



Inside Real Estate

Stamford Newsletter

Fall 2005

Recent Home Sales

Address	Final List Price	Selling Price
Single Family Homes		
59 Elizabeth Avenue	\$368,500	\$380,000
75 Coolidge Avenue	\$435,000	\$424,000
15 Silver Street	\$469,900	\$465,000
96 Woodbury Avenue	\$490,000	\$485,000
69 Tremont Avenue	\$539,000	\$539,000
107 Turner Road.	\$569,900	\$554,950
119 Lawton Avenue	\$599,999	\$590,000
27 Dannell Drive	\$599,000	\$599,000
275 Silver Hill Lane.	\$639,000	\$647,300
24 Cody Drive.	\$675,000	\$670,000
4 Shady Lane.	\$729,000	\$729,000
151 Guinea Road	\$775,000	\$760,000
5 River Ridge Court.	\$779,000	\$779,000
54 Bertmore Drive	\$829,000	\$817,000
47 Michael Road	\$895,000	\$862,500
155 Highline Trail	\$882,500	\$880,000
29 Mianus Road	\$879,000	\$883,100
30 Rockledge Drive	\$939,000	\$929,000
108 Dogwood Court	\$939,000	\$939,000
167 Riverbank Road	\$995,000	\$995,000
205 Saddle Hill Road.	\$1,525,000	\$1,035,000
90 Davenport Farm Ln East	\$1,375,000	\$1,380,000
7 Davenport Ridge Lane	\$1,750,000	\$1,550,000
190 Stamford Avenue	\$1,888,000	\$1,842,500
15 Wallenberg Drive.	\$2,750,000	\$2,400,000
927 Westover Road	\$2,999,000	\$2,999,000
147 Long Close Road.	\$3,695,000	\$3,800,000
417 Ocean Drive West.	\$4,995,000	\$4,675,000

Condominiums

175 Seaside Avenue #2.	\$199,000	\$197,000
30 Glenbrook Road #9A	\$214,900	\$214,900
27 Northhill Street #1E.	\$254,900	\$250,000
27 Lindstrom Road #6A	\$312,000	\$309,000
50 Glenbrook Road #9E	\$329,000	\$329,000
143 Hoyt Street #3K.	\$359,000	\$340,000
44 Strawberry Hill Ave. #8J.	\$398,500	\$378,500
1 Strawberry Hill Ct.#12B.	\$389,000	\$389,000
1193 Hope Street #5	\$405,000	\$405,000
61 Seaview Avenue #B8	\$498,000	\$487,000
105 Harbor Drive #141	\$569,000	\$569,000
143 Hoyt Street #3D	\$679,000	\$635,000
180 Turn of River Rd #29	\$669,000	\$672,000
95 Intervale Road #29.	\$710,000	\$720,500
123 Harbor Drive #106	\$895,000	\$885,000

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.