



**Congratulations to our "Who's Who in  
Glenville Contest" winner:**

**Valerie Zygmont!**

Valerie is a life long Glenville resident who remembers walking to pre-school in the building next to the fire station that now houses the American Legion. She graduated from Greenwich High and is now married to a wonderful husband who works at ARC. They take turns working and caring for their beautiful daughter, Summer, 20 months. They

like living in Glenville because the people are so friendly and because though it is a small community, everything is here – school, pharmacy, shops, parks, banks. Thanks Valerie, it's great you knew all the names!



**Results from December's "Who's Who" in Glenville Contest**

**SOUTHWESTERN  
GREENWICH REPORT**

ANDERSON ASSOCIATES



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**Southwestern Greenwich**



January  
2007

**SOUTHWESTERN REPORT**

ANDERSON ASSOCIATES REAL ESTATE  
1 Glenville Street, Greenwich, CT 06831  
Tel: 203 531-6300

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.*



**SPACIOUS GLENVILLE CONDO**

Tucked down a long driveway this 2 Br, 2 1/2 bath condo will amaze you with its incredible living space!

First floor features a living room, formal dining room, sun-filled kitchen and a family room with a fireplace. Great space for entertaining with glass sliders from living room and family room opening to a very private deck. On the second floor is a master bedroom with space for an office area; walk in closets and master bath. The second bedroom has a full bath and large closet. Upstairs there are pretty wood floors and laundry. Move right in and enjoy this beautifully maintained condo! \$615,000

**December Sales Statistics for Greenwich**

TYPE	# of SALES	AVERAGE PRICE
Single	47	\$2,150,000
Condo	13	\$952,692
Multi-Family	4	\$729,250
<b>TOTAL:</b>	<b>64</b>	<b>\$1,277,314</b>

## Homes Sold in November & December

Address	Type	Asking Price	Closing Price	DOM
9 Stallion Trail	Single	\$2,495,000	\$2,431,000	105
9 East Lyon Farm Drive	Condo	\$2,150,000	\$2,050,000	19
303 West Lyon Farm Drive	Condo	\$1,850,000	\$1,750,000	18
9 Comly Terrace	Single	\$1,445,000	\$1,400,000	24
7 Leslie Avenue	Single	\$1,399,000	\$1,250,000	107
2 Gerry Street	Single	\$1,250,000	\$800,000	41
16 S New Street	Multi	\$799,000	\$750,000	233
55 Byram Terrace Drive	Single	\$749,900	\$700,000	62
49 W Church Street	Single	\$699,000	\$665,000	31
72 Pemberwick Road	Multi	\$699,000	\$600,000	149
1 Hollow Wood Road	Multi	\$689,000	\$675,000	73
36 Francis Lane	Single	\$665,000	\$635,000	399
306 River Run	Condo	\$595,000	\$570,000	266

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



## IS 2007 A GOOD TIME TO SELL YOUR HOME?

There is no question our market experienced a slow down last year. Much of the slow down in buying activity can be attributed to media hype about the "bursting bubble." But Greenwich did not have a bubble. And as it is turning out, neither did the rest of the nation. The press, in its desire to find headlines, temporarily convinced buyers to wait before buying. Much to buyer's dismay, the plunge they were expecting did not materialize. Instead the latest data shows an upswing in activity and a decline in home inventory. In 2007 more buyers will be getting off the fence. Greenwich real estate is alive and well, waiting for new inventory to come on the market. For more information on the Greenwich Market, go to: [www.GreenwichLiving.com/remarket.htm](http://www.GreenwichLiving.com/remarket.htm). Look at the market charts and read Carolyn Anderson's articles.

## WHEN SHOULD YOU LIST YOUR HOME?

Greenwich tends to have an early spring market. We suggest listing sometime between March and May to get the best market exposure without having all the competition that tends to arrive as the school year comes to an end.

## WHAT SHOULD YOU DO NOW?

Ideally sellers use early winter months to prepare their home for the market. We would be happy to evaluate your home at no cost. We will make suggestions on how to improve the way your home shows and help you price it so that it sells well. Remember, your home does not need to be in showing condition when we do the initial evaluation. For more information on the selling process go to: [www.GreenwichLiving.com/salesprocess.htm](http://www.GreenwichLiving.com/salesprocess.htm).

Happy New Year!

*Carolyn & Amy*