

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

203-966-7772

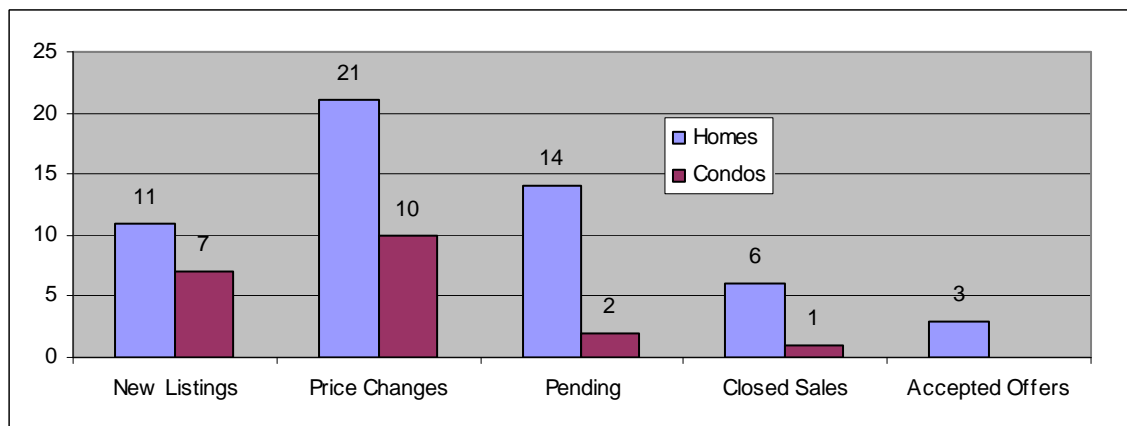
NewCanaanHomes.com

Weekly Report

New Canaan Real Estate Sales Activity

March 7-March 21, 2008

Activity Overview

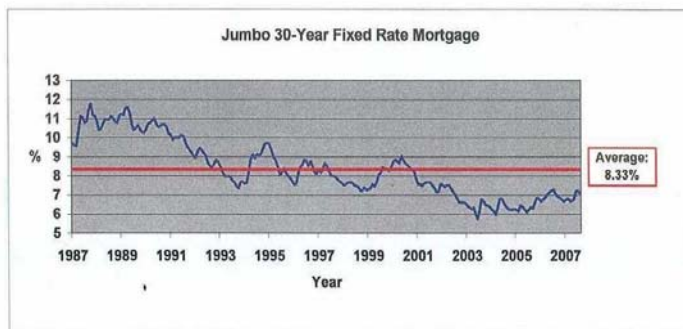


Property Details Include:

Closed, Pendings, Price Changes, New Listings

Single Family Homes Sales, Year-to-Date

Year to date sales, 2007 vs. 2008



Jumbo Mortgage Rate

(March 24, 2008)

5 Year 5.50%

7 Year 5.75%

10 year 6.125%

20% down payment

Per Citi Mortgage, Steve Moffitt 203-249-7629



BARBARA CLEARY'S
**REALTY
GUILD**
INCORPORATED

NewCanaanHomes.com

**CHRISTIE'S
GREAT ESTATES**



Source: New Canaan Multiple Listing Service, March 07-21

Closed Sales

| Address | Selling Price | List Price | Acres | Sq Ft | Year | Style | Bdrms | Baths |
|--------------------------|---------------|--------------|-------|-------|------|----------|-------|-------|
| 64 Sunrise Ave | \$525,000 | \$599,000 | .12 | 1,606 | 1953 | Cape Cod | 3 | 2 |
| 221 Old Stamford Road | \$800,000 | \$845,000 | .23 | 1,872 | 1965 | Colonial | 3 | 2 |
| 92 ORCHARD DRIVE | \$850,000 | \$899,000 | .29 | 1,613 | 1952 | Cape Cod | 3 | 2 |
| 15 Ponus Ridge Road | \$1,872,500 | \$1,895,000 | 1.07 | 6,159 | 2004 | Colonial | 5 | 5 |
| 47 Stonehenge Dr | \$2,000,000 | \$2,200,000 | 2.01 | 4,784 | 1963 | Colonial | 5 | 3 |
| 99 Huckleberry Hill Road | \$11,000,000 | \$11,250,000 | 8.38 | 8,612 | 1982 | Other | 6 | 7 |

Condos

| Address | Selling Price | List Price | Sq Ft | Year Built | Bedrooms | Baths |
|---------------------|---------------|------------|-------|------------|----------|-------|
| 330 Elm St, Unit#15 | \$819,750 | \$899,000 | 1,226 | 1967 | 2 | 2 |

Pending

| Address | List Price | Acres | Sq Ft | Style | Year | Bedrooms | Baths |
|-----------------------|-------------|-------|-------|----------|------|----------|-------|
| 45 Nursery Road | \$995,000 | 2.17 | 2,536 | Colonial | 1977 | 4 | 2 |
| 146 Brushy Ridge Road | \$1,297,000 | .53 | 3,400 | Colonial | 1984 | 4 | 2 |
| 38 Fitch Lane | \$1,599,000 | 2.38 | 5,124 | Contemp | 1982 | 4 | 4 |
| 46 Benedict Hill Road | \$1,640,000 | 4.6 | 4,626 | Contemp | 1960 | 5 | 4 |
| 85 Salem Road | \$1,699,000 | 2.04 | 3,662 | Colonial | 1966 | 5 | 4 |
| 499 Country Club Rd W | \$1,825,000 | 2.22 | 2,476 | Ranch | 1959 | 4 | 2 |
| 792 North Wilton Rd | \$1,850,000 | 2.33 | 5,058 | Colonial | 1999 | 5 | 4 |
| 364 Smith Ridge Road | \$2,350,000 | 1.19 | 6,000 | Colonial | 2002 | 5 | 5 |
| 25 Appletree Lane | \$2,599,000 | 3.25 | 4,898 | Colonial | 1962 | 4 | 3 |
| 20 Silvermine Road | \$2,795,000 | 2.1 | 6,743 | Colonial | 2007 | 6 | 6 |
| 71 Amys Lane | \$2,925,000 | 2.02 | 7,800 | Colonial | 1995 | 6 | 5 |
| 4 Dogwood Lane | \$2,995,000 | 2.97 | 2,602 | Other | 1935 | 2 | 2 |
| 70 Welles Lane | \$3,300,000 | 2.61 | 6,000 | Colonial | 2008 | 5 | 4 |
| 243 South Avenue | \$4,700,000 | .32 | 4,300 | Colonial | 2008 | 6 | 6 |

Condos

| Address | List Price | Sq Ft | Year Built | Style | Bedrooms | Baths |
|----------------|-------------|-------|------------|----------|----------|-------|
| 21 Bank Street | \$1,225,000 | 3,003 | 1974 | Colonial | 3 | 3 |
| 61 Bank | \$1,395,000 | 3,260 | 1974 | Ranch | 3 | 2 |



203-966-7772
NewCanaanHomes.com

**CHRISTIE'S
GREAT ESTATES**



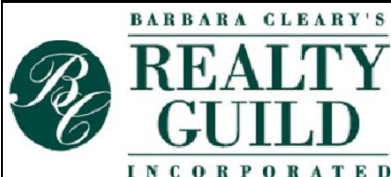
Source: New Canaan Multiple Listing Service, March 07-21

Price Changes

| Address | List Price | Prev. Price | Acres | Sq Ft | Style | Year | Bdrms | Bths |
|------------------------|-------------|-------------|-------|-------|-----------|------|-------|------|
| 412 Main Street | \$689,000 | \$719,000 | .31 | 1,060 | Ranch | 1956 | 3 | 2 |
| 150 Jelliff Mill Road | \$739,000 | \$769,000 | 1. | 1,884 | Col Split | 1957 | 3 | 2 |
| 44 Summer Street | \$775,000 | \$800,000 | .25 | 2,104 | Colonial | 1965 | 4 | 3 |
| 584 Old Stamford Road | \$779,000 | \$879,000 | .67 | 1,336 | Ranch | 1956 | 3 | 2 |
| 578 Old Stamford Road | \$799,000 | \$899,000 | .72 | 1,572 | Ranch | 1956 | 3 | 3 |
| 15 Partridge Road | \$1,495,000 | \$1,525,000 | 2.04 | 3,061 | Cape Cod | 1956 | 4 | 3 |
| 68 Sherwood Lane | \$1,795,000 | \$1,875,000 | 2.16 | 3,415 | Colonial | 1964 | 5 | 3 |
| 65 LAKEWIND ROAD | \$1,895,000 | \$1,950,000 | 2.1 | 3,839 | Colonial | 1959 | 6 | 4 |
| 14 Turning Mill Lane | \$1,995,000 | \$2,100,000 | 2. | 4,795 | Colonial | 1983 | 5 | 5 |
| 142 Parade Hill Road | \$2,245,000 | \$2,350,000 | .53 | 5,312 | Colonial | 2007 | 6 | 5 |
| 81 White Oak Shade Rd | \$2,595,000 | \$2,695,000 | 1.04 | 5,040 | Colonial | 2002 | 5 | 4 |
| 669 Cheese Spring Road | \$2,699,000 | \$2,750,000 | 4.07 | 6,700 | Colonial | 2007 | 5 | 4 |
| 1484 Oenoke Ridge Road | \$2,995,000 | \$3,245,000 | 4.1 | 6,384 | Colonial | 1987 | 4 | 4 |
| 85 Thurton Drive | \$3,750,000 | \$3,895,000 | 1.03 | 7,500 | Colonial | 2008 | 5 | 7 |
| 25 Adams Lane | \$4,195,000 | \$4,375,000 | 2.01 | 7,100 | Colonial | 2007 | 6 | 6 |
| 565 Oenoke Ridge Road | \$4,600,000 | \$4,900,000 | 2.06 | 4,372 | Modern | 1959 | 4 | 4 |
| 1227 Ponus Ridge Road | \$5,495,000 | \$5,995,000 | 2. | 8,695 | Colonial | 2007 | 7 | 8 |
| 91 Parish | \$5,745,000 | \$5,795,000 | 2.38 | 7,805 | Colonial | 2007 | 5 | 7 |
| 757 Oenoke Ridge Road | \$6,500,000 | \$6,950,000 | 4. | 7,385 | Colonial | 1886 | 7 | 6 |
| 64 Parker's Glen | \$6,895,000 | \$7,550,000 | 2.13 | 8,633 | Colonial | 2007 | 6 | 6 |
| 1083 Smith Ridge Road | \$7,950,000 | \$7,395,000 | 4.13 | 8,000 | Colonial | 2007 | 6 | 7 |

Condos

| Address | List Price | Previous Price | Sq Ft | Year Built | Baths | Bedrooms |
|-------------------------|-------------|----------------|-------|------------|-------|----------|
| 208 Park St., #22 | \$319,900 | \$319,000 | 698 | 1956 | 1 | 1 |
| 151A Heritage Hill Road | \$349,900 | \$359,900 | 836 | 1965 | 1 | 1 |
| 206 Park Street Unit#19 | \$389,000 | \$399,000 | 990 | 1956 | 1 | 2 |
| 81B Heritage Hill Road | \$400,000 | \$415,000 | 1,053 | 1965 | 1 | 2 |
| 82D Heritage Hill | \$439,900 | \$459,900 | 970 | 1965 | 1 | 2 |
| 70A Heritage Hill Road | \$445,000 | \$435,000 | 927 | 1965 | 1 | 2 |
| 96 C East Avenue | \$767,500 | \$799,000 | 1,493 | 1970 | 2 | 3 |
| 31 Canaan Close | \$1,189,000 | \$1,195,000 | 2,060 | 1973 | 3 | 3 |
| 33 East Maple | \$1,250,000 | \$1,280,000 | 1,825 | 1940 | 2 | 3 |
| 17 East Maple | \$1,350,000 | \$1,425,000 | 2,300 | 1981 | 3 | 3 |



203-966-7772
NewCanaanHomes.com

CHRISTIE'S
GREAT ESTATES



Source: New Canaan Multiple Listing Service, March 07-21

New Listings

| Address | List Price | Acres | Sq Ft | Year Built | Style | Bedrms | Baths |
|----------------------|-------------|-------|-------|------------|-----------|--------|-------|
| 71 Silver Ridge | \$979,000 | 1.05 | 2,277 | 1959 | Other | 5 | 3 |
| 10 Heather Drive | \$1,195,000 | 2.41 | 1,752 | 1959 | Col Split | 4 | 2 |
| 107 Pocconock Trail | \$1,199,000 | 2.17 | 2,761 | 1963 | Col Split | 4 | 2 |
| 155 WEED STREET | \$1,325,000 | 1.04 | 3,129 | 1992 | Colonial | 4 | 2 |
| 131 Journey's End Rd | \$1,629,000 | 2. | 2,800 | 1968 | Cottage | 3 | 2 |
| 1071 Oenoke Ridge Rd | \$1,695,000 | 1.02 | 2,400 | 1800 | Colonial | 4 | 2 |
| 91 Knollwood Lane | \$1,895,000 | 4.24 | 5,086 | 1983 | Colonial | 4 | 3 |
| 55 PARADE HILL RD | \$2,575,000 | .3 | 4,800 | 2008 | Colonial | 5 | 4 |
| 107 Lambert Road | \$3,500,000 | 5.68 | 4,003 | 1880 | Colonial | 6 | 4 |
| 181 Lambert Road | \$4,150,000 | 2.1 | 6,894 | 1984 | Colonial | 4 | 5 |
| 515 Carter Street | \$5,195,000 | 2. | 6,543 | 2003 | Colonial | 5 | 5 |

Condos

| Address | Complex Name | List Price | Sq Ft | Year Built | Baths | Bedrms |
|------------------------|-------------------|-------------|-------|------------|-------|--------|
| 24 St. John's Place #9 | Saint John Place | \$319,000 | 879 | 1910 | 1 | 1 |
| 232 Park Street | Park Mead | \$399,000 | 991 | 1960 | 1 | 2 |
| 70A Heritage Hill Road | Oenoke Condos | \$445,000 | 927 | 1965 | 1 | 2 |
| 79 Heritage Hill Road | Oenoke Condos | \$569,000 | 1,120 | 1965 | 2 | 2 |
| 52 Lakeview Ave | Graystone | \$995,000 | 2,453 | 1986 | 2 | 3 |
| 205 Main Street | Cobbler's Green | \$1,195,000 | 2,038 | 1969 | 3 | 3 |
| 19 East Maple | East Maple Common | \$1,350,000 | 2,300 | 1981 | 3 | 3 |

For more real estate information, including a movie of the town of New Canaan, movies and slide shows of featured homes, advanced home searches and much more, visit us on the web at NewCanaanHomes.com.

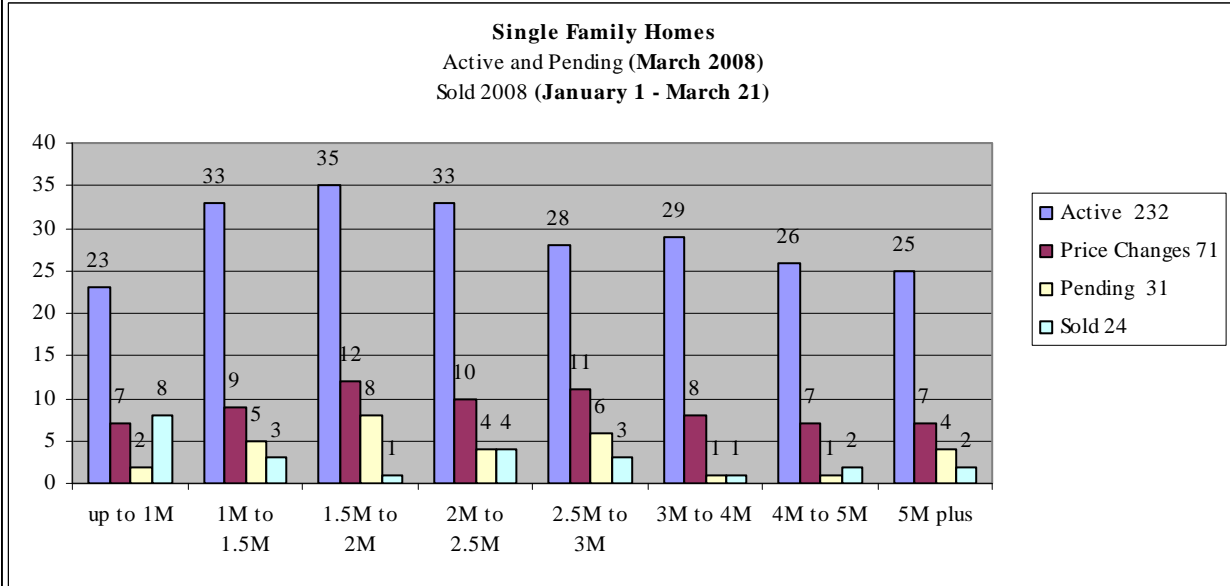


203-966-7772
NewCanaanHomes.com

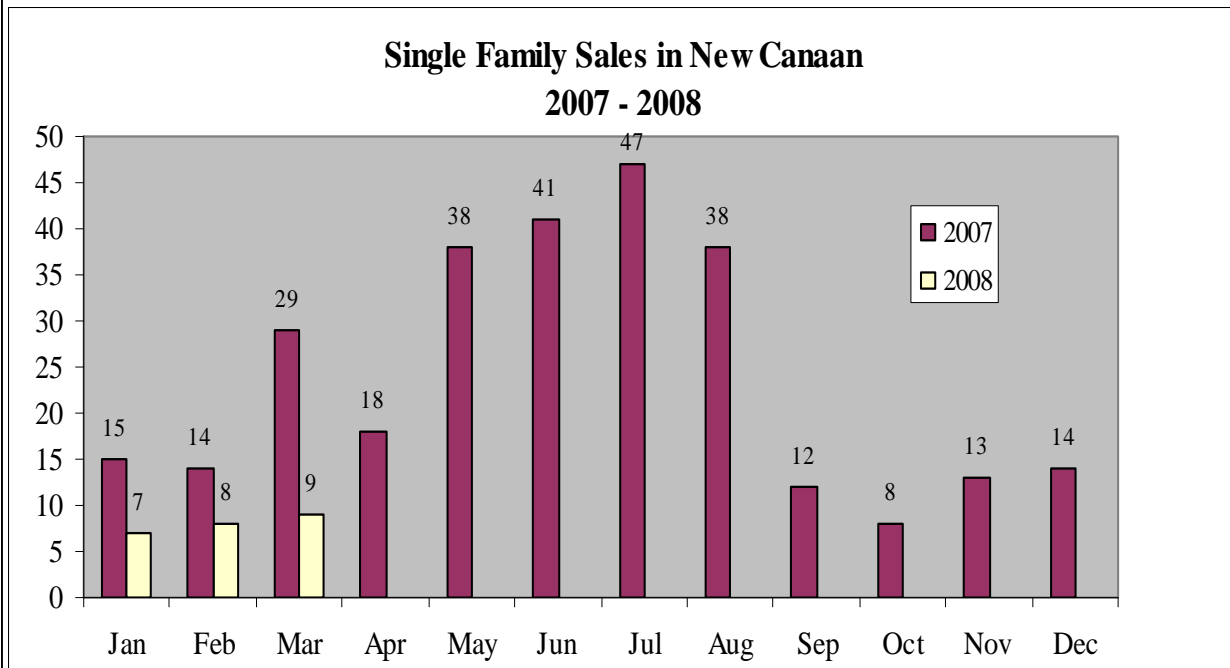
CHRISTIE'S
GREAT ESTATES



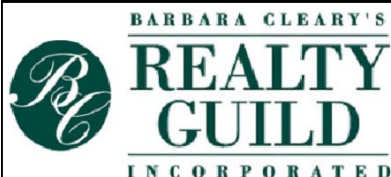
January 1 - March 21, 2008 Sales



Source: New Canaan MLS. Includes non-mls sales



Source: New Canaan MLS. Includes non-mls sales



203-966-7772
NewCanaanHomes.com

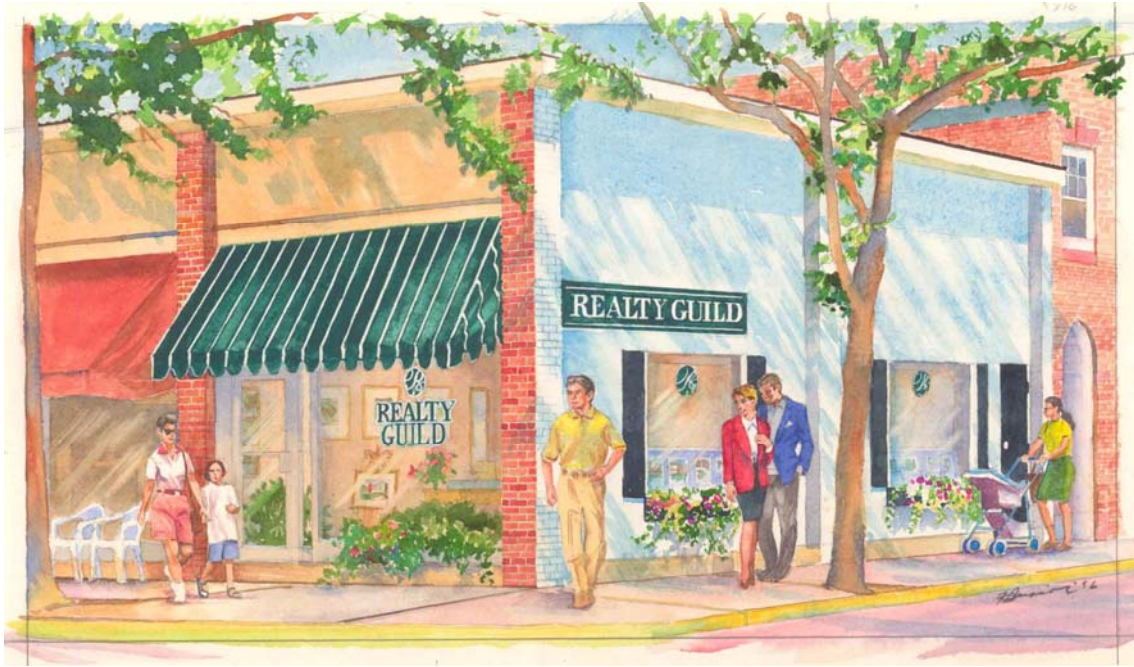
CHRISTIE'S
GREAT ESTATES

Barbara Cleary's Realty Guild

6 South Ave. New Canaan

203-966-7772

NewCanaanHomes.com



Are you considering buying a new property or
selling your current property?

It would be our pleasure to offer you a consultation
focusing on your home's market value.

We will share with you our team's insights
and marketing expertise

To help you better understand your property's value
in the market place.



BARBARA CLEARY'S
**REALTY
GUILD**
INCORPORATED

NewCanaanHomes.com

CHRISTIE'S
GREAT ESTATES