

**SOUTHWESTERN GREENWICH REPORT**

**ANDERSON ASSOCIATES REAL ESTATE**  
 1 GLENVILLE STREET, GREENWICH, CT 06831  
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[www.GreenwichLiving.com](http://www.GreenwichLiving.com)

This report is available monthly at the Western Greenwich office of Anderson Associates. Anderson Associates is an independent real estate firm specializing in Greenwich residential real estate. We all live and work in Greenwich.

*We know our market.*

*We know Southwestern Greenwich.*

*We are the first stop for buyers seeking homes in this area.*



**GLENVILLE OPPORTUNITY**

A home long enjoyed by one family is now ready for a new owner to refurbish, cherish and enjoy. This 3 bedroom, 2 bath home was built in 1920 in the traditional farmhouse style. You will appreciate the original fireplace, solid doors and woodworking details of this vintage home. By restoring this home, which is within walking distance to shops, park and the Glenville School, you will be happy and be making a wise investment.

\$665,000

**August Sales Statistics for Greenwich**

<i>TYPE</i>	<i># of SALES</i>	<i>AVERAGE PRICE</i>
<i>Single</i>	85	2,345,859
<i>Condo</i>	21	654,681
<i>Co-Op</i>	4	569,750
<i>Multi-Family</i>	6	792,500
<b>TOTAL:</b>	<b>116</b>	<b>1,090,698</b>

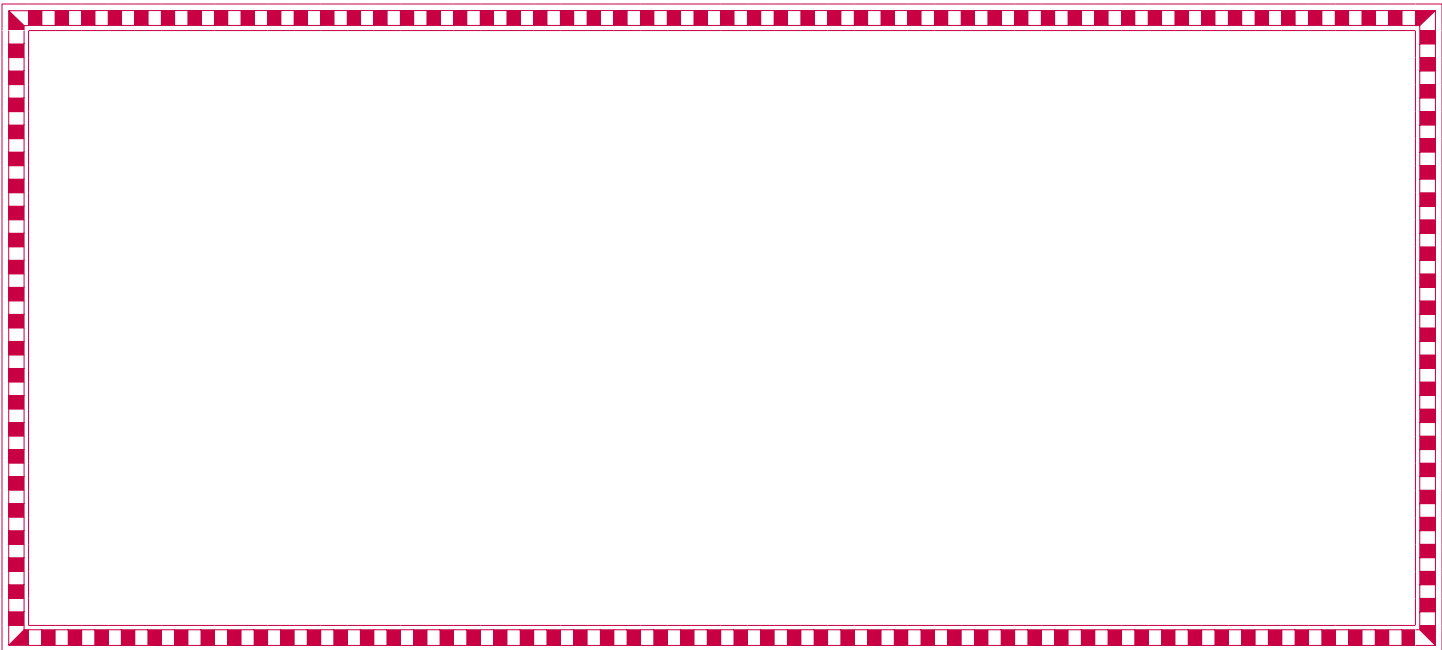
## HOMES SOLD IN AUGUST

<i>Address</i>	<i>Type</i>	<i>Asking Price</i>	<i>Closing Price</i>	<i>DOM</i>
29 Duncan Drive	Single	\$3,175,000	\$3,005,000	75
7 Grey Rock Drive	Single	\$1,699,000	\$1,720,000	25
21 E Lyon Farm Drive	Condo	\$1,500,000	\$1,400,000	57
61 Hunt Terrace	Single	\$1,250,000	\$1,275,000	11
10 Kirby Street	Multi	\$899,000	\$890,000	87
16 Windy Knolls	Condo	\$869,000	\$901,000	22
36 Angelus Drive	Single	\$849,000	\$849,000	38
34 Concord Street	Single	\$815,000	\$815,000	13
42 Nicholas Avenue	Single	\$689,500	\$650,000	31
30 William Street West	Single	\$669,000	\$659,000	75
86 Ritch Avenue West	Single	\$675,000	\$647,500	102
22 St Roch Avenue	Multi	\$660,000	\$400,000	170
351 Pemberwick Road #912	Condo	\$595,000	\$575,000	179

**To view properties, like these, that are currently on the market, please contact our Southwestern Greenwich Office at: 531-6300**

*DOM = Days on the Market*





*Amy Zeeve  
Vice~President*



*Monica Collins*



*Kathy Guilfoile*



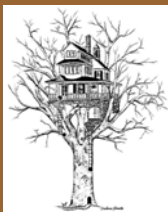
*Lucille Skorvanek*



*Holly DelBello*

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***In This Issue:***

Homes Recently Sold