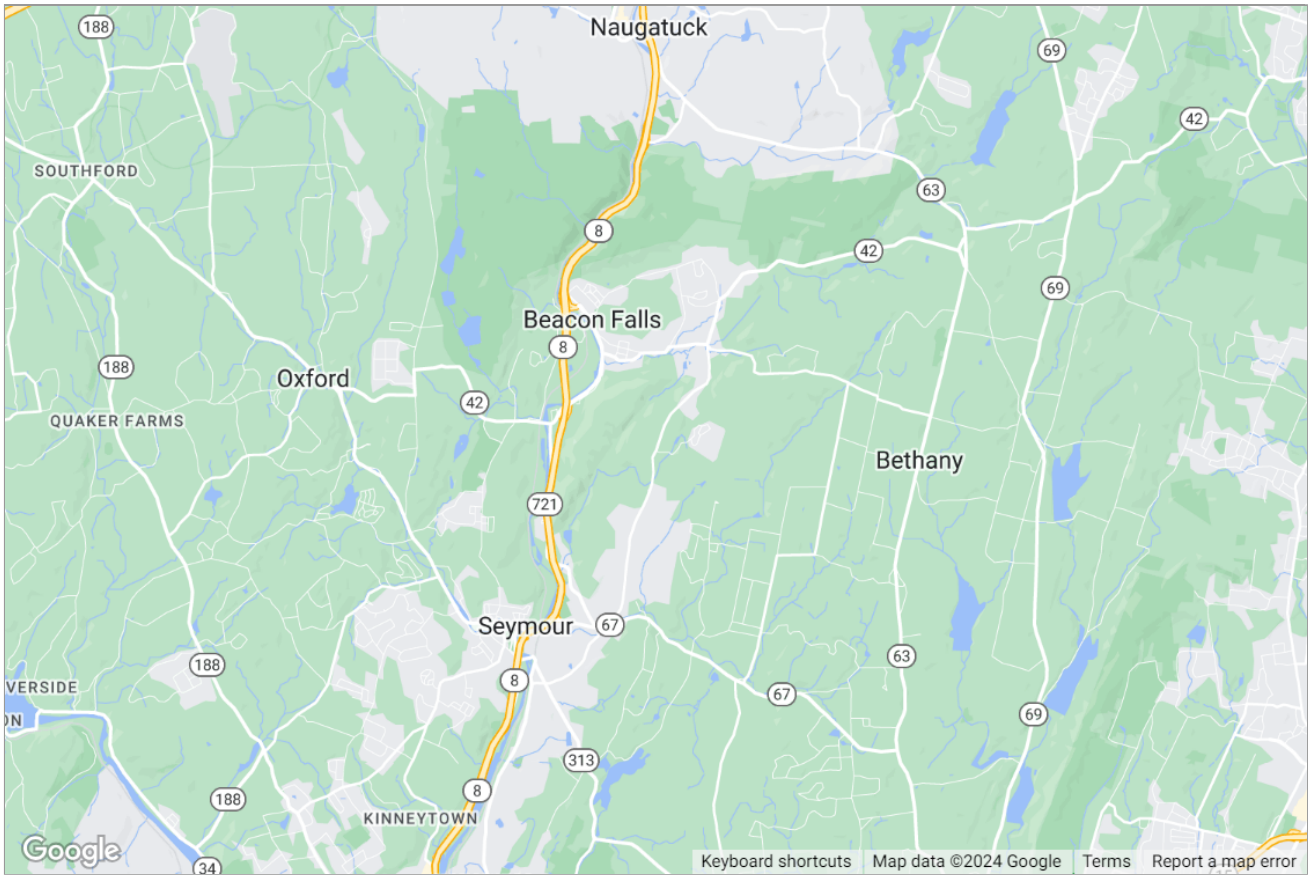
MARKET ACTIVITY REPORT

Beacon Falls, Connecticut



Presented by

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Beacon Falls, Connecticut

Market Snapshot: Estimated Home Values

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$379K	0.04%	0%	6.18%	14.82%
Updated: 1/31/2024				

Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: 12-Month Change in Estimated Value

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
$379K	6.18%	14.82%	32.13%
Updated: 1/31/2024			

*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
0	0	0	0
Updated: 2/12/2024			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.*

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Market Snapshot: Sales Price

Median Sales Price	Change Over Last Month	Change Over Last 3 Months
$529K	92.35%	55.57%
Updated: 1/31/2024		

*About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.*

Market Snapshot: List Price

Median List Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
$457K	5.17%	33.37%	16.81%	40.75%
Updated: 1/31/2024				

*About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.*

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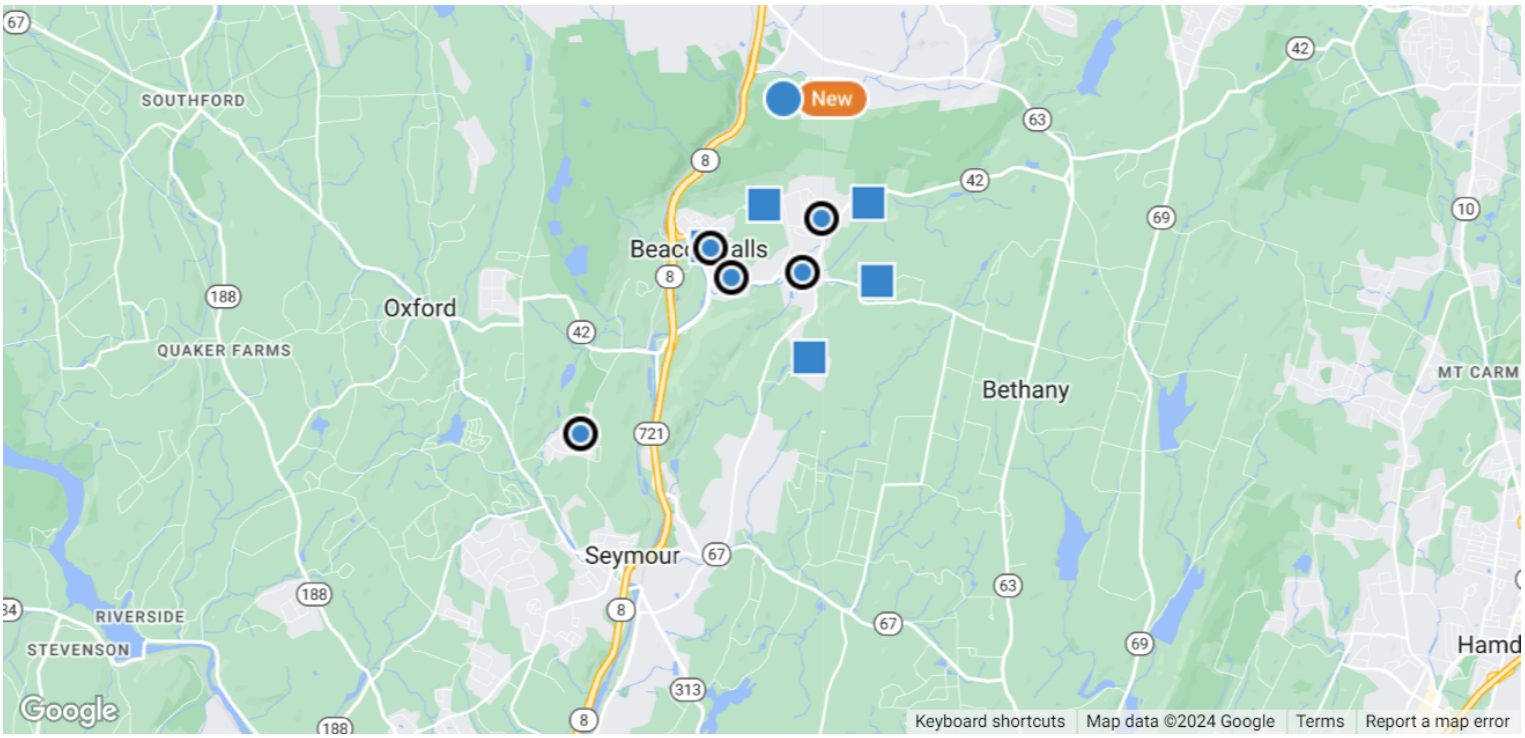
Market Activity Summary Stats



Search Criteria

Location: Beacon Falls, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max;
Maximum Properties per Change Type: 10; **Sort Order:** Recently updated

	New Listings	Pending	Closed
Number of Properties	1	5	7
Low Price / Value	$249,500	$315,000	$235,000
Median Price / Value	$249,500	$379,900	$389,000
High Price / Value	$249,500	$564,900	$629,000
Average Price / Sq. Ft.	$188	$222	$211
Median Price / Sq. Ft.	$188	$213	$205
Average Days in RPR	8	38	66
Median Days in RPR	8	31	51
Total Volume	$249,500	$2,009,800	$2,852,900

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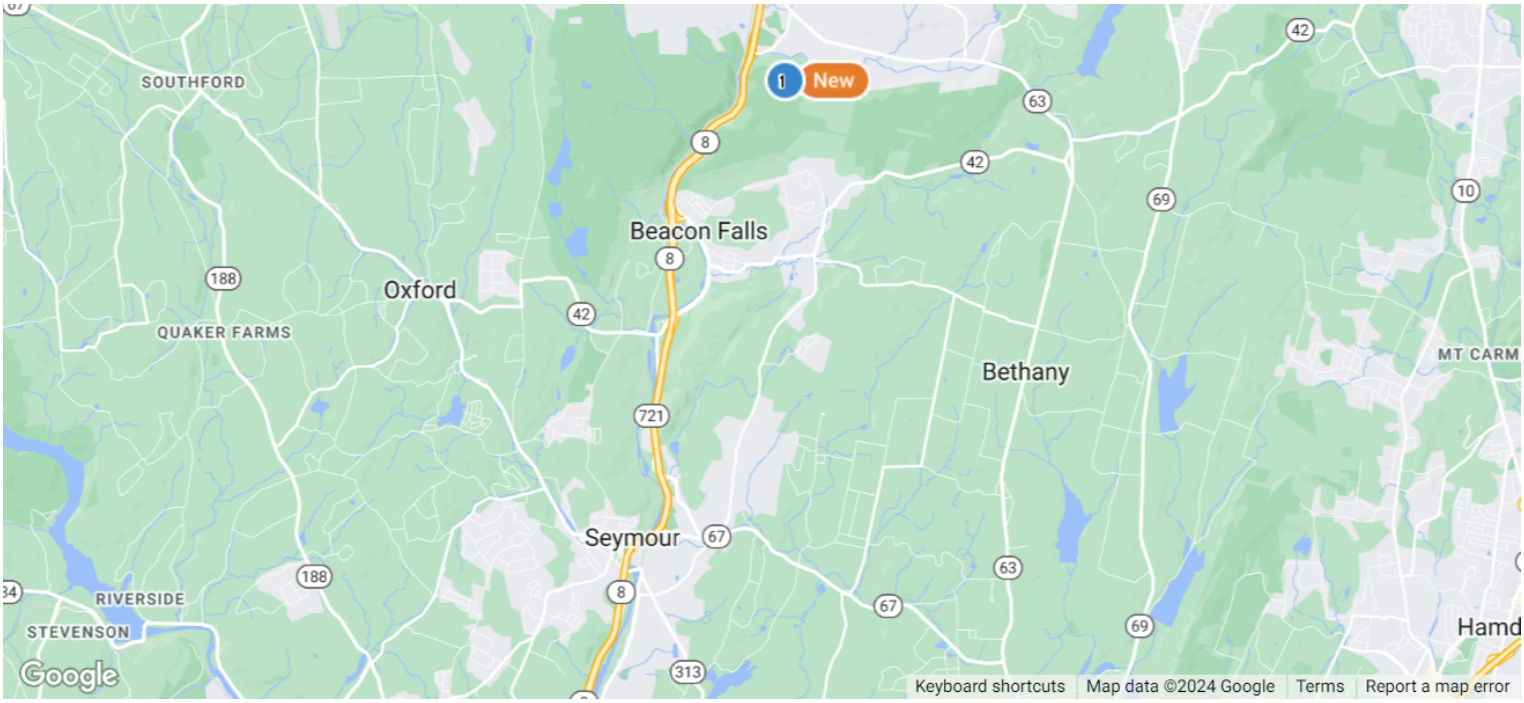
Beacon Falls, Connecticut



New Listings: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
1 Active • *New, Active: 2/4/2024* *MLS ID: 170622653*								
134 Essex Ct	Condo/Townhouse/Apt.	3/2	1,328 sq ft	–	1986	2/4/2024	$249,500	$188

Beautifully kept 3 bedroom 1 and half bathroom townhouse style condo. This condo has been well maintained and is ready for the next owners to come in and make it their own. The living room is a bright and inviting space, and the gas fireplace insert is a beautiful addition to the room. The spacious eat-in kitchen features beautiful tile flooring, as well as plenty of cabinet and countertop space. The first bedroom is located on the main level, has hardwood floors and generous closet space. The upper level hosts 2 bedrooms as well as the full bathroom, both bedrooms are generously sized with ample closet space. The washer and dryer hook ups are located in the unfinished lower level. This space also offers lots of additional storage in addition to the many closets through out the unit. This desirable end unit has its own deck right off the living room as well as two car garage space. This unit is located close to shops and restaurants as well as close proximity to Rt. 8. Call to schedule your showing today! Multiple Offers Received, Sellers Are Requesting Highest & Best By Monday 2/12 at 10:00 AM

Listing Courtesy of RE/MAX RISE

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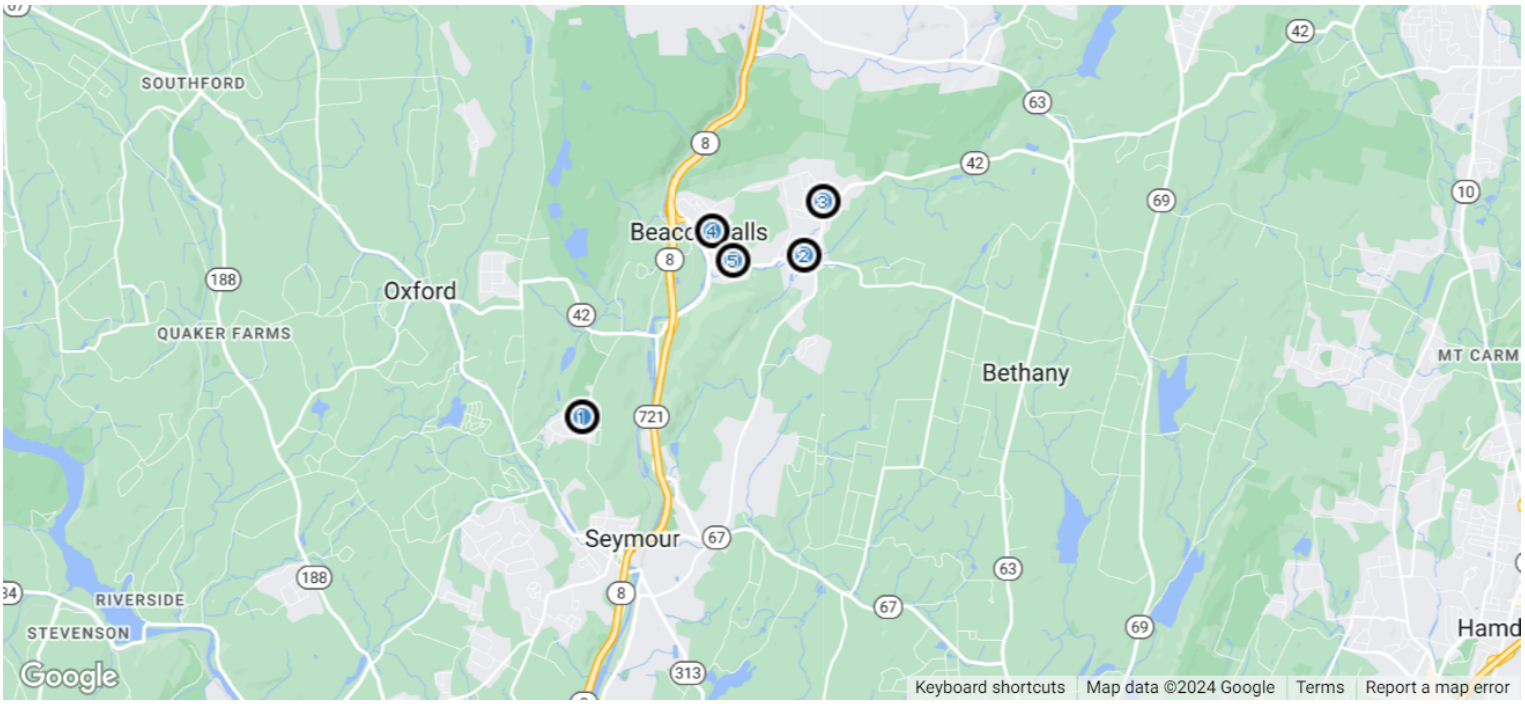
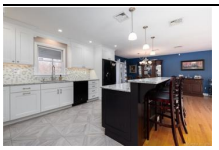


Pending: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.



1 Pending • *Under Contract as of 2/11/2024* *MLS ID: 170617743*

36 Jones Dr	Single Family	3/3	2,000 sq ft	14,810	1/8/2024	$379,900	2/11/2024	$190

Welcome to your charming Home Sweet Home in picturesque Beacon Falls, CT! This surprisingly spacious residence features 3-4 bedrooms, 1 full, and two half baths and is situated on a gorgeous level property with so much to offer! Hardwood floors throughout the main level of the home! The recently FULLY RENOVATED kitchen is truly a culinary dream, showcasing gorgeous Quartz counters, a stylish tile backsplash, and a HUGE working island infusing the space with a contemporary and sophisticated ambiance. Revel in the seamless flow of the open layout, appreciate the updated bathrooms, and utilize the fantastic fully finished WALK OUT lower level, offering versatility with an office (or 4th bedroom), a family/recreation room, a wetbar area, a half bath, ample storage space and separate laundry room. This space could also easily be converted into an in-law suite or part of the space changed back into a garage bay if you so desire (previous owner converted the garage into the finished space). Bask in the serenity of the screened in porch, relax on the deck, and enjoy leisure time in the above-ground pool. This home seamlessly blends modern comfort with thoughtful design with future expansion possibilities. Conveniently located yet in a quiet country neighborhood minutes to Rt 8 with easy access to the Merritt Parkway and Route 84. Close to hospital, parks, trails, schools and shopping!

Listing Courtesy of Coldwell Banker Realty

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Pending: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

2 Pending • *Under Contract - Continue To Show as of 2/5/2024* *MLS ID: 170621849*

371 Bethany Rd	Single Family	3/2	1,152 sq ft	10,890	2/2/2024	$325,000	2/5/2024	$282

Lovely, updated ranch on a a level quarter-acre lot features a newly remodeled kitchen with stainless-steel appliances, recessed lighting above and below the cabinets giving great task lighting. The corner cabinets have lights inside, too. All hardwood floors in living room and bedrooms. Primary bedroom has new full bath with step-in shower and large closet. Hall bathroom is remodeled with granite counter on vanity. A wall-mounted propane heater in kitchen serves as alternate source of heat for main living areas. There is a large, enclosed, tiled breezeway (extra 138 s.f.) between the garage and kitchen where the washer & dryer hook-ups are located. Rear of breezeway leads to a 12 x 18 three-season sun room. Backyard features a patio, garden area with blueberry bushes, an 8 x 16 shed, large shade tree, and chicken coop. This energy -efficient home has replacement thermal windows, and PAID-FOR solar panels that provide free electricity during the months where the sun is higher in the sky! Schedule your appointment today.

Listing Courtesy of Showcase Realty, Inc.

3 Pending • *Under Contract as of 2/6/2024* *MLS ID: 170618397*

706 Burton Rd	Single Family	3/2	1,452 sq ft	37,026	1/12/2024	$315,000	2/6/2024	$217

A wonderful opportunity for one-level living in this 3-bedroom, 1.5-bath Ranch. With great bones and many updates already made, this lovely home is just waiting for you to add your personal touches. There's a large living room with a bay window, hardwood floors, 3 good-sized bedrooms, each with cedar closets, and the full bath has been updated with a new vanity and tub surround. In the eat-in kitchen you'll find a newer stainless steel wall oven and dishwasher. There's a new oil tank and there will be a new boiler installed prior to closing. Need more space? The lower level can be finished to use as a playroom, home office or extra storage space depending on your needs! A large deck overlooks the wooded backyard, making a great spot for entertaining or relaxing. Schedule your showing today! HIGHEST AND BEST DUE BY TUESDAY 1/16 AT 9AM

Listing Courtesy of KW Legacy Partners

4 Pending • *Under Contract - Continue To Show as of 1/30/2024* *MLS ID: 170599026*

50 Fairfield Pl	Single Family	5/3	1,995 sq ft	19,166	11/3/2023	$425,000	1/30/2024	$213

Welcome to the neighborhood! Move right in this turn key light filled 3/ 5 home & enjoy the fall views from your front porch. Our home has been handled with care by the second owner, the first owner lives right next door. Offering newer siding, roof, skylights & special heating system. Living area with valuted ceiling, wood stove or change to a pellet stove & plenty of space for Holiday entertaining. Our oversized kitchen with plenty of cabinets and dining area also offers views of Mother Nature. First floor Main Suite with a summer & winter closet & an oversized room across the hall was the mother in laws room. Laundry area, access to garage offers the next homeowner plenty of room to the outdoors with a new pool (and supplies) waiting for the summer months. Our second floor offers an additional oversized two bedrooms with new carpet along with the second full bath. Our lower level is not only finished with a room & full bath, plumped for a kitchen, drainage for a humidifier & professional maintained unique heating system. Newer siding, beautiful lawn & porch with views are all located on a cul de sac. Easy access to major highways awaits the new owner just in time for the Holidays. Our turn key well kept home is only for sale due to owner moving out of state & offers a special opportunity for the next homeowner to enjoy. Original pictures & floor plans on kitchen counter. Commission paid on net sale price to seller.** Please note the field card states 3 bedroom**

Listing Courtesy of Coldwell Banker Realty

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Pending: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.

5 Pending • *Under Contract as of 2/5/2024* *MLS ID: 170621402*

118 Feldspar Ave	Single Family	4/3	2,700 sq ft	9,583	1/28/2024	$564,900	2/5/2024	$209

Welcome to your dream home! This stunning 4 bedroom, 3 bathroom colonial home is brand new and boasts high-end appliances and many upgrades. The home is located in a quiet and peaceful neighborhood, perfect for those who want to escape the hustle and bustle of city life. As you enter the home, youâll be greeted by a spacious and open floor plan that is perfect for entertaining guests. The living room features large windows that let in plenty of natural light, and French doors leading out to the rear patio. The kitchen is a chefâs dream, with high-end appliances that make cooking a breeze. The granite countertops and custom cabinetry provide ample storage space, and the large island is perfect for meal prep or casual dining. The master bedroom is a true oasis, with a large walk-in closet and a spa-like en-suite bathroom that features a soaking tub and a separate shower. The other three bedrooms are also spacious and feature large closets. The home also features a large backyard that is perfect for outdoor entertaining. The patio is perfect for summer barbecues and has plumbing/electrical already in place for your dream outdoor kitchen. This home is truly a must-see! Schedule a showing today and make it yours. There is still time to pick final finishes and floor colors. More photos to come!

Listing Courtesy of RE/MAX RISE

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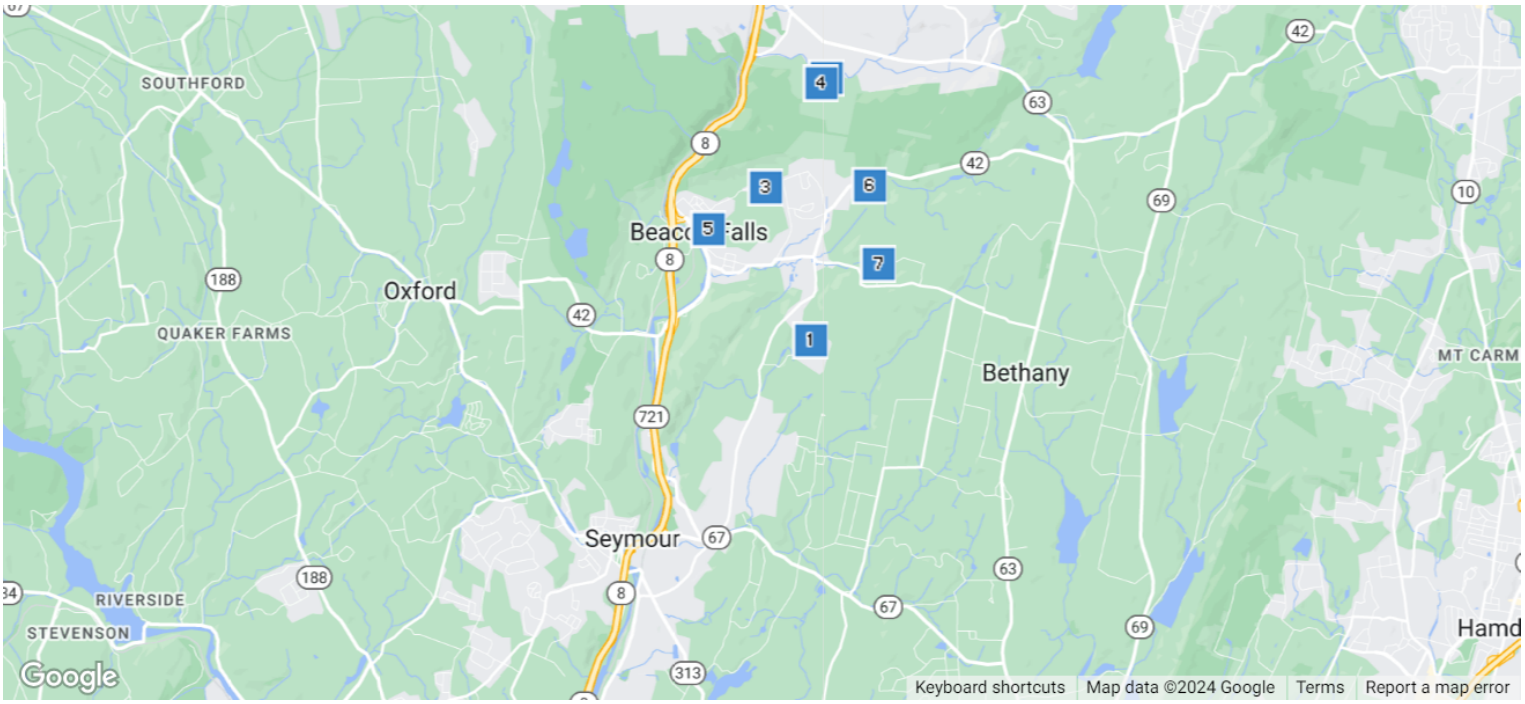

Closed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

1 **Closed** *Sold Date: 1/24/2024, MLS Listing 170598620: 9/15/2023* *MLS ID: 170598620*

5 Dogwood Ln	Condo/Townhouse/Apt. 3/3	2,444 sq ft	–	2015	1/24/2024	$629,000	$257

Move into this 8-Years-Young, Single-Family, Detached Home with $120K or so of upgrades at Award-Winning Chatfield Farms. Stunning three bedroom, two and one-half bath, Expanded Jefferson-design offers: two-car garage; high-ceiling basement; patio/deck; three-season, screened-in porch; fine landscaping across some-200 acres of this +55, gated-luxury community. This 2,444+/- square-foot gem has porch adding about 170 extra sf; deck yielding about 108 sf more. Open-kitchen, quartz island/counters, white cabinetry, stainless appliances, pantry and dining nook with double-height windows + cathedral ceiling! Living/great room offers gas fireplace, wood beam accents. Sun porch is the "it" spot to relax. BBQ, outdoor dining on deck. Bay-windowed formal dining room! En-suite primary bedroom has walk-in and sliding door closet. Double-sink bath goes luxe with glass shower and marble bench. Laundry room has utility sink; powder room, near entry. Study is perfect for sleeper sofa + home-office furniture. Hardwood runs throughout first floor and stairs to second. Loft/den has new laminate floor. Two bedrooms are sized for king beds and much closet space. Bath has tub with shower. Epoxy floor installed in two-car garage and roomy basement with gym and Bilco door. Desirable lot backs up on open space. Near clubhouse and such amenities as heated pool, patio, hot tub, weight/exercise area, pickleball, bocce, nature trails, fire pit, and billiards. Fab CT home and lifestyle! Easy NYC access.

Courtesy of Coldwell Banker Realty

2 **Closed** *Sold Date: 12/20/2023, MLS Listing 170606974: 10/30/2023* *MLS ID: 170606974*

1 Avon Ct	Condo/Townhouse/Apt. 3/2	1,149 sq ft	–	1982	12/20/2023	$235,000	$205

Inquire immediately - ask your agent for a walkthrough video and lock this property up now. A wonderful neighborhood of tranquility located in Beacon Falls is known for its appeal and minutes from the center of town and activities. You won't find a property so alluring at such a LOW PRICE. Whether you are just starting out, or looking to rightsize, you have found your new updated home. This property has remarkable features that will appeal strongly to buyers including a great neighborhood and wonderful gardens! Sellers are moving onto their next adventure and have priced the home fairly for a quick sale!

Courtesy of Keller Williams Realty Prtnrs.

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Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

3 **Closed** • *Sold Date: 12/22/2023, MLS Listing 170602843: 10/10/2023* *MLS ID: 170602843*

318 Burton Rd	Single Family	4/4	3,198 sq ft	43,560	1970	12/22/2023	$410,000	$128

Welcome to 318 Burton Rd, your next home sweet home! Nestled in the picturesque town of Beacon Falls, this beautifully maintained property offers the perfect blend of modern comfort and timeless charm. With its serene location and the opportunity to add your own exceptional features, this home can be the ideal gem you don't want to miss. Features a New Roof, large living spaces with natural light, an open kitchen, a Cozy family room for gatherings, and a Formal dining room with spacious four full bathrooms and four bedrooms, with the potential fifth-bedroom in-law suite. Please do your own due diligence. Two-car attached garage, Meticulously landscaped backyard with a large deck, ideal for outdoor entertainment with Breathtaking views of rolling hills and sunsets. Enjoy the tranquil lifestyle while still being located close to parks and local entertainment for the conveniences and easy access to nearby cities for work and entertainment. Minutes away from Route 8, making it easy to reach New Haven, Waterbury, and Bridgeport, along with Convenient access to Metro-North train stations. The property's backyard offers a peaceful retreat with stunning views of the surrounding hills, perfect for summer barbecues, gardening, and watching the seasons change. Don't miss this chance to make 318 Burton Rd your new home.

Courtesy of GLR Estates LLC

4 **Closed** • *Sold Date: 11/30/2023, MLS Listing 170605056: 10/15/2023* *MLS ID: 170605056*

120 Essex Ct	Condo/Townhouse/Apt.	3/3	1,560 sq ft	–	1982	11/30/2023	$264,900	$170

Rare Three Bedroom Townhouse in The Desirable Beacon Hill Commons! The two and a half baths, 1,560 sq.ft. of living space and two car garage is destined to impress. Entry foyer with Laminate flooring has access from the two-car garage and separate utility room. This mechanical room includes the washer/dryer, Central Air, Gas furnace and a generous amount of storage. The main level offers an updated kitchen with granite tops, stainless steel appliances, gas range, pantry and dining area while the sizeable living room boasts a second dining area, fireplace and sliders to deck. Upper-level features three bedrooms with the primary bed flaunting a full bath along with a his and hers closets. The common hallway delivers a linen closet and second full bath with tub perfecting this spacious second floor. The exterior begins with a wrap-around deck overlooking a quiet and private setting, while the front showcases great curb appeal and close proximity to visitor parking. Whether you are downsizing, upsizing or just starting out, this unit has the luxury of offering each one of these housing needs!

Courtesy of RE/MAX RISE

5 **Closed** • *Sold Date: 1/5/2024, MLS Listing 170608196: 11/3/2023* *MLS ID: 170608196*

61 Fairfield Pl	Single Family	4/3	1,824 sq ft	16,988	1988	1/5/2024	$389,000	$213

Welcome to 61 Fairfield Place, a charming 4-bedroom, 2.5-bath Colonial nestled peacefully at the end of a quiet cul-de-sac. This 1,824 sqft gem boasts an attached garage for your convenience, a fully finished basement complete with a wet bar, and a welcoming fireplace that enhances the living area with character and charm. Additionally, the property features a spacious backyard, providing a lovely outdoor space for relaxation, gardening, and play. Located in a welcoming neighborhood, this home offers proximity to schools, parks, shopping, and the convenience of Metro-North train stations nearby. Reserve your viewing today and discover all that this home and the vibrant Beacon Falls community have to offer!

Courtesy of KW Legacy Partners

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Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.

6 **Closed** *Sold Date: 12/12/2023, MLS Listing 170607123: 10/27/2023* *MLS ID: 170607123*

194 Lasky Rd	Single Family	3/2	1,196 sq ft	47,044	1976	12/12/2023	$365,000	$305

Cheerful, clean and well-maintained raised ranch with lots of updates, sitting on just over an acre, right on the Beacon Falls/Bethany line! Nothing to do but move right in and enjoy. Facing west on 1.08 acre and surrounded by privacy, this home backs up to Bethany Land Trust space, and looks pretty as a picture in all seasons. Pull right up front if you like, as the circular driveway makes for easy in, easy out. This is a bright and cheerful home where sunlight pours in to fill the open, airy floor plan with the true warmth of home! Vaulted ceilings in living room and dining room, beautiful brick fireplace and gorgeous wood flooring catch the eye right away, and lead to the immaculate kitchen which sports quality wood cabinetry, solid-surface counters, tile back splash and tile floor, plus white appliances in great shape. Skylights in the kitchen, living room and primary bedroom bring in so much natural light! Bedroom carpets are nice and clean, baths sparkle! Downstairs, the flex room is perfect for play, office, workout, TV room and more, and has bright recessed lighting. Clean and bright also describes the laundry/storage area and heated garage here! New roof 2018, Boiler & oil tank 2017. Interior painted 2022. Heat & septic serviced regularly. Lots of nifty extras convey with this home! Close to great parks and outdoor recreation, and your Route 8/84/63/69/42 commute. Train stop in town, plus Region 16 schools. Beacon Falls has so much to offer and this home is a winner!

Courtesy of Coldwell Banker Realty

7 **Closed** *Sold Date: 1/31/2024, MLS Listing 170612542: 12/12/2023* *MLS ID: 170612542*

20 Westview Rd	Single Family	3/4	2,792 sq ft	46,609	1998	1/31/2024	$560,000	$201

Inquire immediately - A highly desirable and wonderfully sought-after neighborhood of tranquility located in Beacon Falls with a ground-level In-Law apartment. Beacon Falls is known for its appeal and a short distance from the center of town and activities. You won't find a property so alluring at such a LOW PRICE. Whether you are just starting, or looking to rightsize, you have found your new updated home. This property has remarkable features that will appeal strongly to buyers including a great neighborhood and wonderful gardens with picturesque views! Sellers are moving onto their next adventure and have priced the home fairly for a quick sale!

Courtesy of Keller Williams Realty Prtnrs.

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About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.

About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: https://blog.narrpr.com

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