Darien & Rowayton Real Estate Report: Jan 14 to 21

Author : David Gurliacci

Categories : Real Estate

Tagged as : Darien Real Estate, Darien Real Estate 2016, Darien Real Estate Statistics, Darien Real Estate Statistics 2016, Deirdre McGovern

Date : January 21, 2016

Here's Deirdre McGovern's report on Darien and Rowayton real estate for Jan. 14 to 21:

This week's Darien highlights:

- 10 New to Market Listings in Darien
- 8 Price Reductions in Darien
- 3 Accepted Offers in Darien
- 10 Closed Sales in Darien

- 23 Open Houses in Darien

This week's Rowayton highlights:

- 2 New to Market Listings in Rowayton
- 3 Price Reductions in Rowayton
- 2 Accepted Offers in Rowayton
- 1 Closed Sale in Rowayton
- 4 Open Houses in Rowayton

New Listings

Address	Town	Sq Feet	Price
459 Middlesex Road	Darien	5492	$4,250,000.00
175 Brookside Road	Darien	6264	$3,695,000.00
40 Allwood Road	Darien	5508	$2,950,000.00
1 Peabody Lane	Darien	4918	$2,580,000.00

7 Ledge Road	Rowayton	5222	$1,999,000.00
215 Leroy Avenue	Darien	5180	$1,895,000.00
15 Shady Acres Road	Darien	4904	$1,887,500.00
34 Walmsley Road	Darien	3495	$1,799,000.00
7 Kensett Lane	Darien	4133	$1,649,000.00
1 Thomas Place	Rowayton	1648	$1,250,000.00
28 Edgerton Street	Darien	2847	$1,199,999.00
3 Fairfield Avenue	Darien	2021	$899,000.00

Price Changes

Address	Town	Original Price	Previous Price	Current Price
11 Blueberry Lane	Darien	$2,595,000.00	$2,295,000.00	$2,100,000.00
24 Libby Lane	Darien	$1,950,000.00	$1,950,000.00	$1,895,000.00
14 Edgerton Street	Darien	$1,745,000.00	$1,745,000.00	$1,695,000.00
195 Highland Avenue	Rowayton	$1,695,000.00	$1,695,000.00	$1,649,000.00
14 Chester Road	Darien	$1,625,000.00	$1,575,000.00	$1,535,000.00
50 Noroton Avenue	Darien	$1,549,000.00	$1,549,000.00	$1,495,000.00
196 Highland Avenue	Rowayton	$1,475,000.00	$1,475,000.00	$1,425,000.00
8 Mansfield Place	Darien	$1,469,000.00	$1,469,000.00	$1,395,000.00
466 Mansfield Avenue	Darien	$1,399,999.00	$1,399,999.00	$1,299,999.00
106 Mansfield Avenue	Darien	$1,195,000.00	$1,195,000.00	$1,095,000.00
24 Westmere Avenue	Rowayton	$1,600,000.00	$995,000.00	$942,000.00

Accepted Offers

Address	Town	Original Price
55 Pembroke Road	Darien	$3,950,000.00
137 Hoyt Street	Darien	$1,299,000.00
3 Thomas Place	Rowayton	$1,050,000.00
180 Highland Avenue	Rowayton	$799,000.00
1 Lillian Terrace	Darien	$630,000.00

Title Passed

Address	Town	Listed Price	Sold Price
141 Long Neck Point Road	Darien	$13,495,000.00	$11,500,000.00
25 Brush Island Road	Darien	$5,995,000.00	$5,850,000.00
15 Juniper Road	Darien	$5,500,000.00	$5,100,000.00
18 Winding Lane	Darien	$2,139,000.00	$2,109,500.00
47 Phillips Lane	Darien	$1,799,000.00	$1,660,000.00
46 Kensett Lane	Darien	$1,767,000.00	$1,635,000.00
11 Herman Avenue	Darien	$1,250,000.00	$1,190,000.00
31 Littlebrook Road	Darien	$925,000.00	$830,000.00
146 Holmes Avenue	Darien	$625,000.00	$635,000.00

197 Rowayton Avenue	Rowayton	$649,000.00	$610,000.00
68 Heckler Avenue	Darien	$650,000.00	$573,000.00

Open Houses

Address	**Town**	**Price**	**Date & Time**
6A Cross Road	Darien	$6,495,000.00	Sunday, 1-3:00 PM
31 Bluff Avenue	Rowayton	$4,595,000.00	Sunday, 1-3:00 PM
87 Goodwives River Road	Darien	$3,395,000.00	Sunday, 1-3:00 PM
33 Driftway Lane	Darien	$3,175,000.00	Sunday, 12-2:00 PM
202 Mansfield Avenue	Darien	$2,888,888.00	Sunday, 1-3:00 PM
6 Runkenhage Road	Darien	$2,195,000.00	Sunday, 1-3:00 PM
337 Brookside Road	Darien	$1,999,000.00	Sunday, 1-4:00 PM
24 Libby Lane	Darien	$1,895,000.00	Sunday, 1-3:00 PM
15 Shady Acres Road— ***PICTURED***	Darien	$1,887,500.00	Sunday, 1-4:00 PM
397 Middlesex Road	Darien	$1,875,000.00	Sunday, 1-3:00 PM
34 Walmsley Road	Darien	$1,799,000.00	Sunday, 1-3:00 PM
19 Sunswyck Road	Darien	$1,775,000.00	Sunday, 1-3:00 PM
79 West Avenue	Darien	$1,699,000.00	Sunday, 1-3:00 PM
14 Chester Road	Darien	$1,535,000.00	Sunday, 1-3:00 PM
49 Country Club Road	Darien	$1,440,000.00	Sunday, 1-4:00 PM
466 Mansfield Avenue	Darien	$1,299,999.00	Sunday, 1-3:00 PM
28 Intervale Road	Darien	$1,245,000.00	Sunday, 1-3:00 PM
28 Fairmead Road	Darien	$1,210,000.00	Sunday, 1-3:00 PM
106 Mansfield Avenue	Darien	$1,195,000.00	Sunday, 1-3:00 PM
332 Rowayton Avenue	Rowayton	$1,150,000.00	Sunday, 1-3:00 PM
6 Greenwood Avenue	Darien	$979,000.00	Sunday, 1-3:00 PM
3 Fairfield Avenue	Darien	$899,000.00	Sunday, 1-3:00 PM
23 Crooked Trail	Rowayton	$898,000.00	Saturday, 1-3:00 PM
35 Wakemore Street	Darien	$787,000.00	Sunday, 1-3:00 PM
14 Pine Brook Lane	Darien	$725,000.00	Sunday, 1-3:00 PM
28 Cherry Street	Darien	$693,900.00	Saturday, 1-3:00 PM
48 Crooked Trail	Rowayton	$698,000.00	Sunday, 12-2:00 PM