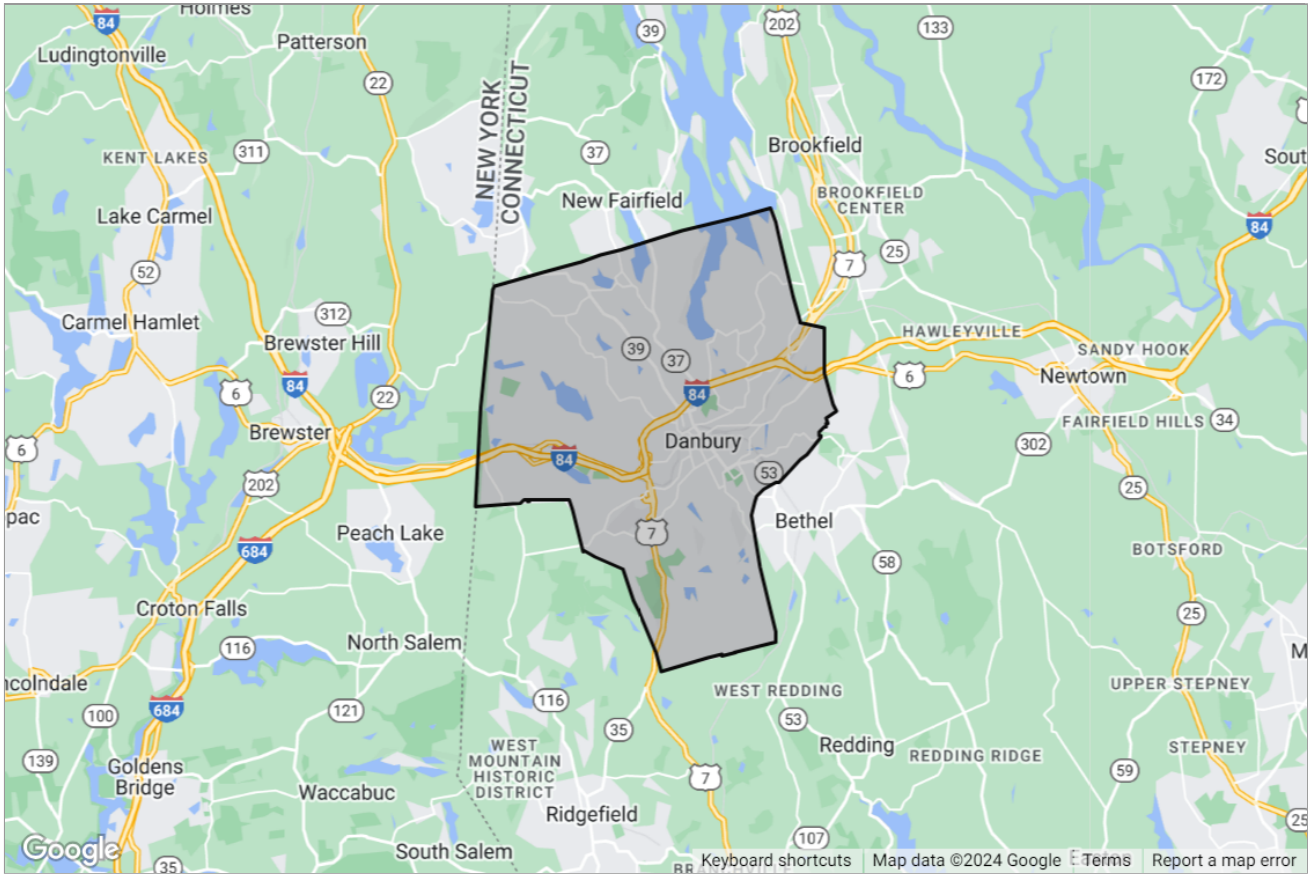


MARKET ACTIVITY REPORT

Danbury, Connecticut



Presented by

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GRI, SRS

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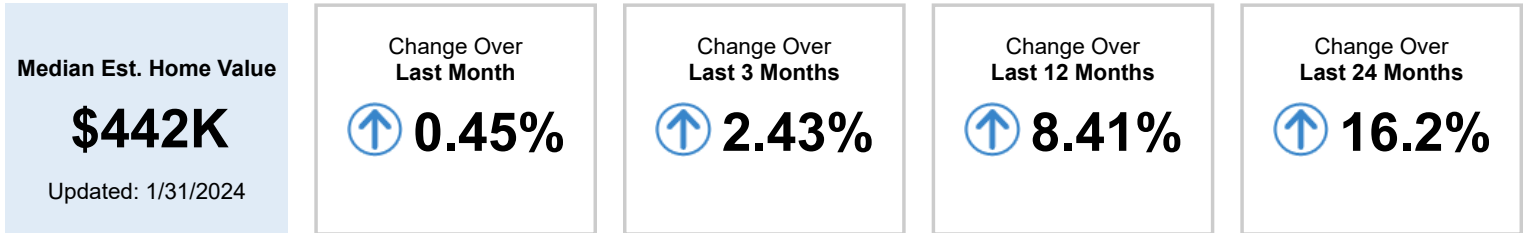
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Danbury, Connecticut

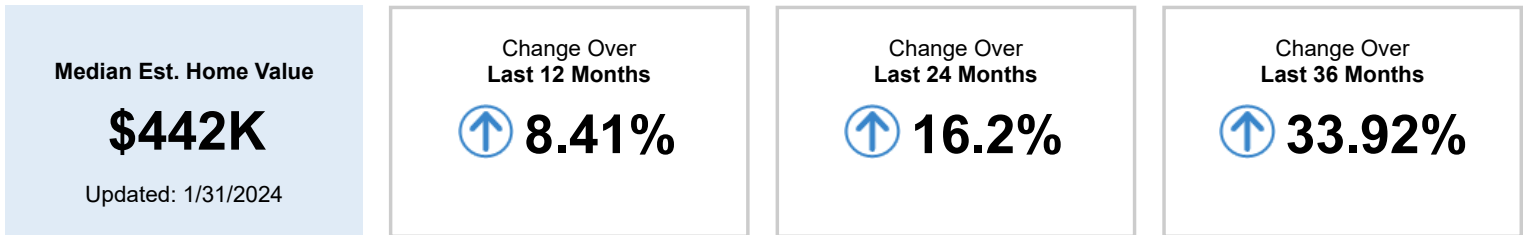
Market Snapshot: Estimated Home Values



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

<p>Median Sales Price</p> <p>\$408K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 2.98%</p>	<p>Change Over Last 3 Months</p> <p> 1.81%</p>	<p>Change Over Last 12 Months</p> <p> 9.4%</p>	<p>Change Over Last 24 Months</p> <p> 13.51%</p>
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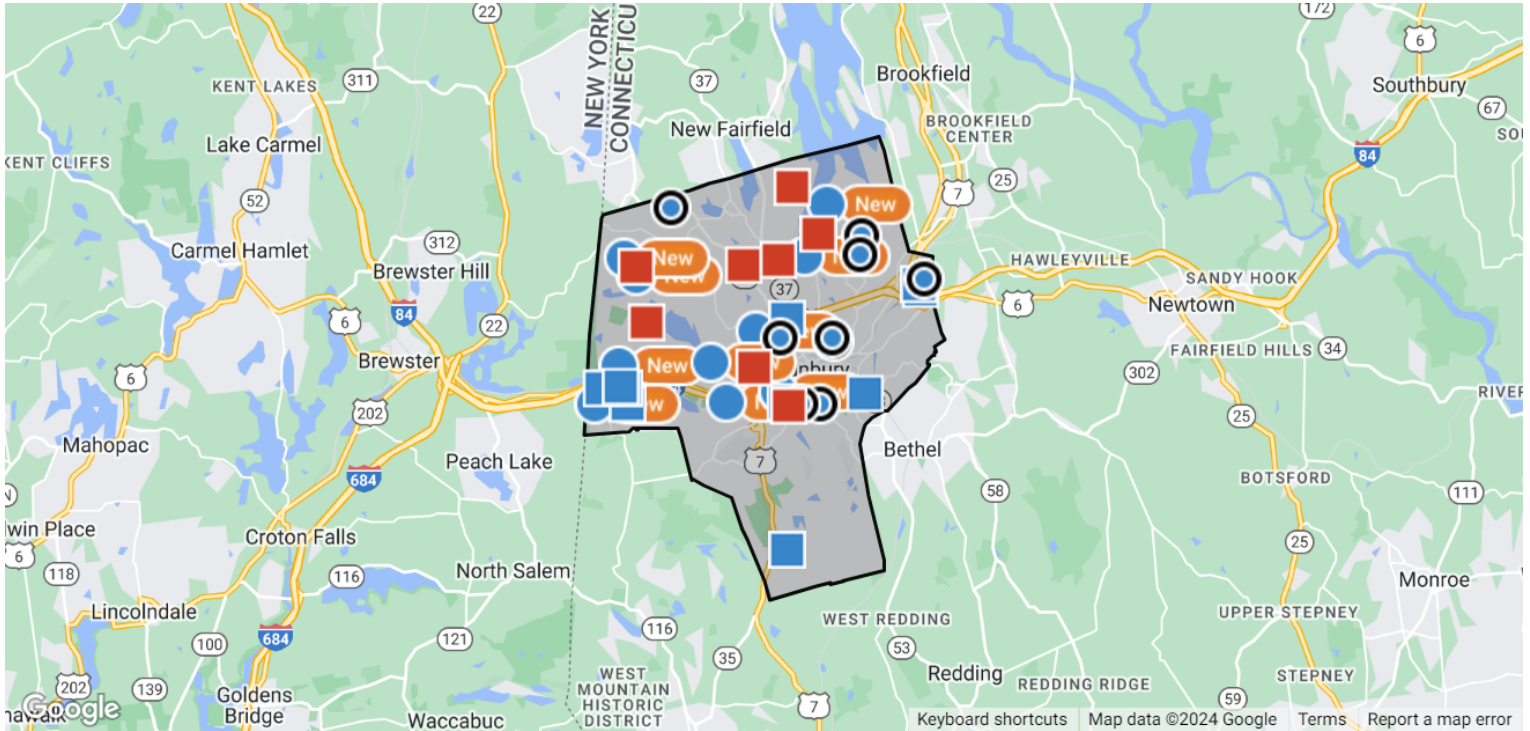
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





<p>Median List Price</p> <p>\$450K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p>0%</p>	<p>Change Over Last 3 Months</p> <p> 12.52%</p>	<p>Change Over Last 12 Months</p> <p> 7.23%</p>	<p>Change Over Last 24 Months</p> <p> 8.42%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

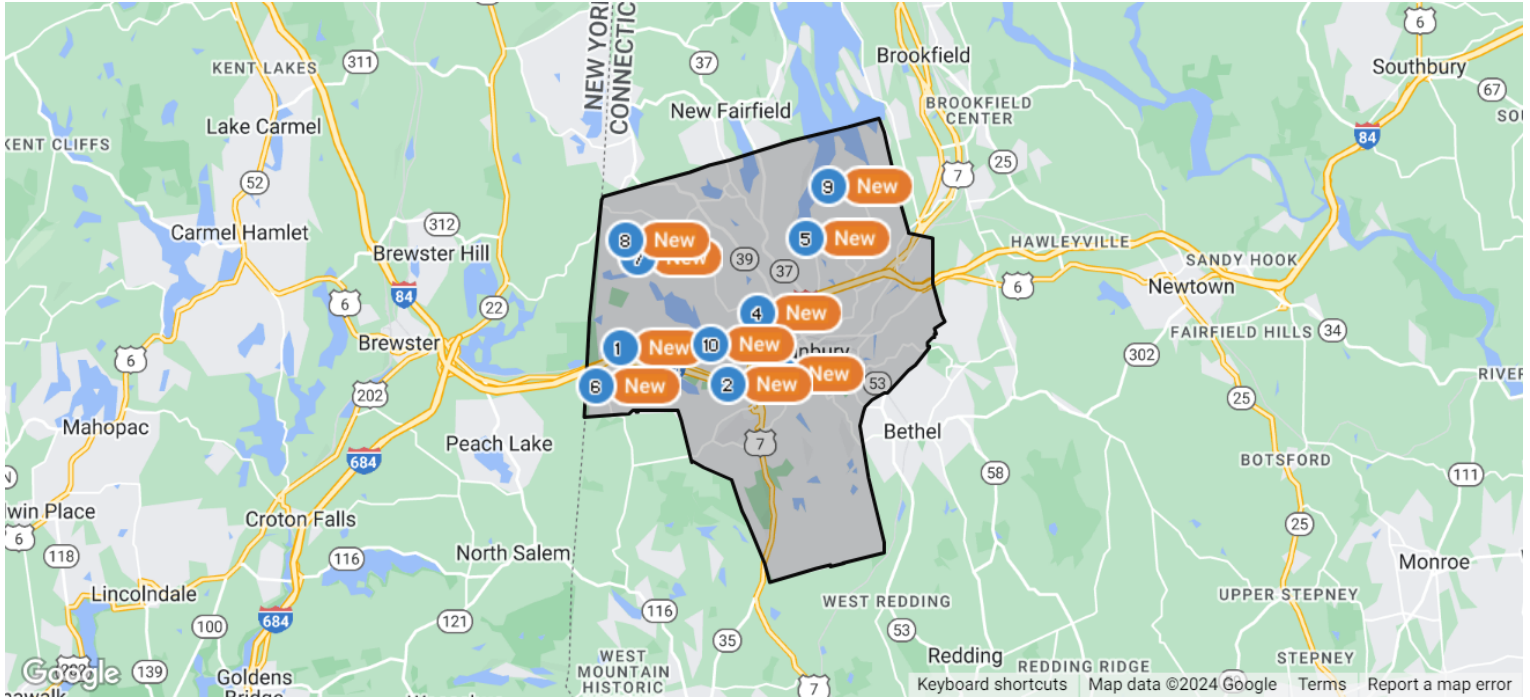
Market Activity Summary Stats



Search Criteria | **Location:** Danbury, 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	8
Low Price / Value	\$410,000	\$359,900	\$313,000	\$409,070
Median Price / Value	\$689,000	\$462,500	\$609,500	\$529,900
High Price / Value	\$849,000	\$950,000	\$1,100,000	\$578,650
Average Price / Sq. Ft.	\$246	\$236	\$309	\$282
Median Price / Sq. Ft.	\$207	\$255	\$336	\$276
Average Days in RPR	20	63	60	–
Median Days in RPR	8	70	60	–
Total Volume	\$6,284,800	\$4,993,300	\$6,076,000	\$4,063,780

Danbury, 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, Coming Soon: 2/12/2024* *MLS ID: 170622561*
2 Joes Hill Rd Single Family 4/4 3,600 sq ft 42,253 1999 2/12/2024 \$699,000 \$194


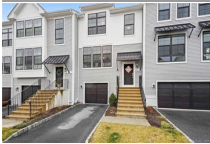

Stunning renovation of this 4 BR, 3.5 BA colonial set on a parklike private acre. Upon entering the center hall, the statement wood wall & new banister highlight all the new hardwood flooring throughout the home. Entertaining is easy in the completely updated kitchen with beautiful white cabinets & a large center island with quartz countertops, and cooking is a dream with top-of-the-line stainless steel appliances. Enjoy morning coffee or an evening cocktail at the honed granite bar with a separate sink. A large walk-in pantry is expertly hidden behind a beautiful custom barn door. The floor plan for the first floor invites easy living with an open and airy space to gather around the gas fpl, complete with a new tile surround and mantel. Summer can't come soon enough as outdoor living extends onto the new composite deck and leads to a gorgeous stone patio complete with a firepit and fountain. Upstairs, the renovated hall bath serves the 4th bedroom privately. An additional renovated bath separates the 3rd and 4th bedrooms. The primary bedroom is a serene escape, with a large walk-in closet and a full ensuite bathroom with new flooring. The lower level can be finished to serve as a playroom or recreation room, and you can walk out to the outdoor entertaining areas. Additional improvements include a new HVAC heating system, a new AC compressor and air handler, and a new hot water heater. Close to highways, shopping, a golf course, and the perfect down-county commute location!

Listing Courtesy of William Pitt Sotheby's Int'l




New Listings: 10 (cont.)

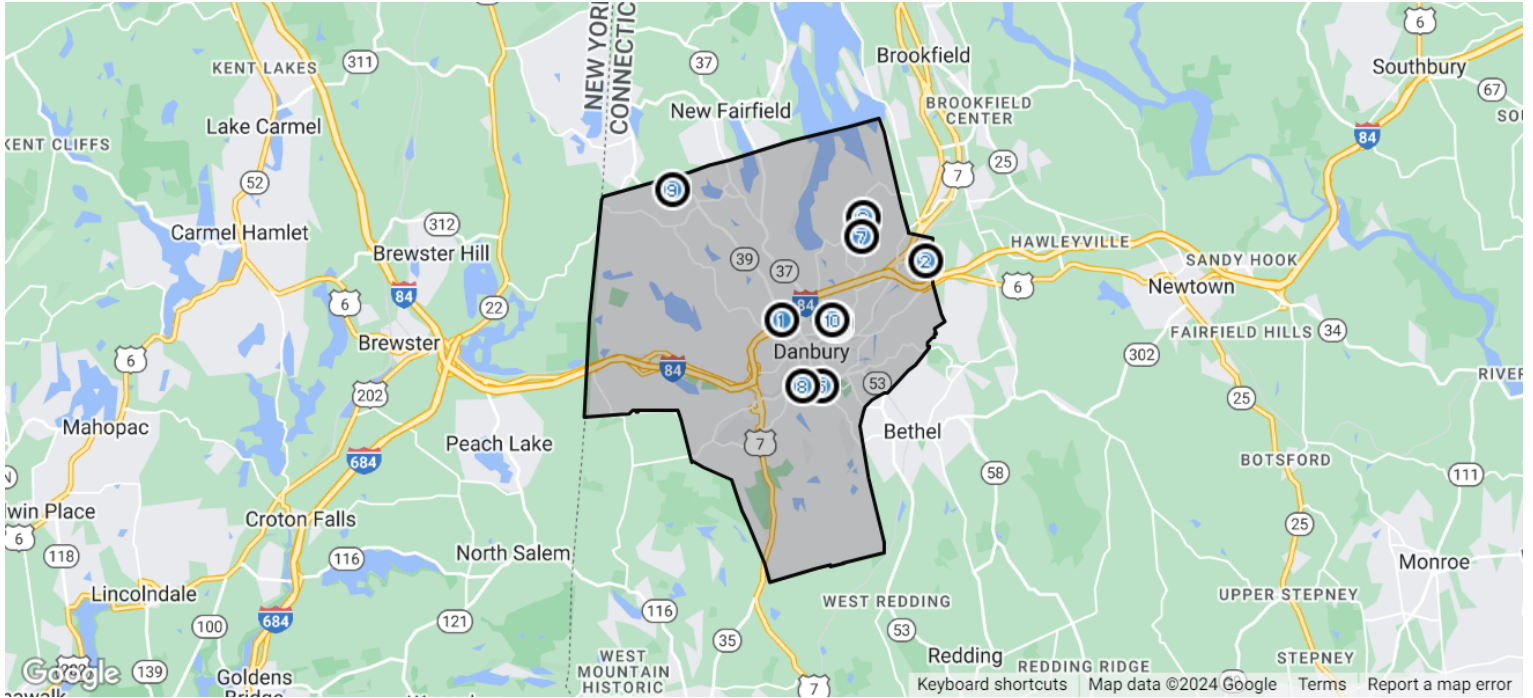
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 2 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: 170621095</i> 23 Segar St	Single Family	4/4	6,276 sq ft	16,552	1992	1/26/2024	\$750,000	\$120
<p>Contemporary, architectural design defines the comfortable and pleasant living space in this home. Pride of ownership, and meticulous care are evident throughout. Vaulted ceilings and skylights bring natural light to spacious rooms in an open floor plan. Living space on the main level includes abundant room for entertaining and relaxing plus 3 bedrooms and 2 full baths. The private primary suite is located upstairs and features vaulted ceiling, spacious and luxurious bath and a large walk-in closet. The lower level offers 2 separate entrances, and has functioned as a spacious in-home business for many years; it is ideal work-from-home space, or, with its full bath can easily become a teen- or in-law suite. The possibilities are truly endless. Two separate access points, from Segar St or Ridge Rd add convenience to this amazing home. Segar St entrance to the office has space for 8 cars. Front entrance from Ridge Rd has additional off-street parking on long, level driveway. Schedule your appointment to see this one-of-a-kind property!</p> <p style="text-align: right;"><i>Listing Courtesy of Keller Williams Realty</i></p>								
 3 ● Active • <i>New, Active: 2/12/2024</i> <i>MLS ID: 170623572</i> 19 W Wooster St	Single Family	5/3	1,092 sq ft	5,227	1969	2/12/2024	\$599,000	\$549
<p>Searching for a home that offers investment potential, an in-law suite, and the perfect family living space? Look no further! Explore the myriad offerings of this property, beginning with the upper level's thoughtfully designed layout. Revel in the spacious family room with gleaming hardwood floors, ideal for gatherings. The eat-in kitchen provides ample space for cooking and enjoying meals together. The primary bedroom with a full bath serves as a private retreat within the home, accompanied by two additional bedrooms and another full bath. On the main level, discover a family room with hardwood floors, an updated kitchen, two generously sized bedrooms, and a full bath. This versatile layout offers flexibility for various living arrangements, catering to extended family, guests, or providing an opportunity for additional income through rental. Impeccably maintained by the current homeowner for the past 25 years, this home is in top-notch condition, and ready for its next chapter. Its prime location alongside Blind Brook Park, coupled with easy walking access to downtown, adds to its allure. Whether you're seeking a residence for your family or an investment property with rental potential, this home is a winner! The combination of a spacious layout, well-preserved condition, and sought-after location makes it an exceptional choice for a wide array of buyers. Additional features such as air conditioning, 5-car parking, and more contribute to its overall appeal.</p> <p style="text-align: right;"><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 4 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 170623856</i> 1 Oak St	Single Family	3/3	2,415 sq ft	6,534	1915	2/9/2024	\$430,000	\$178
<p>Updated 3 Bedroom Cape Cod style home situated on usable fenced in corner lot. Offering 3 bedrooms and 2.5 baths. The Main level with mudroom and open concept kitchen and dining room with hardwood floors, granite counter tops, Stainless steel appliances and a pantry. Living Room with hardwood floors and electric fireplace for chilly winter nights. Additional room currently used as an office with hardwood floors, small entry and exterior access. The Lower Level-would make ideal theater room, recreation room or home gym. Walk-Out to side yard perfect area for furry friends, Full Bath and separate laundry room. Don't miss the Walk-up attic for additional storage. Efficient Natural Gas 3 zoned Heat & Central Air. One car detached garage. Close to 184 and many shopping, dining options. Highest and Best due Monday 2/12 by 7pm.</p> <p style="text-align: right;"><i>Listing Courtesy of William Pitt Sotheby's Int'l</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.
	5 ● Active	*New, Active: 2/7/2024 MLS ID: 170622368						
15 Valley Stream Dr	Single Family	3/2	1,944 sq ft	20,473	1961	2/7/2024	\$410,000	\$211
<p>OFFER DEADLINE MONDAY FEBRUARY 12, 6PM PLEASE This charming ranch style home is nestled in the heart of Danbury providing the ideal location for those seeking convenience and desiring a peaceful retreat. Located near Candlewood Lake with a flat park like backyard, this property offers ample space for outdoor activities and relaxation, making it perfect for families or individuals who appreciate privacy yet close to all amenities. Close to I-84 for commute. This home has a spacious 2 car garage and finished basement. Hardwood floors on the main level just refinished. The Livingroom, Dining room, hallway and bedrooms just painted. Good size primary bedroom with 1/2 bath. The kitchen is clean and functional and could use with some TLC to transform it into your dream kitchen. The enclosed backyard porch offers a great place for outdoor dining and entertaining in the summer. The house has ductwork in place for Central Air. Opportunity Knocks for you to make this neighborhood your new place to call home.</p> <p style="text-align: right;"><i>Listing Courtesy of Dream House Realty</i></p>								
	6 ● Active	*New, Active: 1/9/2024 MLS ID: 170616160						
17 Brentwood Cir	Condo/Townhouse/Apt.	3/3	2,120 sq ft	–	2020	1/9/2024	\$679,000	\$320
<p>17 Brentwood Circle is a fantastic light filled, 3 year young, well appointed, 3 bedroom, 3 bathroom town house in the sought after Rivington Community! From the moment you enter this home you will notice how bright it is. The huge windows, light quartz counter tops and pale walls make this home a serene retreat from everyday life. The owners took advantage of almost every upgrade that the builder offered (see complete list in the attachments) making this home truly spectacular. The open concept kitchen, dining and great room with access to the deck with wooded views, make this unit ideal for those who love to entertain. The spacious primary bedroom suite on the second level features a generous walk-in closet, upgraded en suite with dual vanity quartz counter top. Additionally on the second level you will find, 2 more well proportioned bedrooms, a shared bathroom and a laundry closet. The generously sized bonus space on the lower level with walk out, makes for a great home office, exercise or family room. Just a short drive to the Brewster New York train station to NYC and I684/ I84. Close to other convinces, this property is only 5 minutes to the Danbury Fair Mall, Trader Joe's, and Whole Foods. This home is not to be missed!</p> <p style="text-align: right;"><i>Listing Courtesy of Coldwell Banker Katonah</i></p>								
	7 ● Active	*New, Active: 2/3/2024 MLS ID: 170622119						
15 Bragdon Ave	Single Family	4/3	3,462 sq ft	47,916	1978	2/3/2024	\$699,900	\$202
<p>Meticulous and ModernâGorgeous custom 4 bedroom Colonial in the coveted Aunt Hack neighborhood of Westside Danbury. Over \$150,000 in recent improvements, including a stunning \$70,000 kitchen, two new bathrooms, plus new siding and windows. Prepare to be impressed the moment you enter, with shiplap details in the entryway and a formal living room with built-in shelving highlighting the electric fireplace. The kitchen and dining rooms have been expertly remodeled to include a box trim accent wall, oversized center island with gas cooktop, stainless steel appliances, open shelving and custom tile backsplash. Enjoy chilly night in the cozy Family Room with wood-burning fireplace or bask in the sunshine in the all-season sunroom, with walls of windows, cathedral ceiling, skylights and exposed wood beams. Sliders from the sunroom lead to the private back entertainment space with low maintenance composite decking and steel railings that accentuate the peaceful woods and level yard. Convenient main level powder room, mudroom with built-in storage and access to the 2 car garage. The upper level features four large bedrooms, including a primary suite with walk-in closet and updated full bath. The walk-out lower level offers a bright finished space thatâs perfect as a playroom, home gym or office. Situated in a picture perfect development close to schools, restaurants, shopping, Richter Park Golf Course and Candlewood Lake and just 5 minutes to I-84/I-684/Route 7 and the NY border.</p> <p style="text-align: right;"><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.
 <p>8 Active • <i>New, Active: 12/15/2023</i> <i>MLS ID: 170614813</i></p> <p>10 Fox Den Rd</p> <p>Wonderful opportunity to own this unique open floor plan ranch in the highly desirable King Street neighborhood. This home has the perfect layout for entertaining family or friends and hosting holidays: The main level flows seamlessly from the living room with its gas fireplace to the eat in kitchen, through to the dining room and two steps down into the very spacious bright family room with built-in bookshelves and high ceiling. This main level living offers a large primary bedroom with two walk-in closets and a sizeable full bath. There is an additional en suite bedroom, as well as two other bedrooms that share a hall bathroom. Enter through the garage into an ample mudroom that also houses a walk-in storage/pantry. Over the garage is the expansive bonus room-currently being used as a game room, this area also has a smaller room that makes a great private office space with a half bath and, for convenience it has its own entrance/exit. Through the sliding doors off the sitting area on the main level is a beautiful professionally installed gazebo to shade you on those sunny days and keep you dry on rainy/snowy days while you sit outside and enjoy the privacy of the very level, quiet back yard. Set in a neighborhood of equally fabulous homes you are less than 10 minutes to I84 or downtown shopping. A whole house generator is in place for peace of mind.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	4/4	3,965 sq ft	36,590	1957	12/15/2023	\$729,000	\$184
 <p>9 Active • <i>New, Active: 12/7/2023</i> <i>MLS ID: 170612851</i></p> <p>17 Laura Dr</p> <p>Welcome to 17 Laura Drive in sought after Lansidel Estates. This expansive colonial sits on over an acre on a cul-de-sac, close to Candlewood Lake. Enter the property greeted by picturesque gorgeous cherry blossoms lining the driveway. Head inside to experience abundant living space on the main floor, formal living room and a spacious family room complete with fireplace and vaulted and beamed ceilings. From the living room you'll enter the open floor dining room and kitchen for gatherings and entertaining. The well-equipped kitchen includes center island, granite counters, ample counter space and plenty of storage. Head out of the kitchen dining area using the sliding doors to an incredible conservatory with beautiful panoramic views highlighting every season. This one-of-a-kind room is also equipped with heating and cooling for year-round enjoyment and side deck for convenient access to the back yard. Head upstairs to a primary suite with 2 full closets and large full bath. The family will enjoy an additional 3 well-sized bedrooms, one with bonus room for use as office or playroom and a full bath in the hallway. Updates include a large, finished basement with multiple storage rooms and deck extension and the attic can easily be converted into additional living space. This quiet and well-maintained neighborhood, house and property also backs up to a reserve for hiking and bike trails. Your chance to be in a great town near restaurants, shopping, and easy commuting awaits.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	4/3	3,598 sq ft	49,222	1999	12/7/2023	\$849,000	\$236
 <p>10 Active • <i>New, Active: 2/5/2024</i> <i>MLS ID: 170623041</i></p> <p>154 Westville Avenue Ext</p> <p>Beautifully maintained home in a wonderful area close to Ridgewood CC. Anderson windows installed 2023, newer mechanicals and roof. Great floor plan with a great yard. This home will not last! Multiple offers have been presented, seller is asking for highest and best by 5:00 Saturday afternoon 2-10-2024</p> <p><i>Listing Courtesy of Scalzo Real Estate</i></p>	Single Family	3/2	1,620 sq ft	16,117	1929	2/5/2024	\$439,900	\$272






Pending: 10

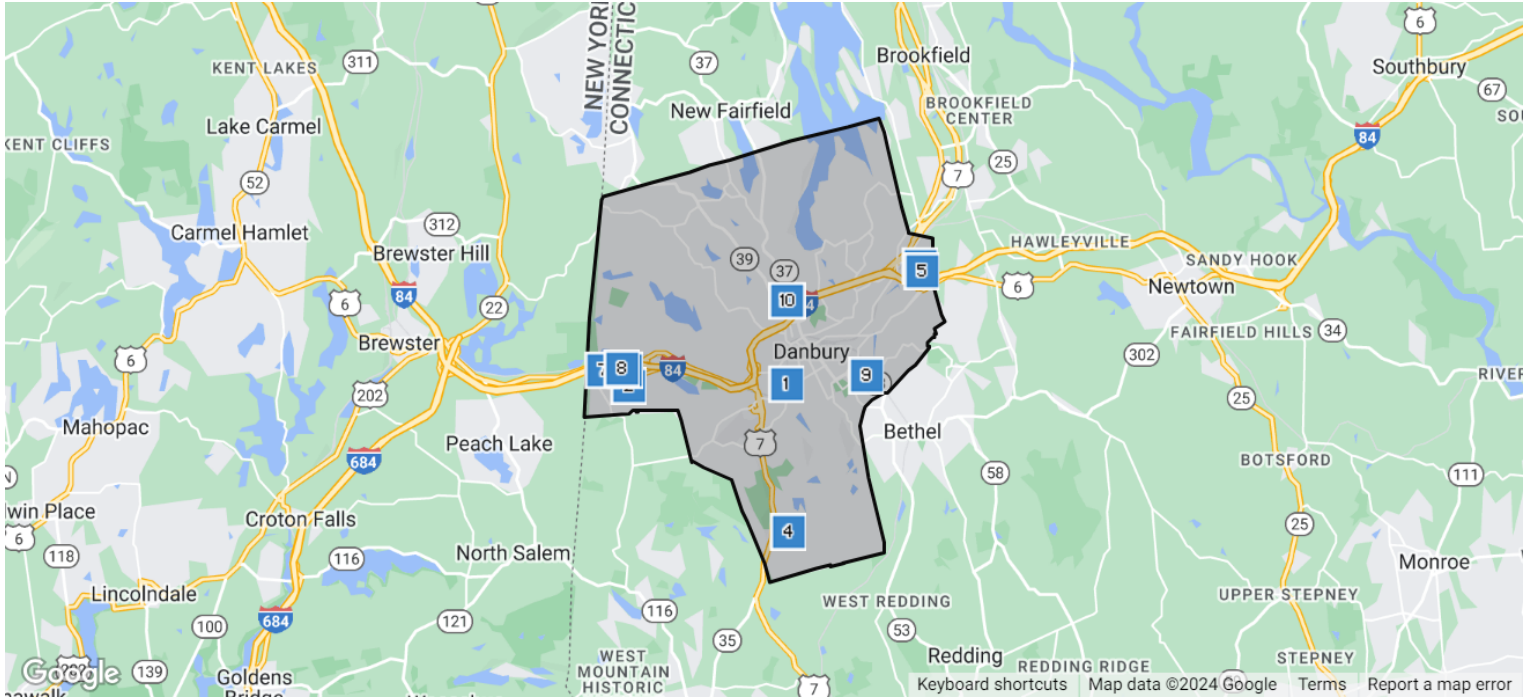
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract - Continue To Show as of 2/11/2024 <i>MLS ID: 170621334</i></p> <p>488 Cowperthwaite St</p> <p>Single Family 3/2 1,857 sq ft 16,552 1/28/2024 \$389,000 2/11/2024 \$209</p> <p>This charming 3 bedroom 2 full bath colonial with a 2 car detached garage is waiting for its new owner. The house has a newer roof and windows, it was just professionally painted with refinished hardwood floors. This is a great starter house or a scale down depending on your needs sitting on a level lot. The location is ideal, close to I84 and the NY border, all shopping and restaurants are minutes away.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p>2 Pending • Under Contract as of 12/28/2023 <i>MLS ID: 170611403</i></p> <p>45 Pocono Ln, #33</p> <p>Condo/Townhouse/Apt. 4/3 2,016 sq ft 10,890 11/20/2023 \$515,000 12/28/2023 \$255</p> <p>Are you looking for the privacy of a single-family home with a carefree lifestyle? Look no further than the popular PUD community of White Oak Estates where lawn care and snow removal are included! This immaculate, 4 bed 2.5 bath, turn-key home on .25 acres offers dark wood flooring, crown molding, recessed lighting, granite counters, stainless appliances and so much more. The modern open floor plan with large rooms makes entertaining easy, both inside and out. Portable Generator Included. Conveniently located to major highways, shopping, restaurants and all that vibrant Danbury has to offer. This special offering also includes a playground, gazebo and basketball court. The association will be replacing the roof in 2027; no expense to new owner.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>3 Pending • Under Contract - Continue To Show as of 12/27/2023 <i>MLS ID: 170605655</i></p> <p>17 Crane St</p> <p>Single Family 3/2 1,383 sq ft 7,405 12/4/2023 \$379,900 12/27/2023 \$275</p> <p>Two Level Cape style home with 3 bedrooms and 2 baths. Beautifully maintained exterior. Laundry located on the lower level, unfinished basement.</p> <p><i>Listing Courtesy of Keller Williams 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>4 ⦿ Pending <i>*Under Contract - Continue To Show as of 12/27/2023</i> MLS ID: 170605644</p> <p>11 Crane St</p> <p>Single Family 3/2 1,740 sq ft 13,939 12/4/2023 \$359,900 12/27/2023 \$207</p> <p>Single Family home now available including a detached 2 car garage. Featuring spacious main level with hardwood flooring throughout. Plentiful closet space. Unfinished basement, total of 1740 sf of livable space.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p>5 ⦿ Pending <i>*Under Contract as of 1/19/2024</i> MLS ID: 170617008</p> <p>49 Garfield Ave</p> <p>Single Family 4/2 2,159 sq ft 17,424 1/7/2024 \$550,000 1/19/2024 \$255</p> <p>Welcome to this beautifully updated Colonial home, nestled in one of the most sought-after neighborhoods around. Step inside and discover a layout designed to make every moment enjoyable, from cozy evenings in the living room by the fireplace to peaceful views from the high-windowed sunroom â perfect for relaxation or hosting friends. You'll love the comfort of hardwood floors and newer carpets throughout the four spacious bedrooms and two updated bathrooms featuring sleek granite countertops. The kitchen, with its stainless steel appliances, island, and granite countertops, seamlessly connects to the dining room, making entertaining a breeze. Extra storage space in the attic's bonus cedar closet means you can keep everything organized effortlessly. And for those with furry friends, the 'Catio' in the yard offers a safe haven for your beloved pets to bask in the outdoors. This home is not only stylish but also eco-friendly, with solar panels installed in 2019 (fully paid off) and a new gas water heater for energy efficiency. Outside, the garden blooms with vibrant perennial flowers showcased in the spring photos. With garden night lights and a covered patio, imagine the fun of summer gatherings and cozy evenings. Complete with central air, fresh siding paint, and a convenient two-car detached garage, this home is ready to embrace your lifestyle. Don't miss out â schedule a showing today and see how this charming place could become your new haven!"</p> <p><i>Listing Courtesy of RE/MAX RISE</i></p>								
 <p>6 ⦿ Pending <i>*Under Contract as of 2/8/2024</i> MLS ID: 170603192</p> <p>13 Indian Spring Rd</p> <p>Single Family 3/2 3,366 sq ft 33,541 10/11/2023 \$475,000 2/8/2024 \$141</p> <p>Great Opportunity to Live on a Quiet Residential Street in a Desirable Neighborhood. Level Property with Sweeping Circular Driveway. Two Car Attached Garage. 22' x 22' Partially Finished Bonus Room Over Garage with Private Entrance and access to Second Floor of the Home. Huge Main Level Family Room with Dramatic Stone Fireplace. Very Versatile Floor Plan. Oversized Garage Tall (8+) Overhead Doors. Deck Overlooking Private, Level Yard. Security cameras are inside the house.</p> <p><i>Listing Courtesy of Hegarty & Co Real Estate</i></p>								
 <p>7 ⦿ Pending <i>*Under Contract as of 1/23/2024</i> MLS ID: 170611178</p> <p>3 Jackson Dr</p> <p>Single Family 3/2 1,592 sq ft 25,264 11/17/2023 \$425,000 1/23/2024 \$267</p> <p>We love the yard and location of this well maintained home, with easy access to I-84 and Rt-7 you can be in NY in no time. The natural light and gleaming hardwood floors greet you as you enter through the main entrance. The thought of cozying up next to the fireplace during those cooler months enters the mind as the open concept makes its way into the dining room. The dining area features sliding glass doors that lead to an exterior deck. The kitchen features stainless steel appliances, a stone countertop, and an L shaped counter that can be used as a breakfast bar. Continue into the spacious family room that features recessed lighting you'll find throughout the home. In the upper level you'll find a generously sized master bedroom in addition to the other two bedrooms and a full bath. Detached from the home you'll enjoy a barn style garage with additional storage on the upper level. Come take a look and make this house your home.</p> <p><i>Listing Courtesy of iVision 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 - Continue To Show as of 1/29/2024</i> MLS ID: 170617276</p> <p>59 Jefferson Ave</p> <p>Single Family 4/2 1,516 sq ft 8,276 1/16/2024 \$450,000 1/29/2024 \$297</p> <p>Welcome to 59 Jefferson Ave! This early 1900s home has been rejuvenated to complement its antique charm. With 4 bedrooms, this home boasts many architectural accents making it great for its new owner. A new retaining wall, driveway, and covered porch have boosted its curb appeal to make it a dream to come home to every day. Walk up to the covered front porch and into the foyer which makes for a great sitting area next to the wood-carved staircase. The main level has a free-flowing floor plan which connects the dining room, living room, & foyer. It's been freshly painted and equipped with new windows to bring in natural light that truly warms up the home. Head upstairs where you'll find the 4 bedrooms and the full bathroom. With original hardwood floors throughout this home boasts immense character. The spacious full basement and attic make for great storage. Don't forget, you're perfectly near I-84 & RT 7, Danbury Mall, Schools, Downtown restaurants and shops, and more. Don't wait till it's too late. Schedule your private tour today!</p> <p><i>Listing Courtesy of RE/MAX Town & Country</i></p>								
 <p>9 Pending • <i>Under Contract as of 1/13/2024</i> MLS ID: 170616389</p> <p>8 Josh Ln</p> <p>Single Family 4/5 5,099 sq ft 52,272 12/29/2023 \$950,000 1/13/2024 \$186</p> <p>Impeccably cared for, thoughtfully designed, and renovated in 2022! This modern, open-floor plan home's inviting double front doors welcome you into a 2-story, light-filled foyer that imparts a sense of warmth. The kitchen is a focal point: beautifully updated, quartz countertops, & high-end LG SS apps: a 5-burner cooktop w/ pot filler, wall oven, & microwave. Coffee bar w/ a beverage fridge adds practical convenience. Open to the family room w/fireplace, adorning a coffered ceiling, & a floor-to-ceiling temp-controlled 300-bottle wine cabinet. French Doors guide you into the formal LR, filled with natural light streaming through a bow window. The DR beckons gatherings with its ample space. Sliders lead to a 4-season sunroom w/wet bar, indoor grill, and radiant heated floors. Enjoy the Trex deck, hot tub, and beautiful backyard views. Completing the main level is the office, laundry rm, & access to the 3-car heated garage w/loft-style storage. Upstairs, the huge primary BR features a WIC, luxurious BA w/jetted soaking tub. Smartly designed BRs w/California Closets; one w/ built-in beds & homework desk, a jack & jill BA, barn door connecting to a 3rd BR; 4th BR connects to the hall/3rd BA. LL is ready for a gym: w/rubber mat flooring, mirrors, & a full/4th BA. Bonus Rm can serve as office/studio. Walk-out LL leads to patio w/lighting, & sprawling backyard w/2 sheds. Most of the home has hardwood flrs, 9' ceilings; generator hook-up, Nest Smart systems, etc see feature sheet!</p> <p><i>Listing Courtesy of eXp Realty</i></p>								
 <p>10 Pending • <i>Under Contract - Continue To Show as of 12/27/2023</i> MLS ID: 170605657</p> <p>80 Locust Ave</p> <p>Single Family 4/2 1,872 sq ft 6,969 12/4/2023 \$499,500 12/27/2023 \$267</p> <p>Multi family unit home now available on a level lot near the Danbury Hospital. Plenty of parking available, paved driveway.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								



Closed: 10

	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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1 Closed • Sold Date: 2/9/2024, MLS Listing 170611543: 12/15/2023 **MLS ID: 170611543**
93 Park Ave, Apt 1805 Condo/Townhouse/Apt. 3/3 1,385 sq ft - 1974 2/9/2024 \$313,000 \$226

LARGE 3 BEDROOM, 2 1/2 BATH TOWNHOUSE IDEALLY LOCATED NEAR SHOPPING, I-84, RESTAURANT DINING AND MORE. THE UNIT IS READY FOR YOU TO MOVE IN AND MAKE IT YOUR OWN. THE TOWNHOUSE HAS LARGE BEDROOMS, A BALCONY OFF OF THE PRIMARY BEDROOM, SPACIOUS ROOMS AND 1385 SQ FT OF ENJOYMENT. RELAX AND ENJOY A TOWNHOUSE WITH EXCELLENT LIVABLE SPACE, LOTS OF DOUBLE CLOSETS, AND STORAGE. THE PRIVATE POOL AND CLUBHOUSE OFFER ADDITIONAL RELAXING SURROUNDINGS. COME AND SEE WHAT THIS EXCELLENT TOWNHOUSE HAS TO OFFER.

Courtesy of Berkshire Hathaway NE Prop.








2 Closed • Sold Date: 2/9/2024, MLS Listing 170609090: 11/8/2023 **MLS ID: 170609090**
129 Brentwood Cir Condo/Townhouse/Apt. 3/3 2,120 sq ft - 2021 2/9/2024 \$710,000 \$335




Better than new: This stunning townhouse located in the highly sought after Rivington complex, shows like a model home! Boasting almost every upgrade Toll Brothers had to offer, this pristine 3 bedroom, two and one half bathroom townhouse, is a one of a kind beauty! The open floor plan on the main level is perfect for entertaining! The expansive upgraded kitchen, complete with quartz countertops, oversized island, upgraded stainless steel appliances, upgraded cabinets, a generous seating area and sliding glass doors leading to a private deck overlooking the woods, flows beautifully into the formal dining / family room area. As if that wasn't enough, the added den / office bump out, complete with custom shelving and a gorgeous modern fireplace completes this level. As you turn the corner, to go upstairs there is a spacious half bath. The top level is where you will find the luxurious primary bedroom suite with the upgraded walk-in closet, full bathroom, cathedral ceilings and stunning wall treatments. Two additional beautifully appointed bedrooms, a full bathroom and laundry closet complete this level. This home boasts upgraded hardwood flooring throughout, along with a finished basement that can serve as a home office, second family room, guest room, game room, flex space, etc. The sky's the limit with this turn key home! In addition, the amenities within this complex are second to none! Come see for yourself and live every day like you are on vacation!

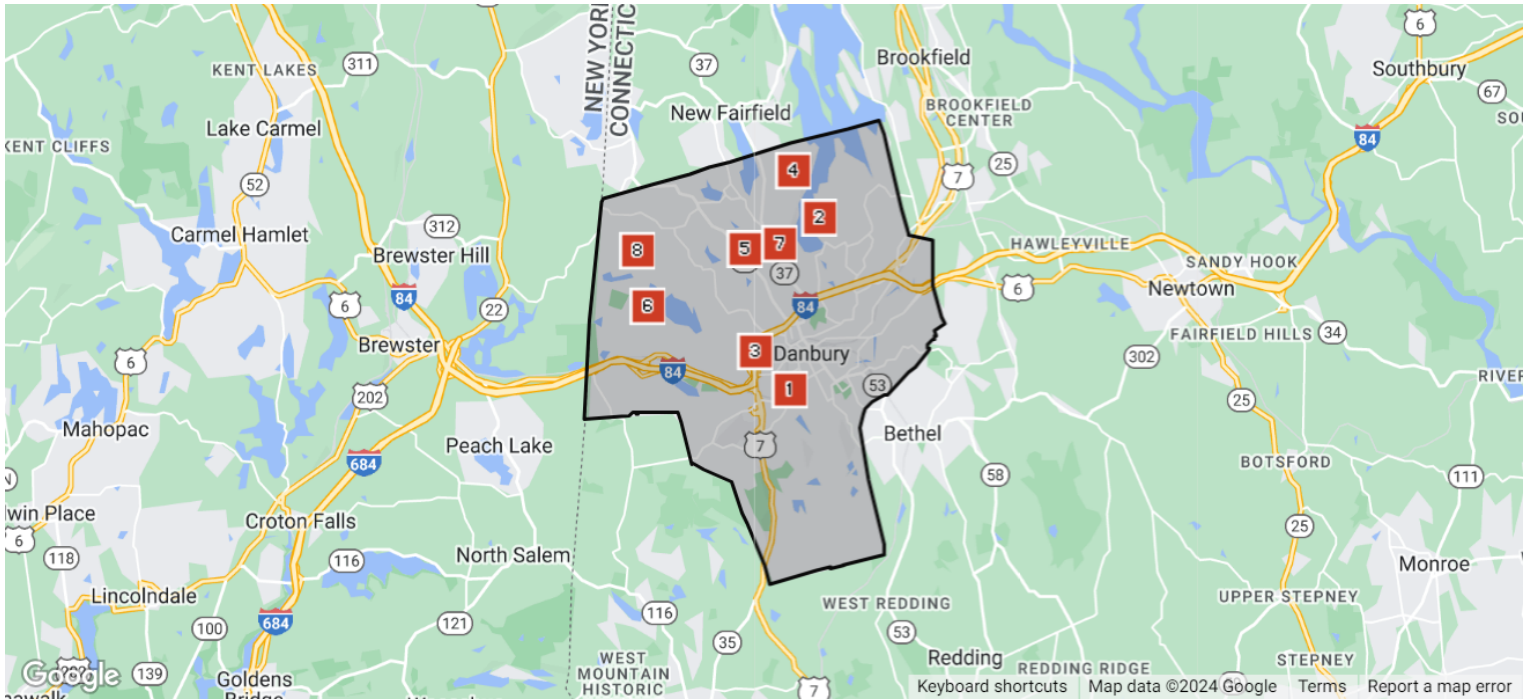
Courtesy of William Raveis Real Estate

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.	
	3 ■ Closed	*Sold Date: 1/17/2024, Public Record		MLS ID: –					
	22 Country View Rd	Condo/Townhouse/Apt.	3/3	3,003 sq ft	–	2014	1/17/2024	\$1,100,000	\$307
	–								
	4 ■ Closed	*Sold Date: 1/31/2024, MLS Listing 170594144: 8/28/2023		MLS ID: 170594144					
	20 Starrs Plain Rd	Single Family	3/2	1,960 sq ft	84,942	1950	1/31/2024	\$705,000	\$360
	<p>Contemporary sophistication in a gracious setting that affords quiet, privacy, and luxury. Perched high up with treetop views, this well-built 1950 garden ranch has new life. Long driveway approach up to the open parking area and 2 car detached garage with workshop and 2nd fl storage via stairs. New bluestone surround and patio, original slate roof and rockscape provide an almost maintenance free exterior. Airy, window-filled all-new kitchen has a gorgeous island, and gas stove. Sunken, sun-filled living room with floor to ceiling stone fireplace, vaulted ceiling, and bay window. Beautifully renovated from studs out, everything inside is new. New walls, ceilings, hardwood floors. 2 all-new full baths, new kitchen, new central air, new mechanicals; plumbing, electricals, and paint, all new. Primary bedroom has en-suite bathroom and 2 roomy closets. 2nd and 3rd bedrooms and 2nd all-new full bath in hall round out the living quarters. Outside, more new items: new well pump, completely new septic system, New Hardie board in back, original stone and cedar shake exterior in front. Tankless wall-hung Navien boiler runs on propane for hydro air heat and on-demand hot water. New spray foam insulation throughout entire home: closed cell in walls and open cell in ceilings. Minutes to Rte 7 amenities and commuting make it easy to arrive at your private 1.95 acres, 1.5 hrs from midtown. 5 min Danbury Muni Airport. Wooster Mtn State Park with beloved Ives Trail .5 mi away.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
	5 ■ Closed	*Sold Date: 1/17/2024, Public Record		MLS ID: –					
	3 Sunrise Rd	Single Family	3/2	1,432 sq ft	25,265	1952	1/17/2024	\$599,000	\$293
	–								
	6 ■ Closed	*Sold Date: 11/21/2023, Public Record		MLS ID: –					
	5 Sunrise Rd	Single Family	3/2	1,468 sq ft	24,394	1950	11/21/2023	\$329,000	\$278
	–								
	7 ■ Closed	*Sold Date: 12/15/2023, MLS Listing 170602414: 10/5/2023		MLS ID: 170602414					
	154 Warrington Round	Condo/Townhouse/Apt.	3/3	1,600 sq ft	–	2013	12/15/2023	\$540,000	\$338
	<p>This light and bright three-bedroom townhouse is not to be missed. Open concept main floor will wow you with a large living room dining room combo and eat-in kitchen that offers granite counters, upgraded appliances, and a slider to the back deck with a view of the hills. On the upper level, there are three bedrooms- a primary bedroom with a walk-in closet and on suite bathroom with a tub and a shower stall. Laundry is also conveniently located there. The unit has two car tandem garage under and many visitor spots very nearby. Come enjoy the lifestyle of the sought-after Rivington with amenities like heated pools (indoor and outdoor), a gym with sauna and yoga studio, Club House with a 50-seat media room, both can be rented for your private events, walking trails, tennis courts, and kids playgrounds. Plus the Hill portion of Rivington has its own pool and playground. Very convenient for the local stores, mall, restaurants, and the highway.</p> <p style="text-align: right;"><i>Courtesy of Howard Hanna Rand Realty</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.
	8	Closed	*Sold Date: 12/27/2023, MLS Listing 170609451: 11/16/2023 MLS ID: 170609451					
70 Winding Ridge Way	Condo/Townhouse/Apt.	3/3	1,890 sq ft	–	2019	12/27/2023	\$680,000	\$360
<p>3 Bedroom, 2.5 Bath "Portman" Model Townhome at Beautiful "The Mews and Ridge at Rivington" Complex. Built-in 2020 with many Upgrades, this Beauty is one not to be Missed! The Main Level Offers a Gourmet Kitchen with Granite Countertops, Stainless Steel Appliances Including a Gas Cooktop, Plenty of Cabinets, a Center Island, and an additional "garden Area" Bump out to allow for Lots of Natural Sun to Shine Through. The Open Floorplan Allows for a Great Entertaining Experience. The Formal Dining Room has Picture and Crown Molding, Large Living Room with a Gas-Fireplace and Easy Access to the Large Private Patio for Outdoor Enjoyment. There is also a Powder Room and Access to the 2-Car Garage on this Level. Upper Level offers a Large Primary Bedroom with a Vaulted Ceiling, Walk-In-Closet, and a Full Bath with Tiled Shower Stall, Frameless Glass, and Double Vanity Sink. There are (2) Additional Spacious Bedrooms, a Hall-Full Bath, and a Laundry Room also on this Level. The Unfinished Lower Level has High Ceilings, is Plumbed for a Future Bathroom, and Makes for great Additional Finished Space if Desired. Hardwood Floors on the Main Level and neutral Carpeting on the Upper Level. Neutral Paint Colors Throughout. Gas Heat, 2-Zones. Trash, Snow Plowing, Lawn Maintenance, Water and Sewer Included in Common Charges. Award Winning Amenities (Indoor Pool, Clubhouse, Tennis Courts, Outdoor Pool, Playground, Movie Room, Gym and More!). Minutes to the NY Line, Shopping and Dining!</p> <p style="text-align: right;"><i>Courtesy of Keller Williams Realty</i></p>								
	9	Closed	*Sold Date: 1/19/2024, MLS Listing 170600067: 9/24/2023 MLS ID: 170600067					
54 South St, Apt A	Single Family	4/3	2,643 sq ft	8,276	2006	1/19/2024	\$480,000	\$182
<p>Contemporary 4 bedroom, 3.5 bath Victorian colonial with great curb appeal! City water and sewer are a big plus! Gracious entry foyer welcomes you. The spacious eat-in kitchen has a center island, granite countertops, stainless steel appliances and abundant cabinets for storage! The family room has an impressive stone floor to ceiling wood burning fireplace. The formal dining room features a bow window and there is also a formal living room for entertaining. The main level laundry room has a full bath and there is also a half bathroom on the main level. The primary bedroom features a full bath and a balcony. The three other bedrooms are all good sized. There is an additional full bath in hall in the upper level hall. Quality 2x6 custom construction with hardwood floors throughout and 9-foot high ceilings on main level. Huge unfinished basement offers potential for more finished living space, as does walk up attic. Sold "as is". Driveway entry is shared.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
	10	Closed	*Sold Date: 12/8/2023, MLS Listing 170602453: 10/5/2023 MLS ID: 170602453					
6 Blackstone Ct	Single Family	4/3	2,230 sq ft	–	2010	12/8/2023	\$620,000	\$278
<p>Welcome to Blackstone Estates. City services in a family neighborhood. Dating back 10 years or so, this development offers end users on of Danbury's rare planned unit developments with carefree living, featuring full Grounds maintenance, snow plowing, sprinkler system and garbage removal. Additionally, heated with natural gas, on city water and city sewer; Losing power will never be a worry, as natural gas fueled whole house generator is another amazing inclusion here... 6 Blackstone sits on the rear corner lot, featuring one of the largest lots in the development, with rolling lawn, lush plantings, rear fence with view of Lake Wackawana. Interior features an open living concept with spacious eat-in kitchen ft cherry cabinets, granite countertops, island, newer stainless steel appliances (DW 2020, W/D 2017, Refrigerator 2019) and a large deck for entertainment. Upstairs features 4 large bedrooms, including one's primary suite with full bath and walk in closet. The lowers level is massive, built to be finished with walk down stairs and exterior walk out egress. Currently used as storage and home gym. Rear yard offers wonderful Trek deck for entertainment with lake views, play set and sprawling yard. Blackstone Estates is located conveniently for commuters and/or families, within minutes from Danbury High School and exit 5 I84.</p> <p style="text-align: right;"><i>Courtesy of Houlihan Lawrence</i></p>								



Distressed: 8

	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> 96 Park Ave -</p>	Single Family	4/2	2,109 sq ft	10,454	-	12/27/2023	Notice of Lis Pendens	
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 6 Taagan St -</p>	Single Family	3/2	1,743 sq ft	16,117	-	12/11/2023	Notice of Lis Pendens	
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 13 Beckett St -</p>	Single Family	3/2	1,644 sq ft	18,295	-	12/20/2023	Notice of Lis Pendens	
 <p>4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 13 Buckskin Heights Dr -</p>	Single Family	4/2	1,908 sq ft	43,124	-	12/26/2023	Notice of Lis Pendens	

Distressed: 8 (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 Lis Pendens</i> <i>MLS ID: -</i>								
	9 Golden Heights Rd	Single Family	4/3	2,188 sq ft	37,897	-	11/20/2023	Notice of Lis Pendens	
	-								
	6 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	27 Ironwood Dr	Single Family	4/3	2,132 sq ft	43,124	-	11/22/2023	Notice of Lis Pendens	
	-								
	7 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	37 Mabel Ave	Single Family	3/2	1,132 sq ft	13,068	-	12/21/2023	Notice of Lis Pendens	
	-								
	8 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	5 Rockwood Ln	Single Family	4/4	1,840 sq ft	60,984	-	11/27/2023	Notice of Lis Pendens	
	-								

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