



# Inside Real Estate

Norwalk Newsletter

Winter 2006

## Recent Home Sales

<u>Address</u>	<u>Final List Price</u>	<u>Selling Price</u>
<b>Single Family Homes</b>		
100 Taylor Avenue . . . . .	\$249,900 . . . . .	\$252,000
1 Fallow Street . . . . .	\$350,000 . . . . .	\$340,000
5 Oak Street . . . . .	\$399,500 . . . . .	\$390,000
30 Lakeview Drive . . . . .	\$419,000 . . . . .	\$410,000
10 Winfield Court . . . . .	\$449,900 . . . . .	\$449,900
29 Stonecrop Road . . . . .	\$499,000 . . . . .	\$480,000
8 Pershing Street . . . . .	\$519,900 . . . . .	\$519,900
2 Wake Robin Road . . . . .	\$540,000 . . . . .	\$534,000
1 Esquire Road. . . . .	\$599,900 . . . . .	\$595,000
9 Mark Drive. . . . .	\$619,900 . . . . .	\$615,000
7 Blue Mountain Road. . . . .	\$659,000 . . . . .	\$640,000
388 Flax Hill Road . . . . .	\$719,900 . . . . .	\$700,000
17 Grey Hollow Road . . . . .	\$749,900 . . . . .	\$730,500
10 Ridgewood Road . . . . .	\$799,000 . . . . .	\$780,000
342 Rowayton Avenue . . . . .	\$825,000 . . . . .	\$810,000
150 Grumman Avenue . . . . .	\$869,000 . . . . .	\$850,000
122 Witch Lane . . . . .	\$919,000 . . . . .	\$902,000
8 Englewood Road . . . . .	\$959,000 . . . . .	\$946,000
8 Caddy Road . . . . .	\$1,099,000 . . . . .	\$1,069,000
259 Chestnut Hill Road . . . . .	\$1,260,000 . . . . .	\$1,260,000
3 Blue Mountain Road . . . . .	\$1,490,000 . . . . .	\$1,400,000
18 Tonetta Circle . . . . .	\$1,920,000 . . . . .	\$1,765,000
84 Bluff Avenue . . . . .	\$2,200,000 . . . . .	\$2,150,000
20 Old Wharf Road. . . . .	\$6,499,000 . . . . .	\$5,500,000

## Condominiums

94 Washington Street #7. . . . .	\$162,500 . . . . .	\$162,500
296 Main Avenue #9. . . . .	\$195,000 . . . . .	\$190,000
31 High Street #4-3B . . . . .	\$229,999 . . . . .	\$230,000
4 Union Avenue #32. . . . .	\$259,900 . . . . .	\$255,000
2 Spring Hill Avenue #1. . . . .	\$289,900 . . . . .	\$282,500
5 Elmcrest Terrace #8 . . . . .	\$299,000 . . . . .	\$299,500
50 Aiken Street #B466. . . . .	\$325,000 . . . . .	\$322,000
97 Richards Avenue #B9 . . . . .	\$359,000 . . . . .	\$354,000
8 Observatory Place #A . . . . .	\$375,000 . . . . .	\$375,000
123 Old Belden Hill Rd #9 . . . . .	\$399,000 . . . . .	\$390,000
111 Rowayton Woods Drive . . . . .	\$440,000 . . . . .	\$437,000
4 Daskams Lane #304 . . . . .	\$475,000 . . . . .	\$475,000
908 Foxboro Drive #908. . . . .	\$538,800 . . . . .	\$538,800
3 Cannon Brook Lane #3 . . . . .	\$769,000 . . . . .	\$745,000
119 Gregory Blvd #33 . . . . .	\$838,000 . . . . .	\$825,500
302 Silver Creek Lane . . . . .	\$930,000 . . . . .	\$900,000

## Did you know . . . ?

### PREPARATION TIPS FOR SELLING YOUR HOME

Before posting that "For Sale" sign in your yard, prepare your house for sale with a thorough inspection of the interior and exterior. As you have only one chance to make a good first impression, you may find the following tips beneficial:

#### Exterior

Consider your curb appeal! Your exterior determines a potential buyer's first impression.

- Wash all outdoor furniture. Cleanliness creates an inviting atmosphere for guests
- Add vigor to your lawn! Planting colorful flowers adds charm to any yard
- Debris is unappealing, so keep your lawn neatly manicured
- Repaint as needed; power-wash all mildew-ridden surfaces
- Consider repaving cracked sidewalks
- Make sure your driveway, porch and sidewalks are well-maintained and free of clutter
- Replace all worn rain gutters and downspouts
- Ensure all outside lights are working

#### Interior

Keep it clean. Potential buyers generally don't expect your house to look like a page out of a catalog; they do, however, anticipate cleanliness. Where applicable, a few minor touch-ups will work wonders in enhancing the look of your home.

- Wash ceiling, walls and trim; if possible, paint interior with neutral colors
- Pay attention to cracks in plaster! Fix, where applicable
- Fix squeaky doors and loose banisters
- De-clutter your basement and attic! Strive to make these areas appear spacious to guests
- Dispose of anything that's not moving with you
- Organize and de-clutter all cabinets and closets
- Dust your blinds, wash and dry clean curtains and throws
- Wax floors and shampoo your carpets
- If you haven't done so, service your heating and air conditioning systems; replace filters as needed