



Inside Real Estate

Greenwich Newsletter

Fall 2005

Recent Home Sales

Address	Final List Price	Selling Price	Days on market
Cos Cob			
11 Grove Street	\$795,000	\$841,000	26
2 Pleasant Street	\$945,000	\$905,000	59
38 Dandy Drive.	\$1,049,000	\$1,049,000	39
9 Osee Place	\$1,050,000	\$1,043,750	54
77 Valleywood Road	\$1,285,000	\$1,230,000	81
57 Mimosa Drive	\$1,499,000	\$1,425,000	20
138 Cat Rock Road	\$1,750,000	\$1,537,500	30
Greenwich			
22 East Upland Street.	\$849,000	\$849,000	12
9 Swan Terrace	\$1,299,000	\$1,350,000	11
29 Buena Vista Drive.	\$1,399,000	\$1,225,000	54
4 Interlaken Road	\$2,295,000	\$2,225,000	134
517 North Street (Land).	\$3,500,000	\$2,400,000	88
18 Dingtletown Road	\$2,495,000	\$2,400,000	16
34 Burning Tree Road	\$2,925,000	\$2,835,000	37
53 West Brother Drive	\$3,250,000	\$3,250,000	10
18 Cedarwood Drive.	\$5,695,000	\$5,845,000	10
100 Field Point Circle	\$16,250,000	\$15,500,000	114
Old Greenwich			
11 Nimitz Place.	\$799,000	\$861,000	18
39 Halsey Drive	\$975,000	\$1,025,000	27
37 Hillcrest Park Road	\$1,895,000	\$2,100,000	35
12 Sunset Road	\$1,999,000	\$1,950,000	67
2 Sylvan Lane	\$2,300,000	\$2,300,000	77
24 St. Claire Avenue	\$2,695,000	\$2,650,000	10
46 Park Avenue	\$2,995,000	\$3,000,000	13
6 Keofferam Road.	\$4,495,000	\$4,750,000	9
50 Binney Lane.	\$6,200,000	\$6,000,000	48
Riverside			
71 Riverside Avenue	\$1,495,000	\$1,400,000	35
21 Bramble Lane	\$1,629,000	\$1,580,000	36
15 Colonial Lane	\$1,795,000	\$1,960,000	7
28 Hearthstone Drive.	\$1,985,000	\$1,950,000	24
62 Wesskum Wood Rd	\$2,300,000	\$2,205,750	63
7 Highgate Road.	\$2,995,000	\$2,840,000	50
19 Terrace Avenue	\$2,995,000	\$2,800,000	93
74 Cedar Cliff Road	\$3,250,000	\$3,410,000	7
Condos and Co-ops			
52 Lafayette Place 4C	\$355,000	\$347,500	129
110 Putnam Park	\$410,000	\$410,000	51
50 Church Street #5.	\$1,095,000	\$995,000	72
13 Georgetown North.	\$1,195,000	\$1,185,000	211
1 Milbank Ave, Bldg 1, 3-F	\$1,675,000	\$1,618,750	57
112 W. Lyon Farm Drive	\$1,745,000	\$1,760,027	17
661 Steamboat Road 2&3	\$2,795,000	\$2,725,000	56
4 Sound Shore Drive #23	\$4,500,000	\$4,400,000	0

Did you know . . . ?

CHECK YOUR INSURANCE POLICY

Recent massive storms have sent millions of homeowners scurrying to determine if they have enough insurance coverage should a major catastrophe strike.

According to Marshall & Swift, an expert in building costs located in Los Angeles, almost 60 percent of all houses in the United States are not valued properly when it comes to insurance coverage.

It is the homeowner's responsibility to remain up-to-date on your coverage, not your insurance agents.

What is an appropriate amount of coverage? You want to be able to rebuild your house if it is destroyed and you will want to be able to replace everything in it. Also, you will want to be covered for additional expenses if you cannot occupy your home as a result of a disaster.

These are some of the questions to consider when determining if you need to adjust your coverage:

- Have you made significant home improvements; added a deck or finished a basement?
- Has it been more than 12 months since your insurer last calculated your replacement cost value?
- Have housing values in your area risen or fallen dramatically in recent months?
- Is your house considered historic?
- Do you know how much your carrier will pay for specific threats such as fire, flood or wind – in the event your home is destroyed?
- Do you know what percentage of your home's contents your policy insures? Most policies cover the contents of a home based on some percentage of the total replacement costs of the structure. If you do not have adequate coverage, it could dramatically impact how much is paid for your belongings.

For a comprehensive review of your insurance requirements, please consult with your insurance advisor.