

Darien & Rowayton Real Estate Report: April 19 to 26

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Date : April 26, 2018



Here's Deirdre McGovern's report on Darien and Rowayton real estate for April 19 to 26, 2018:

This week's Darien highlights:

- 16 New to Market Listings in Darien
- 17 Price Reductions in Darien
- 10 Accepted Offers in Darien
- 4 Closed Sales in Darien
- 51 Open Houses in Darien

This week's Rowayton highlights:

- 5 New to Market Listings in Rowayton
- 9 Price Reductions in Rowayton
- 0 Accepted Offers in Rowayton
- 1 Closed Sale in Rowayton

- 18 Open Houses in Rowayton

New Listings

Address	Town	Sq Feet	Price
6 Davis Lane	Darien	6000	\$3,999,000
52 Dorchester Road	Darien	6220	\$3,475,000
445 Hollow Tree Ridge Road	Darien	6270	\$2,950,000
72 Nearwater Lane	Darien	4852	\$2,750,000
1 1/2 Indian Spring Road	Rowayton	6594	\$2,650,000
9 Plymouth Road	Darien	5000	\$2,395,000
50.5 Roton Avenue	Rowayton	6000	\$2,995,000
6 East Trail	Darien	2451	\$1,995,000
14 Pondfield Lane	Darien	4218	\$1,950,000
19 Highland Avenue	Rowayton	5000	\$1,749,000
53 Country Club Road	Darien	4084	\$1,525,000
3 Scout Trail	Darien	3250	\$1,489,000
30 Devon Road	Darien	2174	\$1,279,000
97 Gardiner Street	Darien	2184	\$1,249,000
8 Bayberry Lane	Darien	1951	\$1,050,000
17 Charles Street	Darien	2310	\$1,025,000
9 Devonshire Drive	Darien	1696	\$749,000
281 West Avenue	Darien	1430	\$749,000
5 Woodbine Street	Rowayton	1490	\$685,000
30 Pine Point Road	Rowayton	912	\$599,000
7 Pine Brook Lane	Darien	797	\$549,500

Price Changes

Address	Town	Original Price	Previous Price	Current Price
8 Nylked Terrace	Rowayton	\$3,795,000	\$3,795,000	\$3,395,000
41 Highland Avenue	Rowayton	\$2,995,000	\$2,995,000	\$2,699,000
20 Birch Road	Darien	\$2,795,000	\$2,745,000	\$2,695,000
25 Five Mile River Road	Darien	\$2,475,000	\$2,195,000	\$2,095,000
258 Hollow Tree Ridge Road	Darien	\$2,125,000	\$2,125,000	\$1,995,000
14 Revere Road	Darien	\$1,975,000	\$1,975,000	\$1,920,000
107 Highland Avenue	Rowayton	\$1,895,000	\$1,895,000	\$1,839,000
6 Tory Hole Road	Darien	\$2,195,000	\$1,849,000	\$1,829,000
2 Talmadge Hill Road	Darien	\$1,895,000	\$1,895,000	\$1,799,000
6 Bittersweet Trail	Rowayton	\$1,875,000	\$1,875,000	\$1,750,000
126 Wilson Avenue	Rowayton	\$1,999,000	\$1,775,000	\$1,699,000
14 1/2 Roton Avenue	Rowayton	\$1,575,000	\$1,575,000	\$1,495,000
25 Pheasant Run	Darien	\$1,450,000	\$1,450,000	\$1,399,000

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<https://darienite.com>

66 Highland Avenue	Rowayton	\$1,575,000	\$1,399,000	\$1,349,000
148 Old Kings Highway N	Darien	\$1,380,000	\$1,380,000	\$1,345,000
111 Tokeneke Road	Darien	\$1,319,500	\$1,319,500	\$1,285,000
14 Tory Hole Road	Darien	\$1,288,000	\$1,288,000	\$1,234,500
3 Lillian Terrace	Darien	\$1,250,000	\$1,250,000	\$1,225,000
162 Holmes Avenue	Darien	\$1,195,000	\$1,129,000	\$1,115,000
176 Highland Avenue	Rowayton	\$1,149,000	\$1,149,000	\$999,000
101 Holmes Avenue	Darien	\$999,000	\$999,000	\$929,000
4 Moore Street	Darien	\$899,000	\$899,000	\$889,000
7 Fitch Avenue	Darien	\$899,500	\$899,500	\$879,500
9-11 Park Lane	Darien	\$919,000	\$844,000	\$824,000
20 Thomes Street	Rowayton	\$849,000	\$780,000	\$750,000
24 Cherry Street	Darien	\$785,000	\$745,000	\$720,000

Accepted Offers

Address	Town	Latest Asking Price
17 Nolen Lane	Darien	\$2,850,000
390 Middlesex Road	Darien	\$1,899,000
23 Waverly Road	Darien	\$1,799,000
50 Maple Street	Darien	\$1,749,000
34 Walmsley Road	Darien	\$1,645,000
48 Edgerton Street	Darien	\$1,625,000
4 Tyler Drive	Darien	\$1,625,000
7 Davis Lane	Darien	\$1,395,000
317 West Avenue	Darien	\$775,000
73 Holmes Avenue	Darien	\$750,000

Title Passed

Address	Town	Listed Price	Sold Price
7 Sunwich Road	Rowayton	\$1,799,000	\$1,610,000
5 Birch Road	Darien	\$1,475,000	\$1,400,000
237 Noroton Avenue	Darien	\$969,000	\$969,000
33 Brookside Road	Darien	\$875,000	\$890,000
73 Camp Avenue	Darien	\$822,000	\$825,500

Open Houses

Address	Town	Price	Date & Time
42 Contentment Island Road	Darien	\$9,850,000	Sunday, 2-4:00 PM
1 Rockwell Lane	Darien	\$3,750,000	Sunday, 1-4:00 PM
455 Mansfield Avenue	Darien	\$3,500,000	Sunday, 1-3:00 PM
8 Nylked Terrace	Rowayton	\$3,395,000	Sunday, 12-2:00 PM
50.5 Roton Avenue	Rowayton	\$2,995,000	Sunday, 1-3:00 PM

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24 Overbrook Lane	Darien	\$2,875,000	Sunday, 2-4:00 PM
12 Thomas Place	Rowayton	\$2,795,000	Sunday, 1-3:00 PM
72 Nearwater Lane	Darien	\$2,750,000	Sunday, 1-3:00 PM
20 Birch Road	Darien	\$2,745,000	Sunday, 2-4:00 PM
64 Cedar Gate Road	Darien	\$2,675,000	Sunday, 1-3:00 PM
3 Nutmeg Lane	Darien	\$2,595,000	Sunday, 1-3:00 PM
17 Whaling Road	Darien	\$2,195,000	Sunday, 1-3:00 PM
25 Five Mile River Road	Darien	\$2,095,000	Sunday, 1-3:00 PM
1 Tulip Tree Lane	Darien	\$2,095,000	Sunday, 2-4:00 PM
11 Pondfield Lane	Darien	\$2,050,000	Sunday, 1-4:00 PM
4 Sunset Road	Darien	\$1,999,000	Sunday, 2-4:00 PM
258 Hollow Tree Ridge Road	Darien	\$1,995,000	Sunday, 2-4:00 PM
6 East Trail	Darien	\$1,995,000	Sunday, 3-5:00 PM
83 Old Kings Highway South	Darien	\$1,899,000	Sunday, 1-3:00 PM
28 Hillcrest Avenue	Darien	\$1,899,000	Sunday, 1-3:00 PM
6 Tory Hole Road	Darien	\$1,849,000	Sunday, 1-3:00 PM
2 Settlers Trail #6	Darien	\$1,795,000	Sunday, 1-3:00 PM
21 S. Beach Drive	Rowayton	\$1,795,000	Sunday, 2-4:00 PM
7 Winding Lane	Darien	\$1,795,000	Sunday, 2-4:00 PM
6 Bittersweet Trail	Rowayton	\$1,750,000	Sunday, 2-4:00 PM
19 Highland Avenue	Rowayton	\$1,749,000	Sunday, 11-2:00 PM
15 Sherry Lane	Darien	\$1,695,000	Sunday, 1-4:00 PM
49 Christie Hill Road	Darien	\$1,675,000	Sunday, 1-4:00 PM
5 Maywood Court	Darien	\$1,650,000	Sunday, 2-4:00 PM
27 Pheasant Run	Darien	\$1,645,000	Sunday, 1-4:00 PM
27 Fairview Avenue — PICTURED	Darien	\$1,625,000	Sunday, 1-4:00 PM
9 Hunt Street	Rowayton	\$1,599,000	Sunday, 1-3:00 PM
4 Partridge Lane	Darien	\$1,595,000	Sunday, 1-3:00 PM
32 Nearwater Road	Rowayton	\$1,589,000	Sunday, 1-3:00 PM
38 Rowayton Avenue	Rowayton	\$1,499,000	Sunday, 2-4:00 PM
3 Scout Trail	Darien	\$1,489,000	Sunday, 1-3:00 PM
104 Leeuwarden Road	Darien	\$1,435,000	Sunday, 2-4:00 PM
17 Covewood Drive	Rowayton	\$1,399,000	Sunday, 1-4:00 PM
236 Old Kings Highway North	Darien	\$1,395,000	Sunday, 1-3:00 PM
12 Abbey Road	Darien	\$1,395,000	Sunday, 2-4:00 PM
123 West Avenue	Darien	\$1,379,000	Sunday, 1-3:00 PM
58 Roton Avenue	Rowayton	\$1,359,000	Sunday, 2-4:00 PM
4 Fairmead Road	Darien	\$1,349,000	Sunday, 2-4:00 PM
9 Ridgewood Road	Rowayton	\$1,279,000	Sunday, 1-3:00 PM
68 Relihan Road	Darien	\$1,250,000	Sunday, 1-3:00 PM
97 Gardiner Street	Darien	\$1,249,000	Sunday, 2-4:00 PM
24 Noroton Avenue	Darien	\$1,215,000	Sunday, 2-4:00 PM

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5 Littlebrook Road	Darien	\$1,195,000	Sunday, 1-3:00 PM
23 Birch Road	Darien	\$1,175,000	Sunday, 1-3:00 PM
6 Locust Hill Road	Darien	\$1,100,000	Sunday, 1-4:00 PM
204 Middlesex Road	Darien	\$1,099,000	Sunday, 1-3:00 PM
580 Hoyt Street	Darien	\$1,069,500	Sunday, 1-3:00 PM
8 Bayberry Lane	Darien	\$1,050,000	Sunday, 1-4:00 PM
17 Charles Street	Darien	\$1,025,000	Sunday, 2-4:00 PM
176 Highland Avenue	Rowayton	\$999,000	Sunday, 2-4:00 PM
8 Webster Valley Road	Darien	\$995,000	Saturday, 10-12:00 PM
101 Holmes Avenue	Darien	\$929,000	Sunday, 2-4:00 PM
2 Oak Crest	Darien	\$925,000	Sunday, 1-3:00 PM
7 Fitch Avenue	Darien	\$879,500	Sunday, 2-4:00 PM
19 Maple Street	Darien	\$875,000	Sunday, 2-4:00 PM
17 Bailey Avenue	Darien	\$814,500	Sunday, 1-3:00 PM
6 Roton Avenue	Rowayton	\$760,000	Sunday, 1-3:00 PM
20 Thomes Street	Rowayton	\$750,000	Sunday, 2-4:00 PM
281 West Avenue	Darien	\$749,000	Saturday, 1-3:00 PM
10 Henry Street	Darien	\$727,000	Sunday, 1-4:00 PM
27 Thomes Street	Rowayton	\$725,000	Sunday, 2-4:00 PM
12 Ledge Road	Darien	\$699,000	Sunday, 12-2:00 PM
3 Burchard Lane	Rowayton	\$698,000	Sunday, 1-3:00 PM
5 Woodbine Street	Rowayton	\$685,000	Sunday, 2-4:00 PM

Deirdre McGovern is a real estate agent who has called Darien home for almost 25 years. She has been involved in many local organizations. You can reach her at 203-554-0897 or at deirdre.mcgovern@raveis.com

More about Deirdre McGovern [here](#).

See also:

- [Natural Gas Expansion Into Darien Could Have Direct and Indirect Benefits — If You're Along the Route](#) (April 23)
- [Family Away, Real Estate Agents Take People Through Home, \\$11K Watch in Dresser Missing](#) (April 11)

Darien & Rowayton Real Estate Reports:

- [Darien & Rowayton Real Estate Report: April 12 to 19](#) (April 19)
- [Darien & Rowayton Real Estate Report: April 5 to 12](#) (April 12)

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<https://darienite.com>

- [Darien & Rowayton Real Estate Report: March 29 to April 5](#) (April 5)

Farrell on Real Estate:

- [Parks Make Darien a Nicer Place To Live and Can Help Property Values](#) (April 26)
- [First Quarter of 2018 Shows Buyers' Market in Darien Home Sales: Farrell on Real Estate](#) (April 19)
- [To Stage or Not to Stage: That Is NOT the Question in 2018](#) (April 5)

Darien home sales:

- [Leeuwarden Road Home Sells for \\$3,550,000 and Other Darien House Sales](#) (April 19)
- [Middlesex Road Home Goes for \\$1,475,000 and Other Darien House Sales](#) (April 12)
- [Highland Ave House Sells for \\$1,127,500 and Other Darien Home Sales](#) (April 5)