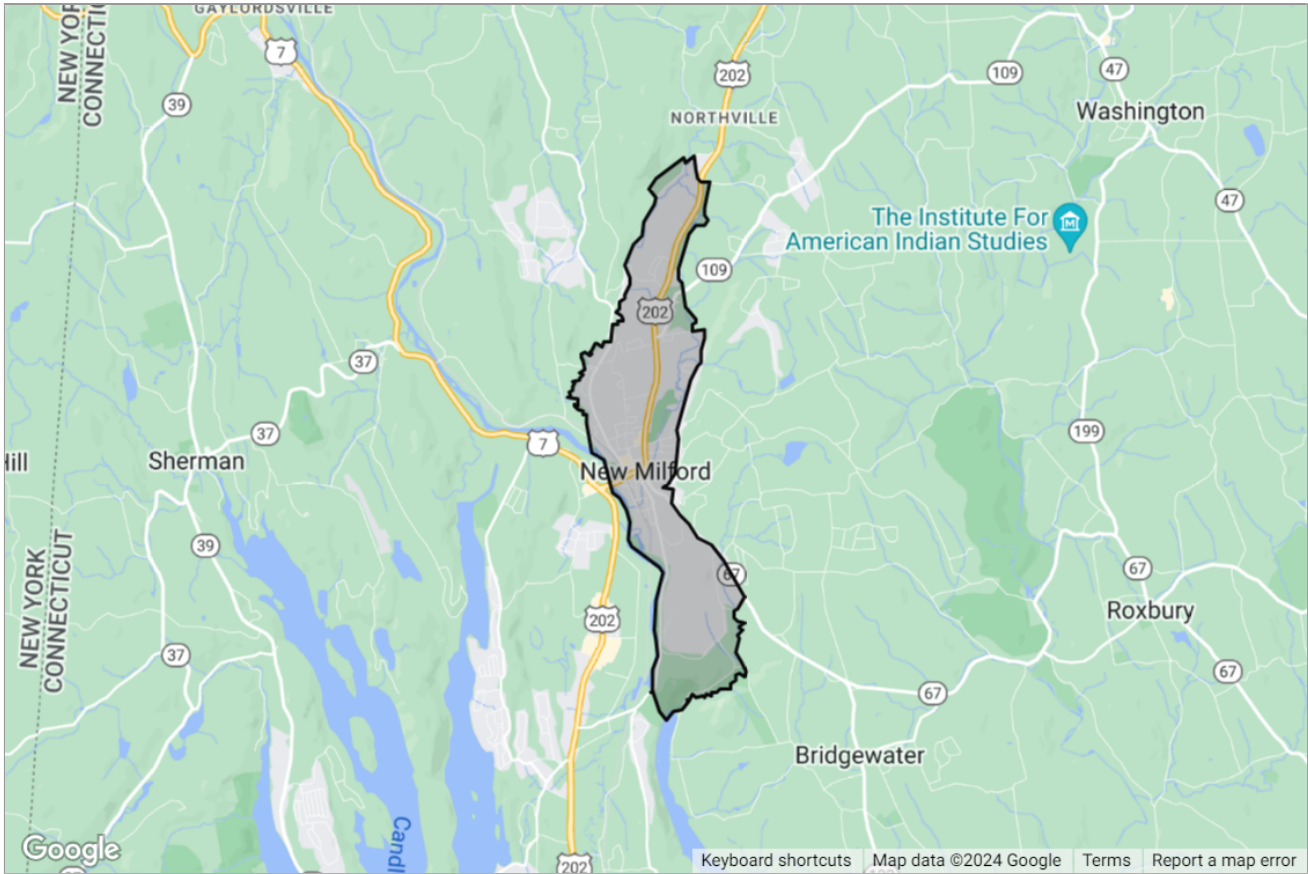


MARKET ACTIVITY REPORT

New Milford, 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

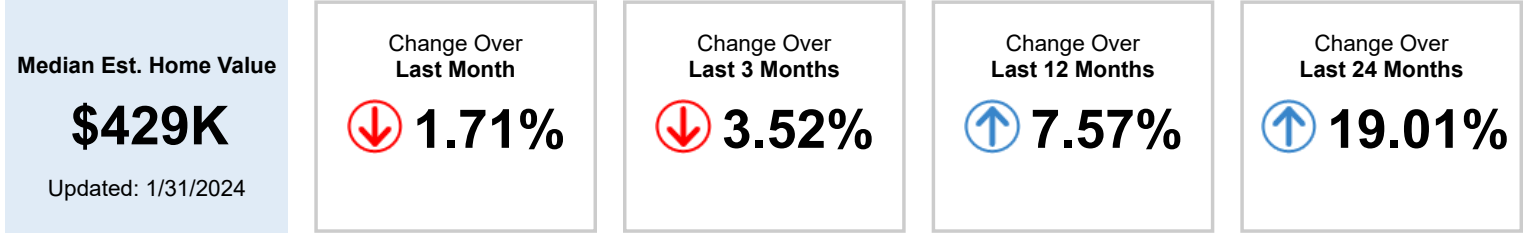
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

New Milford, Connecticut

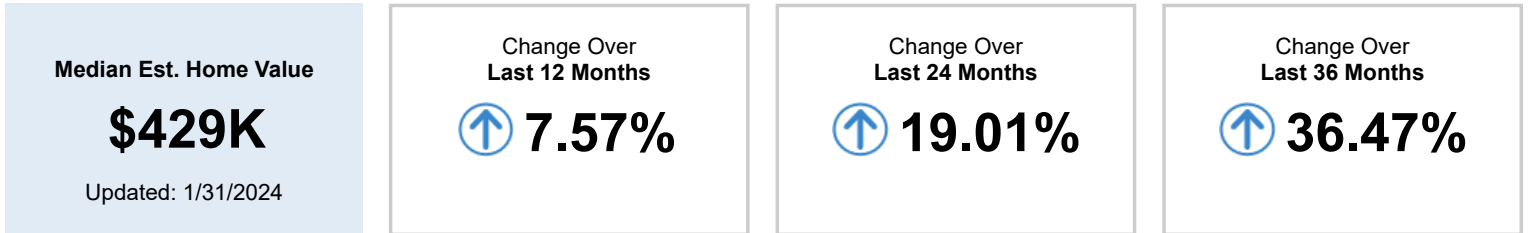
Market Snapshot: Estimated Home Values



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

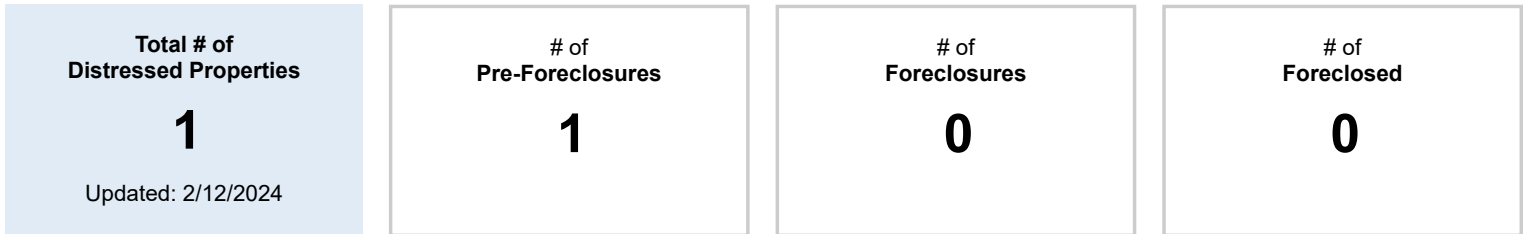
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value







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

Market Snapshot: Concentration of Distressed Properties







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

Market Snapshot: Sales Price

<p>Median Sales Price</p> <p>\$415K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 11.23%</p>	<p>Change Over Last 3 Months</p> <p> 9.21%</p>	<p>Change Over Last 12 Months</p> <p> 3.75%</p>	<p>Change Over Last 24 Months</p> <p> 36.07%</p>
--	--	--	---	--

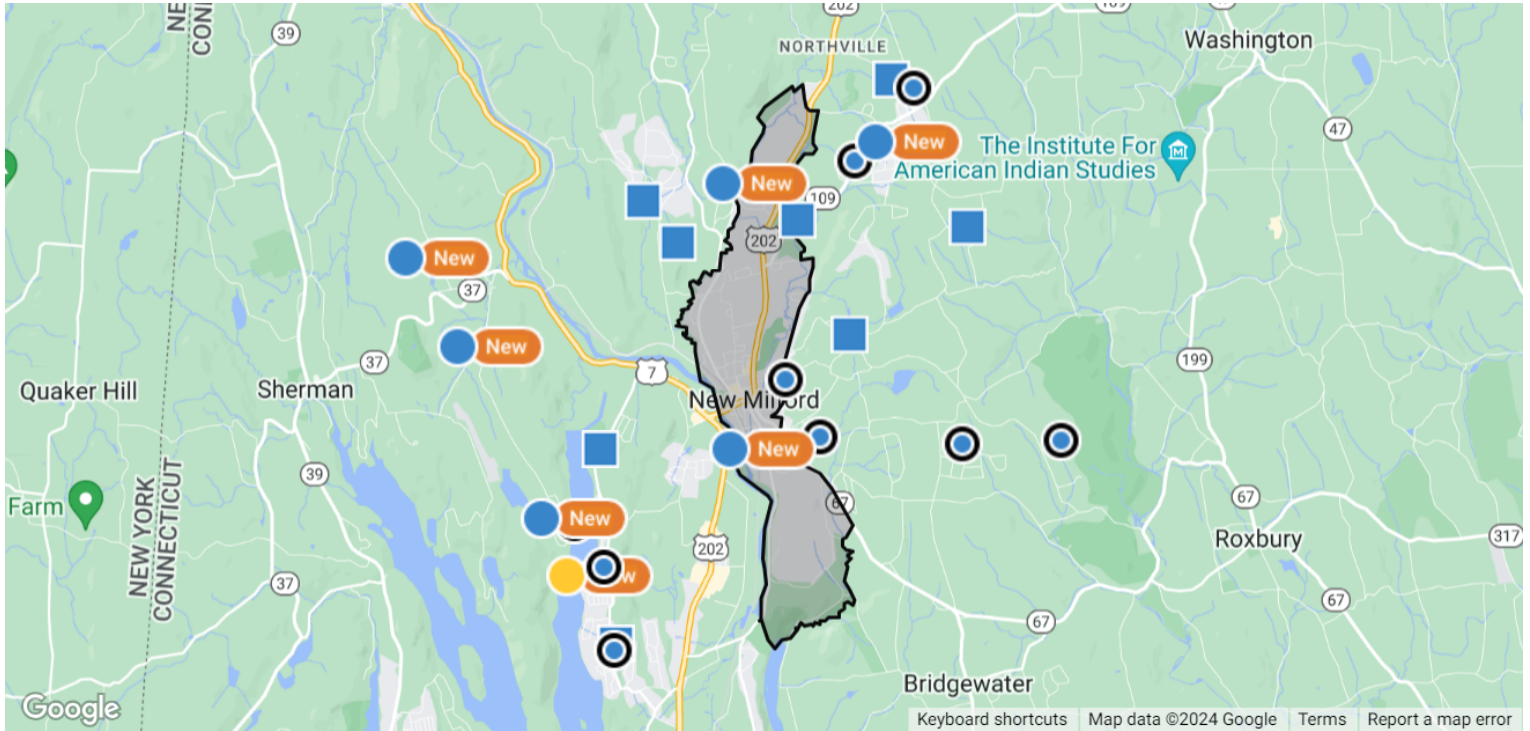
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





<p>Median List Price</p> <p>\$629K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 2.44%</p>	<p>Change Over Last 3 Months</p> <p> 0.94%</p>	<p>Change Over Last 12 Months</p> <p> 14.36%</p>	<p>Change Over Last 24 Months</p> <p> 22.62%</p>
---	---	--	--	--

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

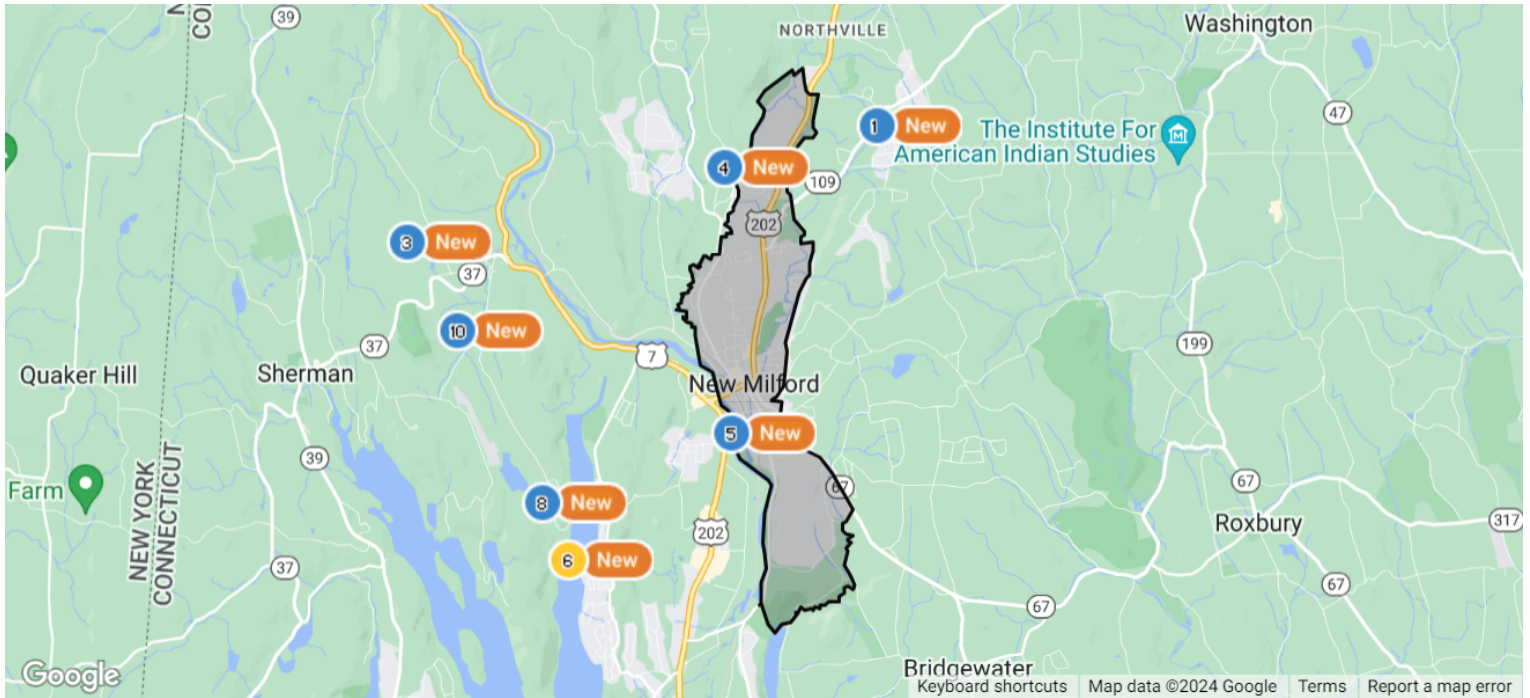
Market Activity Summary Stats





Search Criteria | **Location:** New Milford, 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	1
Low Price / Value	\$6,800	\$299,000	\$309,278	\$489,000
Median Price / Value	\$617,400	\$472,000	\$552,500	\$489,000
High Price / Value	\$1,495,000	\$2,290,000	\$765,000	\$489,000
Average Price / Sq. Ft.	\$227	\$243	\$217	\$289
Median Price / Sq. Ft.	\$245	\$210	\$193	\$289
Average Days in RPR	31	95	51	–
Median Days in RPR	21	79	49	–
Total Volume	\$5,993,499	\$6,550,900	\$5,404,028	\$489,000





New Milford, Connecticut







New Listings: 10

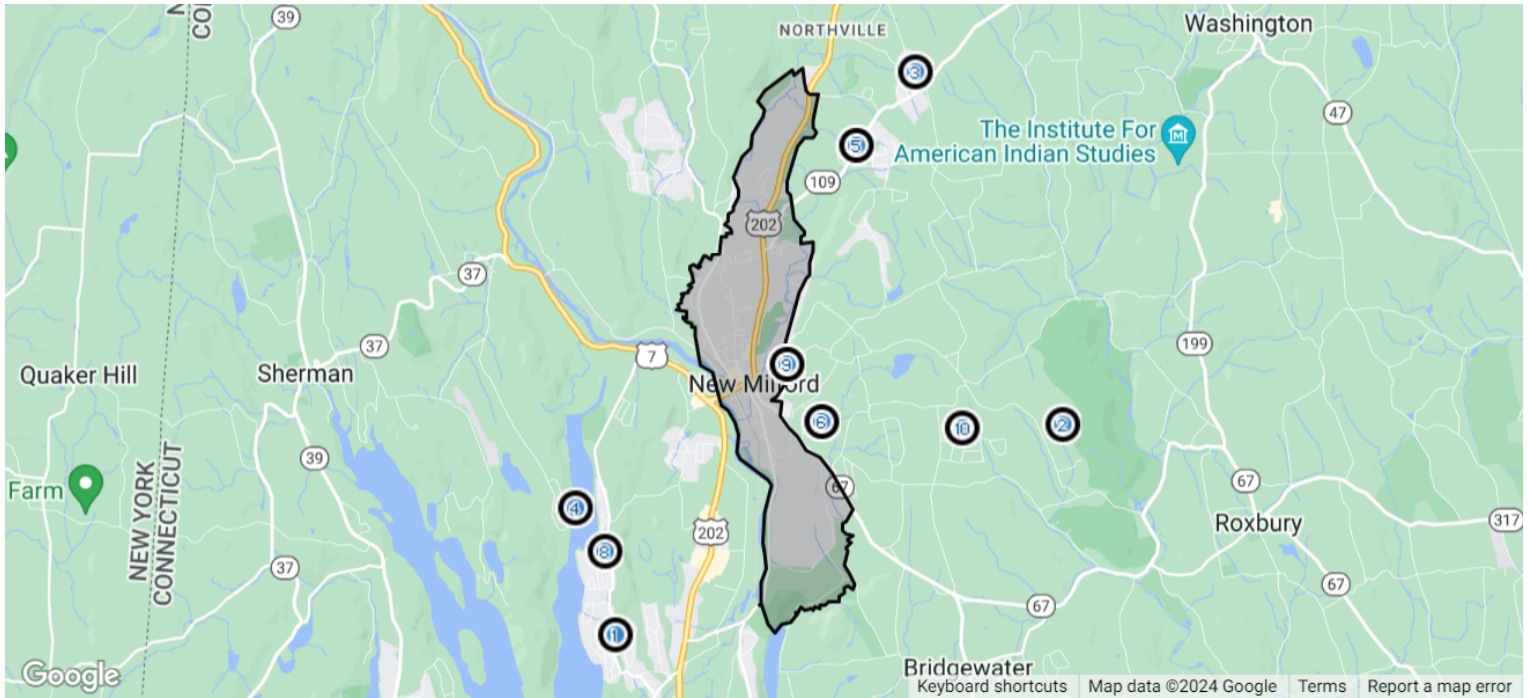
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • <i>New, Active: 12/7/2023</i> <i>MLS ID: 170613129</i></p> <p>16 Saddle Ridge Rd</p> <p>Stately Colonial has over 4000 square feet of living space! The grand foyer entrance sets the tone for the elegance of this beautiful home. The heart of the home is the gourmet eat-in kitchen, a culinary haven with top-of-the-line appliances, center island, built ins and access to the backyard deck. The sunken living room invites relaxation with a cozy fireplace, and french doors to the wood sided sunroom. Beyond, discover a formal dining room and a versatile bonus room over the 2-car garage, perfect for a home office or entertainment space. The curved staircase winds to the upper level with a nice open balcony that looks to the foyer below. Three large bedrooms including the master suite with a dressing room, full bathroom with a huge tiled shower, and balcony overlooking the private back yard. This residence is thoughtfully designed, featuring a lower level in-law setup with separate entrance for multi-generational living. Experience the epitome of comfort and style in this meticulously crafted home.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/4	5,368 sq ft	125,452	1984	12/7/2023	\$759,000	\$141
 <p>2 ● Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170623517</i></p> <p>79 Carmen Hill Rd</p> <p>Candlewood Lake Contemporary on picturesque Carmen Hill! Meticulously rebuilt from the ground up with the finest materials and featuring over 2400 sq ft with 3 bedrooms and 4 bathrooms. Perfect for year-round use or as a low-maintenance weekend home. Everything is new here—from the gleaming hardwood flooring to the spacious new kitchen, the main level features an open concept floor plan. Upstairs you’ll find a large master bedroom suite with dual sink vanity and walk-in closets, plus two other bedrooms and beautiful new bathrooms with custom tile. Two car garage and a perfectly level yard bordered by trees and fencing for privacy. Enjoy easy access to the beautiful Candlewood Terrace beach, with a platform for swimming and fishing, community boat docks/slips and gorgeous western exposure to relax and unwind gazing at the sunset. Just minutes to ample shopping and highways and only 90 minutes to Manhattan. Absolutely move-in ready—just bring your furniture and your beach towels and enjoy!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/4	2,401 sq ft	17,424	2023	2/8/2024	\$649,900	\$271

New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active • <i>New, Active: 1/28/2024</i> <i>MLS ID: 170620537</i></p> <p>140 Stilson Hill Rd</p> <p>Welcome to this fabulous old-world estate situated on almost six parked-like acres, offering privacy and serenity. This charming property is adorned with a circular driveway featuring beautiful paver stones, leading you to the inviting courtyard. The main house boasts three to four bedrooms and 3 full baths, with 2 additional half baths for guests. The three-car detached garage is complete with a huge open loft and a cute Coppola, providing plenty of storage space. Surrounded by mature trees, raised garden beds, and a manicured landscape, this home offers a picturesque setting. Enjoy the convenience of being located on a country road while still being close to shopping, entertainment, and various recreational activities. The property is just a short distance from a lake, river, hiking trails, and more. Combining the charm of the original stately home built in 1810 with a seamless addition, this estate offers the perfect blend of old meets new. Enjoy the warmth and ambiance created by the 3 fireplaces. The open floor plan in the kitchen, dining, and family rooms flows beautifully for entertaining and hosting your guests. Two large en-suite bedrooms provide ample space and privacy, while an additional office and storage area offer flexibility for your needs. The cozy screened back porch and the patio offer perfect spots to enjoy the peaceful surroundings. Additional features include a library, and a full unfinished basement ready for your imagination.</p> <p><i>Listing Courtesy of Dream House Realty</i></p>	Single Family	3/5	3,569 sq ft	257,875	1810	1/28/2024	\$975,000	\$273
 <p>4 ● Active • <i>New, Active: 2/1/2024</i> <i>MLS ID: 170622328</i></p> <p>14 Old Lantern Rd</p> <p>Light Your Way Home w/this Old Lantern! Move in ready, 3 bedroom, 1.5 bath raised ranch, located on .92 of an acre on a quiet country Cul de sac, yet just minutes from town conveniences and all New Milford has to offer. Hardwood floors, central air, efficient oil hot water baseboard heat, vaulted ceilings 2 car garage, granite counters, stainless steel appliances, wood burning fireplace private rear deck off of your kitchen, overlooking your spacious yard with shed. This home was professionally remodeled by a respected local contractor not long ago; peace of mind moving forward for the next lucky buyer!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,622 sq ft	40,075	1977	2/1/2024	\$409,900	\$253
 <p>5 ● Active • <i>New, Active: 2/1/2024</i> <i>MLS ID: 170622056</i></p> <p>100 Grove St</p> <p>This perfect starter home has been lovingly maintained over the years. There are two main floor bedrooms and a third bedroom on the upper level. The living room is cozy with a wood burning fireplace. The kitchen, dining area, a full bath and breezeway/mudroom complete the main level. You can enjoy a nice book either in the comfy breezeway or on your private, expansive deck, which offers a great tranquil space. Beautifully maintained flower gardens and landscaping surround the back deck, patio and backyard. A one-car garage and shed complete the property. Very close to the village green of New Milford which boasts shopping, restaurants, a movie theater and a brewery. Make 100 Grove St your new home.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	1,176 sq ft	7,840	1935	2/1/2024	\$399,000	\$339
 <p>6 ● Active • <i>New, Active: 2/10/2024</i> <i>MLS ID: 170623980</i></p> <p>44 Ferris Estates Rd</p> <p>Welcome to this amazing furnished Summer rental on Candlewood Lake available for \$40,000 total for Memorial Day to Labor Day 2024. This updated, Craftsman style, cedar and stone lake house is found in the serene community of Ferris Estates. The home boasts of a modern, open floor plan, a living room with a floor-to-ceiling Fieldstone fireplace and vaulted ceilings. It has spacious bedrooms, a great dining room, and a stone patio. The third bedroom can be set up as an office, or with beds according to your needs. This is a direct waterfront home with an incredible private dock and lakeside patio. Commuting is a breeze with the new Rt 7 Connector.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>	Single Family	3/3	1,880 sq ft	23,522	2011	2/10/2024	\$14,000 mo.	\$7

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>7 ● Active *New, Active: 1/9/2024 <i>MLS ID: 170609507</i></p> <p>58 Big Bear Hill Rd</p> <p>Welcome Home to this beautifully well-appointed, one-owner 2006, 4 Bedroom Colonial located in the very desirable Northville neighborhood. Privately set back on 1.85 acres, this pristine, move-in ready home with a covered and spacious front porch has much to offer. This lovely well-designed house offers nearly 3,000 square feet, featuring hardwood flooring, central vac, crown molding, nicely sized formal dining room, open-concept eat-in kitchen/family room combo and a separate living room. Bring your groceries easily in from your convenient main level 2 car garage. The kitchen features lighter wood cabinets, granite countertops, stainless appliances as well as a nicely sized island with plenty of room for an eating area as well as easy access to the private deck and 15x30 above ground pool. Continuing your tour, upstairs you will find 4 bedrooms and the 4th bedroom is an oversized primary suite. The dry and unfinished basement with hatchway egress offers the potential for additional living space. Conveniently located with an easy commute to town center, shopping, restaurants, ski resorts, Bantam Lake, Lake Waramaug and the beauty of Litchfield County. This Lovely Home Awaits You!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	2,952 sq ft	80,586	2006	1/9/2024	\$699,999	\$237
 <p>8 ● Active *New, Active: 1/16/2024 <i>MLS ID: 170619222</i></p> <p>32 Candlewood Shr</p> <p>Feel right at home in this enchanting direct waterfront chalet! With views of the lake from nearly every room in the house, this is the perfect place to trade rush hour for happy hour. Attention to detail is evident in the quality woodwork that is showcased throughout. As soon as you enter the front door, you'll be impressed with the open floor plan that connects the updated galley kitchen with granite counters & a breakfast bar...to the living/dining room combination with its vaulted ceilings, stone fireplace, and walls of glass. Main level also includes a cozy den with exposed beams, a full bath, 2 bedrooms (one with a loft area!), and a sitting room that doubles as extra sleeping space. On the lower level you'll be impressed with the gorgeous wet bar/game room that has sliders to a paver patio, lakeside bedroom suite with full bath, and an office with built ins and sliders to the patio. This stunning home at the northern end of Candlewood Lake has a terraced walkway to its own private dock so you can enjoy a day on the water and an evening of relaxation. Its a perfect time to buy your waterfront dream!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,460 sq ft	8,712	1964	1/16/2024	\$1,495,000	\$608
 <p>9 ● Active *New, Active: 11/20/2023 <i>MLS ID: 170611455</i></p> <p>18 Elizabeth Ln</p> <p>This stunning contemporary home with majestic views of the Housatonic River is graciously furnished and maintains the best of original midcentury modern flare blended with luxurious contemporary comforts and amenities. There are two wings off of the main living area: The first has three bedrooms and a full bath, and the second has one bedroom, full bath, and access to the expansive two-car garage. In the basement you will find the laundry room which was originally a world-renowned Time Magazine photographer's darkroom, and there is a bonus room that could be used for guests or a wonderfully private office. Set on six and a half acres of unparalleled beauty, this New Milford gem includes an immaculately maintained in-ground swimming pool and an oversized hot tub incorporated into the generously sized screened porch with water views.</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	4/2	2,010 sq ft	284,011	1963	11/20/2023	\$6,800 mo.	\$3
 <p>10 ● Active *New, Active: 12/18/2023 <i>MLS ID: 170614272</i></p> <p>1 Laurel Rdg</p> <p>Spacious freshly painted 4 bedroom Colonial with over 2600 sqft of living space and a full basement, beautiful grounds, in ground pool. Quiet location, good Westchester commute. Main level with open foyer, large living room, office/den with built-ins, family room with hardwood floors and stone fireplace, dining room, laundry room, half bath and an eat in kitchen with granite counter, tile floors, sliders to private back yard, large deck and in-ground pool. Upper level: primary bedroom with walk in closet, private bath(heated floors), three more generous sized bedrooms, and another full bath(also heated flrs). Full basement with interior access, a large open space perfect for playroom or exercise room, also two separate rooms/areas perfect for wine cellar or storage and exterior hatch door. All bedrooms equipped with ceiling fans plus Central Air. Lots of crown moldings and quality. Composite deck and fenced in rear yard for maximum convenience and entertaining or pets. Over sized 2 car attached garage with newer doors and newly painted floors Make it yours!</p> <p><i>Listing Courtesy of Rebelo Realty LLC</i></p>	Single Family	4/3	4,270 sq ft	85,377	1980	12/18/2023	\$584,900	\$137







Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 2/12/2024 <i>MLS ID: 170621009</i></p> <p>23 Valley View Ln</p> <p>This lake community ranch home has 3 bedrooms, 2 full baths, a maple kitchen, and hardwood floors. While it requires some maintenance, it is being sold "AS IS" and the price reflects this. The home is located in the lovely Candlewood Point neighborhood which boasts a quiet park-like setting and a sunny, sandy beach on the northeast shore of Candlewood Lake. Put some time into this handyman special and enjoy your summer by the lake.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	3/2	1,100 sq ft	13,503	1/27/2024	\$299,000	2/12/2024	\$272
 <p>2 Pending • Under Contract as of 1/10/2024 <i>MLS ID: 170612672</i></p> <p>72 Beardsley Rd</p> <p>Center hall colonial with a 2-story foyer, formal living room, dining room, and a family room connected to a spacious and updated kitchen with Stainless Steel Appliances is quite appealing. The hardwood floors, crown molding, and finished lower level with a walk-out and workshop add extra charm and functionality. The 3-season porch is a nice touch, providing a space to enjoy the outdoors during various weather conditions. Having a property that backs up to the Mine Hill Preserve adds an element of privacy and natural beauty to the backyard. The primary bedroom with vaulted ceiling and an en suite featuring a jacuzzi is a luxurious retreat within the home. With three additional bedrooms and two full baths, there's plenty of space for family or guests. The property's location is also convenient, being close to town, restaurants, shopping, and major highways. This makes it easy to access amenities and commute to various destinations. Overall, a well-rounded and desirable home with a good combination of interior features, outdoor space, and proximity to local conveniences. If you have any specific questions or if there's more information you're looking for, feel free to ask!</p> <p><i>Listing Courtesy of Howard Hanna Rand Realty</i></p>	Single Family	4/3	4,022 sq ft	82,764	11/30/2023	\$639,000	1/10/2024	\$159

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 - Continue To Show as of 11/16/2023</i> <i>MLS ID: 170603871</i> 33 Buckingham Rd	Single Family	4/3	2,932 sq ft	24,393	10/13/2023	\$425,000	11/16/2023	\$145
<p>Welcome Home! Great Raised Ranch features 4 bedrooms, 2.5 baths and nestled on approx. 0.56 acres. A majority of the main level has been freshly painted, enhanced by the sheen of the newly refinished oakwood floors that span the living room, dining room, hallway, & three bedrooms. Brightening up festivities and everyday moments is the expansive sunroom. It comes with its own thermostat, ensuring comfort in every season, and large windows that drench the space in natural light. It's truly a haven for relaxation. The lower level has freshly steam-cleaned carpets, offering a clean and cozy ambiance. For those who love to entertain, the lower level family room is a treat with its inviting fireplace and wet bar. The home has lots of storage and a whole house fan. The garage was repainted, and the home's exterior was power washed, sanded & repainted. A BRAND NEW engineered septic system is to be installed before closing. Outside, enjoy tranquil moments on the spacious private deck, which provides a serene view of a flat firepit area. A handy shed, added in 2019, provides additional storage or workspace. The lovingly cared-for outdoors is adorned with mature plants and boasts a bountiful apple tree, ready to enrich your kitchen with fresh produce. This home is situated near parks, shopping, restaurants, a Cinema, train station, medical facilities & more. Nothing to do but "move right in." It's time to see all that Litchfield County has to offer. Make this home your home today!</p> <p><i>Listing Courtesy of Scalzo Real Estate</i></p>								
 4 Pending • <i>Under Contract as of 1/18/2024</i> <i>MLS ID: 170580645</i> 25 Candlewood Shr	Single Family	4/7	5,330 sq ft	37,026	6/29/2023	\$2,290,000	1/18/2024	\$430
<p>This one has it all. Diving pool with waterfall, spa and new Gunite/tiles, outdoor shower and pool bathroom, built-in high-end BBQ, spectacular rock wall and new gardens and beautiful gates. Heated 3+ car/boat garage, 4 bedrooms with en-suite baths and bunks for the whole family and many more, Primary bedroom with over-bed lighting, two huge walk-in closets with pocket doors, en-suite with double sized shower, new vessel tub/filler. Two other guest bedrooms with en-suites and views of the lake or the pool. Gorgeous cook's kitchen with all the whistles, massive quartz island, just 4 years old. Double-sided huge stone fireplace in open plan living/dining/music room. Authentic beams and custom woodwork throughout. Big office on main floor with floating shelves, windows overlooking pool, and closet housing main floor/outdoor speaker system (will convey). Large front door and garage entryways. Huge family area with lake views, bedroom and en-suite over garage, huge family area lower level with bedroom, en-suite, bunk room, sauna, and private door to outside. Picturesque bridge in front of house is perfect for memorable photos and unobstructed views of the coveted quiet northern top of Candlewood Lake. Property is very private, with empty lots and mature trees on both sides. Over 850k in improvements include lakefront lot with enlarged boat dock, kayak launch, patio, sandy beach, native plantings, lighting and sound, and propane firepit at water's edge. Full house generator.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
 5 Pending • <i>Under Contract as of 1/3/2024</i> <i>MLS ID: 170611707</i> 167 Chestnut Land Rd	Single Family	4/3	2,650 sq ft	53,143	11/21/2023	\$579,900	1/3/2024	\$219
<p>Welcome to this charming colonial home situated on an expansive 1.22 acre lot, offering privacy and providing serene living. This well-maintained residence offers a perfect blend of modern comforts and traditional elegance. Immerse yourself in the timeless charm of this home and that seamlessly blends the kitchen, dining, & living areas, creating an ideal space for entertaining & family gatherings. 4 spacious bedrooms, 2.5 baths and 2 car garage, providing ample room for your loved ones. The kitchen offers modern amenities seamlessly integrated into the classic ambiance of this home, enhancing your comfort and ease of living. Step outside onto the deck and envision hosting gatherings or enjoying peaceful mornings in your private oasis. The lot beckons outdoor activities, gardening ventures, and more, allowing you to tailor the space to your desires. Come spring, sit back and enjoy all the blooming flowers from the mature perennial gardens which are located throughout the property.</p> <p><i>Listing Courtesy of Nationwide Homes</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> MLS ID: 170616108</p> <p>12 Christine Ln</p>	Single Family	4/3	1,998 sq ft	9,147	12/28/2023	\$519,000	1/25/2024	\$260
<p>Thinking about down sizing? Looking for a main floor master suite? Then don't miss this light filled 4 bedroom, 2 1/2 bath contemporary colonial, custom built in 2001 for the current owners and loaded with upgrades. Enjoy the view from the farm house porch, a sunny winter afternoon or summer evening in the heated/cooled 4 season sun room and entertaining on the rear patio with retractable awning. The home sits on a well manicured , easy to maintain and manageable quarter acre lot at the end of the cul-de-sac and borders open space in desirable Haldine Estates, a small subdivision less than a mile from the Village Green, restaurants, theaters, shopping and all New Milford has to offer. Public sewer is an added bonus. Don't walk. Run! Schedule an appointment to view it today before it's gone. HIGHEST AND BEST BY TUESDAY 1/9/24 AT 10:00 AM</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>7 Pending • <i>Under Contract as of 1/24/2024</i> MLS ID: 170618664</p> <p>48 Connelly Rd</p>	Single Family	3/2	1,542 sq ft	37,461	1/18/2024	\$309,000	1/24/2024	\$200
<p>ONE LEVEL LIVING with attached 2-car garage minutes from center of New Milford and New Preston! Upon entering you are welcomed into the light and bright living room with gleaming hardwood flooring and stone mantel wood-burning fireplace. Kitchen boasts lots of countertop space and breakfast bar. The kitchen provides access to mudroom with laundry area and also access to the garage. Attached to the kitchen area is the bonus room with a wall to wall brick mantel wood-burning fireplace. This area also provides a well appointed dining area. Completing the main level are 3 spacious bedrooms all with hardwood flooring and a full bathroom. Lower level is partially finished with an additional wood-burning fireplace and full bathroom that can be used for additional square footage once finished. MOVE QUICK!</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								
 <p>8 Pending • <i>Under Contract - Continue To Show as of 1/2/2024</i> MLS ID: 170605568</p> <p>33 Ferris Estates Rd</p>	Single Family	3/2	1,928 sq ft	20,908	10/19/2023	\$825,000	1/2/2024	\$428
<p>Nestled amidst the picturesque landscape of New Milford's coveted Ferris Estates on Candlewood Lake, this exceptional home is a masterpiece of contemporary design and Craftsman Charm that seamlessly combines elegance, comfort, and serenity. Soaring ceilings and large windows flood the interior with natural light, blurring the line between indoor and outdoor spaces. Stepping inside, the chef's kitchen, equipped with state-of-the-art appliances, premium finishes, and a center island invites culinary creativity. The kitchen flows seamlessly into the living area, framed by a free-standing Fieldstone fireplace and exposed beams. Whether you're preparing a family feast or an intimate dinner for two, this open-concept masterpiece is sure to delight. The home offers a collection of spacious bedrooms, each designed to be a haven of comfort. The luxurious primary suite features seasonal lake views and offers a private retreat where you can unwind. Step outside to discover an entertainer's paradise. The expansive deck, patio and garden are perfect for hosting gatherings, enjoying al fresco dining, or basking in the beauty of sunset. This residence offers a harmonious balance of seclusion and convenience. Enjoy easy access to local amenities, fine dining, shopping, and cultural attractions. Enjoy the pristine waters of Candlewood Lake via the community dock and picnic area just steps away. Discover the beauty and elegance that await you in this remarkable home today.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
 <p>9 Pending • <i>Under Contract - Continue To Show as of 1/2/2024</i> MLS ID: 170593264</p> <p>39 Hillside Ave</p>	Single Family	4/2	1,600 sq ft	10,890	8/23/2023	\$315,000	1/2/2024	\$197
<p>3/4 bedroom plus office in town cape with loads of charm and walking distance to the Village Center. Awesome covered front porch. 2 bedrooms on the main level and 2 bedrooms plus office upstairs. Large formal living and dining rooms with hardwood floors. Lots of character and built ins. High ceilings on the main level. Hardwood floors. Mudroom/breezeway with laundry. Oil heat. Walkout basement. 1 car detached garage with storage/studio below. Great corner lot. City sewer and water.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 10 (cont.)



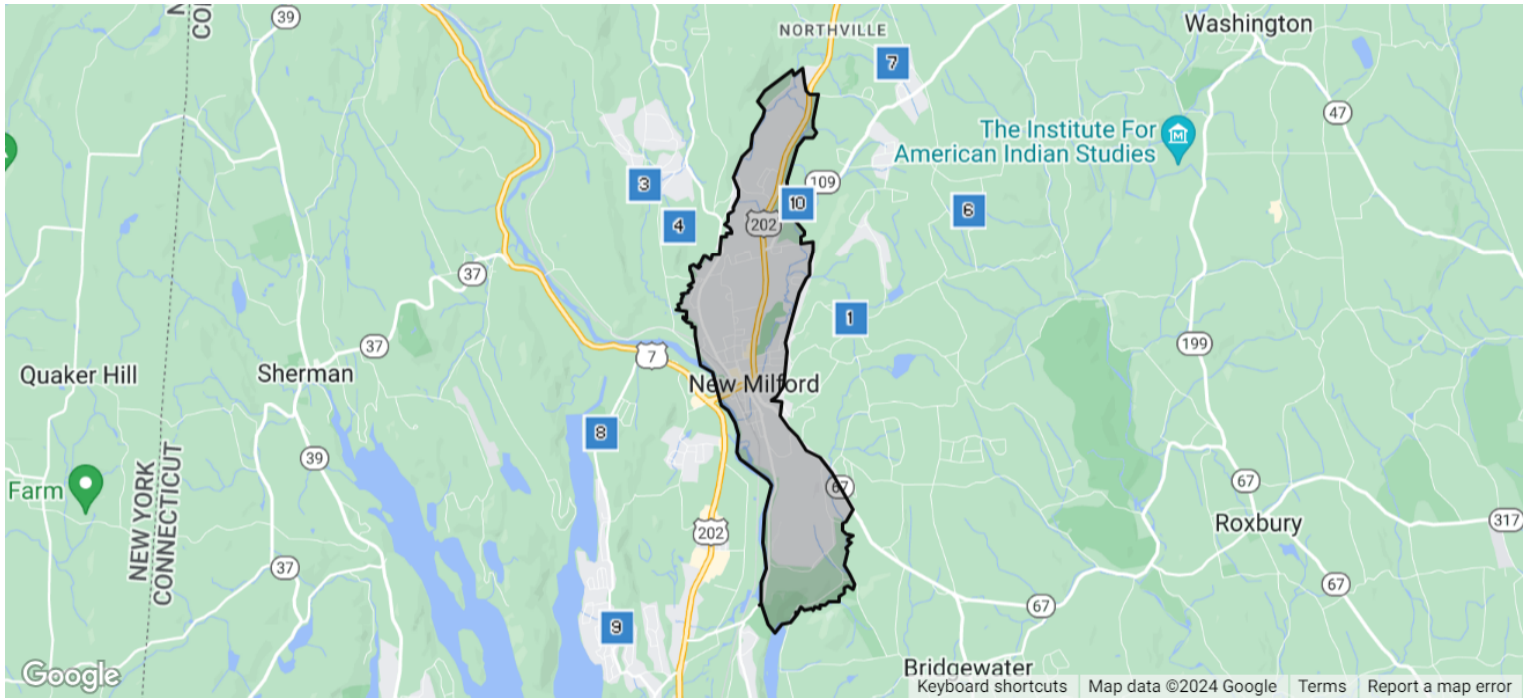
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
--	-----------	---------	---------------------	------------------	-----------	--------------------	--------------	-------------------

10 Pending *Under Contract as of 1/10/2024 MLS ID: 170614733



25 Jefferson Dr Single Family 5/4 2,986 sq ft 39,639 12/12/2023 \$350,000 1/10/2024 \$117

Come see this spacious raised ranch set on an almost an acre at the end of the cul de sac. This home features 5 bedrooms, 3.1 baths and over 2,900 square feet of living space. Large deck with in ground pool. Hardwood flooring throughout most of the home. Tons of natural light through the sky lights and windows. Full basement has been partially finished for additional living space. 2 car attached garage along with plenty of off street parking. Located close to the Second Hill Brook. OCCUPIED. NO INTERIOR ACCESS. OCCUPIED - NO INTERIOR ACCESS. Buyers will NOT be able to view the interior or complete any inspections and seller will provide a copy of the FHA appraisal upon request. This property is subject to a 3 Day First Look Period. Seller will negotiate ALL offers after the period expires.






Listing Courtesy of Property Works New England






Closed: 10

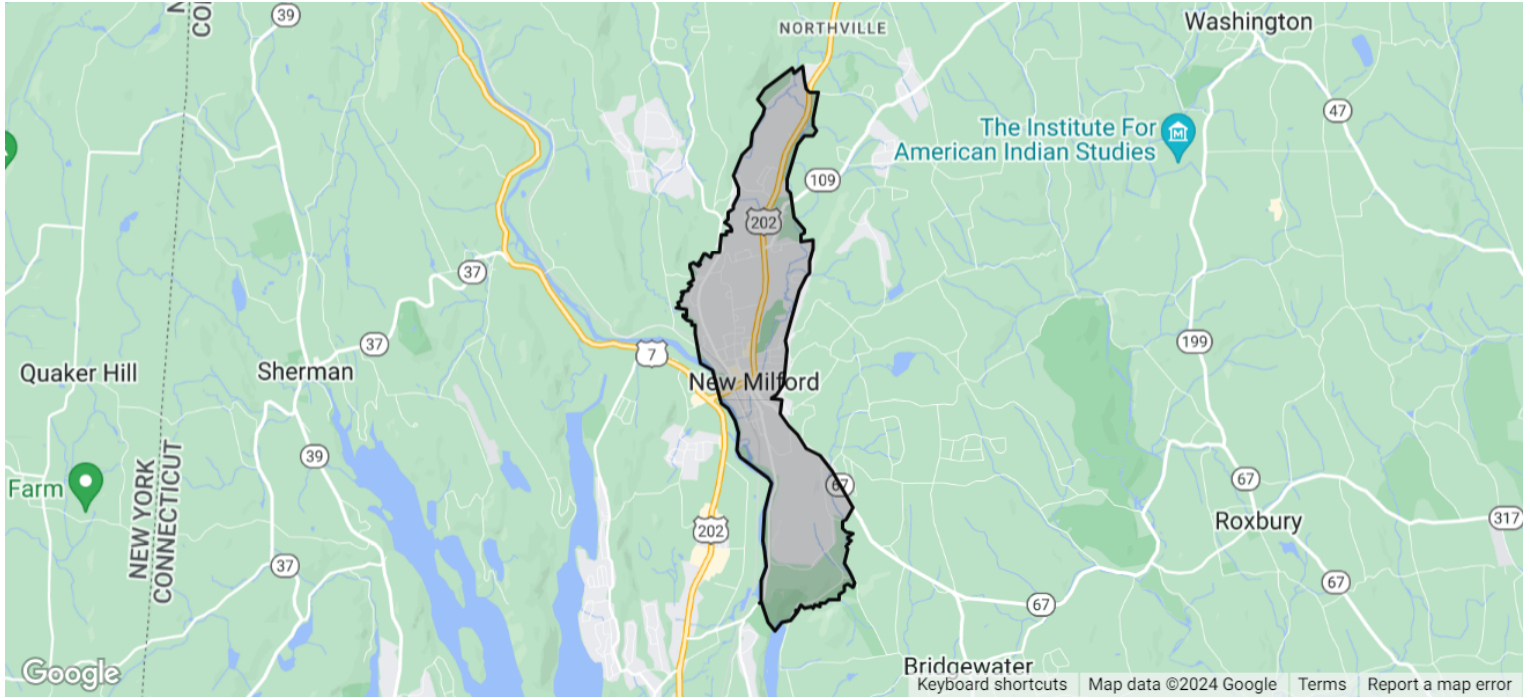
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 1/12/2024, MLS Listing 170604552: 10/15/2023 <i>MLS ID: 170604552</i></p> <p>5 Anthonys Ln</p> <p>Welcome to this brand new construction Colonial just completed on level lot in Fieldstone Estates. Light and bright home with open floor plan. High quality finishes with no expense spared. 9' ceilings first floor, two story foyer, hardwood floors throughout, Gourmet kitchen with Shaker style cabinets, quartzite countertops, 36" high end gas range, Sub zero type refrigerator, 81"x50" center island, opens to family room with gas fireplace with marble surround and built-ins, wet bar with beverage refrigerators, mud room with built in bench, huge primary bedroom suite with 10'x9' office, 5'x5' rain shower with seat, dual sinks, water closet, 11'x6' walk in closets with custom built ins, 11'x7' second floor laundry with sink and folding counter, huge compartmental hall bath with two separate vanities, separate tub area. Oversized two car attached garage and full unfinished basement. Granite front and back walks, and 12'x12' granite patio off kitchen/family room, copper gutters, Propane heat with central air, propane tankless hot water heater.</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	4/3	2,760 sq ft	76,665	2023	1/12/2024	\$739,000	\$268
 <p>2 Closed • Sold Date: 12/5/2023, MLS Listing 170588759: 8/28/2023 <i>MLS ID: 170588759</i></p> <p>1 Arli Ct</p> <p>Stylish, trendy luxury home with distant hillside views, close to the Brookfield line. Step inside and say wow to this professionally staged modern space with an eye for design celebrating an open living concept. Enjoy a crackling wood fire in the family room, on a chilly evening, while taking in the lush green scenery everywhere you look. Work from home in your own office offering a French door for privacy. The 3 car attached garage makes unpacking the car easy as you enter through the mud/laundry room with a full pantry closet. The family room crowned by a cathedral ceiling leads to a spacious deck ideal for hosting parties. Make your way upstairs to the primary bedroom suite where you'll find a full bath with new vanity, dual sinks, whirlpool tub, shower and walk in closet. The 5th bedroom is an expansive well lit bonus room boasting brand new carpet. Tucked privately in an enclave of 3 homes on a professionally landscaped homesite. Commutable to Westchester County. 27 minutes to the Brewster train to NYC. Come enjoy the New England lifestyle with great schools and lower property taxes.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	5/4	3,614 sq ft	67,953	2003	12/5/2023	\$765,000	\$212

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>3 ■ Closed *Sold Date: 1/22/2024, Public Record MLS ID: –</p> <p>201 Aspetuck Ridge Rd</p> <p>–</p>	Single Family	4/2	1,694 sq ft	54,014	1950	1/22/2024	\$309,278	\$241
 <p>4 ■ Closed *Sold Date: 12/28/2023, MLS Listing 170608173: 11/3/2023 MLS ID: 170608173</p> <p>29 Bayberry Ln</p> <p>Single Family</p> <p>4/3</p> <p>3,988 sq ft</p> <p>96,267</p> <p>2000</p> <p>12/28/2023</p> <p>\$595,000</p> <p>\$149</p> <p>Let this serene and beautiful Colonial welcome you home! Located in a charming New England neighborhood, this lovely home is privately set on 2.21 acres with over 3,000 square feet. Four bedrooms and two and a half baths. Generously sized primary suite features large closets with shelving and ensuite bathroom with jacuzzi tub. Spacious kitchen with quartz countertops. Family room with fireplace and large windows offer wonderful natural light and sweeping views. Recessed lighting. Main floor playroom. Finished lower level offers additional living space. Convenient mudroom with tiled floor, storage and cubbies. Two car garage. Portable generator hookup. Two outdoor storage areas; LeafGuard gutters. Exterior landscaping and rocky outcrops that provide endless opportunity for exploration and serenity. Come enjoy all that this picturesque property has to offer and enjoy taking in the seasons from your front porch or from the comfort of your family room! Please refer to Inclusions/Exclusions addendum under documents. AV/Ring cameras in driveway.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	3,988 sq ft	96,267	2000	12/28/2023	\$595,000	\$149
 <p>5 ■ Closed *Sold Date: 12/15/2023, MLS Listing 170583898: 7/14/2023 MLS ID: 170583898</p> <p>17 Birch Ln</p> <p>Single Family</p> <p>5/3</p> <p>1,809 sq ft</p> <p>16,988</p> <p>1937</p> <p>12/15/2023</p> <p>\$603,000</p> <p>\$333</p> <p>Quintessential Candlewood Lake House, located in the desirable Candlewood Lake Club. Enjoy the lifestyle and all this club offers. Amenities include clubhouse, private 9 hole golf course w/ pro shop, 4 tennis courts, pickleball courts, private marina & beach w/ swimming docks, children's camp w/ junior clubhouse, winter boat storage, ballfield, hiking trails & more! On-site PGA Golf Pro and Tennis Association Pro. Opportunity knocks! Bring your imagination to this multi-generational long loved home w/ good bones. Perfectly sited on a double lot, this home offers both views of the lake and golf course. Rarely found level property w/ unlimited potential. 4 season room w/ built-ins, living rm w/ stone flpc and beamed ceiling. 3 Bedrooms and 2 baths all located on the main level. 2 finished rooms and full bath are located on the 2nd level. This area would be a perfect primary suite w/ lake views (just add dormers). AND the "Piece De Resistance" is the large screened patio w/ high ceilings, custom built in bar area and fabulous views of the 7th green. A short walk to our own ice cream shop featuring treats from the Newtown Creamery. Enjoy the downtown New Milford Green, charming w/ great restaurants and minutes from the well known Elephant's Trunk Flea Market, super shopping at Stew Leonards, & CT wine trails. The perfect retreat!</p> <p style="text-align: right;"><i>Courtesy of Compass Connecticut, LLC</i></p>	Single Family	5/3	1,809 sq ft	16,988	1937	12/15/2023	\$603,000	\$333
 <p>6 ■ Closed *Sold Date: 1/5/2024, MLS Listing 170607274: 10/30/2023 MLS ID: 170607274</p> <p>50 Bonnie Vu Ln</p> <p>Single Family</p> <p>4/3</p> <p>2,504 sq ft</p> <p>64,033</p> <p>1992</p> <p>1/5/2024</p> <p>\$510,000</p> <p>\$204</p> <p>Southern New Milford location in highly desirable subdivision. HUGE level yard, well built spacious and comfortable four bedroom colonial with a large sun room, deck and above ground pool and a finished lower level. Hardwood floors in good condition throughout, ceiling fans, LR with cathedral ceiling and wood burning flp, Primary suite has walk in closet and en suite bath. The house will need some repairs, a good cleaning and sprucing up. However this sale is completely as-is, where-is, so do your due diligence. Seller will remove some items before closing but anything left behind will be the buyer's responsibility to deal with. House is priced taking this into account. Any inspections are done for your own education; seller will not fix anything.</p> <p style="text-align: right;"><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	2,504 sq ft	64,033	1992	1/5/2024	\$510,000	\$204
 <p>7 ■ Closed *Sold Date: 11/14/2023, Public Record MLS ID: –</p> <p>57 Buckingham Rd</p> <p>–</p>	Single Family	3/3	2,630 sq ft	180,338	1945	11/14/2023	\$385,000	\$143

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.
	8 ■ Closed	*Sold Date: 12/21/2023, MLS Listing 170609356: 11/8/2023 MLS ID: 170609356						
130 Candlewood Lake Rd N	Single Family	4/3	4,033 sq ft	129,373	1991	12/21/2023	\$737,750	\$183
<p>Welcome to this warm and inviting 4-bedroom, 2.5-bathroom home, where comfort meets convenience on a lush spread of nearly three acres. Built in 1991, this home will suit all your needs with features like a gas stove for quick cooking, durable wide plank wood floors, and a flexible space on the first floor that can serve as a home office or whatever your family requires. With a spacious layout of 2,733 sq ft and a three-car garage, you'll find there's plenty of space for everyone and everything. The finished basement is a bonus, offering a workshop for your DIY projects and a gym area. If needed, the potential is there to create an in-law suite. Step outside to your private backyard where a saltwater in-ground pool awaits for those hot summer days, replete with a handy pool shed. The yard is your own private park, with fruit trees, established gardens, a volleyball court, bocce ball area, and horseshoes pit! Boat owners will appreciate the extra driveway that makes it easy to store and access your boat. And when you feel like leaving your personal oasis, Lynn Demming Park is just a short walk away. This property offers space for family and friends alike to gather, make memories and simply - enjoy. Don't miss your chance to call 130 Candlewood Lake Rd North your next home. Agent related to seller.</p> <p style="text-align: right;"><i>Courtesy of Around Town Real Estate LLC</i></p>								
	9 ■ Closed	*Sold Date: 12/28/2023, Public Record MLS ID: -						
450 Candlewood Lake Rd N	Single Family	3/3	2,017 sq ft	14,375	1971	12/28/2023	\$350,000	\$222
<p>-</p>								
	10 ■ Closed	*Sold Date: 12/20/2023, Public Record MLS ID: -						
62 Chestnut Land Rd	Single Family	3/2	1,298 sq ft	114,563	1955	12/20/2023	\$410,000	\$303
<p>-</p>								



Distressed: 1

	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> <i>MLS ID: -</i> 40 Carmen Hill Rd -</p>	Single Family	3/4	1,691 sq ft	21,344	-	11/15/2023	Notice of Lis Pendens	

About RPR (Realtors Property Resource)

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



About RPR's Data

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

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

