

# Carolyn Clark

ASSOCIATES INC.

## NEW CANAAN REAL ESTATE UPDATE

MLS Activity for the Week Ending July 18, 2008

### NEW LISTING

51 Birchwood Avenue	\$749,000
330 Elm Street (Condo)	\$1,285,000
60 Deep Valley Road	\$1,650,000

### NEW LISTING

34 Lone Tree Farm Road	\$3,450,000
884 Oenoke Ridge Road	\$6,580,000
71 Proprietor's Crossing	\$11,995,000

### BACK ON MARKET

101 Heritage Hill Road (Condo)	\$499,500	72 Gerdes Road	\$995,000
219 Michigan Road	\$3,595,000	372 Brushy Ridge Road	\$3695,000
93 Louises Lane	\$5,000,000		

### PRICE CHANGE

Address	Current Listing Price	Previous Listing
151A Heritage Hill Road (Condo)	\$329,900	\$339,900
312 Elm Street Unit #2 (Condo)	\$790,000	\$835,000
57 Gower Road	\$1,050,000	\$969,900
60 Fawn Lane	\$1,120,000	\$1,185,000
141 Old King's Highway	\$2,000,000	\$2,125,000
81 White Oak Shade Road	\$2,495,000	\$2,595,000
16 Hemlock Hill Road	\$3,795,000	\$3,550,000

### CONTRACTS PENDING

205 Main Street (Condo)	\$1,075,000	58 Briscoe Road	\$2,450,000
392 South Avenue	\$1,980,000		

### SOLD PROPERTIES

Address	Listing Price	Selling Price	Days on Market
381 Old Stamford Road	\$1,250,000	\$1,225,000	32
19 Clapboard Hill Road	\$1,299,000	\$1,300,000	50
34 Brookwood Lane	\$1,399,000	\$1,150,000	112
408 South Avenue	\$1,695,000	\$1,575,000	81
95 Colonial Road	\$1,795,000	\$1,762,000	79
255 Marvin Ridge Road	\$1,825,000	\$1,774,500	95
93 Harrison Avenue	\$2,625,000	\$2,575,000	194

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## Fantastic one level Condominium!



*One of the largest first floor units at Heritage Hill, this spacious 3 bedroom condominium features a sparkling renovated kitchen, formal dining area and a 22' living room with picture windows and lovely views.*

*Walk to town... plus access to an in ground pool and an option for a separately deeded garage.*

*A great value at \$599,000*