



# Inside Real Estate

Stamford Newsletter

Winter 2006

## Recent Home Sales

Address	Final List Price	Selling Price
<b>Single Family Homes</b>		
33 Ogden Road . . . . .	\$399,000 . . . . .	\$430,000
19 Silver Street. . . . .	\$465,000 . . . . .	\$445,000
63 Clearview Avenue. . . . .	\$559,000 . . . . .	\$540,000
7 Pepper Ridge Road . . . . .	\$559,000 . . . . .	\$564,000
33 Eighth Street . . . . .	\$645,000 . . . . .	\$635,000
27 Berrian Road . . . . .	\$649,000 . . . . .	\$649,000
6 Warwick Lane . . . . .	\$668,000 . . . . .	\$655,000
99 Woodbury Avenue . . . . .	\$659,000 . . . . .	\$659,000
70 Westwood Road. . . . .	\$709,000 . . . . .	\$690,000
112 Woodmere Road. . . . .	\$750,000 . . . . .	\$730,000
107 Four Brooks Road. . . . .	\$739,000 . . . . .	\$749,000
33 River Ridge Court . . . . .	\$799,000 . . . . .	\$782,500
746 Rockrimmon Road. . . . .	\$789,000 . . . . .	\$789,000
22 Rolling Ridge Road. . . . .	\$819,000 . . . . .	\$819,000
32 Round Lake Road. . . . .	\$899,000 . . . . .	\$860,000
54 Shelter Rock Road . . . . .	\$899,000 . . . . .	\$865,000
167 W. Haviland Lane. . . . .	\$929,000 . . . . .	\$924,000
217 Red Fox Road . . . . .	\$1,025,000 . . . . .	\$1,025,000
271 Guinea Road. . . . .	\$1,100,000 . . . . .	\$1,100,000
88 Winding Brook Lane . . . . .	\$1,299,000 . . . . .	\$1,246,000
25 West Rock Trail . . . . .	\$1,435,000 . . . . .	\$1,435,000
38 Broad Brook Lane. . . . .	\$1,640,000 . . . . .	\$1,640,000
46 Old Mill Lane . . . . .	\$1,895,000 . . . . .	\$1,855,000
74 Doolittle Road . . . . .	\$2,099,900 . . . . .	\$2,050,000
336 Ocean Drive West . . . . .	\$2,995,000 . . . . .	\$2,900,000

## Condominiums

2475 Summer Street #2B . . . . .	\$219,000 . . . . .	\$213,000
71 Strawberry Hill #904 . . . . .	\$235,000 . . . . .	\$230,000
65 Glenbrook Road #7G . . . . .	\$260,000 . . . . .	\$265,000
148 Sylvan Knoll Road. . . . .	\$315,000 . . . . .	\$307,000
1080 Bedford Street #2A. . . . .	\$349,000 . . . . .	\$347,500
37 Riverside Avenue #A . . . . .	\$389,000 . . . . .	\$380,000
249-06 Hamilton Ave #17 . . . . .	\$435,000 . . . . .	\$410,000
36 Highview Avenue #6 . . . . .	\$434,000 . . . . .	\$427,000
2435 Bedford St #21LL . . . . .	\$499,000 . . . . .	\$492,500
600 Hope Street #8 . . . . .	\$549,000 . . . . .	\$528,000
27 Lindstrom Road #5B . . . . .	\$565,000 . . . . .	\$560,000
48 Eighth Street #A . . . . .	\$609,000 . . . . .	\$600,000
103 Rock Spring Road #4 . . . . .	\$669,900 . . . . .	\$669,900
180 Turn of River Rd #3D . . . . .	\$675,000 . . . . .	\$657,500
646 Hope Street #2 . . . . .	\$749,000 . . . . .	\$770,000
69 Barnes Road #69 . . . . .	\$999,999 . . . . .	\$950,000
181 Turn of River Rd #7 . . . . .	\$1,299,000 . . . . .	\$1,275,000

## 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