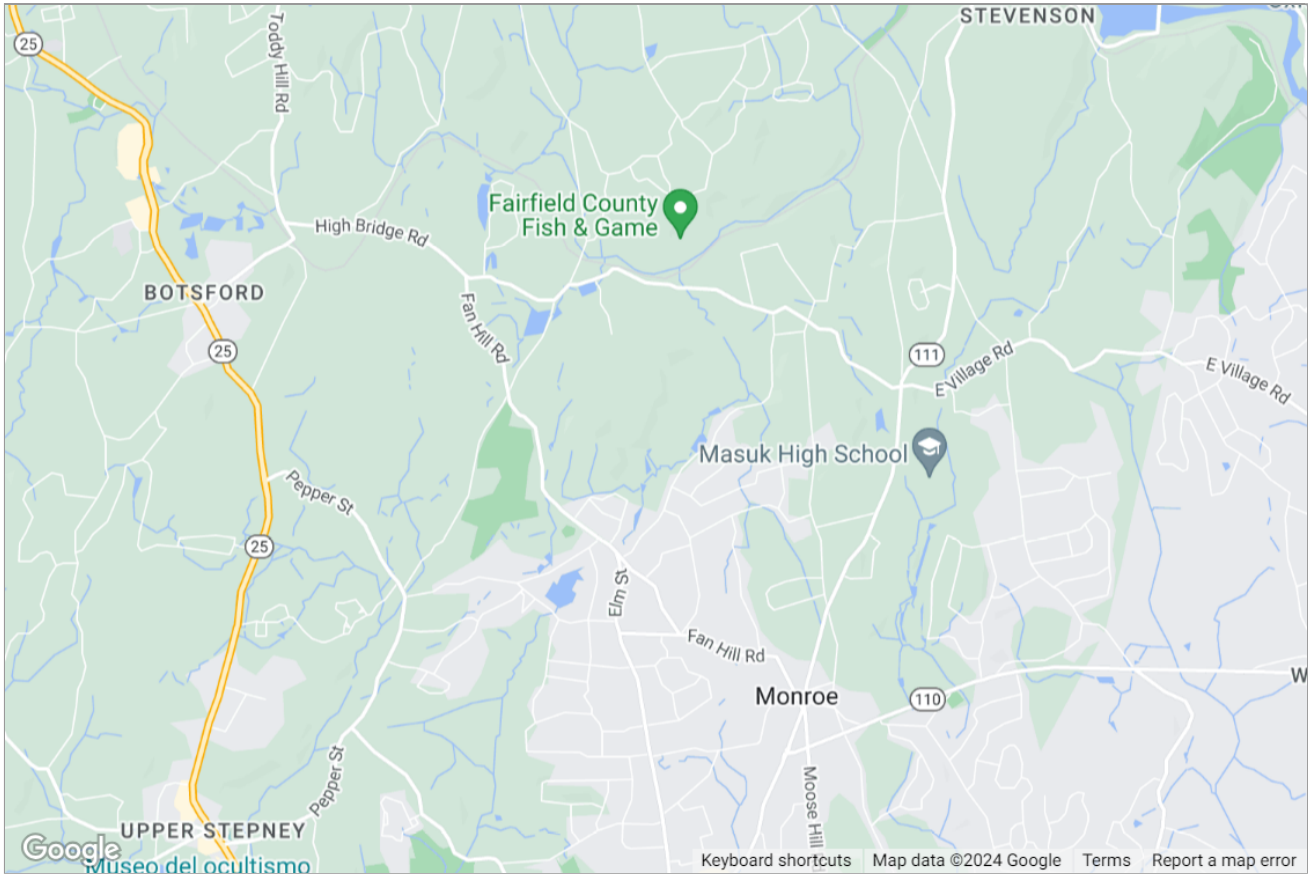


MARKET ACTIVITY REPORT

## Monroe, Connecticut



Presented by

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

GRI, SRS

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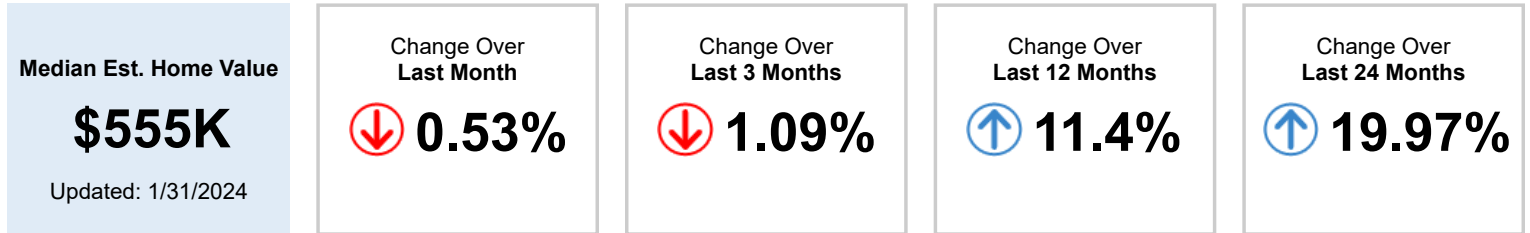
Office: <http://ConnecticutRealEstate.online>

**Connecticut Real Estate**

157 East Main Street 2nd Fl.  
Thomaston, CT 06787

# Monroe, Connecticut

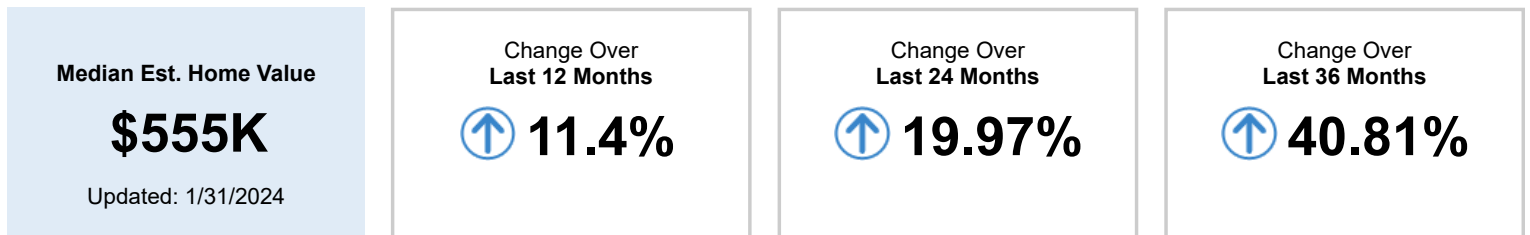
## Market Snapshot: Estimated Home Values



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



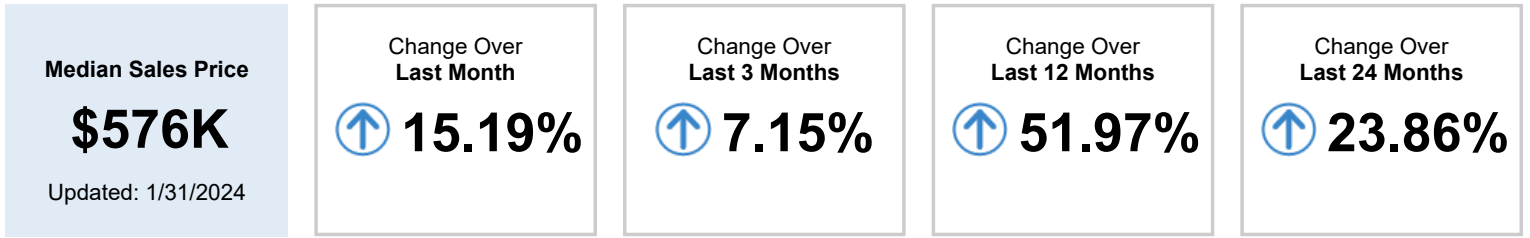
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



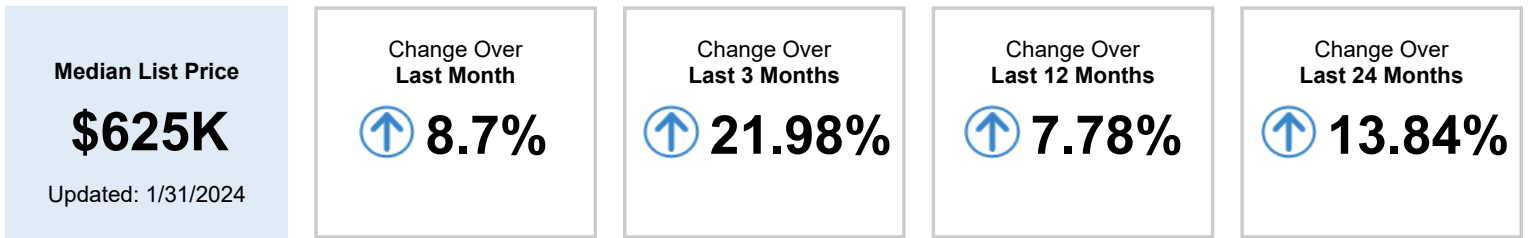
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



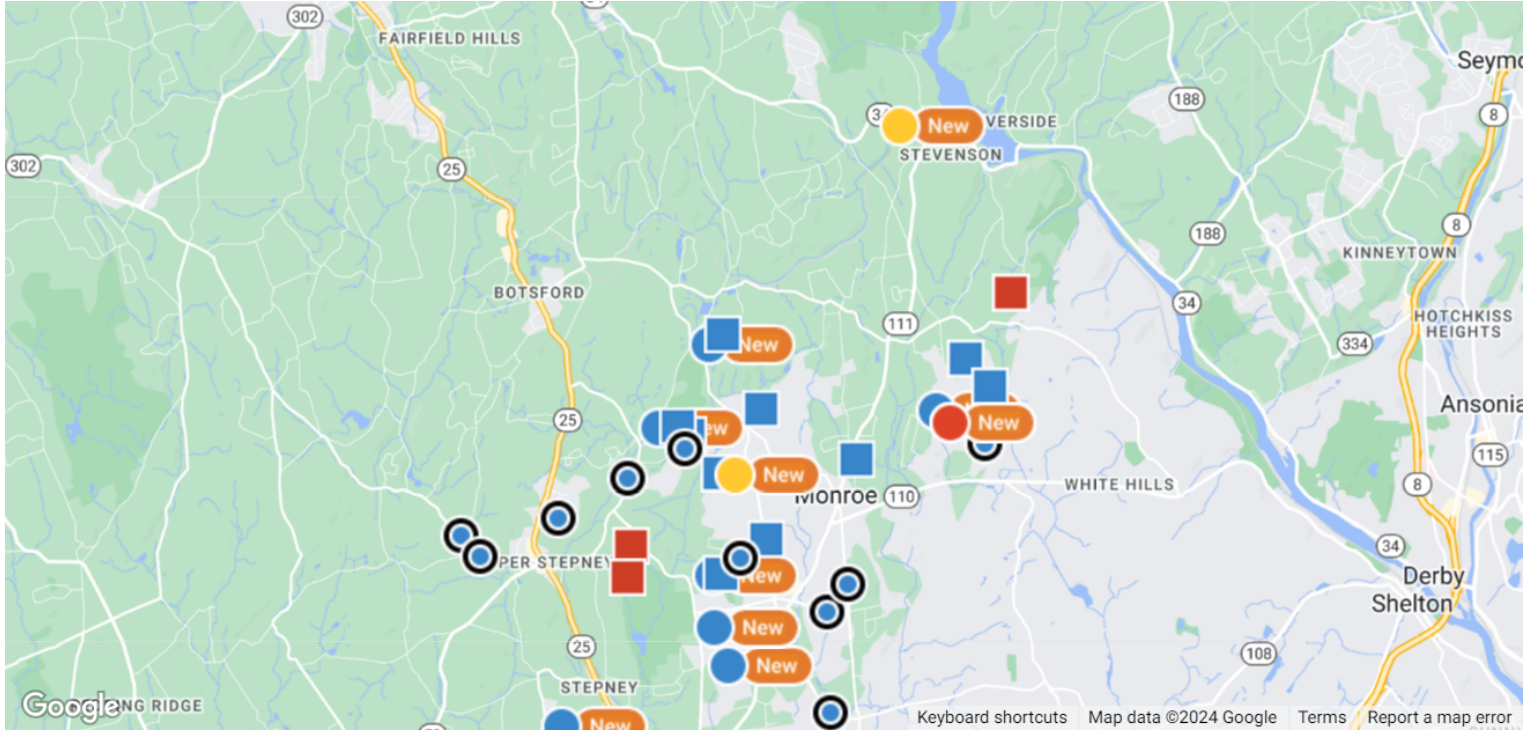
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

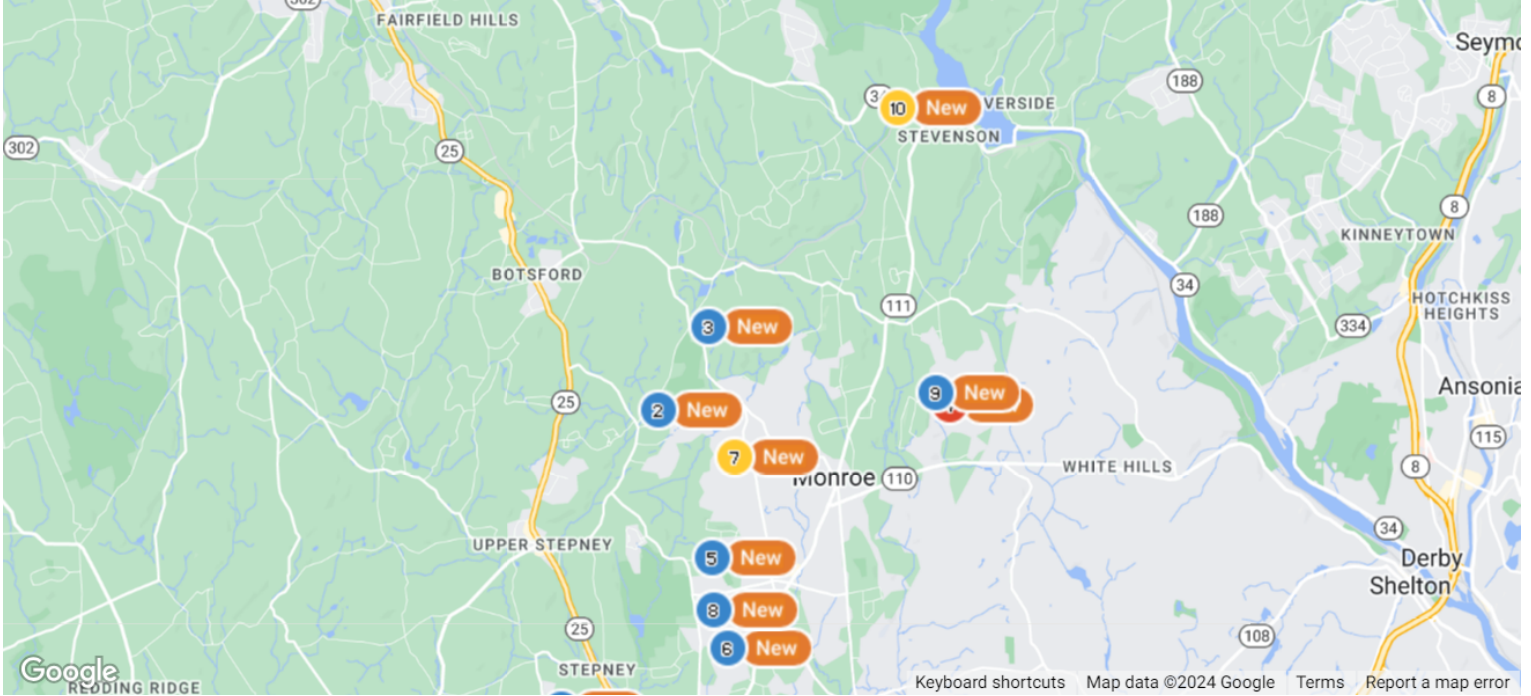
# Market Activity Summary Stats



**Search Criteria** | **Location:** Monroe, 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

	 <b>New Listings</b>	 <b>Pending</b>	 <b>Closed</b>	 <b>Distressed</b>
<b>Number of Properties</b>	10	10	10	4
<b>Low Price / Value</b>	\$2,500	\$389,900	\$420,000	\$474,900
<b>Median Price / Value</b>	\$577,000	\$612,400	\$517,500	\$607,150
<b>High Price / Value</b>	\$1,399,000	\$750,000	\$975,000	\$819,000
<b>Average Price / Sq. Ft.</b>	\$216	\$254	\$228	\$244
<b>Median Price / Sq. Ft.</b>	\$246	\$238	\$222	\$263
<b>Average Days in RPR</b>	40	56	134	18
<b>Median Days in RPR</b>	39	51	120	–
<b>Total Volume</b>	\$5,753,000	\$5,822,100	\$5,949,000	\$2,508,200

# Monroe, 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: 2/13/2024		MLS ID: 170624062					
<b>36 Laurel Dr</b>		Single Family	4/3	2,574 sq ft	104,108	1982	2/13/2024	\$629,900	\$245

Welcome to 36 Laurel Drive! This stunning 4-bedroom colonial, nestled on a corner lot at the intersection of two tranquil cul-de-sacs, offers the perfect blend of elegance and comfort. As you step inside, you'll be greeted by the timeless charm of all-hardwood flooring that seamlessly flows throughout the entire home. The gourmet kitchen features exquisite maple cabinets, providing ample storage space and adding a touch of sophistication to your culinary endeavors. Natural light floods the living spaces thanks to the large bay windows in both living rooms, creating a warm and inviting atmosphere for gatherings with family and friends. The well-designed layout ensures a seamless flow between the living areas, making entertaining a delight. The property boasts a unique advantage with its expansive unfinished walkout basement, offering endless possibilities for customization. Transform this space into a home gym, a playroom, or a cozy media room - the choice is yours. The location on the corner of two cul-de-sacs ensures a quiet and private living experience, perfect for families seeking a peaceful neighborhood. This colonial gem is not just a home; it's a lifestyle. Don't miss the opportunity to make this property your own and enjoy the comfort, style, and convenience it has to offer. Schedule your viewing today and imagine the possibilities of calling 36 Laurel home!

*Listing Courtesy of William Raveis Real Estate*







2	● Active	*New, Active: 2/4/2024		MLS ID: 170622683					
<b>49 Chalk Hill Rd</b>		Single Family	4/2	1,676 sq ft	43,995	1960	2/4/2024	\$529,000	\$316





This well-loved and fully maintained home is ready for its new owner. It is wonderfully located on a cul-de-sac with a deeded lot as part of Lakewood Estates with lake rights. This home has a spacious open-floor plan on the main level. The remodeled kitchen which includes a large island, opens into a bright living area with bay windows, and a dining area with sliders that lead to a wrap-around deck. On the upper level, this home has a primary bedroom suite with a full bath, along with three additional bedrooms. Sitting on a sprawling 1 acre property, the large backyard hosts a beautiful outdoor area, including a fire pit, gazebo and deck/patio, which makes this home perfect for entertaining. In addition to being located close to award-winning Monroe schools, this house boasts central A/C, recent vinyl cedar impression siding, hardwood floors throughout, a home generator, electric pet fence, an oversized outdoor shed. Make an appointment today! This house won't last.

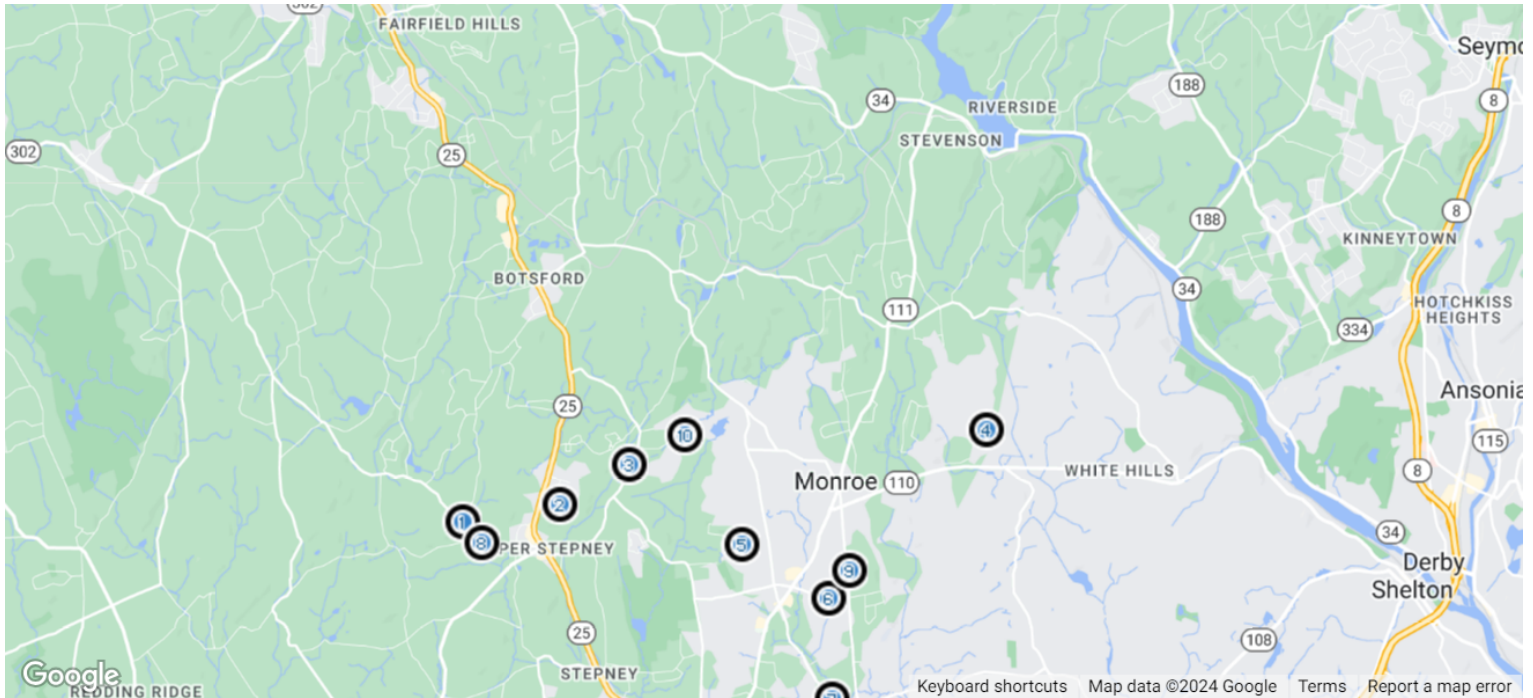
*Listing Courtesy of Birchwood Realty*

### 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><b>3 Active</b> • <i>New, Active: 1/31/2024</i> <i>MLS ID: 170622100</i></p> <p><b>76 Mustang Dr</b></p> <p>MONROE MASTERPIECE! Stunning 4 Bedroom Custom Built Colonial nestled on 2 Level Acres in Monroe's most prestigious Hammertown Estates. Magnificent 2 story Foyer w/Granite floor, New Chandelier, &amp; Double Staircase welcomes you. Brand New Designer Chef's Kitchen is a Showstopper fully equipped w/ high end Custom White Cabinetry, Beautiful Quartzite Counters, New SS Appliances; New Subzero Refrigerator, New Wolf Gas Stove &amp; Wolf Double Ovens, Expansive Center Island adds a pop of color, topped w/ Quartzite &amp; holds New Built-In Wine Refrigerator. Stylish High End Light Fixtures, Faucets, &amp; Chandelier are on trend, Walk-In Pantry offers more storage. Spacious Breakfast nook opens to Family Room w/ 19' Ceiling, Fireplace w/New High End Italian Stove warms the whole house. Lovely Living Room w/ 12' ceilings offers a 2nd Fireplace, Elegant Dining Room w/new Chandelier, Main Level Private Office, Updated Laundry Room, bright Sun Room w/ access to Large rear Deck &amp; 2 half baths complete the 1st floor. Upper Level offers 4 Large Bedrooms. Master Bedroom featuring His &amp; Her Closets &amp; a Luxurious Bathroom. All 3 Full Bathrooms on 2nd flr have heated floors. Partially Finished Basement offers an incredible Theatre Room w/ Large Movie Screen, Home Gym, Playroom, Full Bathroom, &amp; storage. Enjoy your own private oasis all Summer with a massive 20 x 40' In-ground pool w/ Spill over Spa, spectacular patio surround with Built-In Grill, Outdoor Fireplace, &amp; Pavillion. Swingset &amp; Shed included.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/6	5,642 sq ft	87,120	2007	1/31/2024	\$1,399,000	\$248
 <p><b>4 Active</b> • <i>REO / Bank Owned Property, New, Active: 12/2/2023</i> <i>MLS ID: 170613110</i></p> <p><b>64 Blue Hills Rd</b></p> <p>Incredible opportunity awaits! Enter the expansive charm of this colonial residence, nestled in one of Monroe's most sought-after areas. This home is bursting with potential, showcasing a generous layout featuring 6 bedrooms, 4 full baths, 2 fireplaces, and a convenient 2-car attached garage, all complemented by spacious front and back yards. The large, inviting eat-in kitchen seamlessly connects to the dining room, creating a perfect space for gatherings. Discover additional potential in the basement, where a fireplace enhances the ambiance of a potential in-law suite. Don't miss out on the chance to make this remarkable property your own. Schedule your showing today and envision the endless possibilities that this spacious and well-appointed home has to offer!</p> <p><i>Listing Courtesy of Silver and Oak Realty</i></p>	Single Family	6/4	2,782 sq ft	46,609	1972	12/2/2023	\$474,900	\$171
 <p><b>5 Active</b> • <i>New, Active: 11/27/2023</i> <i>MLS ID: 170611965</i></p> <p><b>14 Lanthorne Rd</b></p> <p>Gorgeous and expanded custom Raised Ranch with quality upgrades throughout! Enter through stone pillars and generous masonry patio to sunny 2 story Palladian entry, Living room with barrel ceiling/Palladian window, formal dining room, custom center isle eat in kitchen with granite, tile &amp; stainless appliances opens to expansive cathedral skylit Family room with custom bar/kitchen and cathedral Den with Palladian window and slider to large Trex deck. FR and Den have herringbone hardwood floor. Primary BR suite with skylit cathedral ceiling, built in vanity/dressing area and custom marble/granite Bath. Marble Hall Bath and 2 additional Bedrooms with generous closets. Lower-level spacious Family room with custom Bath and laundry/utilities with new hi efficiency boiler. 3 garages - one is converted into a cedar closet. Gorgeous and private yard with gazebo, inground heated (propane) pool and playset area! Vacation in your backyard!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/3	2,913 sq ft	47,916	1963	11/27/2023	\$899,000	\$309
 <p><b>6 Active</b> • <i>New, Active: 11/21/2023</i> <i>MLS ID: 170611729</i></p> <p><b>342 Monroe Tpke</b></p> <p>Live in and run your own business from home! Wonderful Colonial property zoned for Commercial use (medical office, etc) as well as residential, with 3 bedrooms and 2 full bathrooms, beautiful hardwood flooring. Lots of storage in the basement, washer and dryer hookups available. Driveway plus 2 car garage. Well maintained front and back yards. Wolfe Park located less than 2 miles from house, with multiple recreational benefits. Monroe Elementary School located across the street. Close to shopping centers and other medical facilities on one of the major thoroughfares through Monroe.</p> <p><i>Listing Courtesy of DVB Commercial Realty LLC</i></p>	Single Family	3/2	1,944 sq ft	11,761	1931	11/21/2023	\$470,000	\$242

## 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><b>7</b> ● <b>Active</b> • <i>New, Active: 1/5/2024</i> <i>MLS ID: 170617141</i></p> <p><b>156 Twin Brook Ter</b></p>	Single Family	3/2	1,200 sq ft	43,560	1960	1/5/2024	\$3,800 mo.	\$3
<p>Welcome to 156 Twin Brook Terrace! A charming 3 bed, 1.5 bath turnkey ranch nestled on a beautiful 1 acre corner lot with park-like grounds on a quiet street. The main level features an open floor plan, hardwood floors throughout, living room and dining room, a beautifully updated kitchen with granite countertops and stainless steel appliances, 3 spacious bedrooms and an updated bathroom. There is a fully finished basement offering additional living space which includes an updated half bathroom and family room (currently being used as a 4th bedroom). Enjoy the convenience of a 2 car garage, an over-sized deck perfect for entertaining and central ac. Conveniently located within close proximity to the center of Monroe, restaurants, shopping and to all major highways. Take advantage of the award winning schools the town of Monroe has to offer! Use of the above ground pool is restricted and will remain closed. Tenant responsible for all utilities (except water), trash removal, snow removal and lawn maintenance. Renters Liability Insurance is required. All applicants are subject to credit check, background report, references, income verification. Applicants must have solid employment, good credit and no prior evictions. 1st months rent and 2 months of security are required. 1 or 2 year lease available. No pets. Available 2/1/2024.</p> <p><i>Courtesy of Preston Gray Real Estate</i></p>								
 <p><b>8</b> ● <b>Active</b> • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620567</i></p> <p><b>39 Doris Dr</b></p>	Single Family	3/3	2,320 sq ft	44,431	2024	1/24/2024	\$719,900	\$310
<p>Under construction 2320 sq ft, 3 bed 2.5 Bath Colonial in established neighborhood. Beautiful established 1.01 acre lot with private back yard with lots of fruit trees (apple, plumb, pear, grape vines, raspberries, etc). Step out of your two car garage and into an expansive mudroom with cubbies, powder room and pantry off kitchen. Open concept kitchen, dining and living area. Second floor features spacious primary bedroom with walk in closet and luxurious bathroom. 2 additional bedrooms, full laundry room and additional bonus office/loft area. Central air and efficient propane heat. Photos are renderings and similar to be built.</p> <p><i>Listing Courtesy of Carey &amp; Guarrera Real Estate</i></p>								
 <p><b>9</b> ● <b>Active</b> • <i>New, Active: 1/5/2024</i> <i>MLS ID: 170617456</i></p> <p><b>45 Greenfield Hill Rd</b></p>	Single Family	3/3	2,000 sq ft	43,560	2023	1/5/2024	\$625,000	\$312
<p>NEW CONSTRUCTION, COMPLETED &amp; READY FOR OCCUPANCY! 45 Greenfield Hill Road is set in a desirable residential neighborhood of Monroe. A town that offers a nationally recognized Blue Ribbon school district, amazing parks, an incredible farmers market, and lots of economic development bringing shops, restaurants, and conveniences nearby. Modern design, open floor plan &amp; forward thinking construction- this home was built w/o the need for fossil fuel. Ductless zoned heating/cooling systems, spray foam insulation (walls/attic), radiant heat tile flooring. Just add solar panels to drastically reduce your electric bill which is the only utility bill you will receive outside of water. Three bedrooms &amp; two full bathrooms on the main level, lower level has great ceiling height &amp; is all above grade allowing lots of natural. The lower level is comprised of a full bath, optional bedroom/office space &amp; sliders to a patio. This space could transition nicely to an in-law set up! A brand new home at this price point is hard to find in Fairfield County, as you compare this option w/ older re-sale homes â the decision will become clear. A new construction home will be more energy efficient, the cost of home ownership drastically less &amp; offer peace of mind that everything is new! Experience the new construction difference, Welcome Home!</p> <p><i>Listing Courtesy of RE/MAX Right Choice</i></p>								
 <p><b>10</b> ● <b>Active</b> • <i>New, Active: 1/3/2024</i> <i>MLS ID: 170617005</i></p> <p><b>1 Dring Rd</b></p>	Single Family	4/2	2,300 sq ft	-	1920	1/3/2024	\$2,500 mo.	\$1
<p>Welcome to the epitome of charm and elegance! Nestled on a private street, this exquisite 1900 era colonial home offers a rare opportunity to experience the perfect blend of historic allure and modern comfort. Boasting 4 bedrooms and a wealth of timeless features, this residence is a true gem waiting to welcome you home. Step outside to discover your own private oasisâan expansive yard and deck, perfect for summer barbecues or enjoying a morning coffee while basking in the tranquility of your surroundings. Don't miss the chance to make this enchanting property your own â schedule a tour today and step into the timeless allure of 1900s elegance. Welcome home!</p> <p><i>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	<b>Pending</b> *Under Contract as of 2/11/2024				MLS ID: 170617368				
	<b>201 Hattertown Rd</b>	Single Family	3/3	2,464 sq ft	87,120	1/6/2024	\$589,000	2/11/2024	\$239

Picturesque 3/4BR 2.5BA Colonial built in 2002 offering 2,464 sq ft on beautiful 2 acres. Eat-in kitchen with island, dining area, pantry, double wall ovens, new disposal, lots of counters and cabinets. Plus, sliders to a great entertaining deck (12' x 20') for you to enjoy, be it a quiet oasis, or throw a fabulous bbq while overlooking the amazing wooded surroundings. Living room with gas fireplace, formal dining room with tray ceiling and half bath complete the main level. Upstairs you'll find the primary bedroom with walk-in closet with shelving, and full bath with jetted tub, 2/3 additional bedrooms, hallway bath and laundry. The unfinished walkout lower level with high ceilings offers potential additional living space. Convenient location. Enjoy Rails to Trails walking & bike riding trails, Wolfe Park with its pool, picnic area, pond, playground, ball fields, tennis/pickle ball courts & trails that link to Great Hollow Lake as well as convenient shopping/highway access all within minutes. Aquarium and swing set stay. Gas fireplace needs propane tank. Aquarium, swing set, fireplace and microwave sold as-is. Borders the Easton Water Co property. Seller can accommodate a fast close.

*Listing Courtesy of Coldwell Banker 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 as of 2/10/2024 *MLS ID: 170623404*

**127 Bart Rd** Single Family 5/4 3,441 sq ft 60,112 2/9/2024 \$650,000 2/10/2024 \$189

Welcome to your spacious retreat in the heart of Monroe's sought-after neighborhood. This beautifully updated 11 room colonial home is on a 1.38-acre level lot, offering space for all your needs. With the 11 rooms, including 5 generous bedrooms and 3.5 bathrooms, this home can accommodate a large family with ease. On the first floor you will find two rooms that make great office space or den. The master suite has a walk-in closet and two additional closets. It also is oversized to provide comfort; The master bath features amenities such as a garden tub, his/her vanities and separate shower stall. The main level has an oversized living room with coffered ceilings, recessed lights and a fireplace. A formal dining room sets the stage for memorable meals. Large updated eat-in kitchen with stainless appliances and an island with a cooktop, beautiful cabinetry, and granite countertops. There is a spacious eat in kitchen where you can step outside to discover your own private paradiseâa sprawling yard with a large, recently installed patio, offering ample space for outdoor entertaining, play, or simply unwinding amidst nature's beauty. A convenient shed provides storage solutions for all your outdoor items. Located in a serene and quiet neighborhood, yet close to all conveniences Monroe has to offer. Don't miss your chance to call this colonial home your own.

*Listing Courtesy of Coldwell Banker Realty*



**3 Pending** • Under Contract as of 1/25/2024 *MLS ID: 170606002*

**307 Pepper St** Single Family 4/3 2,970 sq ft 48,787 11/3/2023 \$645,000 1/25/2024 \$217

Welcome to your dream home! This stunning over-sized raised ranch boasts 4 main level bedrooms, 3 full baths, and a 3-car garage, offering a generous 2,970 SQF of living space. Step inside to discover an open modern concept, where beautiful hardwood floors lead you through the home. The heart of this residence is the kitchen, featuring quartz countertops, stainless steel appliances, large island, and custom white cabinetry, making it a chef's paradise. Every inch of this home has been meticulously renovated, including a new roof, siding, windows, HVAC system, 200-amp electrical panel, tankless hot water heater, and central AC. The expansive primary suite is a true retreat, complete with a full bath featuring; walk-in tile shower, separate bathtub, double sinks, and a spacious walk-in closet. Recessed lighting throughout the home adds a modern touch. The fully finished lower level offers a family room, a rec room, and another full bath, providing in-law setup potential. Additionally, you'll find two decks, accessible from both the primary bedroom and dining area, perfect for relaxing or entertaining. The home is situated on a picturesque 1.12-acre level lot, offering plenty of space for outdoor enjoyment. This property is a true gem, ready for you to move in and start making memories. Don't miss the opportunity to call this your new home. Home features laundry hook ups in both main and lower level closets and is on public water, propane heat and septic.

*Listing Courtesy of Preston Gray Real Estate*



**4 Pending** • Under Contract - Continue To Show as of 1/16/2024 *MLS ID: 170615161*

**27 Brinsmaid Rd** Single Family 4/2 1,658 sq ft 43,560 12/17/2023 \$484,500 1/16/2024 \$292

Wonderful four bedroom home on a beautiful sunny plot in East Village Monroe. This well cared for home is in turnkey condition and ready for it's next owner. Make this your new home where you can enjoy a full acre of land with a gentle slope, with 4 bedrooms, 2 bath home resting on a flat portion comfortably set back from the road. Large living room and dining room space open up to the back deck overlooking your yard, surrounded by trees. Well cared for and mature front yard plantings make this a beautiful property from the street that you can be proud to call home. Side garden vegetable path and gardening shed with a large backyard for a furry friend or your own enjoyment. Primary bedroom has its own full bathroom. Paved driveway and two car garage, with an unfinished basement. Roof redone in 2022, septic inspected in 2021, gas heat and hot water, pubic city water.

*Listing Courtesy of Farnam Realty Group*

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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**5 Pending** • Under Contract - Continue To Show as of 2/5/2024 *MLS ID: 170612048*

**58 Bug Hill Rd** Single Family 4/3 2,624 sq ft 47,916 11/26/2023 \$639,000 2/5/2024 \$244

Welcome to 58 Bug Hill Rd. centrally located in Monroe! Nestled on a sprawling one acre lot, this 4 bdrm 3 full bath home offers the perfect blend of comfort and recreation. When stepping inside you'll be greeted by an inviting floorplan that seamlessly combines classic charm w/an open floor plan. A few steps down you're in the spacious rec room w/wet bar, tile floor and laundry room w/full bath that has been recently remodeled! Warm and inviting LR with woodburning Fireplace and picture window that blends into DRM and Kitchen. The kitchen boasts beautiful rich wood cabinetry and granite counters w/a breakfast bar open to the spacious FRM w/vaulted ceilings and walls of windows. This room is perfect for hosting gatherings and creating lasting memories. Step outside through the french doors to the oversized deck and enjoy the tranquil surroundings. Sports enthusiasts will be delighted w/all weather tennis court that can be used for the increasingly popular pickleball!! Imagine staying active w/o leaving the comfort of your own property. Every detail has been considered for comfort and enjoyment w/indoor and outdoor living spaces. You will also be pleasantly surprised in the spring when the beautiful gardens come to life. There's also a new roof, dishwasher, washer, dryer as well as a remodeled hall bath. Minutes to the center of town and Wolfe Park. Don't miss the chance to make it your own!

*Listing Courtesy of Berkshire Hathaway NE Prop.*



**6 Pending** • Under Contract - Continue To Show as of 2/8/2024 *MLS ID: 170599919*

**131 Cross Hill Rd** Single Family 6/3 2,524 sq ft 47,916 10/17/2023 \$599,900 2/8/2024 \$238

One-of-a-kind Colonial located in the heart of Monroe. Perfect for a large family, or professionals in need of designated office space, this six-bedroom house offers room to grow at an excellent price point. At the heart of the home, the living, dining room, and kitchen- with stainless steel appliances and solid wood cherry cabinets, offer a cozy and functional space that compels you and your guests to relax and stay a while. The second floor, with a hallway skylight, is flooded with abundant, natural light. The three full baths are updated, and the luxurious primary en suite includes a stall shower, double vanities, and a soaker tub, complete with a walk-in closet. On top of the many comforts, this house also provides practical, must-have features such as a finished basement with ample storage, a generator hook-up, and maintenance-free vinyl siding. Both the furnace and garage door motors have been recently replaced. This property, incomparably located just minutes from all of the conveniences and amenities of Monroe, CT, includes a sprawling, westward-facing backyard with a 9x13 shed and a deck with a SunSetter awning. The yard is flat and deep, making it perfect for the addition of a pool, and is surrounded by trees, providing a private space for playing, hosting parties, or simply enjoying your new home. Come see 131 Cross Hill Rd. today and call it home. Don't Miss the 3D Virtual Tour!

*Listing Courtesy of Berkshire Hathaway NE Prop.*



**7 Pending** • Under Contract as of 2/5/2024 *MLS ID: 170621603*

**47 Elm St** Single Family 3/2 1,748 sq ft 59,677 1/31/2024 \$389,900 2/5/2024 \$223

Spacious Ranch in Lower Monroe with classic stone wall and beautiful deep lot close to shopping and Rt 25 for commuting. The updated Kitchen has an abundance of maple cabinetry with custom pullouts. The Living Room includes a fireplace and is open to the Dining Room. There is hardwood flooring throughout the home. Off the Dining area is a Sun Room with a vaulted ceiling and includes an area set up for a wood stove. This room can also be used as a home Office. The Primary Bedroom includes a half bath and small walk-in closet. The lower level has been finished as a recreation room and has it's own zone of heat and access to the 2-car garage. This home needs some interior painting and a little loving care to make it shine. Updates include a new driveway in 2021, new oil tank in 2023 and a heat pump hot water heater in 2020. Property to be sold in "As Is" condition. - Highest & Best Offers to be submitted by 11AM 2/5/24.

*Listing Courtesy of RE/MAX Right Choice*

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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**8** Pending *\* Under Contract - Continue To Show as of 1/15/2024* *MLS ID: 170615149*

**138 Hattertown Rd** Single Family 3/3 2,516 sq ft 91,040 12/21/2023 \$750,000 1/15/2024 \$298

Now offered in the historic "Hattertown" district of Monroe with still some time to customize this new, modern "Farmhouse" colonial with wrap porch on 2 plus acres of surrounding land...a potential horse property with two stone barns, (one with two stalls, conveyed "as is"). Inside, an open concept and entertaining floor plan with oversized window positioning welcome abundant natural lighting. Oak hardwood flooring throughout, nine foot ceilings with the focal point of a propane gas fueled fireplace in the great room are sure to please. These quality features along with a custom designed kitchen layout, quartz countertops, 6 person seating island, trim package & tiled floor finishes compliment the interior design. Back outside, the wrap-around covered porch with TREX flooring, metal railings and roof accent plus full house maintenance free vinyl siding will minimize exterior upkeep. Come inspect this exciting new offering in a most convenient section of town, close to all, including nearby shops, restaurants, the historic "Stepney Green", Wolf Park with adjacent "Great Hollow Lake", "Rails to Trails" bike/running path, tennis courts plus two town pools... \*Agents, please read "Agent Only Remarks" regarding future property taxes and horse stabling.

*Listing Courtesy of William Raveis Real Estate*



**9** Pending *\* Under Contract as of 1/3/2024* *MLS ID: 170616524*

**460 Moose Hill Rd** Single Family 3/2 1,220 sq ft 41,817 12/29/2023 \$449,900 1/3/2024 \$369

Welcome to 460 Moose Hill Rd. One level living at its best! This turnkey ranch-style home is nestled on a 0.96 acre lot set back from the road. The yard has been well-maintained, boasting a large fenced-in vegetable garden as well as a variety of fruit trees (peach, cherry, apple). The exterior features an attached two-car garage with a large multi-car driveway. The upstairs interior of the home features beautiful hardwood floors throughout, three spacious bedrooms, kitchen w/ dining area leading out to stone patio, and a gorgeous fully remodeled full bath. The bottom-interior of the home features two spacious finished rooms perfect for a possible in-law suite with separate area for laundry and a half-bath (additional 572 sqft). Additional features include central air, two zone heating, and ample closet space throughout including double in each bedroom. Recent upgrades include, updated kitchen (2021), fully remodeled full-bath (2021), new oil tank (2021), and new roof (2022). Sold as-is. Tucked away, yet conveniently located to major roads. Take advantage of all the Town of Monroe has to offer including award-winning schools, restaurants, shopping, Webb Mountain, Great Hollow Lake & Wolfe Park w/ public swimming pool, athletic fields, walking/biking trails and playgrounds. Enjoy the seasonal Farmer's Market each week voted #2 in New England. Welcome Home! Schedule a showing today.

*Listing Courtesy of Blue Lighthouse Realty, Inc*

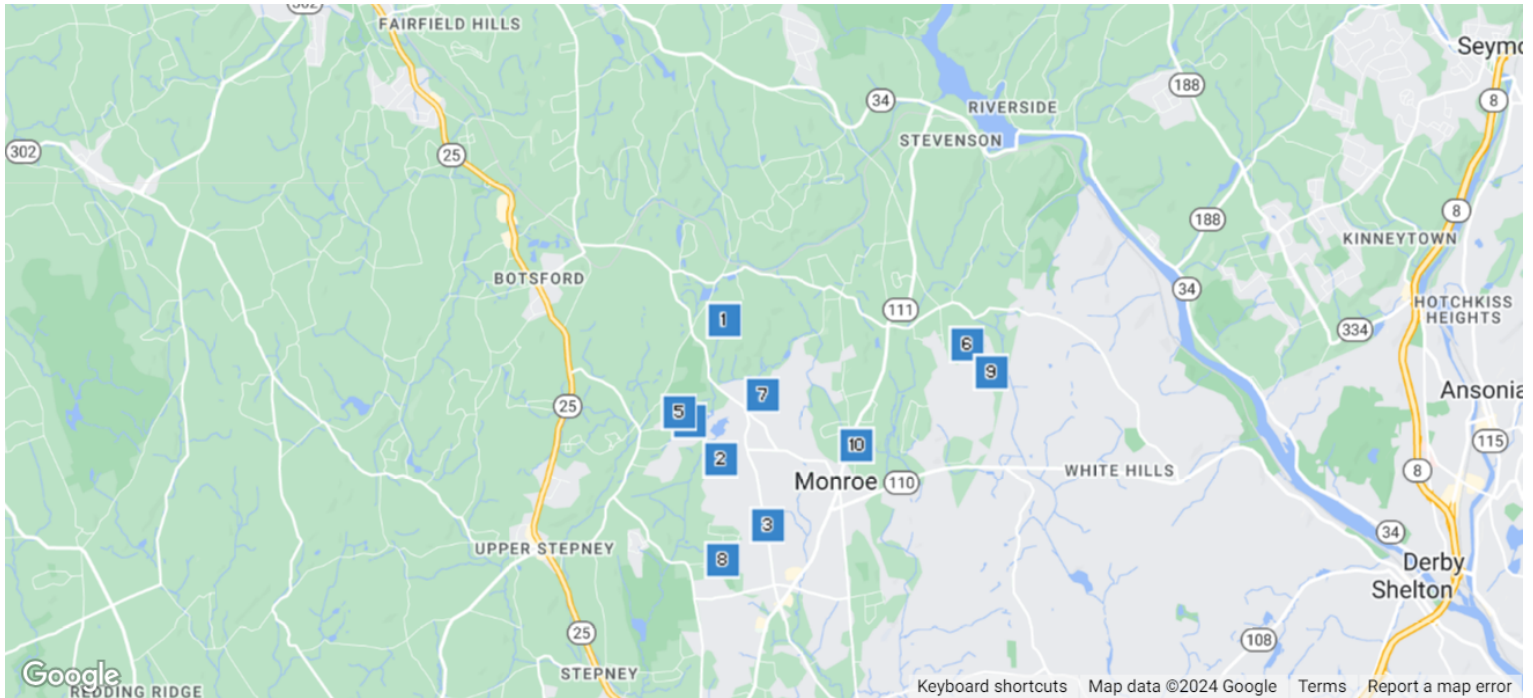


**10** Pending *\* Under Contract as of 1/13/2024* *MLS ID: 170613470*



**103 Wells Rd** Single Family 4/3 2,724 sq ft 52,272 12/28/2023 \$624,900 1/13/2024 \$229

Welcome to Monroe, Connecticut, where this delightful 4-bedroom, 2.5-bathroom home awaits. Step inside to discover a thoughtfully designed living space that feels instantly inviting. The kitchen, with its practical layout, is a hub of everyday life, offering functionality with a touch of warmth. The living room and adjoining dining area create a relaxed atmosphere, perfect for intimate family moments or casual gatherings with friends. Retreat to the comfortable master suite for a peaceful night's rest. Outside, a serene backyard beckons, providing a simple yet enchanting space for enjoying the outdoors. Coming equipped with a hot tub and a generator as well as optional access to the nearby lake association which has a private life guard all summer, kayak and canoe storage as well as weekly events for families, this beautiful and very well-maintained home epitomizes the charm of easy living. Situated central to local amenities and Monroe's top ranked school system, Wolfe Park and walking trails, it invites you to experience a lifestyle that marries comfort, peace and simplicity. Don't miss the chance to turn this charming house into your home; schedule a visit today!





*Listing Courtesy of Alpha Capital Realty, LLC*







Closed: 10

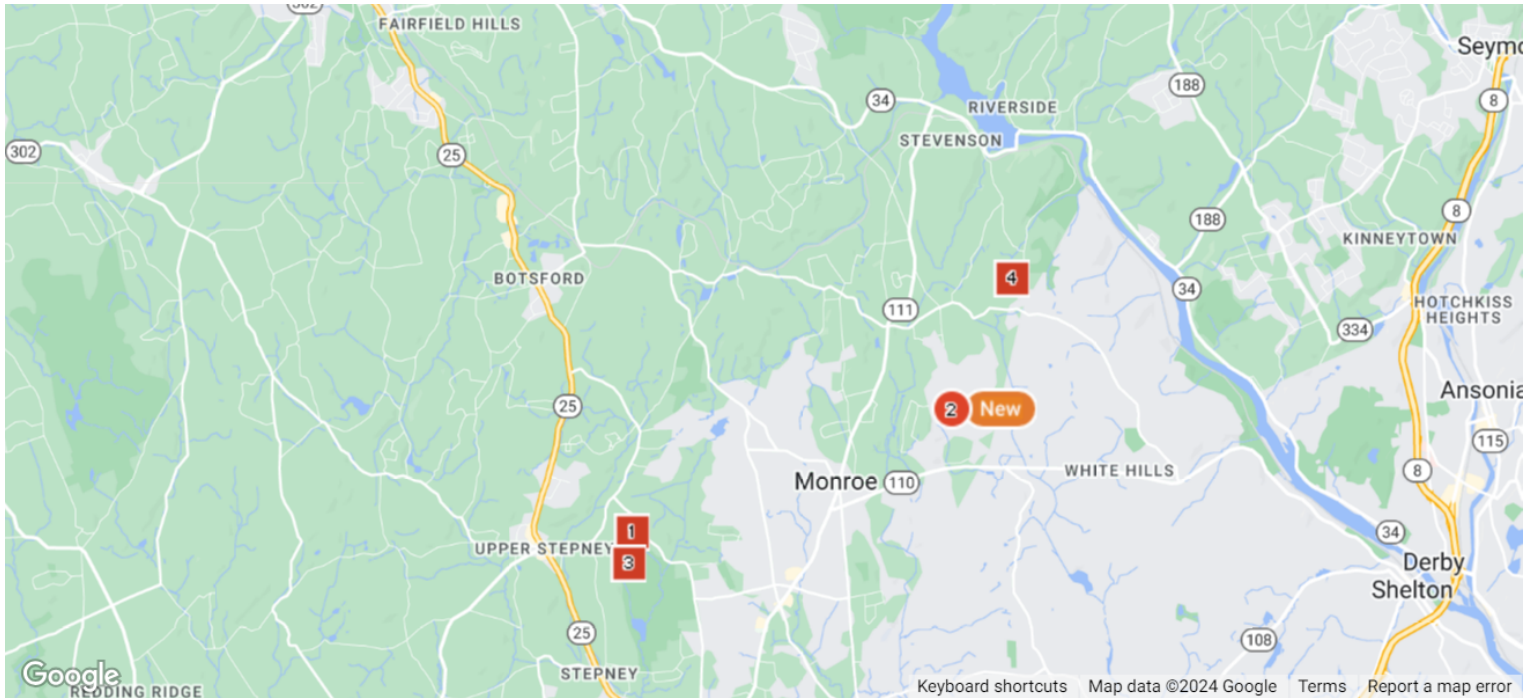
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 12/8/2023, MLS Listing 170589296: 8/10/2023 <b>MLS ID: 170589296</b></p> <p><b>5 Clydesdale Ct</b></p> <p>Welcome to 5 Clydesdale Court, an impeccably maintained Colonial with many recent updates, including refinished hardwood floors, fresh interior paint, an updated kitchen, and fully renovated baths. The perfectly sized living room with a fireplace has french doors to the home office with built-ins. A second set of french doors in the office lead to the spacious step-down family room with a second fireplace. Open to the kitchen, the family room is the perfect place for everyday living. The spectacular kitchen’s recent updates include freshly painted cabinetry, new countertops, new hardware, and new light fixtures. Additional features include a center island, a built-in desk, and a large walk-in pantry with custom shelving. A butler’s pantry with a wine chiller leads to the dining room and makes for convenient entertaining. A mudroom area off the kitchen accessed by both the garage and a side entrance offers a place to keep everyday essentials organized. The primary bedroom suite on the upper level features a vaulted ceiling and walk-in closet, while the primary bath includes a tiled shower, double sinks, and a jetted tub. Sharing this level are 3 additional bedrooms, one en-suite and the other two sharing the full hall bath. A fantastic, spacious bonus room on this level offers flexibility of use. Outdoor living space includes the deck overlooking the private and level back yard. Excellent craftsmanship and fine materials are evident throughout this beautiful and elegant home!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	4/4	4,318 sq ft	87,120	2005	12/8/2023	\$975,000	\$226
 <p><b>2 Closed</b> • Sold Date: 12/28/2023, MLS Listing 170597235: 9/11/2023 <b>MLS ID: 170597235</b></p> <p><b>15 Carriage Dr</b></p> <p>Well maintained 4 level split on beautiful acre on a cul de sac st. Large primary suite with full bath on upper level as one small bedroom was eliminated and added to the primary bedroom. Full bath in main hallway on upper level. Main level has LR, DR Eat in Kitchen.. Lower level has FR with half bath and sliders to the patio. Basement area is divided into two useful rooms: office space partially finished and large storage area with laundry facilities. Total finished square footage is 1972 and basement sq ft is approx. 1144 per Vision Appraisals. Notable upgrades are the septic system: new tank with filter on 11/11/15 and new leaching fields in 2002. Roof replaced in 2011 and the windows replaced in 2007. Easy commuting from this great location with easy shopping opportunities nearby, and close proximity to all levels of Monroe award winning schools and amenities such as Wolfe Park and Great Hollow Lake. Lower level bedroom could also be an office with direct access from the driveway.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	1,972 sq ft	43,995	1975	12/28/2023	\$470,000	\$238

### 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><b>3 Closed</b> • Sold Date: 11/28/2023, MLS Listing 170587062: 7/28/2023 <i>MLS ID: 170587062</i></p> <p><b>458 Elm St</b></p> <p>Single Family    4/3    2,200 sq ft    48,787    1964    11/28/2023    \$485,000    \$220</p> <p>Refreshed and refurbished, come check out this Freshly painted, completely empty, move in ready home. Move in for the school year in the exemplary Monroe School System. A spacious colonial with over 2,000 square feet. An oversized Master bedroom with a HUGE walk in closet. A 2 car attached garage. A finished room in the basement that can a mancave or kids game room. You have an updated eat in kitchen, formal dining room, formal living room with plenty of natural light. Additionally you have an additional family room with vaulted ceilings and sliding glass doors out to the back deck and yard. Great for indoor/outdoor entertaining. A large mostly level lot with practically no neighbors and plenty of privacy. Location wise you're a mere minutes from all the shopping Monroe has to offer. Get the best of both worlds, privacy and convenience. Concerned power could go out? Wired for a generator backup.</p> <p><i>Courtesy of Keller Williams Prestige Prop.</i></p>								
 <p><b>4 Closed</b> • Sold Date: 12/13/2023, MLS Listing 170597461: 9/13/2023 <i>MLS ID: 170597461</i></p> <p><b>120 Jockey Hollow Rd</b></p> <p>Single Family    3/2    1,570 sq ft    80,150    1961    12/13/2023    \$540,000    \$344</p> <p>Nestled on a park-like professionally landscaped 1.84 acres, this 1570 ft. split level has been massively renovated and showcases high-end materials and quality craftsmanship inside and outside of the home. On the main level, you'll find an open floor plan highlighted by a stunning kitchen. The white cabinets, stainless steel appliances, huge center island, and gorgeous quartz countertops gleam from the home's natural sunlight. A huge living room and dining room with sliders leads to a new patio, overlooking the dense tree-lined backyard. The primary bedroom boasts a luxurious tiled shower, double sink, and walk-in closet. Two additional bedrooms, full bath, and a conveniently located laundry room complete the upper level. Hardwood floors throughout. New 200-amp electric service, new plumbing, new heating, new water on demand, new central AC, new roof, new driveway, new garage doors, new windows, new walkway and shrubs!! Gas heat, city water, 2 car garage, shed, and more!!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>5 Closed</b> • Sold Date: 1/23/2024, MLS Listing 170611241: 11/18/2023 <i>MLS ID: 170611241</i></p> <p><b>7 Old Hwy</b></p> <p>Single Family    4/3    3,635 sq ft    44,431    1998    1/23/2024    \$805,000    \$221</p> <p>WELCOME HOME to this beautiful 4 bed, 2.5 bath, open concept colonial nestled on a PRIVATE cul de sac located in Monroe center. From the moment you walk in, this sun-filled home greets you with dual closets in the foyer, high ceilings, and flexible floor plan including home office or possible in-law suite. The large, updated eat-in kitchen leads to the large deck and lovely backyard—perfect for relaxing or entertaining. From the kitchen, you'll find the formal dining room, convenient half bath, laundry room and oversized family room complete with vaulted tray ceiling, gorgeous fireplace and hardwood floors. The upstairs showcases 4 large bedrooms and storage galore. The primary bedroom boasts a generous walk in closet and large ensuite complete with soaking tub and dual vanity. The full bath has a tub with shower and dual sinks. The finished walkout basement offers a massive rec room/home theater also with high ceilings—can be easily be used for additional living space. This meticulously maintained home comes complete with 3 car garage, generator hookup, &amp; irrigation system. Conveniently located near major highways, shopping and walking trails. MEMORIES START HERE—call for your appointment today!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>6 Closed</b> • Sold Date: 12/19/2023, MLS Listing 170593039: 8/22/2023 <i>MLS ID: 170593039</i></p> <p><b>48 Squire Rd</b></p> <p>Single Family    4/3    2,729 sq ft    43,560    1986    12/19/2023    \$500,000    \$183</p> <p>Come see this charming colonial privately located on a cul de sac and set in and away from the street. As you enter this spacious home you will find an office or sitting room if you prefer off to your left. In addition to the eat in kitchen &amp; nook area there is a formal dining room to your right upon entering. Featuring 4 bedrooms with a huge loft overlooking the living room. This loft area can easily become a 5th bedroom. The large living area has cathedral ceilings and tons of character including a stone wood burning fireplace. Lastly, the basement is finished with tile flooring &amp; a bar area that is great for entertainment. The basement slider leads out to the backyard where a jacuzzi is located under the deck area and an above ground swimming pool awaiting you in the backyard. Don't forget to listen to the soothing babbling brook in the back that has an adorable bridge to cross over.</p> <p><i>Courtesy of Renee &amp; Associates</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><b>7 Closed</b> *Sold Date: 12/1/2023, MLS Listing 170579052: 6/21/2023 <b>MLS ID: 170579052</b></p> <p><b>53 Turkey Roost Rd</b></p> <p>Introducing 53 Turkey Roost Road this charming 3 bedroom home nestled in a highly sought-after neighborhood with a blue ribbon award-winning school system. This well-maintained residence offers a comfortable and inviting living environment for you and your family. Step inside and discover the timeless appeal of this classic home. The updated kitchen and baths feature modern elements, providing a fresh and functional space. Enjoy the convenience of hardwood floors that add warmth and character to the home. The sunroom, with its vaulted ceilings, creates a cozy and relaxing retreat where you can unwind and enjoy the natural light. The finished basement offers additional living space, presenting a multitude of possibilities. Whether you desire a home office, a playroom, or a hobby area, this versatile space can easily adapt to suit your needs. One of the standout features of this property is its location within a renowned blue ribbon award-winning school system. Situated in a friendly neighborhood on a large private lot, that gives you the feel of being in a park. this home offers a sense of tranquility, community and convenience. Enjoy nearby amenities such as Wolfe Park, Great Hollow Lake, The Monroe Farmers Market and an abundance of local restaurants. This home is not to be missed</p> <p><i>Courtesy of BHGRE Gaetano Marra Homes</i></p>	Single Family	3/3	1,802 sq ft	76,230	1971	12/1/2023	\$479,000	\$266
 <p><b>8 Closed</b> *Sold Date: 12/15/2023, MLS Listing 170585348: 7/18/2023 <b>MLS ID: 170585348</b></p> <p><b>111 Bug Hill Rd</b></p> <p>Talk about location! This 3,405 Square Foot home is located less than five minutes from Wolfe Park and conveniently located between Route 111 and Route 25 - providing easy access to everything. This four bedroom, two and one-half bath Colonial style home has a contemporary flair that allows for open oversized spaces and a very versatile floor plan. Wood floors with banding in two-story foyer. Main floor office has two sets of French Doors and a bow window. Kitchen has Wolf cooktop, Sub-Zero refrigerator, wall oven with built-in microwave and a ton of granite countertop. Primary bedroom is complete with walk-in closet, full bath with whirlpool tub and slider access to its private deck that overlooks the backyard. Three fireplaces (one in unfinished basement). Circular driveway. Three car garage. Covered front entry. Public water. Multi-level deck, screened-in porch, patio and hot tub. Mature plantings, rock wall and a stream.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	3,405 sq ft	43,560	1990	12/15/2023	\$740,000	\$217
 <p><b>9 Closed</b> *Sold Date: 11/29/2023, MLS Listing 170605341: 10/20/2023 <b>MLS ID: 170605341</b></p> <p><b>98 Camelot Dr</b></p> <p>LOCATION, LOCATION, LOCATION! A home you will be proud to own recently painted and featuring new windows! Situated on a beautifully manicured lot in a highly desired neighborhood with no outlet and a highly ranked school system, this beauty features a spacious floor plan and closet space galore! This home has a primary bedroom /ensuite on the main level and a bonus large bedroom and full bath on lower level perfect for second primary, in-law or teen accommodations. The private bath off the main level primary BR was recently updated to include glass shower doors, new lighting, tiled shower and vanity with quartz counter top. The LR, DR and kitchen are open to each other with vaulted ceilings, stylish light fixtures and multiple ceiling fans and there is also a bonus room on main level ideal for an office, den or sunroom. Hardwood floors are prominent throughout most of the main level. The kitchen has been updated with Corian counter tops, subway tile back splash and newer stainless-steel appliances. The lower level has second living room with fireplace and a separate laundry room with wall shelving. Low maintenance gas heat and city water are also extra bonus features. ONE YEAR HOME WARRANTY GIVEN AT CLOSING!!!</p> <p><i>Courtesy of Re/Max Right Choice</i></p>	Single Family	4/3	2,394 sq ft	43,995	1973	11/29/2023	\$535,000	\$223
 <p><b>10 Closed</b> *Sold Date: 12/27/2023, MLS Listing 170543292: 1/6/2023 <b>MLS ID: 170543292</b></p> <p><b>5 Deerfield Ln</b></p> <p>COLONIAL-STYLE HOME WITH 4 BEDROOMS AND 2.5 BATHS SITUATED IN A NEIGHBORHOOD SETTING IN MONROE. THIS HOUSE OFFERS AN UPDATED KITCHEN EXTENDED TO A SUNNY DINING AREA. GOOD SIZE LIVINGROOM WITH FIREPLACE AND HARDWOOD FLOORS. OVERSIZED FAMILY ROOM WITH WALL-TO-WALL CARPET. ROOMY REC/OFFICE AREA WITH PRIVATE ENTRANCE. PRIMARY BEDROOM WITH FULL BATH AND WALK-IN CLOSET. CAIR. LARGE DECK IN THE BACK. THERMAL WINDOWS. 2 CAR ATTACHED GARAGE. 1 ACRE LOT PARTIALLY FENCED. THE LIST KEEPS GOING. SCHEDULE YOUR SHOWING TODAY!!!</p> <p><i>Courtesy of Century 21 AllPoints Realty</i></p>	Single Family	4/3	2,978 sq ft	43,560	1976	12/27/2023	\$420,000	\$141



Distressed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p><b>1</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: -</i></p> <p><b>49 Secret Hollow Rd</b></p>	Condo/Townhouse/Apt. 3/3		2,372 sq ft	-	-	12/23/2023	Notice of Foreclosure Sale	-
 <p><b>2</b> <span style="color: red;">●</span> <b>Active</b> • REO / Bank Owned Property, New, Active: 12/2/2023 <i>MLS ID: 170613110</i></p> <p><b>64 Blue Hills Rd</b></p> <p>Single Family</p> <p>6/4</p> <p>2,782 sq ft</p> <p>46,609</p> <p>\$474,900</p> <p>12/2/2023</p> <p>12/2/2023</p> <p>REO / Bank Owned Property</p> <p>Incredible opportunity awaits! Enter the expansive charm of this colonial residence, nestled in one of Monroe's most sought-after areas. This home is bursting with potential, showcasing a generous layout featuring 6 bedrooms, 4 full baths, 2 fireplaces, and a convenient 2-car attached garage, all complemented by spacious front and back yards. The large, inviting eat-in kitchen seamlessly connects to the dining room, creating a perfect space for gatherings. Discover additional potential in the basement, where a fireplace enhances the ambiance of a potential in-law suite. Don't miss out on the chance to make this remarkable property your own. Schedule your showing today and envision the endless possibilities that this spacious and well-appointed home has to offer!</p> <p style="text-align: center;"><i>Listing Courtesy of Silver and Oak Realty</i></p>								
 <p><b>3</b> <span style="color: red;">■</span> <b>Off Market</b> • Notice of Foreclosure Sale <i>MLS ID: -</i></p> <p><b>30 Great Oak Farm Rd</b></p>	Condo/Townhouse/Apt. 3/3		2,242 sq ft	-	-	12/1/2023	Notice of Foreclosure Sale	-

Distressed: 4 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
4 <span style="color: red;">■</span> Off Market <i>• Notice of Lis Pendens</i> <i>MLS ID: -</i>								
65 Webb Cir	Single Family	4/3	2,920 sq ft	196,020	-	11/15/2023	Notice of Lis Pendens	
-								



## About RPR (Realtors Property Resource)

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- 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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- **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.



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