Darien & Rowayton Real Estate Report: April 14 to 21

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Here's Deirdre McGovern's report on Darien and Rowayton real estate for April 7 to 14:

Darien/Rowayton Real Estate Transactions for April 14 - 21, 2016

This week's Darien highlights:

- 22 New to Market Listings in Darien
- 15 Price Reductions in Darien
- 3 Accepted Offers in Darien

- 4 Closed Sales in Darien
- 36 Open Houses in Darien

This week's Rowayton highlights:

- 4 New to Market Listings in Rowayton
- 8 Price Reductions in Rowayton
- 1 Accepted Offers in Rowayton
- 1 Closed Sales in Rowayton
- 21 Open Houses in Rowayton

New Listings

Address	Town	Sq Feet	Price
29 Sunswyck Road	Darien	6285	$4,950,000.00
17 Rocky Point Road	Rowayton	2769	$3,250,000.00

8 Haskell Lane	Darien	5744	$2,995,000.00
2 Nolen Lane	Darien	3644	$2,895,000.00
43 Hillside Avenue	Darien	4540	$2,495,000.00
10 Outlook Drive	Darien	3436	$2,025,000.00
24 Park Place	Darien	3900	$1,999,918.00
36 Catalpa Terrace	Darien	3550	$1,995,000.00
174 Leroy Avenue	Darien	4100	$1,995,000.00
67 Deepwood Road	Darien	3379	$1,895,000.00
26 Country Club Road	Darien	3800	$1,795,000.00
34 Brushy Hill Road	Darien	3429	$1,725,000.00
1 Lighthouse Way	Darien	2908	$1,625,000.00
31 Edgewood Road	Darien	3657	$1,625,000.00
18 Rings End Road	Darien	2508	$1,595,000.00
13 McKinley Street	Rowayton	3023	$1,525,000.00
1687 Boston Post Road	Darien	3649	$1,469,000.00
11 Highland Avenue	Darien	2738	$1,438,000.00
24 Edmond Street	Darien	2350	$1,349,000.00
25 Bailey Avenue	Darien	1648	$1,289,000.00
46 Raymond Street	Darien	2350	$1,245,000.00
363 Rowayton Avenue	Rowayton	3450	$1,100,000.00
88 Hecker Avenue	Darien	2568	$899,000.00
358 West Avenue	Darien	1694	$869,000.00
25 Lakeside Avenue	Darien	916	$799,000.00
16 Woodbine Street	Rowayton	1648	$740,000.00

Price Changes

Address	Town	Original Price	Previous Price	Current Price
1 Siwanoy Road	Darien	$3,995,000.00	$3,895,000.00	$3,725,000.00
1 Wrenfield Lane	Darien	$3,495,000.00	$3,495,000.00	$3,250,000.00
213 Rowayton Avenue	Rowayton	$3,200,000.00	$3,200,000.00	$2,950,000.00
20 Plymouth Road	Darien	$3,049,000.00	$3,049,000.00	$2,895,000.00
68 Peach Hill Road	Darien	$2,950,000.00	$2,950,000.00	$2,875,000.00
4 Roland Drive	Darien	$2,875,000.00	$2,795,000.00	$2,695,000.00
3 Timber Lane	Darien	$2,495,000.00	$2,495,000.00	$2,395,000.00
23 Park Place	Darien	$2,350,000.00	$2,249,000.00	$2,175,000.00
3 East Trail	Darien	$2,375,000.00	$2,375,000.00	$2,150,000.00
7 Indian Spring Road	Rowayton	$2,249,000.00	$2,249,000.00	$2,149,000.00
7 Ledge Road	Rowayton	$1,999,000.00	$1,999,000.00	$1,899,000.00
53 Country Club Road	Darien	$1,800,000.00	$1,800,000.00	$1,700,000.00
32 Miles Road	Darien	$1,729,000.00	$1,729,000.00	$1,695,000.00
26A Wilson Avenue	Rowayton	$1,595,000.00	$1,595,000.00	$1,550,000.00
73 Wilson Avenue	Rowayton	$1,480,000.00	$1,430,000.00	$1,369,000.00

9 Burchard Lane	Rowayton	$1,350,000.00	$1,350,000.00	$1,295,000.00
88 Maple Street	Darien	$1,199,000.00	$1,199,000.00	$1,149,000.00
18 Englewood Road	Rowayton	$1,175,000.00	$1,175,000.00	$1,099,000.00
220 Old Kings Highway N	Darien	$1,129,000.00	$1,129,000.00	$1,099,000.00
67 Relihan Road	Darien	$1,225,000.00	$1,140,000.00	$1,080,000.00
67 Middlesex Road	Darien	$849,000.00	$849,000.00	$829,000.00
28 Hunt Street	Rowayton	$885,000.00	$810,000.00	$775,000.00
6 Moore Street	Darien	$705,000.00	$705,000.00	$675,000.00

Accepted Offers

Address	Town	Original Price
556 Middlesex Road	Darien	$2,695,000.00
31 Meridian Road	Rowayton	$1,695,000.00
22 Intervale Road	Darien	$1,025,000.00
27 Herman Avenue	Darien	$649,900.00

Title Passed

Address	Town	Listed Price	Sold Price
15 Shady Acres Road	Darien	$1,887,500.00	$1,855,000.00
14 Dubois Street	Darien	$1,995,000.00	$1,810,000.00
13-1/2 Indian Spring Road	Rowayton	$1,475,000.00	$1,475,000.00
14 Pine Brook Lane	Darien	$725,000.00	$705,000.00
126 Hollow Tree Ridge Road	Darien	$799,000.00	$670,000.00

Open Houses

Address	Town	Price	Date & Time
6A Cross Road	Darien	$5,975,000.00	Sunday, 1-3:00 PM
16 Rocky Point Road	Rowayton	$4,400,000.00	Sunday, 1-3:00 PM
210 Leroy Avenue	Darien	$3,650,000.00	Sunday, 1-3:00 PM
259 Mansfield Avenue — ***PICTURED***	Darien	$3,495,000.00	Sunday, 1-3:00 PM
100 Leeuwarden Road	Darien	$3,299,000.00	Sunday, 1-3:00 PM
213 Rowayton Avenue	Rowayton	$2,950,000.00	Sunday, 1-3:00 PM
68 Peach Hill Road	Darien	$2,875,000.00	Sunday, 1-3:00 PM
71 Peach Hill Road	Darien	$2,820,000.00	Sunday, 1-3:00 PM
4 Roland Drive	Darien	$2,695,000.00	Sunday, 1-3:00 PM
81 Roton Avenue	Rowayton	$2,650,000.00	Sunday, 1-3:00 PM
17 East Beach Drive	Rowayton	$2,295,000.00	Sunday, 1-3:00 PM
22 Meridian Road	Rowayton	$2,250,000.00	Sunday, 1-3:00 PM
3 East Trail	Darien	$2,150,000.00	Sunday, 1-3:00 PM
7 Indian Spring Road	Rowayton	$2,149,000.00	Sunday, 2-4:00 PM
10 Outlook Drive	Darien	$2,025,000.00	Sunday, 1-4:00 PM

7 Witch Lane	Rowayton	$1,899,000.00	Sunday, 1:30-3:30 PM
7 Ledge Road	Rowayton	$1,899,000.00	Sunday, 1-3:00 PM
2 Crockett Street	Rowayton	$1,849,000.00	Sunday, 1-3:00 PM
24 Libby Lane	Darien	$1,799,000.00	Sunday, 1-3:00 PM
397 Middlesex Road	Darien	$1,795,000.00	Sunday, 1-3:00 PM
7 Sherry Lane	Darien	$1,795,000.00	Sunday, 1-3:00 PM
10 Chasmars Pond Road	Darien	$1,795,000.00	Sunday, 1-3:00 PM
51 Phillips Lane	Darien	$1,750,000.00	Sunday, 1-3:00 PM
51 Echo Drive N	Darien	$1,749,000.00	Sunday, 1-3:00 PM
104 Leeuwarden Road	Darien	$1,695,000.00	Sunday, 2-4:00 PM
80 Highland Avenue	Rowayton	$1,649,000.00	Sunday, 1-4:00 PM
8 Thomas Place	Rowayton	$1,645,000.00	Sunday, 1-3:00 PM
31 Edgewood Road	Rowayton	$1,625,000.00	Sunday, 1-3:00 PM
55 Relihan Road	Darien	$1,625,000.00	Sunday, 1-3:00 PM
7 Kensett Lane	Darien	$1,599,000.00	Sunday, 1-3:00 PM
14 Tory Hole Road	Darien	$1,595,000.00	Sat & Sun, 1-3:00 PM
16 Ridgewood Road	Rowayton	$1,585,000.00	Sunday, 1-3:00 PM
33 Red Rose Circle	Darien	$1,580,000.00	Sunday, 2-4:00 PM
12 Ridgewood Road	Rowayton	$1,545,000.00	Sunday, 1-3:00 PM
26 Lake Drive	Darien	$1,485,000.00	Sunday, 1-3:00 PM
14 Chester Road	Darien	$1,429,000.00	Sunday, 1-3:00 PM
192 Highland Avenue	Rowayton	$1,399,000.00	Sunday, 2-4:00 PM
15 Thomes Street	Rowayton	$1,375,000.00	Sunday, 1:30-3:30 PM
73 Wilson Avenue	Rowayton	$1,369,000.00	Sunday, 2-4:00 PM
24 Edmond Street	Darien	$1,349,000.00	Sunday, 1-3:00 PM
25 Bailey Avenue	Darien	$1,289,000.00	Sunday, 1-3:00 PM
21 Oak Park Avenue	Darien	$1,289,000.00	Sunday, 2-4:00 PM
26 Raymond Street	Darien	$1,245,000.00	Sunday, 1-3:00 PM
28 Fairmead Road	Darien	$1,165,000.00	Sunday, 1-3:00 PM
8 Little Brook Road	Rowayton	$1,150,000.00	Sunday, 1:30-3:30 PM
220 Old Kings Hwy N	Darien	$1,099,000.00	Sunday, 1-3:00 PM
33 Denhurst Place	Darien	$1,095,000.00	Sunday, 1-3:00 PM
332 Rowayton Avenue	Rowayton	$1,089,000.00	Sat & Sun, 1-3:00 PM
67 Relihan Road	Darien	$1,080,000.00	Sunday, 1-3:00 PM
27 Ensign Road	Darien	$1,075,000.00	Sunday, 1-3:00 PM
5 Sunnyside Avenue	Darien	$965,000.00	Sunday, 1-3:00 PM
53 Edgerton Street	Darien	$899,000.00	Sunday, 1-3:00 PM
88 Hecker Avenue	Darien	$899,000.00	Saturday, 1-3:00 PM
14 Crooked Trail	Rowayton	$849,900.00	Sunday, 1:30-3:30 PM
30 McKinley Street	Rowayton	$799,000.00	Sunday, 1-3:00 PM
35 Wakemore Street	Darien	$787,000.00	Sunday, 1-3:00 PM

3 Pine Brook Lane	Darien	$719,900.00	Sunday, 12-3:00 PM

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