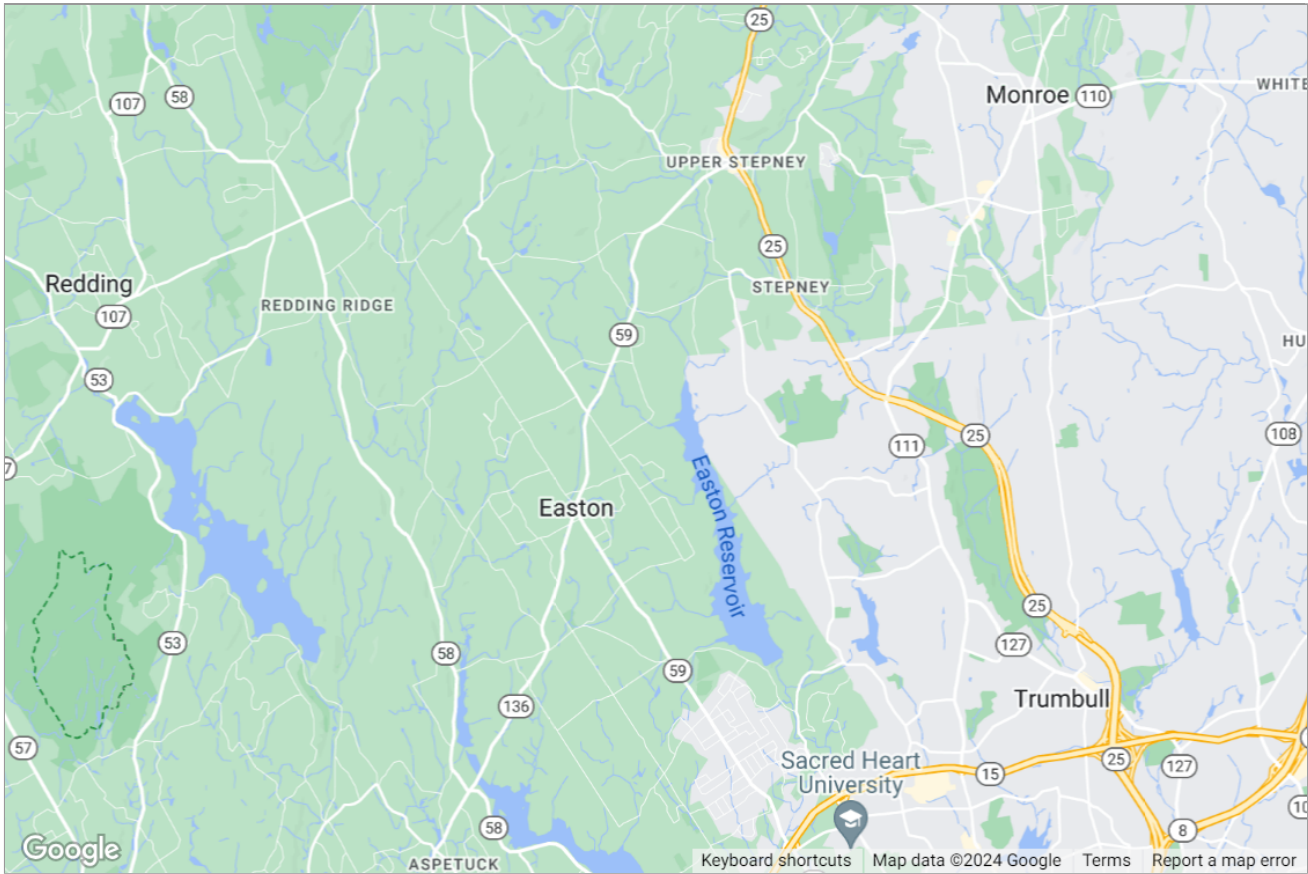


MARKET ACTIVITY REPORT

Easton, Connecticut



Presented by

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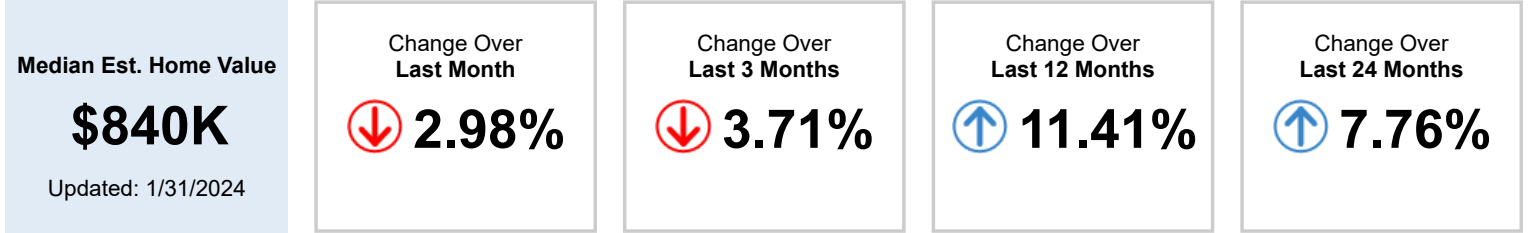
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Easton, Connecticut

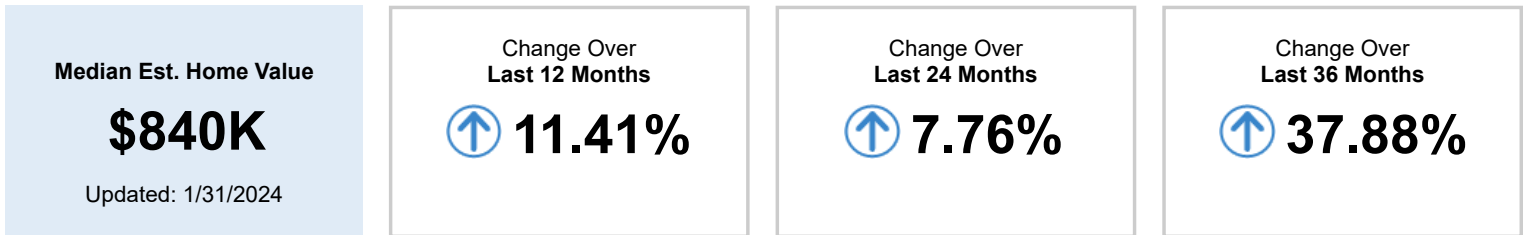
Market Snapshot: Estimated Home Values



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



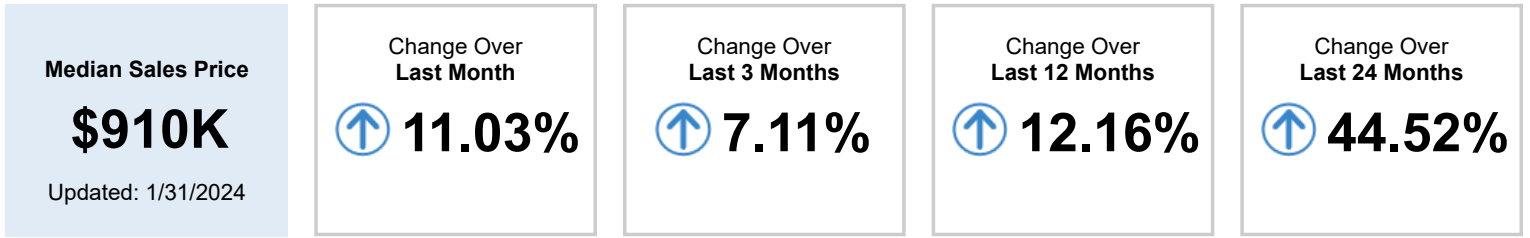
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



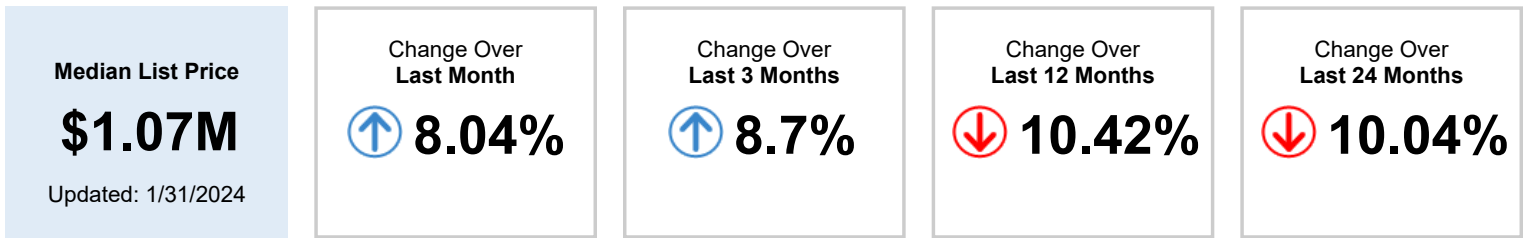
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



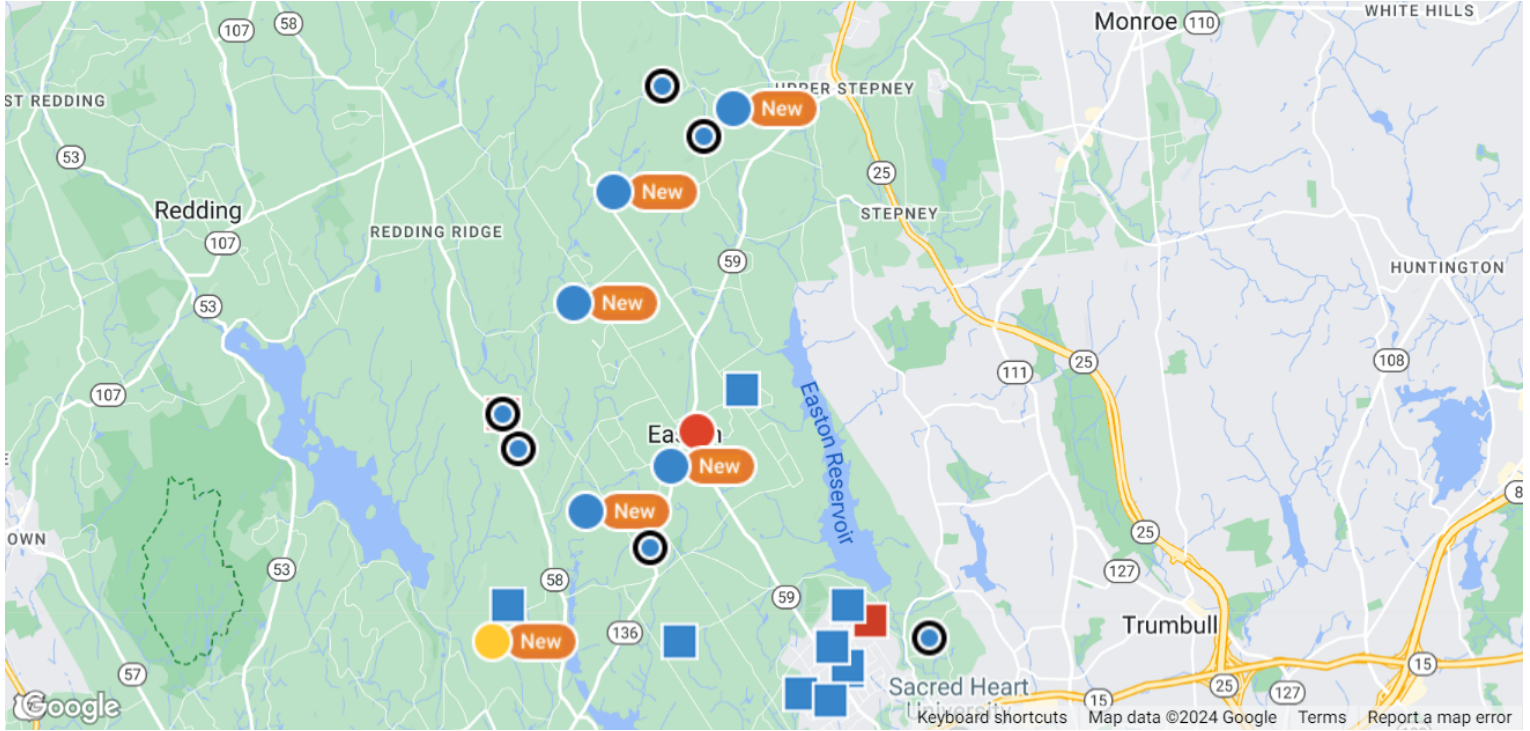
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

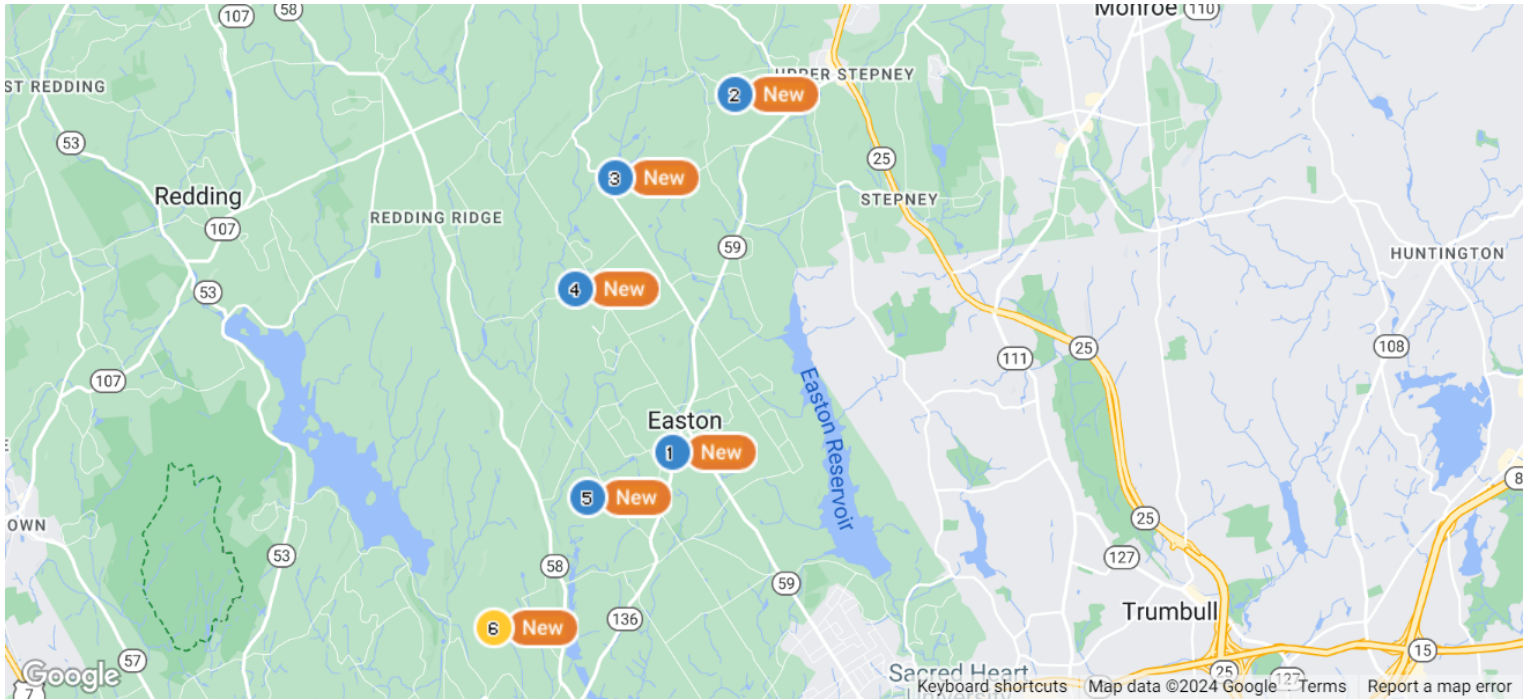
Market Activity Summary Stats



Search Criteria | **Location:** Easton, 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	7	6	10	3
Low Price / Value	\$9,950	\$848,000	\$600,000	\$731,000
Median Price / Value	\$960,000	\$924,500	\$950,000	\$848,820
High Price / Value	\$2,995,000	\$1,275,000	\$1,800,000	\$1,670,000
Average Price / Sq. Ft.	\$249	\$237	\$243	\$248
Median Price / Sq. Ft.	\$219	\$223	\$216	\$187
Average Days in RPR	34	77	128	32
Median Days in RPR	32	60	52	–
Total Volume	\$7,921,950	\$5,997,000	\$9,742,500	\$3,249,820

Easton, Connecticut



New Listings: 7

	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: 1/3/2024 MLS ID: 170616883

16 Brookside Dr Single Family 3/4 2,937 sq ft 135,036 1860 1/3/2024 \$775,000 \$264

Welcome to 16 Brookside Drive situated on 3.10 acres located in the heart of Easton. Built in 1860, this beautiful, one-of-a-kind post and beam home has been modernized over the years to fit today's lifestyle, while keeping so much of the original character. Featuring original wide-plank floors, exposed wood beams and 4 wood-burning fireplaces, you will be drawn to the charm of this quintessential Connecticut home. The vaulted country kitchen with a brick cooking fireplace is the main hub of the home with plenty of island seating and an add'l eating area that flows to the dining and family room both with built-in cabinetry. Just off the family room is the mudroom, garage and an add'l room that can be used for a 4th bedroom. Continuing on the main level is the living room with fireplace that is perfect for hosting your holiday parties and not to be missed is the gorgeous wood-paneled office, with fireplace and the adjacent half bath. Upstairs offers the primary bedroom with a full bath and fireplace plus two additional bedrooms, one w/ the 4th fireplace, that share the hall bath. The grounds are gorgeous and picturesque - the large deck and patio that overlooks the beautiful grounds will make you feel like you're on vacation. Easton is consistently in the top rankings of the best small towns and safest town in CT! Blue Ribbon schools! Manhattan is just an hour drive. Whether you are looking for a weekend retreat or full time life in the Country, this home has it all!

Listing Courtesy of Keller Williams Realty

New Listings: 7 (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 *New, Active: 2/3/2024 MLS ID: 170621880 40 Abbey Rd</p>	Single Family	5/6	6,517 sq ft	131,115	2000	2/3/2024	\$1,425,000	\$219
<p>OPEN HOUSE CANCELED. Enjoying a commanding location at the top of a prestigious cul de sac, this magnificent home impresses you from the moment you arrive. A stunning foyer with a curved staircase and double height ceiling is the first of many special moments. The no-compromise floor plan offers it all with a main floor that checks every box: a gracious living room and dining room, an ample family room with stone fireplace, a sunroom currently employed as a billiard room with wetbar, a spacious guest suite and large office too. With easy flow throughout and out to the stunning back deck and professionally landscaped property à this is a home for memorable gatherings of family and friends. And the views! Out over treetops and open sky for dramatic sunrises and sunsets and views for miles. The heart of the home is the meticulously planned and recently updated kitchen, featuring top-of-the-line appliances and a generous island. The master suite is a haven of luxury, boasting ample proportions, a cathedral-ceilinged sitting room with gas fireplace, a spa-like ensuite bath, plus 2 walk-in closets. All bedrooms are spacious, sunlit, with ample closet space. The well-appointed lower level offers a home theater, gym and playroom plus tons of storage. Substantial recent upgrades include the kitchen updates, new AC, a new whole-house generator, smart-home technology and so much more. Convenient to shopping, restaurants, rte 25 and Merritt Parkway. House on city water!</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>3 ● Active *New, Active: 1/18/2024 MLS ID: 170619554 259 Maple Rd</p>	Single Family	4/5	4,830 sq ft	263,973	1986	1/18/2024	\$960,000	\$199
<p>Large 4 bedrooms, 4.5 bath Contemporary/Colonial home with In-law potential - finished walk-out basement or Loft style apartment (500+square feet) above the garage. 6.06 acres offers opportunity to turn this property into Horse farm (neighbors) 4 car garage is ideal to store cars or any other equipment/tools (trade contractors) Brazilian Cherry hardwood floors throughout the whole house, mahogany trim and custom tile work in bathrooms. Kitchen offers custom cabinets with granite countertops, and stainless-steel appliances including oversized propane oven range. Finished walk-out basement offers: media room, exercise room with full bath (steam shower), family room with woodburning fireplace, custom bar, and bedroom with large window and hide away bed. Loft style apartment over the garage has fully appliance kitchen area and half bath (shower plumbing in the closet next to bath). Some personal touches and TLC will bring this house to different level. House sold "AS IS"</p> <p><i>Listing Courtesy of Gorski Realty LLC</i></p>								
 <p>4 ● Active *New, Active: 12/8/2023 MLS ID: 170608620 1158 Sport Hill Rd</p>	Single Family	5/5	7,496 sq ft	166,399	1983	12/8/2023	\$1,075,000	\$143
<p>Welcome to your dream oasis! This freshly painted, spacious 5 bedroom, 4 bathroom home is nestled on 3.82 acres offering the perfect blend of space and privacy. As you step inside you are greeted with a spacious foyer, hardwood floors and not one but five cozy fireplaces. The heart of the home offers an open concept kitchen with a family room and a huge bonus space in the back. The large formal living room offers a 4 season sunroom that leads to one of several decks, and a large dining room. An inviting in-ground pool is perfect for summer days and entertaining. This home has two primary bedroom suites, one on the main level, and one upstairs where the laundry is conveniently located. Here, you will also find an office with a deck, 2 more large bedrooms and a full bath. The large lower level is completely finished with so much living space, including a fireplace, family room/kitchenette and a full bathroom. This space has unlimited options. So much closet and storage space. Don't miss this amazing opportunity!</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>5 ● Active *New, Active: 1/24/2024 MLS ID: 170616482 119 Staples Rd</p>	Single Family	3/2	2,312 sq ft	175,982	1949	1/24/2024	\$682,000	\$295
<p>Step inside 119 Staples Road, and enjoy everything it has to offer. This home sits on over 4 acres that abuts a Nature Preserve in Easton, privacy at its best. This home offers over 2,300 sq. ft. of living space, With a walk up attic for plenty of storage. 3 Large bedrooms with 2 Full baths, Formal living room, family room, and Dining room. Hardwood floors throughout, with the exceptions of the bedrooms that have wall to wall carpet. Enjoy sitting in front of the fireplace on a cool day. French doors that open to a private oasis to enjoy the serene atmosphere. 200-amp electrical service oversized 2-car garage. Sale is subject to probate court approval.</p> <p><i>Listing Courtesy of RE/MAX Right Choice</i></p>								

New Listings: 7 (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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6 ● **Active** • *New, Active: 1/4/2024* *MLS ID: 170617258*

106 Wyldeewood Rd Single Family 6/6 3,772 sq ft 133,293 1969 1/4/2024 \$9,950 mo. \$3

Welcome to 106 Wyldeewood Rd, a stunning 6-bedroom, 5.5-bathroom, fully updated single-family home with a private in-law suite. This spacious and luxurious property features top-notch appliances, and Zoned central heating. Relax by the cozy fireplace. With beautiful hardwood and tile flooring, this charming home offers comfort and style. Don't miss the opportunity to make this your dream home!

Courtesy of Continental Real Estate



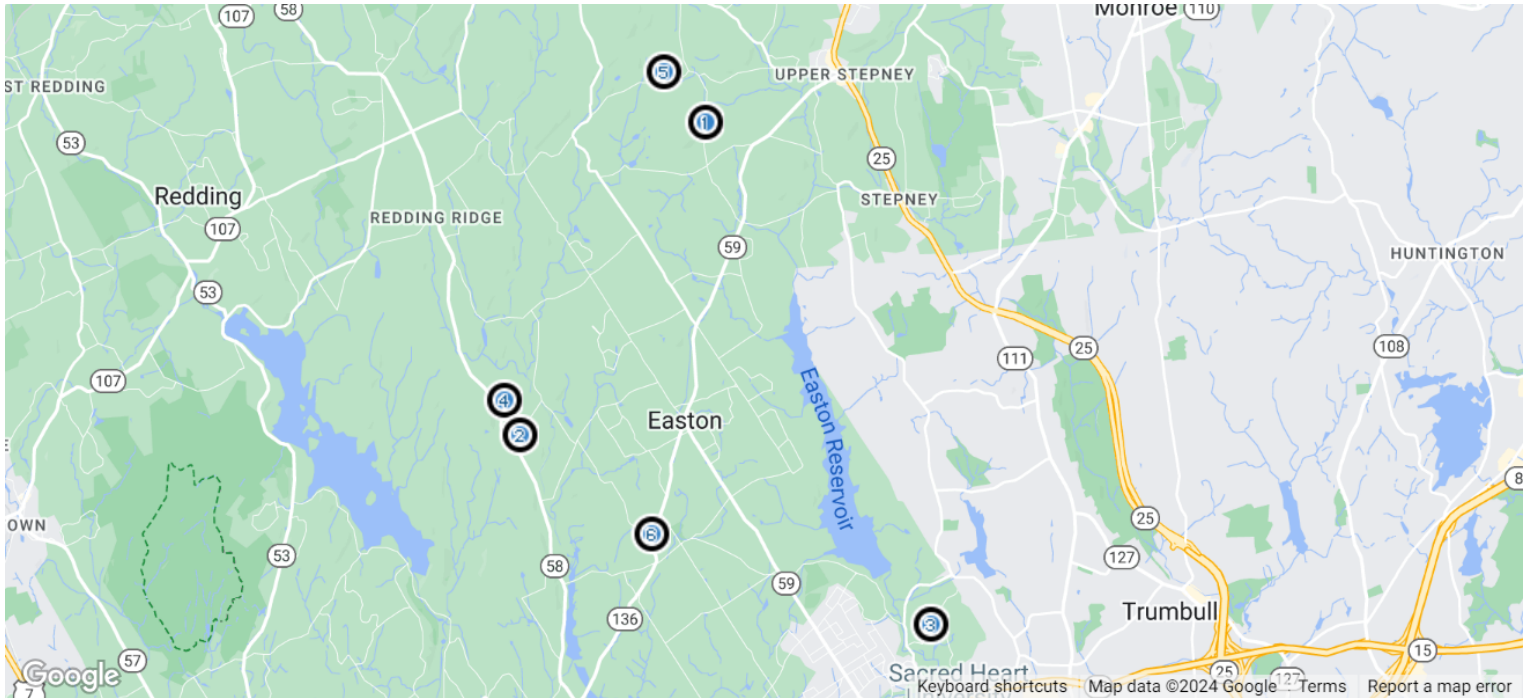
To Be Built By Coastal Construction Group

7 ● **Active** • *New, Active: 1/12/2024* *MLS ID: 170618067*



290 Redding Rd Single Family 4/4 4,800 sq ft 206,910 2024 1/12/2024 \$2,995,000 \$624

Proposed New Construction. To be built home by award-winning Coastal Construction Group on this beautiful 4.75 acre flat property on the Town line between Fairfield and Easton. In fact, part of the property lies in both towns (10% in FFLD). The Fairfield portion entitles you to Fairfield Town amenities like a Beach Sticker. Buyers can meet and tour other of Coastal's homes to make their own design and finishing choices. Construction will begin once property is purchased and builder is contracted. Close to Brett Woods Conservation Area (186 acres) and the Roy and Margot Larsen Wildlife Sanctuary (155 acres) both with miles of walking trails. Convenient to the town centers of Fairfield, Southport and Westport while just one hour to Manhattan. Also offered as land only sale per MLS #170568487 asking \$575,000. Wonderful opportunity to build your own dream home in this bucolic corner of Connecticut!




Listing Courtesy of William Raveis Real Estate



Pending: 6

	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 as of 2/12/2024 <i>MLS ID: 170608813</i></p> <p>15 Sky Line Dr</p> <p>Great buy under market value with the best cost per square foot in Easton! Welcome to 15 Sky Line Dr - affectionately known as "Castle on the Eagle's Nest", this custom-built contemporary is perched high above the road offering the ultimate in privacy and seclusion. Inside you'll find over 5,000 sq ft of living space including a fully finished apartment with a separate entrance. Special features include - 3 gas space heaters along with a uniquely designed fireplace, reverse osmosis system, maintenance free gutters/septic, 3 automatic skylights that close once rainfall is sensed. Many features were designed specifically for the home - cross ventilation of windows and doors along with chimney effects of the skylight to cool off in the Summer quickly, along with 3 high ceiling fans. Other unique features include a gas powered generator, central air purifier, and an ultra violet water purification system. The property is surrounded by evergreens with a large magnolia tree, along with a large Japanese red maple tree. Property is secluded and completely fenced off for children and pets.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/4	6,102 sq ft	163,350	11/6/2023	\$848,000	2/12/2024	\$139
 <p>2 Pending • Under Contract as of 1/10/2024 <i>MLS ID: 170604951</i></p> <p>35 Valley Rd</p> <p>In the heart of Easton, Connecticut, nestled among green landscapes and serene surroundings, is this charming scandinavian style farmhouse—meticulously designed with energy efficiency at its core, is a "Virtually Net Zero Home"! Welcome to 35 Valley Road! This move-in-ready 2340 sf. gem which boasts 3 bedrooms, and 2.5 baths is the perfect blend of luxury and sustainability. The open concept floor-plan with its gorgeous natural elements radiates a rustic contemporary elegance immediately welcomes you. The kitchen is a chef's paradise adorned with white marble counters, top of the line appliances and a large island with a fabulous butcher block. Beyond the kitchen is a cozy living room with high ceilings and amazing natural light. The primary ensuite is on the main level and there are 2 more spacious bedrooms and a great room on the second level. This sustainable oasis with its eco-friendly design extends beyond its walls, with a backyard ready for entertaining, a hot-tub and two gardens ready to cultivate. For those seeking a blend of traditional charm and modern sustainability, this farmhouse colonial in Easton, Connecticut, stood as a beacon—a harmonious fusion of comfort, elegance, and environmental consciousness—a place to call home in every sense of the word.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>	Single Family	3/3	2,340 sq ft	130,680	12/26/2023	\$999,000	1/10/2024	\$427

Pending: 6 (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>3 Pending • Under Contract as of 2/7/2024 <i>MLS ID: 170595681</i></p> <p>20 Adirondack Trl</p> <p>Single Family 5/4 5,716 sq ft 131,115 10/2/2023 \$1,175,000 2/7/2024 \$206</p> <p>PRICE REDUCED~Welcome to 20 Adirondack Trail located in Easton's Premiere Subdivision, Easton Woods~This sprawling property captures the essence of Easton's natural charm~Beautifully sited & nestled in the lush landscape, the Classic Colonial greets you w/its tremendous street presence~Upon entering the 2 story Foyer, you will immediately appreciate the open floor plan that creates a seamless flow throughout the main level~ The Formal Dining Rm w/bay window & classic trim leads to the well appointed EIK w/Center Island, stainless appliances & Granite counters~Kitchen opens seamlessly to dramatic Family Rm which boasts vaulted ceilings, hardwood floors, Palladium window & impressive floor-ceiling stone fireplace~The inviting Living Rm has a fireplace, French doors & hardwood floors~Main level also includes an office w/built-ins, 2 1/2 baths, & informal entry in mudroom has another stairway to 2nd floor~ Primary Suite offers a peaceful retreat w/tray ceiling & 2 walk in closets. Luxurious bathroom features soaking tub & indulgent frameless glass shower~Four additional bedrooms, a bonus room & hall bath w/quartz counter top completes the upper level. LL has a full basement which is partially finished & offers plenty of storage~Park like grounds w/mature plantings & patio invites enjoyment & exploration~Other features: Full house generator, 3 car garage wired for electric vehicle charging, natural gas & city water. PERFECT COMMUTER location to every amenity, trails & farms.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p>4 Pending • Under Contract as of 1/31/2024 <i>MLS ID: 170607853</i></p> <p>10 Country Club Ln</p> <p>Single Family 6/6 5,794 sq ft 134,164 12/15/2023 \$850,000 1/31/2024 \$147</p> <p>*** The highest and best due by January 2, 2024 at 6 pm. Please submit a complete written offer with pre-approval and/or proof of funds *** A must-see, exquisite Easton home in the Aspetuck part of Easton near Fairfield and Westport borders. This 6-bedroom, 4 Full and 2 Partial Baths home with an extra large multi-tier IPE wood deck is perfect for entertaining and tranquility. Situated on a cul-de-sac with beautiful landscaping and breathtaking panoramic views. New 2018 projector in the great room is included. Enjoy your favorite shows, movies, and sports on the 129â projection system. Gourmet kitchen with top-of-the-line cooktop for serious chefs. State-of-the-art tankless water heater and HVAC systems. 2016 top-quality new roof and skylights. The spacious master bedroom has an updated en-suite, including a spa bath with an air-jetted soaking tub. The finished walkout lower level offers room for a home gym, and the two additional bedrooms can be used for teenagers, guests, or perhaps an in-law or au-pair suite. Wine cooler for serious enthusiasts. Professional landscaping and outdoor lighting, with room for a pool. You can also take advantage of all Easton offers: award-winning schools, a friendly community, and Aspetuck Land Trust hiking trails across the street. Close to Westport - commuters dream. It is a must-see!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p>5 Pending • Under Contract as of 2/8/2024 <i>MLS ID: 170606409</i></p> <p>10 Herrmann Ln</p> <p>Single Family 5/6 4,888 sq ft 132,858 12/15/2023 \$1,275,000 2/8/2024 \$261</p> <p>BUYER CANCELS SIGNED CONTRACT IN LESS THAN 24 HOURS. BUYERS REMORSE. Experience luxury living in this exquisite 5-bedroom, 6-bath colonial nestled on a serene cul-de-sac. Meticulously remodeled by talented professional interior designer, this upscale haven promises an elevated lifestyle. Step inside and be captivated by the new kitchen, a culinary masterpiece designed for both functionality and elegance. The openness of the main floor makes for easy, fun entertaining. Indulge in the opulence of six completely remodeled bathrooms, each boasting impeccable craftsmanship and luxurious finishes. Outside, a pristine inground pool invites you to unwind and bask in the sun-drenched oasis of your dreams. A tranquil pond with a charming dock, and cozy fire pit complete the picture, offering a serene retreat right in your own backyard. This is the epitome of refined living~seize the opportunity to call this meticulously transformed Colonial your own. New roof, windows, wood flooring, AC, party-size deck, incredible stone work, all pool mechanics, and so much more. Wonderful in-law over garage with full bath, walk-in closet, and 'coffee bar', OR in walk-out LL which has full bath.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 6 (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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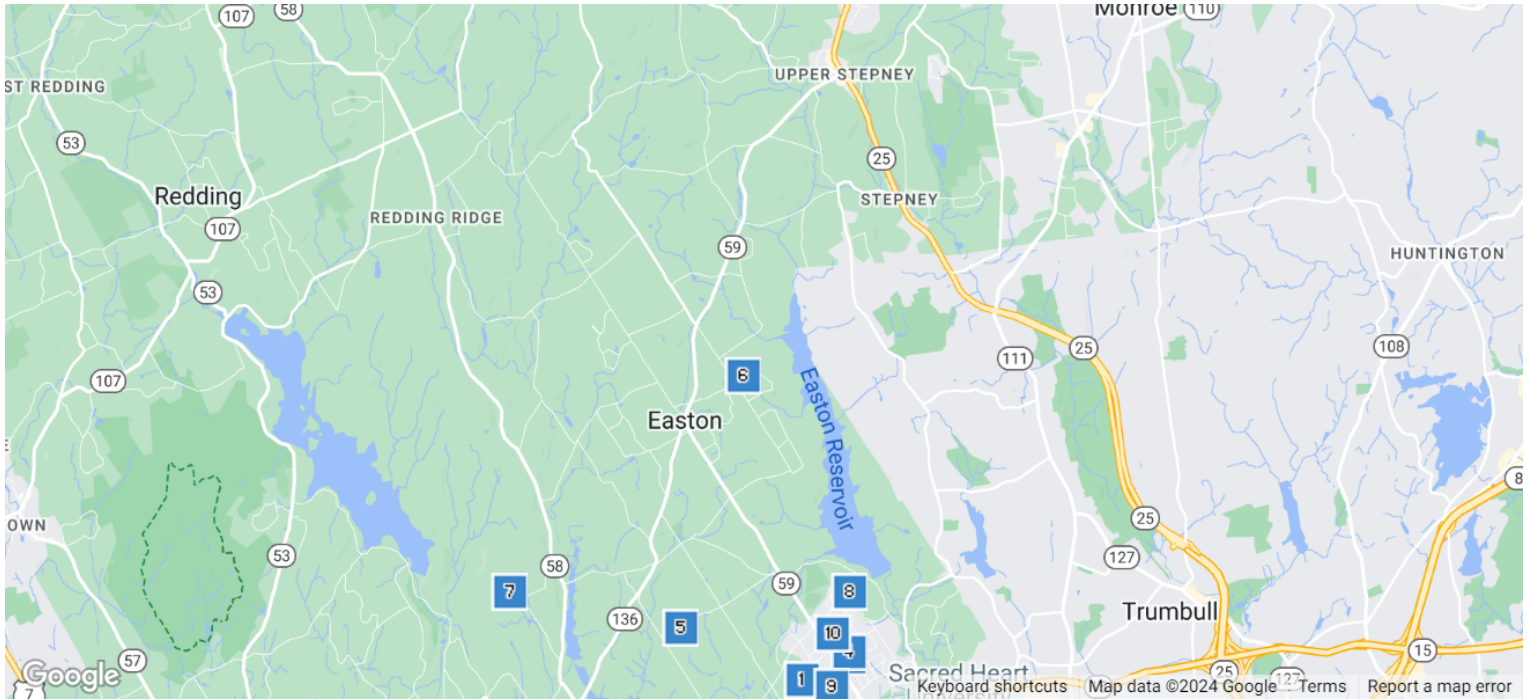


6 **Pending** • *Under Contract as of 2/7/2024* *MLS ID: 170615205*

260 Westport Rd Single Family 5/4 3,528 sq ft 88,426 12/17/2023 \$850,000 2/7/2024 \$241

Set on a picturesque two-acre corner lot offering over 3,500 sqft of living space is an opportunity to establish a home in one of Fairfield County's most sought-after small towns. Easton offers award-winning schools & an oasis of rural charm yet close proximity to Westport, Fairfield & other neighboring Fairfield County towns. 260 Westport Rd is a turn-key property with many recent major updates. Exterior just resided with HardiePlank cement board & AZEK trim- the highest quality materials available! New asphalt shingle roof (2023). The floor plan of this home can accommodate just about any need you may have including multi-generational living space. The main level is comprised of three bedrooms, the second floor has an additional two bedrooms. The 2nd floor offers a 515 sf bonus space with access to the exterior & a recently remodeled TREX deck. Possible in-law/teen suite, studio/office a versatile space that is unique & desirable. Minimal step entry into this home from both the front door & garage, 1st floor laundry- convenience! Far from cookie cutter- from its expansive bluestone patio with beautifully appointed curved wall, multiple large decks, 2 fireplaces & primary bedroom options on either floor. Just 0.5 mi to locally famous Greiser's Market & minutes to schools. Easy commute to the Westport train, lux. shops & high-end restaurants. Love the town, appreciate the location & curate this spacious flexible floor plan to fit your housing needs, Welcome Home!

Listing Courtesy of RE/MAX Right Choice



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: 12/20/2023, MLS Listing 170484860: 4/25/2022 *MLS ID: 170484860*

36 Far Horizon Dr Single Family 4/5 4,091 sq ft 87,120 2022 12/20/2023 \$1,200,000 \$293

The Estates at Whispering Hill, an enclave of single family homes in lower Easton. An opportunity like this doesn't come along often, so now is your chance to reserve one of these homes in proposed 6-lot subdivision. Elegant modern farmhouse design you will love with the open concept and layout you have been wishing for. Open spaces for gathering and entertaining, and private areas with enough room for working at home for today's lifestyle. Quality features and design, along with the opportunity to customize to your own style. Lot 36 features 4 bedrooms on the upper level, 4 total full baths and 1 half bath. Finished lower level brings total s.f. over 4000. Kitchen and family room will flow out to a wrap-around patio with outdoor fireplace. Optional main level full in-law apartment available. The location of this home brings you the best of everything with land and privacy, yet only minutes to shopping, arts & entertainment, and major commuter lines of Merritt Parkway, Metro North Railroad and I-95. Your dream home can be a reality at The Estates at Whispering Hill.

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.
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2 Closed • Sold Date: 1/4/2024, MLS Listing 170581665: 7/3/2023 MLS ID: 170581665

180 Redding Rd Single Family 4/7 7,727 sq ft 162,043 2018 1/4/2024 \$1,800,000 \$233

Come discover the epitome of elegance and modern living in this chic residence, perfectly situated in the desirable Aspetuck Corners area. Prime location, minutes away from Fairfield/Westport trains & thriving downtown, schools, shops, dining, beaches & the Merritt Pkwy; convenience & accessibility are at your fingertips. No expense spared in crafting a residence that exudes timeless beauty & impeccable taste. This exquisite home spans 4 finished flrs. The gourmet Eat-in-Kitchen is a chef's delight, featuring state-of-the-art appliances, a stunning Carrara marble island, and a Pietra Cardoso stone counters. Adjoining the kitchen is a matching butler's pantry complete with a Bev/wine frig. The family room features a stone fireplace with a welcoming entrance into a super spacious Playrm / Sunrm. The large Primary bedroom suite is a private retreat, his & hers custom walk-in closets and a luxurious marble bath. In addition to the impressive 2nd fl Primary bedrm, is a large laundry rm & 3/4 additional bedrms or office. An inviting 2nd floor sitting area, nestled before the staircase to the 3rd fl, offers endless possibilities. Whether you desire a media room, office, additional family room, the 3rd floor provides the flexibility to accommodate your needs. Lower Level is perfectly finished to offer much needed space for everyone: gym; family room; game room & much more. Additional features: wired thru-ou for a sound system | Inground sprinkler | Generator | Expansive 3.74-acre lot

Courtesy of Berkshire Hathaway NE Prop.



3 Closed • Sold Date: 11/30/2023, MLS Listing 170593759: 8/25/2023 MLS ID: 170593759

30 Amante Dr Single Family 5/6 5,113 sq ft 40,075 1991 11/30/2023 \$1,040,000 \$203

Welcome to this stunning 5100 sq ft custom-crafted colonial with unparalleled charm and elegance, boasting a unique layout and open floor plan. The inviting open front porch and stunning design immediately catch your eye, enhancing the curb appeal of this home. As you enter, a majestic foyer sets the tone, leading to a home with 9-foot ceilings, a sun-drenched living room w/ fireplace, and a dramatic formal dining room. The kitchen boasts hardwood floors, an island, a cozy dining area, and a charming fireplace plus convenient butler's pantry. Windows surround the sunken family room w/ fireplace and sliders that lead to the patio and pool area. The main level primary suite offers a spacious bedroom with 2 walk in closets, complete with a spa-like ensuite bath: double sinks, an opulent standing tub, a stone shower, and the added indulgence of a hot tub beneath cathedral wood beams. Upstairs, a library/den w/ Brazilian cherry floors, vaulted ceilings and built-ins, Four generously sized bedrooms, connected by adjoining bathrooms. An extra bonus, a finished room and full bath over the garage perfect for house guests. A lovely level lot with mature plantings offers a picturesque setting with an in-ground pool and patio. Refinished hardwood floors and freshly painted on the main level, the convenience of a main floor laundry room, ample closets, an irrigation system, CITY WATER and a security system. Don't miss the chance to call this extraordinary property your home!

Courtesy of Coldwell Banker Realty



4 Closed • Sold Date: 1/25/2024, MLS Listing 170583438: 8/17/2023 MLS ID: 170583438

35 Amante Dr Single Family 4/4 4,970 sq ft 40,510 1992 1/25/2024 \$925,000 \$186

Welcome to 35 Amante Drive a custom designed Grandeur style ranch with ease of one level living, ideally situated in coveted lower Easton. Upon entering the gracious foyer, while leading to an open floor plan, notice the layout and design details. Soaring ceilings, skylights, windows and French doors accent the private landscaped grounds, sprawling deck and beautiful Gazebo. This entertainers dream for sizable gatherings or simply unwinding and relaxation will abound in this expansive indoor and outdoor surroundings. A spacious kitchen w/granite counters tops offer stainless steel appliances, wall ovens, pantry and center island. Sun filled living room with hardwood floors, stunning ceiling to floor stone fireplace is adjacent to an elegant dining room both with French doors that escort you to the amazing deck. Primary suite includes a bay window, walk-in-closets, en-suite w/double sinks, marble vanity, jacuzzi accented by lead windows, shower and radiant heated floor. Two generous sized bedrooms, hardwood floors, walk-in-closet, full bath complete the main living area. Notable additional 550 sq.ft. private living space with full bath ideal for au pair, guests or office w/separate entrance above 3 car attached garage. Unfinished LL for abundant storage. Located at the end of a quiet cul-de-sac close proximity to award winning schools, senior center, local farms, hiking trails, all amenities with easy access to the Merritt Pkwy. Subject to probate court.

Courtesy of Berkshire Hathaway NE Prop.

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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5 Closed • Sold Date: 2/2/2024, MLS Listing 170613374: 12/26/2023 MLS ID: 170613374

220 Banks Rd Single Family 4/4 3,329 sq ft 176,418 1953 2/2/2024 \$685,000 \$206

Unveil the Potential of a Hidden Gem in Lower Easton Discover the allure of 220 Banks Road, a never-before-listed 3,329 square foot ranch-style residence nestled in the sought-after area of lower Easton. Built in 1953, this fixer-upper presents an exceptional opportunity for those seeking a property brimming with potential and awaiting a transformation into a dream home. This gem of a property holds the promise of becoming a remarkable residence with the infusion of your imagination and personal touch. Set in the idyllic surroundings of bucolic Easton, this home invites investors, builders, and individuals with a vision to seize the opportunity to create something extraordinary in a market with scarce available inventory. Unleash your creativity and envision the possibilities that await at 220 Banks Road. Whether you're seeking an investment opportunity or to create your forever home, this property offers a canvas for your aspirations. Please note: Prospective buyers are encouraged to perform thorough due diligence. Seize this rare chance to reimagine 220 Banks Road into a spectacular residence. Key Points: -Sold in "As-Is" condition -New Well 2018 -Underground Oil Tank Removed 2012 -Buyer to conduct due diligence before submitting an offer -No disclosures available as the property is sold through trust

Courtesy of Keller Williams Realty



6 Closed • Sold Date: 12/20/2023, MLS Listing 170607729: 10/31/2023 MLS ID: 170607729

145 Bayberry Ln Single Family 4/4 5,064 sq ft 132,858 1980 12/20/2023 \$975,000 \$193

Updated turnkey Center Hall Colonial in heart of Easton. Centrally located on over 3 level private acres. This over 4500 sf gorgeous home on 3 floors provides all the needed comforts wrapped in today's aesthetic. Natural flow with hardwood floors throughout. Living Room with fireplace and large Dining Room for special gatherings. Heart of the home is an open gleaming, bright white Kitchen with center Island, stainless steel appliances and Bertazonni range effortlessly leading to Family Room featuring fireplace and new windows. The Main level also offers a Mudroom, Powder Room, Laundry and access to 3 car garage. The Upper level features 4 full bedrooms, an Office and two full baths. The showstopper Primary Suite includes large Walk-In Closet, new bath with radiant heated floors, soak tub and stall shower. The Lower level is partially finished perfect for bonus Playroom, Office, etc. Gym area and loads of storage options. Minutes to Easton Village. Convenient to all that Easton offers.

Courtesy of Coldwell Banker Realty






7 Closed • Sold Date: 11/15/2023, MLS Listing 170597761: 9/25/2023 MLS ID: 170597761

20 Elm Dr Single Family 4/4 3,432 sq ft 277,477 1996 11/15/2023 \$1,200,000 \$350

Truly beautiful property & residence in a private setting in coveted Aspetuck area of Easton, CT. Elegant +3,400 sq. ft home is perfect blend of tranquility & convenience, w/ Westport, Fairfield & Merritt Parkway only minutes away. You'll find elegance & modern living in this stately residence on 6.3 acres. Ground level designed for everyday living w/ room to entertain large gatherings. Living room w/ French doors to the outside opens into the inviting family room, w/ gas fireplace, built-ins & triple French doors onto the expansive stone patio. Chef's kitchen has high-end appliances, large prep island that easily seats 3, and flows into sunlit eat-in dining area. Adjacent is 1/2 bath, triple pantry closets & convenient mudroom opening to the 3-car garage. Formal dining room is anchored by 2 sets of French doors that allows for both intimate gatherings & open entertaining. Second level has 4 bedrooms & 3 full baths, including the primary suite w/ an office/sitting room, his-&-her walk-in closets, double sinks, shower, soaking tub w/ jets, plus convenient laundry behind closed doors. Walk-up floored attic offers expansion potential, while partially finished basement has ample storage, bonus room & dedicated office space. Amazing property was developed by landscape architect James Gerrity, w/ hardscaping, stone walls & forestation, & continues to be implemented annually. Gracious living spaces, breathtaking surroundings all just 60 miles f/ NYC




Courtesy of Compass Connecticut, LLC

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: 12/29/2023, MLS Listing 170611766: 11/21/2023 MLS ID: 170611766						
108 Flat Rock Rd	Single Family	4/5	3,560 sq ft	49,222	1947	12/29/2023	\$612,500	\$172
<p>Welcome to 108 Flat Rock Rd in Easton, a truly unique Colonial home on a unique property. This home offers a rustic feel with modern touches. The front door is lavishly surrounded by a stone patio. Through here, you enter into the warm and welcoming living space. You will notice cozy fireplaces in both the living room and the primary bedroom on the second floor. Completing the main level is the bright kitchen with a large island, a dining room, and a family room with deck access through the sliding doors. Upstairs, bedrooms offer plenty of space. This home has two garages, a full, unfinished basement with plenty storage. The driveway to the right will take you to the garage area and alternative entrance. Come see for yourself what this wonderful property has to offer.</p> <p style="text-align: center;"><i>Courtesy of Keller Williams Realty</i></p>								
	9 ■ Closed	*Sold Date: 12/5/2023, Public Record MLS ID: -						
41 Harvest Moon Rd	Single Family	3/2	2,642 sq ft	40,075	1960	12/5/2023	\$600,000	\$300
-								
	10 ■ Closed	*Sold Date: 1/30/2024, MLS Listing 170613575: 12/9/2023 MLS ID: 170613575						
34 Jesse Lee Dr	Single Family	3/3	1,916 sq ft	20,037	1957	1/30/2024	\$705,000	\$368
<p>Wonderful opportunity in lower Easton! Ideally set on neighborhood cul-de-sac sited on level 1/2 acre property with perennial plantings. Beautifully renovated home featuring new custom kitchen with vaulted ceilings. Kitchen flows to family room with vaulted beamed ceiling overlooking deck and expansive yard. Living room with roaring fireplace leads to office area and spacious dining room. Lower level offers an inviting 2nd family room. 2nd floor features 3 bedrooms including primary bedroom with ensuite bathroom and ample closets. Experience the convenience and tranquility of lower Easton. Walk to Hellen Keller school and Easton Community Center offering interactive programming for kids, teens & adults. Very convenient to Merritt Pkwy and just 7 miles to Metro North Train. Frontage on Jesse Lee Drive and 2nd entrance on Manor Lane between #16 & #19.</p> <p style="text-align: center;"><i>Courtesy of Compass Connecticut, LLC</i></p>								



Distressed: 3

	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></p> <p>10 Country Club Ln</p>	Single Family	6/6	4,616 sq ft	134,165	–	12/18/2023	Notice of Lis Pendens	–
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i></p> <p>11 Hillside Dr</p>	Single Family	3/3	1,956 sq ft	43,560	–	1/4/2024	Notice of Lis Pendens	–
 <p>3 ● Active • Notice of Lis Pendens, Active: 11/10/2023 <i>MLS ID: 170609841</i></p> <p>101 Northwood Dr</p>	Single Family	5/5	8,933 sq ft	135,907	\$1,670,000	11/10/2023	11/21/2023	Notice of Lis Pendens
<p>The size of its roof reveals the sheer magnitude of this great home. Indeed so much space is contained therein, that if rebuilt identically today, this ingenious masterpiece - boasting a rarely exceeded 3,800 sqft ground floor footprint - would be listed at over twice the size in town property records. Fully renovated by new ownership to modern standards, while maintaining the superior quality of materials and construction workmanship of previous eras, it could rightly be said, "better than new." Purpose built, integral, with no cobbled on wings, or additions or extensions, this house well exceeds most size requirements yet maintains a homey, comfortable feel -- the house will impress. This grand home is also in 3D! Take the stunning panoramic tour and compare. Wander around in its masterpiece layout and get lost in its size. Stroll the stunning park-like grounds. If in need of something so large, and so beautiful, you know what to do</p> <p style="text-align: center;"><i>Listing Courtesy of Beycome of Connecticut</i></p>								

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- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
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