

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

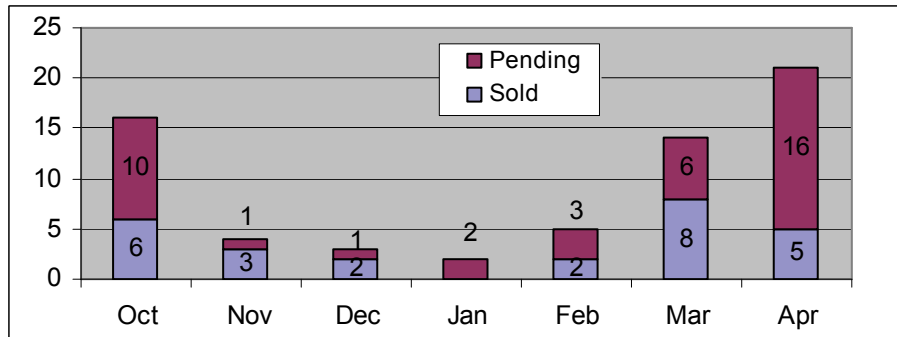
203-966-7772

NewCanaanHomes.com

The Market Report

New Canaan Real Estate : April 1-April 30

Solds and Pendings, Oct. 2008-April 2009



Solds in New Canaan remain off-pace by historic measure—15 in the first 4 months of 2009 vs. 44 in 2008—but we are seeing a noticeable uptick in activity, with 16 pendings and a great deal of buyers on the market.



Philip Johnson Glass House's Exclusive New Canaan Days

When Philip Johnson's Glass House began offering tours in 2007, it was the first time in 50 years the renown site had been open to the public and tickets were sold out before the season began. Tickets sold out quickly for 2008, and every ticket for the 2009 season was taken by November of 2008. One of Johnson's favorite sayings about architecture was, "Just shut up and look around," and architects and art lovers the world over were jumping at the chance to take him up on it.

"It was hard because we had people coming from Australia, and all over the world, and it was very disappointing for them, and for us, if they didn't get a chance to take a tour," says Meri Erickson, manager of programs and events for the Glass House.

In response to the demand, the National Trust for the Historic Preservation, which runs the Glass House Visitors Center out of their offices on Elm Street in New Canaan, recently added tickets to each of their tours for the 2009 season. They also set aside special "New Canaan Days," on July 1, 2 and 3, which are available to New Canaan residents only.

Continued on page 7



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CHRISTIE'S
GREAT ESTATES



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

April Sold (5)

Address	SellingPrice	ListPrice	%	Acres	SqFt	Year	Style	Bdrm	Bths	DOM
151 Danforth Drive	\$875,000	\$995,000	12.06%	2.16	3243	1966	Colonial	5	3	113
30 Mariomi Road	\$1,219,000	\$1,250,000	2.48%	1.15	4703	1994	Colonial	4	3	121
77 Douglas Road	\$1,750,000	\$1,895,000	7.65%	0.29	4650	2007	Colonial	5	5	787
26 Shagbark Drive	\$1,800,000	\$1,975,000	8.86%	1	4167	1980	Colonial	4	3	94
626 Weed Street	\$1,810,000	\$1,995,000	9.27%	1.02	4819	2000	Federal	5	4	434

April Pending *(16) (pending is a listing with a signed contract that hasn't closed)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Baths
47 Park Place	\$749,000	0.3	1492	1934	Colonial	3	2
86 White Oak Shade	\$995,000	1	3194	1760	Antique	5	3
5 Deer Park Road	\$999,000	0.77	2305	1939	Cape Cod	3	2
106 Briscoe Road	\$1,049,000	2	2806	1975	Colonial	4	2
46 Oak Grove Place	\$1,095,000	0.42	2946	1950	Colonial	4	3
103 South	\$1,145,000	0.22	4100	1830	Colonial	4	3
226 Sleepy Hollow	\$1,299,000	2.35	2652	1969	Colonial	4	3
145 Marvin Ridge Road	\$1,300,000	1.47	3673	1965	Colonial	5	3
24 Twin Pond	\$1,499,000	1.28	4761	1986	Colonial	4	3
36 Brushy Ridge Rd	\$1,795,000	0.7	4942	2008	Colonial	5	5
174 Marshall Ridge Road	\$1,985,000	1.17	3809	1982	Colonial	4	3
45 Shagbark Drive	\$2,099,000	1.2	5306	2003	Colonial	5	3
35 Green Meadow Lane	\$2,249,000	1.08	5000	2003	Colonial	5	6
503 Silvermine Road	\$2,695,000	2.41	6408	1927	Colonial	6	5
85 Thurton Drive	\$2,750,000	1.04	7046	2007	Colonial	5	7
83 Lukes Wood Road	\$4,250,000	4.21	8250	1998	Colonial	6	6

April Price Changes (45)

Address	ListPrice	PrevPrice	%	Acres	SqFt	Year	Style	Bdrms	Bths
83 Parade Hill Rd.	\$540,000	\$599,000	9.85%	0.2	1603	1954	Ranch	3	2
150 Jelliff Mill Road	\$599,000	\$669,000	10.46%	1	1884	1957	Col Split	3	2
6 Leslie Lane	\$675,000	\$699,000	3.43%	0.19	1434	1947	Cape Cod	3	1
18 Olmstead Court	\$759,000	\$799,000	5.01%	0.24	1541	1934	Cape Cod	3	2

Continued



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**CHRISTIE'S
GREAT ESTATES**



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

April Price Changes (Continued)

Address	ListPrice	PrevPrice	%	Acres	SqFt	Year	Style	Bdrms	Bths
829 New Norwalk Road	\$799,000	\$899,000	11.12%	1.15	3194	1967	Colonial	5	3
74 Thayer Dr	\$990,000	\$1,099,000	9.92%	2.13	2744	1960	Ranch	4	3
121 Journey's End Road	\$995,000	\$1,039,000	4.23%	2.06	2332	1967	Colonial	4	2
4 Village Drive	\$997,000	\$1,038,000	3.95%	0.35	2989	1958	Col Split	4	3
834 Valley Road	\$999,000	\$1,025,000	2.54%	2.15	2032	1900	Colonial	3	3
985 New Norwalk Road	\$1,025,000	\$1,150,000	10.87%	1.1	3830	1993	Colonial	4	4
748 South Avenue	\$1,050,000	\$1,059,000	0.85%	1	2115	1956	Colonial	4	2
235 Mill Road	\$1,095,000	\$1,199,000	8.67%	1.09	2278	1968	Colonial	4	2
394 Ponus Ridge Road	\$1,195,000	\$1,295,000	7.72%	1.94	2210	1759	Antique	4	2
15 Partridge Road	\$1,225,000	\$1,299,000	5.70%	2.04	3061	1956	Cape Cod	4	3
788 Ponus Ridge Road	\$1,275,000	\$1,295,000	1.54%	4.3	2162	1951	Ranch	3	2
372 Michigan Road	\$1,299,900	\$1,350,000	3.71%	3.2	2600	1957	Col Split	4	3
168 Proprietor's Crossing	\$1,445,000	\$1,495,000	3.34%	4.07	3302	1971	Colonial	5	3
27 Brushy Ridge Road	\$1,495,000	\$1,650,000	9.39%	0.84	3746	2001	Colonial	5	5
29 Douglas Road	\$1,595,000	\$1,695,000	5.90%	0.27	4376	2005	Colonial	4	3
187 Old Stamford Road	\$1,635,000	\$1,689,000	3.20%	0.32	3964	1989	Colonial	4	4
11 Lakeview Lane	\$1,795,000	\$1,895,000	5.28%	0.33	4866	2003	Colonial	4	4
170 Weed St.	\$1,849,000	\$1,890,000	2.17%	1.7	4828	2001	Colonial	6	5
4 Parade Hill Road	\$1,850,000	\$1,875,000	1.33%	0.5	5360	2007	Colonial	6	6
89 South Bald Hill Road	\$1,895,000	\$1,995,000	5.01%	2.12	4063	1987	Colonial	5	4
6 Cecil Place	\$1,950,000	\$2,075,000	6.02%	0.5	5312	2005	Colonial	4	4
211 Oenoke Ridge	\$1,995,000	\$2,095,000	4.77%	1.03	3092	1928	Colonial	5	3
718 Silvermine Rd.	\$1,999,999	\$1,795,000	-11.42%	2.48	3827	1847	Antique	5	5
55 Dabney Road	\$2,200,000	\$2,400,000	8.33%	1	4200	2009	Colonial	5	4
27 Wahackme Road	\$2,249,000	\$2,349,000	4.26%	2	3611	1981	Colonial	4	3
253 Oenoke Ridge	\$2,385,000	\$2,350,000	-1.49%	1.54	5011	1992	Colonial	4	4
100 Greenley Road	\$2,395,000	\$2,750,000	12.91%	4.05	3904	1966	Contemp	4	3
52 Pheasant Drive	\$2,495,000	\$2,695,000	7.42%	2	5636	2008	Colonial	5	4
138 Lone Tree Farm Rd	\$2,695,000	\$2,995,000	10.02%	2.11	5375	1995	Colonial	5	4
184 Lukes Wood Road	\$2,700,000	\$2,800,000	3.57%	7.18	6000	1997	Colonial	6	5
77 Frogtown Road	\$3,175,000	\$3,475,000	8.63%	4.87	5000	1948	Modern	5	5
145 Lantern Ridge Road	\$3,295,000	\$3,395,000	2.95%	2.05	7000	2007	Colonial	5	6
165 Weeburn Drive	\$3,695,000	\$3,895,000	5.13%	2.01	8778	2009	Colonial	6	7
390 Brushy Ridge Road	\$3,750,000	\$4,050,000	7.41%	3.44	6807	2005	Colonial	6	6
107 Canoe Hill Road	\$4,194,876	\$4,295,000	2.33%	2	7318	2000	Colonial	5	7
1801 Ponus Ridge Road	\$4,450,000	\$4,895,000	9.09%	2.17	6100	2009	Colonial	5	6
131 Thayer Pond Road	\$4,995,000	\$5,495,000	9.10%	2.59	7615	2008	Colonial	5	5

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**CHRISTIE'S
GREAT ESTATES**



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

Aprile Price Changes (Continued)

Address	ListPrice	PrevPrice	%	Acrs	SqFt	Year	Style	Bdrms	Bths
65 PARKER'S GLEN	\$4,995,000	\$5,750,000	13.13%	4.2	7500	2006	Colonial	6	7
81 Valley Road	\$5,750,000	\$6,250,000	8.00%	8.69	7675	1801	Federal	7	7
64 Parker's Glen	\$6,295,000	\$6,895,000	8.70%	3.06	8088	2007	Colonial	6	7
584 West Road	\$7,495,000	\$8,495,000	11.77%	4.04	8659	2008	Colonial	7	7

Condos (7)

Address	ListPrice	PreviousPrice	%	SqFt	Year	Bedrms	Baths
228 Park St. Apt #9	\$329,000	\$349,000	5.73%	724	1960	1	1
114B Heritage Hill Road	\$399,000	\$425,000	6.12%	807	1965	1	1
13 East Hills Drive	\$425,000	\$449,000	5.35%	1248	1968	3	1
76 Seminary St	\$699,000	\$739,000	5.41%	1821	1987	3	2
100 South Avenue	\$699,000	\$749,000	6.68%	1500	1970	2	2
134 Millport Avenue	\$995,000	\$1,199,000	17.01%	2500	2007	3	4
377 Main Street, Unit# 3	\$1,095,000	\$1,325,000	17.36%	3052	1972	3	2

April New Listings (54)

* Some New Listings are returning to the market, having been listed previously in the past 12 months

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
98 Woodland Rd.	\$819,000	0.34	2603	1951	Ranch	4	2
51 Hoyt St	\$829,000	0.22	1514	1940	Colonial	3	1
20 White Oak Shade Lane	\$850,000	0.29	1803	1936	Colonial	3	2
110 Forest St	\$895,000	0.24	1261	1900	Colonial	3	1
469 Old Stamford Rd	\$949,900	1.14	2543	1966	Colonial	4	2
74 Thayer Dr	\$990,000	2.13	2744	1960	Ranch	4	3
165 Orchard Drive	\$995,000	0.52	2576	1923	Colonial	3	3
82 Woodland Road	\$1,025,000	1.32	2663	1926	Tudor	4	2
748 South Avenue	\$1,050,000	1	2115	1956	Colonial	4	2
67 Hawthorne Road	\$1,125,000	0.36	2984	1946	Colonial	4	3
30 Brooks Road	\$1,165,000	0.51	2554	1939	Cape Cod	3	2
142 Overlook Drive	\$1,230,000	1	1861	1954	Col Split	4	3
491 Cheese Spring Rd	\$1,259,000	2	3072	1966	Colonial	4	2
16 Park Place	\$1,299,000	0.29	3982	2001	Colonial	4	2
4 Birchwood Avenue	\$1,299,000	0.35	2752	1995	Colonial	4	4
144 Marshall Ridge Road	\$1,350,000	0.85	3224	1931	Colonial	4	4
82 Shagbark Drive	\$1,395,000	1	3642	1979	Other	4	3
558 Old Stamford Road	\$1,475,000	0.83	3172	1928	Colonial	4	3

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

April New Listings (Continued)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
27 Brushy Ridge Road	\$1,495,000	0.84	3746	2001	Colonial	5	5
144 HILLCREST RD	\$1,525,000	1.26	2883	1960	Cape Cod	4	3
259 Marvin Ridge	\$1,525,000	2	3475	1986	Colonial	4	3
131 Talmadge Hill	\$1,600,000	2.52	4961	1974	Colonial	5	3
599 North Wilton Rd	\$1,640,000	4	3684	1962	Colonial	5	4
137 Old Kings Highway	\$1,695,000	0.3	5500	2008	Colonial	4	4
181 Woodridge Circle	\$1,695,000	2	3675	1958	Colonial	5	4
228 Ponus Ridge	\$1,799,000	2.04	3159	1953	Cape Cod	4	4
59 Running Brook Lane	\$1,875,000	1.46	4626	1994	Colonial	5	4
211 Oenoke Ridge	\$1,995,000	1.03	3092	1928	Colonial	5	3
73 Harrison Avenue	\$2,095,000	0.45	4258	2003	Colonial	5	6
84 Stonehenge Drive	\$2,125,000	2.11	3972	1965	Colonial	4	4
380 Michigan Road	\$2,195,000	2	4424	1928	Colonial	6	3
109 South Avenue	\$2,195,000	0.26	5649	1902	Victorian	5	3
253 Oenoke Ridge	\$2,385,000	1.54	5011	1992	Colonial	4	4
679 Cheese Spring Road	\$2,385,000	2.12	7182	2001	Colonial	5	4
14 Dew Lane	\$2,395,000	2	4076	1967	Colonial	5	3
100 Greenley Road	\$2,395,000	4.05	3904	1966	Contemp	4	3
117 Frogtown	\$2,395,000	1.65	5025	1989	Colonial	6	4
198 Middle Ridge Road	\$2,595,000	2	7010	1980	Colonial	5	4
135 Comstock Hill Road	\$2,699,999	1.74	2866	1845	Antique	4	3
68 Ludlowe Road	\$2,750,000	2.06	8100	2000	Colonial	6	6
32 Twin Pond Lane	\$2,795,000	1.96	5047	1996	Colonial	6	5
70 Thrush Lane	\$2,895,000	3.34	4436	1937	Colonial	5	5
385 South Avenue	\$2,950,000	0.31	5313	2009	Colonial	5	5
92 Parish Road	\$2,995,000	1.09	4200	2009	Colonial	5	3
234 Indian Rock Road	\$2,995,000	5.34	6393	1995	Colonial	4	6
1668 Ponus Ridge Road	\$3,395,000	2	5850	2009	Colonial	6	5
481 SILVERMINE ROAD	\$3,450,000	2	6900	2007	Colonial	5	5
161 Dans Highway	\$4,199,000	2.7	7919	2005	Colonial	5	6
231 Brushy Ridge	\$4,999,000	2.7	7139	1988	Georgian	5	5
119 Clearview Lane	\$5,000,000	3.97	5919	1989	Colonial	6	5
22 Father Peter's Lane	\$5,400,000	6.93	7154	1981	Modern	6	6
708 South Avenue	\$5,800,000	1.04	7605	2004	Colonial	8	7
301 Rosebrook	\$6,595,000	3.64	9183	1955	Cape Cod	7	5
687 Smith Ridge Road	\$9,400,000	8.66	11205	1910	Georgian	7	6

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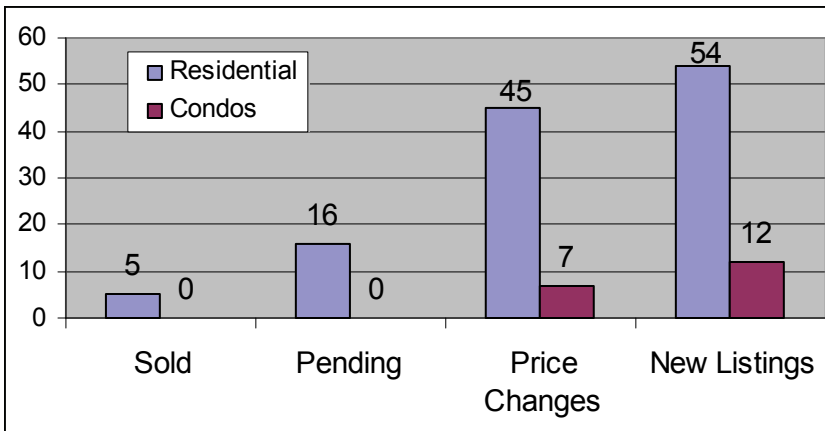


Source: New Canaan Multiple Listing Service, April 1-30, 2009

April New Listings (Continued)

Condos (12)

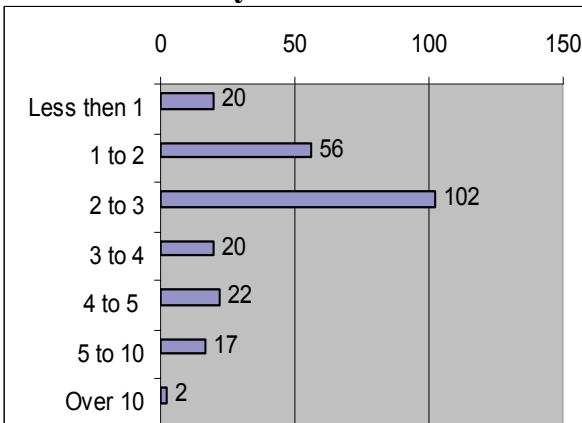
Address	ListPrice	SqFt	Year	Bedrooms	Baths
82C Heritage Hill Road	\$329,500	799	1965	1	1
115 Heritage Hill Road	\$429,000	1120	1965	2	2
148 Forest Street	\$459,000	1000	1962	3	1
86 Heritage Hill Road	\$539,000	1184	1965	3	2
122 Summer	\$569,000	1370	1987	3	2
246 Park Street	\$635,000	1565	1973	3	2
262 Park Street	\$649,000	1360	1973	3	2
100 South Avenue	\$699,000	1500	1970	2	2
123 Richmond Hill,#11	\$749,000	1746	1973	3	3
123 Richmond Hill Road	\$775,000	1869	1973	2	3
21 Oak Street	\$1,995,000	3100	2008	3	5
19 Oak Street	\$1,995,000	3100	2008	3	5



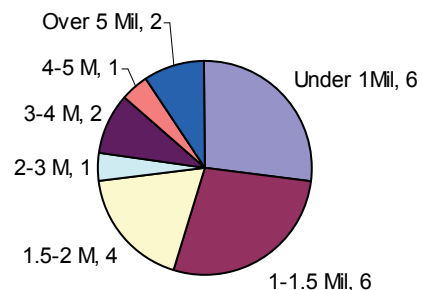
April Recap

Price changes and new listings continue to provide the New Canaan market with excellent opportunities for buyers. The number of pendings tells us those buyers are at the beginning stages of taking advantage. There was an increase in inventory in the past month, from 270 to 290 homes.

New Canaan Home Inventory, by Acres



6-Month Sales in New Canaan, by price (Nov 2008-April 2009)



Glass House Tours (continued from Page 1)

There will be six tours on each of the three New Canaan days, with a maximum of 13 people per tour.

“We received a lot of feedback that people in town hadn’t had the opportunity to visit the Glass House,” says Erickson. “We know that a lot of people bring in out of town guests, especially over that Fourth of July week-end. We think it’s very important that our local community has the opportunity to visit this landmark. It’s still a limited number of tickets, but it’s better than being just sold out.”

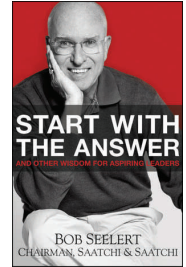
Glass House Tour Details



- Ticket prices: \$30 for ninety-minute tours; \$45 for two-hour tours; both include access to the Glass House, Painting Gallery, Sculpture Gallery and Da Monsta. Photography permitted in the two-hour tour only.
- Tickets purchased via phone by calling 866-811-4111; For the New Canaan days only tours, callers must reference “New Canaan Days.”
- All tours begin and conclude at the Glass House Visitor Center, located at 199 Elm Street, New Canaan, CT.
- If tickets are sold out, private tours can be arranged. For more information, go to www.philipjohnsonglasshouse.org.

New Canaan Business Guru

Long-time resident Bob Seelert, who for the past 12 years has been chairman of Saatchi & Saatchi and has had a 40-year stellar career that includes CEO-ship of five companies in three different industries, has written a book, “*Start with the Answers.*” It offers practical instruction for men and women determined to succeed in their careers as leaders. “I tried to compile the strategies and practices that have worked for me,” he said recently. “In passing them on, I’m hoping that others will be able to apply them to their careers and learn from them.”



Mortgage Matters: Rates Are Stable

Low rates have homeowners rushing to lock in for longer terms. The 5-year arm, which was once the hottest product, has now been taken over with 7-year and 10-year arms or 15-year and 30-year fixed rates. Many feel that they want the security of a longer term lock and not the worry of rates jumping up on them in the years to come.

With a much worse than expected gross domestic product, which fell 6.1% in the first quarter, the worries of high rates and an unstable economy have many taking a more conservative approach.

Whether you are purchasing or refinancing, mention this market report and I will waive your application fee, a \$500.00 value!

Mike Brown, Vice President, GuardHill Financial Corp.
 Cell: 203-858-3769 email: mbrown@guardhill.com

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	5.500	5.500	5.500
7/1 ARM	4.875	4.875	4.875	4.875	4.875	5.000
5/1 ARM	4.5	4.5	4.5	4.5	4.625	4.875
30 yr fixed	4.75	5.625	5.75	5.875	6.00	na

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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Take a Look—Bidding Optional

Christie's is holding an auction of Impressionist and Modern Art at Rockefeller Plaza in New York on May 6th. The event will feature 50 works from artists such as Pablo Picasso, Henri Matisse, Henry Moore, including Picasso's *Mousquetaire a la pipe* (photo on right) with an estimated value of \$12-18 million. While you need to arrange for a ticket in advance for the auction (which are free; 212-636-2437), one little known fact is that all the works in Christie's New York auctions are on display for public viewing ahead of time at Christie's New York headquarters at 20 Rockefeller Plaza, which is on 49th street between 5th and 6th Avenue. For the Impressionist and Modern Art auction, the public viewing takes place through May 6. Times vary. For more details about this and other Christie's auctions in New York, you can call 212-636-2000 or visit their website at Christies.com.



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