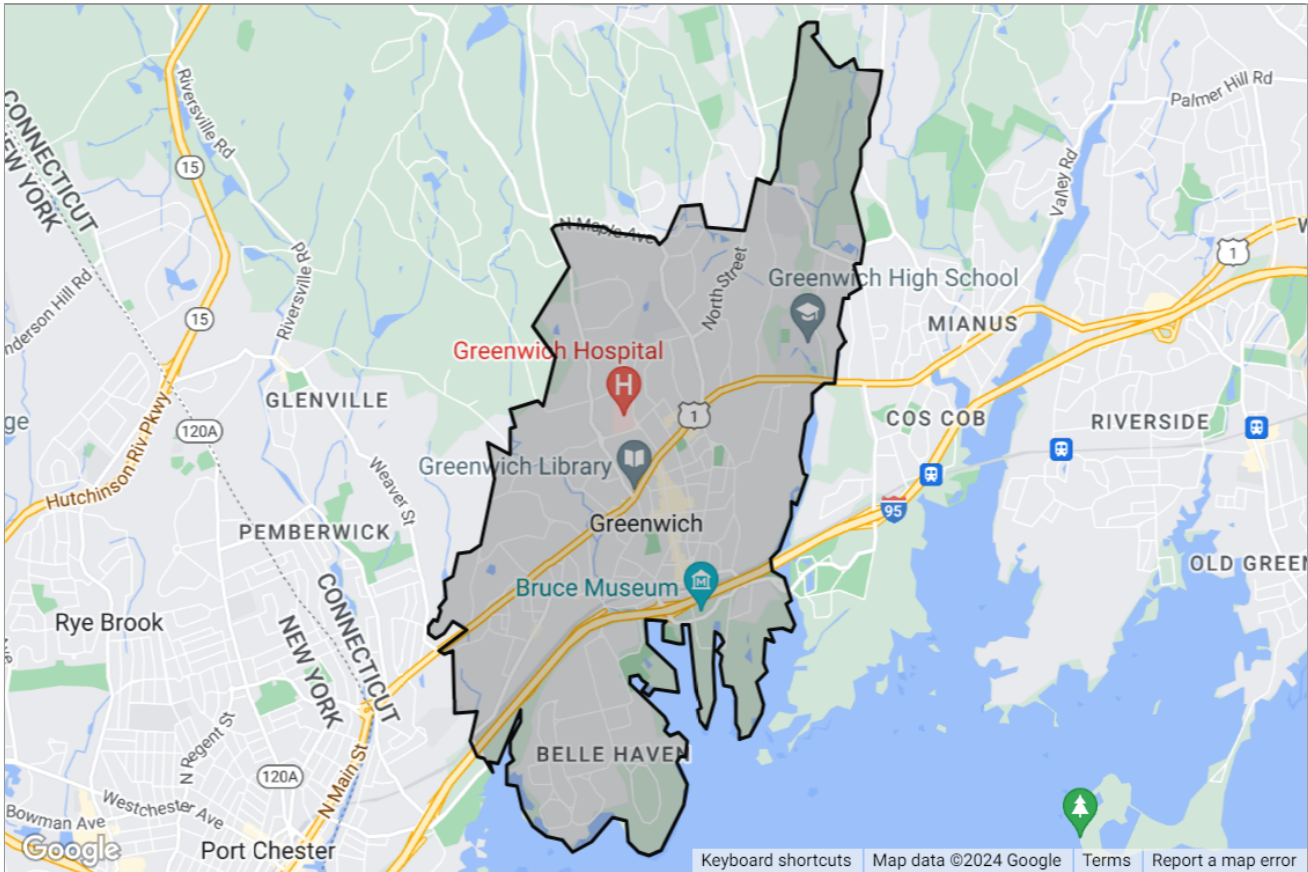


MARKET ACTIVITY REPORT

Greenwich, Connecticut



Presented by

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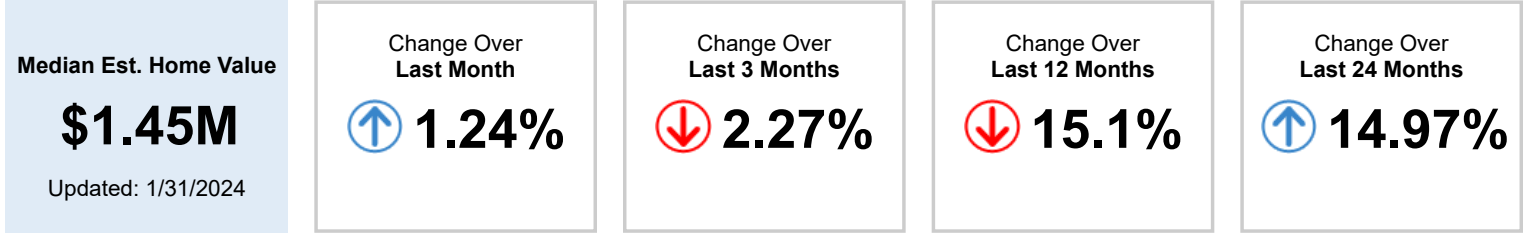
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Greenwich, Connecticut

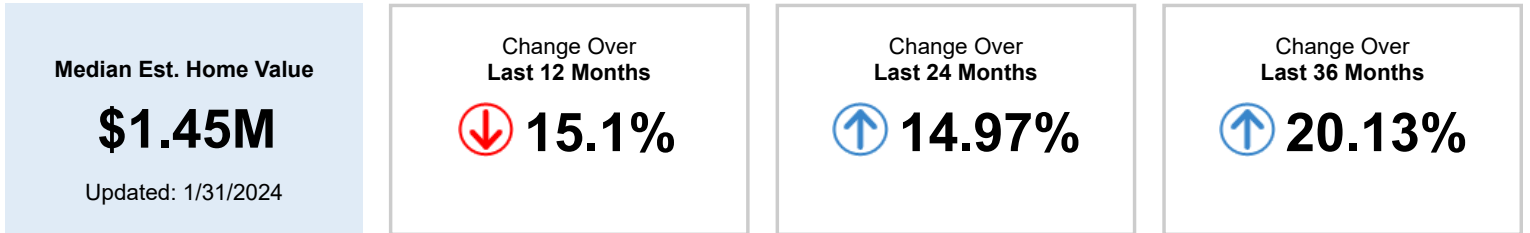
Market Snapshot: Estimated Home Values



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.

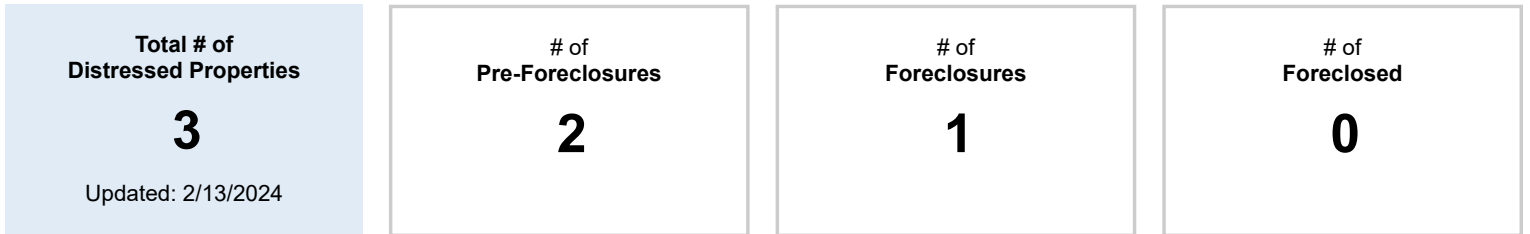
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



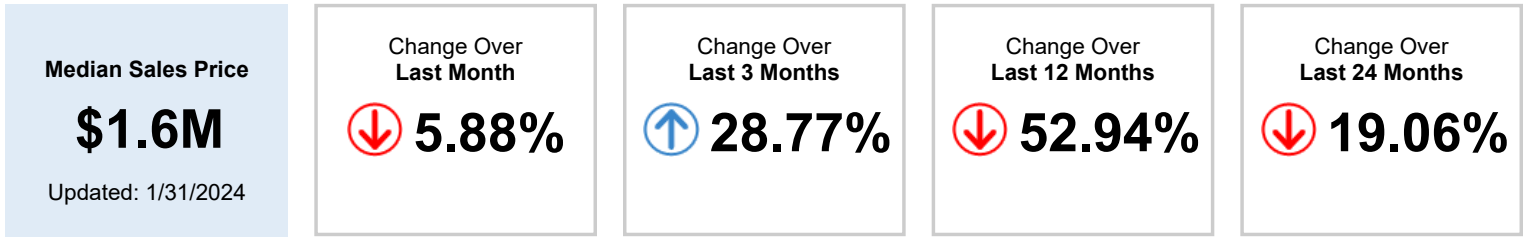
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



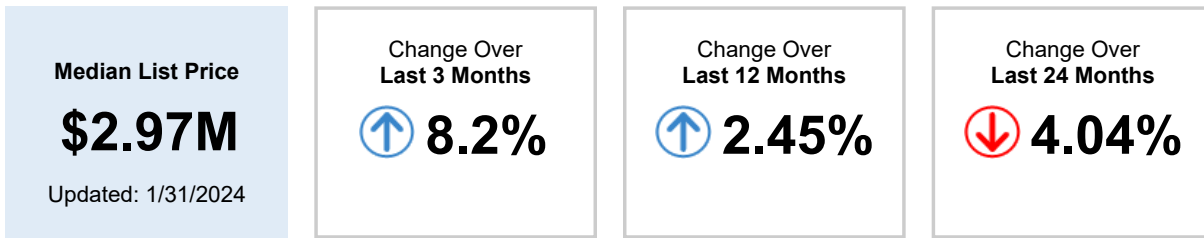
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



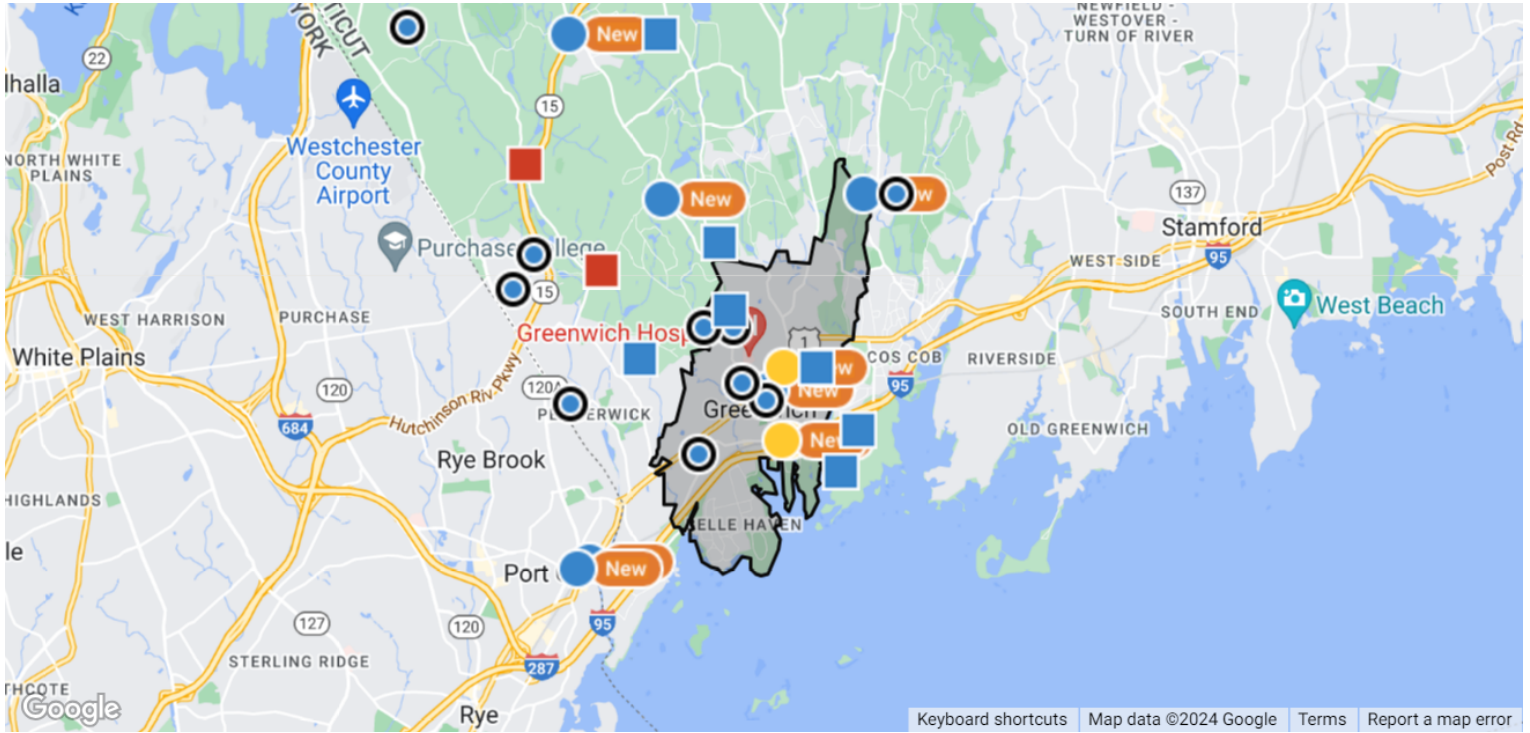
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

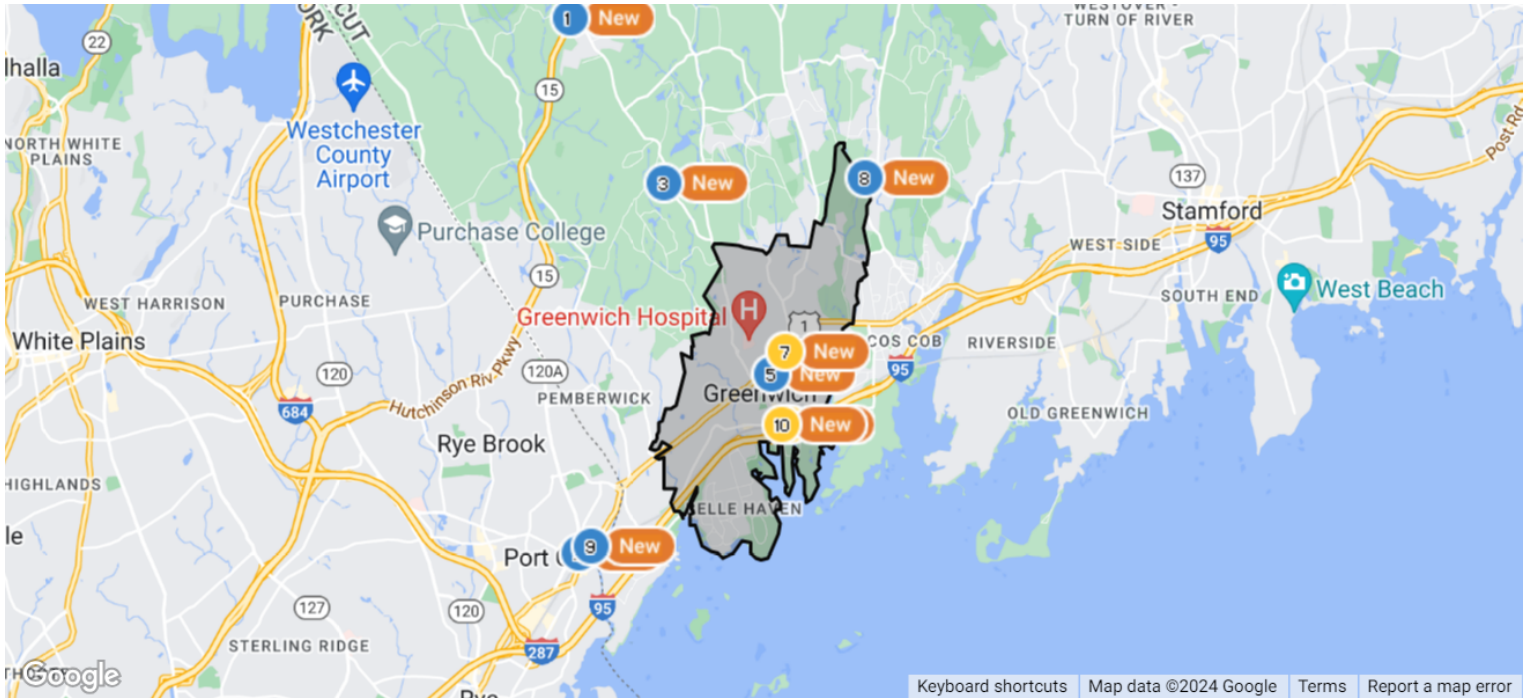
Market Activity Summary Stats



Search Criteria | **Location:** Greenwich, 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	3
Low Price / Value	\$8,900	\$700,000	\$1,750,000	\$1,385,000
Median Price / Value	\$1,637,000	\$2,175,000	\$4,297,500	\$2,915,000
High Price / Value	\$11,950,000	\$9,000,000	\$14,750,000	\$6,179,000
Average Price / Sq. Ft.	\$505	\$637	\$862	\$721
Median Price / Sq. Ft.	\$468	\$475	\$782	\$740
Average Days in RPR	31	112	138	–
Median Days in RPR	20	104	–	–
Total Volume	\$32,532,900	\$27,880,000	\$53,150,000	\$10,479,000

Greenwich, 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: 1/9/2024 MLS ID: 170615654

31 Baldwin Farms N Single Family 6/8 13,039 sq ft 107,157 2021 1/9/2024 \$11,950,000 \$916

An exceptional residence meticulously designed and built by a notable developer as his personal dwelling. This six-bedroom Stone/Cedar home sprawls across 2.46 private, gated acres positioned just off Round Hill Road with stunning entertaining areas including a pool, pool cabana with outdoor kitchen and fireplace. Ideal blending of traditional architecture with an contemporary open floor plan boasting 10-foot ceiling heights, this bespoke home is a testament to luxurious living, nestled in a coveted neighborhood, surrounded by walking trails, close to private and public schools, just minutes from town. Designed with meticulous attention to detail, the 13,000+ sq. ft. home features custom millwork, five fireplaces, tall ceilings, and a 3-stop elevator. The main floor highlights elegant formal rooms flowing seamlessly into casual spaces. Spectacular custom kitchen with multiple pantries; family room with French doors to covered porch, library, 900 bottle wine room, mudroom, backstairs and attached heated three-car garage. Luxurious primary suite with fireplace, spa bath with steam shower and radiant floors, dressing room plus four en-suite bedrooms comprise second floor. The walk-out lower level offers flexible space for a playroom, gym, game room, and guest suite with outdoor access to a level lawn.

Listing Courtesy of Houlihan Lawrence




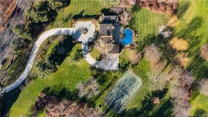


2 ● Active • New, Active: 1/1/2024 MLS ID: 170615936

19 Church St W, Apt 3 Condo/Townhouse/Apt. 3/2 1,178 sq ft - 1909 1/1/2024 \$465,000 \$395





3 bedroom two-levels condo in Byram with great expansive views. 1st floor: new kitchen w/granite counter top, stove, microwave, dishwasher, living room/dining room combo, bedroom, full bathroom and closed, 2nd floor: has 2 bedrooms and 1 full bathroom, living room w/ new sliders to deck and back yard. New energy efficient windows installed and new doors. There is extra storage in the garage. Parking in the driveway is allowed for 24 hours and then again in 5 more days so that all the units have their turn. Street parking in front of the units is available with a parking permit from the town of Greenwich for a nominal fee. This great location is convenient to everything: shopping restaurants, train and beaches. Lowest price entrance for Greenwich amenities. - Great investment opportunity: Rented until October 1, 2024

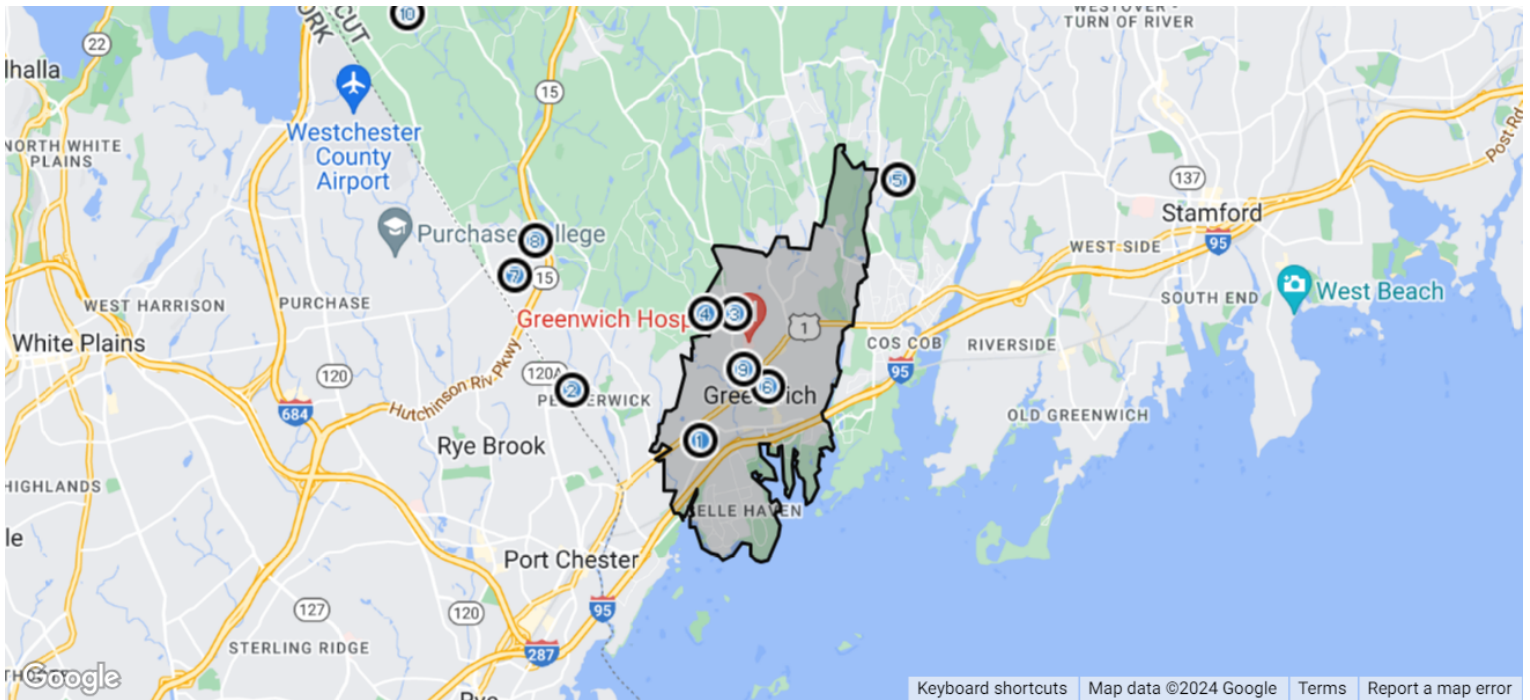
Listing Courtesy of Coldwell Banker Realty

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>3 ● Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620494</i></p> <p>36 French Rd</p>	Single Family	6/8	9,823 sq ft	108,900	2000	1/24/2024	\$8,950,000	\$911
<p>A private compound crafted by acclaimed architect Joeb Moore and constructed by Hobbs is discreetly positioned behind gates on 2.5 lush acres near town off lower Round Hill. This estate features 3 structures: a 6 bedroom shingle-style home, a 2 bedroom guest house, party/wellness barn plus a pool and Har-Tru tennis court.? 36 French blends a traditional facade with stunning modern open plan. Impressive interiors with bespoke details transitions effortlessly from formal to informal spaces. Tall ceilings and walls of windows showcase the surrounding beauty with most rooms opening to terraces and verandas. The spectacular kitchen is adjacent to a double height family room and oversized breakfast room overlooking the pool.? A handsome contemporary study, tucked away, provides a tranquil workspace with French doors to a private terrace. Expansive upstairs features 6 ensuite bedrooms, 2 with loft study/play spaces. These bedrooms are connected by a 'hang out' lounge and exercise room creating a fun space for gathering. This property offers a rare opportunity to have multiple structures, expansive land, privacy and amenities typically associated with back country living, all while being just minutes to town, clubs and both private and public schools. Ideal for those with an active lifestyle seeking the luxury of a year round retreat.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>								
 <p>4 ● Active • <i>New, Active: 1/27/2024</i> <i>MLS ID: 170621017</i></p> <p>860 North St</p>	Single Family	5/6	6,313 sq ft	185,565	1971	1/27/2024	\$3,000,000	\$475
<p>Introducing 860 North Street, a prestigious Greenwich offering. This remarkable property spans 4.26 acres of pristine, flat land, providing an unparalleled level of privacy and exclusivity. Thoughtfully set back from the road, and through a gated entrance, the estate features a motor court, 4,900 sq. ft home, pool, and tennis court. Positioned strategically, the property also abuts the 11th hole at Stanwich Country Club. Just 2 minutes from the parkway, residents enjoy swift connectivity to surrounding areas, making commuting a breeze. Max FAR approximately 11,500 sq. ft.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
 <p>5 ● Active • <i>New, Active: 2/2/2024</i> <i>MLS ID: H6281005</i></p> <p>151 E Elm St</p>	Single Family	5/7	5,000 sq ft	6,534	2024	2/2/2024	\$4,850,000	\$970
<p>This New Construction single family in Downtown Greenwich is smart alluring and sophisticated. The layout and architectural design blend seamlessly with uncompromising quality and attention to detail, both inside and out. Sun-drenched, with floor to ceiling windows, wide planked hardwood floors and an open floor plan makes this home a GEM. Complimented with state-of-the-art gourmet appliances and finishes, this is the consummate chef's dream. Exceptional primary suite hosts a private balcony, two walk in closets and luxurious bath. The large rear garden is amazing for downtown living. Glowing masterpiece, a true pinnacle of architectural harmony. This spectacular home is in a prime location a few blocks from " The Ave" Known for its stunning shops, restaurants and proximity to the train.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>6 ● Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620738</i></p> <p>1 Home Pl, Unit B</p>	Condo/Townhouse/Apt.	4/5	4,476 sq ft	-	2017	1/24/2024	\$17,000 mo.	\$4
<p>Welcome to Whispering Pond town homes where life style is everything. Enjoy Bruce Park, live in a sanctuary year round. Uniquely designed to have a single family home feel. This home features over 4600+sq/ft of living space with an open floor plan, perfect for entertaining. French oak hardwood floors throughout, an eat-in gourmet high-end Porcelanosa kitchen with family room that has built in custom cabinetry and coffered ceiling. Three spacious nicely appointed bedrooms with ensuite Porcelanosa bathrooms on the 2nd floor. The oversized roof top deck has unobstructed views of the water in Bruce Park. Lower level media room can also be used as an optional 4th bedroom.This home is wired for whole house audio and is a smart-home. Two car garage. Close to train/shops.</p> <p><i>Courtesy of Douglas Elliman of Connecticut</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.
	7 ● Active • <i>New, Active: 2/1/2024</i> <i>MLS ID: 170621180</i>								
	80 Mallard Dr	Single Family	4/4	3,945 sq ft	7,405	2013	2/1/2024	\$18,000 mo.	\$5
	<p>Located in the heart of Greenwich, prime central location, this property features an expansive deck and a fenced-in backyard. The residence is in impeccable condition. Updated floors, light fixtures and painted for you to move right in! The main level welcomes you with a striking double-height entry and open-concept design. A bedroom versatile as a potential office suite, complete with a full bath, is conveniently located on the first level. Ascending to the second floor, discover a spacious primary suite, along with two additional bedrooms, a full bath, and a conveniently placed laundry area. The lower level is a finished space with 10-foot ceilings. Experience the comfort and elegance of this Colonial home that seamlessly combines style with functionality.</p> <p><i>Courtesy of Houlihan Lawrence</i></p>								
	8 ● Active • <i>New, Active: 11/16/2023</i> <i>MLS ID: H6278542</i>								
	29 Montgomery Ln	Single Family	3/3	2,722 sq ft	51,401	1961	11/16/2023	\$2,475,000	\$909
	<p>This Mid-Century Modern gem, designed by award winning architect Peter Wormser, has undergone a complete renovation and expansion to meet the demands of contemporary living while preserving the era's design ethos. It is more than a house - it is a work of art. A blend of timeless design and contemporary luxury creates a true sanctuary of style and tranquility. The open layout and spacious living areas are flooded with natural light and expansive windows frame picturesque views of the pristine landscaping. The gourmet kitchen includes top-of-the-line appliances, Larch wood cabinetry, a large island with breakfast bar and sliding doors to the outdoor patio with waterfall and lily pond. The living room with sleek lines, a large fireplace and warm wood accents creates the perfect ambiance for gatherings and quiet moments alike. An additional family room allows for a separate space for movie nights or informal family time. The primary suite has wrap around windows, walk in closet and stylish bathroom with soaking tub. The 2 additional bedrooms also having large windows for beautiful views of the property. From the main living areas, sliding glass doors lead to the 2 patios, wildflower lawn, outdoor fireplace and stylishly designed artist studio shed. This gorgeous property is an ideal space for al fresco dining, entertaining, or simply soaking in the natural beauty that surrounds.</p> <p><i>Listing Courtesy of Corcoran Centric Realty LLC</i></p>								
	9 ● Active • <i>New, Active: 12/27/2023</i> <i>MLS ID: 170615433</i>								
	22 Beech St	Single Family	3/2	1,732 sq ft	5,662	1909	12/27/2023	\$799,000	\$461
	<p>This beautifully renovated and stylish three-bedroom home spans 1532 square feet. It is conveniently located just minutes away from the train, beach, and town. The house boasts sun-filled rooms and open spaces, with hardwood and tile floors throughout. As you enter, you'll be greeted by a spacious living room with high ceilings, perfect for entertaining. The adjacent formal dining room adds an elegant touch to the home. The renovated kitchen features white cabinetry, stainless steel appliances, and sliders that lead to a large back deck, ideal for indoor and outdoor entertaining. The private yard is great for outdoor activities and play. The home offers three large bedrooms and two renovated bathrooms, providing ample space for everyone. Additionally, there is a cozy loft area on the third floor, which can be used as an office or a quiet retreat. The oversized detached garage has also been completely renovated and can be used as a workshop, studio, or home office. This wonderful home is located in Greenwich, a town known for its beautiful beaches, parks, shops, and restaurants. Don't miss the opportunity to see all that this home and location have to offer!</p> <p><i>Listing Courtesy of Redfin Corporation</i></p>								
	10 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: 170621241</i>								
	364 Davis Ave, #1	Condo/Townhouse/Apt.	3/3	2,404 sq ft	—	2003	1/26/2024	\$8,900 mo.	\$4
	<p>Enjoy the convenience of living at 364 Davis Avenue #1. This townhome is a short .5 miles to the train station and all Greenwich Avenue has to offer. Restaurants, shops, coffee shops and the picturesque Bruce Park are just steps away! This townhome offers ample private and fenced in outdoor patio space for your entertaining and enjoyment. Interior first floor features include high ceilings, wood floors and a cozy fireplace in the generous eat-in kitchen. The second floor boasts a primary suite with private balcony, walk in closet and spa like bathroom. An additional bedroom with bathroom and laundry room complete the second floor. The third floor offers and additional bedroom and lower level is finished for workout, office, rec and or play area. Please text agent for 3D tour if interested. Park in front of garage door or extra unit #1 spot.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								







Pending: 10

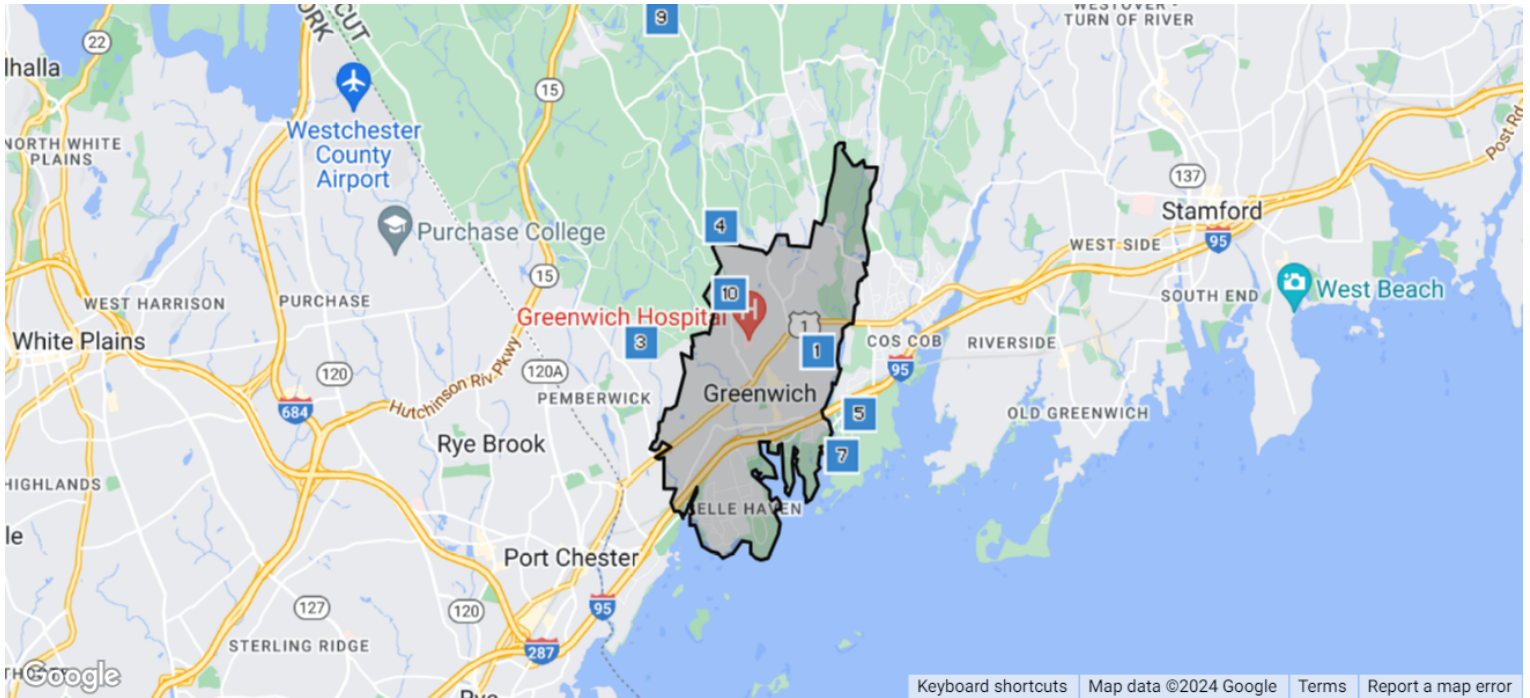
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 2/13/2024 <i>MLS ID: 170611870</i></p> <p>8 Arctic St</p> <p>Well built and a meticulously maintained home in the heart of Greenwich, CT! 8 Arctic Street is the quintessential home with ample space and opportunity to make your own. This move-in ready 4-bedroom, 2.1-bathroom home spans +3,250 sqft across three floors. Countless amenities are highlighted throughout including: an eat-in kitchen, entertainer's backyard, manicured property with mature trees, generator hookup, full garage, and updated mechanics. Providing not only peace of mind, this residence combines comfort and functionality within walking distance to train, schools, and all downtown Greenwich has to offer. Reach out with any questions or to schedule a showing!</p> <p><i>Listing Courtesy of BHGRE Shore & Country</i></p>	Single Family	4/3	3,290 sq ft	5,227	11/22/2023	\$1,195,000	2/13/2024	\$363
 <p>2 Pending • Under Contract as of 2/12/2024 <i>MLS ID: 170622902</i></p> <p>99 Greenwich Hills Dr</p> <p>Exceptional and very unique end unit. GUT RENOVATED in 2011 offering an open floor plan; unit has since been perfectly maintained. Beautiful kitchen with large granite island. Deck off living room overlooks wooded conservation land. The lower level offers flexibility - could be a family room or a bedroom - and it opens to a private flagstone terrace. 2-car detached garage plus generous parking. Complex amenities include pickleball, tennis and a pool.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Condo/Townhouse/Apt. 3/4	3/4	2,330 sq ft	-	2/8/2024	\$1,225,000	2/12/2024	\$526
 <p>3 Pending • Under Contract as of 2/12/2024 <i>MLS ID: 170615904</i></p> <p>271 Lake Ave</p> <p>271 Lake Ave offers a rare opportunity in Greenwich â a charming home close to town, now available for the first time on the market! This beautiful home boasts 5 bedrooms, 4 and a half baths, providing ample space for comfort and privacy. With its move-in ready status, this residence invites you to settle in and start enjoying the best of Greenwich living immediately.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	5/5	3,792 sq ft	23,086	2/8/2024	\$3,790,000	2/12/2024	\$999

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 • Under Contract as of 1/2/2024 <i>MLS ID: 170605214</i></p> <p>25 Zaccheus Mead Ln</p> <p>Magnificent Rock Ridge property available for the first time in 30 years. This exquisite Georgian colonial, named the Lillie Hoeninghaus home, by the Greenwich Historical Society because of its architectural significance. There are soaring 10 foot plus ceilings, fine moldings, a sweeping staircase from the first to the third floor. Thoughtfully restored and updated by the current owners offering 6 BDRMS, 7 FB, 6 fireplaces, formal and casual dining rooms, sunroom, study, formal living room and family room. Other features; a gunite pool, elevator to all 4 floors, 3 car garage and slate roof. Also includes a gym, billiards room, and second kitchen on the lower level. The primary suite offers unparalleled luxury, the property; privacy on 2 acres just minutes from downtown Greenwich.</p> <p><i>Listing Courtesy of Sotheby's International Realty</i></p>	Single Family	6/9	10,383 sq ft	94,525	10/18/2023	\$9,000,000	1/2/2024	\$867
 <p>5 Pending • Under Contract as of 11/27/2023 <i>MLS ID: 170612225</i></p> <p>29 Montgomery Ln</p> <p>This Mid-Century Modern gem, designed by award winning architect Peter Wormser, has undergone a complete renovation and expansion to meet the demands of contemporary living while preserving the era's design ethos. It is more than a house - it is a work of art. A blend of timeless design and contemporary luxury creates a true sanctuary of style and tranquility. The open layout and spacious living areas are flooded with natural light and expansive windows frame picturesque views of the pristine landscaping. The gourmet kitchen includes top-of-the-line appliances, Larch wood cabinetry, a large island with breakfast bar and sliding doors to the outdoor patio with waterfall and lily pond. The living room with sleek lines, a large fireplace and warm wood accents creates the perfect ambiance for gatherings and quiet moments alike. An additional family room allows for a separate space for movie nights or informal family time. The primary suite has wrap around windows, walk in closet and stylish bathroom with soaking tub. The 2 additional bedrooms also having large windows for beautiful views of the property. From the main living areas, sliding glass doors lead to the 2 patios, wildflower lawn, outdoor fireplace and stylishly designed artist studio shed. This gorgeous property is an ideal space for al fresco dining, entertaining, or simply soaking in the natural beauty that surrounds.</p> <p><i>Listing Courtesy of Corcoran Centric Realty</i></p>	Single Family	3/3	2,722 sq ft	51,400	11/16/2023	\$2,475,000	11/27/2023	\$909
 <p>6 Pending • Under Contract as of 12/6/2023 <i>MLS ID: 170593835</i></p> <p>3 Benedict Ct</p> <p>For a video tour, You Tube the property address. Discover the rare opportunity to own a single-family home in the heart of Greenwich Avenue. Unlike your typical options of apartments or condominiums, this residence provides independent living, free from association fees, shared walls, and issues commonly associated with condos. This home boasts high-quality finish materials and a custom kitchen featuring a professional gas range. Built in 2014, experience modern elegance, hardwood floors throughout, 4 full bathrooms, and 4 bedrooms, including a convenient 1st floor bedroom, 3 of the bedrooms are ensuite. Plus mudroom and private patio. Moreover, the location is truly central, offering private off-street parking and easy access to everything Greenwich Ave has to offer, including nearly 200 shops, top-rated restaurants, and diverse shopping experiences. Commuting is a breeze with a 12-minute walk or 3-minute drive to the Greenwich train station, which connects you to Grand Central Station in approximately 45 minutes. Outdoor enthusiasts will appreciate the excellent location for walks, runs, or bike rides, as well as quick access to I-95, Bruce Park's trails and amenities, and picturesque views along Steamboat Road. Grocery shopping at Whole Foods is just a 4-minute drive away. This unique home offers a harmonious blend of luxury, convenience, and a coveted location in one of Connecticut's premier shopping destinations, making it an opportunity you won't want to miss</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>	Single Family	4/4	1,834 sq ft	1,742	9/15/2023	\$2,400,000	12/6/2023	\$1,309

Pending: 10 (cont.)




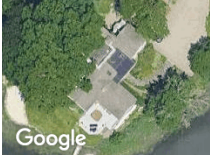

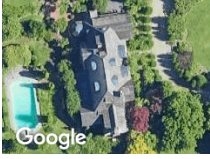

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>7 🕒 Pending <i>*Under Contract as of 12/14/2023</i> MLS ID: 170598430</p> <p>25 Bowman Dr</p> <p>Single Family 3/4 4,583 sq ft 43,560 9/15/2023 \$700,000 12/14/2023 \$153</p> <p>Highest and Best offers due by Monday, 12/11 11AM in SEALED ENVELOPE only. This RARE, all brick, sprawling ranch is located in Greenwich, CT yet only a hop away from Westchester, NY and sits on 1 acre with less than \$10K tax/year! Open-concept home with many recent renovations in the past 2 years includes a new custom kitchen w/ high-end appliances & quartz counters, wood burning fireplace in greatroom with sliders and french doors to the massive deck overlooking your private oasis. Large primary bedroom with custom walk-in closet and en-suite bath. 2 additional large bedrooms and 2nd full bath off the right wing of the home. Optional 4th bedroom/Den/Office with separate entry is ideal for an au-pair or guest room. Laundry is on main level. Lower level recreational room w/ access to patio and backyard includes full bath. New Irrigation system with new landscaping. All rooms are filled with natural light coming through oversized windows. Don't miss this exceptional opportunity in sought after King Merritt neighborhood convenient to Westchester Airport and major highways.</p> <p><i>Listing Courtesy of Christofor Realty II LLC</i></p>								
 <p>8 🕒 Pending <i>*Under Contract as of 2/9/2024</i> MLS ID: 170615871</p> <p>71 Bowman Dr</p> <p>Single Family 4/4 4,776 sq ft 44,866 1/31/2024 \$1,950,000 2/9/2024 \$408</p> <p>Spacious, renovated 4 bedroom, 4 bath home on coveted cul de sac in Greenwich. With oversize rooms and a welcoming grand foyer with cathedral ceilings, this generous turn key remodeled beauty is just shy of 5,000 sq feet. Located on a sprawling level 1 acre lot, with impressive front and back yards, 71 Bowman Drive is set back from the road, in move in condition and ready for the next homeowner. Extensively renovated in 2017, among the updates include a 2nd floor addition, complete with 3 generous sized bedrooms, and 2 spacious bathrooms. Laundry Room and hook up also available on 2nd Floor. On first floor, renovated kitchen with updated appliances, separate office, living room, laundry room, dining room and en suite bedroom. Unfinished large basement also provides possibility for more usable space. Convenient to parkway, shopping, stores, and so much more.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p>9 🕒 Pending <i>*Under Contract as of 12/11/2023</i> MLS ID: 170577598</p> <p>68 Dearfield Dr</p> <p>Single Family 9/8 8,239 sq ft 57,499 6/14/2023 \$3,495,000 12/11/2023 \$424</p> <p>Expansive and grand in-town home 1 minute to Greenwich Ave. and all downtown amenities. Set down a long private driveway this sprawling residence offers an elegant style of it's Era, lush mature gardens, a relaxing pool and idyllic yard on an impressive 1.32 acres. At 8239 sq ft this home offers 23 rooms, 9 bedrooms, 6 full baths, 2 half baths, 6 fireplaces and dramatic large formal rooms with extra height ceilings, custom paneling, abundant natural light and dental offices in continuous operation since 1972. The property can be subdivided into at least 2 parcels.</p> <p><i>Listing Courtesy of Brown Harris Stevens</i></p>								
 <p>10 🕒 Pending <i>*Under Contract as of 2/9/2024</i> MLS ID: 170572916</p> <p>19 Heronvue Rd</p> <p>Single Family 5/4 4,020 sq ft 91,040 5/25/2023 \$1,650,000 2/9/2024 \$410</p> <p>Enjoy privacy and nature views in this conveniently located updated 5 bedroom 3-1/2 bath contemporary home set on 2+acres abutting Byram River Gorge and conservation land. The open floorplan features soaring 2-story windows with doors to the patio and pool, dining room, family room, and gourmet kitchen with a double fireplace shared with living room. 5 bedrooms include 1st and 2nd fl primary suites, 2 bedrooms with double hall bath on the 2nd fl, and a bedroom on the 3rd fl with views of the river. Oversized garage has abundant storage and a bonus room ideal for gameroom or office. Private road has a shared tennis court. Stunning nature views from every window, modern conveniences, a quick commute to NYC, and fantastic Greenwich amenities. Property Tax is \$9932 annually. Not to be missed!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

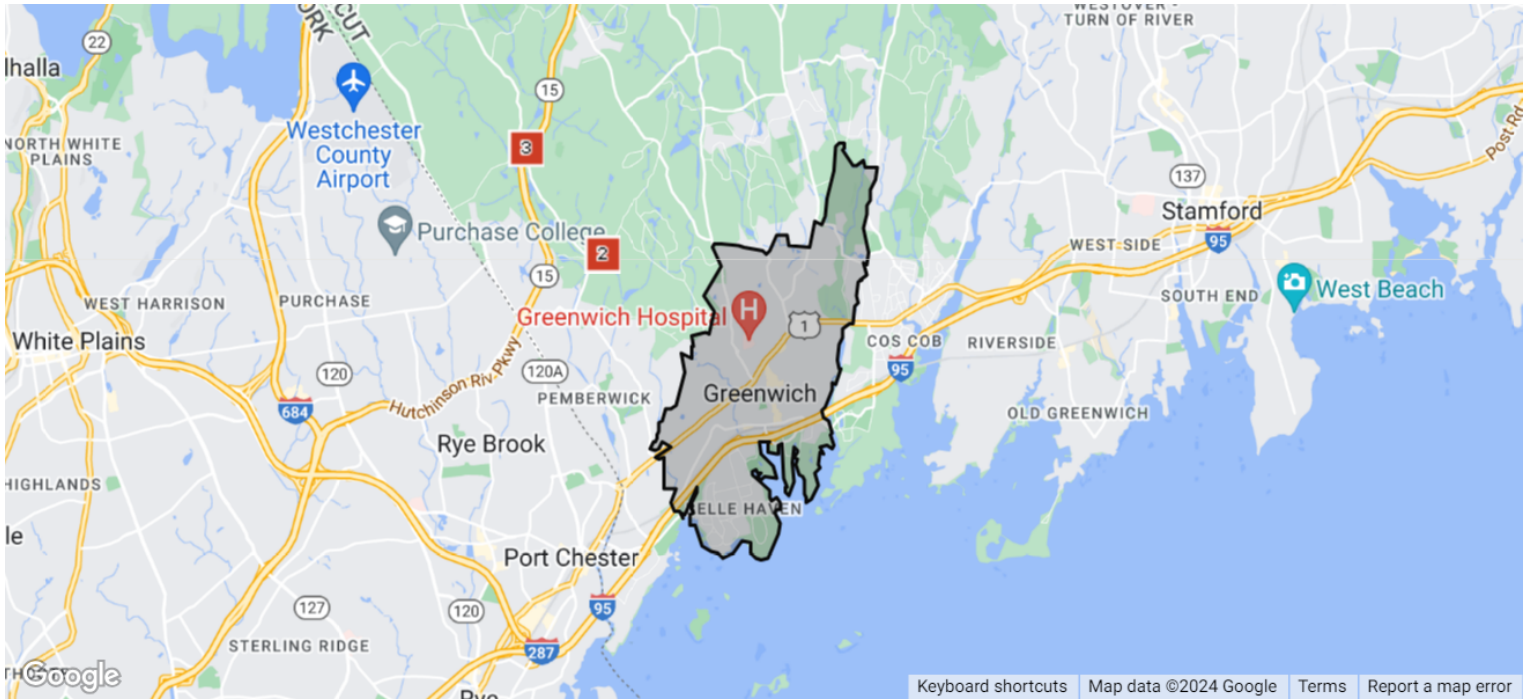


Closed: 10




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 12/26/2023, Public Record <i>MLS ID: -</i> 80 Mallard Dr -</p>	Single Family	4/4	2,585 sq ft	7,405	2013	12/26/2023	\$2,100,000	\$911
 <p>2 Closed • Sold Date: 1/23/2024, Public Record <i>MLS ID: -</i> 471 Stanwich Rd -</p>	Single Family	3/6	6,664 sq ft	174,240	1985	1/23/2024	\$1,750,000	\$523
 <p>3 Closed • Sold Date: 11/28/2023, MLS Listing 170598602: 9/12/2023 <i>MLS ID: 170598602</i> 16 Stillman Ln</p> <p>Stunning private Stillman Lane Association. This custom built home with detailed architectural design and craftsmanship sits on 1.18 acres with 6 bedrooms and 7.2 baths. The open plan with custom millwork, 10ft ceilings, updated gourmet kitchen with breakfast room lead to a relaxing family room with cathedral ceilings & stone fireplace. Elegant dining room, upscale formal living room and over-sized study have access to the expansive private backyard with stone patio, fireplace and covered veranda. 2nd flr boasts primary suite, sumptuous bath, heated floors, steam shower, walk-in closet, 5 additional spacious en suite bedrooms and abundant storage. Lower level consists of living area, billiard room, movie theater, full bath & abundant storage. 3 car garage & large mudroom complete the home.</p> <p><i>Courtesy of Brown Harris Stevens</i></p>	Single Family	6/9	7,437 sq ft	51,400	2007	11/28/2023	\$5,700,000	\$766

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>4 ■ Closed • Sold Date: 1/25/2024, Public Record MLS ID: – 20 Bobolink Ln –</p>	Single Family	7/8	6,982 sq ft	71,003	1953	1/25/2024	\$7,500,000	\$961
 <p>5 ■ Closed • Sold Date: 11/20/2023, MLS Listing 170496213: 6/1/2022 MLS ID: 170496213 38 Bruce Park Dr –</p> <p>New construction available for August 2023 occupancy! Sited directly across from one of the nation's top ranked parks, this sophisticated new home designed by prominent architect Christopher Pagliaro with 4-bedrooms and 5.5-bathrooms leaves nothing to be desired. Highlights include a spacious open floor plan with 10' ceilings on the first level and over 9' on the second, spectacular natural light, private office, top of the line finishes and appliances. Incredible primary suite with balcony, two dressing rooms and a sumptuous bathroom. All bedrooms are ensuite. Fabulous second floor bonus room with lots of storage and another possible office area. Possibility to finish the lower level and incredible flex space on third floor. Located only moments to downtown Greenwich amenities, the train and schools- not to be missed! Interior photos are for reference and of 34 Bruce Park Dr which is recently completed.</p> <p style="text-align: center;"><i>Courtesy of Douglas Elliman of Connecticut</i></p>	Single Family	4/6	5,643 sq ft	23,958	2023	11/20/2023	\$4,495,000	\$797
 <p>6 ■ Closed • Sold Date: 12/22/2023, MLS Listing 170452617: 11/15/2021 MLS ID: 170452617 3 Gaston Farm Rd –</p> <p>Perched at the end of a cul de sac and greeted by stone pillars this wonderful home awaits your decor. Exceptional floor plan, large rooms, high ceilings & wonderful flow. 2 amazing first floor family rooms, one perfect for creating the ultimate game room, theater room etc. Grand and light filled 1st floor master suite with 12' ceilings, sitting area and private office overlooking beautiful natural surroundings. Sun filled master bath with 11' ceilings, jetted tub, large glass shower. LL perfect for home gym. Just off Round Hill Road, escape the noise to a gorgeous natural setting</p> <p style="text-align: center;"><i>Courtesy of Douglas Elliman of Connecticut</i></p>	Single Family	6/7	7,766 sq ft	92,347	1988	12/22/2023	\$2,200,000	\$283
 <p>7 ■ Closed • Sold Date: 1/5/2024, Public Record MLS ID: – 22 Indian Chase Dr –</p>	Single Family	4/6	4,004 sq ft	46,609	1950	1/5/2024	\$7,500,000	\$1,749
 <p>8 ■ Closed • Sold Date: 1/9/2024, Public Record MLS ID: – 12 Juniper Hill Rd –</p>	Single Family	4/6	4,996 sq ft	90,169	1988	1/9/2024	\$3,055,000	\$657
 <p>9 ■ Closed • Sold Date: 1/18/2024, Public Record MLS ID: – 736 Lake Ave –</p>	Single Family	8/7	7,015 sq ft	155,945	1925	1/18/2024	\$4,100,000	\$628
 <p>10 ■ Closed • Sold Date: 1/5/2024, Public Record MLS ID: – 2 Midwood Rd –</p>	Single Family	9/11	9,467 sq ft	60,984	2022	1/5/2024	\$14,750,000	\$800



Distressed: 3

		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	5/5	4,702 sq ft	174,676	-	12/6/2023	Notice of Lis Pendens	-
	2 ■ Off Market • Notice of Foreclosure Sale <i>MLS ID: -</i>	Single Family	5/7	7,691 sq ft	166,399	-	12/7/2023	Notice of Foreclosure Sale	-
	3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i>	Single Family	3/2	1,872 sq ft	23,087	-	12/6/2023	Notice of Lis Pendens	-

About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **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.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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