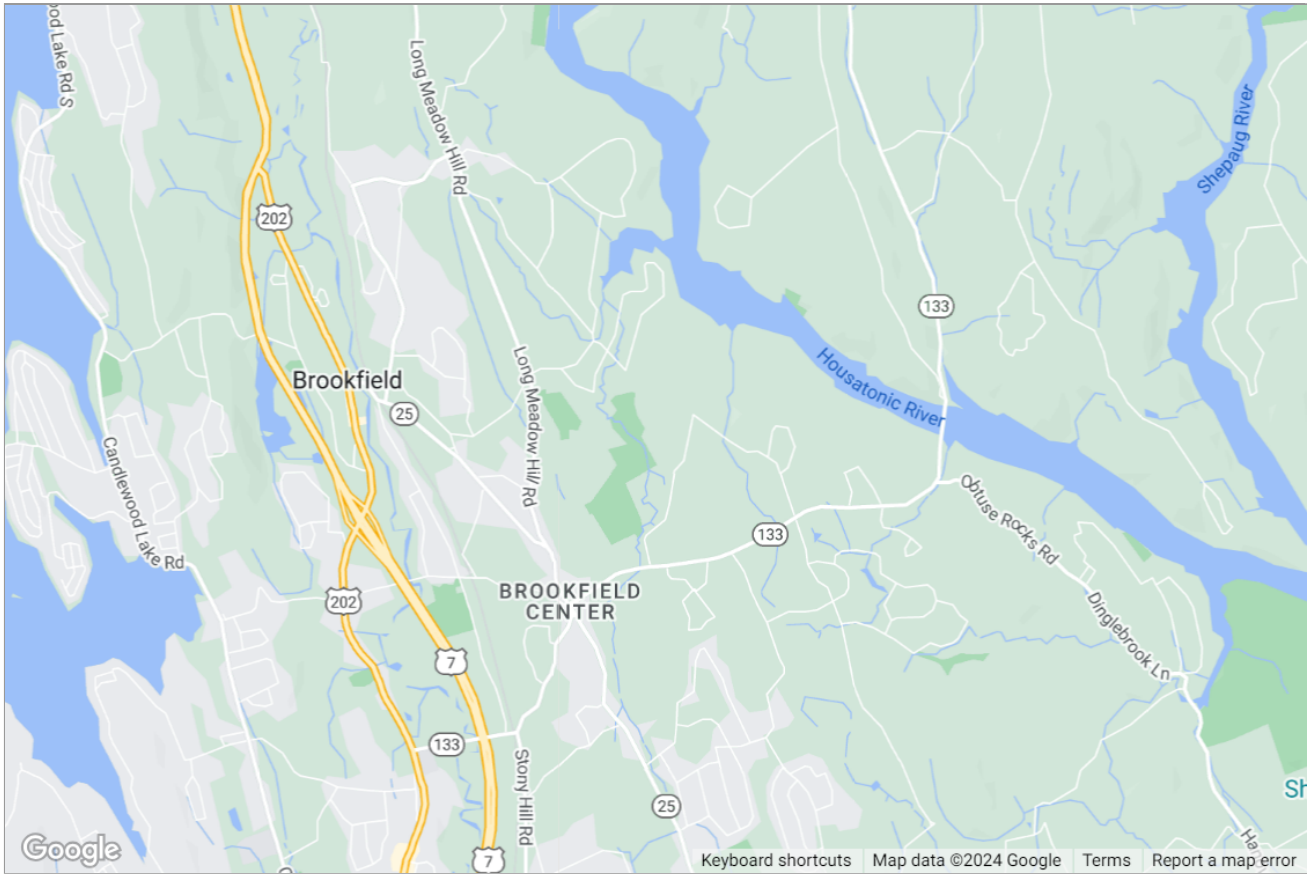


MARKET ACTIVITY REPORT

Brookfield, Connecticut



Presented by

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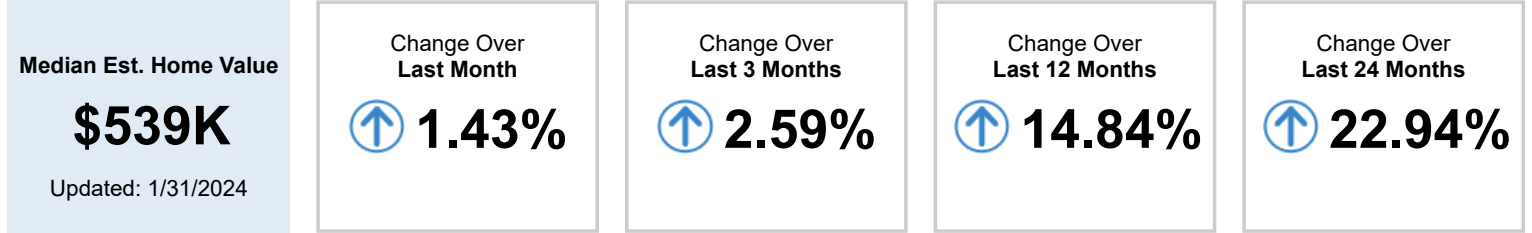
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Brookfield, Connecticut

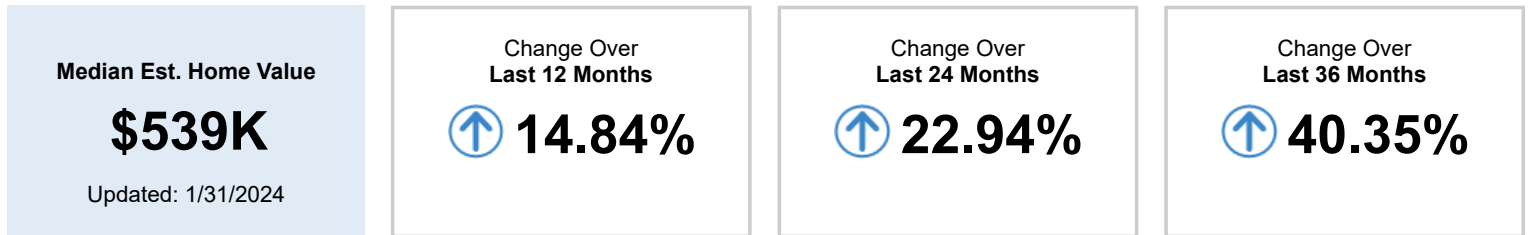
Market Snapshot: Estimated Home Values



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



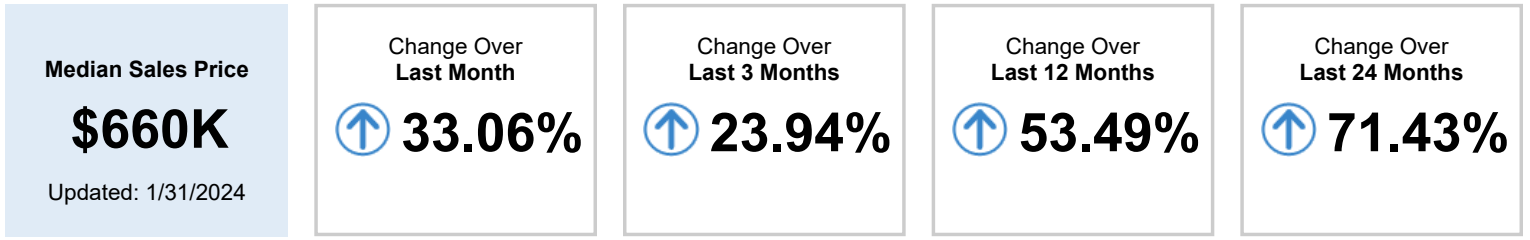
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



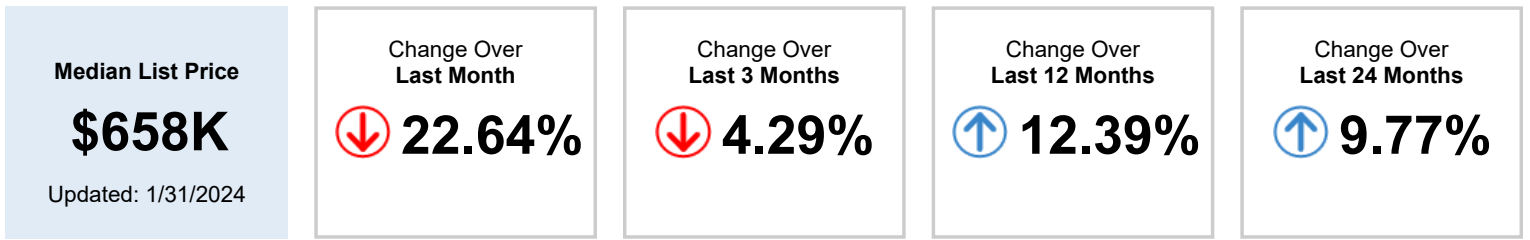
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



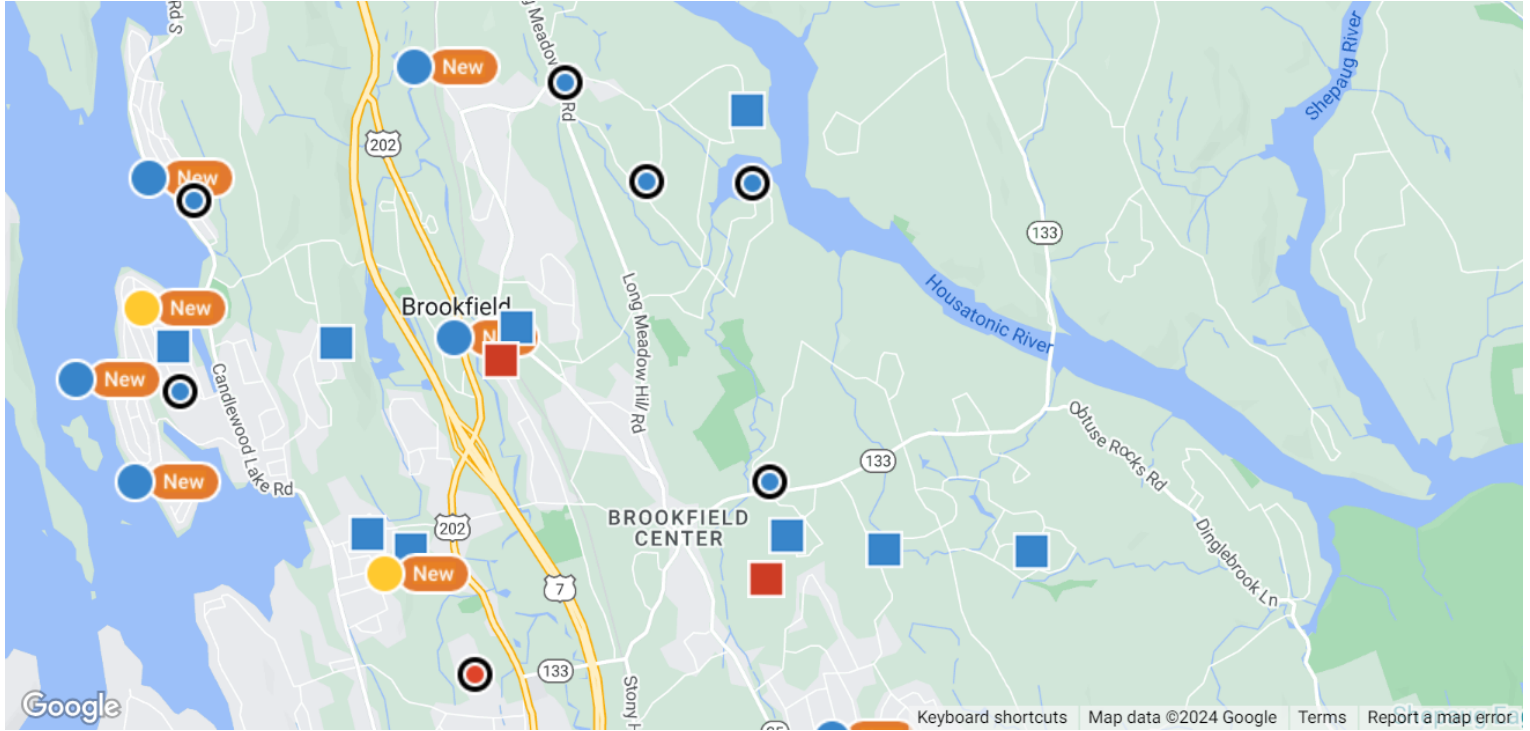
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

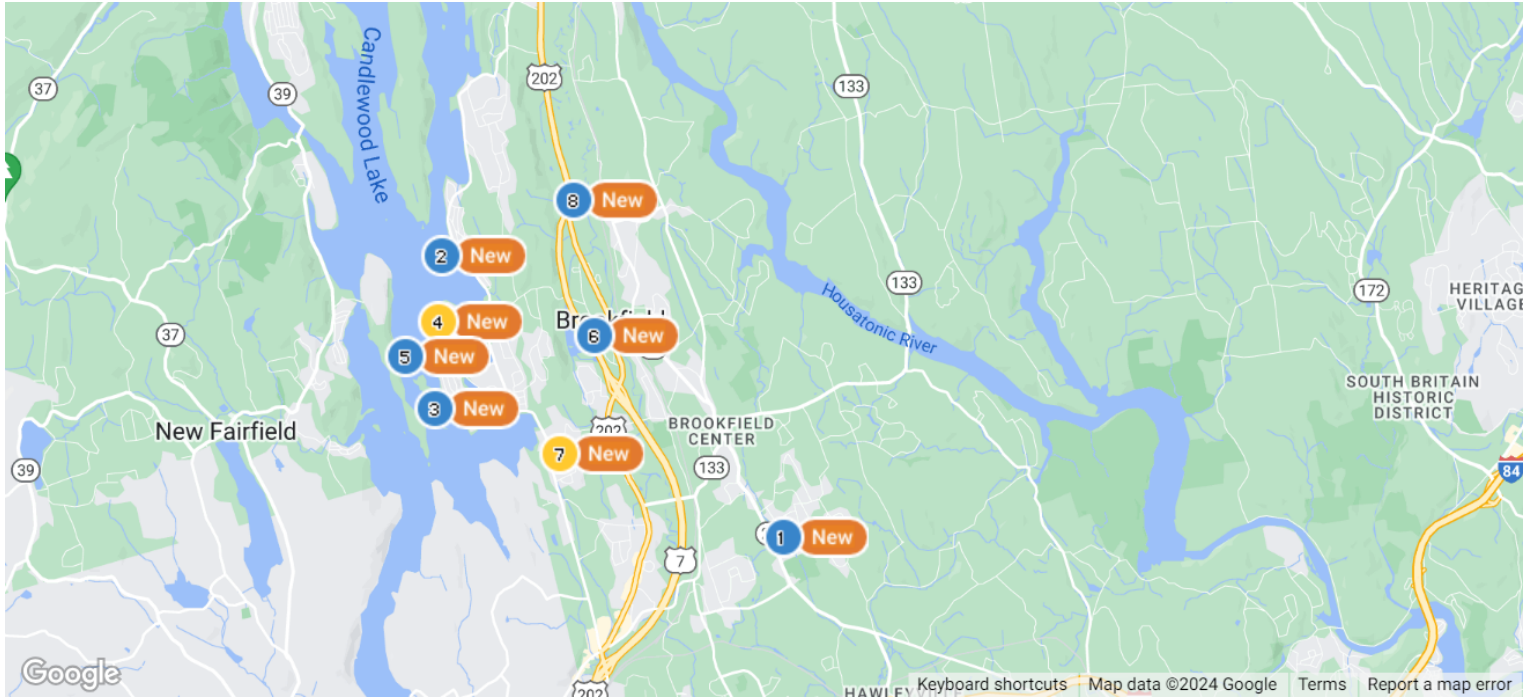
Market Activity Summary Stats



Search Criteria | **Location:** Brookfield, 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	8	10	10	6
Low Price / Value	\$3,000	\$325,000	\$180,000	\$436,450
Median Price / Value	\$682,500	\$672,500	\$622,500	\$794,560
High Price / Value	\$2,796,000	\$1,799,900	\$950,000	\$1,405,220
Average Price / Sq. Ft.	\$267	\$251	\$215	\$378
Median Price / Sq. Ft.	\$302	\$224	\$206	\$265
Average Days in RPR	53	73	60	–
Median Days in RPR	52	48	68	–
Total Volume	\$6,561,900	\$8,044,600	\$5,957,300	\$5,081,930

Brookfield, Connecticut



New Listings: 8

	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: 11/17/2023 MLS ID: 170610631

25 Drover Rd Single Family 4/3 2,196 sq ft 40,946 1973 11/17/2023 \$499,000 \$227

In the desirable Greenridge area of Brookfield, this Raised Ranch offers an open floor plan with updates, including windows, roof, oil burner, and tank. Close to amenities like Happy Landings Park, shopping, and schools. Enjoy privacy on the large deck with vista views, and landscaped with perennials. 4 bedrooms, 3 full baths, 2 fireplaces. Lower level with bedroom, bath, and family room. Upper level with master suite, 2 bedrooms, full bath, dining, and living room with fireplace. Cathedral ceilings and a must-see property. Note: Wall removed between 2 bedrooms to create a large Primary Suite! Call today for a private showing!

Listing Courtesy of William Pitt Sotheby's Int'l






2 ● Active • New, Active: 12/5/2023 MLS ID: 170613486

61 Indian Trl Single Family 3/2 2,276 sq ft 30,056 1939 12/5/2023 \$939,900 \$413




Fabulous Candlewood Lake Club home with lake views. Come enjoy the private community with a manicured 9-hole golf course, tennis and pickleball on 2 hard and 2 har-tru courts, a private beach, marina, and a beautiful clubhouse overlooking the lake providing social events for the adults and a plethora of events for the kids all summer long. The home has just been renovated to include a new Primary Bath, Roof with 50-year guarantee, Gutters, Down Spouts, Paint in and out, Driveway, Windows, Hardwood Floors throughout, Peerless Boiler, and AC units. The open concept offers 2,276 s.f. of living space on a peaceful .70 acre lot. There's a large dining room with lake views and a great room with a beautiful stone fireplace and open beam ceilings. The New Kitchen features SS appliances, under cabinet lighting, tile back splash, & quartz countertops. The primary bedroom with en-suite, and two additional oversized bedrooms are on the first floor. Additional square footage can be found on the second floor bonus loft which is currently used for an office, sleeping, and storage. The sunroom with access to 2 stone patios overlooks a private, level yard with mature trees and a gorgeous landscape of flowering gardens. There are 2 driveways and a two-car garage. Close to shopping, dining, and commuter routes. A true oasis from the worries of the day! Note, there is a \$15,000, one time buy-in fee to CLC. \$10,000 Community Stock transfers to new owner. Community fees include all club amenities.

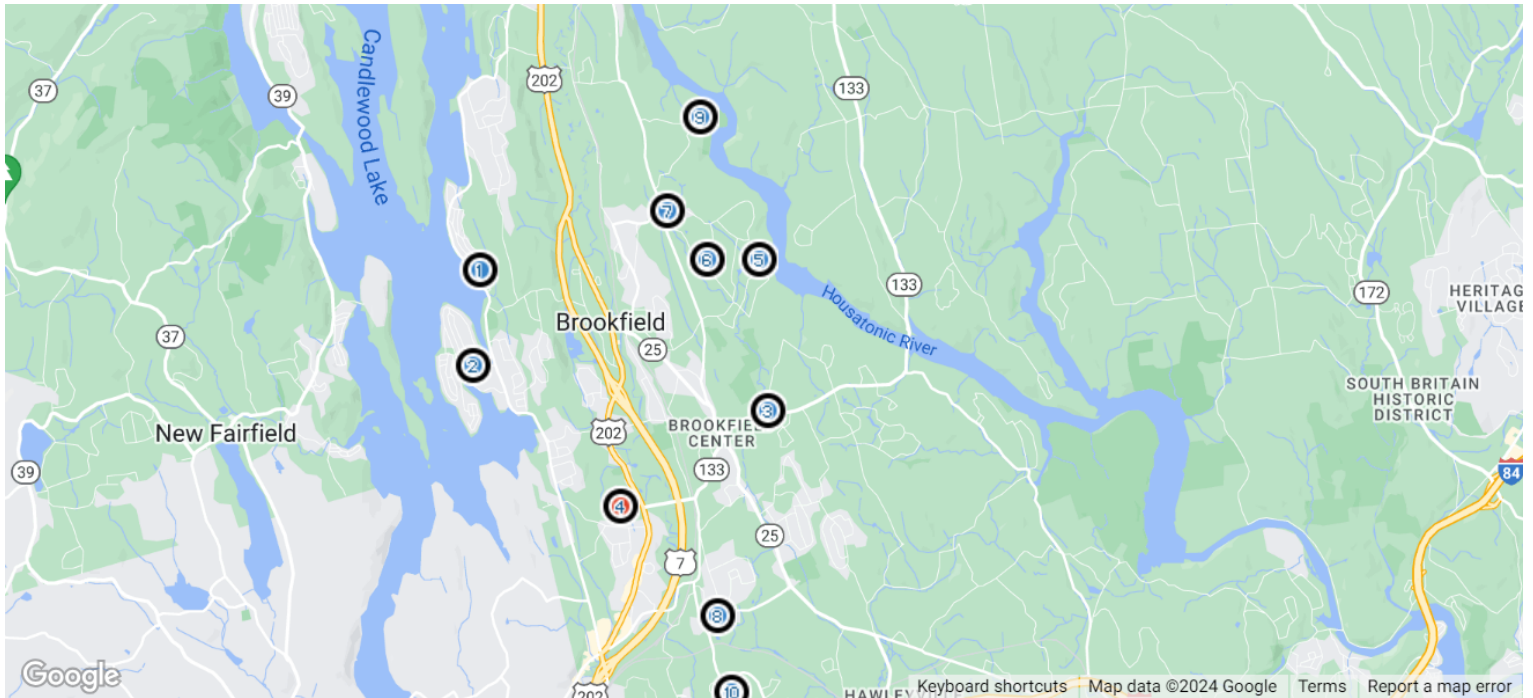
Listing Courtesy of Independent Realty Group

New Listings: 8 (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>3 ● Active • <i>New, Active: 1/10/2024</i> <i>MLS ID: 170618229</i></p> <p>97 Kellogg St</p> <p>Arrowhead Point at Candlewood Lake. Move right into this 2400+ sqft fully updated, lake community home, lake living it is very best! This home is on a corner lot and has gorgeous lake views & is tastefully decorated & move in ready. Entertaining is easy with the open floor plan and stunning custom designed kitchen, vaulted ceilings, open beams, granite counters & stainless appliances. The bright open floor plan has two expansive levels of pristine living space! The dining room offers a custom bar with wine cooler & custom shelving. Gorgeous tiled flooring completes this exceptionally designed kitchen. Access to the oversized 2 car garage is conveniently located off the kitchen. Garage has epoxy flooring and plenty of storage. The sliders take you to the sprawling rear deck with built-in benches & bar, relax and enjoy the privacy, perfect for entertaining. The expansive master suite has plenty of closets, double sinks & walk-in shower. Enjoy the warmth of the stone fireplace in the large lower level family room. Lower level versatile layout is perfect for an in-law suite. Kitchenette, den, bedroom, and full bath with laundry. Arrowhead Point Beach is just a quick walk away. Private beach locker is included. Beach has swim & boat docks. Association is updating the lockers for the 2024 summer season. This home is low maintenance with a new roof, windows, siding, heating and air condition system offer you an ease of living. It faces west, enjoy amazing sunsets! Updates in docs.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/3	2,592 sq ft	11,761	1971	1/10/2024	\$825,000	\$318
 <p>4 ● Active • <i>New, Active: 11/25/2023</i> <i>MLS ID: 170611370</i></p> <p>70 N Lake Shore Dr</p> <p>Welcome to your dream direct Waterfront retreat on Candlewood Lake! Fully furnished and ready for your Summer 2024 season. This custom-designed 4 bedroom, 2.5 bathroom home offers the epitome of luxury living, combining comfort and style with unparalleled easy lakefront access. As you step inside, you'll be greeted by a warm inviting entryway and an abundance of natural light. An open concept living room/dining room and a well-appointed kitchen with gas range lead to a gorgeous sunroom providing a wonderful space to relax and enjoy your morning coffee. On the main level you will find the master bedroom which overlooks the lake, two additional bedrooms, a full bath and additional half bath. The fourth bedroom located on the lower level can serve as a guest suite or home office. On the lower level you will find the enormous entertaining space. Complete with REC room, work out space with Peloton bike and weights, a kitchenette, bar, full bath with shower and laundry. Making this the ideal space for entertaining friends and family. Sonos sound speaker system can be enjoyed throughout the home. The outdoor double deck is the perfect stage for your gatherings, and the built-in grill makes al fresco dining a joy. The outdoor hot tub and shower offer a relaxing space to take in the beautiful lake views. Truly a special home with your own private beach, dock, flat yard and in a community with private beach and amenities. This home is not just a residence; it's a lifestyle.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,381 sq ft	13,068	1957	11/25/2023	\$100,000 mo.	\$42
 <p>5 ● Active • <i>New, Active: 12/9/2023</i> <i>MLS ID: 170614478</i></p> <p>18 S Lake Shore Dr</p> <p>Welcome to 18 S Lake Shore, a stunning waterfront home on Candlewood Lake. Built with custom craftsmanship, the serene western lake views and thoughtful design bring out the charm of this home. The chef's kitchen and large dining room with mosaic tile flooring is a dream for those who love to entertain. The oversized great room with a warm fireplace and Brazilian Cherry wood floors adds a cozy touch, and the radiant heated flooring on the main level is a luxurious feature for comfort. Soaring ceilings and oversized windows showcase stunning sunset views. The spacious primary bedroom suite has the most lavish spa feel, with spectacular views. The expansive lake-level family room features copper ceilings, a large bar, industrial rubber radiant heated flooring, in addition to an office, large gym, and full bath with a steam shower. The lakeside patio and gazebo, along with the deep-water dock and free-floating swim platform, offer ample opportunities for outdoor relaxation and water activities. The landscaped grounds with stone walls, mature plantings, and lush green grass add to the overall appeal of the property. The home also features a newly installed whole-house generator. And the convenient location close to shopping, dining, and schools makes it even more desirable. Make this Candlewood Lake gem your home!</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>	Single Family	3/4	5,252 sq ft	8,712	2005	12/9/2023	\$2,796,000	\$532

New Listings: 8 (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: 1/18/2024</i> <i>MLS ID: 170618017</i></p> <p>174 Pocono Rd</p> <p>Walk to the center of Brookfield from this newly updated 3/4 Bedroom, 2 full bathroom home. Situated on flat 1.25 acres with path to sitting area of scenic river. This elegant home has beautiful original wide plank wood flooring throughout and brand-new plush carpeting in bedrooms. The freshly painted main level features a bright and inviting Living Room accented with built ins, an updated Kitchen with new stainless appliances, granite countertop and breakfast bar. Dining Room has a statement fireplace and built ins. A bedroom on the main level with a private full bathroom. The freshly painted upstairs features 2 more generously sized bedrooms and a full bathroom. Finished 3rd floor has built ins throughout and plenty of closet space. A full unfinished basement houses the laundry area and access to the large backyard. Brand new roof, new central air system and newer 4-bedroom septic system are just a few of the improvements at this home (full list attached in supplements). Meticulously maintained and updated, this one has it all! Be sure to check out the engaging walkthrough home video! Owner/Agent. Audio and Video recording devices on property.</p> <p><i>Listing Courtesy of Real Broker CT, LLC</i></p>	Single Family	3/2	1,813 sq ft	54,450	1900	1/18/2024	\$540,000	\$298
 <p>7 ● Active • <i>New, Active: 1/12/2024</i> <i>MLS ID: 170618756</i></p> <p>12 Oak Branch Dr, #1106</p> <p>Spacious Handicap Accessible Townhome Available For Immediate Rent. 3BR, 3 1/2 Bath End Unit Located In Oak Meadows Complex. Situated On 40+ Private Acres In Convenient Location. Less than 1 Mile To I-84. Open Floor Plan W/9' Ceilings On 1st Floor; Magnificent Kitchen W/Island Granite Counters & SS Appliances. Amenities Include 3,000SF Clubhouse & Pool!</p> <p><i>Courtesy of RE/Max Experience, LLC</i></p>	Condo/Townhouse/Apt.	3/4	1,774 sq ft	-	2014	1/12/2024	\$3,000 mo.	\$2
 <p>8 ● Active • <i>New, Active: 1/5/2024</i> <i>MLS ID: 170617641</i></p> <p>53A Old Middle Rd</p> <p>Welcome to 53A Old Middle Road in beautiful Brookfield, CT, where modern elegance meets luxury living in this newly constructed colonial home. This stunning property features a spacious layout with 5 bedrooms, 3.5 baths, and a 2-car garage with the potential for a car lift, including a 60-amp Level 2 EV charger. With 9-foot ceilings and recessed lighting throughout, the entire space feels bright and inviting. The heart of the home is undoubtedly the large kitchen, complete with a peninsula that provides extra counter space and seating for casual dining. The kitchen is adorned with stunning quartz countertops, perfectly complementing the stainless-steel appliances and giving it a sleek and modern look. The open floor plan seamlessly flows into the living room, dining room, and family room, making it ideal for entertaining friends. The family room is perfect for cozy evenings or movie nights with loved ones. The master bedroom is a true retreat, featuring an ensuite master bath with porcelain tiles on both the walls and floors, along with a spacious walk-in closet. The master bath includes a generously sized shower with a sleek glass door. The additional 4 bedrooms on the same floor provide ample space for guests. The guest bathroom is equally impressive, featuring porcelain tiles that ensure both style and functionality. This home also boasts a full basement, whether you envision a home gym, playroom, or home office. this house has a huge attic 26x17 for additional space.</p> <p><i>Listing Courtesy of Blue Lighthouse Realty, Inc</i></p>	Single Family	5/4	2,800 sq ft	44,431	2023	1/5/2024	\$859,000	\$307



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 2/11/2024 *MLS ID: 170621491*

41 Indian Trl Single Family 3/3 3,149 sq ft 16,988 1/27/2024 \$1,295,000 2/11/2024 \$411

Don't miss out on this stunning and immaculate Candlewood Lake home located in the desirable Candlewood Lake Club. You are not just buying a home, but a lifestyle. The home sits on a level lot on a quiet street. Enjoy fabulous western lake and sunset views from the front. In the back, a tranquil space awaits you with an expansive yard bordering the woods. The large patio is great for entertaining or morning coffee to a peaceful sunrise. Upon entering, you are welcomed by a spacious living room with a stone, gas fireplace and a bright kitchen open to dining area all with expansive windows providing natural light and to showcase the lake. There are 2 ample size bedrooms on the main floor with a full bath. The best surprise is the extraordinary great room with cathedral ceilings, a second stone, gas fireplace, palladium windows and slider entrance to back patio and yard. The master suite level has plenty of closet space, a large primary bath with whirlpool tub and a covered balcony to once again enjoy the western lake view, as well as an office/guest room with another full bath. The oversized 2 car garage has plenty of space to park 2 large cars and a golf cart. Amenities in the club include a clubhouse for functions, a 9 hole executive golf course, pickleball, playground, ball field and a children's camp program. There is also a community dock and beach plus winter storage for boats. Not to mention, the location is convenient and accessible to all shopping and major highways.

Listing Courtesy of Coldwell Banker Realty

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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2 Pending • Under Contract - Continue To Show as of 12/14/2023 *MLS ID: 170598035*

39 Candlewood Shores Rd Single Family 3/4 3,803 sq ft 6,969 9/14/2023 \$815,000 12/14/2023 \$214

Whether you are in search of a year-round residence or a weekend lake retreat, you've discovered a gem nestled within the Candlewood Lake community. Securely fenced with electric gates and a surveillance system, this property offers privacy and low maintenance. The home features a grand kitchen with coffered ceilings, oversized island, custom cabinetry, and more. The open floor plan of the home is perfectly designed for entertaining. The dining room is generously sized and embellished with a magnificent crystal chandelier. Additionally, the living room provides a cozy atmosphere with tray ceilings and a gas fireplace. Upstairs, you'll find generously sized bedrooms and a laundry room equipped with built-in cabinetry. The spacious master suite includes his and hers walk-in closets and a spa-like bathroom with a jetted tub, a shower, and double sinks. The additional two bedrooms are well-sized and provide ample closet space. The fully finished walk-out basement offers three distinct areas: a family room, a den, and an office space with a separate entrance, as well as a full bathroom. Don't forget to explore the abundance of space in the attic when you visit this wonderful house. The house is generator-ready at 230V, ensuring uninterrupted electricity throughout the entire home. You'll also enjoy direct access to Candlewood Lake's sandy beach, playground, and other fantastic amenities.

Listing Courtesy of Berkshire Hathaway NE Prop.



3 Pending • Under Contract as of 1/18/2024 *MLS ID: 170618644*

4 Brookdale Ln Single Family 3/2 1,730 sq ft 19,602 1/12/2024 \$325,000 1/18/2024 \$188

Charming Cape Cod with Great Bones and Endless Potential in Brookfield! Nestled on the picturesque Brookdale Lane, this Cape Cod-style residence at 4 Brookdale Lane presents a unique opportunity for those seeking a home with character and potential. Boasting wonderful curb appeal and solid bones, this property offers a perfect canvas for your vision and personal touch. Key Features include the timeless charm of Cape Cod architecture welcomes you as you approach this residence, creating a warm and inviting ambiance. Moderate Updates that reflect a blend of classic charm and modern convenience ft updated kitchen, wood floors, primary suite with full bath and closets, open living space with opportunity to make your own. Double your sq ft w/ huge basement built to be finished. Step into the spacious backyard and discover a spacious retreat, perfect for outdoor gatherings, gardening, or simply unwinding in a peaceful setting. Situated in the heart of Brookfield, this residence enjoys proximity to local amenities, parks, and excellent schools. It provides easy access to major routes, making commuting a breeze. With TLC and a personal touch, 4 Brookdale Lane can become a showcase of your style and preferences. Don't miss the chance to transform this charming Cape Cod into your ideal home. **HIGHEST & BEST - WEDNESDAY 1/17 AT 2PM!!**

Listing Courtesy of Houlihan Lawrence






4 Pending • Notice of Lis Pendens, Under Contract - Continue To Show as of 1/15/2024 *MLS ID: 170617775*

15 Greenknoll Dr Single Family 4/4 2,732 sq ft 28,749 1/10/2024 \$695,000 1/15/2024 \$254



Location, Location, Location! This well maintained gorgeous colonial home features 4/5 bedrooms, 3.5 bathrooms, Primary suite with walk in closet and full bath with double sinks. Spacious living room with vaulted ceiling and French door to a private back deck overlooking beautiful woodlands; amazing sunlight experience! Open floor plan for family room with fireplace and dining area. Finished lower-level full bath and laundry which offers an in-law possibility. Offers private Well with Public Sewer. Close to Brookfield town center, many amenities: restaurants, shopping stores, medical facilities, YMCA, schools, a short ride to Candlewood Lake and Brookfield Town Park. Commuter friendly to NYC, I84, Route 7 and Brewster Train Station. This is a must-see home!

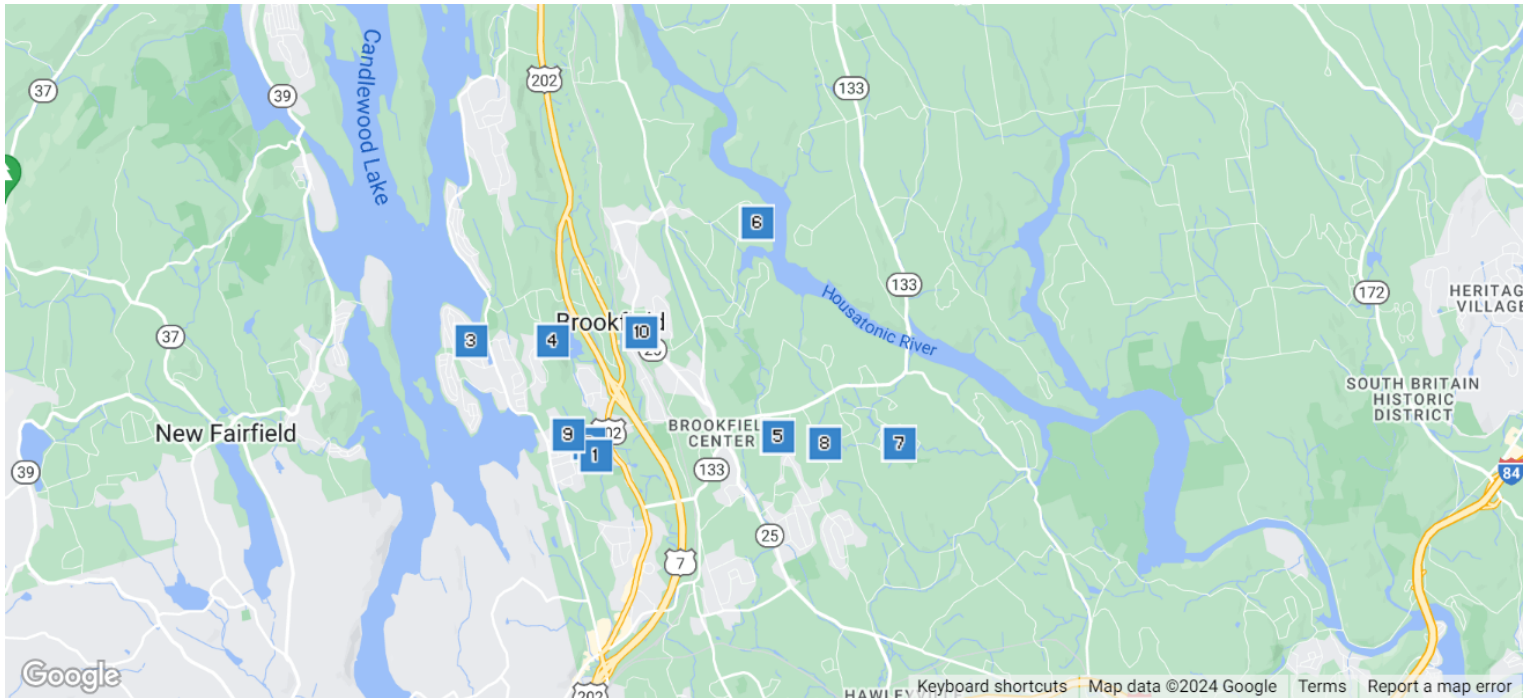
Listing Courtesy of William Raveis Real Estate

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.
	5	⓪ Pending	*Under Contract - Continue To Show as of 1/19/2024 MLS ID: 170617727					
22 Hidden Brook Dr	Single Family	5/5	4,879 sq ft	80,150	1/8/2024	\$1,799,900	1/19/2024	\$369
<p>Expansive estate on peaceful Lake Lillinonah with over 500' of frontage in a quiet cove. Enjoy unobstructed lake views from nearly every room! A large foyer opens to formal living and dining rooms, with bay windows and hardwood flooring. The versatile sunroom with bluestone flooring leads to the in-ground pool, stone patio w/ outdoor grill, wet bar & pool house with bathroom. Entertain in the beautifully renovated kitchen with high-end appliances incl professional gas range, Subzero fridge, marble counters, dual Miele dishwashers & beehive double-sided fireplace. The Great Room boasts a cathedral ceiling with exposed beams, built-ins and French doors to the back terrace overlooking the expansive lake views, level lawn for entertaining, gardens & tennis court. 5-6 bedrooms upstairs, three with renovated ensuite bathrooms and balconies with water views, including a 2 bed au-pair suite w/ private entrance. Numerous places for a private home office. The dining room has master bedroom potential with an adjoining new full bathroom and the lower level offers space for expansion and access to the 2 car garage. New solar panels and Tesla powerwall batteries with 20-25 year warranties cover the electric costs for the home. Over \$200,000 in recent improvements! Brookfield is an ideal location for those looking for beauty, privacy & convenience, with easy access to restaurants, shopping and less than 90 minutes to Manhattan.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	6	⓪ Pending	*Under Contract - Continue To Show as of 2/7/2024 MLS ID: 170620699					
2 Kimberly Dr	Single Family	3/4	2,776 sq ft	80,150	1/31/2024	\$540,000	2/7/2024	\$195
<p>Surprisingly spacious Contemporary style home in Brookfield is waiting for you! Home features an oversized Living Room with vaulted ceilings, fireplace and multiple sliders out to front deck. Open floor plan includes large Dining area and main level Primary bedroom suite (also with private deck). Eat in Kitchen has large island, pantry and another deck! There are a total of 3-1/2 baths including full bath on lower level. Possible In-Law potential. Large 2 car garage and plenty of basement storage area. Solidly built home awaits some "new love". Bring your updating ideas! Brookfield has so much offer including ideal commuting location, Candlewood Lake, great schools and much more! MULTIPLE OFFERS RECEIVED. ASKING FOR HIGHEST & BEST TO BE SUBMITTED BY MON. FEB. 5TH 6PM.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	7	⓪ Pending	*Under Contract - Continue To Show as of 12/16/2023 MLS ID: 170602477					
129 Long Meadow Hill Rd	Single Family	4/3	3,656 sq ft	78,408	10/6/2023	\$649,900	12/16/2023	\$178
<p>Stunning colonial farm house on very private 1.8 usable land with newer shed, gazebo and barn. This circa 1768 farm house has been tastefully remodeled and had a large addition added in 2009. The newer addition encompasses mudroom entry way, half bath and 28' x21' family room with wood stove, and built in wet bar. The level above features laundry room, primary bedroom walk in closet and Carrera marble bath with jetted tub and walk-in shower. The yesteryear covered front porch leads to a home that lives and feels like new. Quality features, open floor plan, modern kitchen and baths as well as the unique setting make this a house you will call home.</p> <p><i>Listing Courtesy of Hegarty & Co Real Estate</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>8 Pending • <i>Under Contract as of 2/8/2024</i> MLS ID: 170595801</p> <p>2 Mayflower Dr</p> <p>Brand new 5 bedroom septic! This impeccably presented Colonial blends gracious elegance, practical spaces & sumptuous outdoor living. Lasting impressions begin at the curb, continue w/distinctive style throughout the interior, & culminate amid a backyard oasis. A classic floorplan w/ exquisite design and casual ambience is found throughout the main level. The eat-in KT features custom cabinetry, newer appliances & and space that is perfect for conversations & homework. The adjacent family rm has a soaring cathedral ceiling w/beams & skylight. Grab your coffee and cozy up to the handsome whitewash brick fireplace with views of the sliders that tie this area together. Magnificent outdoor living features: partially covered deck w/vaulted ceiling that overlooks backyard & pool; stairs lead to lg brick patio w/firepit; lush landscaping surrounds an in-ground pool. French doors to remodeled lower level. With a 5 bedroom septic, the options for this space are limitless. Full BA; mudroom w/built-ins; carpeted tv/play area; laminate floor section (now for in-home salon business but easily converted to kitchenette for in law/guest suite;) storage; garage access. Possibilities are limitless! The upper level includes: Primary BR w/full BA, heated floor, double vanity, glass shower, & w-i closet. 3 additional bedrooms w/ceiling fans. Hall BA & laundry. Convenient location but w/an "away from it all" country feel, this is a special opportunity.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	5/4	3,038 sq ft	39,204	9/8/2023	\$650,000	2/8/2024	\$214
 <p>9 Pending • <i>Under Contract as of 2/5/2024</i> MLS ID: 170607093</p> <p>54 Old Bridge Rd</p> <p>This is YOUR chance to own a true slice of American History. Step back in time in this exquisite 1786 Antique Colonial that exudes historical charm nestled in a picturesque setting. This lovingly extended and maintained residence offers everything the modern homeowner could want. Situated in the heart of Brookfield Ct, this exquisite property is conveniently located near shopping, dining and entertainment but tucked away on a quiet, charming, tree lined cul-de-sac that leads to the beautiful Old Bridge Bird Sanctuary with over 25 acres of walking trails, sweeping views and access to Lake Lillinonah. Enter the renovated, eat-in kiitchen with abundant butcher block counters, island, woodburning fireplace, 1/2 bath and access to the sun drenched 4-season front porch. Relax in one of TWO oversized living/dining rooms with fireplace and slider access to the generous back deck that spans the entire length of the home. 4 beds and 2 full baths complete the 2nd story including an oversized primary bedroom w/ attached en-suite. Walk out of the back parlor to discover your OWN detached 600+ sqft in-law cottage complete with full kitchen, full bath and bedroom. The established gardens with stunning perennials, koi pond, waterfall, barn, detached double garage with w/workshop & spacious loft above ensure years of outdoor serene tranquility. Don't miss your chance to own a piece of history. Schedule a showing and experience the timeless beauty and magic of this historical GEM yourself.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	5/4	3,112 sq ft	87,120	11/1/2023	\$799,900	2/5/2024	\$257
 <p>10 Pending • <i>Under Contract - Continue To Show as of 12/18/2023</i> MLS ID: 170614073</p> <p>17 Stony Hill Rd</p> <p>Sweet & Surprising! Stand-out Cape brimming with quality, charm & livability. Beautifully set back on a picture-perfect level landscape for gardening, recreation & entertaining, all in the most convenient location. The magic begins from a delightful and very practical entry foyer. Extra windows everywhere! Oversized & triple bay windows highlight the open living space, with natural light and a view of the crafted landscape. Exceptional kitchen design! Featuring abundant Kingswood cabinets, a great center island with extra sink, plus skylight, all open to an adjoining DR with slider & picture window. A large rear deck makes a perfect setting for party hosting and quiet moments. The LR, featuring a large front multi-paned window & center FPL is simply a very pretty space. The main level includes a cheerful PBR with bead-board ceiling, 2nd BR and full bath. The upper level offers two darling BRs, with built-ins, a central office alcove and full bath with shower. Lots of attic space for extra storage or expansion. Professionally-painted interior and gleaming hardwood floors. Finished LL playroom with infrared sauna and adjacent laundry/sewing/craft area. New Roth oil tank. C/A. Thermopride furnace. Two large att. garages plus a 3rd utility bay for add'l vehicles, "toys," or workshop. Move right in & feel the love! This is the perfect home to grown in as you enrich it with your personal touches.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/2	2,029 sq ft	52,272	12/13/2023	\$474,900	12/18/2023	\$234







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: 11/28/2023, Public Record <i>MLS ID: -</i></p> <p>4 Oak Branch Dr</p> <p>Condo/Townhouse/Apt. 3/4</p> <p>1,851 sq ft</p> <p>2014</p> <p>11/28/2023</p> <p>\$465,000</p> <p>\$266</p>								
 <p>2 Closed • Sold Date: 11/30/2023, MLS Listing 170594487: 8/29/2023 <i>MLS ID: 170594487</i></p> <p>33 Short Oak Dr</p> <p>Condo/Townhouse/Apt. 3/4</p> <p>2,453 sq ft</p> <p>2015</p> <p>11/30/2023</p> <p>\$435,000</p> <p>\$177</p> <p>Enjoy easy living in this well maintained 3 bed, 2.5 condo located in the desirable Oak Meadows Community. The light filled interior features an open concept design with 9' ceilings and hardwood floors throughout the main floor and bedroom levels. The large kitchen complete with a walk-in pantry, granite counters and center island provides great space for cooking or entertaining. Upstairs you will find two bedrooms, both with a private bath and a hall closet with laundry. A third bedroom is found on the lower level also with its own bathroom; ideal room for a bedroom, office or guest space. The finished basement with beautiful laminate flooring is large enough to house multiple spaces; a gym, recreation/family room or playroom. Several new appliances throughout the home including new washer/dryer, dishwasher and microwave. Oak Meadows offers a peaceful community, including in-ground pool & club house, with unmatched convenience. Close proximity to the Brookfield Municipal center, parks/playground, an abundance of shopping and just minutes to I-84, Rte 25 & Rte 7 - a commuter's dream.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								

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.
 <p>3 Closed *Sold Date: 1/26/2024, MLS Listing 170599214: 9/29/2023 <i>MLS ID: 170599214</i></p> <p>39 Clearview Dr</p> <p>Welcome to this stunning home located in Candlewood Shores with desirable lake views. In this beautiful lake community, featured amenities include basketball, play area, boat mooring, and serene sandy beach. As you step inside this pristine custom 2020 built colonial, be captivated by the ultra-modern open floor plan, which lends an air of grandeur and elegance to the home that seamlessly blends the kitchen, dining, & living areas, creating an ideal space for entertaining & family gatherings. 4 spacious bright bedrooms, 2.5 baths and 2 car garage. Luxurious living space with open floor plan with attention to details. Eat in large capacious kitchen with white granite counter tops, stainless steel appliances, dining room, and grand living room including fireplace. Main floor and upper room include striking hardwood floors and custom moldings throughout. Decadent bright sprawling master bedroom with his/hers walk-ins along with full master bath w/soaking tub, double vanities, walk-in tiled shower, and linen closet. Unfinished 1300 Sq Ft basement includes high ceilings and roughed in bath on lower level for 3rd full bath. Pressure treated deck overlooking serene views of Candlewood Lake w/ fire pit. Septic is approved for a 5 bedroom. Asphalt paved drive wave includes extra space for boat storage. Enjoy the serenity of lake living while being just minutes from federal road & close to major highways. Don't miss out on this genuine custom built serene home adjacent to the lake.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	2,976 sq ft	16,988	2020	1/26/2024	\$780,000	\$262
 <p>4 Closed *Sold Date: 11/16/2023, Public Record <i>MLS ID: -</i></p> <p>19 Hollis Dr</p> <p>-</p>	Single Family	4/3	2,436 sq ft	44,868	1985	11/16/2023	\$645,000	\$268
 <p>5 Closed *Sold Date: 1/8/2024, MLS Listing 170605252: 10/25/2023 <i>MLS ID: 170605252</i></p> <p>26 Mudry Farm Rd</p> <p>Nestled amidst verdant landscapes, this exquisite residence offers a picturesque backdrop that changes with the seasons. A two story grand foyer provides natural light through large windows. The elegant dining rm has inviting window views that will create the perfect setting for memorable dinners. A chefs kitchen with high-end appliances, granite countertops, dinette, sliding glass doors, & a central island perfect for both preparation & entertainment. The stepdown family room showcases a fireplace as its centerpiece, accompanied by a grand arched window, glass doors, ceiling fan, & walls painted in earthy hues. The home office is characterized by its captivating blue ceiling, crown moldings, & rich hardwood floors. A formal living room with 2nd fireplace, laundry area/mudroom, and powder room complete the main level. Upstairs begins with a primary suite that is the epitome of luxury and tranquility. Revel in the generously sized bedroom complemented by a spa-like atmosphere of the primary bathroom, adorned with cherry cabinets, a lavish jetted bathtub, walk-in shower, heated floors, and his & her closets. 3 add'l bedrooms & full bathrm are located down the hall. The upper level also includes a sizable attic located through the 4th bedrm. An unfinished, walk-out basement with built-in storage provides the perfect canvas for your lifestyle needs. Just minutes from schools, shopping, & I-84 you will appreciate the convenience of living at 26 Mudry Farm in Brookfield Connecticut.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	4,165 sq ft	77,101	1990	1/8/2024	\$850,000	\$204
 <p>6 Closed *Sold Date: 11/17/2023, MLS Listing 170594249: 8/28/2023 <i>MLS ID: 170594249</i></p> <p>86 Riverford Rd</p> <p>Fully Renovated & Updated. This Smart, Modern, Farm Style, Simplistic Inspired Design with Breath Taking Lake Views is a must have in 2023. Discover the epitome of luxurious living just 5 minutes away from charming Downtown Brookfield. This exquisite 4-bedroom, 4-bathroom gem is nestled on over 2 acres of land, offering panoramic views of the serene Lake Lillinonah. Boasting a convenient location just 90 minutes from Manhattan, this property is a true haven for both local residents seeking an upgrade and city dwellers in search of a perfect weekend getaway. Embrace the lifestyle you've always dreamed of â a perfect blend of tranquility, sophistication, and modern comfort Plenty of room to add a Pool. This home offers not just a living space, but an experience. Don't miss your chance to own a piece of paradise. From the moment you step through the front door, you'll be greeted by a home that is thoughtfully designed and beautifully executed in a picturesque neighborhood.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>	Single Family	4/4	4,882 sq ft	98,881	1994	11/17/2023	\$950,000	\$195

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.
 <p>7 Closed *Sold Date: 1/5/2024, MLS Listing 170608783: 11/9/2023 MLS ID: 170608783</p> <p>7 Arapaho Rd</p> <p>This Charming 4 bedroom Colonial sits on a lovely lot in a quiet neighborhood is ready to move in! The main level boasts a newer redwood kitchen with plenty of storage and an eat-in area overlooking the back yard. Lots of room to spread out on the main level in the large living room, dining room, office/den and vaulted family room with massive brick fireplace. The upstairs bedrooms have been recently carpeted and the hall bathroom has an air-jet tub/shower. Basement offers 560 sq ft of heated space with built-in cabinets and a storage room with shelving. Outside you have an extra-large screened-in porch and a patio for gatherings. New blue-stone walkway to the front door. All this and a full-house automatic generator to keep you comfortable. Owner/Agent.</p> <p><i>Courtesy of Hegarty & Co Real Estate</i></p>	Single Family	4/3	3,134 sq ft	82,328	1978	1/5/2024	\$600,000	\$191
 <p>8 Closed *Sold Date: 11/22/2023, MLS Listing 170594793: 9/22/2023 MLS ID: 170594793</p> <p>1 Cross Rd</p> <p>Welcome to 1 Cross Road! This home is just perfect for one floor living! The large living room has a working fireplace and a nice picture window to let in the light. The kitchen has all the cabinet storage you could possibly need and a nice sized dining area. There are beautiful hardwood floors throughout the home. There are solar panels that are owned so no financing issues. Your heating bills will be greatly reduced! The primary bedroom has it's own bathroom that used to have a shower but the owner took it out and put a storage closet there. The plumbing is still in the wall if you decide to change it back to having a shower. The furnace is approximately 15 years old and the well tank is newer. There are two 330 gallon oil tanks. Lots of storage shelving is in the basement along with the washer and dryer. This property has almost an acre of land and the taxes are very reasonable. You'll be close to the public beach at Candlewood Lake and the boat launch at Lake Lillinonah. This is an estate sale so no disclosures. Selling as is. Room sizes are approximate. Come see this home today it won't disappoint!</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/2	1,304 sq ft	39,639	1962	11/22/2023	\$405,000	\$311
 <p>9 Closed *Sold Date: 1/8/2024, Public Record MLS ID: -</p> <p>47 Elbow Hill Rd</p> <p>-</p>	Single Family	3/4	2,012 sq ft	22,651	2004	1/8/2024	\$180,000	\$293
 <p>10 Closed *Sold Date: 2/1/2024, MLS Listing 170602779: 10/14/2023 MLS ID: 170602779</p> <p>24 Farview Rd</p> <p>Open and airy New England Cape. 3121 square feet includes 3 bedrooms, 3 full baths, 2 half baths and unique features like a 20x40 gunite pool, 2 fireplaces, attached greenhouse, cedar closet, first-floor laundry, Ring camera system, electronic keypad mudroom entry, den with 7-point surround-sound, storage shed, and oversized 2-car attached garage. Freshly painted and oak hardwood throughout, the front entry foyer boasts a large coat closet and opens to a spacious living room with built-in bookcases and a wood-burning fireplace. Adjacent dining room with a bay window overlooks the pool. The eat-in kitchen w/ stainless steel appliances is open to the remodeled family room with vaulted ceilings, skylights, and a cozy fireplace with wood-burning insert. The first-floor primary bedroom includes an ensuite with walk-in tiled shower, whirlpool tub, double sinks, and a private water closet. Dual custom walk-in closets plus bedroom closets provide abundant storage. Upstairs, 2 BRs have built-in bureaus, large closets & share an updated full bath. A cedar closet tucked away in the upstairs landing provides easy access to the attic. The finished lower level with walkout to the pool features solid vinyl floating floors, half bath and is a great den, office, or playroom. There's a workshop room w/ work benches. Additional unfinished space spans 1/2 of the lower level w/full bath, 2 giant closets & could be converted to a guest suite, home office or gym. Highest & Best by 10/26 at 2 pm</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/5	3,121 sq ft	30,927	1961	2/1/2024	\$647,300	\$207



Distressed: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 39 Christian Ln -</p>	Single Family	4/4	4,244 sq ft	152,460	-	12/5/2023	Notice of Lis Pendens	
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 16 High Meadow Rd -</p>	Single Family	4/4	2,828 sq ft	90,605	-	12/5/2023	Notice of Lis Pendens	
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 1 Hunting Ridge Rd -</p>	Single Family	3/3	2,059 sq ft	30,492	-	12/21/2023	Notice of Lis Pendens	
 <p>4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 171 Pocono Rd -</p>	Single Family	3/2	1,680 sq ft	34,848	-	11/28/2023	Notice of Lis Pendens	

Distressed: 6 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	5 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i>								
	9 Stony Farm Ln	Single Family	4/3	3,150 sq ft	50,530	-	11/22/2023	Notice of Foreclosure Sale	-
	6 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	70 Stony Hill Rd	Single Family	3/2	1,581 sq ft	411,643	-	12/7/2023	Notice of Lis Pendens	-

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