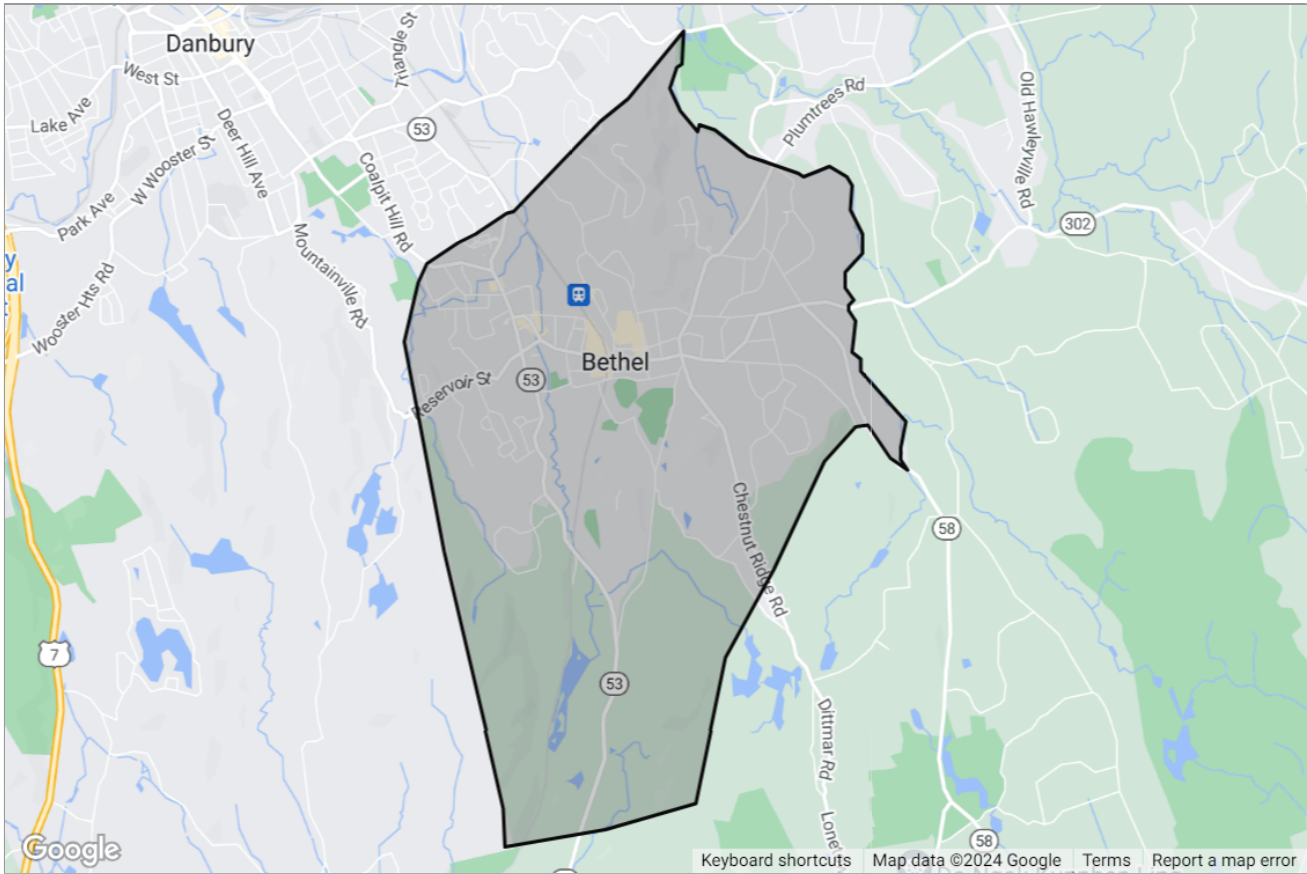


MARKET ACTIVITY REPORT

Bethel, Connecticut



Presented by
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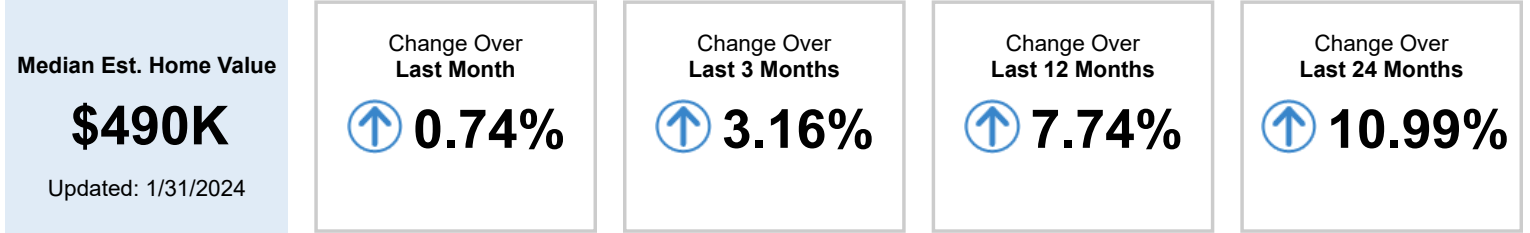
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Bethel, Connecticut

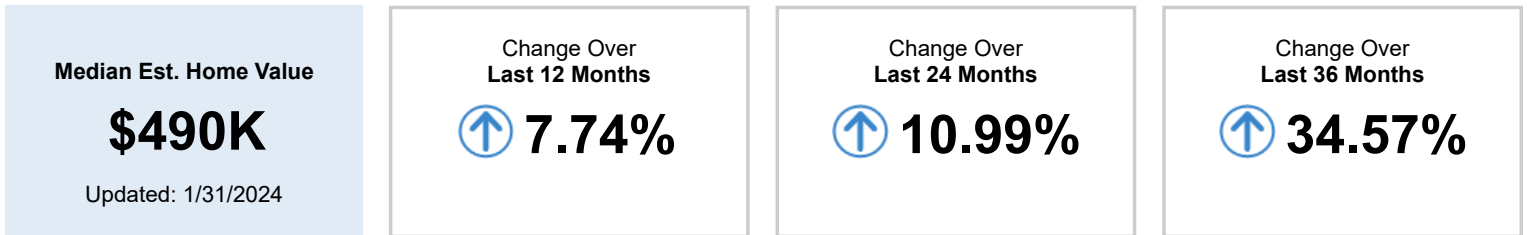
Market Snapshot: Estimated Home Values



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.

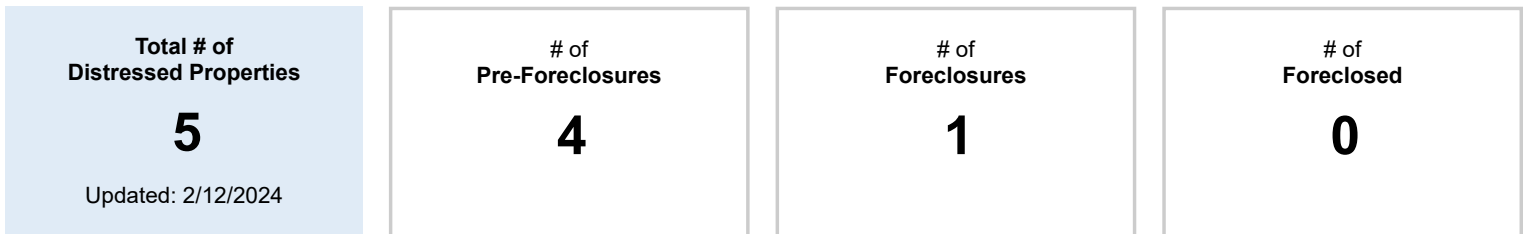
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



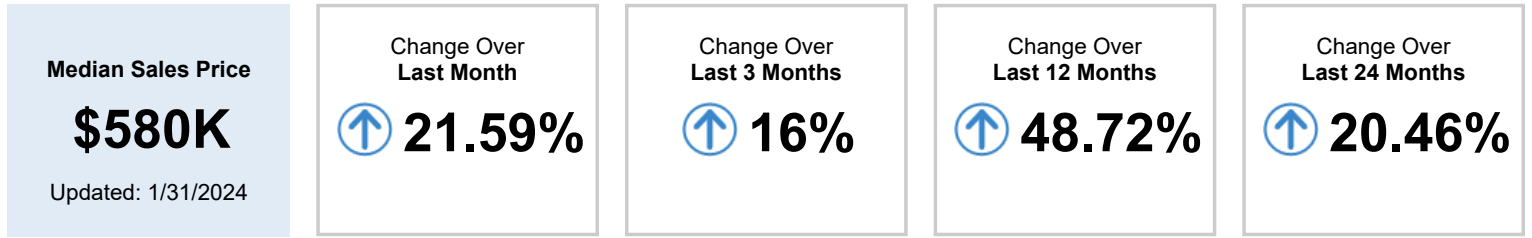
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



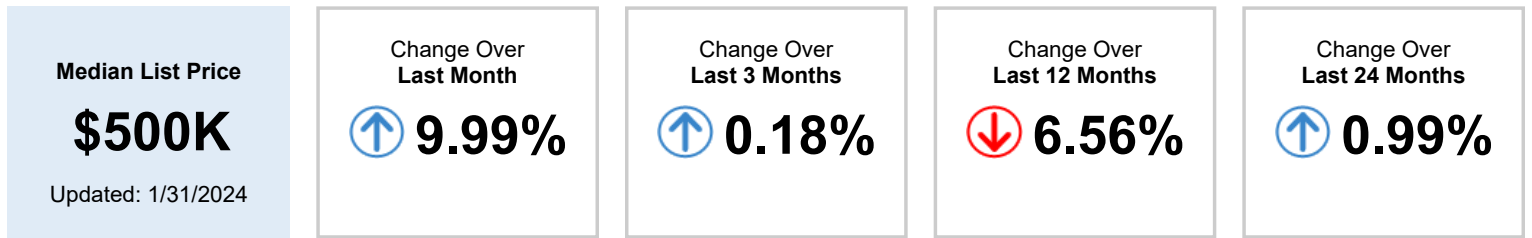
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



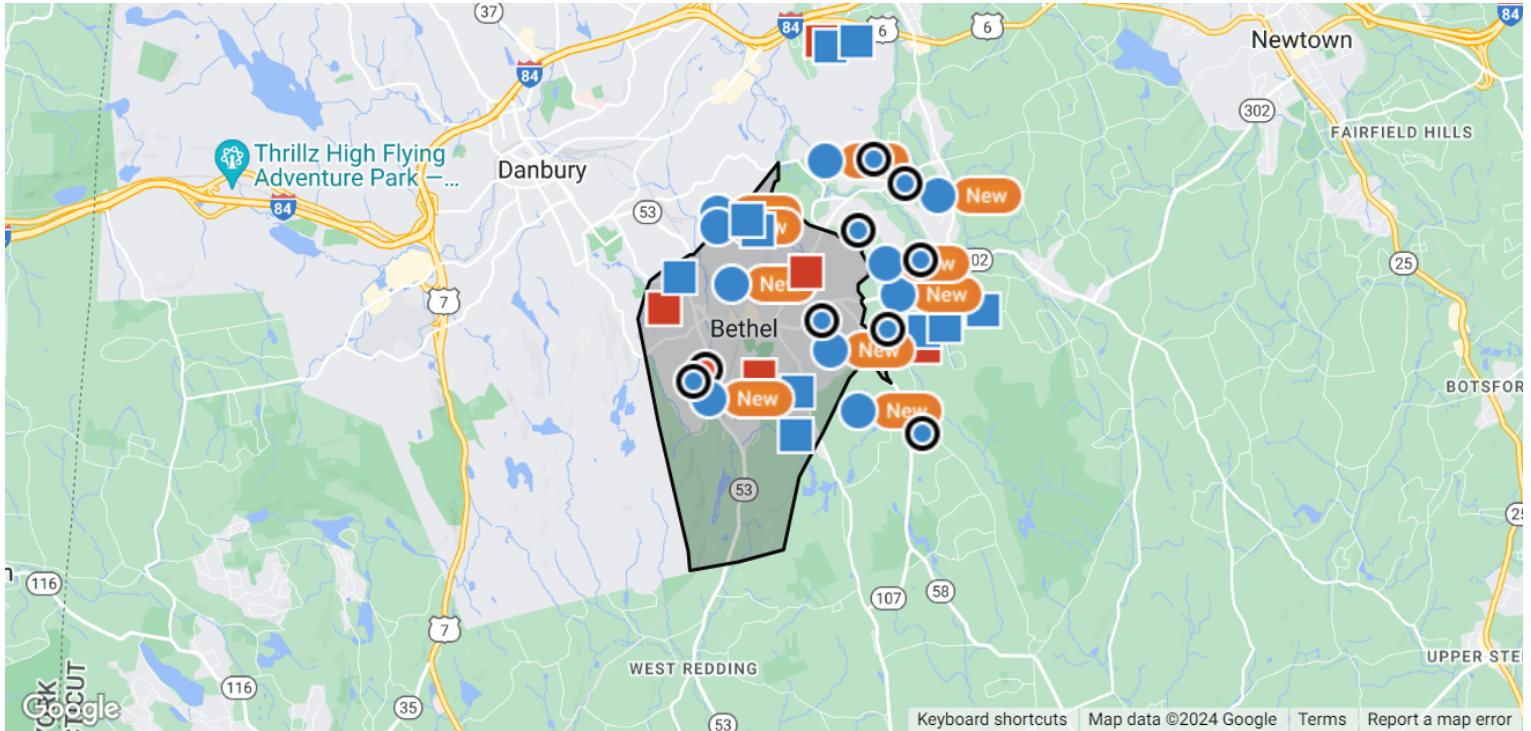
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

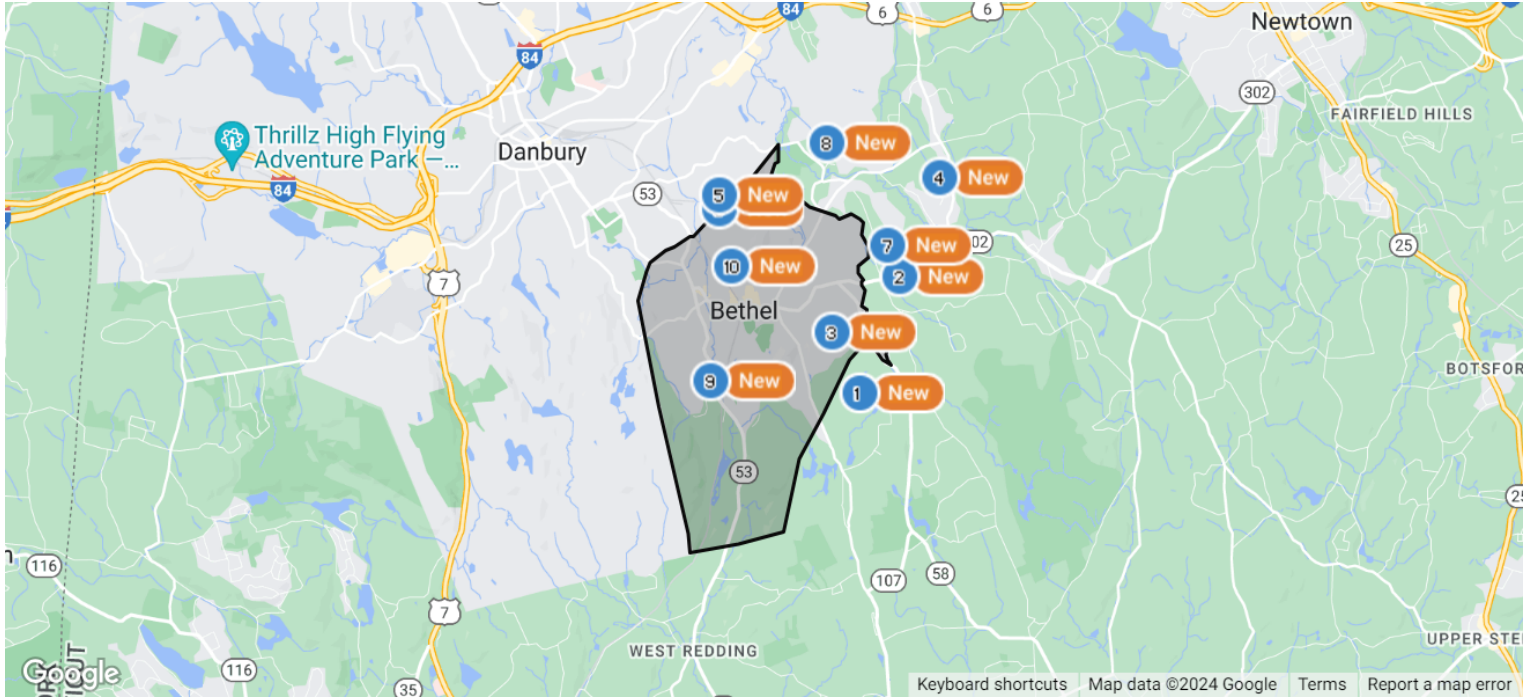
Market Activity Summary Stats



Search Criteria | **Location:** Bethel, 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	 Distressed
Number of Properties	10	10	10	5
Low Price / Value	\$419,999	\$309,900	\$123,000	\$375,000
Median Price / Value	\$679,900	\$529,500	\$552,500	\$498,810
High Price / Value	\$899,999	\$729,000	\$749,500	\$728,720
Average Price / Sq. Ft.	\$233	\$228	\$231	\$256
Median Price / Sq. Ft.	\$238	\$229	\$232	\$259
Average Days in RPR	22	67	57	–
Median Days in RPR	13	58	63	–
Total Volume	\$6,484,698	\$5,261,800	\$5,205,000	\$2,573,440

Bethel, Connecticut



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● Active • New, Active: 2/6/2024 MLS ID: 170619963





4 Stone Dam Rd

Single Family 4/3 3,800 sq ft 81,457 1984 2/6/2024 \$730,000 \$192

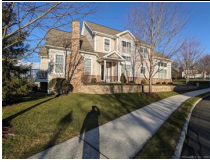



This immaculate 4-bed, 2.5 bath Colonial in the desirable Ponderosa Hills area is move-in ready and offers almost 4000 square feet of living space. Step inside and you'll fall in love with the stunning hardwood floors found throughout most of the home. On the 1st floor is a bright and welcoming living room that has a wood-burning fireplace. The spacious eat-in kitchen is perfect for hosting events and the massive countertop will take you wherever your culinary creativity leads you! Just off the kitchen is formal dining room, which has sliders leading to the back yard - super convenient for summertime BBQ's! There's also a family room with a fireplace and raised brick hearth, a home office, half bath and laundry room. Head upstairs to find the Primary bedroom with a full bath and great closet space, 3 additional bedrooms and a full bath. The finished walk-out lower level is the perfect place to retreat for game night with friends or to use as a home gym. There's also a finished room ideal for a 2nd home office or guest room. Located in this quintessential New England town of Bethel Connecticut, you'll find no shortage of activities to enjoy, including nearby hiking/biking trails, wineries & breweries, golf courses, local farmers markets & eateries. It's also a mile from school and 2 miles to the Town Center. This home also has a 2-car garage, central air, an irrigation system and a lovely back deck, perfect for dining al fresco! Schedule today before this one is gone!

Listing Courtesy of KW Legacy Partners

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 ● Active • <i>New, Active: 2/2/2024</i> <i>MLS ID: 170622118</i></p> <p>33 Windaway Rd</p> <p>Indulge in refined living at 33 Windaway Rd, Bethel, CTâa meticulously renovated haven seamlessly blending contemporary elegance with classic charm. This open-concept home features gleaming hardwood floors, a gourmet kitchen with top-tier appliances, and a warm ambiance. The master suite offers a spa-like retreat and walk-in closet, while two additional bedrooms ensure versatility for family or guests. Discover the spacious living area, providing a private haven for family and guests. Outside, a lush backyard oasis with a gazebo and a sparkling pool create the perfect setting for relaxation and entertainment. Additional features include a spacious 2-car garage for convenience and an extra office space for those seeking a dedicated workspace. Conveniently located near downtown Bethel, renowned schools, and recreational amenities, 33 Windaway Rd epitomizes the fusion of modern luxury and timeless charm. This property invites you to embrace the Bethel lifestyleâschedule a showing today and envision the possibilities of making this meticulously renovated residence your own.</p> <p><i>Listing Courtesy of Sunbelt Sales & Development</i></p>	Single Family	3/3	3,582 sq ft	21,780	1960	2/2/2024	\$725,000	\$202
 <p>3 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 170623916</i></p> <p>52 Putnam Park Rd</p> <p>Nestled in the heart of convenience and renovated for modern living, this 3-bedroom, 2-bathroom raised ranch style home is a true gem. Ideally situated next to three schools, the Bethel train station, post office, and an array of restaurants, this property offers the perfect blend of accessibility and tranquility. The main level is designed for modern living, featuring a large open-concept living room with high ceilings that seamlessly connects to the dining room and kitchen. The primary bedroom boasts a full bath and a large closet. Two additional bedrooms offer ample closet space and large windows, conveniently located across from the second full bathroom. Sliders in the dining room open to a deck and backyard, perfect for outdoor dining and entertaining. Additionally, access a separate shed for extra storage space. The finished basement features a wood-burning fireplace, providing a cozy ambiance. Sliding doors open to the front yard, seamlessly connecting indoor and outdoor spaces. Enjoy the convenience of interior access to a 2-car garage and a laundry room, both located on the lower level. The thoughtfully designed layout utilizes space efficiently, creating a comfortable and functional living environment. Schedule a private tour today and envision the possibilities that await you at 52 Putnam Park Road!</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	3/2	1,777 sq ft	21,780	1973	2/9/2024	\$435,000	\$245
 <p>4 ● Active • <i>New, Active: 11/26/2023</i> <i>MLS ID: 170612106</i></p> <p>49 Shelley Rd</p> <p>Stunning ...COMPLETED NEW CONSTRUCTION... MOVE IN READY!!! 4 Bedroom, 3 Baths, With An Amazing Open Floor Plan! Gorgeous Lot On A Cul-De-Sac. Near Walking Trails And Nature preserve. Large Rooms, Hardwood Floors, Stainless Steel Appliances, Vaulted Ceilings, Eat In Kitchen With Shaker Style Cabinets. Quartz Counters, 36 Inch 6 Burner Gas Stove, French Door Style Refrigerator, Microwave Drawer In Island. Plus Breakfast Bar. Lower Level: 4th Bedroom, Full Bath, And Family Room. Oversized 2 Car Garage With Electric Car Outlet. One Of Top Premiere Builders In Connecticut As Featured In The New York Times Magazine. Close To i-84, Down County And More. Make This Your Dream Home.</p> <p><i>Listing Courtesy of Mulvihill Realty LLC</i></p>	Single Family	4/3	3,200 sq ft	82,764	2024	11/26/2023	\$899,999	\$281
 <p>5 ● Active • <i>New, Active: 1/2/2024</i> <i>MLS ID: 170616659</i></p> <p>54 Great Hill Dr</p> <p>Welcome to 54 Great Hill Dr in the esteemed Summit at Bethel. This immaculate residence is conveniently located and nestled in a quiet section of the community. Thoughtfully designed, the layout flows effortlessly from the grand entry to the gourmet kitchen and cozy living spaces. The primary bedroom suite provides a private retreat on the main level, while the expansive upstairs boasts a loft, two additional bedrooms and a full bathroom. There is a 2 car garage and unfinished basement with walk-out offering space for storage or potential future expansion! Enjoy spring, summer and fall nights on your private deck complete with awning. Clean lines, high ceilings and sunlit windows make this townhouse warm and inviting. Enjoy the community's exclusive amenities, including a clubhouse, pool and walking trails. Just minutes to Bethel's town center, this property exemplifies gracious living in a sought-after community. Don't miss the chance to make 54 Great Hill Dr your home. Schedule a showing today!</p> <p><i>Listing Courtesy of Around Town Real Estate LLC</i></p>	Condo/Townhouse/Apt.	3/3	2,226 sq ft	-	2012	1/2/2024	\$615,000	\$276

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>6 ● Active • <i>New, Active: 1/5/2024</i> <i>MLS ID: 170617423</i></p> <p>2 Lockwood Cir</p> <p>Condo/Townhouse/Apt. 3/3 3,465 sq ft 26,136 2013 1/5/2024 \$799,900 \$231</p> <p>Discover the epitome of luxury living at The Summit at Bethel. This exquisite townhouse, nestled in the heart of Fairfield County, offers a perfect blend of sophistication and comfort. The main level boasts an elegant primary bedroom suite with a walk-in shower and a full bath. The modern kitchen features stainless steel appliances and high-end finishes, creating a sleek and contemporary space. Convenience is at its peak with a two-car garage and a full basement for additional living space or ample storage. Impeccable attention to detail is evident throughout, complemented by vaulted ceilings that create an open and airy atmosphere. The resort-style amenities include a clubhouse with a pool, a tennis court for recreation, and breathtaking views that add a touch of serenity to daily life. Enjoy modern comforts with natural gas heat, a newer heating system, and central air conditioning. The location is unbeatable, just 3 minutes from the Bethel Metro-North Railroad, offering easy access for commuting. Experience the charm and allure of Fairfield County with a wealth of amenities and cultural attractions. Don't miss the chance to call this luxurious townhouse your home. Your dream home awaits! Subject to finding suitable housing, soonest close date would be end of March 2024</p> <p><i>Listing Courtesy of Joseph Martino Real Estate</i></p>								
 <p>7 ● Active • <i>New, Active: 1/28/2024</i> <i>MLS ID: 170621436</i></p> <p>15 Kellogg St</p> <p>Single Family 4/4 3,182 sq ft 40,075 1979 1/28/2024 \$639,900 \$201</p> <p>Truly exceptional, the traditional floor plan features a classic interior which incorporates a formal dining room, home office, sunroom, and a good-sized living room. Other standout features of the home include two master bedroom suites. Designed with relaxation in mind, the property has its own private hot tub for those long winter nights. Enjoy the indoor/outdoor lifestyle in your good-sized front yard with back woodland which simply increases your privacy. Clearly a perfect place to unwind. Look no more. Perfectly situated in a relaxed Bethel neighborhood. A short drive to grocery stores, restaurants, cafes and department stores. Literally everything you need is a short distance from home. This unique home won't last long!</p> <p><i>Listing Courtesy of Honorable Real Estate Services</i></p>								
 <p>8 ● Active • <i>New, Active: 1/22/2024</i> <i>MLS ID: 170619177</i></p> <p>9 Wine Sap Run</p> <p>Single Family 3/2 1,668 sq ft 43,560 1972 1/22/2024 \$419,999 \$252</p> <p>Inviting single-family home in Bethel boasting 3 bedrooms and 2 bathrooms. This raised ranch-style residence is ideally situated in a good location, offering spacious rooms spanning for a comfortable and accommodating living space. Just needs some cosmetic updating to make it your own. Take advantage of the opportunity to customize your home in a sought after area of Fairfield County!</p> <p><i>Listing Courtesy of Dorrance Realty</i></p>								
 <p>9 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 170620667</i></p> <p>23 Goodhill Rd</p> <p>Single Family 4/3 2,855 sq ft 20,037 2024 2/9/2024 \$719,900 \$252</p> <p>Interior pics coming soon... Brand New Construction nestled at the top of a cul de sac overlooking the hills of Bethel. This 4BR/2.5BTH is just a short distance to Downtown Bethel, Rt. 84 & the train with easy access to restaurants, shopping & hiking trails plus only 55 miles to New York City. Enjoy all the benefits of new construction and turn key living. Step through the front door into the gracious foyer and open main level flooded with natural light. The open and airy layout is perfect for today's lifestyle with gleaming hardwood floors, recessed lighting and crown moulding throughout. This home was made for living with features that combine elegance and casual living. The impressive kitchen features SS appliances, solid maple cabinetry, quartz counters and an oversized island perfect to gather around. A spacious living room is perfect for entertaining or enjoying family time with sliders lead to an expansive rear deck with breathtaking views. Just in time for summer BBQs, relaxing or taking in the view. The combo mud/laundry room provides convenient access to the oversized main level 2 car garage . Upstairs, you'll find a primary suite with a spectacular bath that is a dream retreat for any homeowner and 3 generous bedrooms with an additional full bath. All this PLUS additional finished space in the walkout lower level perfect for a game room or fitness area. Don't miss this opportunity to put your own finishing touches on this gem....</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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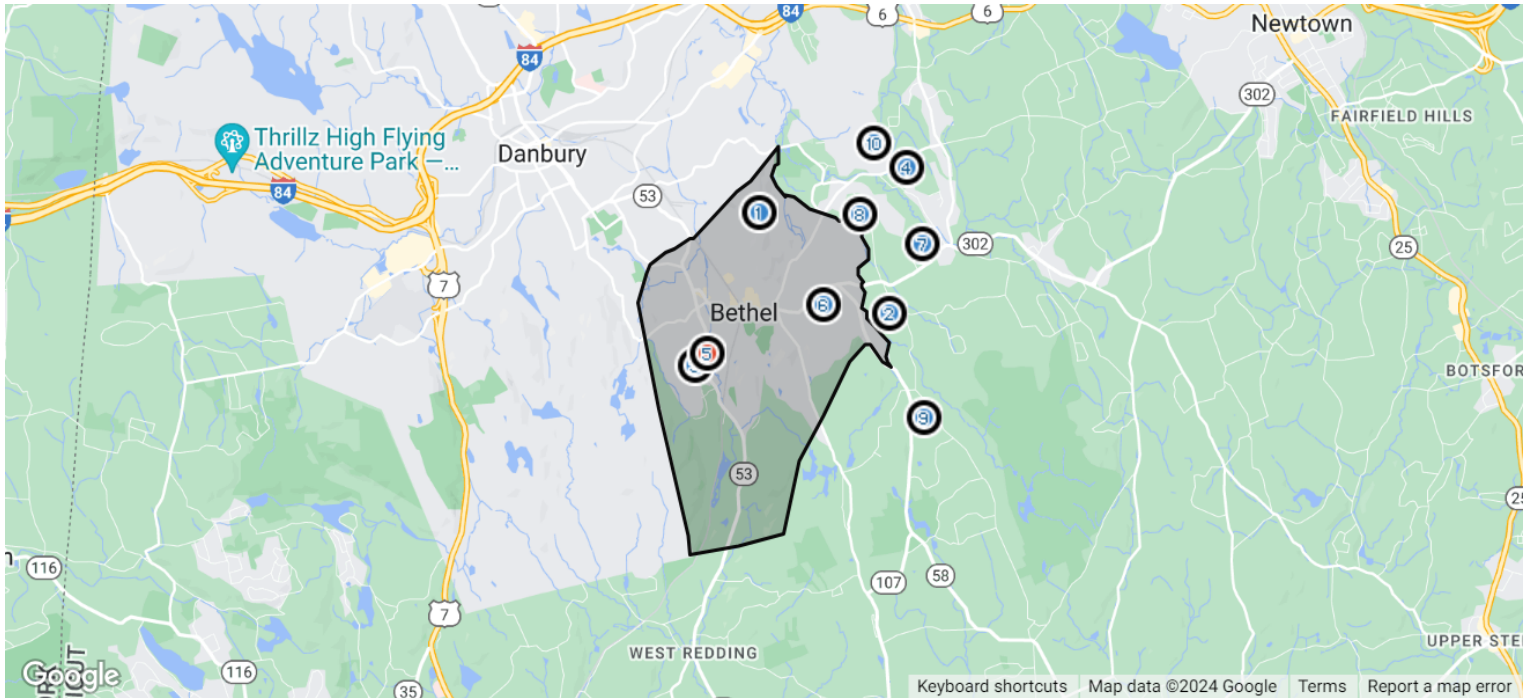
10 ● **Active** • *New, Active: 2/8/2024* *MLS ID: 170623500*

60 Kingswood Dr

Condo/Townhouse/Apt. 3/3 2,522 sq ft – 1987 2/8/2024 \$500,000 \$198

Experience pride of ownership in this exquisite luxury townhouse with a captivating brick facade. Kingswood, a secluded community perched on a hilltop overlooking Bethel, offers a unique living experience. The entire lower level has been revamped with luxurious vinyl flooring, an updated laundry room featuring new machines, cabinets, shelving, enhanced plumbing, and an additional utility sink. Access your private patio from the family room through sliding doors. The lower level is complemented by interior access to the fully renovated 2-car garage, equipped with upgraded flooring, cabinets, tool pegboard/shelving, an electric car charging station, and a new garage door with a smart/wifi opener. Moving to the main floor, an expansive living room with a gas fireplace awaits, accompanied by a generous formal dining room boasting bay windows. The brand-new kitchen showcases quartz countertops, a stylish backsplash, tiled flooring, modern cabinets, sink and new appliances. The kitchen's breakfast nook opens up to a spacious deck. A half bath completes this level. Ascending to the upper level, discover a roomy primary bedroom flooded with natural light, featuring a sizable walk-in closet and a spa-like private bathroom with double sinks, a soaking tub, and a stand-up shower. Continuing down the hall, two more spacious bedrooms with ample closet space and wall-to-wall carpeting await. A second full bathroom completes the upper level, offering a harmonious blend of comfort and style

Listing Courtesy of Higgins Group Real Estate



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 Pending • Under Contract - Continue To Show as of 2/2/2024 *MLS ID: 170616218*

8 Briar Ridge Dr Condo/Townhouse/Apt. 3/3 2,159 sq ft - 1/3/2024 \$565,000 2/2/2024 \$262

Discover the Award-Winning craftsmanship in this beautiful townhouse located in the non age-restricted section of The Summit At Bethel. This 3 bedroom, 2.5 bath townhouse is stunning and has a bright, open floor plan, beautiful hardwood floors and big, chunky moulding throughout. Step inside to find a spacious living room with a gas fireplace and wainscoting that flows seamlessly to a formal dining room which has a tray ceiling, giving it an air of elegance and making an ideal setup for entertaining. The kitchen is just steps away and offers stainless steel appliances, granite counters, a center island with dining space, upgraded cabinetry and direct access to your private deck. Upstairs you'll find an exquisite Primary Suite with a vaulted ceiling, walk-in closet and spa-like bath, the perfect place to retreat after a stressful day. Also located on this upper level are 2 bedrooms, both very spacious, separated by a well-appointed full bath. The lower level provides additional space to use as storage. Or you can finish it for use as a home gym, rec room, home office or all three! This community has an inground pool, club house and fitness center. And you'll love it's close proximity to the center of town, where you'll find several options for shopping and dining as well as easy access to I-84 and Route 7, which makes commuting a breeze! Don't miss out on this rare opportunity to become a part of this lovely community - schedule your appointment today!

Listing Courtesy of KW Legacy Partners







2 Pending • Under Contract - Continue To Show as of 2/7/2024 *MLS ID: 170622304*

4 Buckboard Rdg Single Family 3/3 2,024 sq ft 66,211 2/1/2024 \$589,000 2/7/2024 \$291




Contemporary split level with front porch. Main level offers large living rm and formal dining rm both with beautiful hardwood floors. Sliders off the dining rm to cozy private screened porch. Also on the main level is a spacious eat in kitchen and large entrance flyer. Lower lever offers large family rm with built ins and 2nd fireplace, sliders to a patio. Plus laundry rm, separate half bath and access to the oversized 2 car garage. The upper level offers 3 spacious bedrooms plus a good size office with closet all with hardwood floors. The primary bedroom offers 3rd fireplace, plenty of closets and an updated full bath. This home has plenty of closets and lot of natural light. Located on over 1.5 level acres on a Cul-De-Sac, Plus full basement for plenty of storage.

Listing Courtesy of RE/MAX Right Choice

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 3 Pending • <i>Under Contract - Continue To Show as of 1/29/2024</i> MLS ID: 170612925 18 Cherry Ln	Single Family	3/2	1,873 sq ft	13,068	11/25/2023	\$415,000	1/29/2024	\$222
<p>Quaint New England farmhouse colonial home close to town center. Corner lot perfect for outdoor entertaining. Home offers light and bright kitchen, formal living room with hardwood floors, dining room with newly refinished wide board floors, and spacious great room with plenty of natural light and cathedral ceilings. Primary bedroom with large walk in closet and jill bathroom, also with newly refinished floors. Two other bedrooms complete the upper level. Property boasts picture perfect front porch, private back deck over looking the backyard, and two car garage. Mostly freshly painted throughout. Ready for you to call this home!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 4 Pending • <i>Under Contract - Continue To Show as of 1/22/2024</i> MLS ID: 170619209 4 Edmond Rd	Single Family	3/3	2,533 sq ft	49,658	1/18/2024	\$494,000	1/22/2024	\$195
<p>Welcome to this charming ranch-style home situated on a peaceful cul-de-sac, offering a perfect blend of comfort, and a touch of rustic charm. Stepping inside, you'll find a thoughtfully updated kitchen, complete with modern appliances, sleek countertops, and ample cabinet space. The open-concept living and dining areas create a welcoming atmosphere, perfect for family gatherings and entertaining guests. The primary suite includes a private, recently renovated full bath and two additional cozy bedrooms that share a well-appointed bathroom. The heart of the home is the open family room surrounded by windows, providing panoramic views of the surrounding landscape. This bright and airy space allows natural light to flood the interior, creating a seamless connection with the outdoors. The family room offers a perfect spot for family gatherings, with an open pass through to the kitchen for entertaining. One of the unique features of this property is the presence of a horse barn, providing an opportunity for equestrian enthusiasts or those who simply appreciate the charm of rural living. The barn adds a rustic touch and can be utilized for a horse or other animal (check with Bethel zoning), in addition to a storage shed. The wrap-around back deck and swimming pool is perfect for enjoying outdoor living, providing a space for relaxation, entertaining, and enjoying the scenic views of the surrounding landscape.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 5 Pending • <i>REO / Bank Owned Property, Under Contract - Continue To Show as of 2/8/2024</i> MLS ID: 170602830 146 Grassy Plain St, #B	Condo/Townhouse/Apt.	3/2	1,314 sq ft	-	10/6/2023	\$309,900	2/8/2024	\$236
<p>A CHARMING RETREAT IN THE HEART OF A QUAIN TOWN-This lovely end-unit home is warm & stylish featuring spacious and sunlit filled rooms with so many windows. The main level offers a large living room, dining room with a nicely equipped kitchen, half bath, laundry closet and sliders to patio. The 2nd floor offers 3 bedrooms and a full bath. The 3rd floor is fully finished, with some storage space in the attic. Newly renovated. Easy access to I-84. Bethel is a vibrant New England town with a quaint historic downtown offering many amenities, nature trails and picturesque farms. Take a step back in history, or explore the latest trends in art. Enjoy all season community events or come to savor the farm-to-table freshness at Bethel's many highly rated restaurants. A wonderful place to live. Sold As Is.</p> <p><i>Listing Courtesy of Silver Pine Real Estate</i></p>								
 6 Pending • <i>Under Contract - Continue To Show as of 1/29/2024</i> MLS ID: 170619366 35 Highland Ave	Single Family	3/2	1,772 sq ft	9,583	1/18/2024	\$475,000	1/29/2024	\$268
<p>This charming Cape-style residence boasts 3 bedrooms, 2 full baths, and a private, level backyard. The first-floor primary bedroom with a full bath provides convenience and privacy. Step inside to discover gleaming hardwood floors that lead you through a thoughtfully designed layout. The dining room is perfect for gatherings, while the updated kitchen is equipped with newer stainless steel appliances and granite countertops. Meticulously maintained, this home showcases a newer HVAC system providing heat and central air, ensuring comfort year-round. The two additional bedrooms on the upper level offer versatility and comfort for family or guests and plenty of storage space throughout. With a total of 2 full baths, every detail has been carefully considered. Outdoor amenities include a large wooden deck and a 2-car detached garage, providing convenience and additional storage space. Situated within walking distance to downtown Bethel, enjoy easy access to vibrant shops, dining, and community events. This home seamlessly combines classic charm with a cosy appeal, creating a warm and inviting atmosphere. It's the perfect blend of comfort and convenience in the heart of Bethel. Don't miss the opportunity to call this property your own.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>7 Pending <i>• Under Contract - Continue To Show as of 1/24/2024</i> MLS ID: 170610385</p> <p>13 Kellogg St</p>	Single Family	4/3	2,886 sq ft	40,510	11/28/2023	\$575,000	1/24/2024	\$199
<p>Relax by your sparkling pool while taking in breathtaking views of King Lake across the street in this stately 4BR 2.5BA Gambrel Colonial with 2886 sq ft, on .93 acres in a desirable neighborhood. The house has a wonderful, open floor plan with a warm foyer, spacious LR with vaulted ceiling, FR with a wood burning fireplace (and convenient access to wraparound deck and pool), formal dining room, eat-in kitchen island, breakfast nook, laundry and half bath on the main level. Upstairs you'll find the primary BR with 2 closets & full bath, 3 additional bedrooms & hallway full bath. The home's gently sloping property with its lush lawn & colorful, easy-care perennials ensures the basement stays dry & is home to families of deer & the occasional turtle. You'll love its many updates including a brand-new water holding tank, kitchen sink & faucet, chimney sheath, dryer, shutters, Trane air conditioning, stainless appliances, oil tank, deck, attic ladder, roof, well pump, Generac 7kw portable generator & cord and a driveway with drainage. Pool care is a breeze with a new pool liner, an Aqua Bot robotic pool cleaner, a back-up Hayward pump and filter tank. Sellers in process of getting CO for pool. Convenient location, just minutes to schools, downtown shopping, Blue Jay Orchards, Route 6 shopping, grocery stores, restaurants, Target and exit 8. Only 12 minutes to the NY line.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>8 Pending <i>• Under Contract - Continue To Show as of 2/3/2024</i> MLS ID: 170607302</p> <p>6 Marvin Pl</p>	Single Family	5/5	4,536 sq ft	114,998	10/28/2023	\$729,000	2/3/2024	\$161
<p>Recently APPRAISED 5 bdrm 4.5 ba Contemporized Raised Ranch with an inground heated pool & a seasonal cabana featuring a 1/2 bath. A home for the Entertainer; offers a Legal in law suite with CO in place as of 12/7. All rooms are very good size with closets. Fabulous location. Small cul-de-sac of 7 homes. Home sits at the crest of the lot offering a Country scenery yet minutes to the town center, Dining district, schools, highways, and Bethel's grocery stores. Bask in the natural light that shines in through the dining room as you enjoy your meals. The homeowner cut down more than 20 Huge Trees that enveloped the lot so now the entire home allows the maximum sun exposure. Solar panels were added to capitalize on that & were designed to supply the home, the pool, cabana, & 1 electric car. The entire inside of the home was repainted for a neutral palette. Brand new heating system & oil tank, new deck, new pool liner, new Refrigerator; too many upgrades to mention here (value over 150k). Lots of storage. Come sit at the picnic table while listening to the meandering stream - so relaxing! Home insurance just bound last week for \$2,188/yr. Don't miss this opportunity!!</p> <p><i>Listing Courtesy of The Provino Group LLC</i></p>								
 <p>9 Pending <i>• Under Contract - Continue To Show as of 1/22/2024</i> MLS ID: 170617078</p> <p>5 Marywood Rd</p>	Single Family	5/3	3,654 sq ft	169,448	1/3/2024	\$630,000	1/22/2024	\$172
<p>HORSE OWNERS TAKE NOTE! Bring your horses home to this Fairfield County country farm! This nearly 4 acre farm has a 4 stall horse barn w/running water,electricity,hayloft(w/capacity for 300 bales)& paddocks!It is presently an operating educational livestock & homesteading farm & offers:other pens & sheds to accommodate other animals,a postage stamp orchard w/apple,peach,plum & cherry trees, mature blueberry bushes & medicinal plants throughout the property!This lovely farm is located on a private cul-de-sac in the charming town of Bethel, where you can hop on Metro North for easy commuting & dine in the many restaurants. The home is a spacious hi-ranch w/5 bedrooms, 3 baths & 2 fireplaces, designed for easy living.The lower level has 2 generous bedrooms,full bath,family room w/fpl. & laundry.Potential to convert to in-law suite!The upper level has large kitchen,dining & living rooms, 2 additional bedrooms & primary suite w/full bath.Let's not forget the spacious porch thru brand new French doors off dining room & in-ground pool too!If you're yearning for space & a country home, while still enjoying proximity to NYC. Oh & wired for generator! Come take a look!!!</p> <p><i>Listing Courtesy of Howard Hanna Rand Realty</i></p>								

Pending: 10 (cont.)

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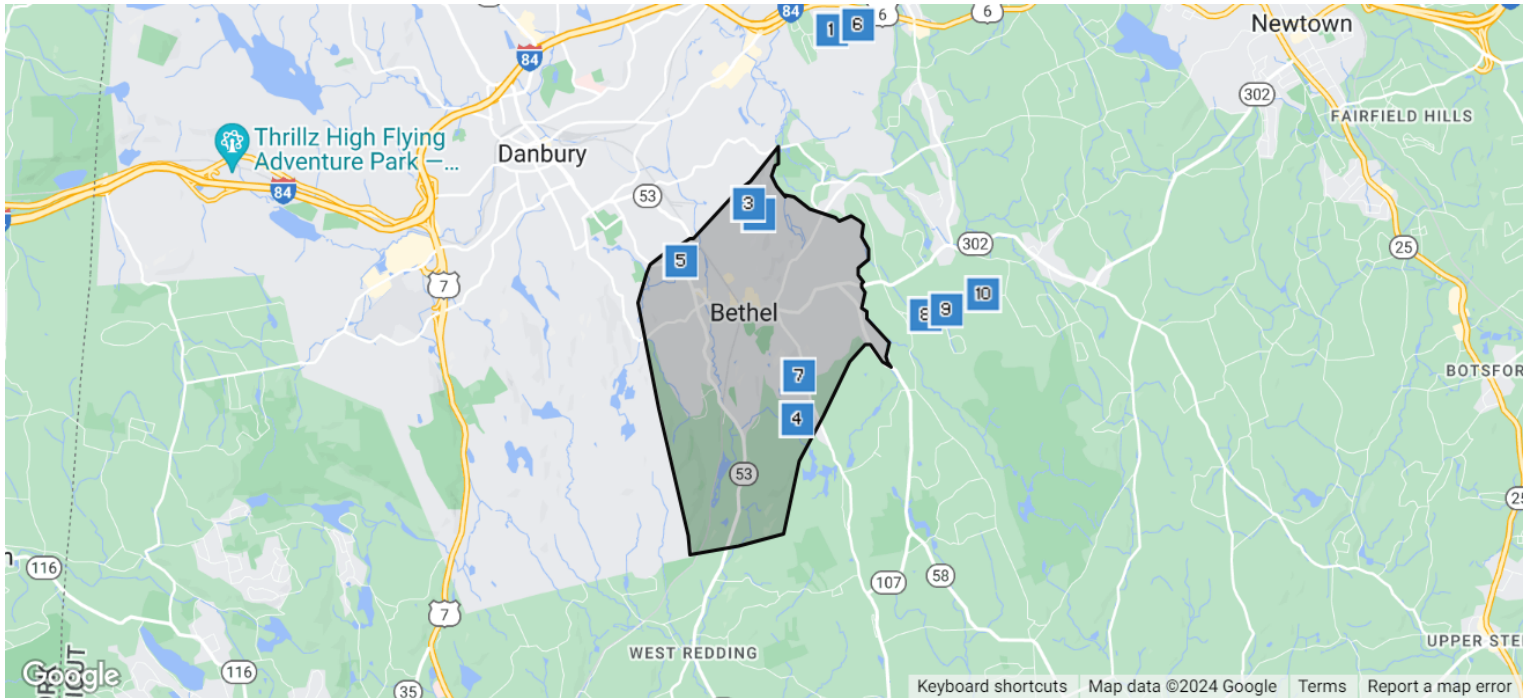


10 **🕒 Pending** **Under Contract - Continue To Show as of 1/22/2024* *MLS ID: 170601394*



120 Rockwell Rd Single Family 3/2 1,746 sq ft 39,204 9/30/2023 \$479,900 1/22/2024 \$275

Welcome to 120 Rockwell Road. This three bedroom, one and a half bath, home has been well kept by its owner of over 25 years. The location is fantastic, as it is close to schools, shopping, and highways. The home has a good size eat-in kitchen with a sliding door that leads to the wood deck. The living room and dining room combo have hardwood floors, as do the bedrooms. You can access the main bathroom from the hall as well as from the master bedroom. The lower level has a large family room and a fireplace with a wood stove installed. The half bath and washer & dryer hook ups are on the same level. The large two car garage is also equipped with electric garage door openers. The driveway is on a slope, but levels when you get to the house. The grounds and landscaping are beautiful.

Listing Courtesy of Clearview Realty LLC

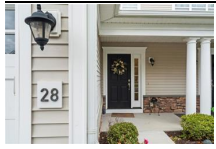


Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 2/9/2024, MLS Listing 170613438: 12/5/2023 MLS ID: 170613438</p> <p>21 Sand Hill Rd</p> <p>Sweet ranch-style home in the perfect location! From the moment you step on the front porch, you can feel the pride of ownership love, and care that has been put into this lovely home. Solid hardwood flooring flows throughout the main level where you will find open-concept living at its best with an adorable kitchen with painted wood cabinetry, and a subway tile backsplash open to both living and dining areas. Down a short hall, you will find 3 bedrooms and a full bath. The finished basement gives you the perfect opportunity to expand boasting a fireplace with woodstove insert and an additional full bath. Outside you will be pleased to find a lovely private lot complete with an above-ground swimming pool and plenty of perennial plants! This home is perfect for those just starting out or slowing down and is destined to impress!!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,484 sq ft	28,749	1974	2/9/2024	\$450,000	\$303
 <p>2 Closed • Sold Date: 1/12/2024, MLS Listing 170609276: 11/10/2023 MLS ID: 170609276</p> <p>14 Briar Ridge Dr</p> <p>Welcome Home! Stunning and Pristine "Bucknell Model" End-Unit at "The Summit at Bethel"! 3 Bedrooms, 3.5 Bath Tri-Level Townhouse with Main Level Master, Finished Basement, and Attached 2-Car Garage. The 2-Story Entry Welcomes You into the Home. The Formal Dining Room allows Plenty of Room for a Large Table and has Picture Molding and Lots of Windows. The Corner Home Office has French Doors, a Vaulted Ceiling, and 2-Walls Filled with Windows! The Gourmet Kitchen has Plenty of Cabinets including a French Door Corner Cabinet, Tiled Backsplash, Granite Countertops, Center Island that Allows for Additional Seating, Stainless Steel Appliances, a Casual Dining Area, & a Walk-In-Pantry w/French Doors. The Living Room Right off the Kitchen makes for a Great Entertaining Experience! Warm up to the Gas Fireplace in the Winter or Enjoy the Private Deck (w/Gas Line for Grill) in the Summertime. The Main Level Master has a Tray Ceiling, (2) Closets (1 Being a Large Walk-In) as well as a Private Full Bath. Powder Room, Laundry Room w/Cabinets, and Easy Access to the 2-Car Garage also on this Level. The Upper Level offers (2) Large Bedrooms with a Jack-and-Jill Bath and a Large Loft Area. The Fully Finished Lower Level Makes for a Great Family Room or Exercise Area. Additionally, there is a Full Bath and (2) Large Storage Areas. Central Vac, Neutral Paint, Crown Molding + Many More Upgrades Throughout! The Community offers a Pool, Clubhouse with Billards Room/Full Kitchen & More!</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Condo/Townhouse/Apt.	3/4	3,558 sq ft	-	2011	1/12/2024	\$749,500	\$211

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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3	Closed	*Sold Date: 12/22/2023, MLS Listing 170604935: 10/20/2023 MLS ID: 170604935						
28 Great Hill Dr	Condo/Townhouse/Apt. 3/4	3/4	2,956 sq ft	-	2010	12/22/2023	\$625,000	\$211

Welcome to 28 Great Hill Dr, nestled in the prestigious Summit at Bethel, a highly sought-after complex known for its picturesque landscapes and vibrant community. This extraordinary home embodies the perfect blend of modern luxury and classic elegance, showcasing clean lines, large windows, and thoughtful design. The open-concept living spaces are flooded with natural light and feature high ceilings and a magnificent fireplace that adds warmth and charm to the home. The main level boasts a spacious primary bedroom suite, gourmet kitchen featuring SS appliances & center island and several spaces for dining and entertaining. Upstairs you will find two additional bedrooms, full bathroom and loft with an expansive storage closet. The walk-out lower level completes the townhome offering additional living space and another full bathroom. Enjoy relaxing on your private deck and living in a community with its own unique charm where residents can enjoy socializing at the clubhouse, swimming pool, and tennis courts. Bethel, CT offers a thriving downtown, vibrant arts scene, and a variety of dining options as well as easy access to nearby shopping, schools, and transportation, making daily life convenient and enjoyable.

Courtesy of Around Town Real Estate LLC



4	Closed	*Sold Date: 11/20/2023, MLS Listing 170600513: 9/27/2023 MLS ID: 170600513						
4 Long Meadow Ln	Single Family	4/3	2,072 sq ft	45,738	2012	11/20/2023	\$639,500	\$309

Sun-drenched 4-Bedroom 3-Bath Colonial built in 2012, set back off the road and perfectly situated on a 1+ acre lot on a quiet street. This inviting home welcomes you from the moment you step inside. The main level has an open floor plan which flows seamlessly from room to room, with gleaming hardwood floors and 9' ceilings, creating an airy and light-filled space. The spacious living room is centered by a gas fireplace, and is open to a sunlit gourmet kitchen, which features granite countertops, stainless steel appliances, peninsula for counter seating, oversized pantry, and sliders to a large deck. Just off the foyer is a spacious dining room, perfect for large gatherings. There is a first floor bedroom which connects to a full bath. The upper level boasts a generous Primary Bedroom Suite with custom walk-in closet, luxe bath features vanity with granite countertops, double sink, oversized shower, built-ins, and powder room. Two additional large bedrooms on this floor share a Jack-and-Jill bath. 2nd Floor Laundry Room. Attached two-car garage, central air, propane heat, Pella windows. Generac Generator installed in 2020. The unfinished basement has a roughed-in bath and could be finished for additional space. Beautifully landscaped yard has extensive plantings, stone steps and wall, and a large shed. Room for a pool! Current owners have meticulously maintained this home and it is in PRISTINE condition. Easy access to downtown Bethel, stores, restaurants and more.

Courtesy of Berkshire Hathaway NE Prop.








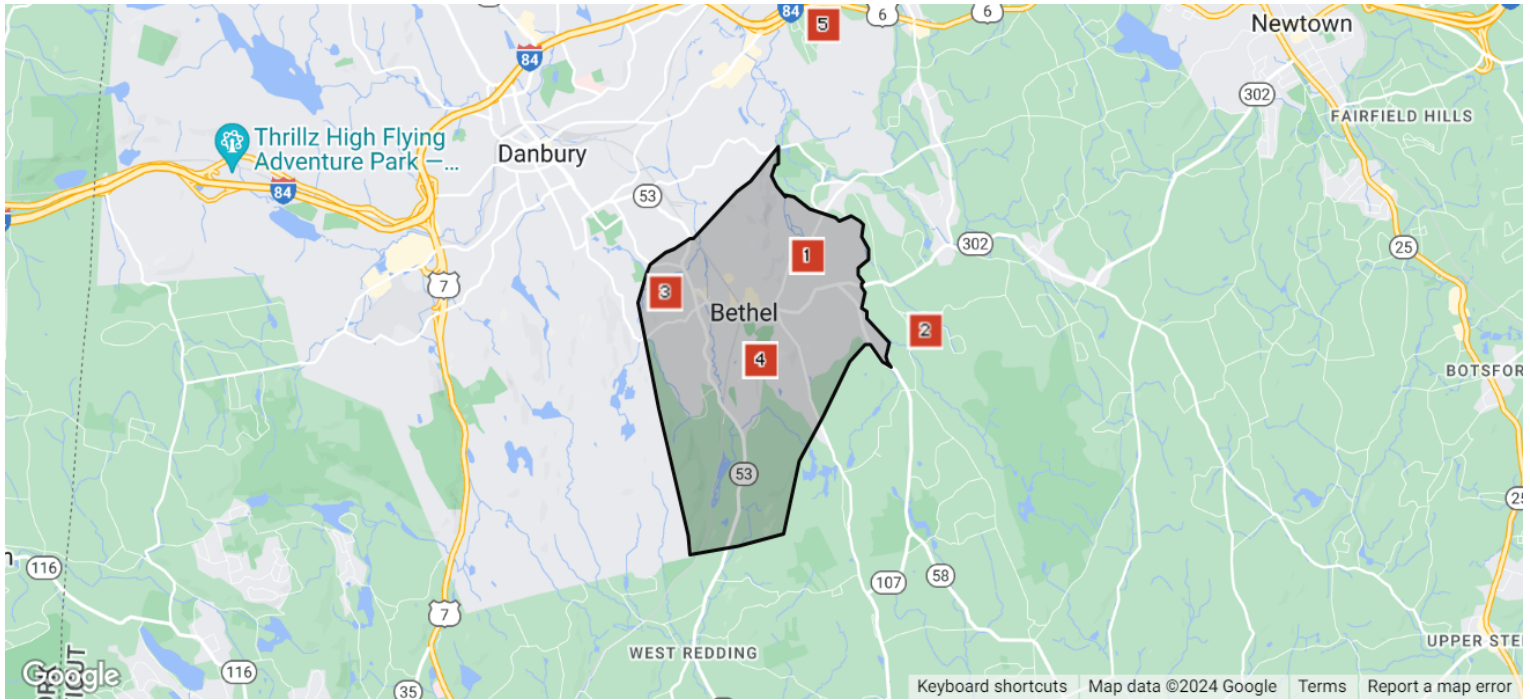
5	Closed	*Sold Date: 11/15/2023, MLS Listing 170583398: 7/20/2023 MLS ID: 170583398						
18 Penny Ln	Condo/Townhouse/Apt. 3/4	3/4	3,501 sq ft	-	2009	11/15/2023	\$675,000	\$193

Get ready to fall in love with this stunning 3BR 3.5BA Duplex home offering an amazing open floor plan with high ceilings and lots of natural light! Welcoming front porch brings you inside to a gracious foyer with columns, formal dining room and two story living room with gas fireplace and access to deck. Step into the gorgeous eat-in kitchen featuring newer granite countertops (Alaska Ice), island, 42" cabinetry, stainless appliances, tile backsplash, pantry, breakfast room/dining area and desk/office area. All with convenient access to the 2 car garage with nice storage for those wholesale shopping trips. Upstairs you'll find the primary bedroom with two walk-in closets, full bath, dual vanity sinks, tiled shower with seat and glass enclosure, plus soaking tub. Two additional bedrooms, full bath and laundry complete the upper space. Lower level family room/flex room with full bath and more storage space. Refrigerator in garage is included. HOA is \$357 per month. Perfectly situated at end of cul-de-sac and just minutes to charming downtown Bethel. The complex is home to 328 units; 18 Penny Lane is one of just 38 units located on the Bethel side. Convenient to major highways, shopping and numerous trending restaurants. Metro-North will get you to NYC in 1 hr 40 mins. Only a 15 minute drive from NY line!

Courtesy of Coldwell Banker Realty

Closed: 10 (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: 11/30/2023, MLS Listing 170597349: 9/21/2023 <i>MLS ID: 170597349</i>						
18 Budd Dr	Single Family	4/2	2,256 sq ft	20,037	1973	11/30/2023	\$525,000	\$233
<p>Beautiful 4 B/R Chimney Hts. Split level home! Exudes pride of ownership. Well cared for in and out this gem will surprise you upon entering. The expanded open concept Kitchen boasts a window surrounded stunner of oversized Dining area. Truly the focal point and heart of the home. Envision entertaining family and friends and celebrating holidays with room for all to gather. The slider opens out to a lovely wraparound deck with just a few steps down to a gorgeous, level backyard. Each of the 4 bedrooms are beautifully appointed. The lower level family room is both functional and cozy offering built-ins, an ideal area for an office or entertainment space. Step outside and imagine the gardening and recreational fun this private, park-like yard offer. Budd Drive is a beautiful road within desirable Chimney Hts. Community water and Septic (Sewer available in road). Fabulous location close to downtown Bethel/Greenwood Ave., Bethel schools as well as an ideal commuter location off of Exit 8/I-84. There is so much to love! SUBJECT TO PROBATE APPROVAL/FLEXIBILITY ON CLOSING TIMING WILL BE KEY. MULTIPLE OFFERS. HIGHEST AND BEST DEADLINE IS TUES. SEPT. 26 BY 5PM.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
	7 Closed	*Sold Date: 1/2/2024, Public Record <i>MLS ID: -</i>						
125 Chestnut Ridge Rd	Single Family	3/2	1,302 sq ft	54,014	1989	1/2/2024	\$400,000	\$315
<p>—</p>								
	8 Closed	*Sold Date: 11/17/2023, MLS Listing 170599011: 9/29/2023 <i>MLS ID: 170599011</i>						
9 Codfish Hill Rd	Single Family	3/2	1,896 sq ft	136,778	1953	11/17/2023	\$438,000	\$231
<p>Donât miss your opportunity to live on the sought after Codfish Hill Rd in Bethel, CT! This 3 bedroom, 2 bath Ranch style home is a charming residential property that sits on over 3 acres of beautiful, private and peaceful property. As you enter the home you will step into the huge great room which boasts a wide plank hardwood floor, wood planked ceiling adorned with rustic beams, ceiling fan, walls of windows allowing natural sunlight, built-in book shelves and a wood burning fireplace. The spacious kitchen has ample cabinet & counter space with a gas range, plenty of room for storage and meal preparation, skylights, breakfast bar, table & bench seating to host large gatherings. The kitchen allows for easy flow into the adjacent generous dining room surrounded by the another wood burning fireplace adding a charming timeless touch. The delightful roomy primary bedroom has extra seating area along with large closet & hardwood flooring. The second bedroom & full bathroom complete this end of the home. The 3rd adorable bedroom has a custom bed with built-in shelves and a full bathroom featuring a shower stall. The backyard is spacious and well-maintained, providing a great space for hosting outdoors or enjoying some quiet time amidst nature. The babbling brook is located in the rear of the property. Storage space galore, double car detached garage, 2 large sheds and a full basement. Convenient to downtown Bethel, restaurants, library, shops, parks and trails.</p> <p><i>Courtesy of Dream House Realty</i></p>								
	9 Closed	*Sold Date: 1/10/2024, Public Record <i>MLS ID: -</i>						
21 Codfish Hill Rd	Single Family	4/4	2,258 sq ft	108,029	1999	1/10/2024	\$123,000	\$301
<p>—</p>								
	10 Closed	*Sold Date: 1/5/2024, MLS Listing 170602896: 10/7/2023 <i>MLS ID: 170602896</i>						
96 Codfish Hill Rd	Single Family	3/4	2,250 sq ft	38,768	1957	1/5/2024	\$580,000	\$258
<p>Spectacular, Spacious, Split! Wonderful updated, move in condition 3-bedroom, 2 full, 2 1/2 bath Contemporary Split on level .89-acre park-like grounds with in-ground pool! Move right in and begin to enjoy this meticulously maintained home in the Codfish Hill area of Bethel. Hardwood floors, eat in granite kitchen, generously sized rooms, 2 car garage, wood burning fireplace, fenced in yard, party deck, outdoor shed, mature plantings (with nearly 1,000 daffodils along your front store wall!). Many big-ticket items already done including upgraded windows, and siding. Glorious 4 season sunroom overlooking your beautifully landscaped backyard! Great opportunity in Bethel!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								



Distressed: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 3 Cole Ln -</p>	Single Family	4/3	2,500 sq ft	6,970	-	12/27/2023	Notice of Lis Pendens	
 <p>2 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 11 Ichabod Ln -</p>	Single Family	3/3	1,928 sq ft	27,443	-	11/22/2023	Notice of Lis Pendens	
 <p>3 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 9 Pleasant St -</p>	Single Family	3/3	2,422 sq ft	15,682	-	12/4/2023	Notice of Lis Pendens	
 <p>4 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i> 63 Taylor Ave, #B -</p>	Single Family	3/2	1,512 sq ft	10,019	-	12/23/2023	Notice of Foreclosure Sale	-

Distressed: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5	Off Market	* Notice of Lis Pendens MLS ID: -					
11 Westview Dr	Single Family	3/3	1,714 sq ft	21,344	-	11/27/2023	Notice of Lis Pendens	
-								

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