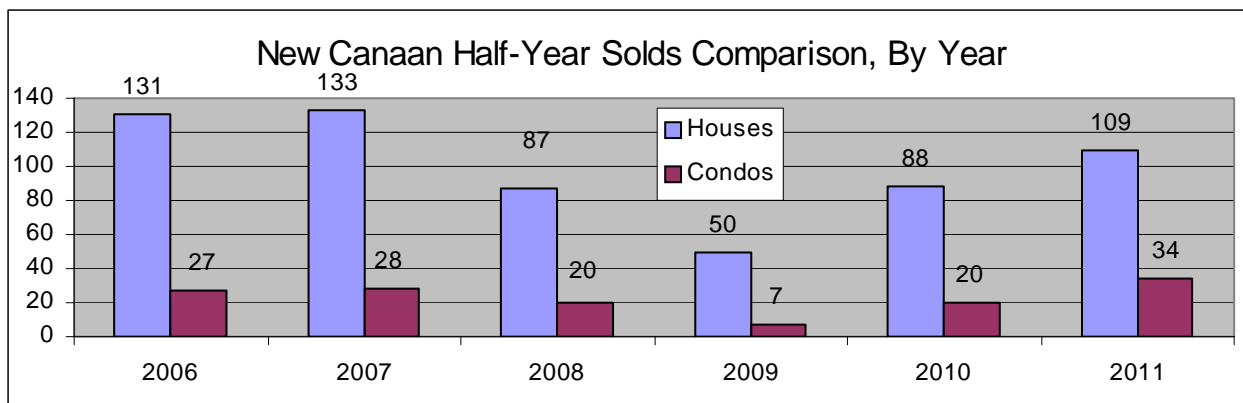


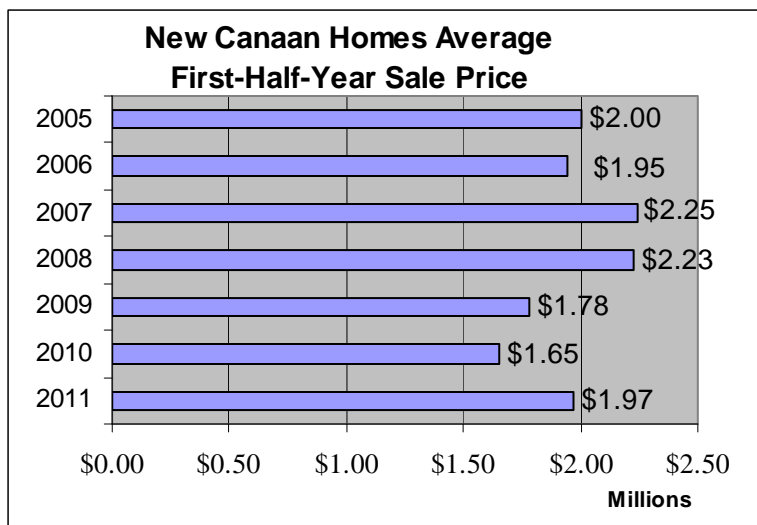
NEW CANAAN MARKET REPORT

July 2011

2011 Half-Year Recap



The 109 New Canaan homes sold in the first half of 2011 is a 24 percent increase from the same time period in 2010 (and a 118 percent increase from 2009!) Average sale price was also up: \$1,970,000 in the first half of 2011 vs. \$1,650,000 in 2010, an increase of 19 percent. Another sign of strong sales energy in the New Canaan house market is the continued increase in higher-priced home sales. In the first half of 2011 there were 5 houses sold in New Canaan priced over \$5 million, vs. just 1 in that price range in the same time period in 2010. More broadly, there was a total of 20 houses sold priced over \$3 million in the first half of 2011 vs. just 7 over \$3 million in the first half of 2010.



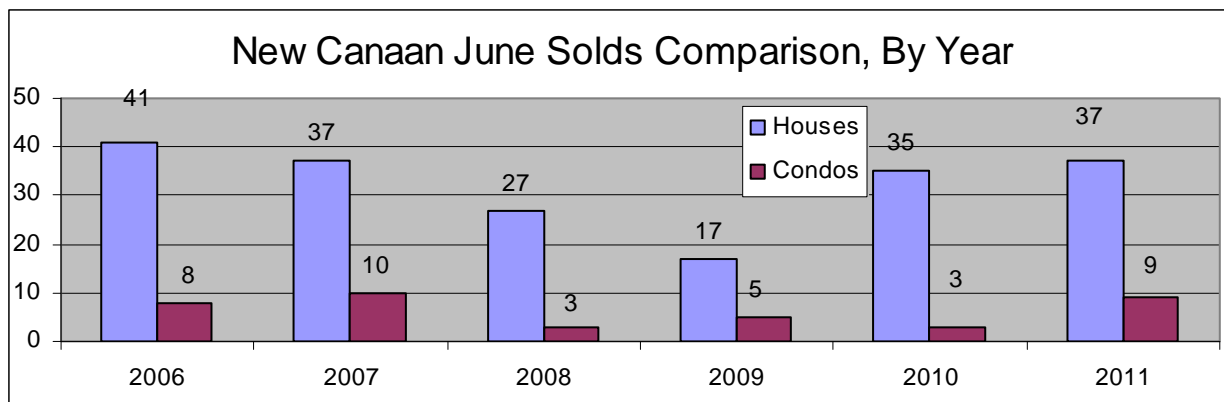
New Canaan Condo sales have increased as dramatically. The 34 Condos sold in the first half of 2011 is a 70 percent increase over 2010 (a 386 percent increase over 2009!), and the highest number of condos sold in New Canaan since the first half of 2004, when there were 46 sold. Average sale price for condos in the first half of 2011 increased to \$834,512 in 2011 vs. \$647,750 in 2010, (29 percent). Considering there were just 56 New Canaan condos on the market in New Canaan as of July 5th, it is a considerably competitive market for buyers.

BARBARA CLEARY'S REALTY GUILD

Source: All data taken from New Canaan Multiple Listing Service.

June Houses Sold (37)

Address	Sold Price	List Price	%	Acres	SqFt	Year	Style	Bdrms	Baths	DOM
390 Oenoke Ridge	\$6,500,000	\$7,250,000	-10.3%	4.31	9703	1920	Colonial	6	5	259
101 Cedar Lane	\$3,300,000	\$3,575,000	-7.7%	2.79	7567	2007	Georgian	5	5	100
98 Ludlowe Road	\$3,200,000	\$3,495,000	-8.4%	2.2	6425	2011	Colonial	5	5	515
83 White Oak Shade Road	\$3,125,000	\$3,125,000	0.0%	1.03	6124	2001	Colonial	5	4	84
188 Hoyt Farm Road	\$2,530,000	\$2,795,000	-9.5%	2	6985	1982	Colonial	5	5	241
68 West Road	\$2,450,000	\$2,695,000	-9.1%	2.98	5446	1890	Colonial	6	5	62
585 Ponus Ridge Road	\$2,400,000	\$2,500,000	-4.0%	1.93	6082	1942	Colonial	6	4	NA
57 Woodland Road	\$2,300,000	\$2,375,000	-3.2%	0.34	5001	2004	Colonial	5	5	154
51 Squires Lane	\$2,275,000	\$2,495,000	-8.8%	4.54	5469	2005	Colonial	5	5	137
401 South Avenue	\$2,250,000	\$2,495,000	-9.8%	0.26	5186	2007	Colonial	6	5	95
86 Arrowhead Trail	\$2,150,000	\$2,295,000	-6.3%	2.07	4176	1970	Colonial	5	4	96
1356 Ponus Ridge	\$2,150,000	\$2,325,000	-7.5%	2	6084	1976	Other	4	4	63
132 Turtle Back Road	\$2,100,000	\$2,180,000	-3.7%	2.23	5759	1960	Other	5	4	240
47 St George Lane	\$2,100,000	\$1,950,000	7.7%	4.02	5928	1968	Colonial	6	4	85
239 Mariomi Road	\$2,000,000	\$1,999,000	0.1%	2.73	8099	2009	Colonial	5	5	56
383 Greenley Road	\$1,975,000	\$1,995,000	-1.0%	2.08	5069	1981	Cape Cod	4	4	263
84 Stonehenge Road	\$1,950,000	\$1,995,000	-2.3%	2.11	3972	1965	Colonial	4	4	70
451 Michigan Road	\$1,725,000	\$1,995,000	-13.5%	2.49	5060	1985	Colonial	4	4	395
21 Shady Knoll Lane	\$1,650,000	\$1,899,000	-13.1%	1.15	4362	2005	Colonial	5	5	409
295 Smith Ridge Road	\$1,482,500	\$1,499,000	-1.1%	2.57	5372	1989	Colonial	4	4	100
453 Carter Street	\$1,375,000	\$1,399,000	-1.7%	2	3458	1724	Colonial	4	2	439
174 Fox Run Road	\$1,340,000	\$1,495,000	-10.4%	2.02	3920	1969	Modern	4	3	171
62 Braeburn Drive	\$1,282,500	\$1,310,000	-2.1%	3.15	3074	1961	Colonial	4	2	78
56 Hoyt Street	\$1,202,000	\$1,199,000	0.3%	0.2	2916	1920	Colonial	4	3	45
305 Weed Street	\$1,130,000	\$1,185,000	-4.6%	1.16	3217	1977	Colonial	4	2	100
17 Woodland Road	\$1,050,000	\$1,095,000	-4.1%	0.26	2346	1930	Colonial	4	2	83
78 Silver Ridge Road	\$1,000,000	\$1,145,000	-12.7%	1.15	2588	1958	Colonial	4	2	296
11 Whitney Avenue	\$937,500	\$995,000	-5.8%	0.18	2908	1889	Barn	4	4	159
5 Woodway Ridge Lane	\$875,000	\$899,000	-2.7%	1.01	2808	1950	Colonial	3	2	71
748 South Avenue	\$869,615	\$875,000	-0.6%	1	2115	1956	Colonial	4	2	70
47 Douglas Road	\$807,000	\$799,000	1.0%	0.27	1809	1946	Ranch	4	2	53
43 Brinckerhoff Avenue	\$800,000	\$809,000	-1.1%	0.12	1566	1927	Colonial	3	2	66
289 Smith Ridge Road	\$780,000	\$825,000	-5.5%	1.24	2374	1850	Antique	3	1	43
30 Douglas Road	\$754,000	\$685,000	10.1%	0.28	1424	1947	Ranch	2	1	NA
18 Marshall Ridge	\$660,000	\$725,000	-9.0%	0.17	2160	1930	Colonial	3	1	288
51 Birchwood Avenue	\$630,000	\$649,000	-2.9%	0.38	1294	1953	Ranch	3	2	74
98 Woodland Road	\$622,000	\$649,000	-4.2%	0.34	2142	1951	Ranch	4	2	103



BARBARA CLEARY'S REALTY GUILD

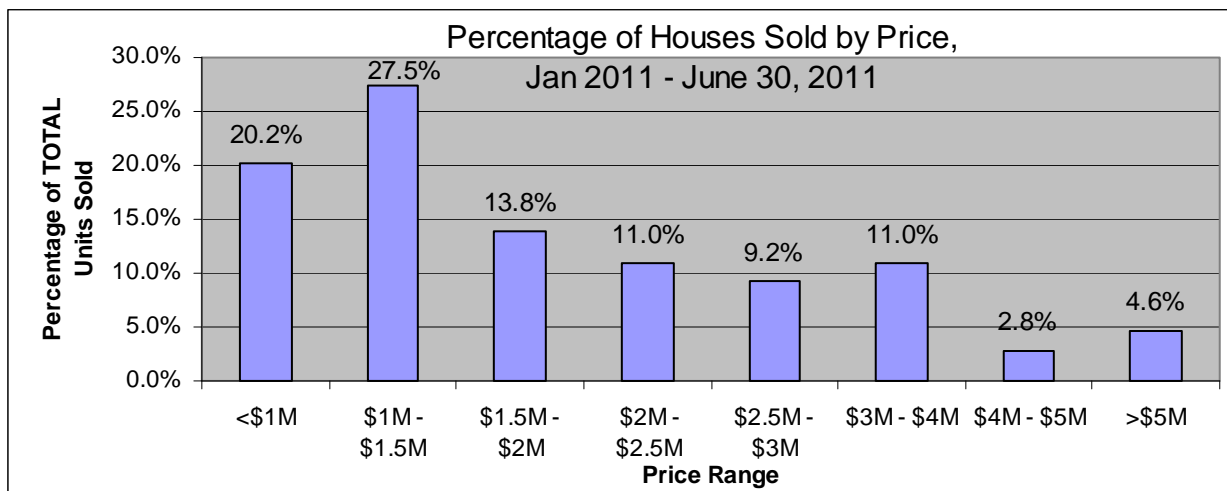
Source: All data taken from New Canaan Multiple Listing Service.

June Condos Sold (7)

Address	Sold Price	List Price	%	Year	SqFt	Bedrooms	Baths	DOM
77 Bank Street	\$1,375,000	\$1,625,000	15.4%	1974	3200	3	4	347
1 New Norwalk	\$915,000	\$965,000	5.2%	1972	2254	3	2	99
205 Main Street	\$850,000	\$859,000	1.0%	1962	1952	3	3	233
58 Lakeview Avenue #11	\$800,000	\$849,000	5.8%	1986	2463	3	2	79
123 Richmond Hill Road #23	\$699,000	\$699,000	0.0%	1973	1871	3	3	45
137D Heritage Hill Road	\$329,000	\$329,000	0.0%	1965	1058	2	2	658
81 Locust Avenue #314	\$259,900	\$269,000	3.4%	1995	743	1	1	219

June Houses Pending (23)

Address	List Price	Acres	SqFt	Year	Style	Bedrooms	Baths	DOM
33 Ferris Hill Road	\$4,250,000	2	8262	2007	Colonial	6	6	515
49 North Wilton Road	\$3,900,000	6.05	8974	2002	Colonial	6	8	467
115 Stoneleigh Road	\$3,425,000	2.01	6209	1989	Colonial	5	4	28
45 Heather Drive	\$2,599,000	2.04	7200	1960	Cape Cod	5	7	59
340 Lukes Wood Road	\$2,549,000	5.44	6004	1998	Colonial	5	5	142
284 Hawks Hill Road	\$2,495,000	2.61	5329	1993	Colonial	6	5	92
34 Lone Tree Farm Road	\$2,395,000	3.29	4497	1914	Colonial	6	4	100
34 Wardwell Drive	\$2,095,000	1.23	4649	1989	Contemp	5	6	456
47 Osborne Lane	\$1,995,000	2	4794	1958	Cottage	5	5	18
124 Woodridge Drive	\$1,695,000	2	3328	1957	Colonial	4	3	248
5 Cecil Place	\$1,499,000	0.57	3476	1996	Colonial	4	2	77
128 Chichester Road	\$1,450,000	2.97	2048	1961	Modern	3	2	67
491 Cheese Spring	\$1,295,000	2	3072	1966	Colonial	4	2	65
52 Ash Tree Lane	\$1,195,000	2.41	3145	1971	Colonial	6	3	37
64 Old Studio Road	\$1,195,000	1.08	2634	1967	Colonial	5	3	46
10 Silver Ridge Road	\$1,095,000	1.05	2157	1960	Colonial	4	2	67
121 Southwood Drive	\$1,050,000	0.24	2626	1967	Cape Cod	4	3	114
42 Holly Road	\$975,000	0.28	2116	1965	Colonial	5	3	102
23 Holly Road	\$959,000	0.46	2284	1967	Colonial	4	2	86
201 Marshall Ridge Road	\$899,000	0.53	1768	1929	Cottage	3	2	287
6 Fieldcrest Road	\$880,000	0.36	1674	1957	Col Split	4	3	88
179 Ponus Ridge Road	\$849,999	2.02	2221	1937	Colonial	3	2	91
157 Richmond Hill Road	\$835,000	0.2	1498	1925	Colonial	3	2	123



BARBARA CLEARY'S REALTY GUILD

Source: All data taken from New Canaan Multiple Listing Service.

June Condos Pending (2)

Address	List Price	SqFt	Year	Bedrooms	Baths	DOM
377 Main Street #6	\$999,000	3052	1979	3	2	53
330 Elm Street #16	\$815,000	NA	1967	2	2	332

June Houses New Listings (47)

Address	List Price	Acres	SqFt	Year	Style	Bedrooms	Baths
153 Chichester Road	\$13,850,000	7.09	13050	2006	Colonial	5	7
691 Oenoke Ridge Road	\$5,850,000	4	NA	2011	Other	6	6
260 Lukes Wood Road	\$4,500,000	4	7708	1996	Colonial	5	6
360 Greenley Road	\$4,395,000	3.6	6198	1935	Colonial	6	6
49 Middle Ridge	\$4,395,000	2	6300	2011	Colonial	5	5
233 Brushy Ridge Road	\$4,300,000	2.26	5936	1989	Colonial	5	5
915 Oenoke Ridge	\$4,195,000	3.84	6546	1996	Colonial	4	5
235 Brushy Ridge Road	\$3,900,000	4.12	7406	1988	Colonial	5	5
432 South Avenue	\$3,850,000	0.44	7402	1932	Colonial	6	7
56 Four Winds Lane	\$3,599,000	2.11	7113	1995	Colonial	5	5
93 Pequot Lane	\$3,495,000	4.08	5855	2011	Colonial	5	5
1118 Oenoke Ridge	\$3,489,000	2	7550	1999	Colonial	5	7
343 Laurel Road	\$3,295,000	3.27	5576	1938	Colonial	6	5
38 Gerrish Lane	\$3,195,000	1.53	5438	1948	Colonial	4	5
1770 Oenoke Ridge	\$2,995,000	4.34	5412	2010	Colonial	5	4
385 South Avenue	\$2,895,000	0.31	4074	2011	Colonial	6	5
72 Amy's Lane	\$2,725,000	1.45	5170	1996	Colonial	5	4
211 Marshall Ridge Road	\$2,695,000	1.21	4660	2002	Colonial	5	3
11 Oak Street	\$2,595,000	0.27	5000	2012	Colonial	5	5
507 Country Club Road	\$2,495,000	3.19	6371	1962	Colonial	5	4
507 Trinity Pass Road	\$2,495,000	4.43	4640	1969	Georgian	6	6
16 West Road	\$2,495,000	1.91	3833	1764	Antique	5	3
188 Benedict Hill Road	\$2,395,000	2.41	5706	1957	Colonial	5	5
161 Adams Lane	\$2,100,000	2.1	3299	1973	Ranch	4	2
6 Colonial Court	\$1,995,000	0.18	2507	1934	Colonial	3	2
414 Hoyt Farm Road	\$1,969,000	2	4284	1982	Colonial	4	3
403 Michigan Road	\$1,795,000	4.03	3102	1974	Colonial	4	2
470 Frogtown Road	\$1,749,000	3.83	2880	1938	Colonial	5	3
927 New Norwalk Road	\$1,599,000	2	4853	1988	Colonial	4	4
48 Hoyt Farm Road	\$1,499,000	2.05	4596	1983	Colonial	5	4
171 Jonathan Road	\$1,356,000	2.61	3419	1964	Colonial	4	2
93 Weed Street	\$1,349,000	1.51	3168	1995	Colonial	4	3
729 Carter Street	\$1,343,000	2	3456	1978	Colonial	4	2
231 Cedar Lane	\$1,299,000	1.71	2416	1954	Col Split	4	3
67 Hickok Road	\$1,199,000	2.52	3648	1958	Cape Cod	5	4
86 Logan Road	\$1,199,000	4.2	1888	1959	Ranch	5	3
40 Siwanoy Lane	\$1,100,000	1	2948	1966	Colonial	6	3
143 Old Stamford Road	\$1,095,000	0.26	3105	1994	Colonial	4	2
25 Orchard Lane	\$1,050,000	0.59	1491	1949	Cape Cod	3	1
131 Mariomi Road	\$1,049,500	2.38	2682	1958	Colonial	4	2

BARBARA CLEARY'S REALTY GUILD

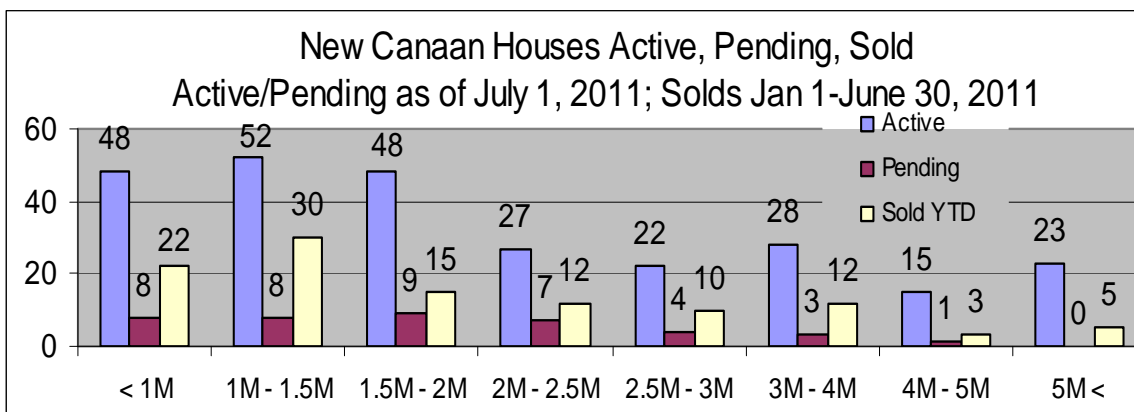
Source: All data taken from New Canaan Multiple Listing Service.

June Houses New Listings (continued)

Address	List Price	Acres	SqFt	Year	Style	Bedrooms	Baths
249 Hickok Road	\$999,500	2.24	2876	1955	Cape Cod	4	3
18 Evergreen Road	\$949,900	2.43	2441	1966	Colonial	4	2
553 New Norwalk Road	\$875,000	0.56	2548	1954	Colonial	4	2
3 Leslie Lane	\$849,000	0.19	1754	1948	Cape Cod	4	2
569 Old Stamford Road	\$750,000	1.06	1978	1960	Col Split	4	3
21 Rilling Ridge	\$625,000	1	2220	1974	Col Split	4	3
174 Forest Street	\$575,000	0.18	1992	1910	Colonial	4	2

June Condos New Listings (11)

Address	List Price	SqFt	Year	Bedrooms	Baths
13 Bank Street	\$1,785,000	2580	1974	3	2
5 Maple Street	\$1,250,000	2800	1987	3	2
177 South Avenue #6	\$699,000	1655	1974	3	2
253 New Norwalk Road #6	\$650,000	1554	1971	3	2
254 New Norwalk Road	\$599,000	1698	1980	3	2
259 New Norwalk Road #11	\$579,900	1488	1971	3	2
109 Forest Street #9	\$472,770	1224	1983	2	2
23 East Hills Drive #2	\$405,000	1064	1968	3	1
85 Locust Avenue #516	\$315,000	743	1995	1	1
190 Park Street #1	\$290,000	678	1957	1	1
167B Heritage Hill Road	\$289,000	836	1965	1	1



There was a total of 263 houses on the market in New Canaan as of July 1 ranging in price from \$13,850,000 to \$450,000, with an average list price of \$2,479,227. Of the Active listings, 56 percent (148) are priced below \$2 million. There was a total of 40 pendings as of July 1 ranging in price from \$4,250,000 to \$815,000 with an average list price of \$1,903,950. Of the Pendings, 60 percent are in the under \$2 million price category.

BARBARA CLEARY'S REALTY GUILD

SOLD Town Comparison (Single Family Homes) June 2011

Town	Units SOLD	Highest Selling Price	Lowest Selling Price	Average Selling Price	Average Days on Market
New Canaan	37	\$6,500,000	\$622,500	\$1,911,351	150
Darien	37	\$5,300,000	\$580,000	\$1,641,527	151
Wilton	27	\$1,584,000	\$400,000	\$892,685	95
Westport	51	\$2,700,000	\$370,000	\$1,286,779	95
Stamford	64	\$3,450,000	\$210,000	\$645,280	103
Ridgefield	41	\$1,850,000	\$297,500	\$868,585	92

New Canaan

Homes SOLD Jan - June (2010) 88	Homes SOLD Jan - June (2011) 109	% Change 24%
Average Selling Price \$1,649,928	Average Selling Price \$1,966,207	% Change 19%
Average Listing Price \$1,776,351	Average Listing Price \$2,086,495	% Change 17%

Wilton

Homes SOLD Jan - June (2010) 87	Homes SOLD Jan - June (2011) 85	% Change -2%
Average Selling Price \$826,619	Average Selling Price \$905,838	% Change 10%
Average Listing Price \$879,897	Average Listing Price \$959,879	% Change 9%

Darien

Homes SOLD Jan - June (2010) 123	Homes SOLD Jan - June (2011) 114	% Change -7%
Average Selling Price \$1,655,671	Average Selling Price \$1,732,702	% Change 5%
Average Listing Price \$1,768,439	Average Listing Price \$1,849,152	% Change 5%

Christie's to Auction Elizabeth Taylor's Jewelry, Art and Memorabilia

Christie's is planning a series of exhibitions and auctions of Elizabeth Taylor's prized collection of jewelry, art, designer clothing and other memorabilia. Taylor, who won three Academy Awards, died this past March at the age of 79. She was known for her passion for opulent diamonds. She had published a book in 2003 entitled, "Elizabeth Taylor: My Love Affair with Jewelry." Her jewelry is reportedly worth more than \$100 million, while her estate is valued between \$500 million and \$1 billion.



The traveling exhibition tour will begin in September and include stops in London, Paris, Hong Kong and Los Angeles. From December 3-10, Christie's will devote its entire Rockefeller Center headquarters to a "museum-quality exhibition" of the late actress's collection. The auction will take place Dec. 13-16. A portion of the proceeds generated from the exhibition admissions and publications will be donated to The Elizabeth Taylor AIDS Foundation, which the actress founded in 1991.

Mortgage Matters: By Carl Bulgini

New Graduates = Student Loan Repayment...Co-Signers Beware!

If you are one of the many parents that co-signed on a student loan for your child and they recently graduated, reality is about to set in when the payment book arrives. If they are fortunate to land a job right out of college and the prearrangement for co-signing on the student loan is that they would re-pay the loan, beware if you let them have the payment book! If your child is lackadaisical with paying bills, and they send a payment in late, it will impact the co-signer's payment history and have an adverse effect on credit scores for several years.

Every seasoned mortgage loan originator has witnessed an irate parent when they hear the news. "Uh, Mr. Borrower, did you know that you have two 30-day late payments on your credit report? You won't be able to qualify for the lower rate with this credit score." The borrower will say it's a mistake but then quickly learn that they co-signed for a loan. After witnessing this scenario many times, we suggest a way to avoid any adverse situation. Have your child send the check to you, so that you can have better control over your own credit as well as your child's, by sending in the payment in a timely manner yourself.

In addition to student loans, parents often make the mistake of co-signing on credit cards or automobile loans for their children thinking it will give them a financial start at establishing good credit. The same rules apply for co-signing on a credit card, a consumer loan or an automobile loan. If payments are sent in late both credit scores suffer. It is important to educate graduates on the negative financial impact on late or missing payments.

We remind our own clients each year to order a free copy of their credit report. The website it operated by the Federal Trade Commission and it can be found at www.annualcreditreport.com.

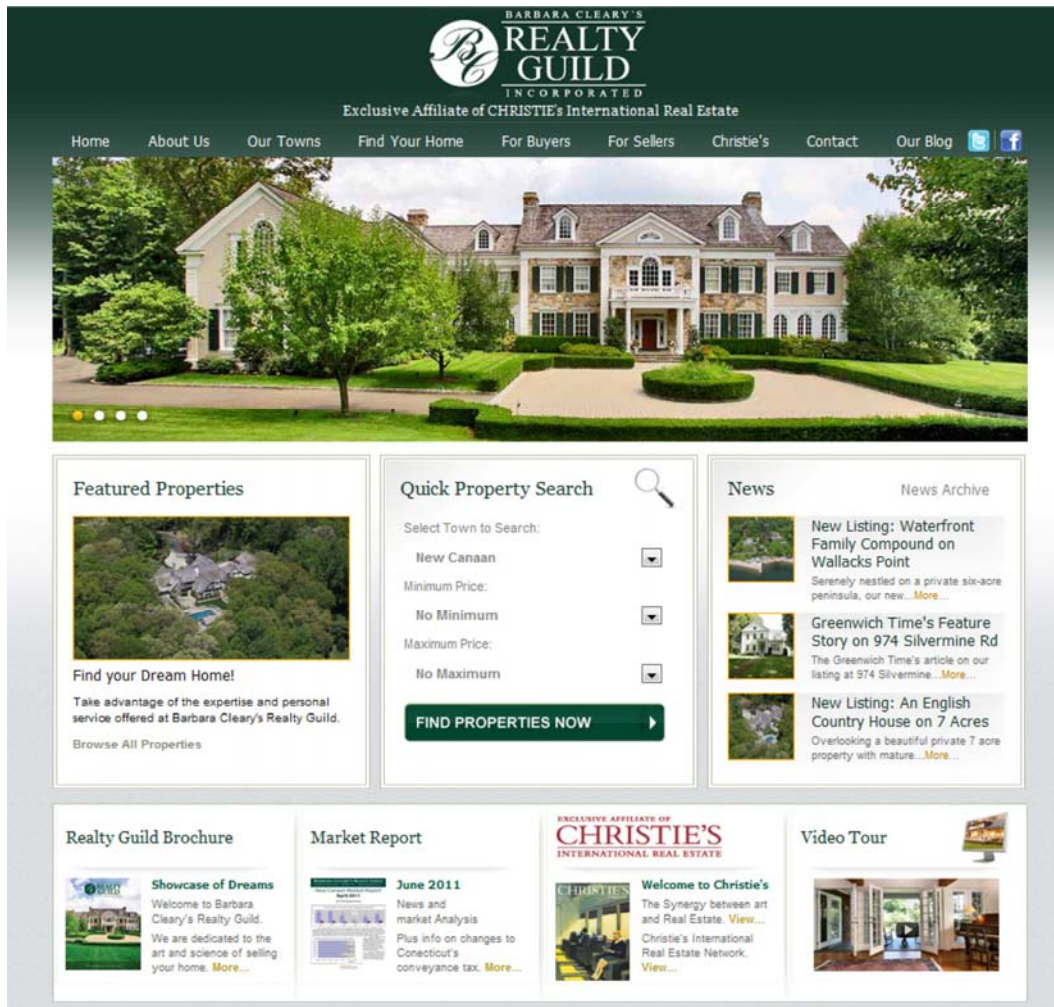
Current rates on 2 loan programs. Please call for other options.

	5/1 ARM	30 year fixed
Loan Amount	\$417,000 to 2,500,000	\$705,000 to 2,500,000
Rate	3.25%	5.00%
APR	3.423% *1	5.027% *2



*1 Assumes loan amount of \$1,000,000 and 75% LTV. Monthly P&I payment of \$4352.06.
 *2 Assumes loan amount of \$1,000,000 and 75% LTV. Monthly P&I payment of \$5,368.22.
 Rates effective 6-2-2011. Rates subject to change without notice.

Rates subject to change without notice Information provided by Carl Bulgini, NMLS ID # 68518, Fenwick Mortgage, LLC, NMLS ID# 68443
 59 Grove St, Suite 2H, New Canaan - Cell: 203-952-3773
 email: cbulgini@fenwickmortgage.com



Introducing Our New Website!

The Realty Guild has launched its new web site! The goal is to provide the consumer with everything they need— bigger, better and more informatively than ever. We feature user-friendly search options, spectacular photography, a veritable library of area and market information, videos, blogs, on-line magazines, market reports, and much more. Among the highlights of our site, you can:

- Search all the areas listings by town and price using a Quick Search on our home page. You can also search using a map, or use the advanced search tool, where you can find properties based on criteria as specific as a desired school, neighborhood, style of house, area amenities, year a house was built and much more.
- Save searches and create custom email updates.
- Receive a free market analysis estimating your home's value.
- Find our latest market report. Our archive will give you three years of market reports detailing New Canaan and area market activity.
- Watch exclusive town videos of New Canaan and Darien as well as videos of extraordinary homes.
- Check out the latest Christie's International Real Estate digital magazine. Explore information and links for a global view of Christie's Art and Christie's Real Estate.
- Discover the latest real estate news via our News feed and blog reports.

Our goal is to provide the tools to help you understand the real estate market and provide an enjoyable experience in the process. We welcome your questions and comments.

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