



Inside Real Estate

Stamford Newsletter

stamford@country-living.com

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Recent Home Sales

Address	Final List Price	Selling Price
Single Family Homes		
56 Hickory Way	\$449,000	\$435,000
32 Bungalow Park	\$479,000	\$460,000
121 Nichols Avenue	\$554,900	\$535,000
55 Strawberry Hill Court	\$549,000	\$539,000
72 Cedar Heights Road	\$569,000	\$540,500
49 Woodway Road	\$599,900	\$565,000
143 Fourth Street	\$635,000	\$635,000
39 Hampton Lane	\$699,000	\$689,000
55 Big Oak Lane.	\$749,999	\$720,000
198 Four Brooks Road.	\$739,000	\$725,000
15 Fieldstone Terrace.	\$899,000	\$875,000
98 East Lane	\$899,000	\$887,500
74 Fairway Drive	\$989,000	\$957,250
58 Pinnacle Rock Road	\$995,000	\$940,000
53 VanRensselaer Ave.	\$1,125,000	\$1,050,000
65 Michael Road	\$1,079,000	\$1,079,000
29 Heather Drive.	\$1,225,000	\$1,200,000
131 Bentwood Drive.	\$1,396,000	\$1,396,000
53 Ridge Brook Drive	\$1,499,000	\$1,450,000
138 Ocean Drive West.	\$1,625,000	\$1,600,000
71 Wyndover Lane	\$2,289,000	\$2,130,000
1510 Riverbank Road	\$2,999,000	\$2,725,000
15 Flying Cloud Road	\$3,295,000	\$3,100,000
365 Riverbank Road	\$3,900,000	\$3,650,000

Condominiums

15 Renwick Street #11	\$279,000	\$272,000
71 Strawberry Hill Ave #412	\$295,000	\$282,500
143 Hoyt Street #3G.	\$349,000	\$340,000
27 Maple Tree Ave #E	\$369,900	\$355,000
31 Brown Avenue #31	\$399,000	\$395,000
2289 Bedford Street #D12	\$415,000	\$402,000
25 Forest Street #11G.	\$465,000	\$465,000
85 Camp Avenue #1A.	\$529,900	\$519,500
600 Hope Street #1	\$599,900	\$585,000
25 Adams Avenue #409	\$615,000	\$615,000
98 Southfield Avenue #604.	\$675,000	\$662,500
320 Strawberry Hill Ave #31.	\$729,000	\$715,000
123 Harbor Drive #401	\$769,000	\$740,000
107 Barnes Road	\$899,000	\$863,000
1515 Summer Street #705	\$1,151,000	\$1,151,000

Did you know . . . ?

What's Your Home Worth?

Market value is the main concept you must understand when determining the value of your home. But what is it and how can it help you price your home?

What is market value?

Market value is the amount prospective buyers are willing to pay at the time homeowners are ready to sell. The best way to find out the market value of your home is to ask your Realtor for help. Your Realtor can ensure that you get the best price by providing and discussing with you the Comparative Market Analysis (CMA).

What is a CMA?

The CMA will include homes in your area that are currently on the market, expired from the market, pending a sale and already sold within the last three to six months. Of course, the best indicator of your home's value is the price for similar homes in your area that have already been sold. The comparison is based on the proximity to your home and the similarity of characteristics such as lot size, square footage, number of bedrooms and baths, etc.

It's a good idea to sit down with your Realtor and discuss how each factor of the market analysis affects your home's value. You can consider the current listings to identify the competition, recently sold homes to indicate what buyers are willing to pay, homes with a sale pending to show the current demand and expired homes to suggest what buyers are unwilling to pay.

What are the dos and don'ts?

Do obtain the CMA and discuss the findings with your Realtor. Don't price your home based on factors not affecting the market value. Those factors include how much money you need to buy your next home, how much you paid for your current home, how much you paid for home improvements, the value of similar homes in different communities, area appreciation statistics, the cost to build the same home today and personal attachment.

Discovering how much your home is worth is the first step to ensure that your home is priced correctly. So, take the time, do the research, talk to your Realtor and together decide what the best price is in today's market.