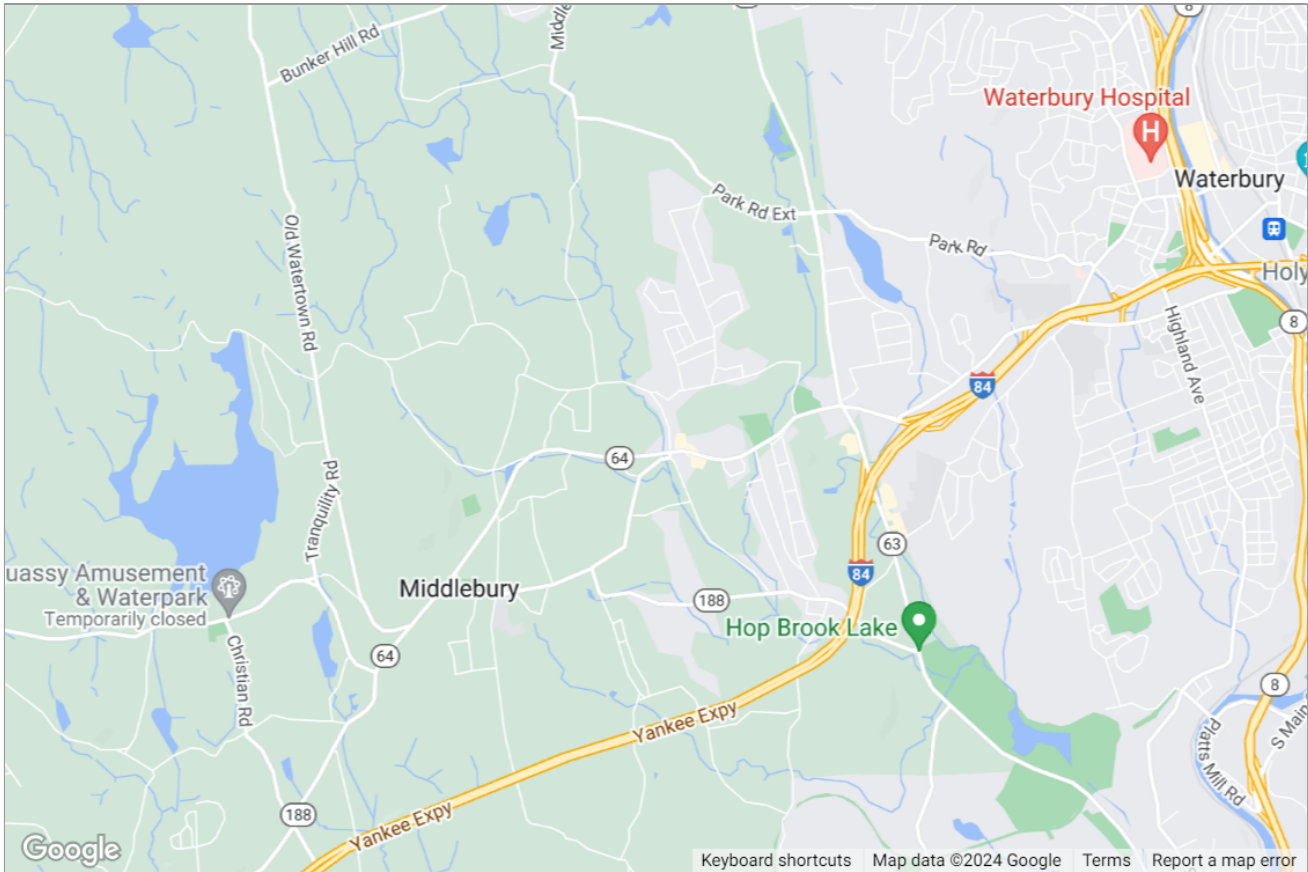


MARKET ACTIVITY REPORT

Middlebury, Connecticut



Presented by

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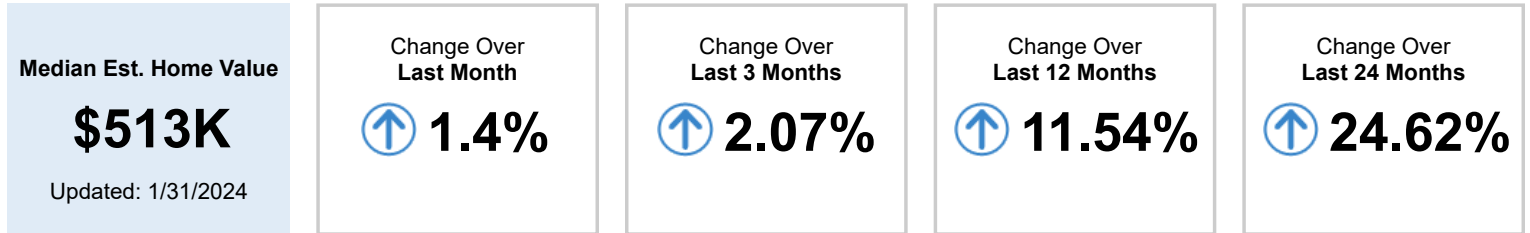
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Middlebury, Connecticut

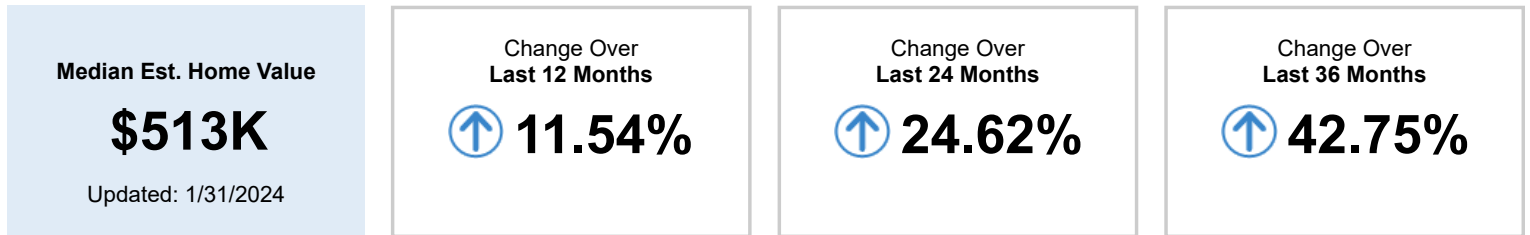
Market Snapshot: Estimated Home Values



Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

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

Market Snapshot: 12-Month Change in Estimated Value



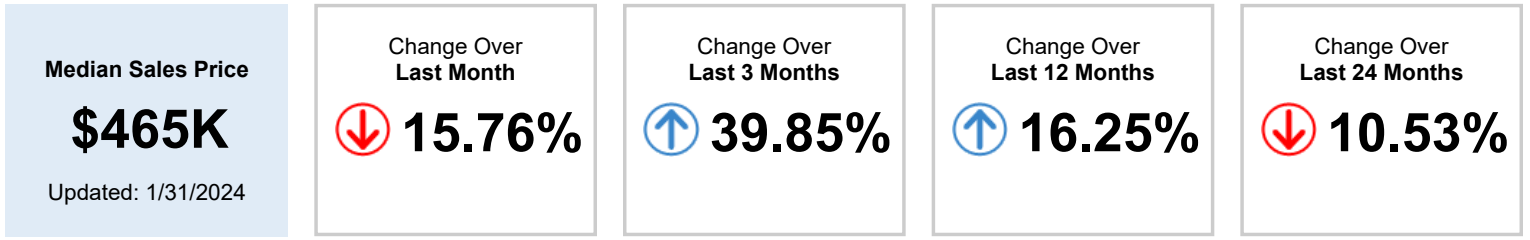
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



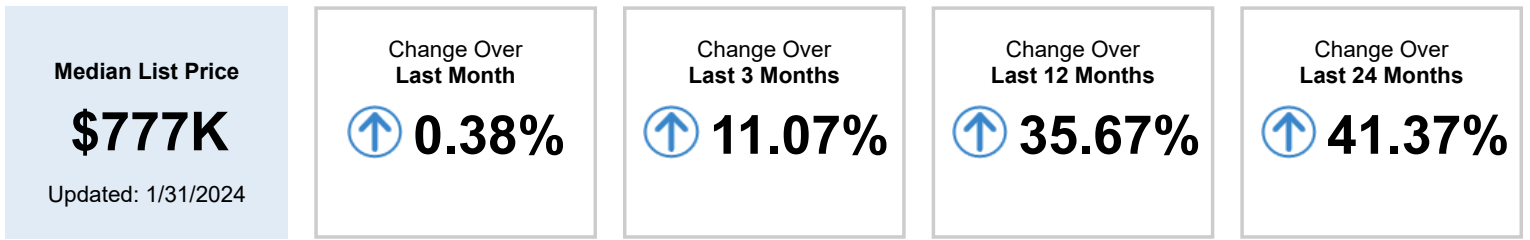
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



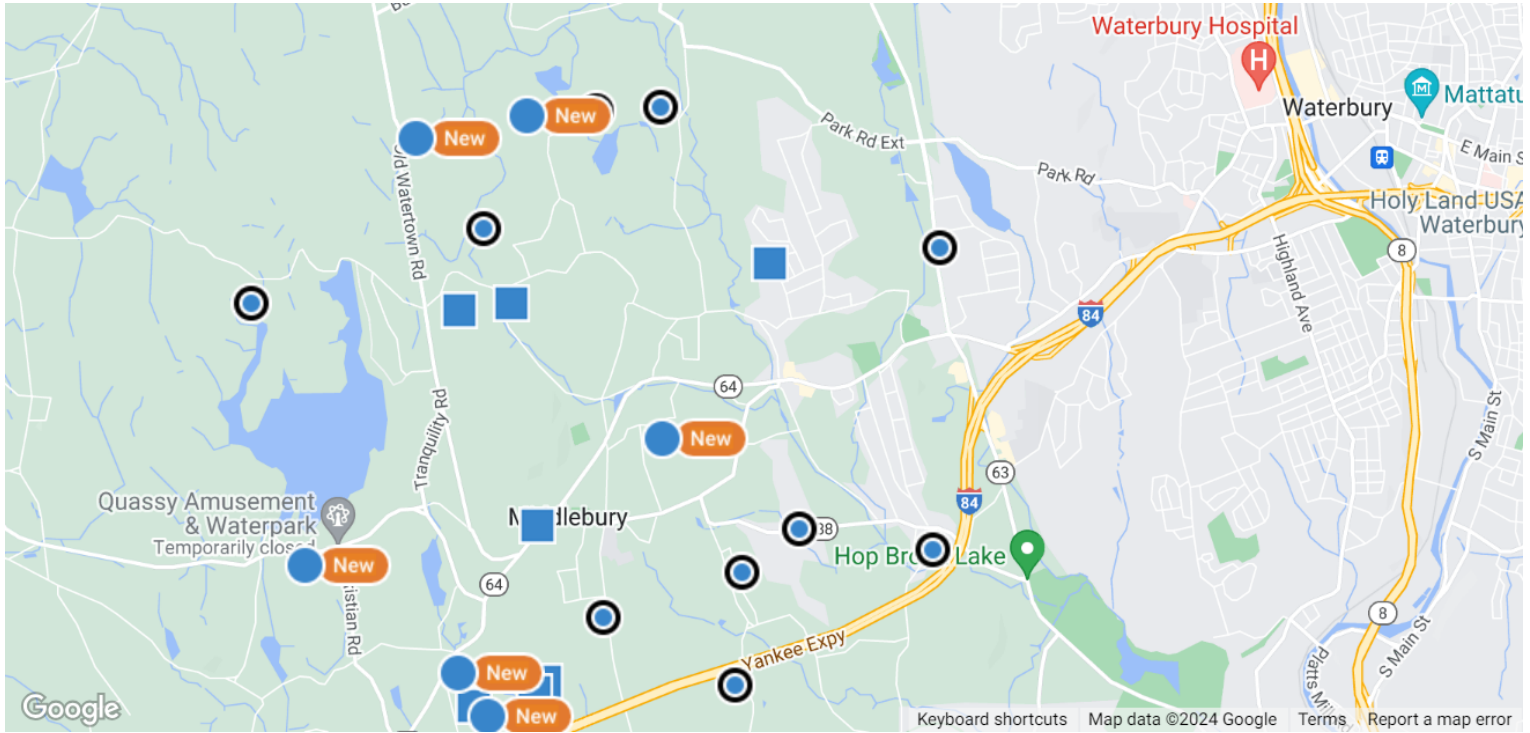
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

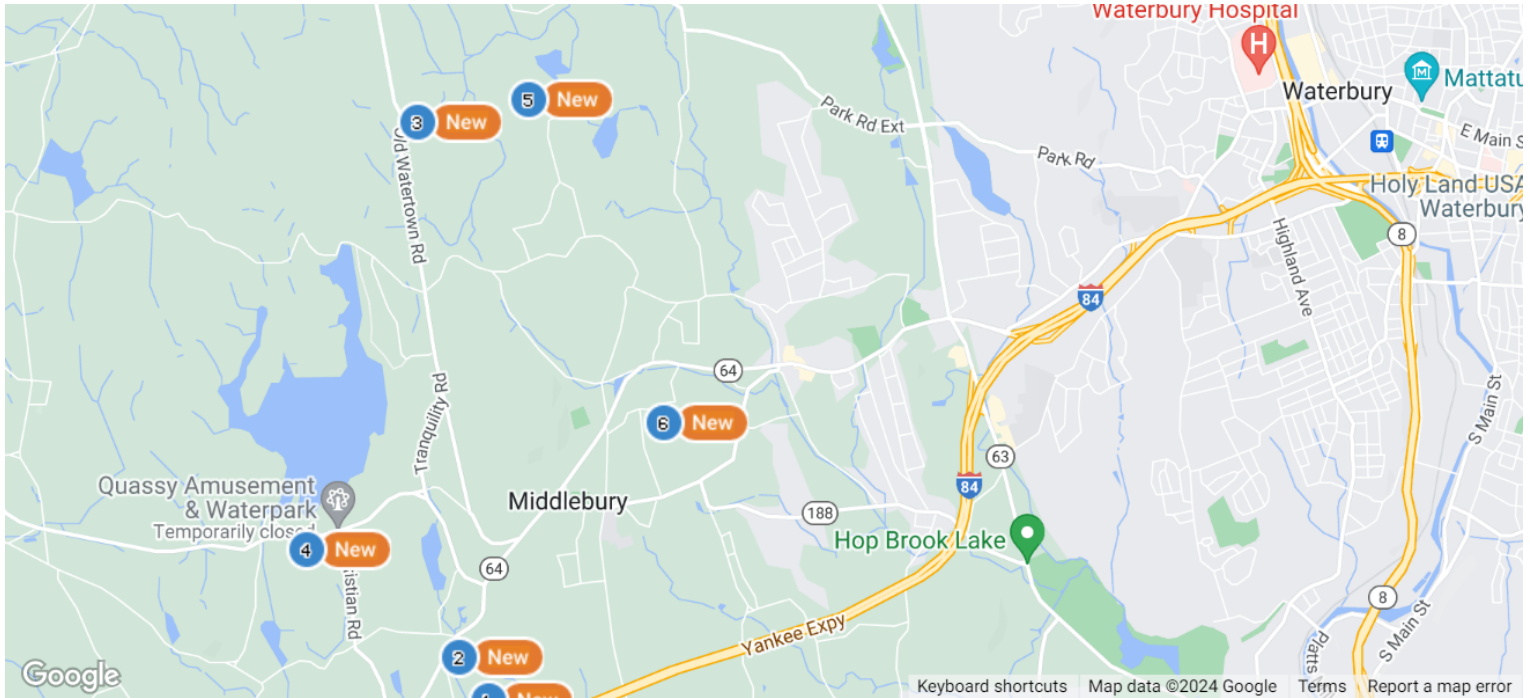
Market Activity Summary Stats





Search Criteria | **Location:** Middlebury, 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
Number of Properties	6	10	10
Low Price / Value	\$439,000	\$367,000	\$380,000
Median Price / Value	\$726,500	\$754,950	\$510,000
High Price / Value	\$1,889,000	\$1,695,000	\$1,250,000
Average Price / Sq. Ft.	\$227	\$231	\$228
Median Price / Sq. Ft.	\$224	\$205	\$220
Average Days in RPR	35	94	72
Median Days in RPR	26	77	75
Total Volume	\$5,210,900	\$8,684,400	\$5,852,500




Middlebury, Connecticut



New Listings: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 Active • New, Active: 1/16/2024 <i>MLS ID: 170619210</i></p> <p>16 Highridge Rd</p> <p>No expense was spared on this beautiful Denton Elite resale at sought after Ridgewood of Middlebury. Beautifully appointed and tastefully decorated, you will think you are in a model home. Main floor open floor plan with a private library or office, perfect to work from home or enjoy a good book. Plenty of room for entertaining in the formal dining room that is open to the living room with gas fireplace. Kitchen offers updated cabinets with granite counter tops, built in ovens and a farm sink. An expansive granite center island is perfect for baking or food prep. Breakfast room opens to private deck overlooking wooded back yard. Second floor primary bedroom suite with spa like bath featuring oversized shower and soaking tub all in soothing quiet colors. Two additional bedrooms, a guest bath and loft or study nook complete the second floor. The finished walk out basement is the pride and joy of the owner, an accomplished woodworker. Soundproof walls, ceiling and floors, a separate 100-amp service, this space is perfect for woodworking, crafts or a music studio. Custom cabinets, countertops, sink and half bath add to the possibilities for this walk out space. Lower-level private patio to enjoy the wooded view. Enjoy all the wonderful amenities available, outdoor pool, club house, basketball court, gym and outdoor play area. Local area attractions include Lake Quassapaug, wonderful restaurants, walking & bridle trails. 90 miles from NYC Middlebury 2.5 hours from Boston.</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>	Condo/Townhouse/Apt. 3/4	3,306 sq ft	-	2017	1/16/2024	\$679,000	\$205	
 <p>2 Active • New, Active: 1/19/2024 <i>MLS ID: 170619516</i></p> <p>7 Winding Trl</p> <p>Ridgewood offers a carefree lifestyle with lots of amenities, including a gorgeous clubhouse with a great room for entertaining or quiet enjoyment, game room, exercise area, outdoor pool & play area. You can enjoy all the benefits when you move right into this beautiful end unit with an open floorplan. (Emerson model.) The entry is spacious and leads to the living/dining room and onto the private deck. The kitchen has plenty of cabinetry and counterspace as well as an informal dining area overlooking the private rear yard. The main level offers hardwood flooring and a powder room. On the second level, a spacious primary bedroom with a full bath and walk in closet. In addition, there are 2 well sized bedrooms and a full bath. All this plus lovely landscaping with a private deck as well as a patio off the lower level. The spacious walk out level can be finished to add more living area if desired. This unit also features a 2 car attached garage. Water, sewers, natural gas. Tenants will be confirming showings.</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>	Condo/Townhouse/Apt. 3/3	1,974 sq ft	-	2007	1/19/2024	\$479,900	\$243	

New Listings: 6 (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: 11/26/2023</i> <i>MLS ID: 170612191</i></p> <p>275 Burr Hall Rd</p>	Single Family	4/5	4,704 sq ft	234,788	2002	11/26/2023	\$774,000	\$165
<p>A remarkable opportunity awaits you at 275 Burr Hall Road, Middlebury. Built in 2002 and privately set on 5+ acres in a most desirable subdivision of elegant homes, it was built with attention to detail and quality. This fabulous home is just loaded with extras. The chef/entertainer in you will appreciate not only the size of the custom kitchen, but also all that it has to offer, including granite counters, breakfast bar, Viking stove and a generously sized dining area with access to the lovely patio with pergola. It is open to the expansive family room with one of three fireplaces. Hardwood floors throughout. The second floor features four generously sized bedrooms and a large bonus room. Lower level finished 900+ sq. ft with full bath and walk out. Fitness buffs will love the private lap pool enclosed in a heated solarium. Two car attached plus 3 car detached garage has a finished second floor space, perfect for an exercise or yoga studio. Perfect location. 90 miles from NYC, 3 hours from Boston. Close to wonderful restaurants, beautiful Lake Quassapaug, hiking, biking and nearby golf courses.</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>								
 <p>4 ● Active • <i>New, Active: 1/22/2024</i> <i>MLS ID: 170620123</i></p> <p>43 Christian Rd</p>	Single Family	3/2	1,532 sq ft	93,218	1900	1/22/2024	\$439,000	\$287
<p>Welcome to Christian Road in Middlebury. One-level country living at its finest, come see this charming Ranch with 3 Bedrooms, 2 full baths, a living room dining room, eat-in kitchen. All good-size rooms, a large 2-car garage, and a beautiful level lot consisting of 2.14 acres. You will love this home and it's coziness as soon as you walk in. Super close to Route 64, I-84 and Route 8.. an abundance of restaurants, banking, shopping, park, and great school system. Come see all that Middlebury has to offer!!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 <p>5 ● Active • <i>New, Active: 1/23/2024</i> <i>MLS ID: 170620693</i></p> <p>429 Mirey Dam Rd</p>	Single Family	4/4	5,312 sq ft	91,476	2000	1/23/2024	\$950,000	\$179
<p>A seamless blend of sophistication and tranquility in this exquisite home. The curb appeal is nothing short of spectacular, featuring a classic brick exterior, professionally landscaped surroundings, and a dramatic front entrance. Upon entering the two-story foyer, the meticulous details of the formal dining and living rooms unfold with archways, custom curtains, coved ceilings, and adorned walls. Ascend the open stairway to the top floor, where a balcony overlooks the main living space, creating an inviting atmosphere. Enter the sunken family room, where large windows, cathedral ceilings, and a stone gas fireplace welcome you. This space seamlessly connects to the custom kitchen, boasting abundant cabinet space, two Wolfe Ovens, a custom-built hood vent, Subzero refrigerator, and a wine cooler. The sunroom provides a picturesque view of the heated pool, hot tub, expansive green yard, and the surrounding Clark Land Trust, transforming the property into a private oasis. Retreat to the main level master en suite at the end of the day, where luxury continues with a gas log fireplace, his and hers walk-in closets, and a spa like bathroom for ultimate pampering. The upper level accommodates two bedrooms with walk-in closets and a Jack and Jill bathroom, along with a third bedroom and full bath. The home is equipped with modern amenities, including a new whole house generator, a Buderus Furnace, an on-demand tankless hot water heater, and a new water softener system.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>								

New Listings: 6 (cont.)

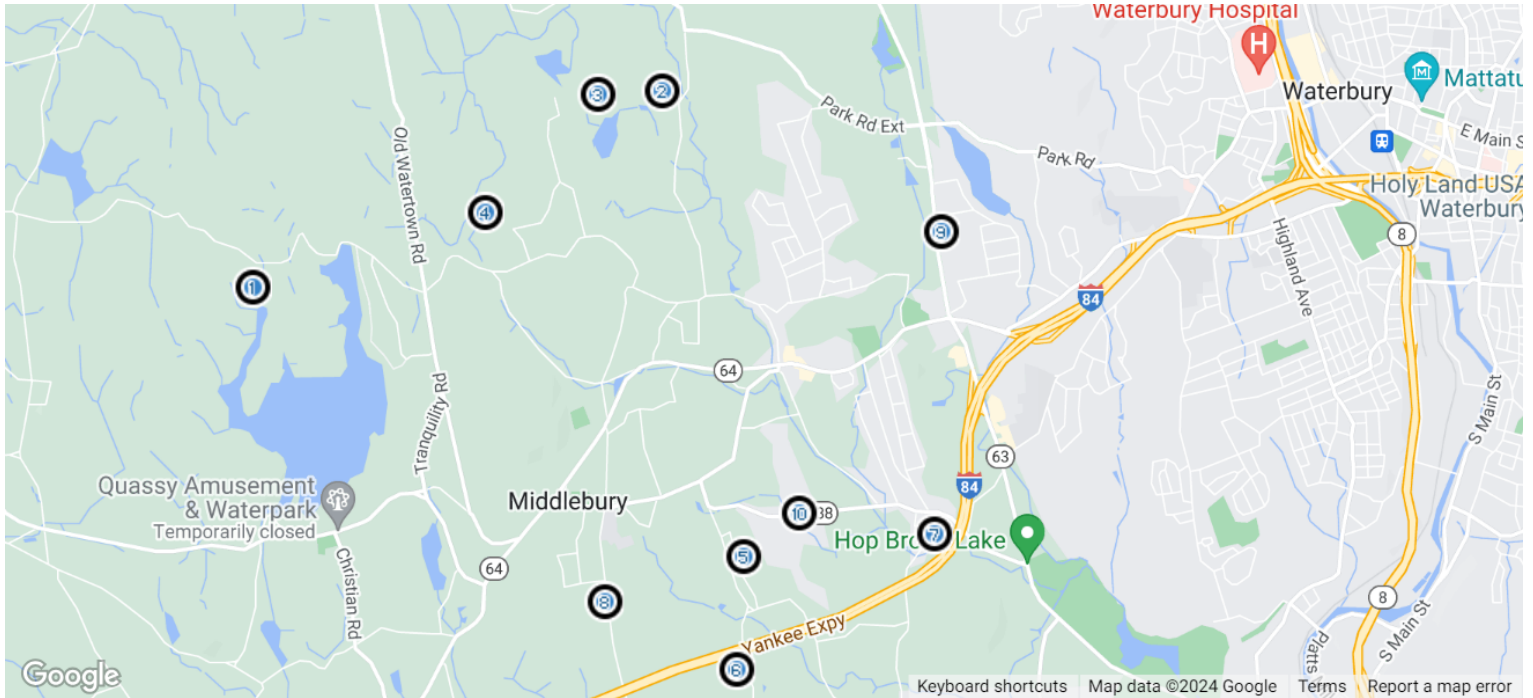


6 ● Active • New, Active: 1/4/2024 MLS ID: 170616538

372 Tucker Hill Rd Single Family 6/7 6,600 sq ft 155,944 1930 1/4/2024 \$1,889,000 \$286

EXCEPTIONAL! This magnificent 6-bedroom, 4.3-bathroom home offers over 6600 square feet of luxurious living, situated on a private over 3.5 acres of tranquility, boasting professional landscaping, stone walls, a private Olympic size in-ground pool area, pickleball court and full size tennis court. Upon entering you'll be captivated by the stunning architecture and attention to quality throughout this home. Open concept coat closet, family room with fireplace. Generous living spaces of the meticulous open plan living room with fireplace, dining room, bar, and kitchen offer comfortable and welcoming spaces to gather and entertain. The remodeled, and tasteful kitchen features a large size island that can seat 8, quartz counters, ZLINE APPLIANCES, hidden walk-in pantry with sink and French doors refrigerator. gorgeous first-floor primary bedroom suite has a huge walk-in closet, an enormous, tiled shower, and a floating tub. office room, laundry room, and half bath complete the main level. Upstairs primary suite with its own private deck with fantastic views of the surrounding grounds, primary tiled bath, and walk-in closet. The 4 other generous Bedrooms 2 of them come with full bath. sauna room, main bathroom, second laundry room, and plenty of closets all on the second floor.

Listing Courtesy of Eagle Eye Realty PLLC



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 as of 11/20/2023 *MLS ID: 170589536*

397 White Deer Rock Rd Single Family 3/3 3,363 sq ft 646,866 9/28/2023 \$1,695,000 11/20/2023 \$504




This custom arts and crafts bungalow, designed and built for its current owners, is perfectly sited on 14.85 tranquil acres, highlighting a gorgeous view and is accessed by a long gated private driveway. It is a home for someone who loves nature, stone and wood in a very private setting. The timeless design and easy layout are embellished by fine craftsmanship and quality materials which include quarter-sawn white oak floors, doors and trim with 9â ceilings. The foyer entryway leads to a study, pantry and mudroom with half bath. The living room fireplace was crafted with stone carefully selected from the property. The sun filled kitchen with casual dining includes Crown Point cabinetry, Wolf, Subzero and Bosch appliances with access to the terrace, gardens and conservatory. The main floor primary suite has his/her closets, laundry room, full bath and terrace access. Upstairs is the family room, office nook, two bedrooms and full bath. A walk-out lower level has recreation space, wine room, sauna and gym as well as Veissmann mechanicals, with hydronic 5-zoned radiant heated floors throughout, audio system, Unico central A/C system and 12kw Kohler generator. Multiple outbuildings include two (2 bay) heated garages with epoxy floors, equipment barn (can fit 2 cars) with greenhouse, potting and wood sheds, outdoor fireplace and shower, electric awnings and an in-ground rainwater cistern for garden irrigation. Turnkey mint.

Listing Courtesy of Klemm Real Estate Inc




Pending: 10 (cont.)

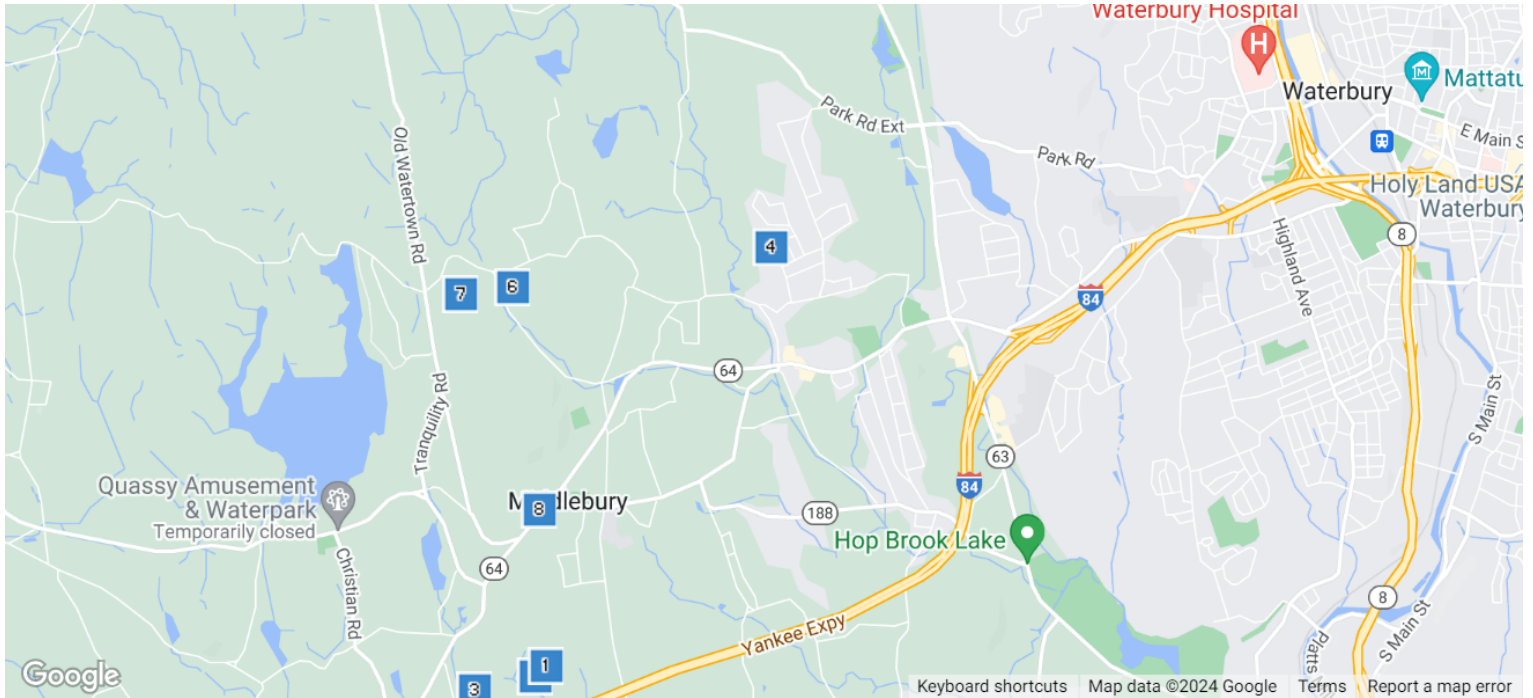
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>2 Pending • <i>Under Contract as of 1/22/2024</i> MLS ID: 170581926</p> <p>17 Beacon Hill Rd</p> <p>Single Family 3/4 4,434 sq ft 92,347 8/1/2023 \$1,300,000 1/22/2024 \$293</p> <p>Welcome to Luxury. This completely renovated custom-built home is privately nestled on a quiet cul-de-sac on over 2 acres of professionally landscaped gardens, lawns, and beautiful stone walls. Boasting Custom Marvin windows and doors, wide white oak hardwood floors, along with custom trim are what makes this home exceptional. Beautiful natural light fills all the rooms. Through the marble foyer you enter the library-office area or can step down into the stunning living room with cathedral ceilings, custom limestone fireplace and floor to ceiling windows with beautiful views of the outdoors. The living room opens to a spacious formal dining room with French doors that lead to the beautiful back yard with plenty of space for large family gatherings. You will appreciate the seamless flow of the entire first floor, which is ideal for entertaining. The chef's kitchen features furniture-quality custom made cabinetry with all Wolf stainless steel appliances including a 6-burner cook top with indoor grill, pot filler, 3 ovens, subzero, wine cooler, warming drawer, 2 dishwashers, large pantry, 3 sinks, extra-large center Island and coffee/bar area. The eat in breakfast area has cathedral ceilings, a chandelier, and French doors leading to back yard. Continue into the large family room as well as the laundry room/hobby room/office both including custom cabinets. Off these rooms are 4 smart climate-controlled garages perfect for the car enthusiast. ...</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p>3 Pending • <i>Under Contract as of 11/27/2023</i> MLS ID: 170603544</p> <p>191 Falcon Crest Rd</p> <p>Single Family 4/4 4,905 sq ft 158,122 10/13/2023 \$829,000 11/27/2023 \$169</p> <p>This 4 bedroom Colonial is situated on 3.63 acres surrounded by stone walls, mature trees, land trust property, walking trails and an abundance of privacy. The view from your windows will only change with the seasons! The generous, open floor plan of this impeccable home is awash in natural light creating comfortable and inviting spaces to relax and entertain both inside and out. The foyer is flanked by formal living and dining rooms, each with hardwood floors. The 2 story family room is the stunning showpiece of this home. It features a wall of windows and sliders with views of the natural landscape and a floor to ceiling stone fireplace. The family room is open to the well appointed kitchen with solid wood cabinetry, tile flooring and a large Thermador gas range for the most discerning chef. The first floor continues with an office, large laundry room, mud room/side entryway and a full bath. The second level of the home offers nice separation via catwalk between the primary wing and 3 additional bedrooms and full bath. The primary suite offers large walk in closets, a dressing/sitting area and bathroom with double sinks, tiled shower and jacuzzi tub. All of this - plus a large finished basement with a recreation room, workout area and a half bath. The detached 3 car garage offers additional space above that may be finished in the future. You will not want to miss the opportunity to view this one-owner custom home. 5 minutes to I84 & Rt. 8, 90 minutes to New York City.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 <p>4 Pending • <i>Under Contract - Continue To Show as of 12/7/2023</i> MLS ID: 170610160</p> <p>135 N Farm Rd</p> <p>Single Family 4/4 3,252 sq ft 233,046 11/17/2023 \$684,900 12/7/2023 \$211</p> <p>Imagine being right outside your front door, and only hearing the birds chirping or trees dancing in the wind. If you like privacy, 135 North Farm might be the right place for you. The home sits on 5+ acres, with an additional 72 acre Middlebury Land Trust behind you. On the inside, all the hardwood floors were completely refinished and walls freshly painted. Main level boasts a charming and functional sunroom overlooking the grounds, spacious first floor home office and two fireplaces. All four bedrooms on the second floor are a generous size, 3 full baths and primary suite with lots of space. Desirable cul-de sac street, near Lake Quassapaug, shopping/restaurants, and all of the finer things Middlebury has to offer.</p> <p><i>Listing Courtesy of Calcagni Real Estate</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>5 Pending • Under Contract - Continue To Show as of 1/23/2024 <i>MLS ID: 170613102</i></p> <p>94 Porter Hill Rd</p> <p>Single Family 5/5 5,800 sq ft 165,528 1/2/2024 \$1,360,000 1/23/2024 \$234</p> <p>This 1929 stately 5800 sqft custom colonial, sitting on nearly 4 acres in the heart of Middlebury, has been completely updated and restored, both inside and out. Expertly combining classic elegance and modern updates making this a truly spectacular opportunity to purchase your dream home! This spacious, vintage home boasts three levels of living space, with new Marvin and Anderson windows throughout. Custom kitchen is a chef's dream with wolf double ovens, sub-zero refrigerator and freezer, oversized Carrara marble island, plenty of storage, built-in hutch and spacious eat in area. Large dining room with built ins, plus living room and family rooms with coffered ceiling, each with their own fireplace. Hardwood floors complete the main living space. Relax in the elegant primary suite, with fireplace, spacious walk in closet, luxurious bath with Carrara marble, soaking tub plus Juliet balcony overlooking the beautiful grounds. Two additional bedrooms and den on the second floor make it a perfect space for lounging or studying. The third floor offers two rooms and newly remodeled bath. The 4 season sunroom welcomes you outdoors to enjoy lush landscaping, covered patio perfect for entertaining with built in bbq and fire pit with ample seating. An in ground pool with spa and patio surround completes this entertainer's dream. An impressive circular driveway with stonewalls will greet your guests. A fabulous, private retreat just 90 miles from NYC and minutes from Oxford airport.</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>								
 <p>6 Pending • Under Contract - Continue To Show as of 1/1/2024 <i>MLS ID: 170613381</i></p> <p>169 Sandy Hill Rd</p> <p>Single Family 3/3 2,639 sq ft 104,544 12/8/2023 \$525,000 1/1/2024 \$199</p> <p>This unique home has been custom-designed with elegance. The formal living room is adjoining the formal dining room, with a butler's pantry and ample space for storage or a bar area, giving this the perfect home to entertain. The tastefully decorated dining room opens up to the back deck. The eat-in kitchen features vaulted ceilings, earthy tones, a walk-in pantry, granite countertops, a generous island, gas stove range, double ovens, and a large window overlooking the outdoor greenery, which will make all of your meal prep enjoyable. The first-floor den offers a cozy fireplace to snuggle up on cold evenings. The upper level hosts a sizable primary suite complete with a walk-in closet, renovated full bath, vaulted ceilings, and plenty of windows to soak in the light. The second bedroom is the perfect retreat for guests or children. The study doubles as an entryway to the great room, which will quickly draw you in, with the gas-burning fireplace, cathedral ceilings, and plenty of windows including a custom stained glass window. The whole house generator, central air, and a two-car attached garage are some of the many features this home offers. Conveniently located 90 miles from NYC, enjoy the beautiful town of Middlebury has to offer.</p> <p><i>Listing Courtesy of BHGRE Bannon & Hebert</i></p>								
 <p>7 Pending • Under Contract - Continue To Show as of 1/10/2024 <i>MLS ID: 170614150</i></p> <p>58 Shadduck Rd</p> <p>Single Family 3/3 1,744 sq ft 42,253 12/15/2023 \$529,500 1/10/2024 \$304</p> <p>Welcome to 58 Shadduck Road! This home has been beautifully and completely renovated from top to bottom. Interior renovations feature a new kitchen, new bathrooms, closet systems, blinds, fresh paint, and gorgeous hardwood floors throughout both levels. Exterior improvements include a new roof, gutters, windows, siding, driveway, patio, shed, and three car detached garage. Electric, plumbing, central air, propane-powered heating system and the well pump have all been updated. A unique opportunity to move into a beautifully designed home where all the work has been done! The open main level living space includes the light and bright kitchen with a center island, a dining room, seating/office area, and a living room with sliders to the wraparound patio. Upstairs is the primary bedroom with an en-suite bath and walk-in closet as well as two additional bedrooms and a full hall bath. The spacious lower level provides ample storage space. The large and level lot offers a private back yard bordered by trees and a charming brook, and the patio with a privacy fence is the perfect place for outdoor living and entertaining. The property is currently using a private well, but public water is on the road and can easily be connected if desired. Convenient location with easy access to I-84 and Route 8, and beautiful walking trails are just two blocks away. This home is an incredible opportunity not to be missed!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 8 Pending • <i>Under Contract as of 2/3/2024</i> <i>MLS ID: 170619078</i> 249 South St	Single Family	6/4	5,047 sq ft	246,114	1/20/2024	\$825,000	2/3/2024	\$163
<p>HIGHEST & BEST BY MONDAY, 1/29 AT NOON. Discover timeless elegance in this historic home built in 1815, nestled in a prime location w/a 4.3-acre approved building lot. Experience the charm of yesteryear w/a captivating wrap-around porch adorned w/stone pillars, inviting you to indulge in the surrounding scenery. Boasting 14 rms, including 6 bdrms & 3 and 1/2 baths, this residence exudes a classic charm enhanced by wood floors thru-out. Step into a grand entry w/a majestic staircase, setting the tone for the home's historic significance. The spacious living room features a welcoming fireplace, creating a cozy ambiance perfect for gatherings. The kitchen, complete with breakfast nook & its own fireplace, adds a touch of warmth & functionality. Imagine enjoying your morning coffee bathed in the natural light pouring through large windows that grace every room, offering a picturesque view of the expansive 5.65-acre property. Curb appeal is at its finest, w/a recently refreshed exterior that enhances the home's timeless allure. Immerse yourself in the character of this gem, where history meets modern comfort. Seize the opportunity to own a piece of the past while embracing the possibilities of the future on the approved building lot. Don't miss the chance to make this historic residence your forever home. Embrace a lifestyle that seamlessly blends the elegance of the past with the conveniences of the present. Your dream home await.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 9 Pending • <i>Under Contract - Continue To Show as of 1/21/2024</i> <i>MLS ID: 170601535</i> 1418 Straits Tpk	Single Family	4/2	3,371 sq ft	22,651	1/16/2024	\$367,000	1/21/2024	\$109
<p>Charming Middlebury Cape. This warm and inviting home is the perfect home to create cherish memories, for years to come. Freshly painted this home offers a bright eat-in Kitchen w/full appliances, formal dining room opens to a spacious living room, ideal space for hosting gatherings. Four spacious bedroom, with primary bedroom on the main level and full bath. Upper level bedroom provides flexibility for family, guest or home office. Beautiful hardwood floors thought-out the main level, Additional finished lower level is thoughtfully designed, to include a family room with fireplace, kitchen, built-ins and a full bath, This space offers endless possibility. Cair and 1 car garage. Improvements include, new electric 200 amp service, new well pump 5 Years, New furnace 2 years, Cair Compressor 12 years old, washer Dryer 5 months old, Newer Windows 2010, Roof 2010. Attractive field-stone wall adorns the landscape leading to the home. This house is ready for your personal touches call it home and start making memories. Call for a private showing. Inspections are for Informational purpose only.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 10 Pending • <i>Under Contract - Continue To Show as of 1/6/2024</i> <i>MLS ID: 170591012</i> 660 Whittemore Rd	Single Family	6/4	4,426 sq ft	24,829	8/13/2023	\$569,000	1/6/2024	\$129
<p>Beautifully updated this unique colonial boasts 3,100+ sqft with an additional 1,200 sqft finished basement. The entire home, both inside and out, has been freshly painted for a modern look situated on a level corner lot. The stylish kitchen has stainless steel appliances, built-in hutch and center island with quartz counter tops and opens up to the living room with an art deco fireplace. Off to the side of the kitchen is the dining area with vinyl floors. Make your way up to the oversized primary bedroom ensuite with gleaming hardwood floors which includes a large walk-in closet with 2 additional closets, enough room for any wardrobe. The primary bath is tastefully decorated with double sinks, whirlpool tub and a spacious tiled shower. Just down the hall are 4 additional bedrooms all with hardwood floors. The main bath includes double sinks with tastefully tiled counter top and shower. The laundry room is conveniently located on this level with folding area with quartz counter top. The main level also offers an office and an additional bedroom maybe for guests or an in-law stay. Need more space? Let's not forget about the fully refinished basement with new vinyl floors, tons of storage and a handsomely decorated fully tiled bath and built in bar for entertaining.</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.
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1 Closed • Sold Date: 2/6/2024, MLS Listing 170592308: 9/7/2023 MLS ID: 170592308

1 Fairview Ln Condo/Townhouse/Apt. 3/3 2,414 sq ft - 2021 2/6/2024 \$550,000 \$228





This remarkable condo offers a lifestyle of comfort and convenience, along with an array of features that elevate your lifestyle. Step inside this condo, and you'll immediately notice the upgrades that make it stand out. The condo is designed for modern living, offering a well-appointed kitchen with stainless steel appliances, an island, and plenty of counter space and storage. The open layout seamlessly connects the living room, dining area, and kitchen, creating a functional space ideal for both entertaining and daily living. In the living room, you'll discover a welcoming fireplace that adds both warmth and ambiance. The primary suite offers a comfortable retreat with a full bathroom with double vanities—a perfect place to unwind and recharge after a long day. The additional two bedrooms are equally inviting, giving cozy spaces for family members or guests. The finished walkout basement offers great potential for creating additional living space, whether it's a cozy retreat, a home office, or an entertainment area. Slider doors bring in ample natural light and provide easy access to the backyard, making it a versatile and inviting area. Beyond your doorstep, you'll discover a wealth of community amenities. Dive into the pool for a refreshing swim, gather with friends at the clubhouse, shoot hoops at the basketball court, or watch your kids play at the playground. The possibilities are endless.

Courtesy of eXp 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.
 <p>2 Closed • Sold Date: 1/17/2024, MLS Listing 170612796: 11/30/2023 MLS ID: 170612796</p> <p>4 Arrowwood Ct</p> <p>Condo/Townhouse/Apt. 3/3 2,380 sq ft – 2019 1/17/2024 \$525,000 \$221</p> <p>Like new construction but without the wait, Welcome to 4 Arrowwood Ct! First occupied in late 2020. Masterfully built by Toll Brothers consisting of many upgrades throughout the 2,380 SF of living space. Set on a lot premium location on a quiet circular street. Fall in love w/ the open floor plan & abundance of natural light flowing through oversized windows/transoms. Gourmet kitchen w/ upgraded cabinetry & 7' island. The open concept of the main level sets this home apart from the rest- dark flooring complimented by a modern color pallet & complete w/ a high-end trim package. Main level features: gas insert fireplace focal point and access to the backyard paver patio. 2nd floor consists of a primary suite & 2 additional bedrooms, each w/ a custom closet. You will appreciate the architectural interest of the vaulted ceilings on the 2nd level as well as the hardwood hallway. The lower level offers 572 SF of living space. Home office/playroom- a versatile space that is finished w/ the same quality as the rest of the home. Enjoy the Ridgewood at Middlebury lifestyle: Tennis & basketball courts, playground, clubhouse gym, movie theatre & pools (kiddie pool too!). Nat. gas for heating & cooking. High-efficiency heating system. At just a few years old and meticulously cared for; opportunities like this are hard to find. Forgo the wait & risk of a new build and avoid having to remodel an older property à 4 Arrowwood Ct is an incredible opportunity, Welcome Home!</p> <p><i>Courtesy of RE/MAX Right Choice</i></p>								
 <p>3 Closed • Sold Date: 12/6/2023, MLS Listing 170595703: 9/14/2023 MLS ID: 170595703</p> <p>47 Ridgewood Dr</p> <p>Condo/Townhouse/Apt. 3/3 2,463 sq ft – 2014 12/6/2023 \$540,000 \$219</p> <p>Ridgewood Ranch - Bethal model. Surrounded on 2 sides by trees, unit offers 1st floor primary suite, with handicap features in bath. 2nd bedroom can be den, third bedroom in lower level with 1/2 bath. Separate laundry room and powder room on main floor. Airy kitchen with SS appliances opens to living room, with fireplace, sky lights leading to private deck. This rare end unit offers privacy and many extras. Room for expansion in lower level. Come see the pool. theater, workout room, game room and more. Photos are from owner. Tenant is moving out slowly.</p> <p><i>Courtesy of BHGRE Bannon & Hebert</i></p>								
 <p>4 Closed • Sold Date: 11/21/2023, MLS Listing 170593338: 8/24/2023 MLS ID: 170593338</p> <p>159 Acme Dr</p> <p>Single Family 3/3 2,231 sq ft 38,768 1963 11/21/2023 \$420,000 \$188</p> <p>Welcome home to this beautifully updated 3-bedroom, 2.5-bathroom ranch in a well-established, Middlebury neighborhood with easy access to highways and shopping. The vintage charm and tasteful updates are noticeable as soon as you step on the new tiled front entrance. Freshly painted, with wall wainscoting in hallway, kitchen, bathroom and lower-level family room. Hardwood floors throughout most of the home. Large spacious living room with a bay window. Dining room with a wood fireplace looking into the updated kitchen which features white shaker style soft close cabinetry, large island stainless steel appliances and quartz countertops. Off the kitchen is a sizable new pressure treated deck, retractable fixed awning with power remote perfect for entertaining and evening relaxation. Updated main level bathrooms with new tiled floors. Large Primary bedroom with updated half bath, and a laundry room. This home also features a lower-level heated family room with walk out and sliding doors to potential additional living space with a full bath complete with shower. Two car garage, newer roof, newer mechanicals, 200 AMP electrical service, public water/sewer and a brand-new asphalt driveway on .89 acre lot. Don't miss the opportunity to call this beautiful property home. Seller is highly motivated! Call today to schedule a private showing.</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>								
 <p>5 Closed • Sold Date: 11/21/2023, MLS Listing 170589526: 8/8/2023 MLS ID: 170589526</p> <p>17 Caveson Ct</p> <p>Single Family 3/3 2,290 sq ft – 1996 11/21/2023 \$482,500 \$211</p> <p>Nestled at the end of a quiet cul de sac, 17 Caveson Court is the home you've been searching for! This well maintained home offers three bedrooms on the upper level, complete with two full baths. Primary bedroom with en-suite bathroom and walk in closet. Laundry is conveniently located on the upper level. The main living area flows nicely with large living room and dining room combined space, cozy family room with fireplace and large sunroom to enjoy the seasons. A well appointed kitchen with granite countertops, breakfast bar and eat in area complete the main level. Centrally located and close to I-84, shopping, restaurants and more, makes this home a must see!</p> <p><i>Courtesy of BHGRE Bannon & Hebert</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.
	6 ■ Closed							
<p>*Sold Date: 12/15/2023, MLS Listing 170594669: 9/1/2023 MLS ID: 170594669</p>								
524 Charcoal Ave	Single Family	4/3	3,030 sq ft	110,206	1999	12/15/2023	\$720,000	\$238
<p>Beautiful Colonial home with 4 bedrooms. Tucked away in a private lot with nothing but serene views, and silence, this 1999 built home is modern, clean and ready to move in. The first floor master bedroom features a full bath with water closet, soaking tub and large walk in closet. High ceilings and versatile layout with potential to easily expand the kitchen space, while overlooking the open layout dining room/living room space. Hardwood Floors and many extra moldings and delightful details throughout. The property features 2 sheds with power, a private landscape and terrazzo patio with fire pit. The basement is ready for your expansion to accommodate a family room, office or large living room. The second floor features extra storage rooms that could be potentially finished into living space. New fridge and stove. Propane generator included.</p> <p style="text-align: right;"><i>Courtesy of RE/MAX Right Choice</i></p>								
	7 ■ Closed							
<p>*Sold Date: 12/13/2023, MLS Listing 170608436: 11/3/2023 MLS ID: 170608436</p>								
92 Chesham Dr	Single Family	3/4	4,424 sq ft	164,656	2009	12/13/2023	\$1,250,000	\$283
<p>Nestled amidst the rolling hills this architectural gem exudes timeless charm and offers a luxurious lifestyle within a serene setting. The heart of the home is the chef's kitchen, complete with premium appliances, custom lighting, and cork flooring. An inviting living room boasts a magnificent stone fireplace and radiant heat, providing the ideal space for relaxation. The primary suite is an oasis of luxury, featuring a spacious layout, a cozy fireplace, an elegant walk-in closet and a spa inspired en-suite. Adjacent to the suite, the yoga studio offers a serene space to find balance and focus. The office, with vaulted ceilings and french sliders to the back, is perfect for remote work. Spectacular views unfold through expansive Marvin windows, offering a picturesque backdrop to your daily life. The lower level presents additional bedrooms, a game room, and a kitchenette, perfect for entertaining. Smart features such as Lutron lighting, wired sound, and an on-demand generator add convenience and peace of mind. Outdoors, a bluestone patio encircled by indigenous rock walls and a small waterfall creates a tranquil oasis. The meticulously landscaped grounds offer year-round beauty, while mature trees and evergreens ensure privacy. Situated just two hours from the vibrant energy of NYC, this property provides the perfect balance of luxury and accessibility. With heated floors, UV films on windows, and countless other amenities, it redefines the essence of gracious living.</p> <p style="text-align: right;"><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	8 ■ Closed							
<p>*Sold Date: 12/15/2023, MLS Listing 170609862: 11/10/2023 MLS ID: 170609862</p>								
1424 Middlebury Rd	Single Family	3/2	1,398 sq ft	33,541	1922	12/15/2023	\$380,000	\$272
<p>The most adorable home with many updates. Freshly painted inside and out, updated kitchen with granite counters, new flooring and stainless appliances, new propane line for the stove. There are also refinished hardwood floors up and down, plus updated electrical service and generator hook up. Brand new septic fields just installed, and the house has public water. Great deck, relaxing side yard with firepit and lots of pretty landscaping. Conveniently located for commuting, shopping and a few restaurants within walking distance. On the upper level you will find three bedrooms with full bath and walk-in storage closet. Main level has a living room with fireplace, dining room, updated kitchen, 1/2 bath and office area which leads to the deck. Come see all this adorable home has to offer and also comes with a 1-year home warranty. Located in the beautiful town of Middlebury Connecticut, with Region 15 schools, great shops, restaurants, parks & walking trails. The driveway access is shared, but this house also has a garage and parking at the bottom.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>								
	9 ■ Closed							
<p>*Sold Date: 1/10/2024, Public Record MLS ID: -</p>								
10 Pelham Way	Condo/Townhouse/Apt.	3/3	2,251 sq ft	-	1996	1/10/2024	\$490,000	\$236
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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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10 Closed *Sold Date: 12/8/2023, MLS Listing 170601599: 10/2/2023 MLS ID: 170601599

5 Pommel Ln Single Family 3/3 2,461 sq ft – 1996 12/8/2023 \$495,000 \$201

Desirable Steeplechase where you can live in a lovely community surrounded by natural beauty. This 2400+ s.f. standalone home offers lots of space for comfortable living and entertaining. The front porch leads to a generously sized entry and on to the spacious FLR w/ FP that opens to the dining room. The kitchen, with white cabinetry and granite counters, is open to the family room that leads to a lovely sun room with tile floor. You can enjoy every season from this charming home. A powder room completes the main level. On the second level, 3 generously sized bedrooms, including the primary suite with an enormous walk in closet. The laundry is conveniently located on the second level. You'll appreciate the 2 steps from the attached 2 car garage to the house as well as the amount of space in the full basement. This lovely community is just the place to enjoy life.(Not an age restricted community.)

Courtesy of BHGRE Bannon & Hebert

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- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
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