



Inside Real Estate

Norwalk Newsletter

Fall 2006

Recent Home Sales

Address	Final List Price	Selling Price
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Single Family Homes

17 Hillwood Place	\$389,000	\$367,500
12 Richelieu Street.	\$410,000	\$392,000
5 Kossuth Street	\$400,000	\$400,000
29 Ward Street	\$429,500	\$412,000
35 Baxter Drive	\$449,900	\$434,000
248 West Cedar Street.	\$474,900	\$450,000
83 George Avenue	\$459,000	\$459,000
4 Stonecrop Road	\$475,900	\$460,000
8 Dry Hill Court	\$489,900	\$480,000
4 Birch Street	\$498,000	\$485,000
9 Carlin Street	\$500,000	\$490,000
27 Bettswood Road.	\$525,000	\$505,000
20 Granite Drive.	\$549,444	\$535,000
16 Primrose Court	\$575,000	\$560,000
8 Rising Road	\$610,000	\$600,000
6 Roosevelt Street	\$635,000	\$610,000
63 Cove Avenue	\$639,000	\$617,000
150 1/2 West Norwalk Rd	\$650,000	\$625,000
29 Bonnybrook Road.	\$710,000	\$697,000
8 Bumblebee Lane	\$854,050	\$830,000
4 Kensett Ridge	\$949,900	\$900,000
303 Silver Creek Lane	\$999,000	\$1,000,000
5 James Street	\$1,049,000	\$1,049,000
367 Chestnut Hill Road	\$1,399,000	\$1,354,000
12 Point Road	\$2,900,000	\$2,612,500

Condominiums

41 Wolfpit Avenue #6C	\$129,000	\$127,000
94 Washington Street #12	\$179,200	\$171,000
137 Washington St. #A302.	\$234,900	\$228,000
50 Aiken Street #415	\$299,900	\$300,000
3 Oakwood Avenue #A19	\$310,000	\$310,000
34 Sunrise Hill Road	\$329,000	\$319,000
15 Perry Avenue #A5	\$325,000	\$320,000
80 County Street #8A	\$329,500	\$325,000
25 Marshall Street #2D	\$360,000	\$358,000
8 Silvermine Avenue #11.	\$365,000	\$365,000
105 Richards Ave. #1412	\$379,000	\$367,000
119 Ledgebrook Drive	\$405,000	\$380,000
136 Newtown Ave #20B	\$410,000	\$385,000
3 Oakwood Avenue #A12	\$424,900	\$415,500
1 Island Drive #21.	\$985,000	\$950,000

Did you know . . . ?

Strategic, Successful Staging for Sellers

Flexibility is the key...that opens the door to your new home, or that locks the door to your sold. Sellers are learning that they have to twist, turn, and bend with the transitioning real estate market. Maximizing your selling experience begins with a profitable, perhaps essential strategy, one backed by real estate agents nationwide: staging, a technique that showcases everything your home has to offer.

Curb Appeal

Staging your home starts outside! Many homebuyers will decide if they're interested in a house before ringing the doorbell. Mow the lawn, trim the trees, remove all tools from view. Wash or paint the front door, add potted flowers or new plantings where appropriate.

Maintenance Issues

Eliminating maintenance issues is essential. It may be advantageous for sellers to pay for a house inspection prior to listing their home. In doing so, sellers are safeguarding against any issues that may surface during a buyer's inspection. Envision your house through a buyer's eyes: even the slightest imperfection may be noticed.

Clutter

De-clutter! Sellers should work to give their house an open, uncluttered look. Clean and organize, store as much furniture as needed. Buyers should be able to visualize the house as their own; clutter inhibits their ability to do so.

Other Tips

When showing a property, always keep all of your lights on. Paint your house with neutral colors. Add fresh towels and mats. Clean!

Remember, persistence pays.