51	2448	1900	Colonial	3	3
82 Lakewind Road	\$1,099,000	\$1,059,000	4%	2.21	2300	1959	Colonial	4	4
219 Buttery Road	\$1,197,000	\$1,225,000	-2%	1.09	2589	1967	Cape Cod	4	3
16 Park Place	\$1,275,000	\$1,299,000	-2%	0.29	3416	1963	Colonial	4	3
135 Lone Tree Farm Rd	\$1,298,000	\$1,335,000	-3%	1.92	2664	1954	Colonial	3	4
599 North Wilton Rd	\$1,315,000	\$1,340,000	-2%	4	3684	1962	Colonial	5	4
226 Putnam Road	\$1,395,000	\$1,445,000	-3%	1.01	2630	1963	Ranch	4	3
161 Bowery Road	\$1,399,000	\$1,475,000	-5%	1.6	2405	1900	Colonial	3	2
109 Sagamore Trail	\$1,499,000	\$1,550,000	-3%	2.23	4810	1985	Colonial	4	4
322 Main Street	\$1,635,000	\$1,675,000	-2%	0.43	4117	1911	Colonial	4	3
111 Hawk's Hill Road	\$1,800,000	\$1,895,000	-5%	1.1	6246	2004	Colonial	5	4
11 Park Lane	\$2,099,000	\$2,150,000	-2%	0.31	4620	2003	Colonial	4	4
87 Bald Hill Road	\$2,295,000	\$2,395,000	-4%	3.3	4516	1937	Colonial	5	5
1484 Oenoke Ridge Rd	\$2,495,000	\$2,685,000	-7%	4.1	6384	1987	Colonial	4	4
708 South Avenue	\$2,950,000	\$3,495,000	-16%	1.04	7861	2004	Colonial	8	7
34 Lone Tree Farm Road	\$2,999,000	\$3,195,000	-6%	3.29	4497	1914	Colonial	6	4
110 South Avenue	\$3,250,000	\$3,595,000	-10%	0.41	7661	2003	Colonial	6	6
121 Parish Road South	\$3,895,000	\$3,995,000	-3%	1.72	8000	2008	Colonial	6	6

Continued



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Source: New Canaan Multiple Listing Service, August 1-31, 2009

Price Changes Condos (7)

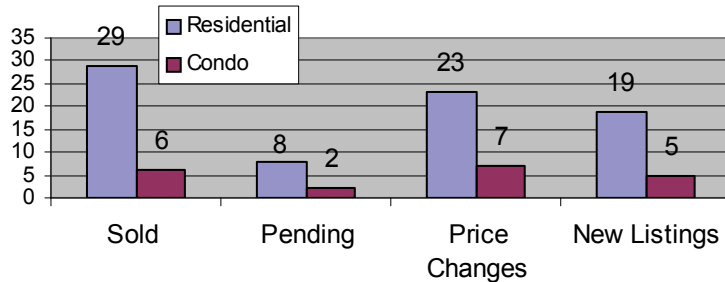
Address	ListPrice	PrevPrice	%	SqFt	Year	Bdrms	Bths
82 Heritage Hill Rd Unt D	\$368,000	\$409,000	-10%	970	1965	2	1
161 Heritage Hill Road	\$385,000	\$395,000	-3%	1048	1965	2	1
122 Summer	\$534,000	\$514,000	4%	1370	1987	3	2
98 South Avenue	\$550,000	\$599,000	-8%	1500	1970	2	2
100 South Avenue	\$624,900	\$649,000	-4%	1500	1970	2	2
253 New Norwalk	\$649,000	\$675,000	-4%	1554	1971	3	2
27 Old Stamford Rd	\$2,295,000	\$2,495,000	-8%	3400	2006	4	4

August New Listings (19)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
218 Summer	\$795,000	0.09	1456	1922	Colonial	3	1
238 Old Stamford Road	\$799,000	0.34	1933	1965	Colonial	4	2
48 Overlook Drive	\$830,000	1	1542	1954	Ranch	3	2
98 Ludlowe Rd	\$975,000	2.2	1570	1967	Col Split	3	3
8 Rural Drive	\$989,500	0.64	2471	1960	Colonial	4	3
126 East Cross Road	\$1,095,000	1	2474	1955	Ranch	4	3
82 Lakewind Road	\$1,099,000	2.21	2300	1959	Colonial	4	4
17 Strawberry Hill Road	\$1,099,000	0.55	3546	1930	Colonial	4	3
276 Park	\$1,100,000	0.38	3100	1856	Colonial	5	3
219 Buttery Road	\$1,197,000	1.09	2589	1967	Cape Cod	4	3
53 White Birch	\$1,350,000	1.88	1534	1952	Ranch	3	2
76 Laurel Road	\$1,429,000	2.65	2340	1980	Contemp	3	3
53 Alan Lane	\$1,649,000	4.48	4492	1970	Colonial	6	5
122 Rosebrook Road	\$2,350,000	2.42	3438	1977	Colonial	4	2
19 Parade Hill Lane	\$2,365,000	1.52	5099	1952	Cape Cod	5	3
626 Weed Street	\$2,399,000	1.02	4819	2000	Federal	5	4
100 TOBY'S LANE	\$2,650,000	2.31	4476	1955	Cape Cod	4	3
46 Ludlowe Road	\$3,250,000	2.01	7000	2010	Colonial	5	4
119 Heather Drive	\$3,875,000	2	6174	2007	Mediterranean	5	5

New Listings Condos (5)

Address	ListPrice	SqFt	Year	Bedrooms	Baths
228 Park Street #8	\$305,000	724	1960	1	1
228 Park St. Apt #9	\$317,000	724	1960	1	1
78C Heritage Hill	\$365,000	873	1965	2	1
137D Heritage Hill Road	\$375,000	1058	1965	2	2
377 Main St., Unit #13	\$845,000	3052	1972	3	2



August Recap

This is the most closings (29) we've had in one month in 2009. Considering the challenges in the market for most of the past year, we've seen very little rise in inventory. As of Sept. 1 there were 248 residential homes on the market in New Canaan, compared to 229 on the same date in 2008.

The Price of Pop Culture (continued from page 1)

- \$52,500 – Paid for a Beatles Sgt. Pepper souvenir poster from the Beatles Fan Club, signed by all four Beatles.
- \$43,750 – A Sears model bass guitar used by Kurt Cobain to record early demos.
- \$10,625 – For the original script from the film, "The Godfather," with an inscription of the title page, "To Willi, Be with us on the next shoot, Marlon Brando".
- \$8,750 – Went for a uniform worn by Madonna in the 1992 film A League of Their Own, with baseball glove signed by Madonna, Penny Marshall, Tom Hanks and Geena Davis (photo right).
- \$5,000 – For the red dress worn by actress Andrea McCardles in the title role of the original 1977 Broadway production of *Annie*.
- \$4,000 – for a harmonica used in concert by Bob Dylan and signed by the singer.
- \$25 – For a leather jacket, shirt, pants, shoes, belt and glasses worn by actor Peter Kinklage as "Peter" in the film *Death at a Funeral*.



Upcoming auction at Christie's Rockefeller Plaza include:

- Sept 12.—The Fall Wine auction, which will feature rare Bordeaux and burgundy and selections from the wine cellar of New York's 21 club.
- Sept. 23– Sale of Post-War and Contemporary Art that will include paintings, sculptures, and works on paper, featuring artists such as Andy Warhol and Gerhard Richter.

Mortgage Matters: New Home Sales Are On The Rise!

According to last week's news, it looks like we are heading in the right direction, with the biggest spike coming in new home sales, up as compared to August, 2008. Sales of newly constructed homes leaped unexpectedly in July to hit their highest level since September, 2008, helped by falling home prices and interest rates holding steadily at their all-time lows. As a result, what we are seeing in the market today is the stabilizing of home values, a nice trend considering that home values have, in the recent past, been appraising as much as 40% lower than their highs a little over two years ago. In fact, recently I've had some homes, priced right, that have gone to multiple offers over their original asking price! Good news for the market indeed.

Mike Brown, Vice President, GuardHill Financial Corp.
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Interest Rates

	Up to 417K	Up to 729K	Up to 1M	Up to 1.5	Up to 3M	Up to 5M
10/1 ARM	5.375	5.375	5.375	5.375	5.375	5.375
7/1 ARM	4.625	4.625	4.625	4.625	4.625	
5/1 ARM	4.250	4.250	4.250	4.250	4.250	
30 yr fixed	4.875	5.250	5.750	6.125	6.125	

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



National News

In case you missed it, the Realty Guild's listing, The Gathering Place, was featured in the current issue of *The Week* magazine, a growing national publication that has a circulation over 500,000. The magazine is one of the few national publications to devote editorial pages showcasing top properties across the U.S. The Gathering Place's selection as one of the nation's "Best Properties on the Market: Homes for Sports enthusiasts" reflects the unique amenities this New Canaan home has. Along with a main house, there is a separate, 10,600 sq ft. "Sports Barn," where a sports enthusiast can enjoy an NBA quality half basketball court, a state-of-the-art golf simulator room, a children's bowling alley, and a movie theatre where 30 sports buddies can relax

in tiered, plush seating to catch the big game. The sports barn also boasts a theatre stage with Broadway-level lighting and sound, a ballet room, a game room and an elevator to take you between the first, second and third floors, in case you get tired from all the activities. Outside there's a pool, pool spa and trout pond. Look for the Gathering Place in other publications, including The Wall Street Journal and The International Herald Tribune.

32 Best properties on the market

This week: Homes for sports enthusiasts



▲ New Canaan, Conn.: This seven-bedroom home has a sports pavilion that includes a basketball half-court, a miniature bowling alley, and a mirrored dance studio. Other amenities include a guest cottage, a pool, and a movie theater that seats 25. \$12,500,000. Kathleen Courmou, Barbara Cleary's Realty Guild/Christie's Great Estates, (212) 468-7140



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