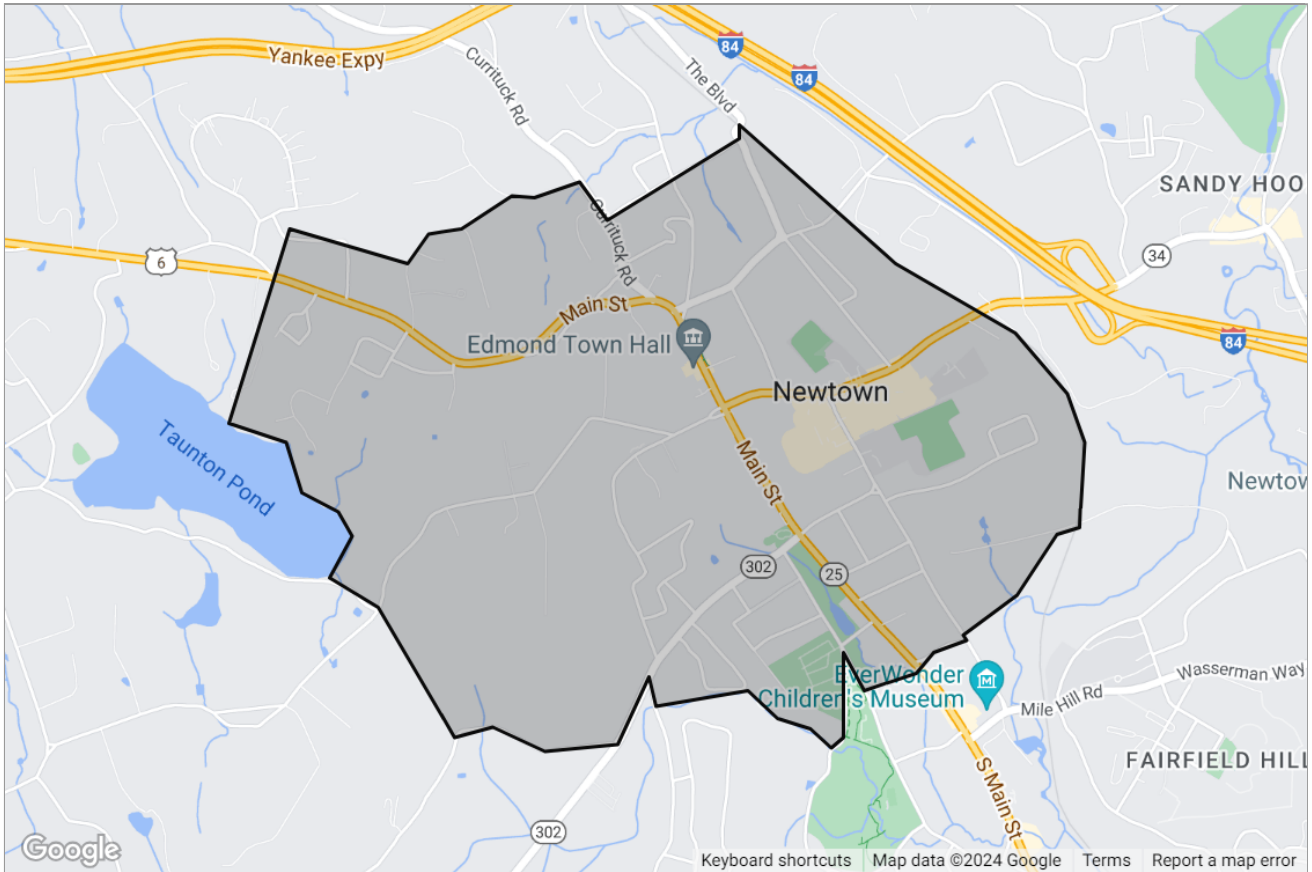


MARKET ACTIVITY REPORT

Newtown, Connecticut



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

GRI, SRS
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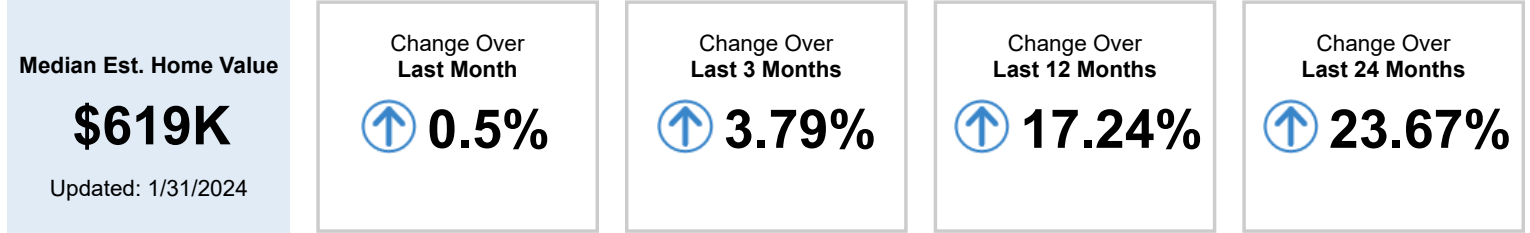
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Newtown, Connecticut

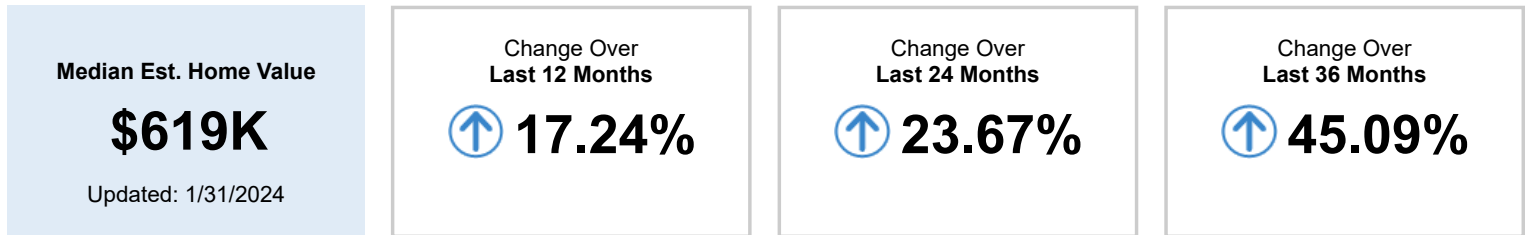
Market Snapshot: Estimated Home Values



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

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

Market Snapshot: 12-Month Change in Estimated Value



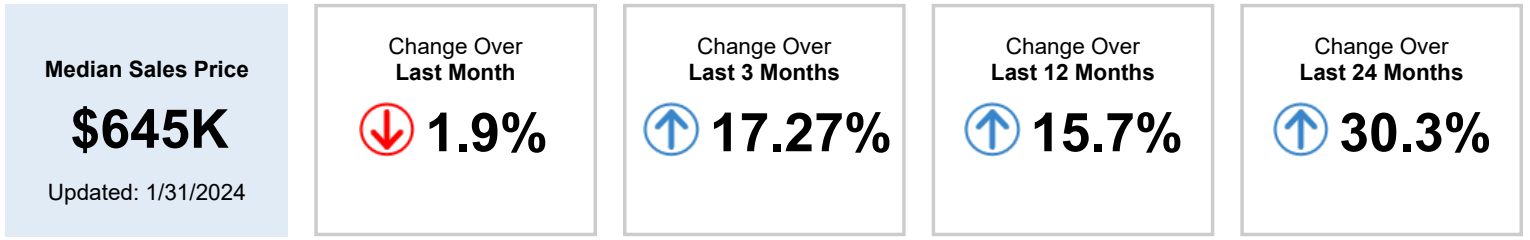
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



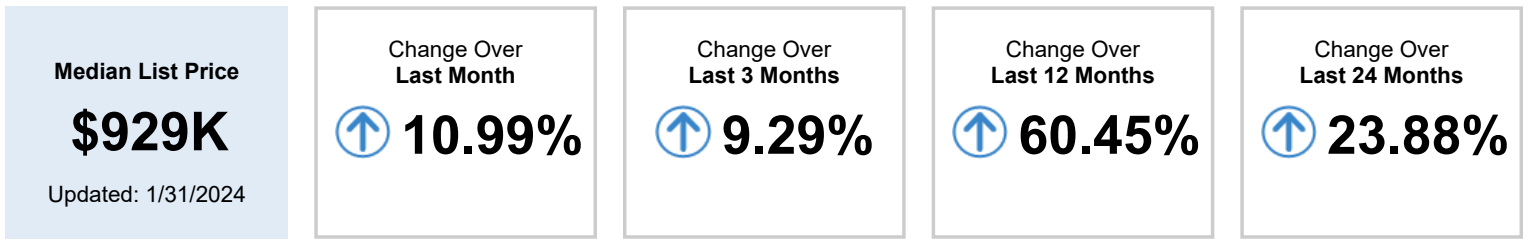
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



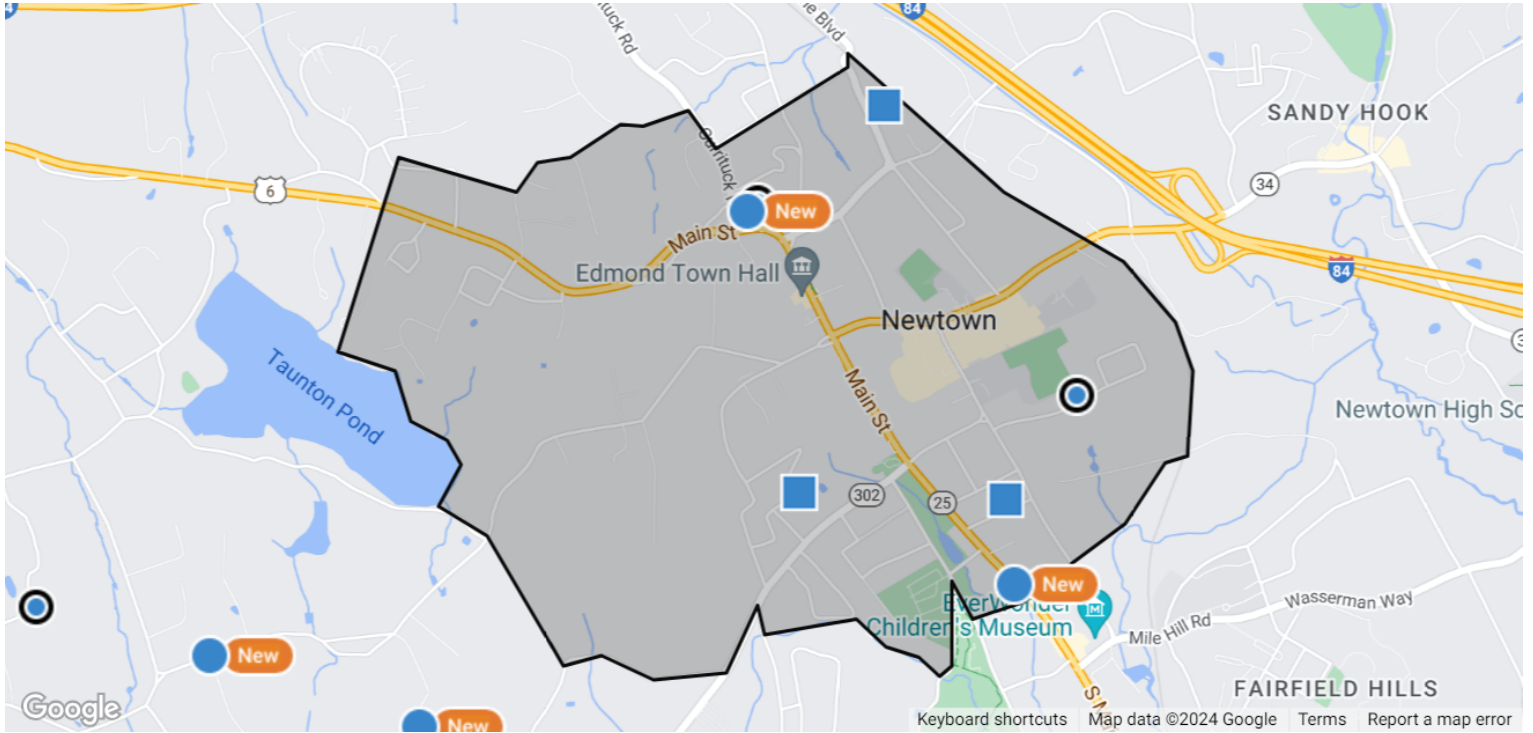
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

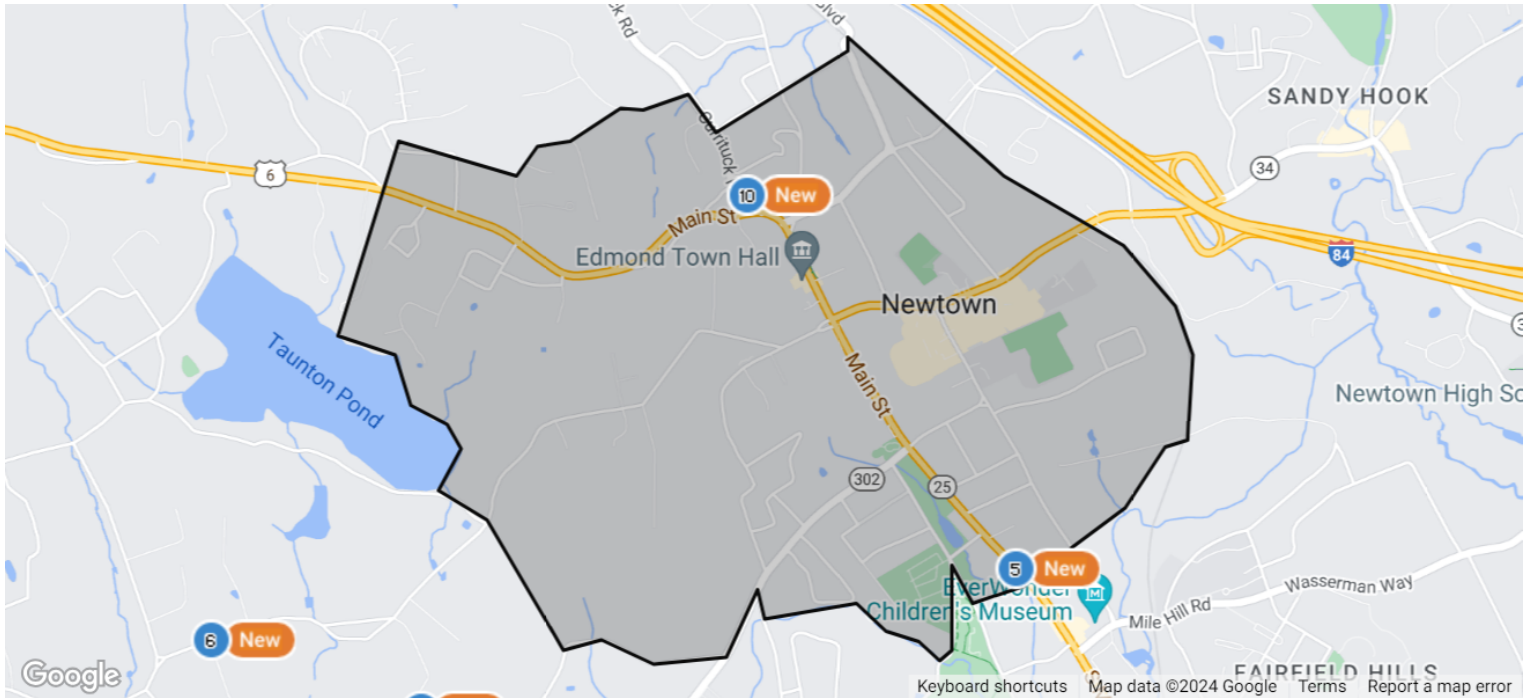
Market Activity Summary Stats



Search Criteria | **Location:** Newtown, 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	5
Low Price / Value	\$420,000	\$324,900	\$286,000	\$324,900
Median Price / Value	\$614,950	\$720,750	\$677,500	\$499,000
High Price / Value	\$1,279,000	\$1,200,000	\$1,400,000	\$1,082,000
Average Price / Sq. Ft.	\$236	\$225	\$252	\$214
Median Price / Sq. Ft.	\$225	\$221	\$236	\$221
Average Days in RPR	20	59	70	18
Median Days in RPR	18	42	64	19
Total Volume	\$7,761,800	\$7,445,100	\$7,287,000	\$3,145,220

Newtown, Connecticut



New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● Active • New, Active: 2/9/2024 MLS ID: 170623521

148 Boggs Hill Rd Single Family 3/2 1,662 sq ft 76,230 1934 2/9/2024 \$549,900 \$331

THIS IS THE ONE! Fall in love with this charming and unique 3 BR 2 BTH Cape with garage situated on almost 2 acres abutting 100+ acres of town land, rivers and forest. The perfect blend of original features and a brand-new, beautiful renovation, this warm and picturesque property would make the perfect weekend retreat or country home. A quiet, private location yet close to town with convenient access to I84 and everything Newtown has to offer. You will fall in love with the magnificent wide plank hardwood floors, exposed beams, and gorgeous wrought iron hardware in this wonderful home. The light and bright living room offers a wood-burning fireplace and french doors opening to a patio overlooking the park-like grounds with mature plantings, stone walls, patios and peaceful sounds of the nearby brook. The well-designed kitchen features solid maple cabinetry and butcher block counters, while the dining room offers the perfect space for both everyday dining and entertaining. A main level bedroom suite with a full bath offers the option of easy single level living. The upper level provides 2 generously sized bedrooms with refinished original wide plank flooring and a renovated full bath with skylight. This completely move-in ready and finely crafted home with well-chosen, quality finishes is a great opportunity not to be missed! Recent updates include electric, well tank, windows, HW heater, chimney liner/cap, garage and boiler. Welcome to 148 Boggs Hill!

Listing Courtesy of William Raveis Real Estate






2 ● Active • New, Active: 2/9/2024 MLS ID: 170623273

5 Brassie Rd Single Family 3/2 2,080 sq ft 23,086 1963 2/9/2024 \$435,000 \$209




Tucked away near the quiet end of a cul-de-sac, this 3-bedroom, 1.5-bathroom single level ranch home offers a blend of comfort and convenience. Lovingly cared for, it features an open living space with abundant natural light, a spacious kitchen with ample cabinets and counterspace that flows effortlessly to the living room with fireplace. A spacious primary bedroom and two spare bedrooms share a well appointed full bath. The finished walkout lower level with half bathroom offers a great entertaining space along with with a flex room perfect for overflow guests or a home office. The well-kept lawn and private backyard provide a peaceful outdoor retreat. Just minutes from town, enjoy both the tranquility of a friendly neighborhood and the convenience of town amenities. A perfect blend of serenity and accessibility - Welcome to your charming, easy-living haven.

Listing Courtesy of Around Town Real Estate LLC



New Listings: 10 (cont.)

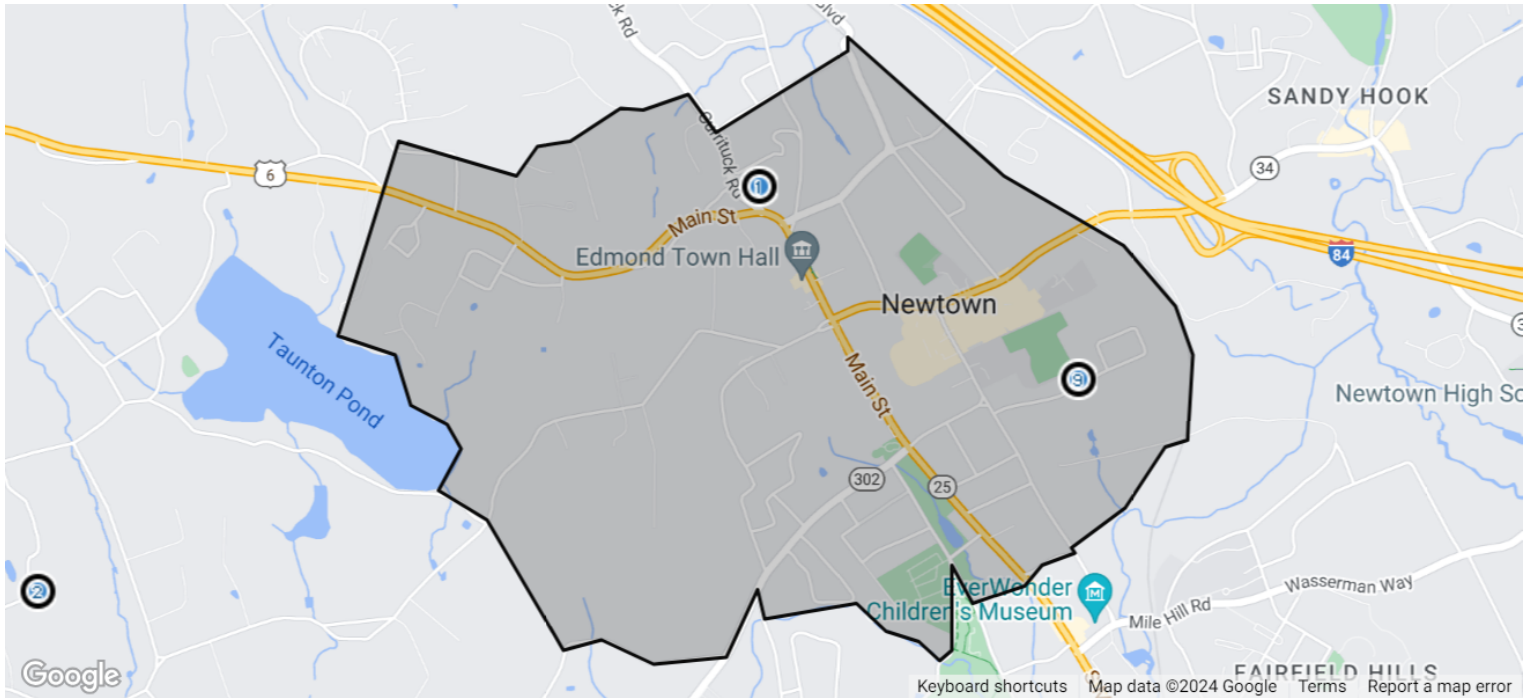
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● Active	*New, Active: 1/26/2024 MLS ID: 170593504						
1 Pepperidge Rd	Single Family	3/3	2,134 sq ft	55,756	1956	1/26/2024	\$489,900	\$230
<p>Great opportunity to own in such a lovely neighborhood! With a little bit of work, you will have a fabulous home to love for many years! This home features 3 BRs PLUS a 15x25 finished upstairs room with hardwood flooring and 2 closets great for playroom, office, etc. Use your imagination! Primary BR features a full bath with shower stall, and a very large walk in closet which connects to BR2s equally large walk in closet (one could be a dressing room)! You'll have to see it to believe it! Living room has hardwood under carpeting, fireplace and recently painted along with hallway. Lower level features family room with new laminate flooring a wood stove which is an excellent alternate heat source during the winter, sliders out to the backyard and a newly updated 1/2 Bath / Laundry Room. Home is Generator ready! Pretty 1+ acre corner lot, with shed, plenty of room to play and entertain and even apple trees! Some work needed, but this home has good bones and tremendous opportunity for years of memories for its next owners. Home being sold as is and ready for your updates.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	4 ● Active	*New, Active: 1/26/2024 MLS ID: 170621212						
7 Kent Rd	Single Family	4/6	4,999 sq ft	119,354	1998	1/26/2024	\$1,235,000	\$247
<p>Welcome to 7 Kent Rd, a masterpiece of design and elegance nestled in the heart of Newtown. This extraordinary residence redefines the concept of home, offering a harmonious blend of luxury, comfort, and sophistication. Sunlight cascades through windows, casting a warm glow upon the living spaces and highlighting the carefully curated finishes. The home boast a balanced blend open concept and private living spaces that is sure to meet your every need. The gourmet kitchen is a true masterpiece. High-end appliances, granite countertops, and a spacious island offer both functionality and style. Host memorable gatherings in the elegant formal dining room, where cherished moments are shared against the backdrop of silvan views, or explore the oversized deck with plenty of room to entertain. The primary suite is a sanctuary of tranquility, featuring a private fireplace, a spa-like en-suite bathroom, and a walk-in closet. Additional ensuite bedrooms offer ample space for family and guests, each thoughtfully designed to provide comfort and privacy. Conveniently located in central Newtown, this property offers a harmonious balance between serene seclusion and accessibility. Every corner of this estate has been designed with the utmost care and attention to detail, elevating your everyday experiences to new heights. If you seek a residence that transcends the ordinary, look no further and discover the magic of living at 7 Kent Rd, Newtown, CT.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
	5 ● Active	*New, Active: 1/5/2024 MLS ID: 170616859						
16 Borough Ln	Single Family	3/3	2,686 sq ft	21,780	2023	1/5/2024	\$929,000	\$346
<p>LOCATION! LOCATION! LOCATION! Introducing a brand new home located in the heart of town, minutes away from Dickinson park and Fairfield Hills trail. This stunning property offers modern design and top-notch features. Main floor has spacious layout with lots of natural sunlight. Main floor office with French doors. Large mudroom to hold all your belongings including custom bench with drawers. Upstairs leads you to the primary bedroom which has a large bathroom with spa-like features. Laundry room located upstairs has ample storage space and folding area. The yard has been professionally landscaped. Easy access to all the amenities the town has to offer. Take a stroll on the sidewalks which lead you right to town, schools and shopping.</p> <p><i>Listing Courtesy of Scalzo Real Estate</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.
 <p>6 ● Active • <i>New, Active: 1/8/2024</i> <i>MLS ID: 170618111</i></p> <p>127 Castle Hill Rd</p> <p>The quality workmanship is apparent in the construction of the original house and in the 2000sf addition completed just a year ago! The entire house has been updated w/beautiful finishes and is spectacularly decorated. The recently completed exterior space offers an extensive patio along w/fire pit area for evening fun. A fenced garden w/shed provides a wonderful oasis to express your planting prowess. The house welcomes you into its inviting, large rooms and beautifully designed floor plan that affords space for in-laws, au-pair, or office w/separate entrance. The sunny kitchen has cherry cabinets, SS appliances including a Viking cooktop, and pretty farmhouse sink. The newly constructed addition has two separate entrances and a great room w/large wet bar opening to a light and bright family room. A first floor office and upper level bedroom suite with enormous walk-in closet with W/D hookup and spa-inspired bath complete the new space. The primary bedroom suite is a delight - a separate room for office/exercise/library, a walk-in closet that will blow you away, and a stunning primary bath. You'll enjoy many new updates and upgraded features here - all new siding, new gutters, newer roof on most portions, all new door hardware, newer well pump, first floor hardwood floors refinished, not to mention the nicely renovated baths and numerous gorgeous details throughout this very lovely home. High end Taunton area w/easy access to shopping and I-84. Floor plan in virtual tour.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	5/6	5,117 sq ft	44,431	1952	1/8/2024	\$1,279,000	\$250
 <p>7 ● Active • <i>REO / Bank Owned Property, New, Active: 1/10/2024</i> <i>MLS ID: 170618107</i></p> <p>8 Cedar Hill Rd</p> <p>Welcome to 8 Cedar Hill Rd. in Newton CT, where this impeccably maintained Cape Cod-style residence awaits its next discerning owners. Boasting 4 bedrooms and 2 full bathrooms, this home offers a perfect blend of comfort and style. Enter into a spacious and inviting open living room and dining room area, complete with a charming wood-burning fireplace. The bright and roomy eat-in kitchen is a chef's delight, featuring sliders that lead out to your private deck. Hardwood floors grace the entirety of the home, adding warmth and timeless elegance. On the main level, you'll find 2 bedrooms and a full bathroom for added convenience. Ascend the stairs to discover 2 additional bedrooms with another full bath, providing ample space for the entire household. Surrounded by a large front and backyard, this property is situated on a highly sought-after block, enhancing its appeal. Don't miss the opportunity to call this place home â act swiftly as this residence is sure to attract considerable interest. Make your offer today and secure your place at 8 Cedar Hill Rd.!</p> <p><i>Listing Courtesy of US Asset Realty</i></p>	Single Family	4/2	1,899 sq ft	23,958	1947	1/10/2024	\$420,000	\$221
 <p>8 ● Active • <i>New, Active: 1/29/2024</i> <i>MLS ID: 170621467</i></p> <p>101 Hattertown Rd</p> <p>Welcome to your dream estate! Behind the stone wall opens the gate to the stunning Belgian block driveway. Your eyes will transfix on the serene landscaping and customizable lighting. From the perfect landscaping, stone wall, pillars, no detail has gone ignored. This home combines the most advanced heating and cooling geothermal system with energy efficiency and on-site solar panels to produce more energy that it uses. Zero energy homes are ultra-comfortable, healthy, quiet, sustainable homes that are affordable to live in. This smart home has an extensive array of features and technology such as large pre-wired home office, security, Metal Standing Seam roof, Tesla Solar System with backup power storage. The living spaces are complete with every beautiful high end touch such as tray ceilings, wainscoting, crown mounded 9ft ceilings, beautiful fireplace and custom cabinetry. The master bedroom boasts incredible walk in closets and luxury bath. Living in this home is like having your own resort, with a bonus 1900 sq ft of space in the basement that comes complete with a newly built sauna, gym room, work space, and a wine cellar. The walk out basement leads to your outdoor entertainment area with new inground spa, porcelain tile patio and space. Over \$600,000 worth of improvements in just the past 3 years! This home is perfect for a large family with plenty of room for weekend guests! Last 8 months of utility bills are less than 10\$ per month.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	5/4	6,315 sq ft	87,991	2002	1/29/2024	\$1,245,000	\$197

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>9 ● Active • REO / Bank Owned Property, New, Active: 1/25/2024 <i>MLS ID: 170618272</i></p> <p>28 Pond Brook Rd</p> <p>Single Family 4/3 3,159 sq ft 89,733 1969 1/25/2024 \$499,000 \$158</p> <p>Sprawling Contemporary on the scenic Pond Brook Rd. Perched up above the road with privacy and views of the pond. The home features a spacious kitchen area with a large Sun Room. Also featured on the main level is the Family Room, Dining Room, 2 Bedrooms, 2 bathrooms and an office. The Upper level consists of 2 additional Bedrooms and a full bath as well as a bonus room. The Lower Level has a Rec room and tons of storage space. First 30 days this is open to owner occupied buyers only. Contingent on probate approval.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>								
 <p>10 ● Active • New, Active: 2/1/2024 <i>MLS ID: 170617938</i></p> <p>72A Main St</p> <p>Single Family 4/5 3,902 sq ft 27,878 1936 2/1/2024 \$680,000 \$174</p> <p>Welcome home to "The Lathrop House," a timeless colonial that blends classic charm w-modern amenities. Situated on Main Street, this home is ideally located within walking distance to the flagpole. The property is perfectly set back off the road, providing a sense of privacy and tranquility. Boasting 4 bedrooms and 5 full baths, this home offers the luxury of an attached full bathroom in each bedroom (one on the main level of the home). Step inside to discover a refreshed interior, with newly painted walls, new lighting fixtures and new doors enhancing the character of the home. The renovated kitchen is a chef's delight, featuring pristine white cabinets, sleek granite countertops, and stainless appliances. The main living room and primary bedroom both have gas fireplaces for cozy winter nights, there is also a wood burning fireplace in the dining room for all your gatherings. Escape to your own outdoor oasis in the fenced backyard, complete with an updated deck, patio and new gutters. The lower level features an oversized family room and full bathroom for all your needs or even could be an inlaw setup. This charming antique colonial offers the perfect blend of historic allure and modern comforts, making it a truly unique and desirable home. Don't miss the opportunity to make it yours! NOTE: NEW ROOF TO BE INSTALLED PRIOR TO CLOSING.</p> <p><i>Listing Courtesy of Around Town Real Estate LLC</i></p>								



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Under Contract - Continue To Show as of 2/12/2024 *MLS ID: 170620056*

1 Summit Rd Single Family 3/3 2,954 sq ft 28,314 1/26/2024 \$642,500 2/12/2024 \$218




Fabulous in-town location. Showings start Tuesday the 30th. Houses in the Borough don't come on very often, and this is a nice one! Walk to the theater, stores, restaurants, and the famous Flag Pole. Have a front-row seat on Summit for both the Labor Day parade and Halloween. Hopefully, we have peaked your interest, so here are the details on Summit. This 3/4 bedroom home with 3 full baths was remodeled in 2011. The unique floor plan starts with a huge kitchen/dining combo accentuated by stainless appliances, double ovens, and a gas cooktop. A vintage yet modern wood stove tucked into the kitchen preserves the original 1900's character. The living room, pantry, full bath, laundry room, and storage room are all on the main level. Ascending upstairs, the family room is the apex of the home, displaying wide board cedar flooring, a gas fireplace, a full bath, and a warm window seat. The adaptable sunroom is currently used as a 4th bedroom. If the primary bedroom's high ceilings, walk-in closet, full bath with a huge shower are at the top of your list, it's all here. 3000+/- SF of living space with city water, sewer, and underground electricity. A flat backyard that's fully fenced, a patio, and shed cap off this home. The improvement list in supplements includes driveway, roof, HVAC, electrical, appliances, siding, LED lighting, and windows.

Listing Courtesy of RE/MAX Right Choice

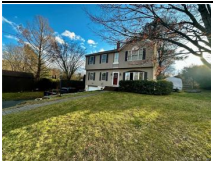


Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 2 🕒 Pending <i>*Under Contract - Continue To Show as of 1/19/2024</i> MLS ID: 170606476 23 Taunton Ridge Rd	Single Family	4/3	3,619 sq ft	34,848	11/8/2023	\$624,900	1/19/2024	\$173
<p>This IMPECCABLY MAINTAINED 4BR, 2.5Bath CENTER HALL COLONIAL is situated in a lovely neighborhood in the desirable TAUNTON AREA OF NEWTOWN!! The HUGE KITCHEN with an ABUNDANCE of MAPLE CABINETRY and a dining area including a BREAKFAST BAR, has beautiful QUARTZ COUNTERTOPS complimented by a STONE BACKSPLASH. The HEATED SUNROOM is adjacent to the kitchen and enhanced by WALLS OF WINDOWS, bringing the outside in. You'll truly enjoy this serene, light filled sunroom year-round! The office, formal dining room and living room all with CUSTOM BUILT-INS, complete the main level. In this 3,000+ SF home, the majority of FLOORING IS HARDWOOD. The four (4) generous sized BEDROOMS are on the upper level. Access to the WALKUP ATTIC is in one of the bedrooms. THE FINISHED LOWER LEVEL has access to the garage, a mudroom with a CLASSIC BENCH, large coat closet, as well as a CEDAR CLOSET. Both the UPPER AND LOWER TREX DECKS are perfect for entertaining. A level yard for playtime is on the side of the house. An added bonus is the WHOLE HOUSE PROPANE GENERATOR, so no worries with power outages!! Some other updates are a BRAND-NEW ROOF, NEW BOSCH DISHWASHER and NEWER OIL TANK. EXCELLENT COMMUTING LOCATION to lower Fairfield County, Hartford and NY. Don't miss seeing this home and making it your own!!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 3 🕒 Pending <i>*Under Contract as of 1/3/2024</i> MLS ID: 170591452 4 Wentworth Dr	Single Family	5/7	5,980 sq ft	97,574	8/15/2023	\$1,199,000	1/3/2024	\$201
<p>An exquisite colonial nestled on 2.25 acres park-like grounds, surrounded by the tranquility of neighboring horse farms. Greeted by a welcoming foyer, flanked on one side by a spacious office complete with new French doors for privacy and an elegant dining room on the other. The heart of the home is the chef's kitchen, boasting abundant cabinet space, a generous center island, and high-end appliances catering to the most discerning tastes. Seamlessly transition to the Family room where coffered ceiling and cozy fireplace create an atmosphere of warmth. Also a flexible space for a second office/comfortable guest room, complete with an attached full bathroom for convenience and versatility. Find modern functionality in the newly designed mudroom. Upstairs a haven of tranquility awaits in the primary suite- including a sitting rm, Dual walk-in closets, and a spa-like bath that indulges the senses. Find three additional spacious bedrooms, each designed with an attached baths. The lower level features high ceilings, an inviting bonus room with walk out access to the yard plus an additional full bath, and dedicated gym space invites you to prioritize health without leaving home. Outside, a true sanctuary awaits. An oversized patio beckons for al fresco dining, while the covered cabana offers a shaded respite. The private, tree-lined yard exudes a sense of serenity, enhanced by meticulously manicured professional landscaping that showcases the natural beauty of the surroundings.</p> <p><i>Listing Courtesy of BHGRE Gaetano Marra Homes</i></p>								
 4 🕒 Pending <i>*REO / Bank Owned Property, Under Contract - Continue To Show as of 2/5/2024</i> MLS ID: 170617503 32 Botsford Hill Rd	Single Family	3/3	1,288 sq ft	46,173	1/7/2024	\$324,900	2/5/2024	\$252
<p>3 bedroom 2.5 bath Raised Ranch and 2 car garage on a private 1.06 acre. An open floor plan with living room, dining room and kitchen. Private backyard. Brand new roof. Part of the house had sustained discoloration damage. Damaged drywall was removed and exposed surfaces were treated. This property is eligible under the Freddie Mac First Look Initiative through Feb 6, 2024 - only owner occupied buyers may submit offers during this time. Offers w/financing must be accompanied by pre-qual letter and down payment proof of funds; cash offers w/proof of funds. Seller will not complete any repairs to the property, either lender or buyer requested. The property is sold in as-is condition.</p> <p><i>Listing Courtesy of AG Prime 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.
 5 Pending • <i>Under Contract - Continue To Show as of 12/4/2023</i> <i>MLS ID: 170610171</i> 18 Bridle Path Trl	Single Family	4/3	4,552 sq ft	300,999	12/1/2023	\$1,200,000	12/4/2023	\$264
<p>Discover suburban bliss in this exquisite 4/5 bedroom, 3-bathroom home, nestled in a serene cul-de-sac on nearly 7 acres of manicured grounds. The heart of this haven is the luminous kitchen/great room with custom windows, flooding the space with natural light and showcasing the expansive backyard and pool. The chef's dream kitchen, expertly updated, blends casual elegance for daily meals or grand entertaining. Adjacent, the spacious dining and living area offers versatility for gatherings, quiet respite, or as a home office. The main floor offers a private guest room with an adjacent full bathroom, perfect for visitors. Upstairs, luxury meets convenience with a second laundry room and a master ensuite with a walk-in closet. Oversized secondary bedrooms share a modern bathroom, offering ample storage. An unfinished bonus room, ready for electrical installation, presents endless possibilities as a media room, office, or gym. The finished basement, near the kitchen, serves as a playroom or additional entertainment space. Outside, the flat, landscaped backyard, bordering lush woods, features a pool, hot tub, and custom patio, ideal for summer days and starlit evenings. A quick drive shops and restaurants and near major commuting routes, this home balances peaceful living with easy access to all of life's creature comforts. More than a house, it's a lifestyle promise of comfort, nature, and accessibility. Welcome Home!</p> <p><i>Listing Courtesy of Around Town Real Estate LLC</i></p>								
 6 Pending • <i>Under Contract - Continue To Show as of 1/30/2024</i> <i>MLS ID: 170620264</i> 69 Cedar Hill Rd	Single Family	3/3	2,900 sq ft	49,222	1/22/2024	\$469,900	1/30/2024	\$162
<p>Well built High Ranch with plenty of space. Living room with vaulted ceiling and Raised Hearth Fireplace. Formal dining room, Eat in kitchen with lots of cabinets and sliders to deck. Primary bedroom is spacious and has separate dressing area and full bath. Lower level has lots of space featuring a fireplace and sliders to backyard. Main level features newer windows.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 7 Pending • <i>Under Contract as of 1/17/2024</i> <i>MLS ID: 170614564</i> 132 Currituck Rd	Single Family	3/3	2,600 sq ft	212,572	12/16/2023	\$799,900	1/17/2024	\$308
<p>Custom-designed contemporary farmhouse with an open floor plan sits on 4.88 level private acres. The cedar shakes natural siding and wrap-around covered porch complement the lush natural landscape. The two-story foyer welcomes you with a loft/balcony above. The main living areas feature hardwood floors, while the bedrooms have carpets. The home has 3-4 Bedrooms and 3 full baths with a diverse floor plan. The two-story great room features cathedral ceilings, floor-to-ceiling antique brick fireplace, pine tongue and groove painted ceilings in the great room and kitchen, and French doors leading to the patio. The house is flooded with natural light throughout. The main level primary suite has a slider door leading to the patio, BainUltra tub, and double sinks. The main level also has a den/bedroom with a closet turned into a mini office. The large gourmet kitchen features a 6-burner gas range, limestone counters, a huge island with seating & lots of storage, white cabinets, a large walk-in pantry, and an eating area with sliders to the patio. The upper level has 2 large bedrooms and oversized double closets with built-in desk/study areas. There is an upstairs playroom/office/guest bedroom (no closet), all of which are carpeted. An expansive laundry room and balcony/loft complete the upstairs. This is a special one-of-a-kind home and property, with a private road owned by 132 Currituck aka Signal Post Road. The town plows and grades it if needed. Agent is related to the owner.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</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>8 Pending *Under Contract - Continue To Show as of 1/29/2024 <i>MLS ID: 170617671</i></p> <p>6 Daves Ln</p> <p>Updated and re-designed since originally built, this colonial home nestled on a corner lot provides amazing space and a super flexible layout. A second story was added and the original 1950's home was updated. 4 bedrooms and 2 and a half baths allows this home to provide space for everyone. High ceilings and ample windows throughout create a bright open home to enjoy. The large eat-in kitchen with walk in pantry allows the cook in the kitchen to enjoy entertaining guests while providing their feasts. 4 bedrooms, laundry room and a large sitting room with closets grace the upstairs all with hardwood floors. Primary bedroom offers an en suite bath, vaulted ceilings and large bank of windows with great light. Second bedroom mimics the primary less a en suite and two other generous bedrooms both with ample closet space. Plenty of storage and a partially finished lower level give room for future expansion. A very private yard with a patio accessed from both the living room or kitchen offers enough space for a pool and lots of outdoor fun. Call today to book a tour of this fabulous home. Close to 84 and the Merritt Pkwy, fabulous restaurants and downtown shopping and stores.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>	Single Family	4/3	2,542 sq ft	22,215	1/19/2024	\$560,000	1/29/2024	\$220
 <p>9 Pending *Under Contract - Continue To Show as of 1/30/2024 <i>MLS ID: 170614608</i></p> <p>9 Grand Pl</p> <p>9 Grand Place, Newtown is an exceptional property offering a multitude of desirable features that make it a true gem. Situated on park-like grounds, this home provides a serene and picturesque setting that is both private and inviting. One of the standout features is the in-ground heated pool, perfect for enjoying summer days or hosting memorable gatherings. The pool area is thoughtfully designed with ample space for lounging and entertaining right in your own backyard! The convenience of walking to the center of town adds to the appeal of this property. Enjoy easy access to local shops and restaurants while still maintaining a sense of tranquility in your own private retreat. The covered front porch adds charm to the exterior while providing an ideal spot to enjoy your morning coffee or watch the world go by. An all-season sunroom allows you to enjoy the outdoors year-round while staying comfortable indoors. With 5 beds and 2.5 baths, there is plenty of space for everyone. A chef's kitchen featuring stainless steel appliances, a gas stove and double ovens will surely impress. Finally, enjoy the benefits of the wholly owned solar panels which offer cost savings and energy independence. This exceptional property combines luxurious amenities such as a heated in-ground pool, chef's kitchen, park-like grounds, walkability to town center, spacious bedrooms, a covered front porch, solar panels, and an all-season sunroom - an inviting haven that truly feels like home. 2024 - New Boiler too!</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	5/3	3,459 sq ft	43,560	1/16/2024	\$799,000	1/30/2024	\$231
 <p>10 Pending *Under Contract as of 1/15/2024 <i>MLS ID: 170616211</i></p> <p>9 Hedge Meadow Ln</p> <p>Beautifully updated 3700+ square foot 4 bedroom 3 & 1/2 bath colonial set on 2 park like acres in cul-de-sac neighborhood. Built in 1995 with a large pool-house addition added in 2008 that could easily be an in-law setup, this home truly has it all! The main floor starts with a beautiful updated kitchen, formal & informal dining areas, living & family rooms each with their own masonry fireplaces. Travel over into the pool house addition and you've got a multi level rec room with cathedral ceilings, wet/snack bar, cabinets, built-in entertainment area, a full size gym with rubber floor and a full bath. Upstairs there are 4 generously sized bedrooms with two updated baths. Outside you have the spectacular pool with covered & open patios, and a grilling/dining area off the kitchen while out front you'll be treated to sunsets from your beautiful front porch. Expertly updated and professionally maintained, this one truly needs nothing but a new owner - schedule to see it today!</p> <p><i>Listing Courtesy of Around Town Real Estate LLC</i></p>	Single Family	4/4	3,730 sq ft	87,120	12/28/2023	\$825,000	1/15/2024	\$221



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: 1/18/2024, MLS Listing 170603448: 10/19/2023 <i>MLS ID: 170603448</i></p> <p>40 Boulevard</p> <p>While this home seems like the traditional colonial from the exterior, inside you'll find characteristics of a split level home with much more flow. Walk into the grand foyer and immediately notice the hardwood floors, with gorgeous inlay. The warm family room is sunken into the main level, offering a wood burning fireplace and your own personal wet bar. While there is a formal dining room, the eat-in kitchen offers a perfect view of the level backyard and the new deck, to enjoy a meal. Just off the large kitchen is the two car-garage with plenty of shelving to hold all the tools you need. As you reach the top of the stairs, step into the primary suite where high ceilings and ample windows drench the room with light and a feeling of openness. The adjoining spa-like bathroom brings a palette of soothing warm, earthy tones that invite you to unwind. Off the primary suite is a beautiful office with French doors. Two additional bedrooms, the laundry area and a full bathroom finish off the upper level. The unfinished basement is ready to make it your own or use as storage. One of the many benefits of this home is the location, easy walk to town to enjoy food, drinks or just some fresh air! This home is waiting for you to make it your own - schedule a showing today!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	3/3	4,270 sq ft	53,143	1987	1/18/2024	\$675,000	\$158
 <p>2 Closed • Sold Date: 11/22/2023, Public Record <i>MLS ID: -</i></p> <p>2 Shelly Rd</p> <p>-</p>	Single Family	4/3	2,016 sq ft	32,670	1955	11/22/2023	\$286,000	\$201

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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3 Closed • Sold Date: 12/29/2023, MLS Listing 170602802: 10/9/2023 *MLS ID: 170602802*

5 Castle Ln Single Family 4/3 3,428 sq ft 87,120 1993 12/29/2023 \$775,000 \$226

Breathtaking Views! This bright 4-bedroom spacious colonial with 2.5 baths is nestled on a quiet cul-de-sac in Newtown CT. It is convenient to I-84 & the Merritt Parkway. The Kitchen features white cabinetry, granite countertops & a walkout door to two decks overlooking the in-ground, heated, saltwater pool. The sunny, expansive family room features a vaulted cathedral ceiling (great wall space for your artwork). The room also has a brick fireplace & large windows and is a great place for entertaining! The oversized Primary Bedroom with French doors leading to a Juliet deck provides the perfect place to wake up to the stunning vistas. The bright walk out basement offers a versatile space good for an art studio, gym, play space, workshop, or home office. There is an abundance of built in shelving. French doors open to a lower deck . The seller is an artist & poet & you can see it in the property that features topiary gardens, amazing perennials, unique trees, stone pathways & garden shed adorning the property & the pool. The house has new air conditioning, new oil tank, well tank & so much more. Schedule your appointment today and make this one-of-a kind unique property your home! Subject to seller securing suitable housing.

Courtesy of Coldwell Banker Realty



4 Closed • Sold Date: 1/29/2024, MLS Listing 170615989: 12/24/2023 *MLS ID: 170615989*

23 Cedar Hill Rd Single Family 3/3 1,288 sq ft 39,204 1972 1/29/2024 \$470,000 \$365

MOVE IN READY! Tucked away in one of the area's most sought after communities yet just minutes from schools, shopping & highways. A picture perfect sun porch immediately adds to the beautiful wooded sunset views with such curb appeal. Great kitchen recently renovated with granite counters and island with a bright eat-in dining area. Main floor flows into a spacious family room with a great finished basement with french door. COME SEE IT FOR YOURSELF.

Courtesy of Douglas Elliman of Connecticut






5 Closed • Sold Date: 12/26/2023, MLS Listing 170606007: 10/27/2023 *MLS ID: 170606007*

7 Cedar Cir Single Family 4/2 2,128 sq ft 43,560 1971 12/26/2023 \$635,000 \$298

Nestled at the end of a cul de sac, in the middle of Newtown, this never-too-much and never-too-little home is ready for its next story. Welcome to 7 Cedar Circle, a four-bedroom, two-bath cape set on a professionally landscaped acre of land, with a level back yard. The freshly painted interior boasts a neutral pallet for you to make your own. With a new roof in March of this year; new furnace, hot water heater, oil tank, and well pump in 2019, you can move right in, add your personal touches, and call this YOUR home. An "open-enough" floorplan provides the perfect spaces for entertaining and everyday family and friend living. Hardwood floors throughout the home, refinished in 2018. The open kitchen area features cherry shaker cabinets, granite countertops and a dry bar/media center. Flexible spaces, with two primary bedroom opportunities, one on the first floor and one on the second, or a first-floor office option. Upstairs a walk-in attic offers expansion possibilities. Walking distance to Dickenson Park and Newtown Country Club, a small cul de sac that offers the perfect balance of privacy and neighborhood living. It's not a new home, but the major spends are taken care of. It's been a great place to call home, come take a look and see what I'm talking about.

Courtesy of William Raveis Real Estate

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>6 ■ Closed • Sold Date: 1/12/2024, MLS Listing 170604645: 10/24/2023 MLS ID: 170604645</p> <p>10 Cobblestone Ln</p> <p>Single Family 4/3 4,267 sq ft 90,604 1987 1/12/2024 \$876,000 \$205</p> <p>Move right into this Picture-Perfect Colonial set on a level lot in a desirable Taunton neighborhood. Just a short distance from the center of town, Rt. 84 & everything Newtown has to offer. This beautiful 4br colonial has been lovingly maintained with attention to detail & countless updates throughout (Andersen windows w/Azek trim, boiler, roof, pool heater and much more..) Make your way up the front steps onto the inviting front porch and into the foyer with split staircase that leads to the bright and airy family room with vaulted ceilings and fireplace. Sliders lead to an expansive rear deck and bluestone patio overlooking the private backyard and heated pool. Great for summer BBQs, morning coffee or cooling off in the pool. Hardwood flooring & custom woodwork throughout both levels are the perfect combination of casual elegance. The kitchen features slate flooring, vaulted ceilings, granite counters and a spacious eat-in area. A formal dining and living room/office area with french doors complete the main level. A separate staircase off the back hall leads to a 500+ SQ FT great room above the garage. Upstairs, you'll find a Primary Suite with a spectacular bath that is a dream retreat for any homeowner and 3 generous sized bedrooms with an additional full bath. All this PLUS 1000+ SQ FT finished space in the lower level perfect for a game room or fitness area and a whole house Generac generator. The possibilities are endless, don't miss out on 10 Cobblestone....</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	 <p>7 ■ Closed • Sold Date: 1/12/2024, MLS Listing 170609370: 11/7/2023 MLS ID: 170609370</p> <p>16 Lincoln Rd</p> <p>Single Family 3/2 1,652 sq ft 33,976 1965 1/12/2024 \$615,000 \$372</p> <p>BEST AND FINAL OFFERS DUE MONDAY (11/20) at 5PM!! Meticulously maintained and move in ready Colonial in the Borough of Newtown that will surely stun you. Professionally landscaping is abundant throughout the property and leads to the massive outdoor entertaining space which is complete with a heated inground pool! The oversized deck features a new retractable awning to provide ample shade on those hot summer days. Slate patios near the pool add additional space for those summer parties. The bright sun room/screened porch is an inviting place to curl up to a book or sip on your favorite cocktail! As you enter the home you will be graced by the warm country feel the home projects. The homes abundance of windows really brightens up the space. The updated kitchen has stainless appliances and granite countertops. In the living room you will find a gas log fireplace and a large picture window for those cold New England nights! The roof, windows, and Generac full house generator are newer. The home was freshly painted 3 years ago. Come check out all that this wonderful home has to offer! Interior photos will be uploaded in the coming days. SUBJECT TO PROBATE COURT APPROVAL</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	 <p>8 ■ Closed • Sold Date: 12/6/2023, MLS Listing 170600318: 10/6/2023 MLS ID: 170600318</p> <p>9 Lovells Ln</p> <p>Single Family 4/4 3,136 sq ft 61,419 1981 12/6/2023 \$875,000 \$279</p> <p>Welcome to 9 Lovells Lane, a charming 4-bedroom, 3.5-bath cape nestled in the heart of the historic Newtown Borough. The downstairs was thoughtfully remodeled & expanded in 2011 to create a large gourmet kitchen & dining area. The living room boasts a beautiful stone gas fireplace, perfect for cozy gatherings during the colder months. Adjacent to the living room, you'll find a quaint study, ideal for remote work or reading. With over 3,000 sqft this space is an entertainer's dream, featuring a wealth of windows that not only flood the room with sunshine but also provide captivating views of the expansive, flat, & private backyard. The dining room features a wood-burning fireplace, adding warmth & character to your formal gatherings. Whether you're hosting a dinner party or enjoying a quiet morning coffee, this area is sure to be the heart of your home. Upstairs, you'll discover a stunning primary suite, also included in the 2011 remodel/expansion, three additional well-appointed bedrooms & two full baths. Situated on a generous 1.41-acre lot, this property offers plenty of space for outdoor activities. The front porch beckons you to sit, relax, & soak in the charm of Newtown. In addition to its lovely interior & expansive lot, this home offers the rare advantage of being within walking distance to schools, restaurants, & shopping. You'll have the opportunity to immerse yourself in the vibrant community while enjoying the comforts of this beautifully updated cape.</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.
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9 Closed • Sold Date: 12/14/2023, MLS Listing 170576709: 6/19/2023 MLS ID: 170576709

35 Oak Ridge Dr Single Family 5/6 6,252 sq ft 87,120 2006 12/14/2023 \$1,400,000 \$224

MOTIVATED SELLER, BRING ALL OFFERS! This truly magnificent property offers luxurious living and exceptional amenities. This stunning residence boasts 5 bedrooms 5 1/2 bathrooms. Situated on a level yard, this home provides a private oasis for relaxation and entertainment. As you approach the house, you'll immediately notice the exquisite cedar roof, copper gutters, and charm of the wide plank hardwood floors. The kitchen is a chef's dream: beaded inset cabinets w/ample storage and top-of-the-line appliances. The property features 5 fireplaces strategically placed to create cozy and inviting spaces. The primary bedroom suite is a true retreat, exuding luxury, with a spa-like shower and relaxing freestanding tub. Two en-suite bedrooms, two bedrooms sharing a Jack and Jill bath, and a sophisticated office w/fireplace complete the second floor. The third floor has been finished and includes a full bathroom, providing endless possibilities. Outside, there is a Trex deck and sports court, perfect for athletic activities and family fun. A shed offers additional storage space, and the 3-car garage comes equipped with garage tech systems for convenience and organization. The yard is a private haven, surrounded by magnificent professional landscaping. Newly painted interior and floors refinished, ensuring a fresh and modern feel. This exceptional property offers a luxurious lifestyle for entertainment and relaxation, ready to welcome its new owners into a world of comfort and elegance.

Courtesy of William Raveis Real Estate

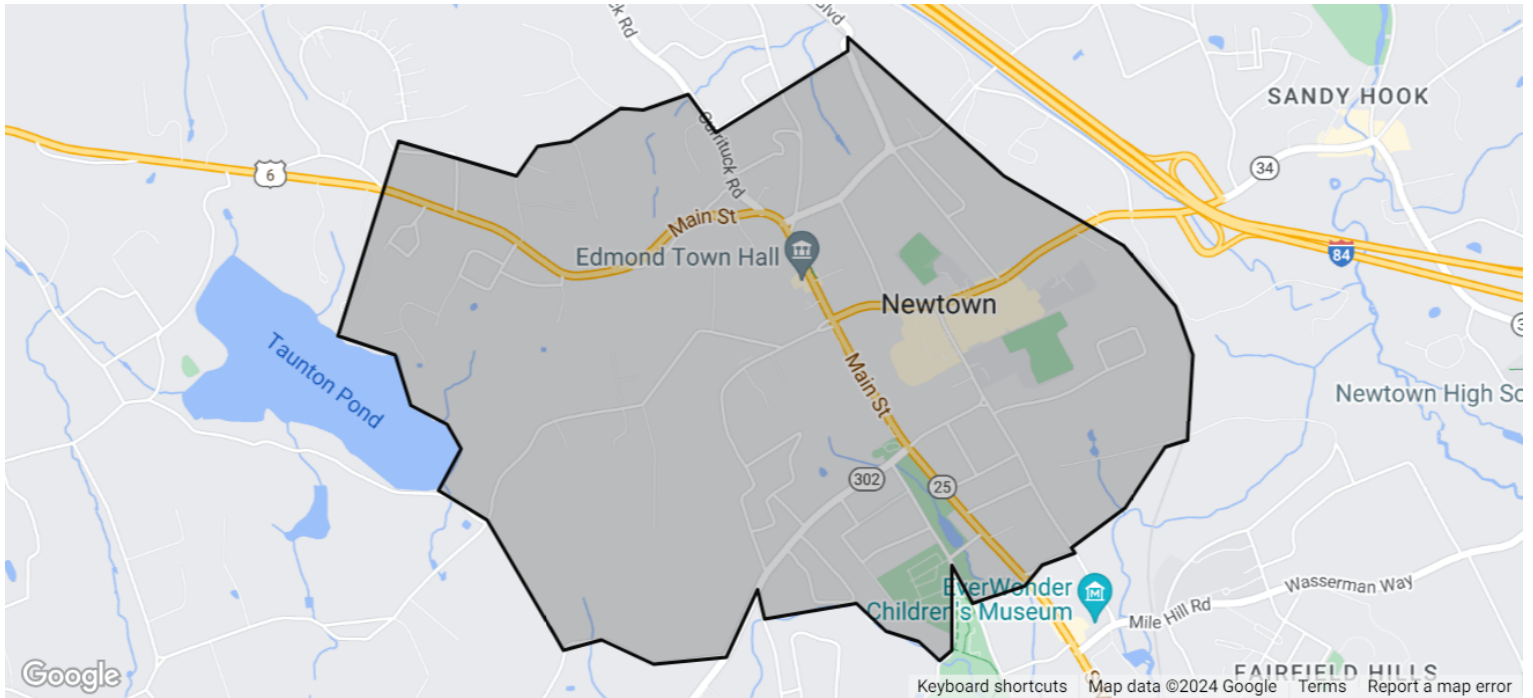


10 Closed • Sold Date: 12/22/2023, MLS Listing 170608029: 11/2/2023 MLS ID: 170608029




8 Obtuse Rd Single Family 4/3 2,755 sq ft 176,418 1770 12/22/2023 \$680,000 \$247

A rare gem! The beautiful setting for this charming antique colonial on over 4 acres features a meandering brook bordering the sweeping lawn and gorgeous mature plantings. This striking, park like property is perfect for gardening, entertaining or hosting formal events in the expansive outdoor space. Many quiet areas overlooking the brook or nestled amongst the foliage allow for time to breathe and relax. The pretty stone patio off of the kitchen and overlooking the backyard and brook is a perfect setting for a romantic meal al fresco, a relaxing cocktail, or a motivating cup of coffee to start the day. The house is rich in history but has kept up with the times. Large rooms and superior floor plan provide a great flow for entertaining. The family room with attached full bath could serve as a first-floor bedroom, or a wonderful office space flooded with natural light. The walk-up attic has amazing amounts of space for any number of uses. Sale of this property also includes additional land right across the street known as 11 Obtuse Road with a large barn, gardens and even more waterfront! This location can't be beat! Close proximity to exit 9 of I84 means easy highway access to get to NYC and airports. Very close to all shopping. A wonderful community with many restaurants, a Vineyard with live entertainment, great Community Center with pools, many gym options, lots of hiking trails, and lakefront beach. This is a very special home you can move into before the end of the year!

Courtesy of Berkshire Hathaway NE Prop.



Distressed: 5

	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></p> <p>14 N Branch Rd</p> <p>-</p>	Single Family	4/3	2,945 sq ft	62,291	-	1/2/2024	Notice of Lis Pendens	
 <p>2 ■ Off Market • <i>Notice of Foreclosure Sale</i> <small>MLS ID: -</small></p> <p>45 Boggs Hill Rd</p> <p>-</p>	Single Family	8/6	6,693 sq ft	131,551	-	1/13/2024	Notice of Foreclosure Sale	-
 <p>3 ● Pending • <i>REO / Bank Owned Property, Under Contract - Continue To Show as of 2/5/2024</i> <small>MLS ID: 170617503</small></p> <p>32 Botsford Hill Rd</p> <p>Single Family</p> <p>3/3</p> <p>1,288 sq ft</p> <p>46,173</p> <p>\$324,900</p> <p>1/7/2024</p> <p>1/7/2024</p> <p>REO / Bank Owned Property</p> <p>3 bedroom 2.5 bath Raised Ranch and 2 car garage on a private 1.06 acre. An open floor plan with living room, dining room and kitchen. Private backyard. Brand new roof. Part of the house had sustained discoloration damage. Damaged drywall was removed and exposed surfaces were treated. This property is eligible under the Freddie Mac First Look Initiative through Feb 6, 2024 - only owner occupied buyers may submit offers during this time. Offers w/financing must be accompanied by pre-qual letter and down payment proof of funds; cash offers w/proof of funds. Seller will not complete any repairs to the property, either lender or buyer requested. The property is sold in as-is condition.</p> <p><i>Listing Courtesy of AG Prime Realty</i></p>	Single Family	3/3	1,288 sq ft	46,173	\$324,900	1/7/2024	1/7/2024	REO / Bank Owned Property

Distressed: 5 (cont.)



4 ● **Active** • REO / Bank Owned Property, New, Active: 1/10/2024 *MLS ID: 170618107*

8 Cedar Hill Rd	Single Family	4/2	1,899 sq ft	23,958	\$420,000	1/10/2024	1/10/2024	REO / Bank Owned Property
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Welcome to 8 Cedar Hill Rd. in Newton CT, where this impeccably maintained Cape Cod-style residence awaits its next discerning owners. Boasting 4 bedrooms and 2 full bathrooms, this home offers a perfect blend of comfort and style. Enter into a spacious and inviting open living room and dining room area, complete with a charming wood-burning fireplace. The bright and roomy eat-in kitchen is a chef's delight, featuring sliders that lead out to your private deck. Hardwood floors grace the entirety of the home, adding warmth and timeless elegance. On the main level, you'll find 2 bedrooms and a full bathroom for added convenience. Ascend the stairs to discover 2 additional bedrooms with another full bath, providing ample space for the entire household. Surrounded by a large front and backyard, this property is situated on a highly sought-after block, enhancing its appeal. Don't miss the opportunity to call this place home - act swiftly as this residence is sure to attract considerable interest. Make your offer today and secure your place at 8 Cedar Hill Rd.!

Listing Courtesy of US Asset Realty



5 ● **Active** • REO / Bank Owned Property, New, Active: 1/25/2024 *MLS ID: 170618272*

28 Pond Brook Rd	Single Family	4/3	3,159 sq ft	89,733	\$499,000	1/25/2024	1/25/2024	REO / Bank Owned Property
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Sprawling Contemporary on the scenic Pond Brook Rd. Perched up above the road with privacy and views of the pond. The home features a spacious kitchen area with a large Sun Room. Also featured on the main level is the Family Room, Dining Room, 2 Bedrooms, 2 bathrooms and an office. The Upper level consists of 2 additional Bedrooms and a full bath as well as a bonus room. The Lower Level has a Rec room and tons of storage space. First 30 days this is open to owner occupied buyers only. Contingent on probate approval.

Listing Courtesy of Houlihan Lawrence

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