

MARKET ACTIVITY REPORT

New Fairfield, Connecticut



Presented by

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

GRI, SRS

Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

Main: Broker@ctreb.com

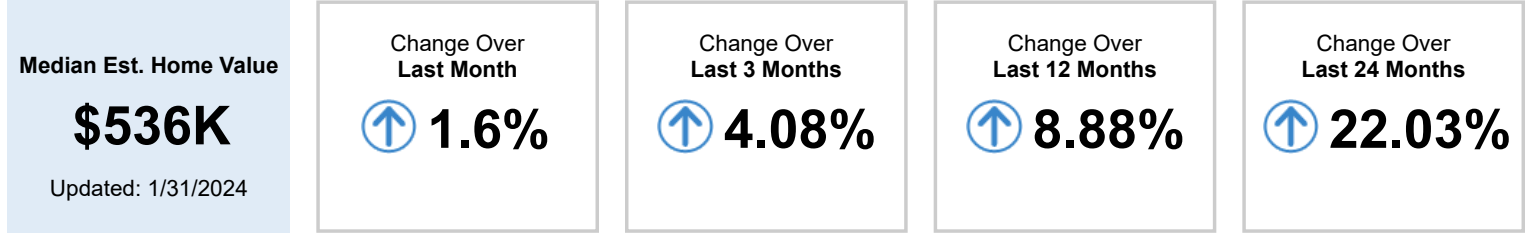
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

New Fairfield, Connecticut

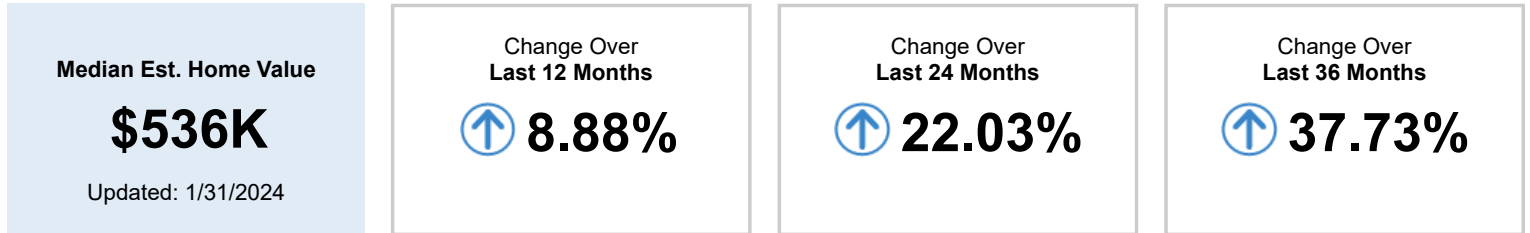
Market Snapshot: Estimated Home Values



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

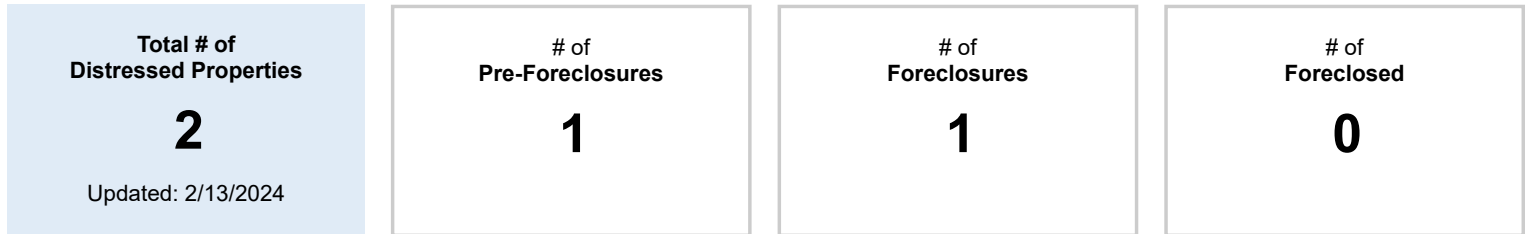
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value







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

Market Snapshot: Concentration of Distressed Properties







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

Market Snapshot: Sales Price

<p>Median Sales Price</p> <p>\$385K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 27.36%</p>	<p>Change Over Last 3 Months</p> <p> 38.89%</p>	<p>Change Over Last 12 Months</p> <p> 24.51%</p>	<p>Change Over Last 24 Months</p> <p> 9.4%</p>
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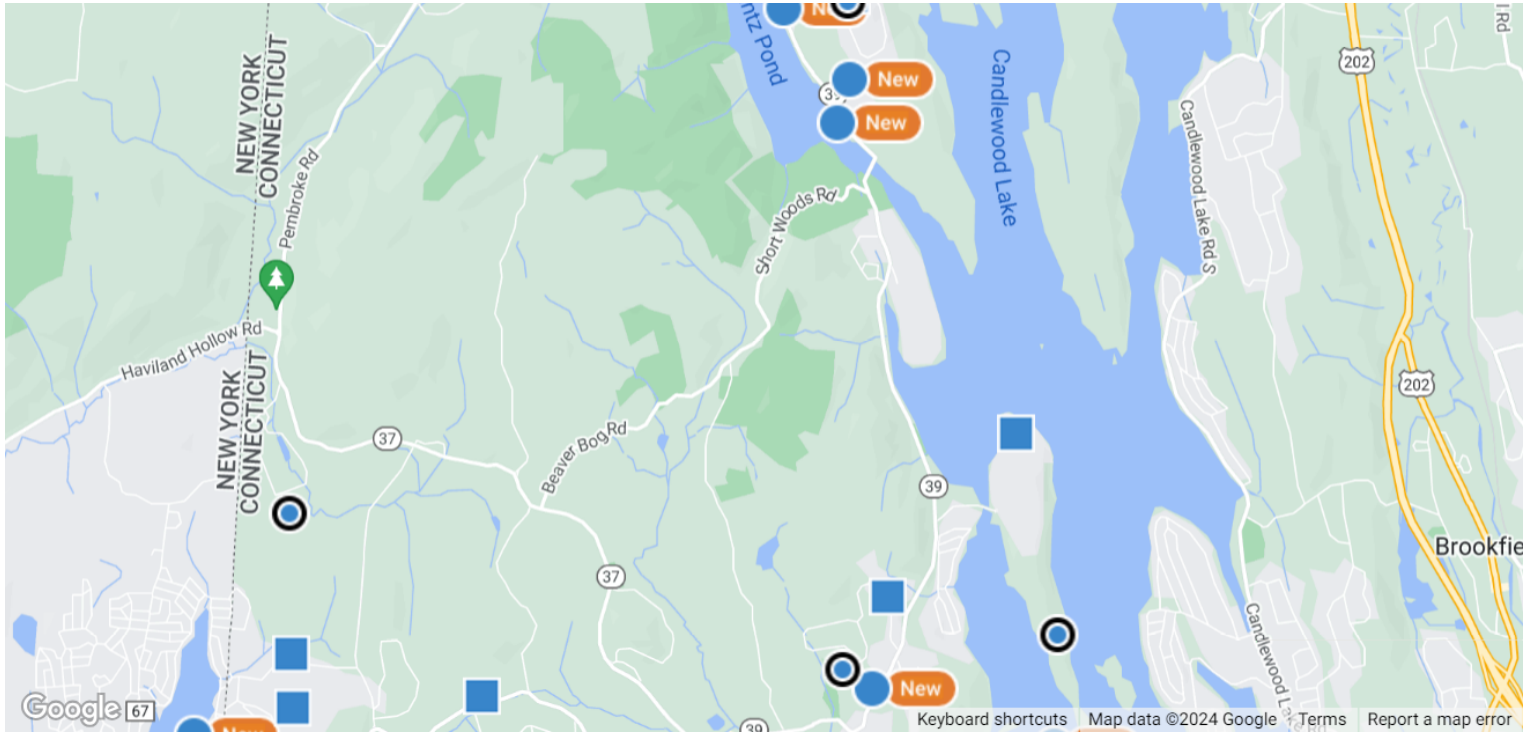
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





<p>Median List Price</p> <p>\$575K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 4.09%</p>	<p>Change Over Last 3 Months</p> <p> 6.59%</p>	<p>Change Over Last 12 Months</p> <p> 5.41%</p>	<p>Change Over Last 24 Months</p> <p> 33.76%</p>
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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 Fairfield, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	7	10	10	2
Low Price / Value	\$3,400	\$249,900	\$375,000	\$270,000
Median Price / Value	\$425,000	\$537,450	\$554,250	\$351,515
High Price / Value	\$1,450,000	\$2,400,000	\$850,000	\$433,030
Average Price / Sq. Ft.	\$327	\$266	\$282	\$261
Median Price / Sq. Ft.	\$337	\$219	\$262	\$261
Average Days in RPR	34	44	99	–
Median Days in RPR	28	41	75	–
Total Volume	\$3,697,400	\$7,148,649	\$5,706,600	\$703,030




New Fairfield, Connecticut



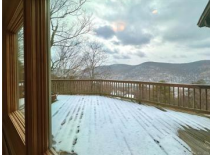

New Listings: 7

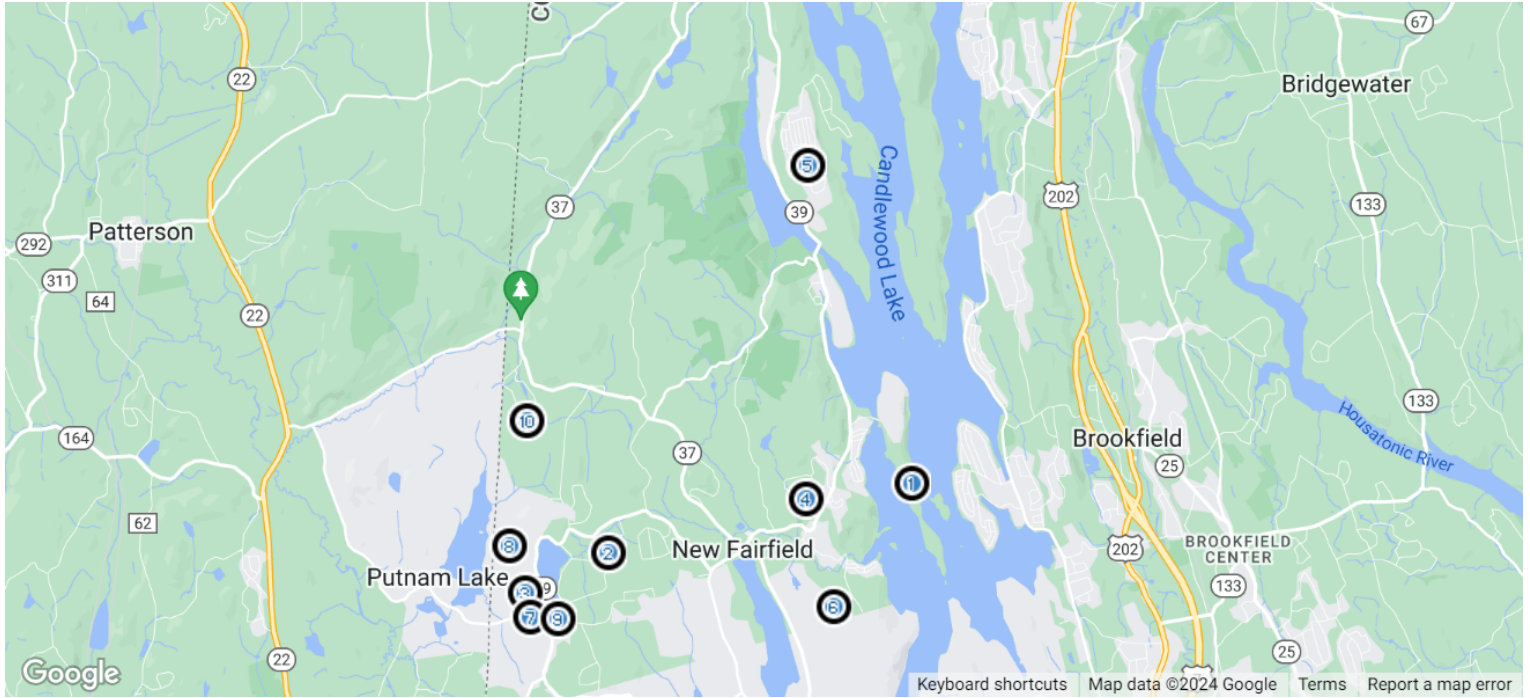
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • <i>New, Active: 12/30/2023</i> <i>MLS ID: 170616595</i></p> <p>75 Candle Hill Rd</p> <p>This home is under market value. Book now, offers are coming. Located in a private community of Candlewood Hills. Enjoy the scenic mountain views. This ranch boasts the modern clean lines mixed with a taste of class. One level living at its best. Open floor plan, gives a spacious and bright vaulted ceiling and 2 story windows. Cooled with ceiling fan. See company from every direction, kitchen, dining and living in one area. Kitchen with all updated higher-end appliances. Luxurious high end vinyl flooring. 2 main floor, full bathrooms. 1st offer with a jetted soaking tub, 2nd offers a tub/shower with modern updates. 3 Generous sized bedrooms with ceiling fans, porcelain tiles and sizable closet/storage, makes easy to keep cleaning. Entertainment via outdoors by 2 decks that overlook the high end professional landscapes. Offers dry brook, not just pretty, but maintains heavy rains from home. Bird watching from either deck, with a cup of coffee, enjoying afternoon tea and cookies, or evening cheese and wine. Fully child/pet friendly back yard. Great for playing games, adding a playscape. One of the best school systems in the state. Close to NY access via car and train. Near State and public parks, public schools offer playgrounds and basket ball courts. Shop till you drop, antiquing and shop malls with in 20 minutes. Charm of a small town, know your neighbors. Private roads, clean well in winters. Make your appointment TODAY!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,260 sq ft	21,780	1970	12/30/2023	\$425,000	\$337
 <p>2 ● Active • <i>New, Active: 2/7/2024</i> <i>MLS ID: 170622787</i></p> <p>26 Calverton Dr</p> <p>Overlooking Putnam lake views from just about every room. a fireplace à a perfect spot for relaxation. The kitchen is right next door, and it opens up to a sunny and inviting living room, you'll find three bedrooms and a full bathroom, offering comfort and privacy, Just minutes away is New York State and there's easy access to the train station which provides an easy commute to Manhattan. Don't miss this opportunity to own a piece of paradise This property is being sold as is. Don't miss this opportunity.</p> <p><i>Listing Courtesy of Marinablue Realty</i></p>	Single Family	3/2	886 sq ft	8,712	1950	2/7/2024	\$359,000	\$405

New Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 3 ● Active • <i>New, Active: 1/16/2024</i> <i>MLS ID: 170619400</i> 11 Charcoal Ridge Rd E	Single Family	3/3	1,250 sq ft	37,026	1957	1/16/2024	\$3,400 mo.	\$3
<p>Outstanding Rental Opportunity! Home completely redone in popular New Fairfield neighborhood! Close to services including bank, grocery store, restaurants, and shopping, as well Candlewood Lake and Squantz Pond! 3 Bedrooms, 2-1/2 Full Baths, Hardwood Floors, Full Basement, Deck and Patio, 2-Car attached Garage, Private Driveway, Expansive Backyard and more! Brand New Propane Heating System, Tankless Hot Water, Central AC, yes it's all here! Move right in and start enjoying this lovely home and all that New Fairfield has to offer! Call today! Home Renovations just completed. Landscaping and Driveway work to be completed later in the spring once the weather allows. NOTE: Landlord would prefer 2 year lease.</p> <p><i>Courtesy of RE/MAX Right Choice</i></p>								
 4 ● Active • <i>New, Active: 1/27/2024</i> <i>MLS ID: 170621152</i> 37 Inglenook Rd	Single Family	3/2	1,875 sq ft	30,492	1955	1/27/2024	\$530,000	\$283
<p>Welcome to your summer retreat! This move-in ready, updated 3-bedroom, 2-bath contemporary home on 0.70 acres is located in a quiet neighborhood of water community. Relax in the inviting living room with vaulted ceilings, a woodstove, and sliders opening to a wrap-around deck. The recently updated kitchen seamlessly connects to the expansive deck, creating the perfect setting for outdoor cookout dinners. The house boasts a dedicated den/office with French doors, a vaulted ceiling, and ample storage space. The primary bedroom offers a spacious closet and direct deck access. The lower level features two additional bedrooms, a full bath, and a walk-out family room with a pellet stove for cozy evenings. Perfect for outdoor enthusiasts, the property offers ample space for both dogs and children. A designated garden area awaits for cultivating your own veggies. In the Summer, you can lounge by the Inglenook dockside and savor the season with a rejuvenating swim in the lake. An added bonus is the proximity to Squantz Park, within walking distance, providing easy access for hikes and outdoor activities. Embrace the charm and comfort of this delightful home à your summer haven awaits!</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 5 ● Active • <i>New, Active: 11/17/2023</i> <i>MLS ID: 170610237</i> 116 Lake Dr S	Single Family	3/3	2,177 sq ft	24,829	1936	11/17/2023	\$1,450,000	\$666
<p>Welcome to 116 Lake Drive South in the beautiful community of New Fairfield CT! This stunning 1936 contemporary bungalow is situated in the highly sought-after Candlewood Isle Community and offers western lake views from just about every room in the house, including all 3 bedrooms. Step inside this one-of-a-kind home and you'll immediately be captivated by the crisp white, vaulted ceilings and exposed beams with up-lighting. The Living Room has a wood-burning fireplace with French doors that lead to the bluestone patio, while the Great Room also has a fireplace as well as slider to the patio. The kitchen has high-end, stainless steel appliances and granite countertops, perfect for your culinary creations! There are two bedrooms on this main living level, while the primary bedroom can be found tucked away up a private stairwell. Step into any one of the bathrooms and you'll feel like you're at a luxury spa! Outside, enjoy the lake-front views from the fieldstone exterior and stairs to the private dock. Retaining walls provide garden areas and there's a shed for storing all your water toys. The area is a haven for those who love the outdoors and nearby you'll find an abundance of hiking/biking trails, wineries and rivers for fishing and kayaking. Just minutes away is New York State and there's easy access to the train station which provides an easy commute to Manhattan. Don't miss this opportunity to own a piece of paradise - call today to schedule your private tour!</p> <p><i>Listing Courtesy of KW Legacy Partners</i></p>								

New Listings: 7 (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>6 ● Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620951</i></p> <p>5 Squantz View Dr</p> <p>Discover 5 Squantz View Dr, a captivating retreat nestled in New Fairfield's Candlewood Hills area. This contemporary masterpiece enchants with picturesque views of Squantz Pond, offering luxury, comfort, and breathtaking vistas. The heart of the home lies within the family room, boasting soaring cathedral ceilings that exude grandeur and space with an oversized river stone fireplace and expansive windows that invite nature's splendor indoors. The spacious kitchen, complete with ample storage, island, and eat-in area, is designed for both functionality and entertainment, with views extending into the dining room through a pass-through wall. A wrap-around deck surrounds the main floor, offering western views over Squantz Pond. Completing the main floor is an office/den and a convenient half bathroom. Upstairs, indulge in the lavish primary suite, featuring large windows framing captivating views a private deck and includes a large soaking tub for ultimate relaxation. Two additional bedrooms on the upper level are accompanied by a second full bath for added comfort. With unparalleled views and contemporary design, this home epitomizes modern lakeside living. New Fairfield is the small town with the big heart, very strong sense of community, tons of hiking trails, state park and town beach on Candlewood Lake all just 60 miles outside of NYC. Don't miss the chance to make this extraordinary property your own.</p> <p><i>Listing Courtesy of Luks Realty</i></p>	Single Family	3/3	2,369 sq ft	43,560	1998	1/24/2024	\$550,000	\$232
 <p>7 ● Active • <i>New, Active: 1/12/2024</i> <i>MLS ID: 170618418</i></p> <p>12 Sweetcake Mountain Rd</p> <p>12 Sweetcake Mtn, a 3 BEDROOM Raised Ranch ready for you to put your personal touch on it. Offering location, convenience, and various IMPROVEMENTS noted over the years, including kitchen, windows, roof, gutters, and septic. A spacious kitchen opens to dining and family room, both of which have outdoor access. Bedrooms are conveniently located on one level, with full bath. Finished lower level can serve multiple purposes, can function as a rec room, home office, or playroom. Property also features a workshop, laundry area, half-bath, and 2 car GARAGE, all located on main level. Situated in a wonderful walking neighborhood, on a desirable CORNER LOT with a lovely backyard. Also offers an expansive DECK with westerly views, attic for additional storage, wood burning FIREPLACE, and paved driveway. In addition to the convenience of nearby shopping and dining, you'll have access to all the amenities New Fairfield has to offer, including parks, Candlewood Lake's Town Beach and Marina. Accessible to major routes, making it a comfortable commute to Westchester and lower Fairfield County. Don't miss the opportunity to see the property's potential and make it your own. Furniture available FOR SALE. Property sold ãS ISã.</p> <p><i>Listing Courtesy of The Brokerage of New England</i></p>	Single Family	3/2	1,040 sq ft	10,890	1956	1/12/2024	\$380,000	\$365



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Under Contract as of 1/5/2024 *MLS ID: 170613237*

33 Lake Dr S Single Family 4/4 3,670 sq ft 34,848 12/3/2023 \$2,400,000 1/5/2024 \$654




New Construction in coveted Candlewood Isle! Do not miss this incredible opportunity to enjoy the waterfront lifestyle in your own lakefront home with over 50 feet of private, Candlewood Lake frontage. This magnificent, 4 bedroom home is sited to capture beautiful sylvan views and lakefront vistas from every room. The main floor offers an open-concept floor plan with wide plank, Oak floors, surrounded by walls of glass. It lends itself perfectly for entertaining or relaxation at the lake. The kitchen features high-end appliances and serene lake views. The main level primary suite is the perfect cosy retreat and the second floor hosts three other spacious bedrooms (including another possible primary bedroom) and a second large rooftop deck facing the lake. A large mahogany deck just off the living room and kitchen expands your living space outdoors and provides the perfect jump off point to the lake beyond. A gentle stroll leads from the home to a lookout, offering spectacular views and the ideal space for a fire pit and additional lounging. From here, the water is just steps away to your private dock. With a two-car garage, parking in both the private cul-de-sac and driveway, there is plenty of space for both family and friends to park. This piece of paradise won't last long!

Listing Courtesy of Compass Connecticut, LLC




Pending: 10 (cont.)

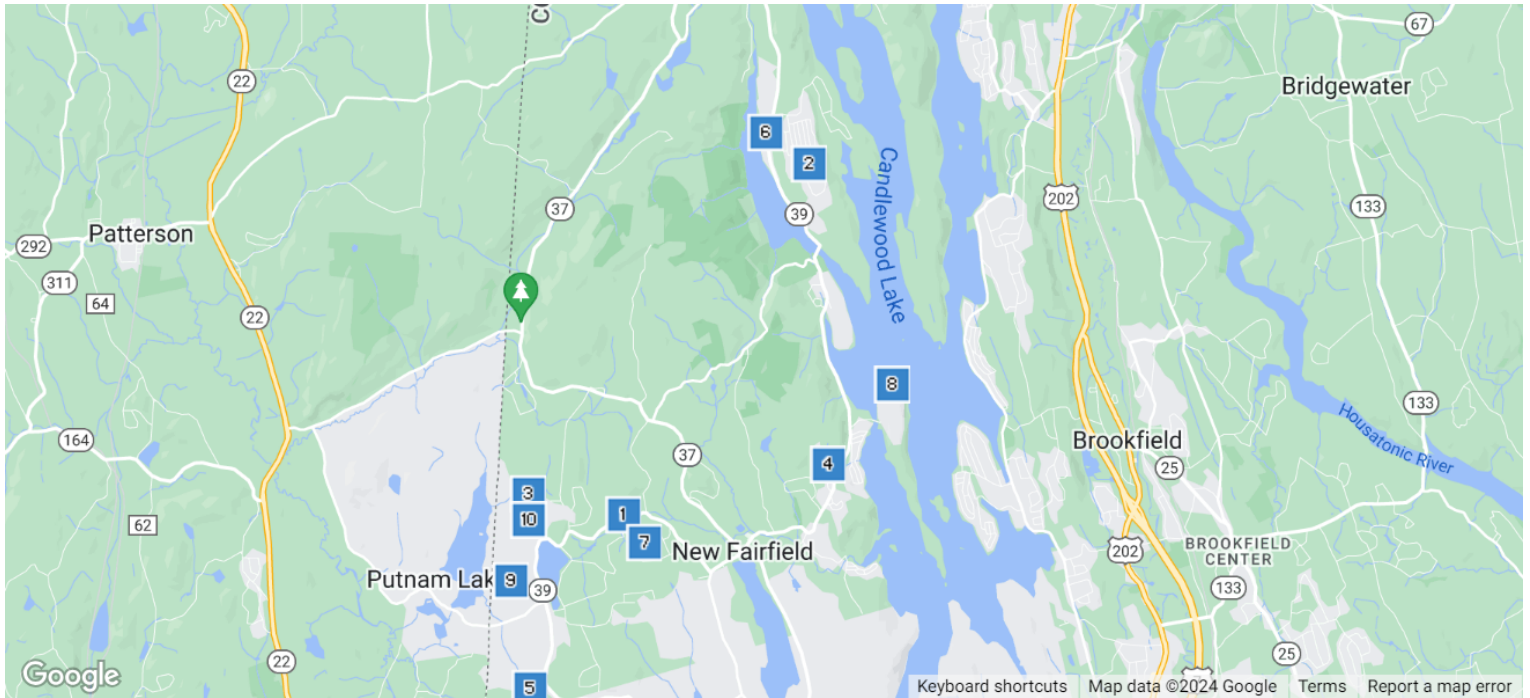
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 2 Pending • <i>Under Contract - Continue To Show as of 12/15/2023</i> <i>MLS ID: 170607254</i> 9 Brookwood Rd	Single Family	4/3	4,506 sq ft	87,120	10/30/2023	\$674,900	12/15/2023	\$150
<p>Gracious 4 Bedroom Colonial on a level, private 2 acre lot in the prestigious Weldon Woods development. The main level features newer hardwood flooring, with formal living and dining rooms, an updated eat-in kitchen with granite countertops, stainless appliances and a pantry, plus a stunning Great Room with a floor-to-ceiling brick fireplace, built-ins and vaulted ceiling leading to the loft above. Also on this level is a convenient updated powder room and access to the 2 car garage. Upstairs offers four spacious bedrooms with hardwood flooring, including a primary suite with a walk-in closet and gorgeous new bathroom with soaking tub, walk-in shower and dual sink vanity. The full bath on this level is brand new with a marble vanity and tile shower and flooring. Don't miss the spectacular loft area with vaulted ceiling and exposed wood beams, perfect as a home office, library or play area. The lower level is partially finished with an office or storage room, plus a huge walk-out Family Room with loads of space for exercise equipment, a home theater or toys. Enjoy beautiful views of the outdoors in the three-season sunroom or on the spacious back deck overlooking the woods. Take a stroll in the neighborhood past million-dollar homes or kayak in the nearby Ball Pond. Enjoy easy access to Candlewood Lake and Squantz Pond. Just minutes to New Fairfield's schools, shops and restaurants and only 5 minutes to the NY border. A lovely home in a very special location will not last!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 3 Pending • <i>Under Contract as of 1/26/2024</i> <i>MLS ID: 170615872</i> 17 Lillian Ave	Single Family	3/3	1,854 sq ft	15,246	1/11/2024	\$499,950	1/26/2024	\$270
<p>Looking for an ideal location for commuting to NY? This custom designed, 2008 Raised Ranch located in the desirable Ball Pond neighborhood is ready to see. Upon entering this beautiful home, you will be impressed with all the natural light highlighting the gleaming hardwood floors throughout the main living area. The living room stands out with a vaulted ceiling and an expansive picture window. The open-concept eat-in kitchen/dining room combo features lighter wood cabinetry, granite countertops, generous center island, stainless steel appliances, 9' ceiling with crown molding and the dining room has sliders to the deck for grilling and entertaining. As you continue your tour of the main level you will find a full center hall bathroom, 3 bedrooms with 9 ft ceilings to include the primary suite with a full bath. The lower-level features 9' tray ceilings, gas fireplace and sliders out to your private backyard. A half bath with potential room for shower stall and laundry room are conveniently set up on the lower level and walk out to the 2-car garage. A beautiful home in a great location near Ball Pond private beach and Candlewood Lake and minutes from schools, shopping, town center, Metro-North Southeast train station, Rte. 22, 1-684 and 1-84 is waiting for you!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 4 Pending • <i>Under Contract as of 2/9/2024</i> <i>MLS ID: 170618553</i> 7 Silver Hill Dr	Single Family	5/3	2,944 sq ft	43,560	1/27/2024	\$645,000	2/9/2024	\$219
<p>Welcome Home to this remarkable 5-bedroom raised ranch in the highly desirable High Ridge Estates. This home boasts a bright and airy living and dining space, embellished with wood-beamed vaulted ceilings, allowing for an influx of natural light. Sliders lead to a 3 season screened in porch for added living space in the good weather. Experience serene living with daily awe-inspiring sunrises and sunsets. The home features gleaming hardwood floors throughout the main level, gas fireplace and an updated kitchen with skylighted vaulted ceilings, open beams, granite counters, and stainless steel appliances. The primary suite includes a full bath with a tiled shower, walk-in closet, and a slider to a private deck. Additional features include a full walk-out lower-level family room with pellet stove for added comfort and a 2-car garage. The house is superbly situated on a quiet cul-de-sac, with underground utilities on a stunning, level 1-acre lot. This property is an absolute must-see.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>5 Pending • <i>Under Contract as of 2/5/2024</i> MLS ID: 170616596</p> <p>41 Candle Hill Rd</p> <p>Single Family 3/2 1,184 sq ft 34,848 12/30/2023 \$399,999 2/5/2024 \$338</p> <p>This home is under market value. Multi-bids are in. Book your appointment, TODAY! Located in the Private Community of Candlewood Hills, enjoy the scenic mountain views. This home sits on the top of a hill. Enjoy a every window view of mountains. New Renewed home, with 3 good size bedrooms. 2 updated bathrooms. Attention to details, newly painted. Newer molding and beams in all lower level. Kitchen with water proof vinyl flooring, newer cabinets. Home is generator ready. (no generator with sale). Per public records Septic is almost ten years old. Well was renew as well with in the last ten years, All appliances was replaced with in a year. Higher end with gas range/oven. Double large lot, great for future expansion. The septic was replaced as 4 beds. Detached oversize garage and upstairs loft. Loft can be turn into man cave, lady's den, exercise room, or family/entertainment room. Loft is heated with propane. Large deck over looks back yard, room for a future pool. Yard is great for entertaining, future home for you playscape, or all ball games. Great school district. Close to trains and easy access to 84 for NY commuters. Private community with know excellence for snow removal and well kept streets. Small town living, close net community. Close to shopping, antiquing, state parks, and local parks. Great fishing and boating as well. 1/11/2024 Last day for showings, book now! This is a probate sale, all sales are subject to probate.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>6 Pending • <i>Under Contract - Continue To Show as of 2/6/2024</i> MLS ID: 170616313</p> <p>20 Eastview Dr</p> <p>Single Family 4/3 2,511 sq ft 43,560 1/2/2024 \$549,900 2/6/2024 \$219</p> <p>Welcome to Colonial Living in New Fairfield Ct. Enjoy exceptional views as you step into your formal sunlit Living room complete with built in shelves surrounding your gas fireplace. The well appointed kitchen boasts stainless steel appliances, granite counters and island with electrical outlets and plenty of space for seating. Kitchen flows easily to dining room. Sliders off the casual first floor living room steps onto generously sized deck. Finished basements adds extra living space. Second floor holds 4 nicely sized bedrooms complete with 2 full baths. Primary bedroom includes bathroom with skylight window for additional light. Hardwood floors all throughout the house. Enjoy the perks of country living while being only 90 minutes to NYC.</p> <p><i>Listing Courtesy of Giner Real Estate</i></p>								
 <p>7 Pending • <i>Under Contract as of 1/9/2024</i> MLS ID: 170615369</p> <p>3 Forest Hills Dr</p> <p>Single Family 3/3 2,884 sq ft 20,037 1/4/2024 \$525,000 1/9/2024 \$182</p> <p>A commuter's dream! The Metro-North Southeast train station, Rte. 22, 1-684 and 1-84 are all minutes away. As you step into the open and airy entryway you are drawn to the vaulted ceilings and decadent trim moldings. Spotless hardwood flooring punctuates the home with vaulted ceilings in the kitchen, dining room and living room. Ideal entertaining open floor plan. The gourmet kitchen with granite counters and island accentuates the Viking 6-burner gas stove with plenty of space to cook to your heart's content! The dining room has sliders to the deck for ease of grilling, outdoor meals and views all year long. Living room with gas fireplace is bright with an expansive picture window to see the sunset views in the evening. The primary bedroom showcases a floor to ceiling tile walk-in shower with rainfall and hand-held showerheads and a huge walk-in closet. The entire lower level has energy efficient radiant floor heating! French doors open into the large family room with full bath. Sliders lead to the patio and private, level backyard space. The enclosed laundry room has a dry sink. The 2-car garage has high ceilings to accommodate large vehicles, radiant floor heating and a dry sink. The driveway has plenty of parking for guests and a boat. The icing on the cake is a new roof and vinyl siding in 2023! Enjoy all that nearby Ball Pond and Candlewood Lake have to offer. Enjoy being just minutes to town center and the schools. Your dream home in New Fairfield awaits!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	8 Pending	*Under Contract - Continue To Show as of 1/25/2024 MLS ID: 170618806						
20 Fulton Dr	Single Family	3/2	1,570 sq ft	17,424	1/17/2024	\$249,900	1/25/2024	\$159
<p>***MULTIPLE OFFERS RECEIVED - ALL HIGHEST AND BEST OFFERS DUE BY TUESDAY JANUARY 23RD AT 5PM FOR SELLER REVIEW*** ATTENTION ALL CONTRACTORS, INVESTORS, FLIPPERS AND HANDY HOMEOWNERS! Here is a unique opportunity to buy this 1570 sqft 3 bedroom home in the desirable Ball Pond/NY Border neighborhood of New Fairfield, close to Ball Pond and with great views of Putnam Lake. The home is in need cosmetic updating and attention throughout but bring your tools and imagination, there is great potential here! This home sits on .40 acres and has great bones along with some newer updates, including Vinyl Siding, Vinyl Clad Tilt Windows, Brand New Propane HW Heater and a Newer Hot Air Oil Boiler. The rooms are large and the main level offers a flexible floor plan with Kitchen and eating area, Dining/Family Room with a woodstove, Living Room with views, 1 full bath with laundry area, an additional half bath that has had some updating, and a bedroom. The upper level includes 2 spacious bedrooms plus 2 additional bonus rooms for office, storage or extra closet space. There is also a 1 car garage and exterior access basement. Being sold "as-is" where-is".</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	9 Pending	*Under Contract as of 1/24/2024 MLS ID: 170616366						
138 Gillotti Rd	Single Family	4/2	2,256 sq ft	10,890	1/2/2024	\$479,000	1/24/2024	\$212
<p>Charming four-bedroom Cape Cod style home nestled by the picturesque Ball Pond, in New Fairfield. Enjoy views from various vantage points within the house. As you enter the home, you are welcomed by a bright living room with wood burning fireplace and hardwoods. Large eat in kitchen with stainless steel appliances and plenty of cabinet space, leading to a sunken dining room with radiant heat and sliders to tranquil deck and fully fenced in backyard. There are two well-appointed bedrooms and a full bath to complete this level. Upstairs you will find a primary bedroom with a large walk-in closet and additional family bedroom and spacious full bathroom. The residence also boasts a thoughtfully finished basement, providing extra living space or recreational opportunities. Oversized garage with work area. Many new updates including Roof, Siding, Doors, Fence, AC split, retaining wall, Dishwasher, upgraded 200-amp service with Generator hookup and new hot tub included. A quick stroll to the water, come embrace the tranquility and comfort of this idyllic retreat! Conveniently located to schools, shopping, Lake, Highways, NY Border and More!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	10 Pending	*Under Contract - Continue To Show as of 2/9/2024 MLS ID: 170622133						
27 Mill Pond Rd	Single Family	4/3	2,862 sq ft	87,120	2/1/2024	\$725,000	2/9/2024	\$253
<p>Nestled on 2 private acres in the Locust Glen Estates subdivision sits this distinguished 4-bedroom colonial, constructed in 2001, seamlessly combines classic elegance with modern comfort. As you step through the impressive foyer, the main level welcomes you with gleaming hardwood floors that extend throughout. Entertain in style with a formal dining room and living room, both featuring wood-burning fireplaces for cozy gatherings. The heart of this home is it's chef's kitchen, complete with granite countertops, stainless steel appliances, custom cabinetry, and a spacious island. Adjacent to the kitchen is a family room overlooking the level backyard, creating a seamless flow for everyday living. The first floor also hosts a bonus room and a half bath, with convenient inside entry to the spacious 3-car garage. The garage includes additional storage space, and above it, awaits an unfinished bonus room- a perfect canvas for your storage needs or a future hobby/rec room.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								







Closed: 10

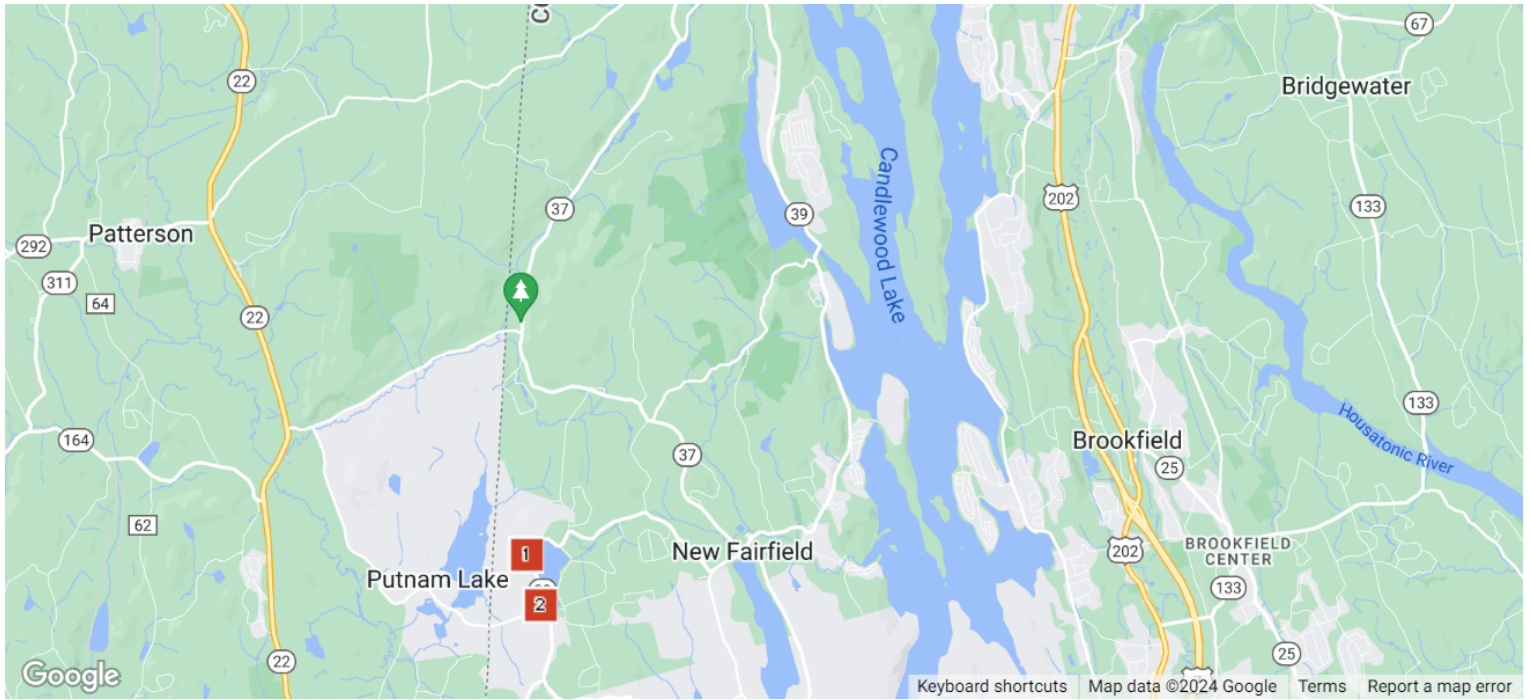
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed *Sold Date: 12/12/2023, MLS Listing 170601994: 10/3/2023 <i>MLS ID: 170601994</i></p> <p>185 Ball Pond Rd</p> <p>Welcome to your dream home in the picturesque countryside! This almost brand new Farmhouse Colonial offers a unique blend of luxury, comfort and views. Nestled atop a serene knoll, this custom-designed residence is a masterpiece of craftsmanship and architectural excellence. Expansive front porch is THE perfect spot to enjoy your morning coffee or relax with a glass of wine as the sun sets. The primary suite is a true retreat, featuring multiple rooms that can be tailored to your specific needs. All 4 bedrooms are ensuite, providing convenience and privacy for all family members and guests. Abundant storage. The fully finished lower level boasts a full bath, providing a perfect space for playroom, home gym or office, game room or additional living area. Extra insulation has been added to ensure soundproofing between rooms and to maximize energy savings. Beautiful masonry. Situated just minutes from town center and shopping as well as convenient proximity to NY border and major highways. If you desire even more space and privacy, additional land is available for purchase.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	4/5	4,200 sq ft	87,120	2021	12/12/2023	\$850,000	\$202
 <p>2 Closed *Sold Date: 1/16/2024, MLS Listing 170608093: 11/1/2023 <i>MLS ID: 170608093</i></p> <p>39 Candle Hill Rd</p> <p>"Welcome to your dream home in the serene Lake Community! This contemporary-style ranch offers the perfect blend of modern living and tranquility. With three spacious bedrooms, two and a half beautifully updated bathrooms, and a large loft that's ideal for your office space, this home is designed for comfort and functionality. As you enter, you'll be immediately captivated by the expansive living space, perfect for family gatherings and entertaining. The abundant natural light streaming through large windows accentuates the new paint and flooring throughout, giving the interior a fresh and inviting feel. The energy-efficient solar panels not only reduce your carbon footprint but also save you money on energy costs. You'll have ample storage with plenty of closet space, and the private road ensures peace and security, making this the ideal retreat for those seeking privacy. Outside, the property boasts a wealth of amenities, including access to the picturesque lake, allowing you to enjoy water-based activities and a vibrant community. This property is a true oasis, offering the best of both worlds - a contemporary, updated interior and a tranquil, private setting. Don't miss the opportunity to make this house your forever home. Schedule a viewing today and experience the lifestyle that awaits in this remarkable Lake Community property!"</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/3	2,789 sq ft	39,204	1960	1/16/2024	\$505,000	\$181

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.
	3 Closed	*Sold Date: 11/28/2023, MLS Listing 170588773: 10/7/2023 <i>MLS ID: 170588773</i>						
24 Columbia Dr	Single Family	4/4	3,068 sq ft	47,044	1985	11/28/2023	\$642,500	\$209
<p>Beautifully maintained 4 bedroom colonial in a very desirable westside neighborhood! First time on the market, the original owners have lovingly cared for their home inside and out with many updates and landscaping. The kitchen offers a double oven, cooktop, marble backsplash, granite, SS appliances and flows seamlessly into the beamed family room with fireplace. Great house for entertaining! The finished walk out lower level offers more living space, 1/2 bath, wet bar and second fireplace. Excellent commuting location to I684, Westchester, I84 and only 70 miles to NYC. The town center and schools are minutes away as well as Candlewood Lake for summer fun! This home has been enjoyed for many years and has many years to go with a new owner....cozy up to the fireplaces....just in time for the holidays!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
	4 Closed	*Sold Date: 11/28/2023, Public Record <i>MLS ID: -</i>						
24 Dick Finn Rd	Single Family	4/2	1,189 sq ft	40,075	1960	11/28/2023	\$558,500	\$410
<p>—</p>								
	5 Closed	*Sold Date: 12/18/2023, Public Record <i>MLS ID: -</i>						
12 Milltown Rd	Single Family	3/2	1,036 sq ft	15,246	1930	12/18/2023	\$451,000	\$421
<p>—</p>								
	6 Closed	*Sold Date: 12/13/2023, MLS Listing 170555486: 3/18/2023 <i>MLS ID: 170555486</i>						
11 Pleasant View Rd	Single Family	4/3	1,904 sq ft	4,356	1963	12/13/2023	\$472,500	\$248
<p>Enjoy SUMMER LIVING- in a Beautiful YEAR ROUND, move in ready home in a small lake community, with low taxes & HOA fees. This Newly remodeled, 1900 s/f- 4 bed/2 1/2 bath home in a well-established Community is the ONE. It is available immediately. Located on a quiet cul-de-sac, you can enjoy the views from the many decks which offer ideal outdoor living & entertaining spaces. This home was recently renovated, and it has been done to a very high level and tasteful manner, inside and also upgrades outside. Underground electric, gas heat, new windows/doors & two new decks. As you enter the home you feel how light and bright it is, the ceilings were raised adding a sense of space. The living room, kitchen & dining rooms although distinct spaces are linked in an open manner. The floors are new and are the same throughout offering great flow. The new kitchen will not disappoint, gas range, new appliances, quartz countertops, peninsula, it will delight any chef. The dining room has great views of Squantz pond and opens to a new deck, which spans the length of house. The main floor also has a full bath, nice sized bedroom/office/ a very large primary bedroom with half bath and sliders to the deck. The lower level has also been fully renovated- There are two more bedrooms and a large rec room space. There is a wood burning stove, door to access the yard, and a new trex deck with sliders. Deeded beach rights on Squantz Pond. Bring your kayak/canoe and ENJOY. Only 55 miles from NYC</p> <p><i>Courtesy of William Raveis Real Estate</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>7 Closed *Sold Date: 1/8/2024, MLS Listing 170606791: 10/26/2023 <i>MLS ID: 170606791</i></p> <p>34 Rita Dr</p> <p>This lovely home on Rita Drive is so clean and well cared for. Pull down the level and private driveway to the secluded property, and be awed by the plush grass, new landscaping and curb appeal. Upon entry you into the foyer will find a nice functional layout; Eat-in Kitchen with off white cabinetry, granite counters, countertop seating and a breakfast nook. Spacious Dining Room that opens into the formal Living Room. Family Room with a gas fireplace (can be transitioned back to wood if preferred) and a sliding door to the back patio. The main level also consists of a Powder room, Mudroom/Laundry Room and the two car garage with newer doors and openers. The Upper Level houses all 4 Bedrooms; Primary Bedroom with 2 walk-in closets and private bath; 3 Additional Bedrooms with another full bath. Tons of natural light fills each room in this house. The lower level is unfinished but offers endless possibilities. Finish to your desire or use as workshop/gym. The home is equipped with oil heat and central air. The property is level and private. Rita Drive is an amazing location; walk to the high school/ ball fields through a private trail, or take a 2 minute ride into town. New Fairfield offers a great lifestyle, especially in a home like this.</p> <p><i>Courtesy of Houlihan Lawrence</i></p>	Single Family	4/3	2,320 sq ft	43,560	1990	1/8/2024	\$660,000	\$284
 <p>8 Closed *Sold Date: 11/17/2023, MLS Listing 170582841: 7/7/2023 <i>MLS ID: 170582841</i></p> <p>7 Sunset Trl</p> <p>Just Listed!!!! 4 Bedroom, 3.5 Bath Single Family Home located in Candlewood Isle. Built in 1930, this 1804 square foot home is on .48 acres on top of a hill with spectacular lake views. The interior of the home is mostly wood. Outside you will find a large wood patio. A great opportunity to own a beautiful property in the much sought after Candlewood Isle Community. HIGHEST AND BEST BY 5PM BY 9/11/23</p> <p><i>Courtesy of RE/Max Experience, LLC</i></p>	Single Family	4/4	1,804 sq ft	20,908	1930	11/17/2023	\$642,100	\$356
 <p>9 Closed *Sold Date: 1/16/2024, MLS Listing 170602324: 10/4/2023 <i>MLS ID: 170602324</i></p> <p>11 Arden Ave</p> <p>Great home in wonderful New Fairfield location minutes to NY easy commute or access to Metro North. The home has good bones including siding and windows replaced about 7 years ago. 2 fully insulated rooms one on each level for 3 season use that can be heated adding over 400 square feet of year round living space to total living space of approximate 1800 square feet. Shared private community beach with small yearly fee optional. Home is on a cul-de-sac street so it's private. Coming to market on October 18, 2023. Estate sale subject to probate approval, home sold "as is" competitively priced to allow for updates by new owner. More photo's to come or come see yourself. Don't miss out call today.</p> <p><i>Courtesy of Howard Hanna Rand Realty</i></p>	Single Family	3/2	1,362 sq ft	17,424	1971	1/16/2024	\$375,000	\$275
 <p>10 Closed *Sold Date: 1/3/2024, MLS Listing 170573052: 6/2/2023 <i>MLS ID: 170573052</i></p> <p>16 Arrow Meadow Rd</p> <p>This remarkably spacious home features spectacular year-round views of Putnam Lake and the surrounding mountains. The Western exposure provides consistently stunning sunsets viewable from the main living areas, the lower-level bedroom, outdoors from the western facing large patio or the extremely private rear yard. There is a great spot in the yard for a gazebo with sweeping forever views. Privacy abounds due to its cul de sac location. Well-maintained and recently renovated, this 4 bedroom, 3 full-bath home offers comfortable living on two levels. The upper level features a newly renovated open kitchen with granite countertops, stainless appliances, gas stove and ample granite island; dining room; living room with stone fireplace and sliders to the massive patio. Also, on the upper level is the primary bedroom with full bath ensuite, and two more generous bedrooms and a full hall bath. The large updated lower-level spans the entire footprint of the house. This level features a huge 4th bedroom with separate entrance, 8-foot ceilings, huge stone fireplace, and full bath. A large comfortable media room or office, generous storage and laundry room complete this level. This home is perfect for spending time at home with privacy and room to spread out. The lower level's separate entrance provides the potential for an accessory apartment or multi-generational living space.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	3,396 sq ft	77,536	1963	1/3/2024	\$550,000	\$162



Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • <i>Notice of Lis Pendens</i> <small>MLS ID: -</small> 15 Schermerhorn Dr -</p>	Single Family	3/2	1,424 sq ft	19,602	-	11/21/2023	Notice of Lis Pendens	-
 <p>2 ■ Off Market • <i>Notice of Foreclosure Sale</i> <small>MLS ID: -</small> 6 Wilson St -</p>	Single Family	3/2	1,242 sq ft	10,890	-	12/16/2023	Notice of Foreclosure Sale	-

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