Prepared by Marta Stroll
February 2009

ML#	PropTyp	Area	Address	Unit #	Acres	#Beds	#Bths	List Date	Orig Price	List Price	Close Price	Close Date	Contract Date
70384	RES	CC	14 RIVER LN		0.22	5	4.1	7/2/2008	$ 1,350,000	$ 1,200,000	$ 900,000	2/3/2009	1/9/2009
71764	RES	GR	114 OVERLOOK DR		0.41	3	2	12/22/2008	$ 1,990,000	$ 1,749,000	$ 1,550,000	2/6/2009	1/30/2009
71426	RES	CC	4 WATERFALL LN		0.46	3	1.1	11/3/2008	$ 1,050,000	$ 930,000	$ 900,000	2/9/2009	1/22/2009
68795	RES	GR	25 RICHMOND HILL RD		4.28	3	2	2/8/2008	$ 2,095,000	$ 2,095,000	$ 1,600,000	2/17/2009	12/8/2008
71392	RES	CC	10 SHELTER DR		1	4	3.1	10/28/2008	$ 1,995,000	$ 1,995,000	$ 1,762,500	2/23/2009	1/26/2009
68103	RES	GR	1 FLAGLER DR		2.3	6	7.3	11/5/2007	$ 6,495,000	$ 5,900,000	$ 4,600,000	2/27/2009	7/11/2008
65022	RES	GR	2 HOMESTEAD LN	309		1	1	12/4/2006	$ 469,900	$ 419,000	$ 385,000	2/12/2009	8/8/2008
69312	RES	GR	14 IDLEWILD MANOR	3		2	2.1	3/31/2008	$ 739,000	$ 699,000	$ 652,500	2/13/2009	1/14/2009
69307	RES	CC	15 PALMER ST	9		2	2	3/31/2008	$ 645,000	$ 619,000	$ 575,000	2/20/2009	12/17/2008
68131	RES	CC	340 VALLEY RD	5		4	4.1	11/8/2007	$ 2,700,000	$ 2,595,000	$ 2,360,000	2/26/2009	1/28/2009

Prepared by Marta Stroll
February 2009

Address	DOM	SqFt	Assessment	List/Selling	Orig/Selling	$ SqFT	$/Assess
14 RIVER LN	191	3736	$942,690	-25.00%	-33.33%	$240.90	0.95
114 OVERLOOK DR	44		$1,239,280	-11.38%	-22.11%		1.25
4 WATERFALL LN	81		$806,120	-3.23%	-14.29%		1.12
25 RICHMOND HILL RD	305	2102	$1,688,540	-23.63%	-23.63%	$761.18	0.95
10 SHELTER DR	91	4000	$1,228,150	-11.65%	-11.65%	$440.63	1.44
1 FLAGLER DR	266	11500	$5,404,210	-22.03%	-29.18%	$400.00	0.85
2 HOMESTEAD LN	613	714	$301,560	-8.11%	-18.07%	$539.22	1.28
14 IDLEWILD MANOR	297	1264	$410,480	-6.65%	-11.71%	$516.22	1.59
15 PALMER ST	234	1524	$403,130	-7.11%	-10.85%	$377.30	1.43
340 VALLEY RD	447	4366	$1,485,260	-9.06%	-12.59%	$540.54	1.59

Marta Stroll, CIPS, CRS, GRI, ABR, SRES, e-PRO
Broker/Fine Homes Specialist
Prudential Connecticut Realty
136 East Putnam Avenue
Greenwich, CT 06830
office: 203-869-0500 ext. 214
direct: 203-637-6214
cellular: 203-912-2080
fax: 203-869-3141
mstroll@prudentialct.com
www.martastroll.com