

Barbara Cleary's Realty Guild

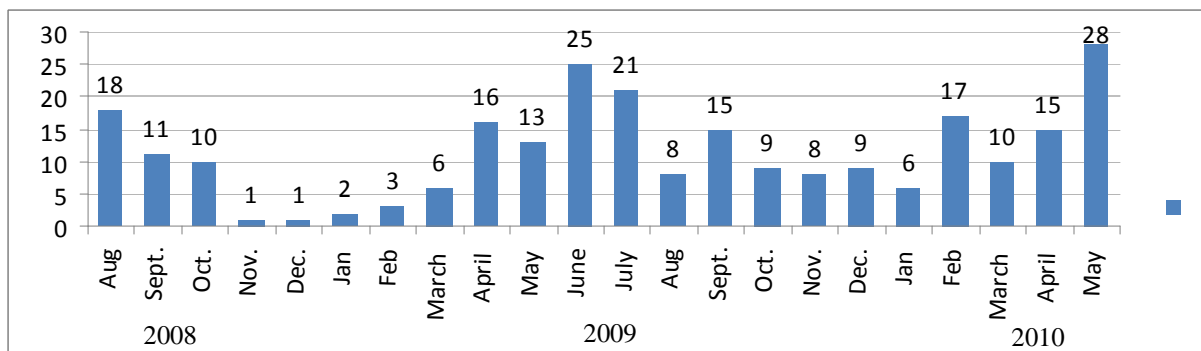
6 South Ave. New Canaan

203-966-7772

NewCanaanHomes.com

New Canaan Market Report New Canaan Real Estate: May 1-31, 2010

Pendings by Month, August 2008—May 2010



Pendings are up! A spark to the market place began in April and continues through May with its 28 pending sales, the highest total since June of 2009. The average listing price of the pendings is \$1,675,000, with 16 of the properties in the \$1 Million to \$2 Million price range.

Expert Insights — Stephanie Koch, Interior Design

Simple Steps to Customizing Your Home

Winston Churchill once said "First we shape our dwellings, then our dwellings shape us." Whether you are living in a new home or an older home, there are many ways to make your environment work better for you. Even the smallest changes can make all the difference in how smoothly your children get ready for school, how easily you prepare meals and how comfortable you feel when relaxing.

One of the more recent trends we've seen is improving a homeowners ability to enjoy healthy outdoor living. In this regard, decks, or even sun rooms with glass windows that can be removed for screens in the summer, are a great way to help families feel more connected to nature and can also make wonderful spaces for entertaining.

(Continued on Page 7)



French doors to a deck help connect a room to the outdoors.

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GREAT ESTATES

International Luxury
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Source: New Canaan Multiple Listing Service, May 1-31, 2010

May Houses Sold (12)

StreetAddress	Selling Price	List Price	%	Acres	Sq Ft	Style	Bdrms	Baths	DOM
430 Frogtown Road	\$3,000,000	\$3,325,000	-9.8%	2.65	7430	Colonial	5	6	330
389 West Road	\$2,525,000	\$2,695,000	-6.3%	3.40	5966	Colonial	5	4	225
1191 Oenoke Ridge Road	\$2,300,000	\$2,595,000	-11.4%	4.00	3557	Colonial	4	3	225
436 Weed Street	\$2,140,000	\$2,275,000	-5.9%	1.00	5753	Colonial	4	4	351
27 Wahackme Road	\$1,940,000	\$2,249,000	-13.7%	2.00	3611	Colonial	4	3	117
191 Marshall Ridge	\$1,641,000	\$1,699,999	-3.5%	1.14	4567	Colonial	4	3	125
328 Frogtown Road	\$1,236,500	\$1,325,000	-6.7%	2.29	2843	Col Split	5	4	122
77 Weed Street	\$1,340,000	\$1,299,000	3.2%	0.94	4665	Colonial	5	3	86
62 Comstock Hill	\$1,172,500	\$1,295,000	-9.5%	1.06	3496	Colonial	5	3	95
108 Toby's Lane	\$1,295,000	\$1,295,000	0.0%	2.16	2925	Ranch	4	3	79
107 Old Stamford Road	\$920,000	\$995,000	-7.5%	0.70	3316	Colonial	4	2	236
163 Pocconock Trail	\$969,000	\$969,000	0.0%	2.00	3876	Colonial	5	4	93

May Condos Sold (8)

Street Address	Unit #	Selling Price	List Price	%	Sq Ft	Year	Bedrms	Baths	DOM
330 Elm Street	13	\$900,000	\$1,099,000	-18.1%	2600	1927	3	3	681
181 South Avenue	21	\$835,000	\$899,900	-7.2%	2194	1974	3	4	246
279 Park Street	B	\$727,000	\$749,000	-2.9%	2177	1982	3	2	191
46 Heritage Hill Road	46	\$650,000	\$675,000	-3.7%	1969	1972	3	2	79
205 Main Street	34	\$562,000	\$599,000	-6.2%	1966	1969	3	3	304
123 Richmond Hill Road	8	\$525,000	\$550,000	-4.5%	1586	1973	2	2	346
6 Mead Street	6	\$515,000	\$525,000	-1.9%	1630	1964	3	2	205
125A Heritage Hill Road	A	\$335,000	\$350,000	-4.3%	1079	1965	2	2	361

May Houses Pending (28)

Street Address	List Price	Acres	Sq Ft	Style	Bedrooms	Baths
231 Brushy Ridge	\$4,700,000	2.70	7139	Georgian	5	5
110 South Avenue	\$3,250,000	0.41	7391	Colonial	6	6
3 Wahackme Lane	\$2,950,000	2.35	6650	Colonial	7	5
74 Dogwood Lane	\$2,495,000	5.32	4770	Colonial	5	5
346 Frogtown Road	\$2,395,000	2.09	4060	Colonial	4	4
815 Silvermine Road	\$2,395,000	3.00	3871	Other	4	4
129 Butler Lane	\$1,799,000	1.00	3740	Colonial	4	3
210 Old Stamford Road	\$1,795,000	0.35	4242	Colonial	5	3

Continued

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May Houses Pending (Continued)

Street Address	List Price	Acres	Sq Ft	Style	Bedrooms	Baths
846 Oenoke Ridge Road	\$1,695,000	2.01	3883	Colonial	4	4
407 Hoyt Farm Road	\$1,645,000	2.00	3945	Colonial	5	3
57 Running Brook Lane	\$1,629,000	1.35	4134	Colonial	5	3
7 Indian Waters Drive	\$1,600,000	2.01	4254	Colonial	5	3
68 Running Brook Lane	\$1,599,000	1.00	4974	Colonial	6	5
250 Putnam Road	\$1,595,000	1.16	3624	Colonial	5	4
249 Old Norwalk Road	\$1,350,000	1.16	3562	Colonial	4	3
269 Spring Water Lane	\$1,349,000	2.14	3045	Colonial	4	3
597 Cheese Spring	\$1,259,000	2.04	2853	Colonial	4	2
82 Shagbark Drive	\$1,250,000	1.00	3516	Contemp	4	3
599 North Wilton Road	\$1,250,000	4.00	3684	Colonial	5	4
6 Glen Drive	\$1,249,000	1.30	2937	Colonial	4	4
602 Carter Street	\$1,195,000	2.00	3013	Cape Cod	4	4
65 Parish Road S	\$1,125,000	1.04	2397	Ranch	5	4
276 Park Street	\$949,000	0.38	3100	Colonial	5	3
985 New Norwalk Road	\$949,000	1.10	3830	Colonial	4	4
12 Douglas Road	\$899,000	0.28	2157	Ranch	4	2
117 Lantern Ridge	\$889,000	2.08	2660	Tudor	4	2
49 Village Drive	\$869,000	0.38	2353	Colonial	4	2
17 Oak Grove Place	\$799,000	0.26	1810	Cape Cod	3	2

May Condos Pending (1)

StreetAddress	Unit #	List Price	Sq Ft	Year	Bedroom	Baths
312 Elm St.	30	\$1,069,000	2172	1973	3	2

May Houses Price Changes (28)

Street Address	ListPrice	Orig. Price	%	Sq. Ft.	Acres	Year	Style	Bdrms	Bths
198 Bridle Path Lane	\$4,895,000	\$5,295,000	-7.6%	8300	2.05	2008	Colonial	6	7
81 Valley Road	\$4,250,000	\$6,250,000	-32.0%	7675	8.69	1801	Federal	7	7
36 Chichester Road	\$3,395,000	\$3,650,000	-7.0%	7781	1	2003	Colonial	5	5
657 Weed Street	\$3,395,000	\$3,999,000	-15.1%	6944	1.35	2003	Colonial	5	6
306 Carter Street	\$3,225,000	\$3,595,000	-10.3%	6220	1.7	1908	Colonial	6	4
188 Hoyt Farm Road	\$3,125,000	\$3,750,000	-16.7%	6653	2	1982	Colonial	5	5
440 Carter Street	\$2,995,000	\$3,295,000	-9.1%	5093	1.11	2009	Colonial	5	6
81 Lukes Wood Road	\$2,995,000	\$3,295,000	-9.1%	7005	6.5	1996	Colonial	6	6

Continued

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May Houses Price Changes (Continued)

Street Address	ListPrice	Orig. Price	%	Sq. Ft.	Acres	Year	Style	Bdrms	Bths
77 Frogtown Road	\$2,199,000	\$2,399,000	-8.3%	5000	4.87	1948	Modern	5	5
69 Sherwood Lane	\$2,195,000	\$2,250,000	-2.4%	4396	2.49	1960	Colonial	5	3
89 South Bald Hill Road	\$1,725,000	\$1,845,000	-6.5%	4063	2.12	1987	Colonial	5	4
91 Knollwood Lane	\$1,649,000	\$1,695,000	-2.7%	5086	4.24	1983	Colonial	4	3
10 Alan Lane	\$1,595,000	\$1,795,000	-11.1%	3932	4.14	1967	Colonial	5	3
114 Bennington Place	\$1,595,000	\$1,649,000	-3.3%	3708	4.83	1983	Colonial	5	3
1507 Oenoke Ridge Rd	\$1,525,000	\$1,695,000	-5.9%	5886	3.72	1964	Colonial	4	3
67 Hickok Road	\$1,325,000	\$1,450,000	-8.6%	3648	2.52	1958	Other	5	4
69 Louise's Lane	\$1,275,000	\$1,325,000	-3.8%	3285	2.53	1966	Contemp	4	3
75 Elm Place	\$1,249,000	\$1,299,000	-3.8%	2820	0.4	1948	Colonial	4	2
11 Whitney	\$1,195,000	\$1,275,000	-6.3%	2908	0.18	1889	Antique	4	4
78 Birchwood Avenue	\$1,169,000	\$1,225,000	-4.6%	2846	0.46	2005	Colonial	4	2
3 Charles Place	\$995,000	\$1,050,000	-5.2%	2261	0.17	1931	Colonial	4	2
33 Bickford Lane	\$949,000	\$1,125,000	-15.6%	3242	1.15	1959	Col Split	4	3
108 West Cross Road	\$925,000	\$975,000	-5.1%	1499	1.31	1955	Col Split	4	2
146 White Birch Road	\$918,000	\$948,000	-3.2%	2677	2.54	1955	Other	3	3
30 Parade Hill Road	\$799,000	\$850,000	-6.0%	1805	0.37	1952	Cape Cod	3	2
218 Summer Street	\$749,000	\$759,000	-1.3%	1456	0.09	1922	Colonial	3	1
172 Farm Road	\$679,500	\$700,000	-2.9%	1526	0.35	1960	R. Ranch	3	2
275 Mill Road	\$599,000	\$629,000	-4.8%	0	0.27	1910	Other	3	3

May Condos Price Changes (3)

Street Address	Unit #	List Price	Orig. Price	%	Sq. Ft.	Bedrooms	Baths	Year
242 Park Street	242	\$749,999	\$719,000	4.3%	1552	3	2	1972
42 Riverbank Court	2	\$649,900	\$679,000	-4.3%	1702	3	2	1999
109 Forest Street	3	\$599,000	\$619,000	-3.2%	1936	3	2	1983

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Source: New Canaan Multiple Listing Service, May 1-31, 2010

May Houses New Listings (36)

Street Address	List Price	Acres	Sq Ft	Year	Style	Bedrooms	Baths
237 Greenley Road	\$6,750,000	10.02	5979	1926	Colonial	4	5
887 Weed Street	\$6,495,000	5.00	10310	2000	Colonial	5	6
370 Wahackme Road	\$5,185,000	2.60	7551	1930	Colonial	5	5
559 Oenoke Ridge Road	\$4,495,000	2.30	6162	2003	Other	6	7
74 Clapboard Hill	\$3,600,000	1.67	7500	2010	Tudor	5	5
150 Rosebrook Road	\$3,395,000	2.25	7018	1995	Colonial	5	4
96 Louise's Lane	\$2,995,000	2.58	5734	1955	Cape Cod	4	4
52 Nursery Road	\$2,895,000	3.54	5878	1941	Colonial	5	4
201 White Oak Shade	\$2,650,000	1.02	5127	2000	Colonial	5	4
12 Scofield Lane	\$2,650,000	0.49	5128	2005	Colonial	5	5
284 Hawks Hill Road	\$2,595,000	2.61	5329	1993	Colonial	6	5
264 Ponus Ridge Road	\$2,325,000	2.00	5070	1995	Colonial	4	5
156 Old Studio Road	\$2,250,000	1.14	5264	1997	Colonial	5	4
929 New Norwalk Road	\$2,200,000	2.33	6174	1987	Contemp	5	5
105 Old Studio Road	\$2,095,000	1.04	5340	1988	Colonial	6	5
60 Orchard Drive	\$2,050,000	0.25	4100	2006	Colonial	5	5
21 Shady Knoll Lane	\$1,999,000	1.15	4362	2005	Colonial	5	5
28 Benedict Hill	\$1,975,000	5.74	1876	1953	Other	3	2
159 Oenoke Ridge Road	\$1,895,000	1.00	3175	1947	Cape Cod	3	3
171 Proprietors Crossing	\$1,895,000	4.00	3800	1981	Colonial	6	3
57 Turtleback Lane East	\$1,795,000	2.32	4560	1960	Colonial	5	4
336 Ponus Ridge	\$1,749,500	2.00	3820	1840	Colonial	5	4
102 Oak Street	\$1,575,000	0.27	3653	2003	Colonial	4	4
53 Nursery Road	\$1,549,000	1.01	2763	1976	Ranch	3	3
83 Kimberly Place	\$1,495,000	0.27	2564	1940	Colonial	4	2
131 Journey's End Road	\$1,395,000	2.00	2800	1968	Cottage	3	2
51 Cedar Lane	\$1,349,000	1.65	3000	1955	Col Split	4	3
67 Hickok Road	\$1,325,000	2.52	3648	1958	Other	5	4
491 Cheese Spring	\$1,250,000	2.00	3072	1966	Colonial	4	2
141 Spring Water Lane	\$1,175,000	1.00	2416	1948	Colonial	4	3
66 Summit Ridge	\$1,169,000	1.22	2329	1965	Colonial	5	2
148 Fieldcrest Road	\$1,099,000	0.35	2426	1959	Col Split	4	2
26 Turner Hill Road	\$829,000	0.85	1796	1939	Colonial	3	3
40 Shady Knoll Lane	\$749,000	1.06	1544	1955	Ranch	3	2
172 Farm Road	\$679,500	0.35	1526	1960	R. Ranch	3	2
115 River Street	\$599,000	0.13	1092	1939	Colonial	2	1

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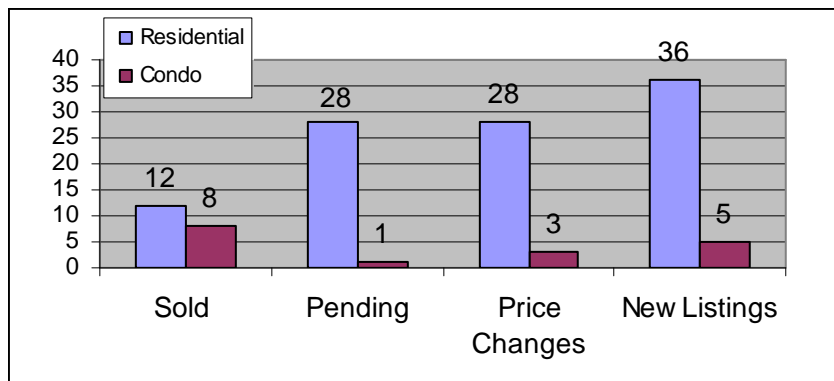
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May Condos New Listings (5)

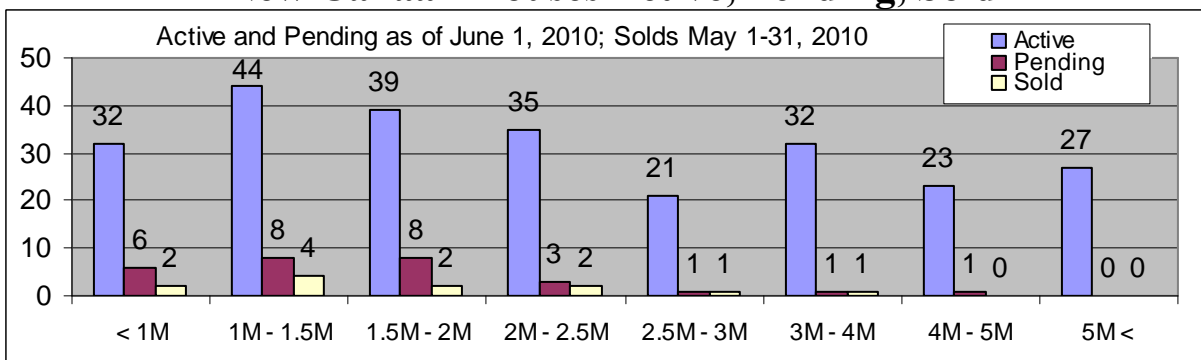
Street Address	Unit #	List Price	Sq Ft	Year	Bedrooms	Baths
82 South Avenue	82	\$999,000	1900	1970	3	2
123 Richmond Hill Road	1	\$649,000	1869	1973	2	3
94E East Avenue	E	\$639,000	1530	1970	3	2
92A East Avenue	92A	\$599,000	1530	1970	3	2
29 Maple Street	2	\$445,000	875	1891	1	1



←May Recap:

The 12 houses sold in May bring the total # of closings in 2010 to 51 vs. just 33 closings in the first five months of 2009. There were 8 condo closings in May. In the first four months of 2010 there were just 6 condo closings. Inventory of houses was at 253 at the beginning of June, down from 295 on June 1 of 2009.

New Canaan Houses Active, Pending, Sold



Record Picasso Painting at Christie's Auction

The 1932 Pablo Picasso painting "Nude, Green Leaves and Bust," pictured right, sold for \$106.5 million at a May 4th Christie's auction in New York, a world record price for a work of art at auction. The painting, a depiction of Picasso's muse and mistress Marie-Therese Walter, had been exhibited in the United States only once, in 1961. It measures more than 5 feet by 4 feet and was dashed off in a single day in 1932, at the highpoint of Picasso's career.



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Simple Steps to Customizing Your Home (Continued from Page 1)

Often small design additions can make a big difference. Box bay windows can open up a small kitchen; Sonitubes can provide needed natural light in dark hallways; and French doors are a wonderful feature to readily connect the inside to the outdoors.

While it should enhance the comfort of your home, customizing doesn't mean you have to add to your home's foot print. Oftentimes the solution is reallocating space. For example, many families do not use their formal living room and often it is the biggest room in a traditional home. With smart planning, a section of the living room can be redesigned to make a more functional space like a wine room, an office or a butler's pantry (photo, right).

No matter what your goals, the key to customizing your home is to start by looking at your family's lifestyle and specific needs, to allow your home to better serve you.

Stephanie Koch, Ladd Design, New Canaan, CT
203-966-3032; ladddesigninc.com.



Corner of a family room transformed into wine room/butler's pantry.

Mortgage Matters: Realtor or Real Estate Agent. Same thing right? Wrong

Not all agents are realtors. Yes, both are licensed, but the term "realtor" is a registered trademark which means that your agent is a member of NAR (the National Association of Realtors.) Founded in 1908, NAR has grown to well over 1 million members.

Each year your realtor must pay dues which go towards many sources to improve their knowledge of the markets as well as taking continuing education courses. Once a realtor, an agent has access to a wealth of information to help them locate the best home for your needs.

But mostly a realtor has a code of ethics with the basic terms of a legal duty to their clients, cooperation with competitors, and truthfulness in both statements and advertising.

So choose a "realtor". You'll be glad you did.

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



INTEREST RATES

	Up to 417K	Up to 708K	Up to 1M	Up to 1.5	Up to 3M	Up to 4M	Up to 5M
10/1 ARM	4.625	4.625	4.625	4.625	4.625		4.625
7/1 ARM	4.250	4.250	4.250	4.250	4.250		
5/1 ARM	3.875	3.875	3.875	3.875	3.875		
30 yr fixed	4.250	4.625	5.250	5.625	5.625	5.625	

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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Summer Has Arrived

Once again town is abuzz with Spring and Summer activities. Parents and kids alike are counting the days until the last day of school (June 24th). Don't miss the summer concert series at Waveny Park on Wednesday nights, the Broadway-quality offerings of the New Canaan Summer Theater, the July 4th celebration, the New Canaan Farmers Market, celebrating its eighth season, and of course much more.

Barbara

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.

- **New Canaan Summer Theater**—Offers some of the most professional theatrical productions outside of NYC (box office 203-966-4634; stonc.org). This summer's lineup:
HENRY IV - Free Shakespeare; Quick-paced suspense and intrigue. Adapted for today's audience and appropriate for all ages; June 12 - July 3.

- **SHAKESPEARE FOR KIDS**—An audience engaging 60 minute show and a great way to introduce your child to the joy of Shakespeare. Picnics, birthday parties and groups welcome; June 19, 27 & July 3 at 2pm.

- **SEUSSICAL, THE MUSICAL** Featuring The Cat in the Hat and Horton the Elephant. June 19 - July 18; Shows are at 10AM Fri & Sat and 11AM Sun.

- **BIG RIVER** Tony Award winning musical based on Mark Twain's "Huckleberry Finn"; July 10– Aug. 1.

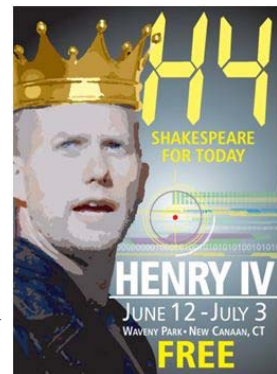
- **New Canaan Historical Society Annual Ice Cream Social**—Enjoy ice cream, games, a tour of the museum and Town Band music. June 6th, from 1-4 p.m.

- **Waveny Summer Concerts 2010**—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, June 16-Sept. 1.

- **The New Canaan Village Fair and Sidewalk Sale**—July 17th, from 9 a.m. to 5 p.m. There will be music and, of course, great deals.

- **30th Annual New Canaan Family Fourth**- July 4th. Waveny Park gates open at 5 p.m.

- **New Canaan Farmer's Market**—Fresh vegetables, fruit, fresh-made bread, pies, cookies and different types of meat. Center School parking lot (across from the library) every Saturday from 10 a.m. to 2 p.m., through November 20.



Our first priority is to assist you with any questions or concerns you may have. In order for us to achieve our goal in customer care, we ask you to contact us by e-mail or phone.

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