

## **Darien & Rowayton Real Estate Report: Aug 31 to Sept 7**

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**Categories :** [Real Estate](#)

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**Date :** September 7, 2017



Here's Deirdre McGovern's report on Darien and Rowayton real estate for Aug. 31 to Sept. 7, 2017:

### **This week's Darien highlights:**

- 20 New to Market Listings in Darien
- 14 Price Reductions in Darien
- 3 Accepted Offers in Darien
- 7 Closed Sales in Darien
- 52 Open Houses in Darien

### **This week's Rowayton highlights:**

- 5 New to Market Listings in Rowayton
- 4 Price Reductions in Rowayton
- 1 Accepted Offer in Rowayton
- 3 Closed Sales in Rowayton

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- 13 Open Houses in Rowayton

### New Listings

Address	Town	Sq Feet	Price
<a href="#">227 Old Kings Highway S</a>	Darien	8220	\$7,995,000.00
<a href="#">71 Greenleaf Avenue</a>	Darien	6845	\$3,895,000.00
<a href="#">27 Pasture Lane</a>	Darien	7063	\$3,500,000.00
<a href="#">12 Searles Road</a>	Darien	4870	\$3,495,000.00
<a href="#">22 Winding Lane</a>	Darien	3946	\$2,395,000.00
<a href="#">15 Hillside Avenue</a>	Darien	4212	\$2,395,000.00
<a href="#">45 Hancock Lane</a>	Darien	3034	\$2,249,000.00
<a href="#">11 Pondfield Lane</a>	Darien	4191	\$2,150,000.00
<a href="#">17 Thomas Place</a>	Rowayton	3533	\$2,050,000.00
<a href="#">12 Dellwood Road</a>	Darien	4725	\$1,999,000.00
<a href="#">7 Winding Lane</a>	Darien	2853	\$1,895,000.00
<a href="#">1 Sherry Lane</a>	Darien	5031	\$1,785,000.00
<a href="#">12 Wildcat Road</a>	Darien	3827	\$1,780,000.00
<a href="#">48 Edgerton Street</a>	Darien	3232	\$1,695,000.00
<a href="#">14 1/2 Roton Avenue</a>	Rowayton	4800	\$1,575,000.00
<a href="#">100 Hollow Tree Ridge Road</a>	Darien	3346	\$1,555,000.00
<a href="#">24 Edmond Street</a>	Darien	2602	\$1,395,000.00
<a href="#">8 Vincent Place</a>	Rowayton	1568	\$1,379,000.00
<a href="#">10 Rocaton Road</a>	Darien	2855	\$1,250,000.00
<a href="#">580 Hoyt Street</a>	Darien	2870	\$1,074,000.00
<a href="#">2 Old Field Road</a>	Rowayton	3238	\$972,000.00
<a href="#">73 Holmes Avenue</a>	Darien	3402	\$929,000.00
<a href="#">9-11 Park Lane</a>	Darien	2774	\$919,000.00
<a href="#">88 Maple Street</a>	Darien	4188	\$899,000.00
<a href="#">84 Roton Avenue</a>	Rowayton	1924	\$875,000.00

### Price Changes

Address	Town	Original Price	Previous Price
<a href="#">366 Mansfield Avenue</a>	Darien	\$3,000,000.00	\$3,000,000.00
<a href="#">64 Cedar Gate Road</a>	Darien	\$2,950,000.00	\$2,799,000.00
<a href="#">173 Middlesex Road</a>	Darien	\$2,895,000.00	\$2,895,000.00
<a href="#">102 Mansfield Avenue</a>	Darien	\$2,095,000.00	\$2,095,000.00
<a href="#">31 Buttonwood Lane</a>	Darien	\$1,895,000.00	\$1,895,000.00
<a href="#">151 Christie Hill Road</a>	Darien	\$2,099,000.00	\$1,899,000.00

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<a href="#">20 Hillcrest Avenue</a>	Darien	\$1,699,000.00	\$1,699,000.00
<a href="#">19 Christie Hill Road</a>	Darien	\$1,425,000.00	\$1,399,900.00
<a href="#">20 Juniper Road</a>	Rowayton	\$1,325,000.00	\$1,295,000.00
<a href="#">74 Gardiner Street</a>	Darien	\$1,495,000.00	\$1,295,000.00
<a href="#">176 Highland Avenue</a>	Rowayton	\$1,149,000.00	\$1,149,000.00
<a href="#">7 Barclay Court</a>	Rowayton	\$1,049,000.00	\$1,049,000.00
<a href="#">17 McLaren Road</a>	Darien	\$1,050,000.00	\$949,500.00
<a href="#">13 Glenvale Avenue</a>	Darien	\$995,000.00	\$899,000.00
<a href="#">8 Clocks Lane</a>	Darien	\$859,000.00	\$849,500.00
<a href="#">253 Tokeneke Road</a>	Darien	\$899,000.00	\$850,000.00
<a href="#">9 Little Brook Road</a>	Rowayton	\$850,000.00	\$824,900.00
<a href="#">26 Ward Lane</a>	Darien	\$695,000.00	\$695,000.00

### Accepted Offers

Address	Town	Latest Asking Price
<a href="#">45 South Beach Drive</a>	Rowayton	\$3,650,000.00
<a href="#">24 Waverly Road</a>	Darien	\$2,395,000.00
<a href="#">15 Wilson Ridge Road</a>	Darien	\$1,395,000.00
<a href="#">10 Herman Avenue</a>	Darien	\$499,000.00

### Title Passed

Address	Town	Listed Price	Sold Price
7 North Road	Darien	\$5,950,000.00	\$5,600,000.00
256 Brookside Road	Darien	\$4,250,000.00	\$3,790,000.00
52 Roton Avenue	Rowayton	\$1,795,000.00	\$1,760,000.00
12 Flicker Lane	Rowayton	\$1,775,000.00	\$1,750,000.00
33 Tower Drive	Darien	\$1,595,000.00	\$1,450,000.00
6 Highland Avenue	Darien	\$1,295,000.00	\$1,295,000.00
16 Oak Park Avenue	Darien	\$1,249,000.00	\$1,277,000.00
9 Burchard Lane	Rowayton	\$1,295,000.00	\$1,180,000.00
274 West Avenue	Darien	\$1,049,000.00	\$953,000.00
7 Robinson Street	Darien	\$749,000.00	\$705,000.00

### Open Houses

Address	Town	Price	Date & Time
<a href="#">134 Five Mile River Road</a>	Darien	\$3,799,525.00	Sunday, 1-4:00 PM
<a href="#">27 Pasture Lane</a> — <i>PICTURED</i>	Darien	\$3,500,000.00	Sunday, 1-4:00 PM
<a href="#">22 Driftway Lane</a>	Darien	\$3,395,000.00	Sunday, 1-3:00 PM
<a href="#">175 Brookside Road</a>	Darien	\$3,295,000.00	Sunday, 1-3:00 PM
<a href="#">366 Mansfield Avenue</a>	Darien	\$3,000,000.00	Sunday, 2-4:00 PM
<a href="#">41 Highland Avenue</a>	Rowayton	\$2,995,000.00	Sunday, 1-3:00 PM
<a href="#">12 Thomas Place</a>	Rowayton	\$2,945,000.00	Sunday, 1-3:00 PM

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<a href="#">173 Middlesex Road</a>	Darien	\$2,725,000.00	Sunday, 1-4:00 PM
<a href="#">23 Waterbury Lane</a>	Darien	\$2,595,000.00	Sunday, 1-3:00 PM
<a href="#">6 Wildcat Road</a>	Darien	\$2,495,000.00	Sunday, 1-3:00 PM
<a href="#">63 Saint Nicholas Road</a>	Darien	\$2,395,000.00	Sunday, 1-3:00 PM
<a href="#">77 Roton Avenue</a>	Rowayton	\$2,395,000.00	Sunday, 1-3:00 PM
<a href="#">15 Pasture Lane</a>	Darien	\$2,335,000.00	Sunday, 1-3:00 PM
<a href="#">494 Mansfield Avenue</a>	Darien	\$2,299,000.00	Sunday, 1-3:00 PM
<a href="#">70 Arrowhead Way</a>	Darien	\$2,250,000.00	Sunday, 1-3:00 PM
<a href="#">3 Waterbury Lane</a>	Darien	\$2,195,000.00	Sunday, 2-4:00 PM
<a href="#">63 Andrews Drive</a>	Darien	\$2,195,000.00	Sunday, 1-3:00 PM
<a href="#">258 Hollow Tree Ridge Road</a>	Darien	\$2,195,000.00	Sunday, 1-3:00 PM
<a href="#">1 Lynn Court</a>	Darien	\$2,195,000.00	Sunday, 2-4:00 PM
<a href="#">11 Parsons Walk</a>	Darien	\$2,195,000.00	Sunday, 1-3:00 PM
<a href="#">11 Pondfield Lane</a>	Darien	\$2,150,000.00	Sunday, 1-4:00 PM
<a href="#">17 Thomas Place</a>	Rowayton	\$2,050,000.00	Sunday, 1-3:00 PM
<a href="#">126 Wilson Avenue</a>	Rowayton	\$1,999,000.00	Sunday, 11:30-1:30 PM
<a href="#">2 Settlers Trail, Unit #3</a>	Darien	\$1,995,000.00	Sunday, 1-3:00 PM
<a href="#">390 Middlesex Road</a>	Darien	\$1,995,000.00	Sunday, 1-3:00 PM
<a href="#">102 Mansfield Avenue</a>	Darien	\$1,995,000.00	Sunday, 1-3:00 PM
<a href="#">11 Waterbury Lane</a>	Darien	\$1,895,000.00	Sunday, 2-4:00 PM
<a href="#">20 Shady Acres Road</a>	Darien	\$1,894,000.00	Sunday, 1-3:00 PM
<a href="#">31 Buttonwood Lane</a>	Darien	\$1,870,000.00	Sunday, 12-4:00 PM
<a href="#">7 Sunwich Road</a>	Rowayton	\$1,799,000.00	Sunday, 1-3:00 PM
<a href="#">146 Holmes Avenue</a>	Darien	\$1,795,000.00	Sunday, 1-4:00 PM
<a href="#">49 Dubois Street</a>	Darien	\$1,759,000.00	Sunday, 1-3:00 PM
<a href="#">22 Meridian Road</a>	Rowayton	\$1,750,000.00	Sunday, 2-4:00 PM
<a href="#">20 Indian Spring Road</a>	Rowayton	\$1,750,000.00	Sunday, 1-4:00 PM
<a href="#">58 Andrews Drive</a>	Darien	\$1,699,000.00	Sunday, 1-3:00 PM
<a href="#">20 Hillcrest Avenue</a>	Darien	\$1,699,000.00	Sunday, 1-3:00 PM
<a href="#">36 Catalpa Terrace</a>	Darien	\$1,699,000.00	Sunday, 12-2:00 PM
<a href="#">48 Edgerton Street</a>	Darien	\$1,695,000.00	Sunday, 12-3:00 PM
<a href="#">67 Deepwood Road</a>	Darien	\$1,649,000.00	Sunday, 2-4:00 PM
<a href="#">43 Delafield Island Road</a>	Darien	\$1,575,000.00	Sunday, 2-4:00 PM
<a href="#">104 Leeuwarden Road</a>	Darien	\$1,525,000.00	Sunday, 2-4:00 PM
<a href="#">25 Coachlamp Lane</a>	Darien	\$1,495,000.00	Sunday, 1-3:00 PM
<a href="#">153 West Avenue</a>	Darien	\$1,485,000.00	Sunday, 1-3:00 PM
<a href="#">12 Heather Lane</a>	Darien	\$1,475,000.00	Sunday, 1-3:00 PM
<a href="#">20 Heather Lane</a>	Darien	\$1,399,000.00	Sunday, 1-3:00 PM
<a href="#">45 Cedar Gate Road</a>	Darien	\$1,395,000.00	Sunday, 1-3:00 PM
<a href="#">24 Edmond Street</a>	Darien	\$1,395,000.00	Sunday, 1-4:00 PM
<a href="#">14 Tory Hole Road</a>	Darien	\$1,373,900.00	Sunday, 1-3:00 PM
<a href="#">2 Highland Avenue</a>	Darien	\$1,275,000.00	Sunday, 1-4:00 PM

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<a href="#">74 Gardiner Street</a>	Darien	\$1,225,000.00	Sunday, 1-3:00 PM
<a href="#">42 Goodwives River Road</a>	Darien	\$1,225,000.00	Sunday, 1-3:00 PM
<a href="#">25 Wilson Avenue</a>	Rowayton	\$1,196,000.00	Sunday, 1-4:00 PM
<a href="#">7 Briar Brae Road</a>	Darien	\$1,175,000.00	Sunday, 1-3:00 PM
<a href="#">2 Phillips Lane</a>	Darien	\$1,150,000.00	Saturday, 1-3:00 PM
<a href="#">22 Cherry Street</a>	Darien	\$1,139,000.00	Sunday, 1-4:00 PM
<a href="#">19 Bailey Avenue</a>	Darien	\$1,124,000.00	Sunday, 2-4:00 PM
<a href="#">176 Highland Avenue</a>	Rowayton	\$1,099,000.00	Sunday, 2-4:00 PM
<a href="#">580 Hoyt Street</a>	Darien	\$1,074,000.00	Sunday, 1-3:00 PM
<a href="#">8 Woodbine Street</a>	Rowayton	\$975,000.00	Sunday, 1-3:00 PM
<a href="#">17 McLaren Road</a>	Darien	\$900,000.00	Sunday, 1-3:00 PM
<a href="#">9 Park Lane</a>	Darien	\$919,000.00	Sunday, 1-4:00 PM
<a href="#">28 Arnold Lane</a>	Rowayton	\$879,000.00	Saturday, 1-3:00 PM
<a href="#">13 Glenvale Avenue</a>	Darien	\$869,000.00	Sunday, 1-3:00 PM
<a href="#">20 Thomes Street</a>	Rowayton	\$849,000.00	Sunday, 2-4:00 PM
<a href="#">233 Hoyt Street</a>	Darien	\$649,000.00	Sunday, 1:30-3:30 PM

— *More about Deirdre McGovern* [here](#)

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**See also:**

- [Darien & Rowayton Real Estate Report: Aug 24 to 31](#) (Sept. 7)
- [Darien & Rowayton Real Estate Report: Aug 17 to 24](#) (Aug. 24)
- [Darien & Rowayton Real Estate Report: Aug 10 to 17](#) (Aug. 17)
- [Lakeside Avenue House Goes for \\$1.06 Million and Other Darien Home Sales](#) (Aug. 24)
- [Park Place House Sells for \\$1.35 Million and Other Darien Home Sales](#) (Aug. 17)
- [Gardiner St House Goes for \\$1.34 Million and Other Darien Home Sales](#) (Aug. 13)

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