

Article 12

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### **New condo model added to development**

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New condo model added to development

**Palmer Hill**, the town home and condo community on 20 acres on the Stamford side of **Palmer Hill** Road, has added an eighth model to its offerings. The newest one-floor condo model, "The Elm," is also the largest at 1,740 square feet.

The unit will have two master suites, 2.5 baths, a kitchen/great room, a formal living room and a private patio and gardens. There will be a total of 16 of "The Elm" units available.

The on-site **Palmer Hill** sales center for the 81 condos and 114 town homes is open 10 a.m. to 5 p.m. daily. The first homes are scheduled for delivery in June.

To date, **Palmer Hill** has sold 33 homes, representing more than \$25 million in sales. Prices start in the low \$500,000 range and rise to more than \$1 million.

More houses on the market in Greenwich

Inventory in the Greenwich real estate market at the end of December 2007 was little higher than at the same time the preceding year, said John W.M. Cooke at Prudential Connecticut Realty's central Greenwich office.

The number of condominiums for sale was identical -- 163 -- at the end of the year in 2006 and 2007. The number of single-family homes for sale was up to 426 at the end of 2007, from 404 the preceding year.

Price categories that had fewer houses for sale on Dec. 31 were those houses for \$1 million to \$2 million, down to 88 from 100 in 2006; those \$3 million to \$4 million, down to 44, from 51; those \$5 million to \$6 million, down to 22 from 29; and those \$6 million to \$7 million, down to 21 from 24.

All other price categories had three to 11 more houses for sale. The only price range with 11 more houses was that less than \$600,000. Those with just three additional houses for sale included the \$600,000 to \$700,000 range, the \$800,000 to \$900,000 range and those of \$7 million to \$8 million. The more than \$8 million group had five more houses for sale. Those of \$700,000 to \$800,000; \$900,000 of \$1 million, and \$4 million to \$5 million had six more for sale. For \$2 million to \$3 million, there were eight more on the market.

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