

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

203-966-7772

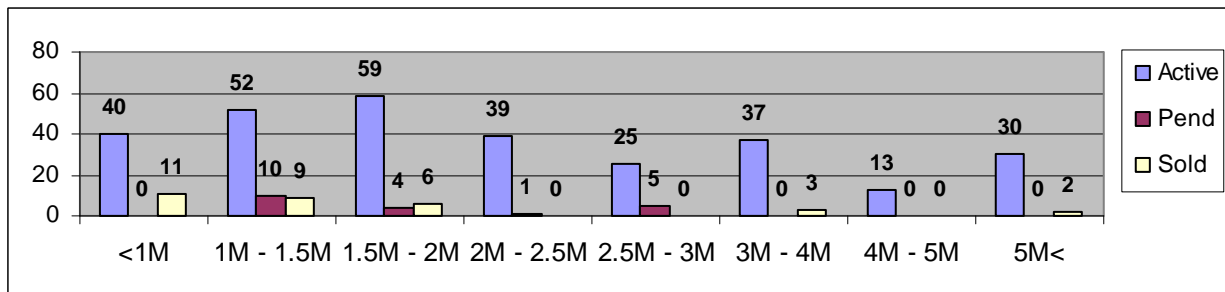
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The Market Report

New Canaan Real Estate : May 1—May 29

Activity by Price Range

Active as of May 29, 2009; Pending and Sold from Jan 1, 2009—May 29, 2009



Like the rest of the country, the lower-third of the market (in New Canaan under 2 million) has seen the most activity in regards to solds and pendings in 2009. However, the five properties that went pending in May between 2.5 and 3 Mil are a sign that activity is beginning to move up. Most active price range is between 1 and 1.5 million.

Top Summer Events in New Canaan

With the warm weather comes a plethora of cultural and family events in New Canaan. Here's the season's short list of happenings you won't want to miss.

- **Waveny Summer Concerts 2009**—Open air music on the patio at Waveny House. All concerts are open to New Canaan residents free of charge and held from 7:30 to 9:30 on Wednesday evenings beginning June 17.
- **New Canaan Historical Society Annual Ice Cream Social**-Enjoy ice cream, games, a tour of the museum and Town Band music. June 7th, from 1-4 p.m.
- **New Canaan Summer Theater**—Offers some of the most professional theatrical productions outside of New York City (box office 203-966-4634). This summer's lineup, all performed in a new open air theater, are:
 - Taming of the Shrew**-A highly charged adaptation, appropriate for all ages (children over 5). Preview June 18. Shows, June 19-July 11.
 - Pinocchio**—an original young-family folk musical. June 26, 27, 28; July 2, 3, 5, 9, 10, 11. Sundays at 1 p.m. June 26-July 11
 - Shakespeare for Kids**; An audience interactive and highly physical abridged version of Taming of the Shrew- June 27, July 3, 11; 2 p.m.
 - Camelot**—A treat for the entire family. July 19-August 2.

Continued on Page 7



The cast of NC Summer Theater shows are made up of professional actors and New Canaan residents.



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CHRISTIE'S
GREAT ESTATES



Source: New Canaan Multiple Listing Service, May 1-28, 2009

Due to MLS system updates data for New Canaan real estate activity unavailable for May 30-31 at time of printing

May Sold (15)

Address	Sold Price	List Price	%	Acres	SqFt	Year	Style	Bdrm	Bths	DOM
98 Millport Avenue	\$475,000	\$475,000	0%	0.35	1512	1930	Cape Cod	3	1	13
150 Jelliff Mill Road	\$567,000	\$599,000	6%	1	1884	1957	Col Split	3	2	605
47 Park Place	\$715,000	\$749,000	5%	0.3	1492	1934	Colonial	3	2	73
829 New Norwalk Rd	\$775,000	\$799,000	3%	1.15	3194	1967	Colonial	5	3	218
264 Mill Road	\$850,000	\$899,000	6%	0.25	2077	1846	Cottage	3	2	96
86 White Oak Shade	\$972,500	\$995,000	2%	1	3194	1760	Antique	5	3	39
274 Buttery Road	\$925,000	\$999,000	8%	2.06	1981	1960	Ranch	3	2	223
5 Deer Park Road	\$964,000	\$999,000	4%	0.77	2305	1939	Cape Cod	3	2	175
106 Briscoe Road	\$1,000,000	\$1,049,000	5%	2	2806	1975	Colonial	4	2	94
48 Salem Road	\$1,100,000	\$1,249,000	14%	2.03	2688	1967	Colonial	4	2	114
145 Marvin Ridge Rd	\$1,200,000	\$1,300,000	8%	1.47	3673	1965	Colonial	5	3	55
24 Twin Pond	\$1,300,000	\$1,499,000	15%	1.28	4761	1986	Colonial	4	3	298
146 Old Norwalk Rd	\$1,720,000	\$1,895,000	10%	0.54	5000	2007	Colonial	4	4	755
45 Shagbark Drive	\$1,750,000	\$2,099,000	20%	1.2	5306	2003	Colonial	5	3	205
83 Lukes Wood Rd	\$3,850,000	\$4,250,000	10%	4.21	8250	1998	Colonial	6	6	258

Condos (1)

Address	Sold Price	List Price	%	SqFt	Year	Bdrm	Bths	DOM
279 Park Street	\$720,000	\$780,000	8%	2177	1982	3	2	126

May Pending *(13) (pending is a listing with a signed contract that hasn't closed)

Address	List Price	Acres	SqFt	Year	Style	Bedrms	Baths
98 Millport Avenue	\$475,000	0.35	1512	1930	Cape Cod	3	1
150 Jelliff Mill Road	\$599,000	1	1884	1957	Col Split	3	2
829 New Norwalk Road	\$799,000	1.15	3194	1967	Colonial	5	3
140 Bayberry Road	\$1,195,000	1	2717	1956	Ranch	5	3
15 Snowberry Lane	\$1,299,999	2	2700	1967	Colonial	4	2
51 Mariomi	\$1,395,000	4.08	2972	1913	Colonial	4	3
8 Wahackme Lane	\$1,499,000	2.74	3808	1910	Colonial	5	3
181 Woodridge Circle	\$1,695,000	2	3675	1958	Colonial	5	4
118 Adams Lane	\$1,750,000	3.41	5618	1984	Contemp	6	6
146 Old Norwalk Road	\$1,895,000	0.54	5000	2007	Colonial	4	4
37 Lambert Road	\$2,595,000	1.7	6141	1996	Cape Cod	5	5
198 Middle Ridge Road	\$2,595,000	2	7010	1980	Colonial	5	4
138 Lone Tree Farm Rd	\$2,695,000	2.11	5375	1995	Colonial	5	4

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May Pending (Continued)

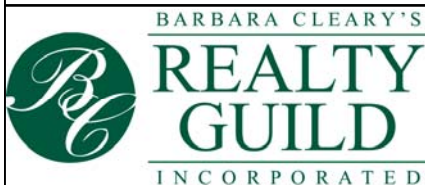
Condos (1)

Address	ListPrice	SqFt	Year	Bedrms	Baths
246 Park Street	\$635,000	1565	1973	3	2

May Price Changes (42)

Address	ListPrice	PrevPrice	%	Acrs	SqFt	Year	Style	Bdrms	Bths
113 Locust	\$699,900	\$759,000	8%	0.16	1852	1860	Antique	3	2
21 Glen Drive	\$819,999	\$849,999	4%	1.01	2298	1846	Colonial	3	2
74 Thayer Dr	\$899,000	\$990,000	10%	2.13	2744	1960	Ranch	4	3
126 Brushy Ridge	\$899,000	\$925,000	3%	1.51	2448	1900	Colonial	3	3
64 Sunrise Avenue	\$965,000	\$999,999	4%	0.12	2458	1953	Cape Cod	4	3
82 Woodland Road	\$975,000	\$1,025,000	5%	1.32	2663	1926	Tudor	4	2
4 Village Drive	\$975,000	\$997,000	2%	0.35	2989	1958	Col Split	4	3
985 New Norwalk Road	\$975,000	\$1,025,000	5%	1.1	3830	1993	Colonial	4	4
748 South Avenue	\$995,000	\$1,050,000	6%	1	2115	1956	Colonial	4	2
15 Turner Hill Road	\$998,500	\$1,075,000	8%	1.8	2242	1940	Cape Cod	3	2
128 Orchard Drive	\$999,000	\$1,059,000	6%	0.4	1946	1949	Cape Cod	4	3
12 Conrad Road	\$999,000	\$1,100,000	10%	1.06	1862	1957	Colonial	4	2
947 Smith Ridge Road	\$1,095,000	\$1,195,000	9%	1.94	2526	1878	Colonial	4	3
44 Harrison Avenue	\$1,095,000	\$1,250,000	14%	0.45	3233	1928	Colonial	4	3
8 Hidden Meadow Lane	\$1,095,000	\$1,195,000	9%	2.27	2192	1937	Colonial	3	2
144 Brushy Ridge Road	\$1,098,000	\$1,192,500	9%	0.86	3594	1981	Colonial	5	3
321 Frogtown Road	\$1,099,000	\$1,199,000	9%	2.01	3650	1977	Colonial	5	4
189 Bridle Path Lane	\$1,199,000	\$1,299,000	8%	2.64	2840	1960	Colonial	4	2
27 Brushy Ridge Road	\$1,395,000	\$1,495,000	7%	0.84	3746	2001	Colonial	5	5
161 Skyview Lane	\$1,490,000	\$1,595,000	7%	2.01	3830	1984	Cape Cod	4	5
187 Old Stamford Road	\$1,499,000	\$1,635,000	9%	0.32	3964	1989	Colonial	4	4
599 North Wilton Rd	\$1,540,000	\$1,640,000	6%	4	3684	1962	Colonial	5	4
128 Douglas Rd	\$1,599,999	\$1,695,000	6%	0.45	4174	2004	Colonial	4	3
1223 Oenoke Ridge Rd	\$1,650,000	\$1,750,000	6%	0.68	3062	2001	Colonial	4	3
228 Ponus Ridge	\$1,675,000	\$1,799,000	7%	2.04	3159	1953	Cape Cod	4	4
112 Lone Tree Farm Rd	\$1,695,000	\$1,895,000	12%	2.04	3860	1974	Cape Cod	5	4
190 Huckleberry Hill RD	\$1,795,000	\$2,395,000	33%	5.87	4310	1987	Modern	3	3
137 Old Kings Highway	\$1,895,000	\$1,695,000	-11%	0.3	5500	2008	Colonial	4	4
687 Carter Street	\$2,099,000	\$2,199,000	5%	2	5297	1978	Colonial	5	5
514 Weed Street	\$2,249,000	\$2,595,000	15%	2.16	4326	1983	Colonial	5	6

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Source: New Canaan Multiple Listing Service, May 1-28, 2009

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May Price Changes (Continued)

Address	ListPrice	PrevPrice	%	Acrs	SqFt	Year	Style	Bdrms	Bths
52 Parade Hill Lane	\$2,495,000	\$2,649,000	6%	1.46	5312	1938	Colonial	5	5
74 Dogwood Lane	\$2,875,000	\$3,095,000	8%	5.32	4770	1930	Colonial	5	4
264 South Avenue	\$3,095,000	\$3,195,000	3%	0.33	4600	2009	Colonial	4	3
34 Lone Tree Farm Road	\$3,195,000	\$3,330,000	4%	3.29	4455	1914	Colonial	6	4
57 Hickory Lane	\$3,595,000	\$3,795,000	6%	2.2	7652	2009	Colonial	6	7
74 Dogwood Ln	\$3,875,000	\$4,095,000	6%	7.82	4770	1930	Colonial	5	4
708 South Avenue	\$3,999,000	\$4,500,000	13%	1.04	7605	2004	Colonial	8	7
487 WEST ROAD	\$4,595,000	\$4,995,000	9%	4	10518	1992	Colonial	5	6
103 Pastures Lane	\$4,885,000	\$5,450,000	12%	2.13	6462	2001	Colonial	6	6
76 Mather Farm Road	\$4,995,000	\$5,495,000	10%	2.46	7500	2008	Colonial	5	6
26 Parker's Glen	\$5,995,000	\$6,775,000	13%	2.36	9469	2008	Colonial	6	7
544 Oenoke Ridge Rd	\$9,995,000	\$11,900,000	19%	6.25	18500	1929	Other	8	9

Condos (8)

Address	ListPrice	PreviousPrice	%	SqFt	Year	Bedrms	Baths
126 Heritage Hill Road	\$359,000	\$379,539	5%	807	1965	1	1
86 Heritage Hill Road	\$499,000	\$539,000	7%	1184	1965	3	2
138 Forest Street	\$610,000	\$659,000	7%	1688	1998	3	2
100 South Avenue	\$649,000	\$699,000	7%	1500	1970	2	2
205 Main Street	\$769,680	\$799,820	4%	1966	1969	3	3
205 Main Street	\$775,000	\$810,000	4%	1952	1968	3	3
312 Elm Street	\$980,000	\$1,019,000	4%	1874	1974	2	2
4 Maple Street	\$1,650,000	\$1,995,000	17%	4800	2006	3	4

May New Listings (42)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
100 Old Kings Highway	\$649,000	0.75	1784	1954	Ranch	3	1
11 Hillcrest Road	\$785,000	1	1842	1960	Ranch	3	2
104 Myanos Road	\$845,000	1.64	2622	1955	Contemp	4	4
1255 Smith Ridge Road	\$875,000	2.15	2455	1920	Colonial	4	2
96 Richmond Hill Rd	\$995,000	0.2	3090	2006	Colonial	3	2
18 Harrison Avenue	\$1,185,000	0.14	2220	1929	Colonial	3	3
22 Thayer Pond Road	\$1,195,000	2	3606	1957	Cape Cod	4	3
104 Nursery Road	\$1,199,000	2	2949	1953	Contemp	3	4
143 Old Stamford Road	\$1,329,000	0.26	3105	1993	Colonial	4	2
597 Cheese Spring	\$1,395,000	2.04	2853	1965	Colonial	4	2
135 Lone Tree Farm Road	\$1,399,000	1.92	2664	1954	Colonial	3	4

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May New Listings (Continued)

Address	ListPrice	Acres	SqFt	Year	Style	Bedrms	Bths
233 Weed Street	\$1,425,000	1	3120	1890	Colonial	4	3
172 Putnam Road	\$1,469,000	1.01	2596	1964	Colonial	4	2
12 Ludlowe Rd	\$1,550,000	2	3723	1956	Colonial	5	4
109 Sagamore Trail	\$1,550,000	2.23	4810	1985	Colonial	4	4
143 Parish Rd S	\$1,690,000	2.39	4402	1957	Colonial	5	4
57 Church Street	\$1,695,000	0.18	3418	1900	Colonial	4	3
711 Carter Street	\$1,725,000	2.01	3994	1978	Colonial	4	3
67 Toquam	\$1,750,000	1.06	3643	1953	Colonial	5	4
142 Long Lots Road	\$1,795,000	2.07	4364	1978	Colonial	5	4
57 Running Brook La	\$1,799,000	1.35	4108	1992	Colonial	5	3
245 Turtleback Road	\$1,849,000	3.31	3705	1963	Colonial	5	3
652 Weed Street	\$1,940,000	1	3289	1746	Colonial	4	3
68 Welles Lane	\$1,995,000	2.95	3862	2005	Colonial	4	3
21 Shady Knoll Lane	\$1,995,000	1.15	4362	2005	Colonial	5	5
175 Woodland Road	\$2,099,000	0.37	4180	2003	Colonial	5	6
53 Crystal Street	\$2,125,000	0.36	4000	1927	Colonial	4	5
31 Gower Road	\$2,149,000	0.29	5342	2005	Colonial	5	5
669 Cheese Spring Road	\$2,195,000	4.06	6930	2004	Colonial	5	4
80 Danvers Lane	\$2,245,000	1	3741	1974	Colonial	5	4
215 Cross Ridge Road	\$2,295,000	2.2	4603	1957	Colonial	4	5
22 Hunter's Creek	\$2,350,000	4.02	4260	1972	Colonial	5	3
148 Ramhorne	\$2,395,000	2	5000	1967	Colonial	5	4
86 Arrowhead Trail	\$2,395,000	2.07	4176	1970	Colonial	5	4
4 Valley Lane	\$2,500,000	4.35	5302	1999	Other	6	4
31 Beacon Hill Lane	\$2,695,000	2.67	6284	1995	Colonial	5	5
42 Rippowam	\$2,699,000	2.1	3990	1979	Other	4	3
78 Thurton Drive	\$3,299,000	1	6730	2007	Colonial	5	6
279 Rosebrook Road	\$3,600,000	2.31	6661	1989	Colonial	5	7
188 Hoyt Farm Road	\$3,750,000	2	5893	1982	Colonial	5	5
121 Parish Road South	\$4,395,000	1.72	8000	2008	Colonial	6	6
5 North Wilton Road	\$7,995,000	7.5	8358	1936	Colonial	7	8

New Listings continued with Condos on page 6

June 2nd News Flash-The number of U.S. homebuyers who agreed to purchase a previously occupied home in April posted the largest monthly percentage jump in nearly eight years (6.7 percent), a sign, according to the Associated Press, "that sales are finally coming to life after a long and painful slump."



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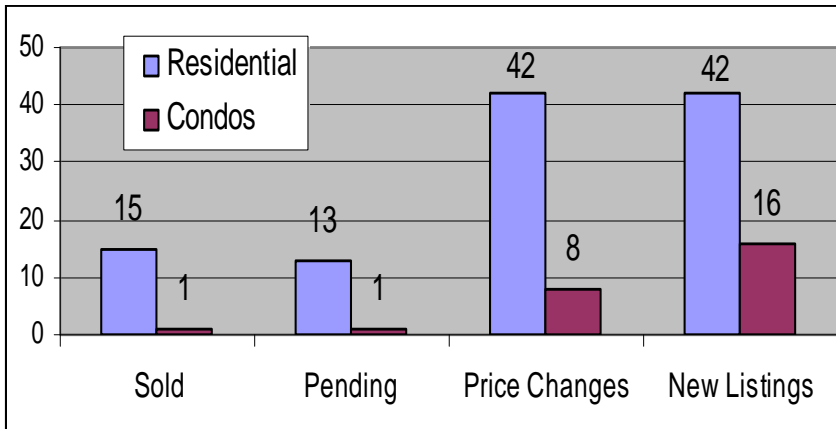
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May New Listings (Continued)

Condos (16)

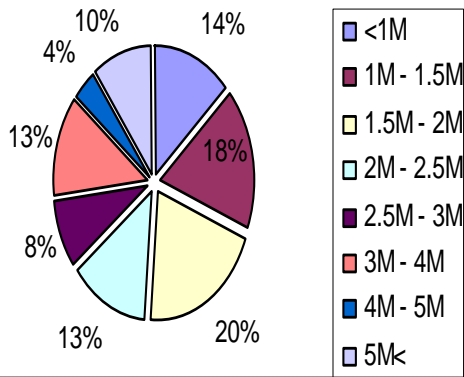
Address	ListPrice	SqFt	Year	Bedrooms	Baths
155D Heritage Hill Rd	\$387,500	1026	1965	2	1
161A Heritage Hill Road	\$395,000	1048	1965	2	1
13 East Hills Drive	\$399,000	1248	1968	3	1
81B Heritage Hill Road	\$399,000	1053	1965	2	1
66A Heritage Hill Road	\$412,000	799	1965	1	1
204 Park St. #16	\$419,000	931	1956	2	1
125A Heritage Hill Road	\$425,000	1079	1965	2	2
29 Maple Street	\$470,000	875	1891	1	1
101 Heritage Hill Road	\$499,000	1120	1965	2	1
312 Elm Street	\$699,000	1453	1973	2	2
709 Weed Street	\$725,000	701	1926	1	2
123 Richmond Hill Rd #17	\$729,000	1869	1973	3	4
71 Bank Street	\$980,000	2176	1974	3	3
43 Main Street	\$1,050,000	2250	1966	3	3
312 Elm St #17	\$1,200,000	2173	1973	3	3
8 Maple Street	\$1,595,000	4800	2006	3	4



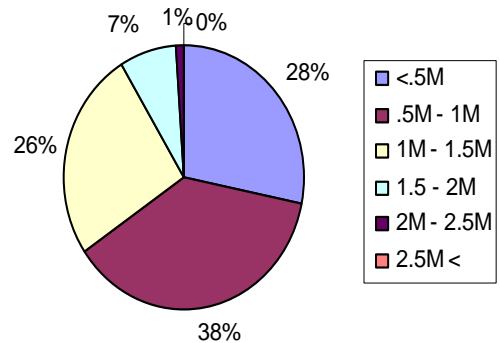
May Recap

Price changes remain high. There have been a total of 194 price changes for single-family homes in New Canaan this year (some properties may have reduced price more than once), a recognition by sellers of current market conditions. Inventory of single family homes has increased from 270 in March to 295 at the end of May.

Residential Inventory, by Price



Condo Inventory, By Price





Summer Events in New Canaan (continued from page 1)

New Canaan Farmer's Market—Fresh vegetables, fruit, fresh-made bread, pies, cookies and different types of meat. Well recommended. It takes place in the Center School parking lot (across from the library) every Saturday from 10 a.m. to 2 p.m., through December 12th.

The New Canaan Village Fair and Sidewalk Sale—July 18th, from 9 a.m. to 5 p.m. There will be music, street performers, and of course, great deals.

New Canaan Family Fourth- July 4th (rain date July 5th). Gates to Waveny Park open at 5 p.m.

By Local and Save!

Would you like to invest in New Canaan and save money at the same time? That's the idea behind the Ib.l.a.s.t Card, an acronym for "I Buy Local and Shop in Town." created by New Canaanites Carolyn Williams and Barbara Davis. Participating merchants (and the list is long and growing) offer discounts to card holders. For more info, or to purchase a card for \$25.00 (good through 2009) go to iblastcard.com.



Mortgage Matters: Want to Buy or Refi? Now May Be Your Best Time

Rates have held steady the past 6 months but recent poor economic news has rates moving higher this past week with the average 30 year fixed on both conforming and jumbo loans up about .375%. But that's not the main reason you should start the process. More and more lenders are turning to much stricter underwriting guidelines, and appraisal practices.

One very competitive lender is now not using bonus income to qualify, and many others are only counting a small percentage. Other banks are using last year's income and not the years past as an average for self employed borrowers. The days of "sign here" no documentation loans are gone.

The other issue is appraisals. Some lenders are requesting that they order the appraisal themselves, which is usually from an outside agent with no knowledge of the Fairfield County market. This can hurt both the purchase and refi values.

So what do all these changes mean? Well hopefully it means that the lenders will get much higher quality loans and begin using all the government money that they are supposed to lend, and lower rates and less strict guidelines. We'll see.

Please contact me with any questions, and remember you saw this and I will reimburse you 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	5.500	5.500	5.500	5.500	5.500	na
7/1 ARM	4.875	4.875	4.875	4.875	4.875	na
5/1 ARM	4.5	4.5	4.5	4.5	4.5	na
30 yr fixed	4.875	5.625	5.875	6.25	na	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



Our properties are featured on:

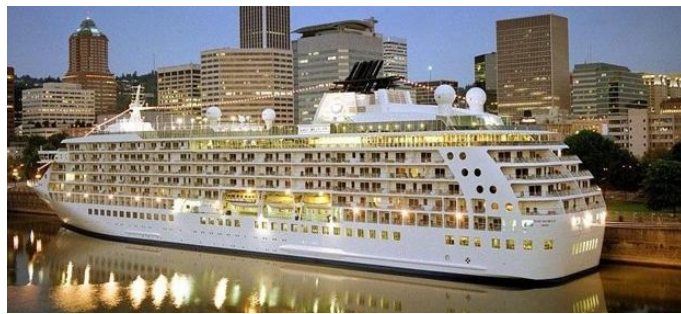
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Taking The World By Sea

If you haven't heard of it yet, The World (pictured, right) presents quite the unique living experience. It is the only residential community at sea, a 644-foot luxury liner that has 165 private apartments and is equipped with amenities designed to make one feel right at home, including a grocery store, complete athletic facilities, tennis court, internet access, and full kitchens and decks in every apartment. The residents hail from 40 different countries and live on board as the ship slowly circumnavigates the globe — staying in most ports from 2 to 5 days. Some people live onboard full time while others visit their floating home periodically during the year. Currently, properties range in price from \$800,000 to \$6.5 million, with one six-bedroom penthouse offered at \$17.5 million.

As an exclusive affiliate of Christie's Great Estates, Barbara Cleary's Realty Guild is now a representative of The World. For more information, call 966-7772.



The World carries between 100 and 300 residents and their guests at any given time.



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