



Inside Real Estate

Greenwich Newsletter

Winter 2007

Recent Home Sales

Address	Final List Price	Selling Price	Days on market
Cos Cob			
314 Valley Road	\$734,900	\$595,000	417
69 Loughlin Avenue	\$1,185,000	\$1,135,000	29
14 Serenity Lane	\$1,295,000	\$1,380,650	19
1 Park Street	\$1,795,000	\$1,762,040	0
113 Cat Rock Road	\$1,850,000	\$1,250,000	196
12 Maplewood Drive.	\$1,950,000	\$1,775,000	283
172 Cognewaugh Road	\$2,300,000	\$2,050,000	182
Greenwich			
49 Church Street W.	\$699,000	\$665,000	31
295 Davis Avenue.	\$875,000	\$725,000	163
9 Halock Drive	\$1,089,000	\$969,000	293
10 Glen Road	\$1,495,000	\$1,100,000	212
11 Old Forge Road	\$1,999,000	\$1,665,000	154
12 Carissa Lane	\$2,400,000	\$2,195,000	62
18 Dunwoodie Place	\$2,895,000	\$2,290,000	317
80 Rockwood Lane	\$2,999,000	\$2,835,000	74
28 Oak Street	\$3,125,000	\$2,900,000	147
1 Ivanhoe Lane	\$3,995,000	\$3,150,000	330
99 Taconic Road	\$4,100,000	\$3,500,000	350
1 Brookside Park	\$4,895,000	\$4,200,000	58
124 Clapboard Ridge Rd	\$5,395,000	\$4,500,000	385
1 Cowdray Park Drive	\$11,500,000	\$8,500,000	593
50 Dingtletown Road.	\$9,850,000	\$10,250,000	155
Old Greenwich			
54 Richmond Drive.	\$775,000	\$731,000	56
3 Brookside Park	\$1,035,000	\$895,000	122
22 Marshall Street	\$1,250,000	\$1,075,000	90
9 Old Club House Road	\$1,650,000	\$1,400,000	77
1 St. Claire Avenue.	\$1,995,000	\$1,940,000	50
7 Gisborne Place	\$2,999,000	\$2,860,000	63
12 Ann Street	\$5,900,000	\$4,555,000	158
Riverside			
54 Mary Lane.	\$839,000	\$675,000	226
23 Riverside Avenue	\$789,000	\$801,900	21
1 Ernel Drive	\$859,000	\$889,500	17
8 Meyer Place	\$1,299,000	\$1,140,000	131
239 Riverside Avenue	\$1,750,000	\$1,685,000	23
85 Indian Head Road	\$2,800,000	\$2,335,000	149
48 Carriglea Drive	\$4,895,000	\$5,010,000	25
Condos and Co-ops			
50 Lafayette Place	\$355,000	\$313,000	3,024
190 Putnam Park	\$449,000	\$385,000	165
51 Forest Avenue	\$639,500	\$600,000	223
25 West Elm Street	\$825,000	\$725,000	245
105 Hamilton Avenue.	\$1,099,000	\$960,000	300
178 Milbank Avenue.	\$2,250,000	\$1,800,000	2,083
16 East Lyon Farm Dr.	\$2,900,000	\$2,900,000	28

Did you know . . . ?

Dos and Don'ts of Selling Your Home *What Buyers Are Looking For*

Details Make the Difference. The phrase rings true, homebuyers find, as they enter the doors of hundreds of properties new to the market. After the weariness of a day's house-scouting has pervaded a buyer, how do you make your home stand out from the rest?

Your "To Do" List:

Be bold.

Drama is becoming increasingly popular in home design. Brighter colors and glossier finishes make grander statements; when tastefully done, homebuyers will walk away with a lasting impression.

Add new amenities.

Instead of stuffing travel bags in the corner of the attic or some unreachable closet shelf, a luggage room has proven valuable for frequent business travelers and vacationers. Designating a place for one's luggage will be a surprising- and appealing- concept to a buyer.

Go for an earthy effect.

Mixing natural, well-textured materials has become a trend for many new homebuyers. Weathered metal and glass, slate and terra cotta floors have become increasingly popular.

The Don'ts:

Avoid bathroom blunders.

Don't install bowl-type sinks above the bathroom countertop. Water splashes out of them more readily; they've proven to be high-maintenance, and have developed a bad reputation.

Beware of the magazine illusion.

Glass-door kitchen cabinets look great in design publications, but who has the time to keep the cupboard contents picture-perfect? Given the frequent production of kitchen grease, this type of cabinetry has proven to have a greater demand for upkeep.

Keep it classic.

Omitting or removing window moldings will backfire. Indeed, the feature will leave an impression, but not necessarily a good one; plain drywall around windows is unappealing and looks tawdry.