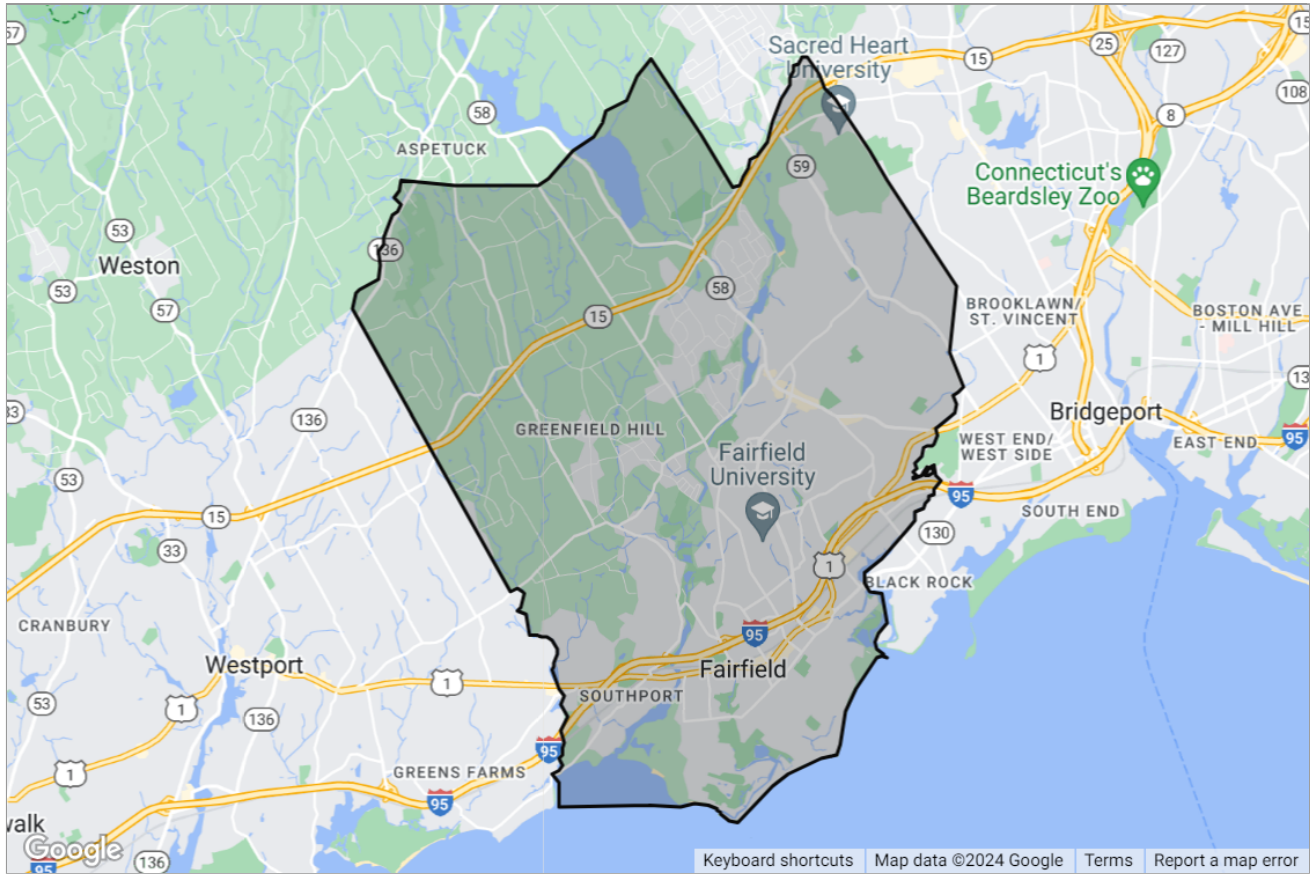


MARKET ACTIVITY REPORT

Fairfield, Connecticut



Presented by
Steve Schappert | **The Connecticut Real Estate Broker**

GRI, SRS
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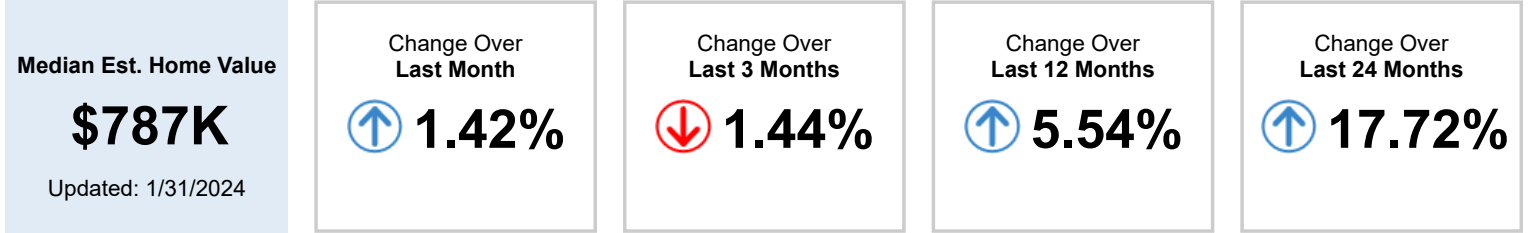
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Fairfield, Connecticut

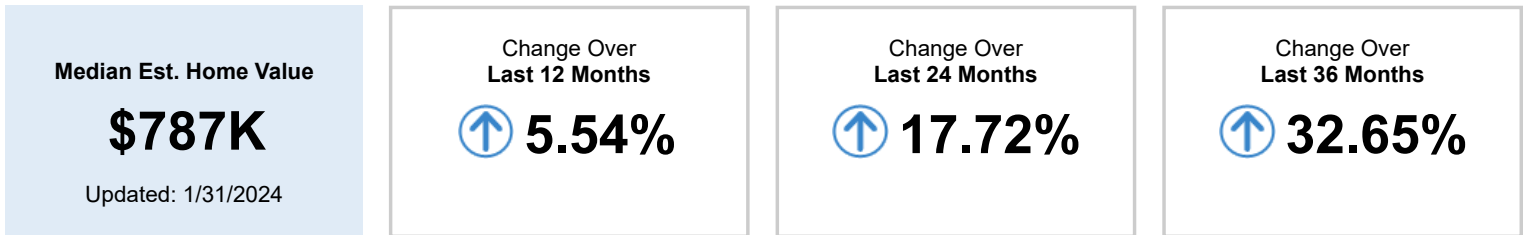
Market Snapshot: Estimated Home Values



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.

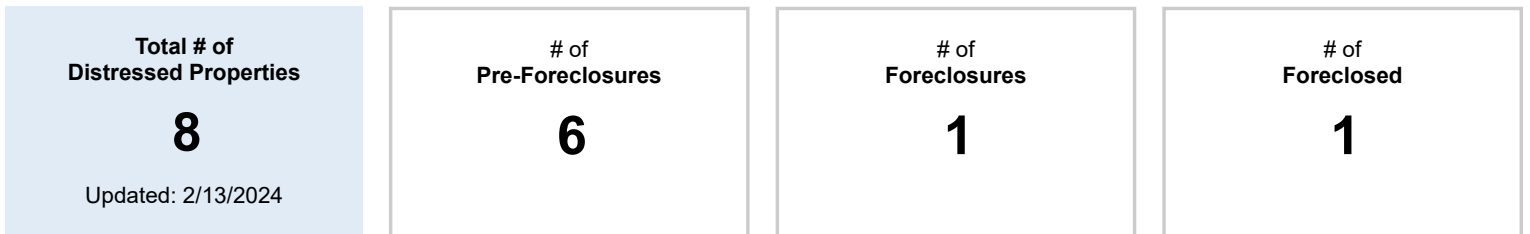
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



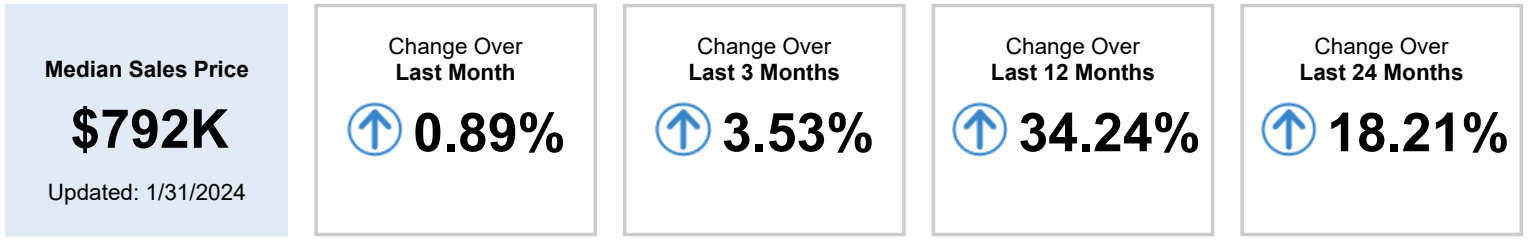
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



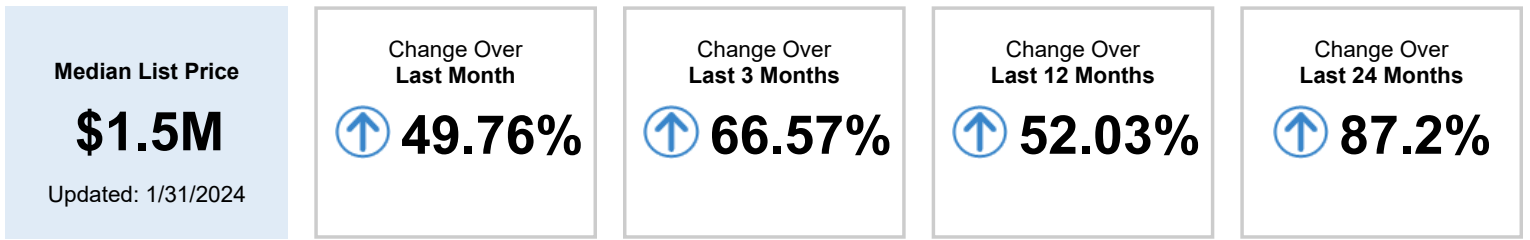
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



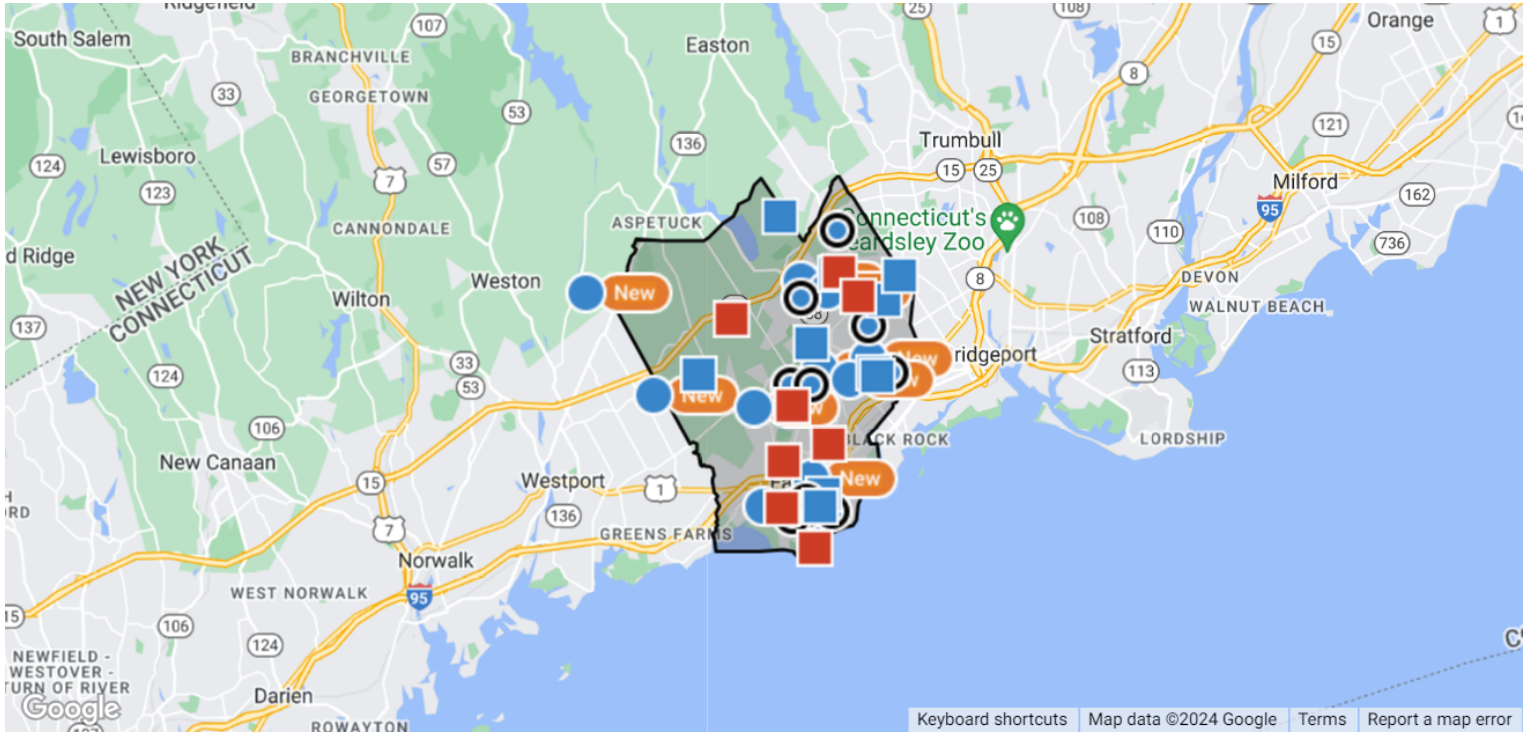
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

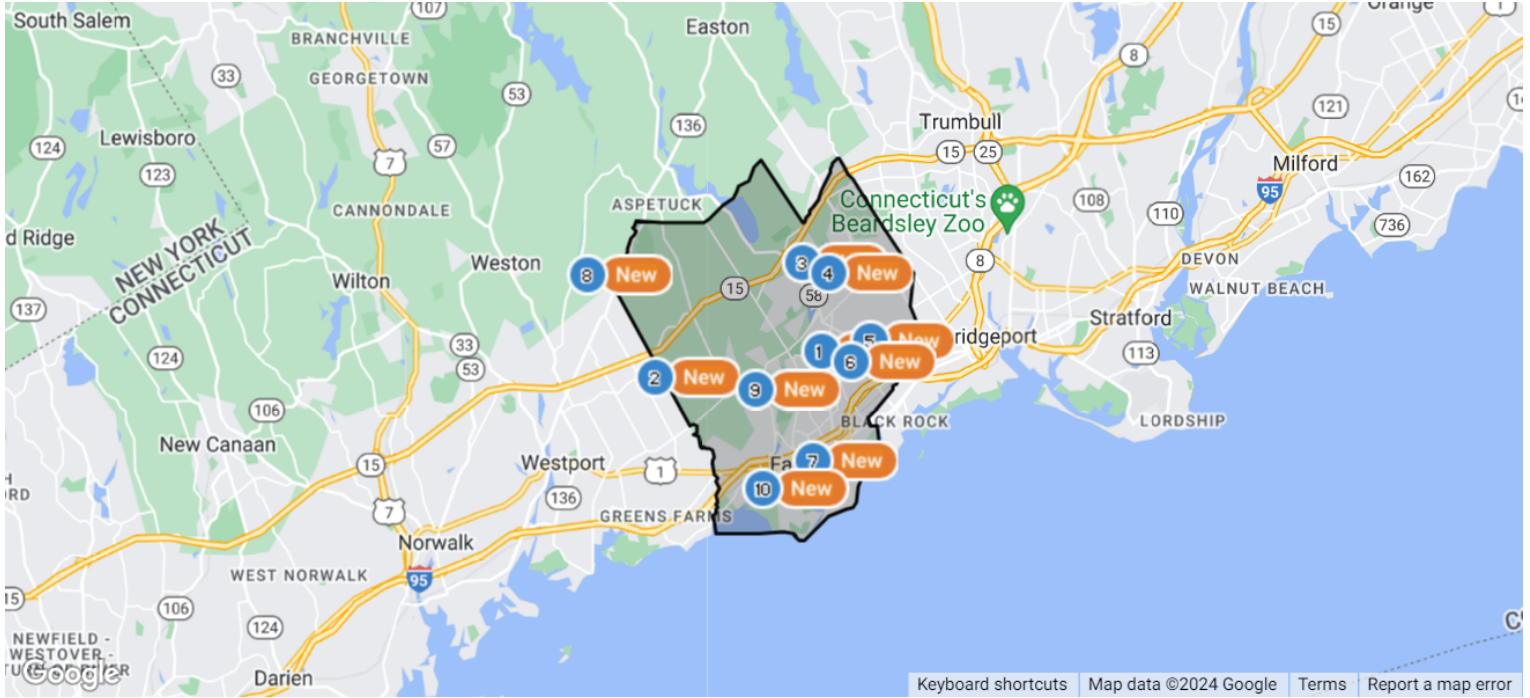
Market Activity Summary Stats



Search Criteria | **Location:** Fairfield, 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	\$545,000	\$460,000	\$270,000	\$559,300
Median Price / Value	\$924,000	\$1,099,500	\$1,067,500	\$1,065,915
High Price / Value	\$1,999,000	\$1,649,000	\$1,900,000	\$4,229,940
Average Price / Sq. Ft.	\$399	\$374	\$337	\$559
Median Price / Sq. Ft.	\$410	\$382	\$298	\$477
Average Days in RPR	9	49	81	–
Median Days in RPR	5	25	98	–
Total Volume	\$10,993,999	\$10,523,999	\$11,320,000	\$11,072,560

Fairfield, Connecticut



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • *New, Active: 2/1/2024* *MLS ID: 170621624*
160 Boroskey Rd Condo/Townhouse/Apt. 3/3 3,250 sq ft 15,990 2023 2/1/2024 \$949,000 \$292




New Construction in the heart of Fairfield built by local, well-established builders. Nestled at the end of a cul-de-sac, this luxurious townhome is minutes from I-95, the train, dining, shopping & all other amenities that define Fairfield. Featuring 4 finished levels, the entry leads you into a spacious living room with fabulous natural light! Hardwood floors pave the way to the dining area showcasing a linear electric fireplace flanked with custom built-ins. The heart of this home lies in its gourmet eat-in kitchen, boasting quartz countertops, stainless steel appliances and abundant space for culinary endeavors and entertaining. Convenience meets style with a thoughtfully designed mudroom, featuring a half bath for added functionality, situated off the garage entrance. Upstairs you will find the primary ensuite, which is a haven of luxury with its walk-in closet, a large shower, and spa-like soaking tub. There are 2 more bedrooms, along with a strategically placed laundry room and a full hall bathroom. The lower level and third floor feature additional finished rooms, offering versatility and providing endless opportunities, 4th bedroom option, in-law suite or home gym. The outside features plenty of level lawn with a stone patio and privacy fence - perfect for outdoor entertaining and family fun. Photos and floor-plan are from #162. This is a must see, high-end, quality new construction!

Listing Courtesy of Keller Williams Realty




New Listings: 10 (cont.)

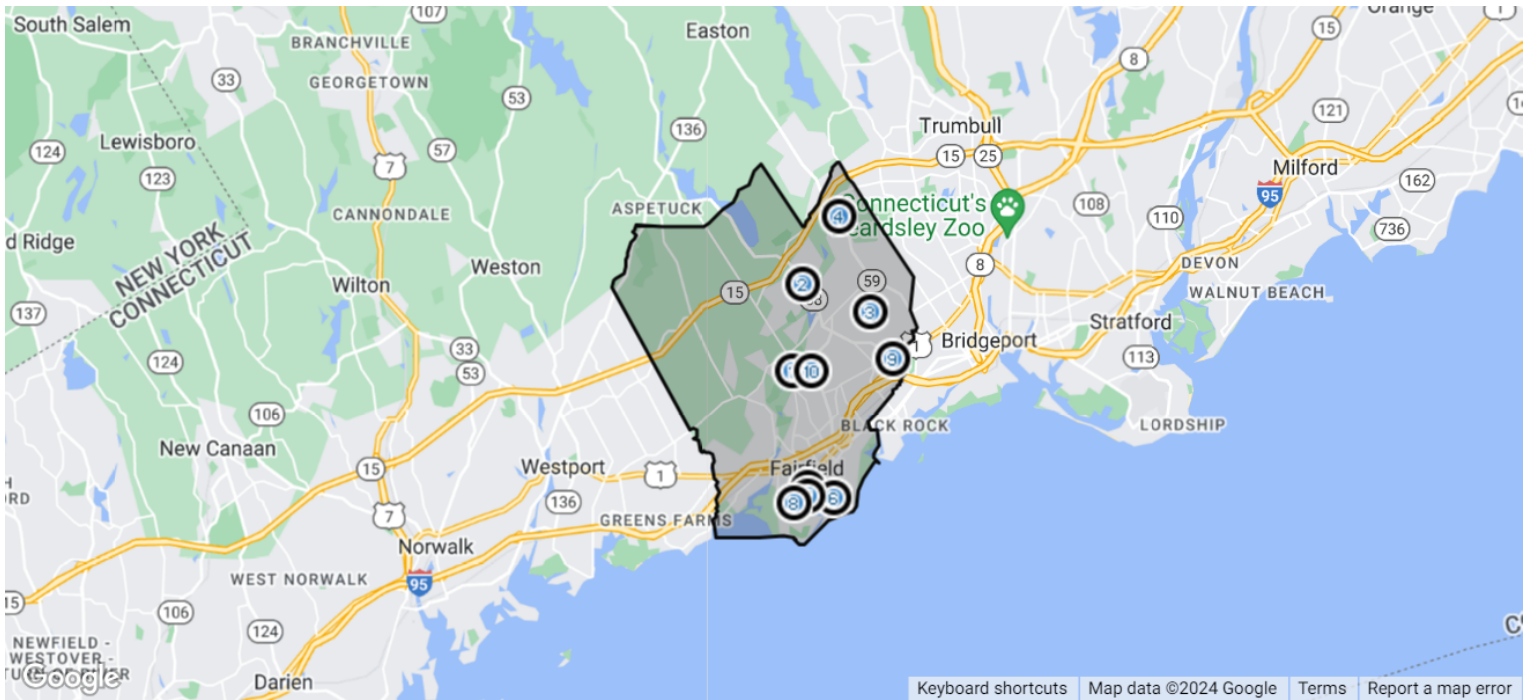
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 Active • <i>New, Coming Soon: 2/8/2024</i> <i>MLS ID: 170623678</i></p> <p>133 Queens Grant Ln</p> <p>Single Family 5/3 3,654 sq ft 87,555 1977 2/8/2024 \$1,549,000 \$424</p> <p>Drive through picturesque Greenfield Hill to this lovely home perched perfectly on a private cul-de-sac in a highly coveted neighborhood. 5 BR home has 2 full, and 1 half beautifully updated Baths and finished Lower Level. Enjoy a semi open floor plan w/desirable kitchen-to-family room connection. These rooms are sunny and offer a lovely center fireplace, wonderful dining space & plenty of built-ins. There is a large deck off the family room, providing great property access. The ever important mudroom is conveniently located & well equipped w/built-ins, laundry & connects the garage to the home and the Powder Rm is ideal near the mudroom. The more formal 1st flr spaces include a front to back Living Rm w/center fireplace & french doors to the outside. Finishing the first flr is a spacious Dining Rm which seamlessly flows from the Kitchen to the Living Rm. Stepping up to the 2nd flr, there are 5 nicely proportioned BRs. The Primary Bedroom has a gorgeous spa like bath & a large walk in closet. The other 4 BRs are supported by a renovated full Bath. The finished lower level has plenty of options with a large open space, fireplace & a walk out for easy yard access. This home is perfect for entertaining w/space truly in the right place. The open concept inside, amazing outdoor options & the awesome cul-de-sac have made it home to many events, including a wedding w/over 200 people!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p>3 Active • <i>New, Active: 1/25/2024</i> <i>MLS ID: 170620947</i></p> <p>111 Adley Rd</p> <p>Single Family 5/5 4,000 sq ft 13,503 2024 1/25/2024 \$1,589,000 \$397</p> <p>Brand New construction located in highly desired Lake Mohegan neighborhood. Still time to customize. The hallmarks to this flawless open floor plan include large kitchen with high end appliances, center island, 36" gas range with hood, beverage center, 9-foot ceilings, hardwood floors. The bright airy family room with gas fireplace and a double slider and walk out to patio (the perfect spot for a barbeque) overlooking grassy level yard abutting 170 acres of open space and short walk to freshwater lake with sandy beach and park for kids. Private first floor home office with accent wall. Storage cubbies for all your sports equipment in the mudroom with access to attached 2 car garage. Upstairs the Primary bedroom suite with tray ceiling and accent wall and ensuite spa like bathroom offering a Soaking tub, double sinks, large glass walk-in shower and private water closet. Large walk-in closet. All bedrooms have hardwood floors and direct access to bathroom. The jack and jill bathroom has large tub and double sinks. Finished lower level with recreation room with full bath and second home office. Lower level offers great flexibility with natural light and could be used as a 5th bedroom with full bath. Great location close to both Merritt parkway and I95 for easy commute and close to Fairfield's restaurant district and shopping.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>4 Active • <i>New, Coming Soon: 2/12/2024</i> <i>MLS ID: 170624132</i></p> <p>1663 Melville Ave</p> <p>Single Family 3/3 1,830 sq ft 6,534 1940 2/12/2024 \$675,000 \$369</p> <p>Fall in love with this picture perfect 3 Bedroom Cape. Originally renovated from top to bottom in 2017 this home offers a white shaker Kitchen with high end stainless steel appliances, Carrera marble counters, and large center island. The home feels so open and spacious with its front to back Living Room with brick fireplace and shiplap accent wall. First floor Master Bedroom Suite with large closet and stunning Carrera marble tile Bath Room round out the first floor. Upstairs are 2 large Bedrooms and a full Bath also renovated in 2017. The home has a finished basement which adds an additional 560 square feet of living space. Central AC, first floor Laundry, new roof, siding, windows and doors in 2017. Large level fenced in back yard with a 20x16 patio and a shed.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	5	Active	*New, Coming Soon: 2/12/2024		MLS ID: 170623852			
130 Brookfield Ave	Single Family	3/2	2,238 sq ft	5,227	1940	2/12/2024	\$545,000	\$244
<p>Welcome to this charming Colonial-style home nestled in the heart of a quiet neighborhood. This exquisite residence offers a perfect blend of classic architectural elements and modern updates. As you step through the front door, you are greeted by the warmth of the large living room featuring a cozy fireplace that sets the tone for relaxing evenings. The seamless flow to the dining room creates an expansive and inviting space, perfect for entertaining family and friends. The spacious kitchen has been tastefully renovated and boasts granite countertops, providing a stylish and functional culinary haven. Adjacent to the kitchen is a generously sized great room, bathed in natural sunlight, creating an inviting atmosphere for family gatherings. Upstairs, you'll discover 3 bedrooms, each hiding gleaming hardwood floors beneath the carpet. The lower level offers additional living space for various activities. Convenience of location. Situated in a serene neighborhood, it is within proximity to a playground park with tennis courts, providing an ideal outdoor space for recreation and play. Additionally, its easy access to the highway makes commuting a breeze. Enjoy all that the town of Fairfield has to offer, from its highly-rated schools to a plethora of restaurants and nearby beaches. Immerse yourself in the vibrant community and take advantage of the wonderful amenities this charming town provides. Welcome home to a life of comfort, style, and convenience.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
	6	Active	*New, Active: 2/12/2024		MLS ID: 170624297			
127 Jennings Rd	Single Family	5/2	2,400 sq ft	6,098	1915	2/12/2024	\$599,000	\$250
<p>Nestled in the heart of Fairfield, Connecticut, 127 Jennings Road embodies the epitome of modern living within a classic setting. This extensively remodeled residence boasts 2,400 square feet of living space, featuring five bedrooms and two bathrooms, making it an ideal sanctuary for families seeking comfort and style. Upon arrival, the meticulously landscaped grounds and manicured lawn create an inviting curb appeal. Inside, the open-concept layout seamlessly connects the living room, dining area, and kitchen, adorned with large windows that flood the space with natural light. Hardwood floors throughout add warmth and sophistication. The kitchen is a chef's delight, equipped with modern appliances, sleek countertops, and ample cabinet storage. Each of the five bedrooms offers a tranquil retreat, with plush carpeting providing comfort underfoot. The two remodeled bathrooms feature contemporary fixtures and finishes, promising a spa-like experience. Outside, the backyard beckons for outdoor gatherings and leisure activities. Whether hosting a barbecue or enjoying a peaceful afternoon in the sunshine, this outdoor oasis offers endless possibilities. Conveniently situated in Fairfield, residents enjoy easy access to shopping, dining, parks, and renowned schools. With its blend of modern amenities and timeless charm, 127 Jennings Road is the quintessential Fairfield abode.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	7	Active	*New, Coming Soon: 2/9/2024		MLS ID: 170623881			
419 Beach Rd	Single Family	4/5	3,612 sq ft	21,344	1953	2/9/2024	\$1,999,000	\$553
<p>A nearly impossible-to-find parcel in the beach neighborhood! Situated in the perfect location, you can enjoy close proximity to the beach, Roger Sherman Elementary, the town, and Metro North. You'll love the landscaped gardens that provide an idyllic outdoor oasis - with room for a pool! Come inside to a bright and light 4-bedroom, 3 full and 2 partial bathroom home with amazing detail and warmth in every room. Whether you're looking for a primary residence or a weekend retreat, this beautiful and well maintained home delivers it all. Don't miss out on this incredible opportunity; come see what makes this home so special today!</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</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.
 8 ● Active • <i>New, Active: 1/10/2024</i> <i>MLS ID: 170617330</i> 261 Westport Tpke	Single Family	4/2	1,966 sq ft	102,801	1937	1/10/2024	\$899,000	\$457
<p>Nestled at the end of a quiet road in Greenfield Hill awaits an idyllic country home filled with celebrity history. This was once the home of Milton H. Greene, a New York based fashion and celebrity photographer who was a close friend and photographed Marilyn Monroe at this very country home that she visited often. The perfect weekend retreat set on 2.36 picturesque acres with river front access and a scenic waterfall along Aspetuck River. 261 Westport Turnpike features 4 bedrooms, 2 full baths, hardwood floors throughout, the most spectacular double sided wood burning fireplace, natural sunlight bursting in, and is loaded with character. Relax on weekends with serene views and a peaceful atmosphere yet minutes away from all that vibrant Fairfield and Westport have to offer. Add your own personal touch to this charming home and own a unique slice of history! Directly across the Aspetuck River, 18 Hunt Lane in Weston is also under the ownership of the same family and is currently available for sale.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 9 ● Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170622847</i> 139 Hunter Rd	Single Family	4/3	1,991 sq ft	9,583	1971	2/8/2024	\$839,999	\$422
<p>This absolutely charming colonial is being presented for the first time in 52 years! Located in the sought after University area, situated on a tree lined street and nestled on a corner lot & cul-de-sac - this property provides a peaceful and private retreat, creating a sense of tranquility. The exterior exudes timeless charm and hints at the warmth and character found within. Step inside to discover a spacious and inviting 4-bedroom, 2.5-bathroom layout. The Family room, adorned with a classic fireplace, becomes the heart of the home making it cozy during those cooler evenings. Natural light floods the living spaces, accentuating the beautiful hardwood floors that flow seamlessly throughout. The kitchen provides ample space for both meal preparation and casual dining, with modern amenities. A formal dining area is perfect for hosting memorable gatherings with family and friends. Upstairs, the 4 well-appointed bedrooms provide comfort and privacy for the entire family including a primary ensuite. Outside, the property boasts a meticulously landscaped yard, providing a perfect backdrop for outdoor activities and relaxation. The oversized 2 car garage offers additional storage space. The location is truly ideal, being just a stone's throw away from Riverfield Elementary School, minutes to Town, stores and shops and a short drive to beaches and major highways. Wonderful sense of community with seasonal block parties. See agent remarks **Highest & best due Tues 2/13 by 5PM**</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 10 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 170624155</i> 890 Oldfield Rd	Condo/Townhouse/Apt.	3/3	2,300 sq ft	-	2023	2/9/2024	\$1,350,000	\$587
<p>NEW CONSTRUCTION, HIGH-END TOWNHOME WITH LUXURIOUS FEATURES! Prime location just minutes away from the beach, town, and train station. This exquisite townhome with beautiful marsh views boasts sophisticated designer touches and top-notch amenities. Embrace a chic cosmopolitan atmosphere and enjoy open-concept living, highlighted by natural white oak hardwood floors, a convenient elevator servicing every floor, and a sleek linear fireplace with custom built-ins. The stunning custom kitchen bathes in natural light, showcasing quartz countertops, a tile backsplash, premium appliances and sliders that lead to a private deck. The main floor is complete with a dining area, flexible options for a family room and living room, and a convenient half bath. Upstairs, features the primary bedroom with two large walk-in closets, a custom bath featuring a soaking tub and a beautiful over-sized shower. Additionally, the second floor offers a laundry room and two spacious bedrooms sharing a full bath. The lower level garage incorporates a mudroom with custom built-ins, an elevator entrance servicing all floors, and an oversized garage. HOA & TAXES TBD. Don't miss out on this luxurious beauty built by local builders!!!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								



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 2/13/2024* *MLS ID: 170620647*

114 Middlebrook Dr Single Family 4/3 2,584 sq ft 10,454 1/23/2024 \$1,239,999 2/13/2024 \$480

Move right into this gorgeous colonial situated on a spacious corner lot in one of Fairfield’s most sought-after university neighborhoods. Meticulously maintained and needs nothing. Just start enjoying life with the family. This 4 bedroom / 3 full bath colonial with hardwood floors / crown molding throughout has had all its bathrooms remodeled in the past 5 years. Gourmet kitchen with stainless steel appliances. Large center island allows four to sit and watch the cooking happen. Family room boasts a locally sourced stone wood burning fireplace. Custom built-in cabinets. Master bedroom with cathedral ceilings, his/her walk-in closets but big enough to have one serve as an office or nursery. En-suite bathroom with jetted stand-up shower. Enjoy your morning coffee sitting on your farmer’s porch overlooking the seasonal blooms in your flower beds. Home was converted from oil to energy efficient, clean natural gas in 2015; new furnaces with state of the art air purifier for those with allergies. Whole house steam humidifier. On-demand gas water heater means no more rushing to get out the shower. 1st floor laundry room. Full basement is half finished for the kiddos and the other half for storage / mechanicals. Generator hook-up with transfer switch. Portable Honda generator included with the home. Intrusion, fire and carbon monoxide alarm along with video surveillance. In ground lawn irrigation system. Just appraised in Dec for 1.25m. Quick closing possible. Owner / Broker Agent.

Listing Courtesy of SWCT 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 2/12/2024 *MLS ID: 170621022*

22 Creconoof Rd Single Family 5/4 3,368 sq ft 30,927 2/5/2024 \$829,000 2/12/2024 \$246

Live the Lake Hills lifestyle! Picture this: lazy afternoons by the private beach, impromptu neighborhood gatherings, and endless fun year-round. This incredible home offers easy access to the beach and playground, promising a lifestyle filled with boating, fishing, and community celebrations. Step inside to discover a world of comfort and charm. The living room, formal dining room, and family room provide ample space for gatherings, laughter, and relaxation. With 5 bedrooms and 4 full bathrooms, including a spacious Primary suite with a recently updated bathroom and a dressing room/walk-in closet, every family member has their sanctuary. As a bonus, there's an in-law/au pair suite featuring an updated kitchen and bath with a separate entrance â also perfect for extended family or guests. Take in the serene views from the screened porch, overlooking the expansive yard and babbling brook with a cozy fire pit. Parking is a breeze with a 3-car garage, additional storage space, and a generously sized shed. Many home improvements! Your Lake Hills haven awaits â seize the opportunity to call this home yours! ***HIGHEST & BEST OFFERS BY MONDAY, 2/12 at 4PM.***

Listing Courtesy of William Raveis Real Estate



3 **Pending** • Under Contract as of 2/12/2024 *MLS ID: 170618965*

239 Old Farm Rd Single Family 5/5 3,963 sq ft 27,007 1/15/2024 \$1,099,000 2/12/2024 \$277

Fabulous One-of-a-Kind Contemporary located in the very desirable Stratfield neighborhood. Set on a quiet cul-de-sac with .62 private level acres, 3,963 sq. ft. all above grade, 5-6 bedrooms, cherry hardwood floors and 3.2 baths. Completely remodeled in '07, you will be wowed from the moment you walk in by the open floor plan & the dramatic 2-story foyer! Eat-in kitchen is spacious w/ high-end appliances, custom cabinets w/ granite countertops and a butlers pantry. Continuing the flow to the spacious dining rm and to the amazing living room, with dramatic 2-story windows, soaring ceilings w/ wood beams and tons of natural light. The primary bedroom features a coffered ceiling, a walk-out balcony, large walk-in closet with custom shelving, dressing area and a luxurious full bath w/ shower and tub. The other 3 bedrooms are very spacious & have 2 full bathrooms to share. The Family room features a gorgeous stone fireplace, half bath, doors leading to the patio & 2 add'l rooms that can be a home office and your 5th bedroom...great in-law potential. The lower level which is unfinished offers more space for storage! The back yard is level & plenty of room for a pool - enjoy cozy nights by the outdoor brick fireplace. There is no shortage of space in this amazing home where both kids & adults can find a place to relax, work or play! Interior freshly painted, 2017 newer roof and mechanicals, new flooring in lower level 2024. Just minutes to downtown for dining/shopping & the train.

Listing Courtesy of Keller Williams Realty






4 **Pending** • Under Contract - Continue To Show as of 2/12/2024 *MLS ID: 170619781*

2786 Easton Tpk Single Family 4/3 2,068 sq ft 20,037 1/23/2024 \$749,000 2/12/2024 \$362




WELCOME HOME! Move right into this meticulously maintained raised ranch that features, upper and lower level living with washer and dryer on both levels. EIK kitchen features, Gas stove, granite countertops, stainless steel appliances. Enjoy the open floor plan, so easy for entertaining your guests. Kitchen opens to dining room, living room and walks out to a lovely three season porch. Primary bedroom has full bath. Three zones for heat and air conditioning. Freshly painted inside and out.

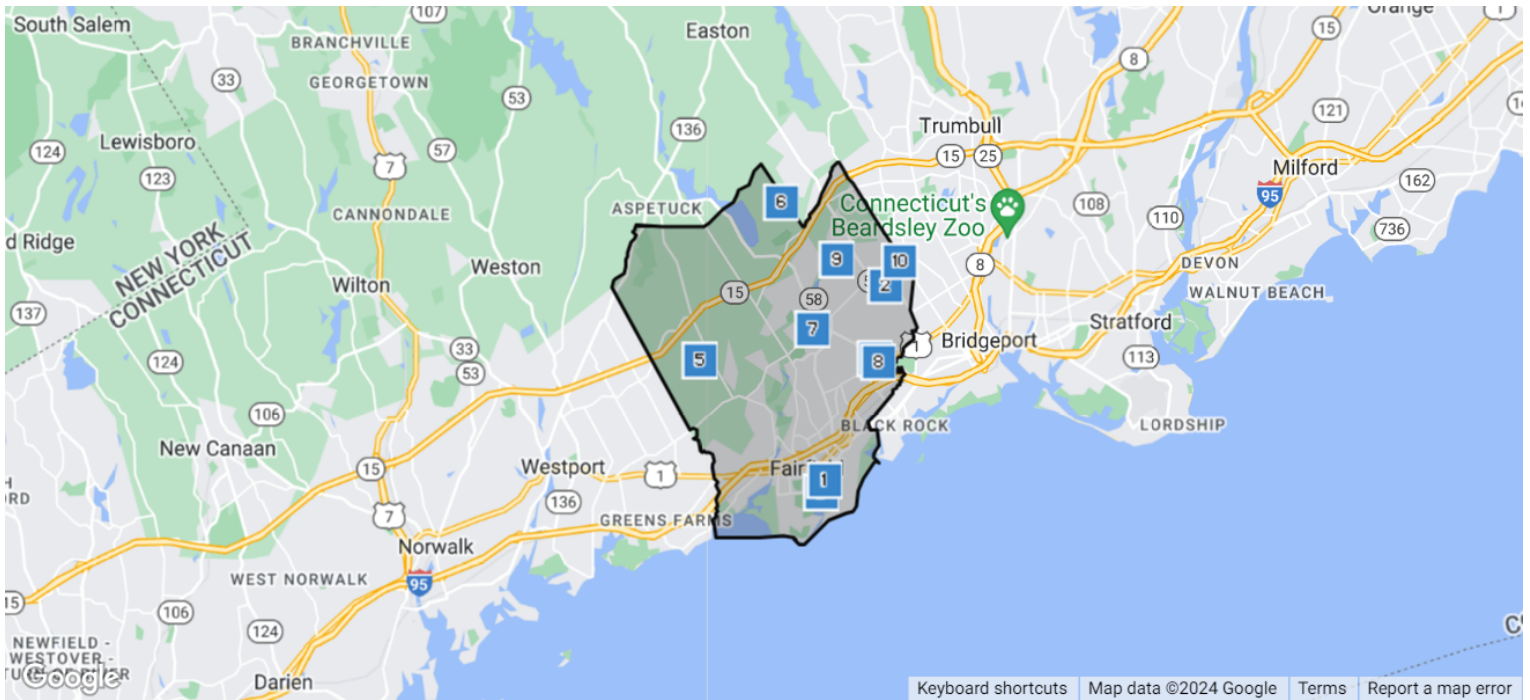
Listing Courtesy of William Raveis Real Estate

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.
 <p>5 Pending • Under Contract - Continue To Show as of 1/29/2024 <i>MLS ID: 170620867</i></p> <p>42 Gould Ave</p> <p>Condo/Townhouse/Apt. 4/4 2,997 sq ft – 1/26/2024 \$1,500,000 1/29/2024 \$501</p> <p>Welcome to your brand new three-story townhome completed by a local well-known builder. Stunning scenic marsh views in this 4 Bedroom and 3.5 Bathrooms with an oversized yard, offers the perfect blend of comfort and sophistication. The focal point of this home is the custom Kitchen, adorned with quartz countertops, center island with seating, Thermador stainless steel appliances and a dedicated pantry area with a quartz countertop workspace. The Dining area, ideal for entertaining, seamlessly connects to your private deck, perfect for having your morning coffee and watching the sunset with panoramic views of the tranquil marsh. The living room is spacious with an electric fireplace, shiplap wall, custom built-ins & millwork, LVT flooring and 9FT ceilings complete the first level. Ascending to the second floor, the primary bedroom awaits w/walk-in closets and a lavish spa-like bathroom with a rejuvenating soaking tub. Two additional bedrooms share a full bathroom on this level. The third floor adds versatility with an extra bedroom, a bonus playroom, and another full bathroom. Spacious 2-car garage with a Loggia area perfect for an entertaining space that leads out to your private fenced-in yard. Tucked down a private driveway, this home remains incredibly convenient to all amenities. Walk to town, the train station, walking trail, restaurants, farmer’s market. Beach lovers, biking to the beach is a breeze. Living here is a lifestyle! No HOA/taxes TBD.</p> <p><i>Listing Courtesy of Higgins Group Real Estate</i></p>								
 <p>6 Pending • Under Contract - Continue To Show as of 2/11/2024 <i>MLS ID: 170619326</i></p> <p>181 Longdean Rd</p> <p>Single Family 3/3 1,774 sq ft 6,098 2/9/2024 \$599,000 2/11/2024 \$338</p> <p>OPPORTUNITY KNOCKS on this quiet cul de sac between town center and beach! Reimagine and restore this very well laid out 3 BR 3 BTH Colonial or custom build a new home. Sunny Living Room with wood burning fireplace opens to Dining Room. Spacious Eat In Kitchen offers access to a large screened porch. Family Room with Full Bath completes the main level. All Bedrooms are upstairs; the Primary Bedroom is en suite and two other Bedrooms share a hall Bathroom w/tub. There’s plenty of room for storage, including the scuttle access to unfinished space above the attached garage, a pull down attic and a full basement. This house is being sold in AS-IS condition. The walking and biking proximity to Veterans Park, Veres Park, Penfield Beach, Town Center and Train offers a relaxing lifestyle.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p>7 Pending • Under Contract - Continue To Show as of 2/10/2024 <i>MLS ID: 170600801</i></p> <p>60 Mona Ter</p> <p>Single Family 4/4 4,100 sq ft 6,098 9/27/2023 \$1,649,000 2/10/2024 \$402</p> <p>Gorgeous New Construction in Beach Area. Functionality and beauty are the design concept of this custom designed home. This 4 Bedroom Coastal Colonial offers a great location for fun: Beach is blocks away (sports centers, golf, tennis, clubs, boating and gyms close by) Foodies (Fairfield music and restaurant scene is hopping), Recharge (spas & salons all nearby) and the list goes on. Walk into this home and experience the true essence of quality craftsmanship. Formal and casual light filled spaces with high ceilings and great detail. Stunning kitchen w/ Thermador appliances, quartz countertops, waterfall center island, walk-in pantry with barn door, and beverage center. Easy flow into a family room/dining room with custom Fireplace. Enjoy your morning coffee on your private deck overlooking a landscape designed yard. Mudroom w/built ins. Upstairs, Primary Suite boasts walk-in closets, a bright spacious spa-like bathroom w/double vanities, walk in shower and soaking tub. Two additional bedrooms are Jack and Jill w/ walk-in closets, double vanities and bath. Fourth bedroom is an en-suite. Third floor in process of being completed. Additional 980 sft (making home total over 4,100 sft livable space). Get in now for 3rd floor finish options- bonus room/playroom upon buyers needs. Blocks to Penfield /Sasco/ Pine Creek Beach, golf, tennis, town, train, restaurants and shops. Bring your dream home to reality! Customized accessories and furniture will give this home the amazing wow factor it well deserves.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</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 • Under Contract - Continue To Show as of 1/9/2024 <i>MLS ID: 170617163</i></p> <p>723 S Pine Creek Rd</p> <p>One of four units for sale at the most unique development in Fairfield; Pine Creek Beach Tonwnhomes! The complex sits on over 1.1 acres of land, all of which backs up to beautiful and seemingly endless marshland. This front unit comes with private yard space in the front complete with patio (partially covered), and outdoor shower. Lower level offers a 1 bay, 2 car garage with Loggia and a flex space (parking, storage, ping-pong, TV). Loggia opens up to the front patio with cedar enclosed outdoor shower. Garage pre-wired for an electric car charger of your choice. Heated mudroom walks up to main level which features a spacious Eat-In-Kitchen. Thermidor Pro Appliance package, pantry, pot filler, island and more. The kitchen flows into the Dining Area/Family room with gas fireplace. A powder room and one extra room, most likely to be used as a formal dining room, round out the first floor. Extra room has french doors opening to a covered front porch. Second level has 3 bedrooms, 2 bathrooms, and a laundry room. Primary w/ walk in closet and en suite bath including soaking tub with tiled tub wall. Additional bedroom w/ double closets and another with a small walk-in-closet. 3rd floor offers over 400 SF of additional living space. The Wet Bar & Full Bath make it great for entertaining, or as a guest suite for visiting friends and family. Walk to beach, walk to town. Walk the marsh! A truly one of a kind opportunity. Call for more information!</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Condo/Townhouse/Apt.	4/4	2,825 sq ft	47,812	1/4/2024	\$1,299,000	1/9/2024	\$460
 <p>9 Pending • Under Contract as of 2/6/2024 <i>MLS ID: 170606143</i></p> <p>32 Arising St</p> <p>Welcome to your dream home! This fully renovated colonial is a gem, showcasing an array of upgraded features that make it truly unique in the Tunxis Hill neighborhood. With 3 bedrooms and the potential to create a 4th bedroom on the main floor, along with 2 full baths, it radiates charm and modern luxury. Step inside to explore the home's interior, where you'll find a remodeled kitchen featuring new appliances, meticulously renovated bathrooms, and a practical mudroom located on the main floor. Journey to the second level, where you'll encounter three bedrooms, including a pristine primary bedroom, boasting a new full en-suite bath and a generously sized walk-in closet. As you step outside, you'll be greeted by the stunning colonial-style design, featuring a new roof on the addition, fresh siding for the garage, cedar fencing on both sides, cedar railings on the front porch, a new driveway, and a freshly paved walkway. This home has been meticulously updated to provide the perfect blend of classic charm and modern elegance. From the moment you step inside, you'll be captivated by the inviting ambiance and the tasteful, contemporary finishes that will make you feel right at home. The exterior upgrades are equally impressive, featuring a new roof to the addition, a fresh driveway, walkway, and cedar railings on the front porch that enhance the curb appeal. The newly added cedar fence on both sides of the property not only adds a touch of elegance but also ensures your privacy.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,089 sq ft	4,791	10/27/2023	\$460,000	2/6/2024	\$422
 <p>10 Pending • Under Contract as of 1/26/2024 <i>MLS ID: 170604892</i></p> <p>1761 N Benson Rd</p> <p>Introducing 1761 North Benson Road, an exquisite Fairfield, CT residence that seamlessly combines classic elegance with modern comfort. Nestled in one of Fairfield's most prestigious neighborhoods, this magnificent property offers a lifestyle of unparalleled peace of mind. Abundant windows fill every room with natural light, creating an inviting and warm atmosphere throughout. The spacious bedrooms offer a tranquil retreat, with the master suite featuring a spa-like en-suite bathroom and generous walk-in closet. A lower-level entertainment and recreation area provides the perfect space for movie nights, games, and gatherings with friends and family. Step outside to the expansive outdoor living area, a patio for al fresco dining, and plenty of space for relaxation and play. A two-car garage provides ample space for your vehicles and storage needs. Ideally located, 1761 North Benson Road is just moments away from Fairfield's vibrant downtown, University, Beaches, local shops, restaurants, and train station for easy commuting. This is not just a house; it's a statement of timeless peaceful living. If you're seeking a remarkable residence where you can create lasting memories, look no further than 1761 North Benson Road. Schedule your private showing today and experience the epitome of Fairfield, CT living.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	5/4	4,424 sq ft	29,185	11/2/2023	\$1,100,000	1/26/2024	\$249







Closed: 10

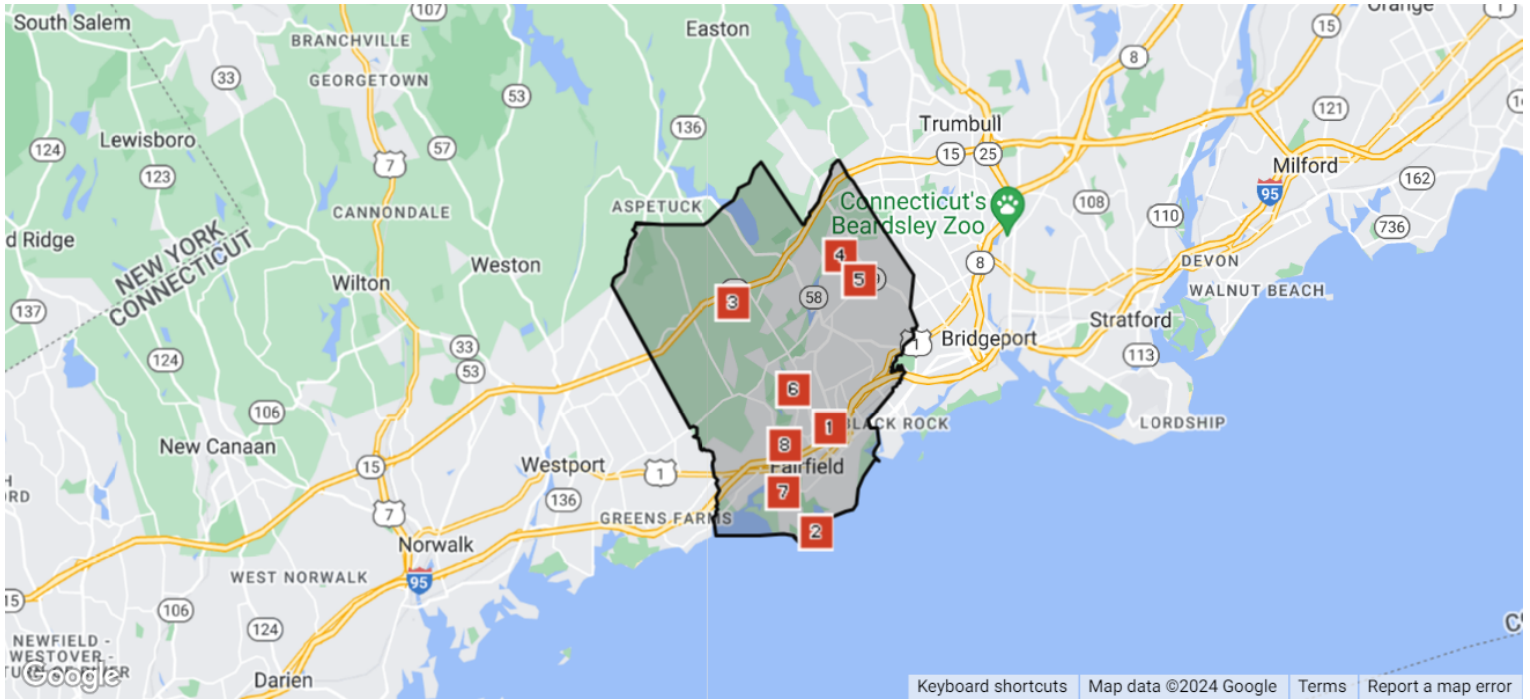
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 2/9/2024, MLS Listing 170613364: 12/6/2023 <i>MLS ID: 170613364</i></p> <p>327 Reef Rd, #3</p> <p>Condo/Townhouse/Apt. 3/3 2,284 sq ft – 2023 2/9/2024 \$1,190,000 \$521</p> <p>LAST UNIT AVAILABLE! This townhome has a private covered entrance that opens to a heated mudroom with built in cabinetry. On the main level you will find an open floor plan for the living room, dining room and kitchen. Stainless steel appliances and an island with a Viking microwave drawer completes the kitchen. The living room has a wall of windows that let in an abundance of natural light and is open to a southern facing veranda to enjoy the outdoors. A bedroom and a full bath complete this level. The upper level has a primary bedroom with 2 walk in closets and a luxurious bathroom. The second bedroom has a walk-in closet that has access to a full bath. The 3rd bedroom/office shares the hall bath. There is an abundance of closet and storage space in this Townhome. Within the townhome there is a framed elevator shaft that may be finished, if desired. In town living at it's very best! Easy stroll to Fairfield Center, Metro North, shopping, and dining. Fairfield Theatre Company, Town Green and all the best that Fairfield has to offer. Only a 5-minute bike ride to Penfield Beach on spectacular Long Island Sound or a 5 minute walk to train. Square footage is approximate.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 <p>2 Closed • Sold Date: 2/12/2024, MLS Listing 170606990: 10/26/2023 <i>MLS ID: 170606990</i></p> <p>10 Westwood Rd</p> <p>Single Family 4/4 4,474 sq ft 21,344 1947 2/12/2024 \$945,000 \$211</p> <p>Owners Just Renovated and Painted The Interior!! Discover the perfect blend of residential comfort and work from home professional versatility. This charming property offers a unique opportunity, featuring a residence with 4+ bedrooms, 2 full bathrooms and 1/2 bathroom in the main house with a walk up attic with cedar closet plus there is a 1/2 bathroom in the massive 1,000 square foot attached office space which can be converted into a family game wing, an in-law or au pair suite. This property is also perfect for the personal investor. Live in the house and rent the apartment or for the professional that works from home. A dedicated private office at home. A separate entrance ensures privacy and convenience. The possibilities are endless at 10 Westwood! A back up generator keeps the house and office up and running in a power outage running on natural gas. Don't miss this rare opportunity to make 10 Westwood Road your own, with endless possibilities for customization and usage. There is only one 10 Westwood, don't delay!</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</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: 11/29/2023, MLS Listing 170606394: 10/31/2023 <i>MLS ID: 170606394</i></p> <p>197 Eastlawn St</p> <p>Single Family 4/4 2,694 sq ft 6,969 2015 11/29/2023 \$1,550,000 \$575</p> <p>Welcome to 197 Eastlawn, an exquisite 4 bedroom, 3.5 bath colonial in the highly sought-after Fairfield Beach neighborhood. This custom built, FEMA compliant home boasts a fabulous open and bright floor plan and elevator servicing all levels. Entertain with ease in the chef's eat-in kitchen with large granite center island, custom cabinetry and high end stainless steel appliances which opens to the dining area and living room with gas fireplace and beautiful coffered ceiling. Work from home in the designated office or relax in the adjacent four-season porch with access to the patio and backyard. Beautiful primary bedroom suite with a walk-in closet and ensuite bath on the main level. The mudroom, laundry area and half bath complete this floor. Upstairs, find three add'l spacious bedrooms and two full bathrooms; one en suite (excellent option for a second primary BR) and the other Jack and Jill. Additional bonus sitting/play area on this floor. Other features include hardwood floors, beautiful crown moldings and 9 foot ceilings throughout. Central air, on-demand tankless hot water heater, central vacuum, underground sprinkler and a full-house generator. Fully fenced, flat backyard and patio for endless entertaining and play. Situated in a prime location, this home is just minutes to town, train, restaurants, beaches and award-winning Elementary School. Make this exceptional residence your own and indulge in the very essence of coastal luxury living!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>4 Closed *Sold Date: 1/26/2024, MLS Listing 170599871: 9/28/2023 <i>MLS ID: 170599871</i></p> <p>764 Old Stratfield Rd</p> <p>Single Family 4/3 2,512 sq ft 5,227 2020 1/26/2024 \$805,000 \$320</p> <p>Step into the allure of this modern gem, a few years young and boasting quality construction in an ideal neighborhood. This home effortlessly combines style and function, making it perfect for both everyday living & entertaining. The main level welcomes you with an open floor plan that's designed for easy entertaining. A gourmet kitchen steals the spotlight, featuring pristine white cabinets, stainless steel appliances, and a generously sized quartz island that's ideal for hosting guests. The open dining & living area is equally impressive, complete with a gas fireplace, custom shelving, and crown molding, creating an inviting atmosphere. A powder room on the main level adds to the convenience. Smart design choices shine throughout the home, including recessed lighting & gleaming hardwood floors. Upstairs, discover three well-proportioned bedrooms with ample closet space, all sharing a stylishly tiled hallway bath with a double vanity plus the the primary (4th) bedroom suite is a true retreat, featuring a tray ceiling, a spacious walk-in closet, & a full en-suite bathroom with a double vanity & glass shower. The partially finished basement, adorned with lush carpeting, offers versatility as a playroom or office. A washer & dryer make laundry a breeze, & central A/C ensures comfort year-round. Parking is a breeze with a two-car garage, & the composite fenced backyard with a stone paver patio is the perfect setting for outdoor grilling & relaxation. Schedule your viewing today!</p> <p><i>Courtesy of Redfin Corporation</i></p>								
 <p>5 Closed *Sold Date: 2/2/2024, MLS Listing 170605311: 10/20/2023 <i>MLS ID: 170605311</i></p> <p>280 Fair Oak Dr</p> <p>Single Family 4/6 8,126 sq ft 98,881 2003 2/2/2024 \$1,900,000 \$234</p> <p>Welcome to the magnificent 280 Fair Oak Drive, an exceptional residence within the prestigious Greenfield Hill neighborhood. Prepare to be captivated by this splendid property, with an impressive 8,126 total SF of living space on a sprawling 2.27 acre parcel. Come into an exquisitely designed floor plan that showcases 4 generously proportioned bedrooms, including an expansive primary suite w/gas FP, and 3 full and 3 half impeccably appointed bathrooms. The epicenter of this stunning home is a gourmet kitchen w/premium appliances including Sub-Zero refrigerator and Viking range, tailored to satisfy the most discerning culinary tastes. Abundant natural light pours through expansive windows, imbuing the living areas with an inviting ambiance that beckons one to linger. The 2nd floor Great Room could be used for a potential in-law or au-pair suite & the fully finished lower level offers a media room, workout area & large living area that could accommodate a wine cellar. The spacious attic can be finished to suit. Thoughtfully curated outdoor spaces are perfect for entertaining, & include a serene patio with outdoor fireplace, TV, grilling area, and meticulously landscaped grounds. Buyers will relish the convenience of nearby boutiques & acclaimed dining establishments. Pristine beaches and picturesque parks further enhance the desirability of this community. Do not miss the opportunity to realize your ideal lifestyle. Arrange a viewing today!</p> <p><i>Courtesy of Corcoran Centric 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.
 <p>6 Closed • Sold Date: 1/17/2024, MLS Listing 170610850: 11/16/2023 MLS ID: 170610850</p> <p>120 Hoydens Ln</p> <p>Designed to be luxurious as well as functional, this center hall colonial situated on over 3 acres with golf course views exudes a casual elegance sought after by today's families. The combination of the awe-inspiring two-story entry foyer, the formal living room with fireplace, the dining room that easily accommodates large gatherings, the spacious modern eat-in kitchen, the family room with a stone fireplace, and the expansive master bedroom suite creates a sense of sophistication without sacrificing practicality. The kitchen and family room both open to a large bluestone patio which is surrounded by a generous yard and a wooded backdrop. Additional features of this spacious home include four additional bedrooms, two with en suite, first floor office, hardwood floors with mahogany inlay, finished lower level, walk-up attic for storage, three-car garage, and whole house generator. Conveniently located to the Merritt parkway, shops, and schools.</p> <p><i>Courtesy of Howard Hanna Rand Realty</i></p>	Single Family	5/6	5,661 sq ft	133,729	2002	1/17/2024	\$1,610,000	\$284
 <p>7 Closed • Sold Date: 1/4/2024, MLS Listing 170589299: 8/29/2023 MLS ID: 170589299</p> <p>41 Abbey Rd</p> <p>"Location Extraordinaire", best describes this classic colonial located in a charming cul-de-sac neighborhood in Fairfield, CT. Close proximity to shops, restaurants, entertainment, universities, highways, Railway, Ferry, & beautiful coastal beaches. This traditional single owner home was well loved and maintained but awaits your personal style for cosmetic updates. A lofty and bright foyer brings you to the light filled Living room with decorative wood mantle fireplace. The Dining room, Kitchen, and Family room all enjoy seasonal water views, & convenient access to the private deck for an intimate flow when entertaining. The Family room with raised hearth brick fireplace & Cathedral ceiling is open to the eat-in-kitchen. An updated powder room completes the 1st floor. The 2nd floor offers a large primary bedroom with a cozy window seat which is cedar lined for storage, 2 walk in closets, & an ensuite with a double sink vanity, stall shower, & jetted tub. Completing the 2nd floor are 3 additional bedrooms with spacious closets, a 2nd full bath, a walk in linen closet, & a laundry area with storage. Get creative in the full walkout basement with exterior double door entry & full size windows. Other quality features include: replacement windows, central air, vac, attic fan, pull down attic stairs, lawn sprinkler system, mature landscaping, raised panel wood doors, and hardwood floors throughout except in the front hall, kitchen, & baths. Indeed, 41 Abbey Rd is the home for you!!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,731 sq ft	9,583	1989	1/4/2024	\$850,000	\$311
 <p>8 Closed • Sold Date: 12/22/2023, Public Record MLS ID: -</p> <p>79 Adelaide St</p> <p>-</p>	Single Family	3/2	962 sq ft	5,000	1906	12/22/2023	\$270,000	\$374
 <p>9 Closed • Sold Date: 1/17/2024, MLS Listing 170601941: 10/6/2023 MLS ID: 170601941</p> <p>288 Adley Rd</p> <p>EXQUISITE NEW HOME on a tranquil cul-de-sac in coveted Lake Mohegan neighborhood offers spectacular lifestyle. Featuring 3,600sqft+ of amazing living space designed w/ a modern lifestyle in mind offers 3 spacious bedrooms, a luxurious primary suite, wonderful open floor plan on the main level, a bonus 3rd floor room with full bathroom offering flexible options for use, and so much more that has to be seen to be appreciated! The expansive main level is ideal for entertaining friends & family. The lovely living room & formal dining area flow seamlessly into the beautiful sun drenched eat in kitchen & family room w/ gas fireplace. The luxurious eat-in kitchen boasts high end stainless steel Bosch appliances, custom wood cabinetry, sleek quartz countertops, & a large island for all to enjoy! The wonderful oversized slider and windows offer a fabulous indoor/outdoor lifestyle boasting a perfect flat yard w/ room for a pool to enjoy throughout the seasons w/ family & friends. Thoughtfully designed, full bathrooms on every level & a heated oversized garage w/ tons of storage space are some of the upgrades to mention. Enjoy a STUNNING primary suite w/ vaulted ceilings, WIC w/ built-ins, & a spa like primary ensuite w/ stand alone soaking tub, large walk in shower, & toasty heated floors. Beautiful attention to detail, quality, & luxury at every turn for the ultimate lifestyle. Located nearby Metro, amenities, beaches, & Lake Mohegan swimming & trails for dog lovers!</p> <p><i>Courtesy of Higgins Group Real Estate</i></p>	Single Family	4/4	3,639 sq ft	13,503	2023	1/17/2024	\$1,390,000	\$382



Distressed: 8

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>	Single Family	3/3	1,993 sq ft	48,500	–	1/8/2024	Notice of Lis Pendens	
	2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>	Single Family	3/4	3,387 sq ft	37,707	–	11/21/2023	Notice of Lis Pendens	
	3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>	Single Family	5/4	2,464 sq ft	96,703	–	1/11/2024	Notice of Lis Pendens	
	4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: –</i>	Single Family	3/2	1,144 sq ft	19,600	–	11/20/2023	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>								
	91 Lockwood Rd	Single Family	4/4	3,264 sq ft	13,090	-	12/5/2023	Notice of Lis Pendens	
	-								
	6 ■ Closed • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	1711 Mill Plain Rd	Single Family	3/2	1,454 sq ft	12,375	-	12/8/2023	Notice of Lis Pendens	
	-								
	7 ■ Off Market • <i>Notice of Foreclosure Sale</i> <i>MLS ID: -</i>								
	1180 Oldfield Rd	Single Family	3/3	1,768 sq ft	13,041	-	12/27/2023	Notice of Foreclosure Sale	-
	-								
	8 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i>								
	1401 Unquowa Rd	Single Family	4/3	3,148 sq ft	19,170	-	1/16/2024	Notice of Lis Pendens	
	-								

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