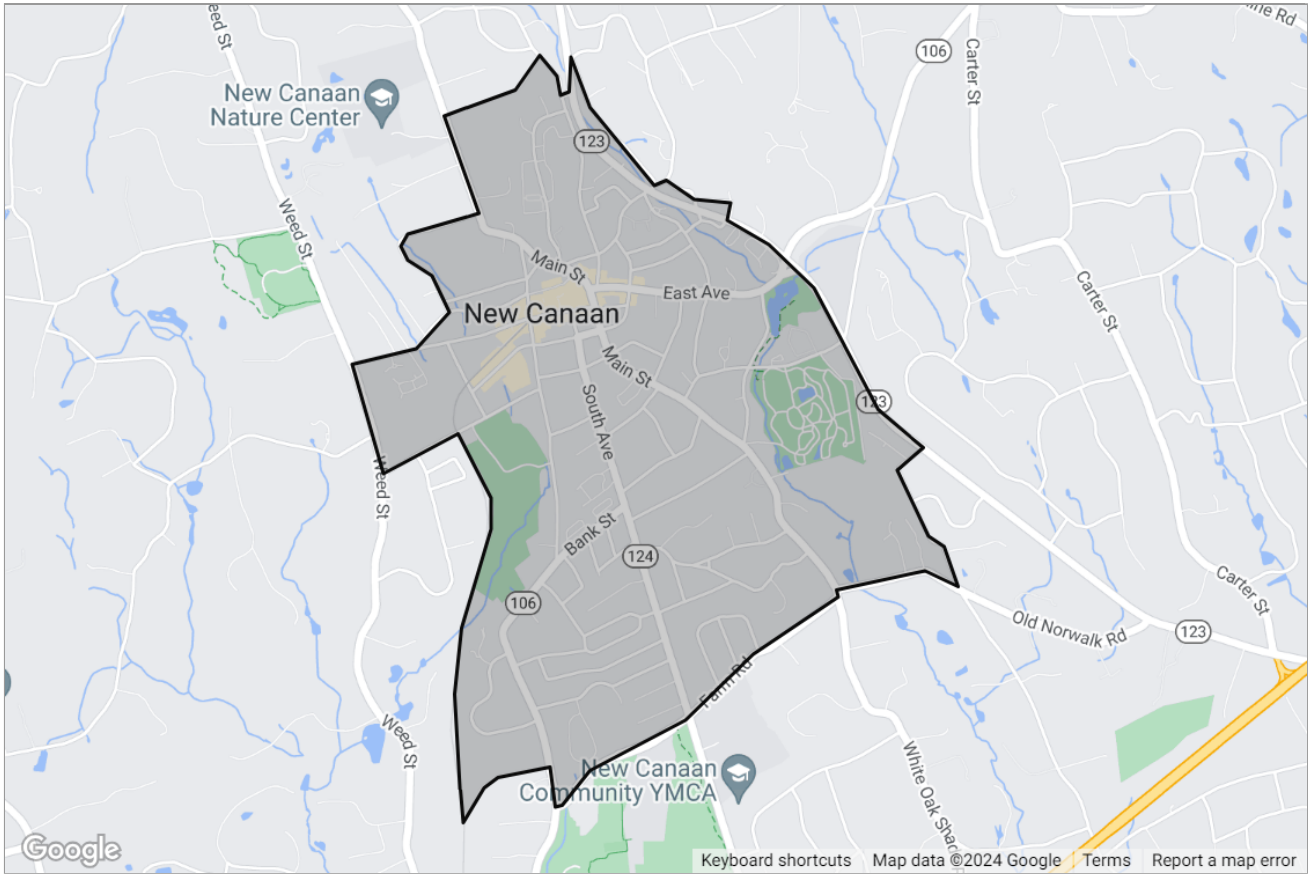


MARKET ACTIVITY REPORT

New Canaan, Connecticut



Presented by

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New Canaan, Connecticut

Market Snapshot: Estimated Home Values

<p>Median Est. Home Value</p> <p>\$1.74M</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 0.18%</p>	<p>Change Over Last 3 Months</p> <p> 3.7%</p>
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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

<p>Median Est. Home Value</p> <p>\$1.74M</p> <p>Updated: 1/31/2024</p>
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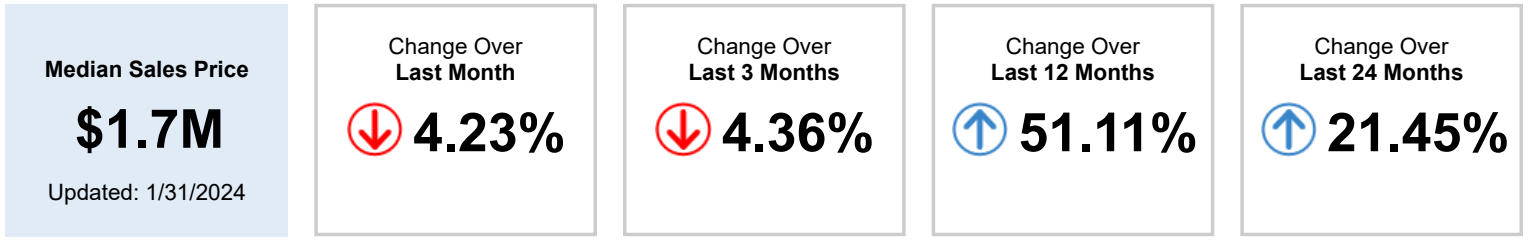
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties

<p>Total # of Distressed Properties</p> <p>2</p> <p>Updated: 2/13/2024</p>	<p># of Pre-Foreclosures</p> <p>2</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>0</p>
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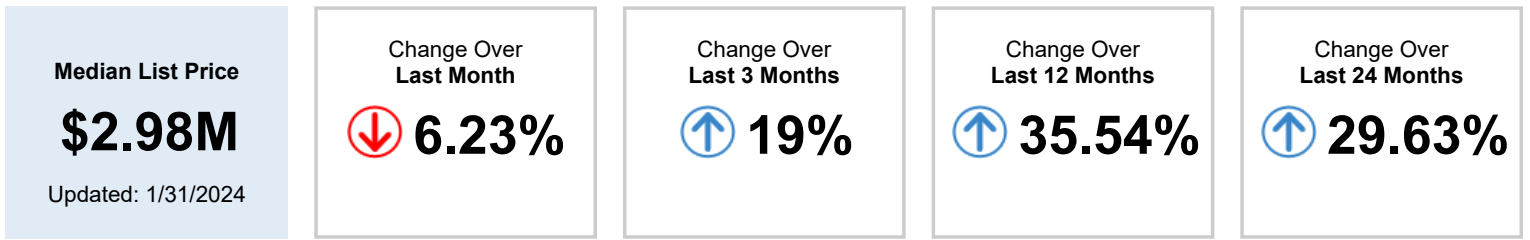
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.*

Market Snapshot: Sales Price



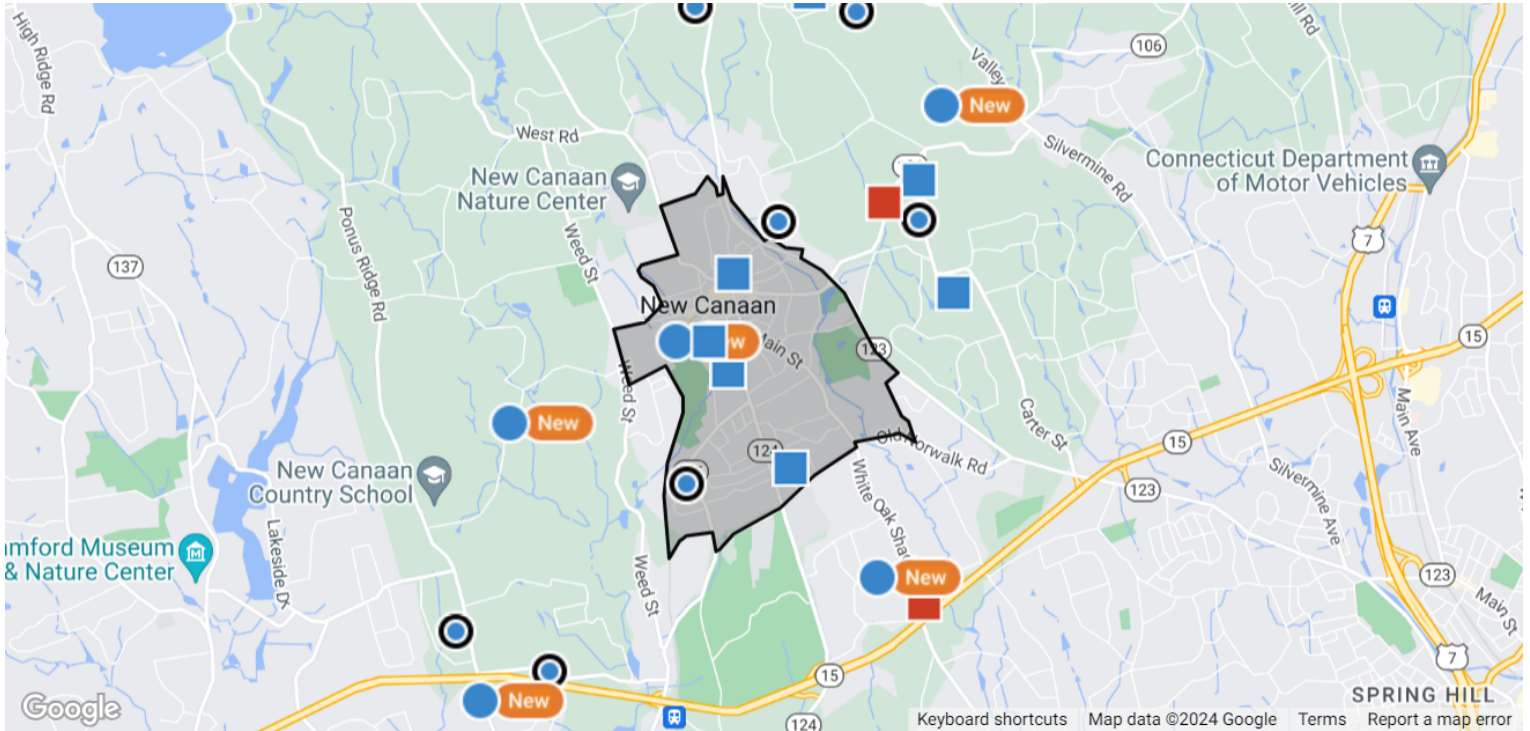
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

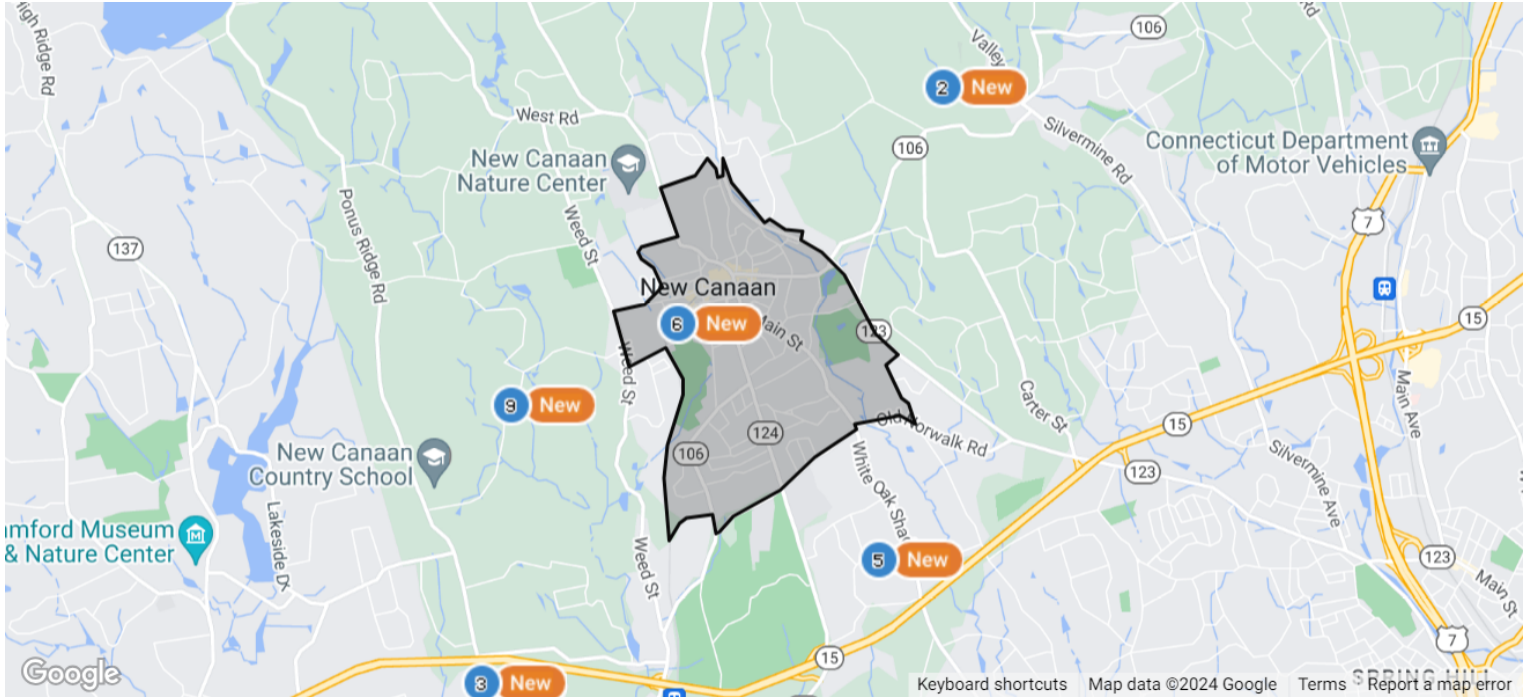
Market Activity Summary Stats



Search Criteria | **Location:** New Canaan, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	2
Low Price / Value	\$1,175,000	\$1,250,000	\$1,000,000	\$1,254,940
Median Price / Value	\$2,925,000	\$2,897,500	\$2,025,000	\$1,851,920
High Price / Value	\$6,995,000	\$3,997,000	\$3,850,000	\$2,448,900
Average Price / Sq. Ft.	\$563	\$530	\$636	\$537
Median Price / Sq. Ft.	\$481	\$455	\$590	\$537
Average Days in RPR	38	83	53	–
Median Days in RPR	28	92	21	–
Total Volume	\$32,757,000	\$27,526,000	\$21,630,000	\$3,703,840

New Canaan, 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: 12/8/2023* *MLS ID: 170613689*
168 Proprietors Xing Single Family 7/7 9,587 sq ft 177,289 2016 12/8/2023 \$3,995,000 \$417





This modern, light-filled home on 4 private acres is located in an estate area at the end of a cul-de-sac with an easy drive to town. Custom-built to maximize natural light, the European windows and glass doors showcase the property’s beautiful natural surroundings. The thoughtful open design offers options for gathering with an elegantly informal floor plan. A stunning two-story entrance opens to the great room with fireplace, adjacent formal dining room and a front-to-back view of the glass enclosed all season sunroom with stone fireplace. The great room opens to a custom finished kitchen made for entertaining with butler’s pantry and a dedicated prep kitchen/pantry space. A breakfast room with vaulted ceiling connects to an outdoor patio and grilling area. On the second floor, the primary suite has a fireplace, balcony, a custom walk-in closet and spa-like bath. The comfortable guest suite has a sitting room with fireplace & kitchenette. The second floor has two additional ensuite bedrooms. The upper floor features a 2 br. suite with custom closets, vanities, a tiled shower room, a living room and reading nook. The lower level has game room, media area, kitchenette, gym, bedroom, and full bath. Set in a quiet neighborhood with wide streets, this is a walker and cyclist’s paradise. Peaceful privacy, abundant flat land, and relaxed livability make this a unique offering.

Listing Courtesy of William Pitt Sotheby's Int'l

New Listings: 10 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620780</i></p> <p>100 Valley Rd</p> <p>This spacious and private colonial, set back from the road, offers a timeless combination of ample living space, an open floorplan for easy entertaining, and smaller cozy spaces for quiet moments. A generous two story foyer leads the way to the formal dining room, living room and private office, all of which wrap around the heart of this home - a huge gourmet kitchen with double islands, an informal dining area and a beautiful family room with wood burning fireplace. The second floor Primary suite has a fireplace, handsome custom built-ins for clothing storage, a walk in closet and a private en suite bathroom with lovely views of the property. Also on the second floor you'll find four more bedrooms, each with their own bathroom, as well as a generous bonus room, laundry room and a rear staircase. The finished third level offers another bedroom, full bathroom and bonus space - perfect for guests and family members alike. The unfinished lower level with high ceilings and over 2000 sq ft is an opportunity to add a gym, wine cellar, bonus room or leave as is for an incredible amount of storage space. In warmer months enjoy the professionally landscaped patio and built-in grill - perfect for enjoying the sun, outdoor entertaining, or relaxing outside.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>	Single Family	6/8	8,284 sq ft	94,394	1999	1/24/2024	\$2,650,000	\$320
 <p>3 Active • <i>New, Active: 2/7/2024</i> <i>MLS ID: 170622195</i></p> <p>63 Hawks Hill Rd</p> <p>A terrific opportunity to own a quintessential New England Colonial on 1 acre nicely set back from the road on a lovely cul-de-sac. The open, flat property w/ the house perfectly perched offers lovely curb appeal. From the well appointed, spacious deck off the rear of the house one views the open, flat lawn facing South. The house is bathed in light. Backing up to a private lane gives an additional sense of privacy. This four bedroom home exudes warmth and charm. On the first floor the generous front to back Living Room w/ fireplace has a wall of glass allowing access to the deck through French doors. The Dining Room w/wainscoting also has door opening to the deck. Adjacent to the Living Room is a spacious, cozy, paneled Family Room w/ a 2nd Fireplace and great built ins. The paneled library w/ bookcases and storage makes a nice retreat or 4th bedroom. There is a full bath adjacent to the library. The bright, cheery L shaped kitchen offers a Boxed Bay dining area and central command built in desk. Mudroom & Laundry are on 1st Floor. Upstairs there are two renovated baths, one in the large Primary bedroom offering a walk in closet. There are two large additional Bedrooms; One with access to the walk up attic. Convenient to Schools, Train, Town & commuting. Not to be missed! The 4 bedroom Septic was installed in 2000 by Pease. The new Mill Rate should be available in Late Spring 2024. Exclusions: living room window treatments and poles; outdoor planters and cement acorn finials.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	4/3	2,470 sq ft	43,995	1951	2/7/2024	\$1,175,000	\$476
 <p>4 Active • <i>New, Coming Soon: 2/9/2024</i> <i>MLS ID: 170622751</i></p> <p>627 Laurel Rd</p> <p>What a compound this is! A classic colonial transformed into a modern chic estate with over 6,200sqft. Gorgeous updated kitchen and tons of amazing entertaining space inside and out. The brand NEW primary suite is awesome with two fireplaces, sitting area, dual walk-in closets and bonus office suite with deck overlooking the stunning grounds. Four acres of privacy with custom pool, jacuzzi and waterfall. Fantastic guest house with over 2,400sqft of living space, full kitchen, fireplace, putting green and room for six cars. Simply spectacular in a magical setting!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	5/6	7,400 sq ft	189,050	1974	2/9/2024	\$4,299,000	\$581

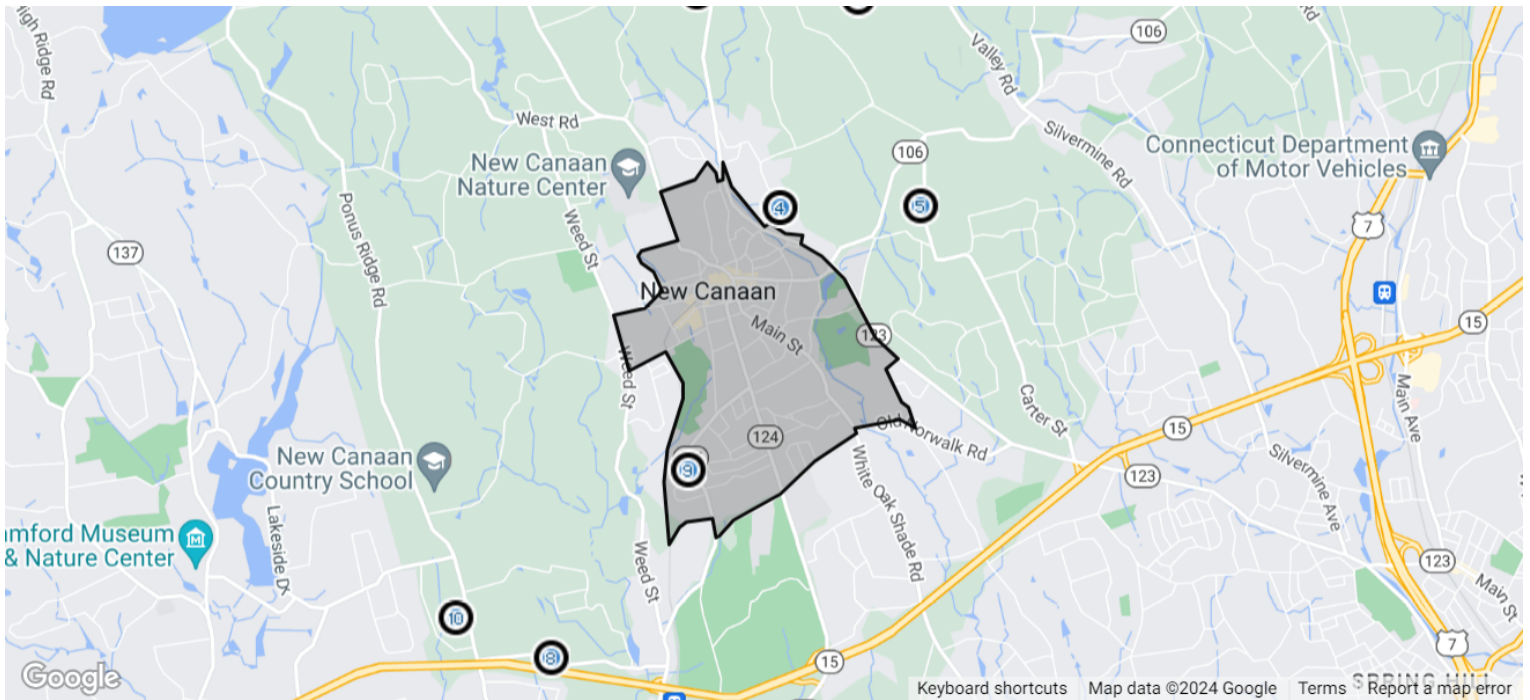
New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>5 ● Active • <i>New, Active: 11/22/2023</i> <i>MLS ID: 170611540</i></p> <p>327 White Oak Shade Rd</p>	Single Family	5/7	6,988 sq ft	43,560	2001	11/22/2023	\$3,399,000	\$486
<p>Welcome to this impeccably maintained and updated home that truly embodies sophistication and elegance. As you step inside, you'll immediately be captivated by the gourmet eat-in kitchen, a haven for culinary excellence. From the well-appointed appliances to the sleek countertops, this kitchen is every chef's dream. The elegant 9' ceilings throughout the home create a sense of spaciousness and grandeur, making every room feel inviting and comfortable. The open floor plan allows for seamless flow from room to room, perfect for modern living and entertaining guests. Fine craftsmanship is evident in the detailed millwork throughout the home, adding an extra touch of character and charm. The luxurious master bedroom suite is a sanctuary of opulence and comfort, providing a private and serene space to relax and unwind. With 5 bedrooms, 5 full baths, and 2 half baths, this home offers generous accommodations for both family and guests. The finished 3rd floor and lower level provide additional space for recreation and relaxation, ensuring there is room for everyone to enjoy. No need to worry about power outages with the generator, offering peace of mind during any season. The 3-car garage and Belgian block circular drive provide stylish and convenient parking options for you and your guests. Outside, the professionally landscaped private acre is a scenic haven with mature plantings and perennial gardens, creating a tranquil setting to enjoy nature's beauty.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p>6 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: 170621197</i></p> <p>160 Park St, Unit 204</p>	Condo/Townhouse/Apt. 3/4		2,217 sq ft	-	2020	1/26/2024	\$2,975,000	\$1,342
<p>Experience a new vision of sophisticated single-level living at the Vue New Canaan, an exciting new premier luxury condominium community located in the heart of New Canaan. This exquisite sun-filled 3 Bedroom/3 Bath condo with den offers open city & park views and gorgeous sunsets. Each uniquely styled living space features fine interior finishes & architectural details with light filled open floor plan, custom kitchen, master bedroom suite with spa-like bath, fireplace, and 2 private balconies. The unparalleled building amenities include a variety of concierge services, 2 state of the art fitness centers, natural playscape & Zen garden, underground parking spaces with car detailing & pet washing station. Entertain guests on the rooftop terrace with outdoor kitchen, firepits & stunning sunset views over Mead Park. Enjoy this luxurious lifestyle just steps from the village!</p> <p><i>Listing Courtesy of Brown Harris Stevens</i></p>								
 <p>7 ● Active • <i>New, Active: 1/9/2024</i> <i>MLS ID: 170617872</i></p> <p>716 Cheese Spring Rd</p>	Single Family	5/6	5,076 sq ft	123,710	1957	1/9/2024	\$2,875,000	\$566
<p>Welcome home to this absolutely stunning modern farmhouse at 716 Cheese Spring Road, New Canaan, CT. Situated on flat lot, the home provides an unparalleled level of luxury and comfort throughout all four seasons. You'll enter this exquisite reimagined 2019 remodeled and expanded home from the covered wrap around front porch and be greeted by the warmth of a wood burning fireplace in the main living area. The home offers 5 bedrooms, 5.5 bathrooms in a thoughtfully custom designed floorplan. The home features a Control4 automated home system that seamlessly integrates the high-speed technological needs of the modern family without losing the that sought after cozy home esthetic. The property features numerous hand selected interior upgrades by the design team at Lulu Homes and exterior upgrades to the expansive landscaping. And you'll enjoy the peace of mind that comes with a home camera security system and ADT system for you and your loved ones. Indulge in the convenience of two home offices, ample storage, and an abundance of light throughout. The heated pool and private outdoor bluestone patio is the perfect setting for relaxation and entertainment. This elegant residence presents a rare opportunity to own a modern masterpiece in a sought-after New Canaan location and schools. Don't miss the chance to make this luxurious property your own. Schedule a viewing today and experience the epitome of sophisticated living.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
 <p>8 ● Active • <i>New, Coming Soon: 2/5/2024</i> <i>MLS ID: 170622406</i></p> <p>507 Trinity Pass Rd</p>	Single Family	5/8	5,974 sq ft	193,406	1969	2/5/2024	\$2,199,000	\$368
<p>Twelve room Georgian home on 4.44 acres with additional accessory structures including barn and garden shed, a pool and site for a tennis court. Can be a private retreat. Freshly painted with newly added finished lower level. Close to the Village of Scotts Corner. Showings will begin on Weds, Feb 14th by appointment only.</p> <p><i>Listing Courtesy of Douglas Elliman of Connecticut</i></p>								



New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 9 ● Active • <i>New, Active: 11/16/2023</i> <i>MLS ID: 170610974</i> 143 Parish Rd	Single Family	5/5	5,152 sq ft	104,108	1957	11/16/2023	\$2,195,000	\$426
<p>Welcome to this exceptional property located on a highly sought-after cul-de-sac street and just minutes to town and the train station. Perfectly nestled on a picturesque setting this charming 5-bedroom, 5-bathroom center hall colonial home in an idyllic 2+ acre setting, offering both serenity and privacy, it features a large terrace, fire pit, and ample outdoor space for enjoyment. The heart of the home is the inviting kitchen with a casual dining area, adjacent to a stunning family room with a fireplace and sliders that bring in the natural beauty from the outdoors. The living and dining rooms provide a welcoming space for gatherings, while the office add versatility with its own fireplace. A standout feature is the great room, with vaulted ceilings, a fireplace and sliders that lead to the outdoor fire pit. Upstairs, the primary suite offers a walk-in closet and a full bath. Along with four additional bedrooms (2 en suite) and four bathrooms. The walk-out lower level is perfect for recreation. With sun-filled rooms, attractive amenities, and spacious layout, it's a true gem for those seeking a private and enjoyable lifestyle. NOTE: New boiler installed 1/24. Driveway was expanded to accommodate approx 5 additional parking spaces. Don't miss out on the opportunity to make this stunning property your own. Schedule a showing today and experience the beauty and tranquility this home has to offer.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								




 10 ● Active • <i>New, Active: 12/22/2023</i> <i>MLS ID: 170615929</i> 928 West Rd	Single Family	7/8	10,800 sq ft	282,704	2024	12/22/2023	\$6,995,000	\$648
<p>Exceptional new construction by custom home builder, Woodcrest Homes. Ultra-Prime West Road Location on 6.5 private acres w/room for a pool, pool house & sports court. Seven ensuite bedrooms, transitional style throughout w/beautiful finishes & clean lines. Four fireplaces with a wonderful flow & generously proportioned rooms. Glorious primary suite w/stunning bath w/radiant heat floors & cathedral ceiling. Paneled library, custom millwork throughout, bright chef's kitchen w/adjacent breakfast room, family room with coffered ceiling, finished lower level & 3rd floor, large mudroom w/radiant heat floors. Design services provided by Haley Design Company to customize this spectacular home. Roof material is DaVinci Slate Roof and all photos are examples from prior custom building projects. Woodcrest Homes has a stellar reputation & a roster of highly satisfied clients. The lucky buyer has the ability to fully customize this property to meet their preferences. This is a dream estate with many possibilities to create your own compound on this private 6.5 acre West Road property. Model home at 161 Pecksland Road, Greenwich can be viewed until 1/17/24.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								






Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract - Continue To Show as of 2/10/2024 <i>MLS ID: 170620059</i></p> <p>772 N Wilton Rd</p> <p>NEW.... 2024 construction, new well, new septic and new propane tanks! Welcome to the 2024 Designer Show House, delightfully known as Canaan Barn, an unparalleled custom-built modern estate with classic touches of yesterday. This sophisticated, contemporary-styled home is unmatched in modern expression and luxurious living. Canaan Barn is a stunning home proudly introduced by New Canaan's premier builder GreenDay Construction. A modern open floor plan interior, with elegant formal rooms brimming with luxurious details. The main room boasts a dramatic open staircase, with living space flowing seamlessly into a spectacular oversized eat-in chef's kitchen with semi-private prep area (provides an obstructed view for guests.) Featuring high-end appliances, dual sinks, large island, multiple pantries, coffee bar nook and breakfast banquet. The adjacent family room offers 24-foot ceilings, and floor to ceiling windows that ensures natural light and moonlit vistas. Escape to serenity in your luxurious primary suite, offering elegance and comfort that defines your retreat. Your suite features vaulted ceiling with beams, a fireplace and two captivating oversized walk-in closets. Every detail is a masterpiece for great design, topped off by your colossal spa bathroom. Your side entrance offers a mudroom, backstairs, and half-bath, accessible from the exterior or through the oversized three-car garage.</p> <p><i>Listing Courtesy of Higgins Group Bedford Square</i></p>	Single Family	5/8	7,351 sq ft	130,680	1/20/2024	\$3,997,000	2/10/2024	\$544
 <p>2 Pending • Under Contract - Continue To Show as of 1/6/2024 <i>MLS ID: 170600715</i></p> <p>274 Mariomi Rd</p> <p>Picturesque Custom Colonial w/ an Energy Star Certification has set the standard for this 6 bedroom 8.5 bath home set on bucolic 2.8 acres. Kitchens by Deane is a gourmet delight w/ Subzero, Bosch, & Viking appliances, All bedrooms including playroom are located on the upper level & are en suite. Large pantry w/ a frame for an elevator. Luxurious master suite w/ marble fireplace & Spacious walk in closets, Rohl spa steam shower w/ radiant heated floors, soaking tub, 4 gas fireplaces, and many additional rooms feature state of the art geothermal heating and cooling system. Potential Pool Site. Built-In Back-up Generator. This home has been built w/ the integrity of a bygone era w/ extensive mill work and an private setting that all come together in a wonderful private setting.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	6/9	10,650 sq ft	123,274	9/27/2023	\$2,800,000	1/6/2024	\$263

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.
 3 Pending • <i>Under Contract as of 2/7/2024</i> <i>MLS ID: 170617853</i> 44 Benedict Hill Rd	Single Family	5/4	1,600 sq ft	200,376	1/8/2024	\$2,245,000	2/7/2024	\$1,403
<p>The Evans House, 1961, is an important midcentury modern architectural masterpiece designed by James Evans as his own home, included in the 1961 Modern House Tour. Using a thin-shell structural system, Evans designed his soaring, square, one-story (plus lower level) house with a hyperbolic paraboloid roof, allowing a nearly completely open plan as few inter-load carrying supports are necessary. Featuring floor-to-ceiling glazing, his intent to mesh indoor and outdoor living spaces is further emphasized through the living/dining room's six sliding glass doors. There have been very minor alterations to the house. The wrap-around deck was originally designed with a wrap-around bench rather than a railing. The airy effect of the house is especially pronounced since the ceiling height is nearly two stories tall at its highest points. The roof projects beyond the plane of the walls, protecting the window walls from weathering. The house, which has a square footprint, is built into a gently sloping site. The primary entrance and living/dining room, kitchen and Master suite are located on the first floor and four additional bedrooms, two baths and laundry room are located on the fully exposed lower level at the back of the house.</p> <p><i>Listing Courtesy of Douglas Elliman of Connecticut</i></p>								
 4 Pending • <i>Under Contract as of 11/24/2023</i> <i>MLS ID: 170607854</i> 57 Brushy Ridge Rd	Single Family	3/3	3,944 sq ft	21,780	11/8/2023	\$1,850,000	11/24/2023	\$469
<p>Beautifully Renovated Classic Colonial Close to Town - This stunning home is the perfect combination of timeless elegance and modern luxury. Move in ready three bedroom, 2.5 bath gem with three finished floors of quality living space. Key features include: spacious and bright kitchen, complete with high-end appliances, kitchen island & breakfast nook all of which opens up to a vaulted family room, dining room and living room with fireplace. Step out onto the back deck for easy al fresco dining or morning coffee, main level primary bedroom suite conveniently offering a private oasis with a walkout to the backyard. The owner suite has a vaulted ceiling, spa-like bathroom, walk in closet and an office or additional dressing room. The lower level of the home offers a multitude of possibilities. It includes a media room for movie nights, a dedicated office space for productivity, a gym for your fitness needs, and a convenient laundry area. You'll find all the rooms you need for work and play. A beautifully landscaped backyard includes a new pool, deck, and stone patio with built-in exterior kitchen grill area, perfect for outdoor entertainment. Easy access to town, shopping, dining, and schools. Don't miss the opportunity to make this winner yours. Experience the perfect fusion of character and contemporary comfort in this wonderful property.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 5 Pending • <i>Under Contract as of 2/9/2024</i> <i>MLS ID: 170601754</i> 153 Carter St	Single Family	5/6	7,700 sq ft	77,972	10/10/2023	\$3,350,000	2/9/2024	\$435
<p>Welcome to this 5 bedroom, 5 bath dream oasis nestled in the heart of New Canaan moments from the village center. This charming colonial residence sits gracefully on an expansive 1.79-acre lot, offering over 7,700 square feet of meticulously crafted living space across four inviting levels. Offering exceptional versatility, three private home offices/studies are thoughtfully placed on different levels. Cooking is a delight in your gourmet kitchen, complete with a Viking range and a spacious island. You'll find the convenience of a wet bar, butler's pantry, Sub-Zero refrigerator, walk-in pantry, and a generous eat-in area that bridges the kitchen and family room opening onto a patio with a pergola perfect for sunset entertaining. For wine enthusiasts, discover a dedicated, temperature-controlled wine room (measuring a remarkable 10x36), ready to accommodate over 1,500 bottles of your favorite vintages. The lower level also features your own private billiards and bar area. Embrace a healthy lifestyle with multiple options for your home gym on various levels. After a rejuvenating workout, treat yourself to a refreshing steam shower. Take a refreshing dip in the privately situated oversized heated pool, or unwind in the jacuzzi spa, complete with a captivating waterfall feature. Spend all day in the pool cabana, featuring a charming stone fireplace and a TV, creating the ideal setting for al fresco entertaining. A life well lived and memories made - welcome home.</p> <p><i>Listing Courtesy of Douglas Elliman of Connecticut</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>6 Pending <i>* Under Contract as of 1/25/2024</i> <i>MLS ID: 170611151</i></p> <p>24 Country Club Rd</p> <p>LUXURY MODERN NEW CONSTRUCTION! Move in immediately to this beautiful home with 4 finished floors, high quality finishes, 9 FT ceilings and a generous open floor plan. Prime location on a private lane nestled into a wonderful neighborhood setting, walk across the street to the New Canaan Country Club for a game of tennis, golf or a dip in the pool. Impressive list of top-of-the-line stainless Viking appliances include; 65" gas range with 2 full size ovens, griddle, grill, 6 gas burners, pot filler, oversized hood fan, 2 additional wall ovens, glassed door refrigerated wine closet, walk-in pantry, 2 sinks, 2-dishwashers, side by side Sub Zero full size refrigerator and full size freezer. This home has 2 laundry rooms one on the main floor and another on the second floor. The owner's suite is a luxurious retreat, featuring a seating area with fireplace, wet bar, coffee station, walk in closets and a spa-like bathroom. The lower level includes a sleek gym, wet bar and multi-purpose media/rec room. The third floor has the 6th bedroom and bathroom as well as rec/playroom with stunning cupola. This home seamlessly combines elegance with modern amenities.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	6/9	9,454 sq ft	87,555	11/18/2023	\$3,695,000	1/25/2024	\$391
 <p>7 Pending <i>* Under Contract as of 1/30/2024</i> <i>MLS ID: 170605930</i></p> <p>121 Ferris Hill Rd</p> <p>Nestled on 3.17 acres of rolling lawn this captivating stone and shingle home transports you to another world. Renovated with care and attention to detail this timeless home seamlessly marries modern amenities with classic craftsmanship. The elegant entry opens to a sun filled home with 9 ft ceilings, a gracious living room with two dedicated seating areas and fireplace opens to an intimate dining room. The spacious gourmet kitchen with vaulted ceiling, ample counter space and high end appliances is the heart of the home, perfect for entertaining and family gatherings. The family room is warm and welcoming with a stone fireplace and built-ins which leads to one of two outdoor terraces. The main floor also features an inviting sunroom, two work from home office spaces and a bonus/playroom with french doors to the second terrace with views of the stunning grounds and pool. With 5 bedrooms and 4 full baths on the upper floor there is privacy yet plenty of space for family and guests. This home is one of a kind. Welcome to 121 Ferris Hill Rd.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	5/7	5,839 sq ft	138,085	10/25/2023	\$2,995,000	1/30/2024	\$513
 <p>8 Pending <i>* Under Contract as of 1/31/2024</i> <i>MLS ID: 170600863</i></p> <p>268 Jelliff Mill Rd</p> <p>A grand entrance with stone pillars and Belgium block welcomes you to this lovely New Canaan colonial home. An entertainer's dream with wonderful formal and casual spaces and a spacious backyard with an in ground pool. For the more formal areas, you'll find a large living room with a wood-burning fireplace and hardwood flooring. It opens to the dining room with attractive paneling and a picture window. The kitchen has granite countertops & warm-toned wood cabinets and opens to a tremendous breakfast room with another fireplace & sliders to the large deck. A french door leads to a fabulous family room with vaulted ceilings and a third fireplace. There is also an office/den. A powder room & the laundry room are on this level as well. Upstairs, there is a primary suite with a Zen-like feel. The full bath is equipped with a whirlpool tub and stall shower. There are three additional nice-sized bedrooms and another full bath on this level. The real surprise is below...a finished walk-out lower level with kitchen and full bath. Enjoy all the outdoors has to offer with an expansive front yard with mature trees and a back yard where you will find an in ground pool set amongst the landscape. This home has deferred maintenance the new owner will need to address but the potential is great! Become a part of the New Canaan community with its wonderful restaurants, shops, happenings and a train station to NYC. The two-car detached garage has a 2nd floor loft.</p> <p><i>Listing Courtesy of Alliance R.E. Consultants</i></p>	Single Family	4/4	4,048 sq ft	91,911	10/4/2023	\$1,250,000	1/31/2024	\$309

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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9 **Pending** • *Under Contract as of 1/19/2024* *MLS ID: 170616194*

143 Old Studio Rd Single Family 5/6 7,238 sq ft 43,560 1/9/2024 \$3,195,000 1/19/2024 \$441

Welcome to the superior quality and comfort of this Gracious Colonial, ideally situated near town and schools on this peaceful lane. Boasting 5 ensuite bedrooms, including a luxurious primary suite w/ fireplace, sitting room & gorgeous bath. This home offers unparalleled sophistication. The open floorplan seamlessly connects the classic & timeless kitchen, sunny breakfast room & inviting family room with raised hearth fireplace, coffered ceiling and French doors leading to stone terrace and most spectacular level, fenced yard, an idyllic retreat for relaxation & entertaining. The thoughtful design includes two perfectly situated home offices, 3rd floor bonus room & 5th bedroom. The lower level adds versatility with playroom & ample storage. Built by the current owner with meticulous attention to detail and strategically positioned to capture maximum sunlight, this home reflects a harmonious blend of craftsmanship and modern luxury. Recent renovations by esteemed architect Neil Hauck ensure a timeless & desirable aesthetic. Practicality meets luxury with convenience of 2nd floor laundry, mudroom and 3-car garage. Impeccably maintained, this residence is a testament to quality, a rare opportunity to own a home of such caliber. Each detail carefully considered to create a home that embodies style, function and superior quality. Your dream home awaits on a quiet lane with beautiful back yard, full house generator, timeless beauty & modern convenience close to town and schools!

Listing Courtesy of William Pitt Sotheby's Int'l

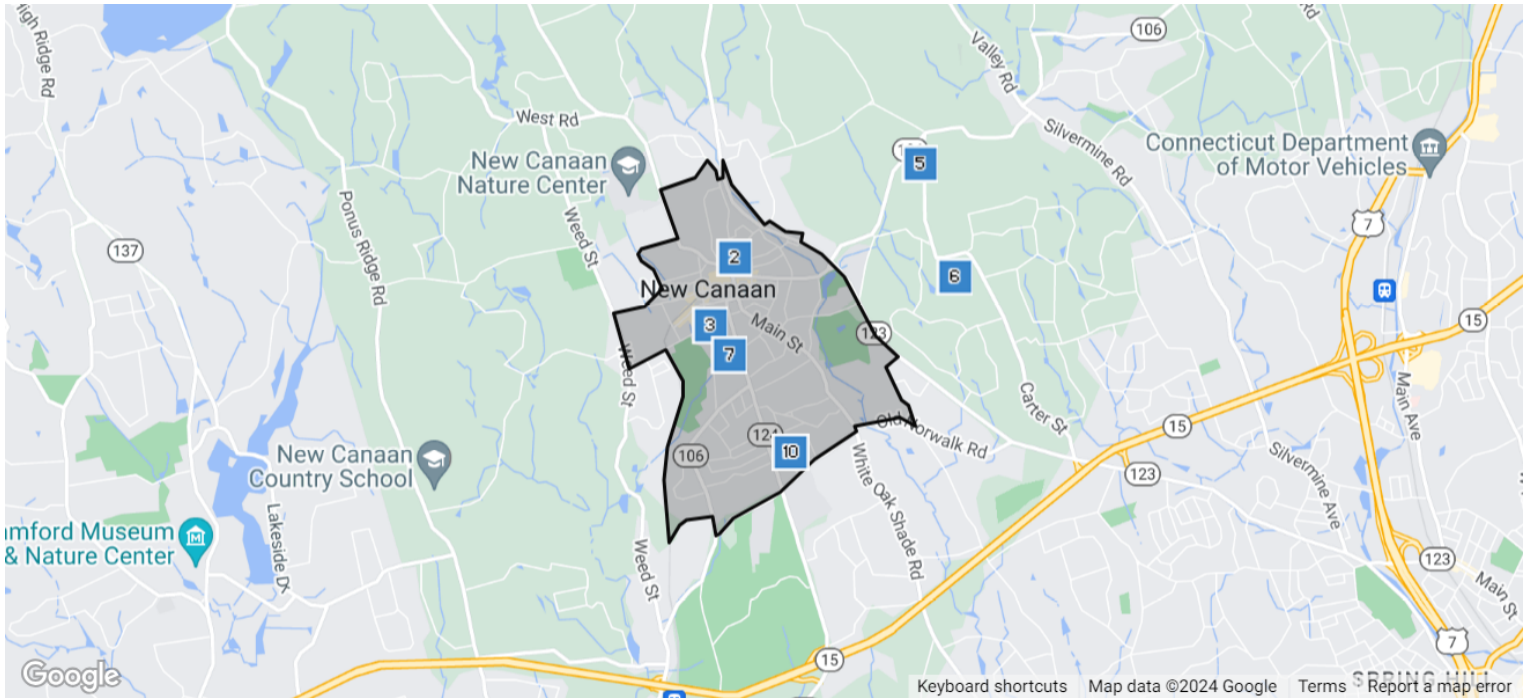


10 **Pending** • *Under Contract as of 1/24/2024* *MLS ID: 170612131*




244 Ponus Rdg Single Family 4/5 4,009 sq ft 107,157 1/4/2024 \$2,149,000 1/24/2024 \$536

Stately Colonial in picturesque setting near town and commuting checks off every box! This west side 4000 sq ft home sits on 2.4 landscaped acres at the end of a private drive. There is elevator access to all 4 floors, including attic and lower level. The elegant two storied foyer is graced with bridal staircase and detailed millwork. The center entry is the classical design that offers seamless flow. 9 ft ceilings on main level adds elegance and there are hardwood floors throughout. Enjoy easy living in the formal and informal spaces and versatile 23x32â great room bonus space over garage. Sun filled family room off kitchen has stone fireplace and built-ins w/ FR doors to formal living room and large composite deck. Well appointed chefâs kitchen has center island with prep sink, pantry and large dining area. It boasts a six burner Viking range, Sub Zero and Bosch DW. Second floor has 8â ceilings and the Primary suite enjoys a fireplace, double walk-in closets, full bath plus elevator entry. A Jack and Jill bath serves two other bedrooms and the 4th bedroom is en-suite. Large mud room has one of two half baths and opens to garage & yard and walk out LL has office and cedar closet. Outdoor garden shed with water and electrical hook ups makes gardening a breeze! All systems have been updated and are regularly serviced. Auxiliary generator adds peace of mind. This lovely home in ideal location with space for everyone is ready and waiting for its new owners!






Listing Courtesy of Brown Harris Stevens



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 2/10/2024, MLS Listing 170575217: 6/19/2023 <i>MLS ID: 170575217</i></p> <p>1082 West Rd</p> <p>Major price improvement! Elegant and pristine five bedroom/five bath, center hall colonial, beautifully sited on 4+ acres of professionally landscaped land. This home is ready for you to entertain, from small intimate groups to large parties. The gourmet kitchen with a huge center-island is open to the family room and leads to the deck, which overlooks the large multi-level stone patio below and heated gunite pool with its own pergola and stone wall surround. The second family room is on the lower-level and opens directly to the patio and has sleeping quarters and full bath. The side of the property boasts its own private pond with fountain. Inside also has a grand foyer, master suite, three fireplaces and hardwood floors throughout. Formal living room and dining room make this the perfect place to make memories. Listing agent to accompany all showings.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/5	3,492 sq ft	182,080	1968	2/10/2024	\$2,100,000	\$601
 <p>2 Closed • Sold Date: 11/15/2023, Public Record <i>MLS ID: -</i></p> <p>42 Forest St, Apt 5</p>	Condo/Townhouse/Apt. 3/4	3/4	2,440 sq ft	-	2020	11/15/2023	\$2,050,000	\$851
 <p>3 Closed • Sold Date: 12/29/2023, Public Record <i>MLS ID: -</i></p> <p>160 Park St, #C204</p>	Condo/Townhouse/Apt. 3/4	3/4	2,217 sq ft	-	2019	12/29/2023	\$2,750,000	\$1,209

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.
	4 Closed	*Sold Date: 1/11/2024, MLS Listing 170606994: 10/26/2023 <i>MLS ID: 170606994</i>						
104 Bald Hill Rd	Single Family	5/5	4,224 sq ft	100,188	1958	1/11/2024	\$1,790,000	\$424
<p>Spectacular top to bottom renovation on this gorgeous contemporary home rebuilt and redesigned with a high end, ultra modern finish by an experienced Fairfield County builder and designer. Nothing was left untouched as home underwent an extensive gut renovation throughout. Boasting a bright redesigned 360â open floor plan with soaring vaulted ceilings, 2 marble fireplaces, and new oversized windows bringing in tons of natural light from every direction. Stunning new custom designer kitchen with modern inset cabinetry, large 10ft center island with waterfall Quartz counters, and a pro-grade Thermador appliance package. Lavish master suite with a new dream master bath and his/hers closets with closet systems. All bathrooms were completely gutted and rebuilt with an ultra modern finish and gorgeous custom floating vanities. Second floor houses two large bedrooms connected by another magnificent jack and jill bath. Newly finished lower level adds 900sf of additional living/bonus space for the family with its own new half bath. Family room is surrounded by a new oversized wrap around deck leading to a completely refurbished heated gunite pool and spa. New roof, Hardie Board clapboard siding, windows, interior/exterior doors, trim, insulation, hardware, mechanicals, fixtures, irrigation system, and LED lighting. New Hvac systems and Navien hot water heater. Stunning modern glass garage doors. New septic tank and well tank. All set on a perfect 2+ acres and ready for its new owners.</p> <p><i>Courtesy of RE/MAX Right Choice</i></p>								
	5 Closed	*Sold Date: 12/21/2023, Public Record <i>MLS ID: -</i>						
67 Carter St	Single Family	3/3	1,728 sq ft	107,158	1967	12/21/2023	\$1,000,000	\$580
<p>—</p>								
	6 Closed	*Sold Date: 12/6/2023, MLS Listing 170597972: 9/14/2023 <i>MLS ID: 170597972</i>						
289 Carter St	Single Family	6/8	9,593 sq ft	87,120	1993	12/6/2023	\$3,850,000	\$401
<p>Welcome to 289 Carter Street, a truly exceptional property. This gracious colonial-style house is conveniently located moments to town, yet tucked away in a quiet and serene location, offering you the best of both worlds. As you step inside, you will be greeted by soaring ceilings that create an atmosphere of openness and grandeur. Elegant formal spaces provide the perfect setting for entertaining, while comfortable family spaces offer a cozy retreat for everyday living. The recently completed luxury kitchen is a culinary dream come true, featuring top-of-the-line appliances and impeccable finishes that will inspire even the most discerning chef. The recently completed primary bedroom suite features an impressive walk-in closet and a luxurious new bath.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	7 Closed	*Sold Date: 1/19/2024, Public Record <i>MLS ID: -</i>						
5 Colonial Ct	Single Family	3/3	2,292 sq ft	7,405	1932	1/19/2024	\$1,500,000	\$795
<p>—</p>								
	8 Closed	*Sold Date: 11/15/2023, Public Record <i>MLS ID: -</i>						
32 Fawn Ln	Single Family	5/8	5,541 sq ft	98,446	2008	11/15/2023	\$3,175,000	\$576
<p>—</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.
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9 ■ **Closed** • Sold Date: 1/8/2024, MLS Listing 170602104: 11/27/2023 MLS ID: 170602104

60 Ferris Hill Rd Single Family 4/6 5,186 sq ft 167,270 1963 1/8/2024 \$2,000,000 \$386

This grand Center Hall Colonial is situated at the end of a private, tree-lined drive on a sprawling 3.84 acres. The foyer greets you with a wonderful winding staircase that leads to a formal sunken living room walled w/ floor to ceiling windows overlooking the serene property. Renovated kitchen boasts high-end appliances including a Viking gas cooktop & SubZero fridge, granite counters, & a bay window overlooking the backyard/pool area. Stately oversized dining room w/ french doors leads to a private patio. Jaw dropping Great room boasts vaulted ceilings, fieldstone FP, wet bar & 2 double door sliders. Expansive backyard oasis perfect for entertaining includes heated pool & oversized deck. Marvelous family room w/FP offers front to back views of the property & wide plank floors. Luxurious office adorned w/ custom built-ins & wet bar. Primary suite w/ balcony & ensuite+WIC. 3 additional bedrooms upstairs all w/en-suite bathrooms. Lower level has partially finished rm perfect for future playroom. Heated 2 car attached garage as well as separate detached 2 car garage for the discerning car enthusiast. Other features include a whole house generator, 3 fireplaces, 2 outdoor showers, a heated pool & irrigation system. 5 minutes to downtown New Canaan/Train Station & 6 minutes to the Merritt Parkway. This showstopping estate offers complete seclusion w/easy access to all amenities. The opportunities here are endless. Come & add your finishing touches.

Courtesy of Keller Williams Prestige Prop.

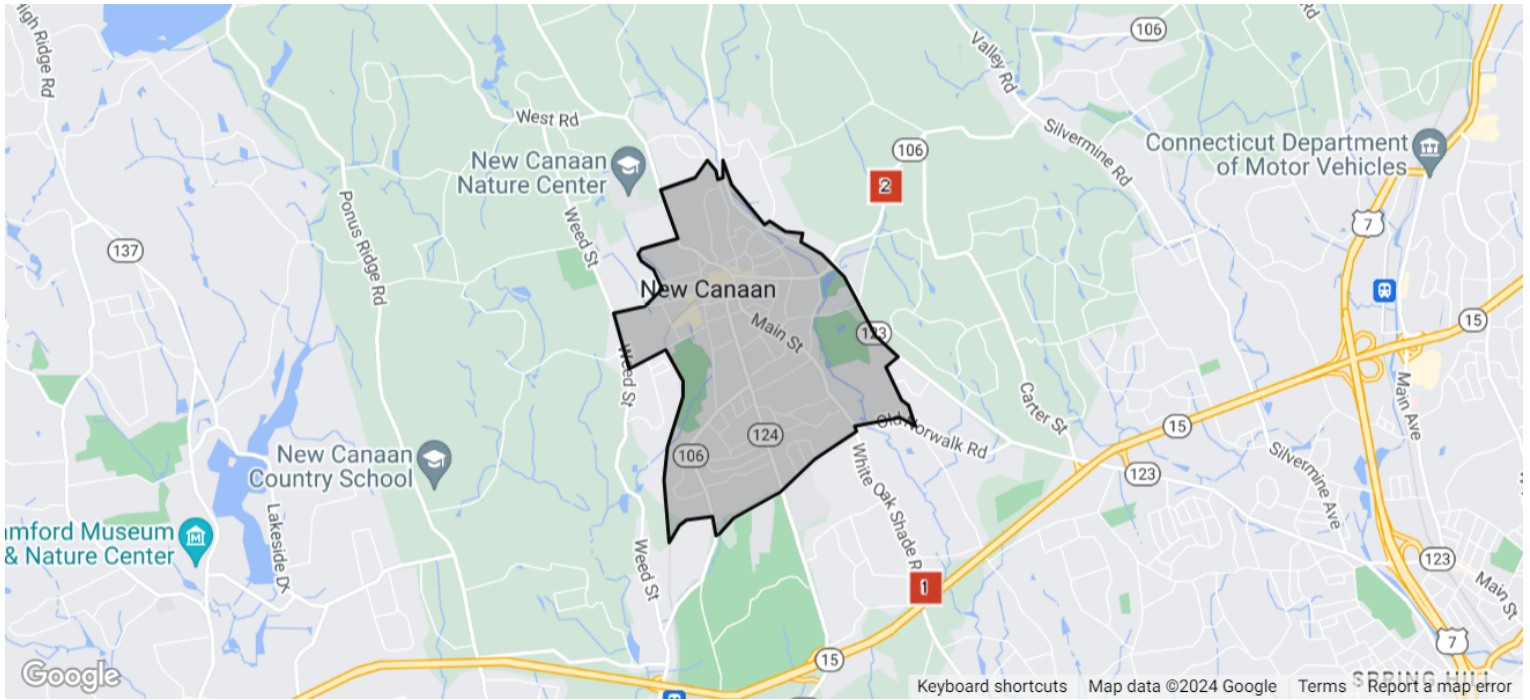


10 ■ **Closed** • Sold Date: 1/12/2024, MLS Listing 170603573: 10/10/2023 MLS ID: 170603573



51 Field Crest Rd Single Family 4/2 2,140 sq ft 15,681 1958 1/12/2024 \$1,415,000 \$661

Bright, sunny and welcoming four bedroom home in a great neighborhood where walking to school is a breeze and the center of New Canaan's charming village is only a mile away. An open first-level floorplan offers easy entertaining options and access to the newly renovated kitchen. A generously sized, walk-out family room with french doors leads to a private, level .36 acre yard. Don't miss this opportunity to be close to everything in this great part of town.

Courtesy of Compass Connecticut, LLC



Distressed: 2

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i>								
	386 White Oak Shade Rd	Single Family	5/6	4,104 sq ft	26,136	-	1/19/2024	Notice of Lis Pendens	
	-								
	2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i>								
	226 Silvermine Rd	Single Family	3/3	2,627 sq ft	64,904	-	1/12/2024	Notice of Lis Pendens	
	-								

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- **School data and reviews** from Niche.
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