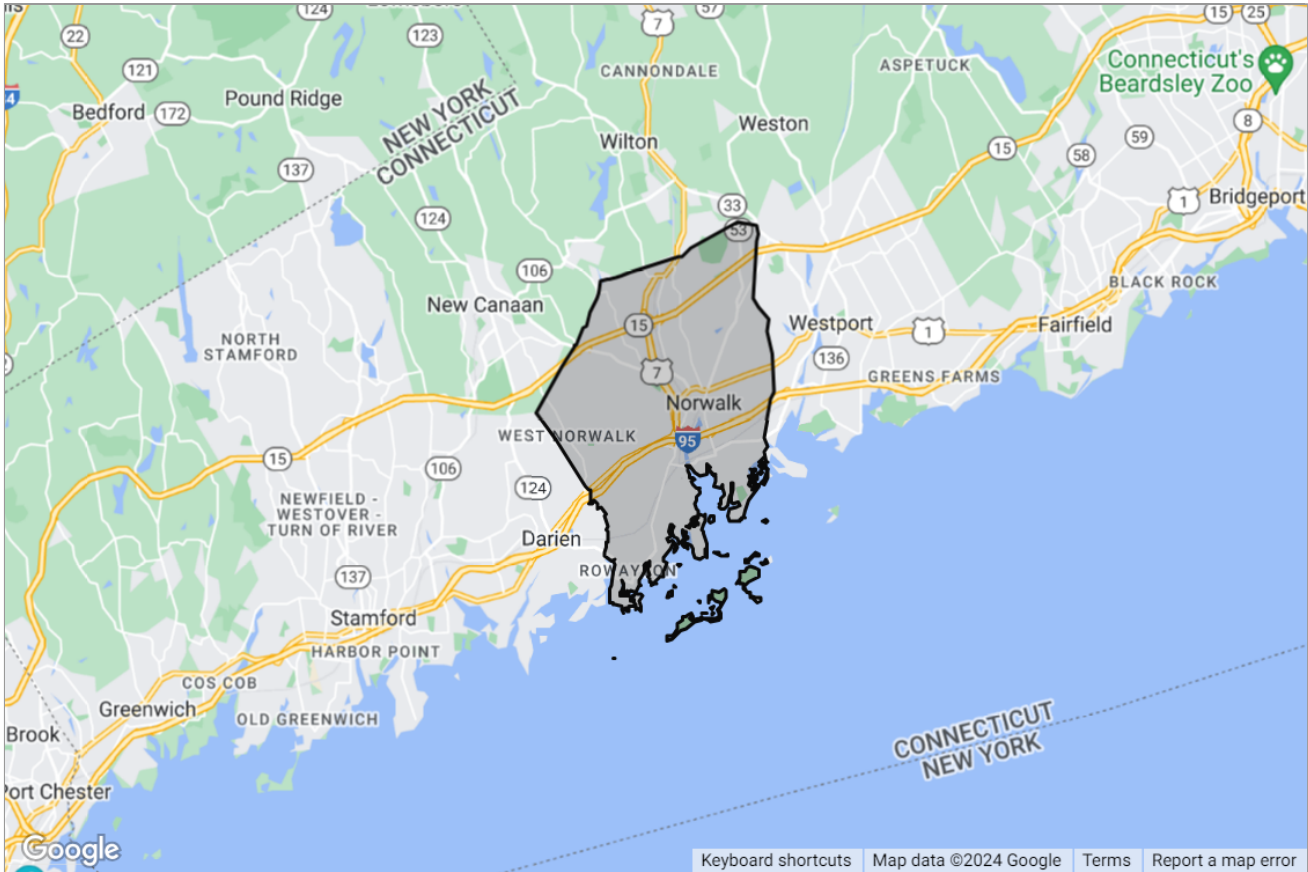


MARKET ACTIVITY REPORT

## Norwalk, Connecticut



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

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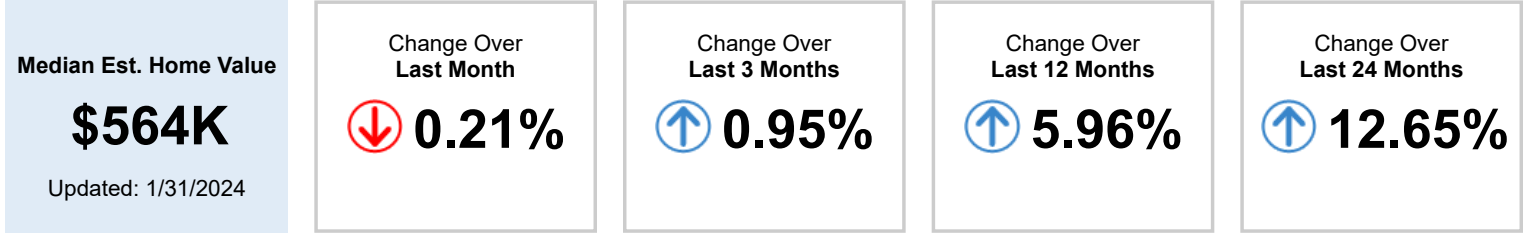
Main: [Broker@ctreb.com](mailto:Broker@ctreb.com)  
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### Connecticut Real Estate

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

# Norwalk, Connecticut

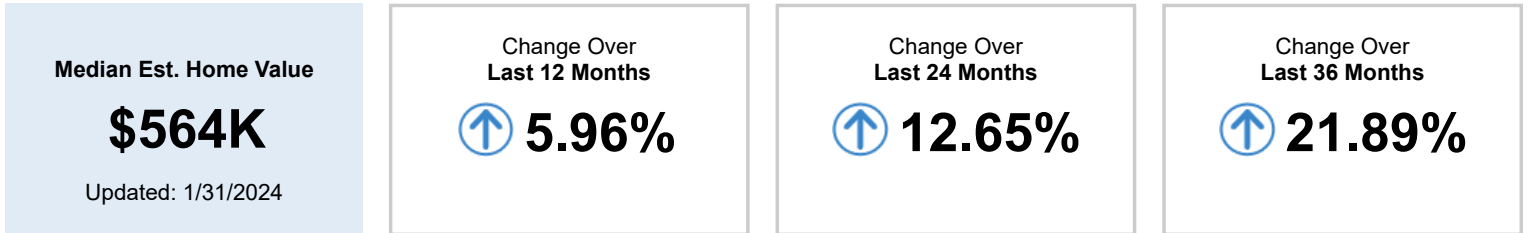
## Market Snapshot: Estimated Home Values



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

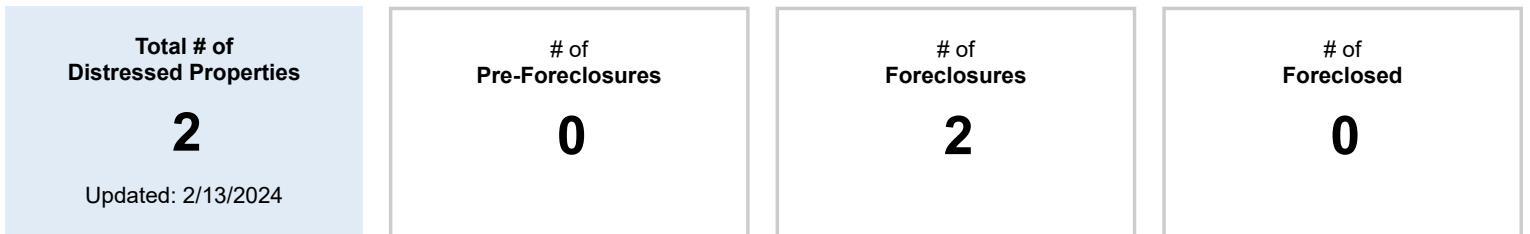
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: 12-Month Change in Estimated Value







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

## Market Snapshot: Concentration of Distressed Properties







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

Market Snapshot: Sales Price

<p>Median Sales Price</p> <p><b>\$510K</b></p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> <b>14.29%</b></p>	<p>Change Over Last 3 Months</p> <p> <b>4.14%</b></p>	<p>Change Over Last 12 Months</p> <p> <b>3.77%</b></p>	<p>Change Over Last 24 Months</p> <p> <b>10.87%</b></p>
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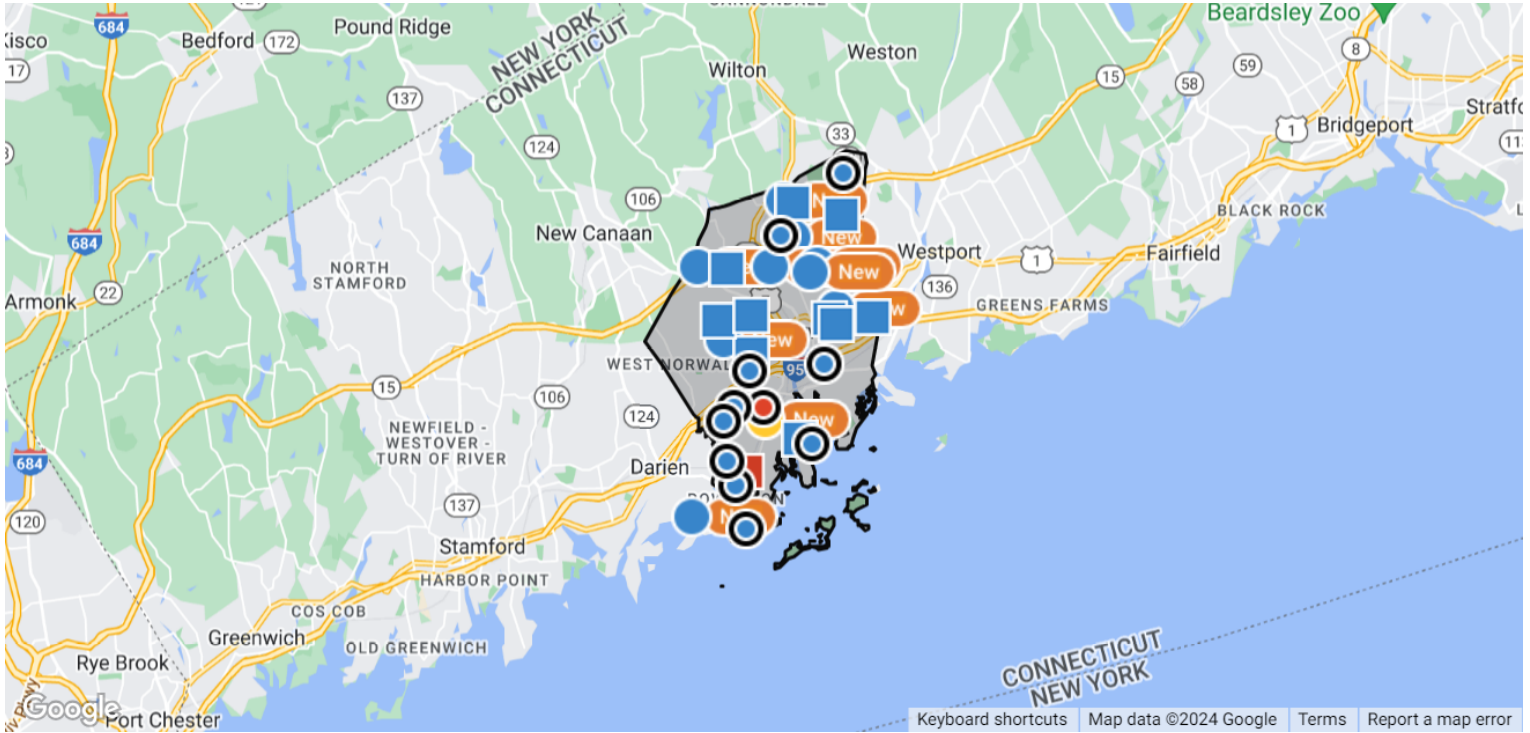
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





<p>Median List Price</p> <p><b>\$550K</b></p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> <b>0.09%</b></p>	<p>Change Over Last 3 Months</p> <p> <b>8.42%</b></p>	<p>Change Over Last 12 Months</p> <p> <b>6.07%</b></p>	<p>Change Over Last 24 Months</p> <p> <b>7.65%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

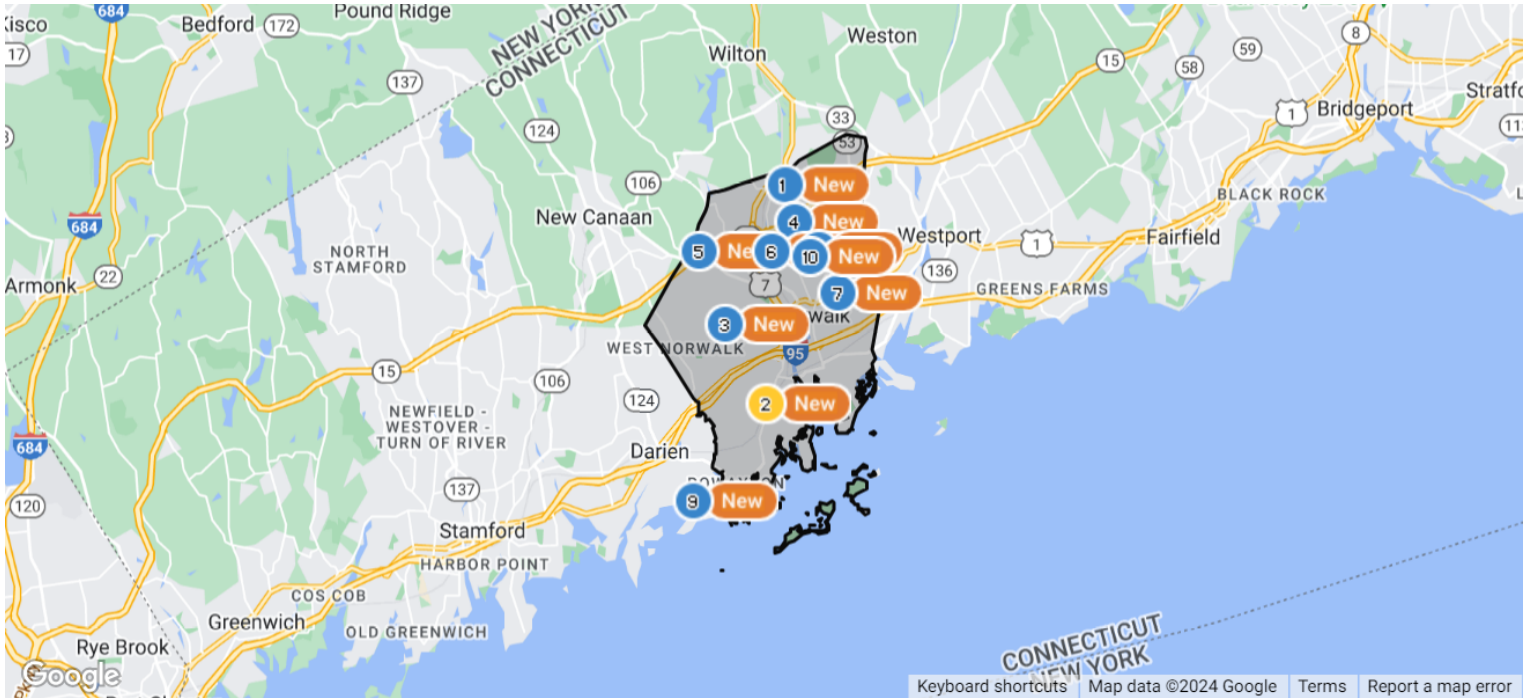
# Market Activity Summary Stats





**Search Criteria** | **Location:** Norwalk, 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
<b>Number of Properties</b>	10	10	10	2
<b>Low Price / Value</b>	\$3,450	\$349,900	\$70,000	\$405,000
<b>Median Price / Value</b>	\$679,000	\$736,500	\$605,000	\$959,800
<b>High Price / Value</b>	\$2,850,000	\$2,995,000	\$977,500	\$1,514,600
<b>Average Price / Sq. Ft.</b>	\$338	\$521	\$278	\$554
<b>Median Price / Sq. Ft.</b>	\$334	\$347	\$282	\$554
<b>Average Days in RPR</b>	12	29	54	17
<b>Median Days in RPR</b>	10	21	63	17
<b>Total Volume</b>	\$8,301,450	\$12,234,899	\$5,736,049	\$1,919,600





# Norwalk, 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><b>1 Active</b> • <i>New, Coming Soon: 1/31/2024</i> <i>MLS ID: 170620209</i></p> <p><b>83 Bayne St</b></p> <p>Lovely ranch on 1 landscaped level acre. Large living room with oversized windows look out onto backyard. Kitchen has eat in area and breakfast bar. Kitchen flows into dining room with access to the composite deck ( easy maintenance) and a pebble patio, which is perfect for the fire pit. Spacious foyer welcomes you into the home 3 bedrooms 2 full baths including a primary ensuite.New landscaping in Summer 2023. Full unfinished basement is the length of the house. Access is through the large 2 car garage. Some of the many improvements include: Improvements done recently are: whole house generator, moved laundry upstairs from basement.California Closets for throughout. Hunter Douglas shades throughout. Fireplace converted to gas logs. City water. Many renovations done in 2015 including:kitchen w/quartz &amp; new cabinets &amp; appliances all new in summer 2015. (New frig 2023). Both bathrooms 200 amp electric service, refinished hardwood throughout. Garage openers..Nest Thermostat . Exterior renovations include:New siding Custom Thermopane Windows. composite material decking(easy maintenance &amp; will not rot) gutters. Most of house has been freshly painted. 1 acre of level land partially cleared and partially wooded. Nice privacy.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/2	1,769 sq ft	45,738	1957	1/31/2024	\$683,000	\$386
 <p><b>2 Active</b> • <i>New, Active: 2/12/2024</i> <i>MLS ID: 170620737</i></p> <p><b>8 Quintard Ave</b></p> <p>AVAILABLE IN EARLY MAY: This charming 3 bedroom, 1.5 bath Victorian home has so much character yet updated to accommodate today's modern lifestyle. Relax on the well appointed front porch. The gracious foyer has high ceilings and stairs that lead to the upper level. Inviting spacious living room radiates hospitality and charm! Formal dining room with plenty of space to gather! Chef's kitchen with center island, stainless steel appliances, dishwasher, gas range, decorative fireplace, separate work space area and wine fridge! What's not to love? Generous primary bedroom with two large closets. 2 additional bedrooms and full bath (clawfoot tub!) complete the upper level. Don't miss the walk up attic that offers tons of storage space. Washer/dryer units on lower level. Level backyard with large deck just perfect for 3 season entertaining. Off street, private parking (2 cars). Pet friendly. Hardwood flooring. CENTRAL AIR &amp; NATURAL GAS HEATING. Excellent credit required, references &amp; proof of income required. Walk to South Norwalk train station, SONO restaurants, Maritime Aquarium, shopping &amp; nightlife! Interior photos from prior tenant's occupancy.</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	3/2	2,493 sq ft	4,791	1880	2/12/2024	\$3,450 mo.	\$1

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>3 ● Active</b> • <i>New, Active: 1/16/2024</i> <i>MLS ID: 170619391</i></p> <p><b>19 Pettom Rd</b></p> <p>Originally 4 Bedrooms and 2 Bathrooms in move in condition on a quiet street. But the current owner opened up the space in lower level bedroom to have a large living room with a dinning room, can easily be converted back into a bedroom. Technically 2 dinning rooms (One in each level) for a large gathering. Freshly painted and hard wood floors, in mint condition. Updated elec. Convenient Location! Just pack your bags and Move In...</p> <p><i>Listing Courtesy of Venture Real Estate, Inc.</i></p>	Single Family	4/2	1,872 sq ft	6,534	1970	1/16/2024	\$629,000	\$336
 <p><b>4 ● Active</b> • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620751</i></p> <p><b>58 Toilsome Ave</b></p> <p>Move right into this beautifully updated 3 bedroom Cape in the highly desirable Cranbury neighborhood. As you enter, you will be surprised by this lovingly cared for home. The open floor plan creates a seamless flow throughout, providing an inviting atmosphere for both entertaining and everyday living. The main level boasts a spacious living room with a wood-burning fireplace, and a formal dining room. The kitchen has stainless steel appliances, white cabinetry, center island, and quartz countertops. The back door leads to a large patio-perfect for relaxation and gatherings. A sun-filled bedroom and a full bathroom with heated floor complete the main level. On the second floor there are 2 bedrooms with plenty of closet space. The lower level offers additional living space including 1 bath, laundry room, workspace, and ample storage. 2 car detached garage with a pull down attic. Home is on city water but also has a well and well water can be used through an outside faucet. Nothing to do but move in and enjoy the happening life!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/2	2,040 sq ft	19,602	1940	1/24/2024	\$675,000	\$331
 <p><b>5 Active</b> • <i>New, Coming Soon: 2/12/2024</i> <i>MLS ID: 170622895</i></p> <p><b>4 Belair Rd</b></p> <p>Discover the allure of 4 Belair Road, nestled in Norwalk's charming Silvermine area. A picturesque blue stone walkway and grand front staircase welcome you to this enchanting home. This updated and move in ready home is ready for its new owner. The the first floor boasts mostly new windows with custom wood blinds, flooding the space with light. The kitchen, with its center island and solid wood cabinets, opens to a spacious dining area and a large blue stone patio, perfect for entertaining. First floor has crown molding and recessed lights. You will enjoy a spring full of blooming perennials throughout the yard. A cozy living room with fireplace and large window is open and bright. The sizable family room with built-ins, fireplace and doors to the backyard offers ample gathering space. A bedroom/home office and a remodeled bathroom complete the first floor. Upstairs, the primary suite beckons with a window seat, built-in storage, and a cedar walk-in closet. The second bedroom features its own built-ins. Both bedrooms have wall to wall carpet and hardwoods. The primary bathroom dazzles with glass doors, marble tile and floor plus radiant heat in the floor. New roof and gutter guards in 2021. A full basement with laundry and plenty of room for storage/workspace. The attached two-car garage with pull-down attic space round out this impeccable home. Close to shops, trains and 1 mile to the Inn at GrayBarns. Welcome to 4 Belair Road, where comfort and elegance converge.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/2	2,131 sq ft	13,503	1956	2/12/2024	\$739,000	\$347
 <p><b>6 ● Active</b> • <i>New, Active: 1/31/2024</i> <i>MLS ID: 170621064</i></p> <p><b>18 Saint Marys Ln</b></p> <p>Multiple Offers We are reviewing Tuesday 2/13 at 1:00. Great flow in this 3 bedroom 1.5 bath split level home in desirable Cranbury. Main level has LR, DR, kitchen and FR. 3 bedrooms are located on the upper level. Living room is flooded with light from a large picture window. Dining room flows into a large family room. This fantastic, filled with light room, has vaulted ceilings, skylights, multiple windows and French doors that lead out to the backyard deck. Kitchen has breakfast bar. Living room, dining room and family room have hardwood floors. Bedroom closets show hardwood so assumption is hardwood is under the wall to wall carpet in the bedrooms. Lower level has small den/office/workout space as well as a laundry/pantry area. The backyard is an amazing fully fenced and level .44 acre. Yard can be accessed from lower level. As is shed. Garden area. Ample storage in the attic. Home and yard are chemical free. Central air and 1 car garage. Subject to owner finding suitable housing.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/2	1,648 sq ft	19,166	1962	1/31/2024	\$575,000	\$349

## New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>7 ● Active</b> *New, Active: 1/24/2024 MLS ID: 170620631</p> <p><b>84 County St</b></p> <p>Discover the perfect blend of charm and space in this oversized cape-style home with 5 bedrooms and 2.5 bathrooms. Nestled steps away from the Westport Town line, the location is unbeatable. The house features 2 additional bonus rooms in the finished lower level, offering flexibility for more bedrooms or versatile spaces. With newer windows and siding, the main level boasts a spacious living room with a wood-burning fireplace, a formal dining room, and a kitchen with stainless steel appliances, white cabinetry, an island counter, and a back door leading to a generous party deck. A full bath and 3 well-sized bedrooms complete the main level. The upper level offers 2 more bedrooms, including a huge primary bedroom with ample closet space, a second full bath with a linen closet, and a storage room. The lower level provides garage access, 2 finished rooms, a half bath, laundry, storage, and a utility room. Situated on a corner lot with driveway and attached garage access on a low-traffic cul-de-sac, this home features hardwood floors on the lower level and potential hardwood flooring beneath upper-level carpeting. Despite clutter in the photos due to the sellers being elderly, the house boasts a fantastic layout. Close to all three schools â elementary, middle school, and Norwalk High School, this residence is perfect for a large family seeking comfort and convenience. Don't miss out on the opportunity to make this your dream home!</p> <p><i>Listing Courtesy of Larracuente &amp; Johnson Realty, LLC</i></p>	Single Family	5/3	2,398 sq ft	13,068	1966	1/24/2024	\$549,000	\$229
 <p><b>8 ● Active</b> *New, Active: 2/7/2024 MLS ID: 170620897</p> <p><b>2 Breezy Ln</b></p> <p><b>**Highest &amp; best offers due Tuesday 2/13 by 12:00pm**</b>This distinguished colonial residence graces 2 Breezy Lane in the coveted Cranbury section of Norwalk. Situated on 1.29 acres at the end of a private lane, this home captivates with stately presence, exquisite floorplan and gracious outdoor space. Upon entry, a sense of sophistication envelops you in the spacious living room, adorned with gleaming hardwood floors. The formal dining area seamlessly transitions into the expansive eat-in kitchen, a culinary haven for cooking aficionados. Entertain with flair in the family room, where beamed ceilings provide an inviting ambiance. Revel in the warmth of the wood-burning fireplace with a brick surround, and discover a gaming area for fun-filled adventures. The primary suite beckons as a luxurious retreat, boasting a spa-like bathroom, walk-in closet and wood-burning fireplace. The generously sized basement offers potential for transformation into a recreational haven, complete with a home theatre and gym. Step into the outdoor oasis where an expansive deck invites al fresco grilling and panoramic sunset views. Privately nestled on a premier private lane alongside only two other homes, tranquility prevails while downtown Westport remains a short drive away. Embrace the unparalleled beauty and lifestyle offered at 2 Breezy Lane. Experience firsthand the elegance and sophistication of Norwalk living at its finest.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	2,554 sq ft	56,192	1976	2/7/2024	\$849,000	\$332
 <p><b>9 ● Active</b> *New, Active: 2/7/2024 MLS ID: 170623501</p> <p><b>7 Drum Rd</b></p> <p>This completely renovated 4BR colonial sits tucked away and high atop Drum Road, yet 2 blocks from beach, town dock and Rowayton Seafood Restaurant...location, location, location. The interior glistens with all new finishes, fixtures and design details such as an open floorplan, shiplap, barn doors, designer lighting and plenty of room to spread out. Primary bedroom has skylights, seasonal water views, featuring gorgeous sunrises, sparkly and spacious en suite bath with oversized shower and soaking tub and light filled study with back staircase featuring white oak and cable rails. Fully walk out lower level that leads to a professionally landscaped private yard, features a family room with 2nd fireplace, eat in area, half bath, additional laundry room and plenty of storage. Large patio and fenced in yard offer privacy for entertaining and room for the dog and all to play!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	3,671 sq ft	10,018	1951	2/7/2024	\$2,850,000	\$776

New Listings: 10 (cont.)



10 ● **Active** • *New, Active: 2/6/2024* *MLS ID: 170621450*

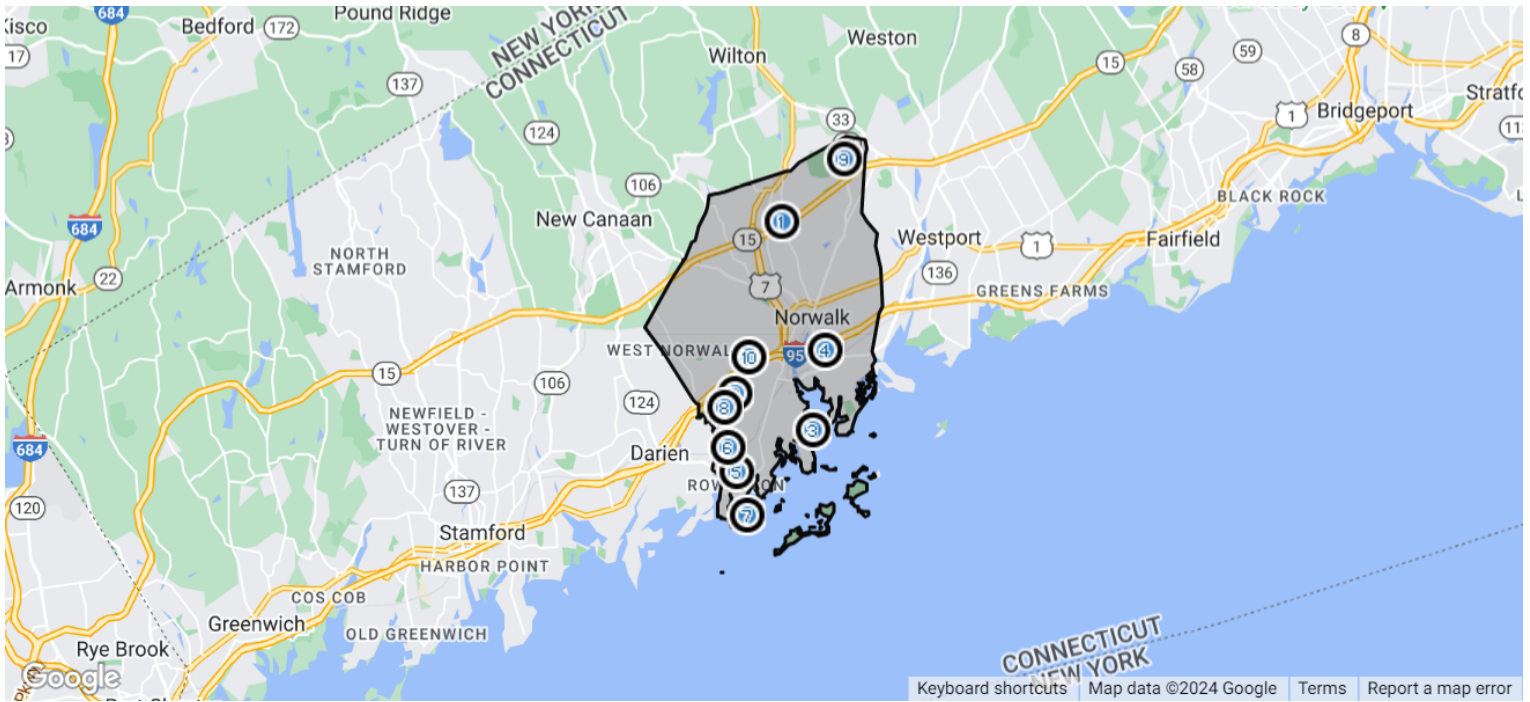
**33 Murray St**

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	4/2	2,523 sq ft	13,503	1946	2/6/2024	\$749,000	\$297

ALL OFFERS MUST BE IN BY 2/12/24. Welcome to 33 Murray Street, a beautiful, updated & turn-key home nestled in the heart of Norwalk. This meticulous Colonial offers an array of features that make it a stand-out; 3 levels of spacious living, hardwood flooring, built-ins, mill work, fireplace, natural sunlight, & two tiered stone patios. Main level hosts an updated eat-in kitchen w/ stainless steel appliances & custom breakfast bar. The oversize family room highlights a wood burning fireplace & built-ins providing great space for entertaining & living. Main level play room can also be used as a 4th bedroom/office making this room versatile to suit your needs. Three season sunroom w/ access to top tiered patio is ideal for a cozy reading nook, buffets for parties, mudroom, or enjoying the summer breezes. Main level full bath (not often found) is a bonus for hosting over night guests. Second level is impressive w/ three generous sized bedrooms, and an updated hall, full bath. Amazing lower level that can be used as additional recreation room/office/play room w/ sliders that open to blue stone patio. Tons of storage and utility room in lower level as well. Fully fenced in back yard where you can enjoy tranquility & outdoor activities on your two tiered stone patio. Ideally located w/ close proximity to the beach and all that coastal living offers, Cranbury Park w/ walking trails, dog park & playground, fabulous dining and shopping. Walking distance to elementary school.

*Listing Courtesy of William Raveis Real Estate*





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 2/13/2024 *MLS ID: 170623793*

**14 Lakewood Dr** Single Family 3/2 1,520 sq ft 13,939 2/9/2024 \$569,000 2/13/2024 \$374





HIGHEST AND BEST OFFERS DUE BY 3:00 2/12/14. Updated with an efficient use of space and a floorplan that will keep you connected, involved and engaged. This design is perfect for entertaining with a natural flow including the living room, dining room and kitchen. The sun filled space includes vaulted ceiling, front to back views including a full wall of windows and sliders leading to the patio and back yard. A handsome wood burning fireplace with raised brick hearth and chunky wood mantle grounds the space. The renovated kitchen enjoys breakfast bar, granite countertops, stainless appliances including hood, refrigerator, dishwasher and a professional style BlueStar gas range/oven with French doors and built-in wok. The versatile ground floor has a family room with separate entrance, kitchenette and a full bath - a great option for multi generation living. An office/guest room is also located on this level with built-in cabinets and counterspace. A laundry room and oversized walk-in closet are also located on this level. Enjoy the private backyard enveloped with full perennial gardens providing a beautiful backdrop! A great commuter location just moments to the Merritt Pkwy and the Merritt 7 Train Station. Additional updates include Siding, Windows/Main Level, Slider, Stone, Roof, Soffits, Front Door, Garage Door, Exterior Lights, Main Floor Bathroom, Ceramic Tile Floors/Lower Level, French Drain.

*Listing Courtesy of Berkshire Hathaway NE Prop.*



Pending: 10 (cont.)

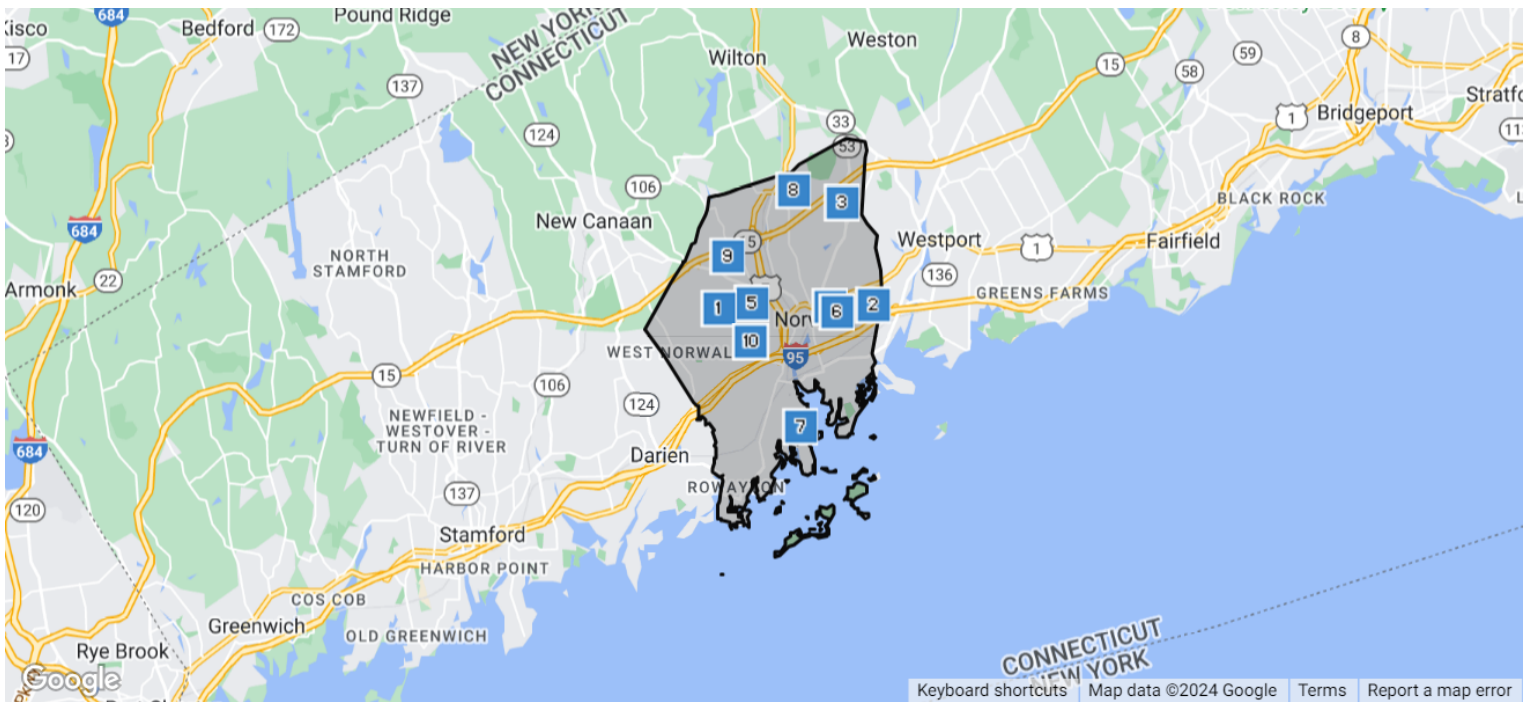
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>2 Pending</b> • <i>Under Contract as of 2/13/2024</i> <b>MLS ID: 170619116</b></p> <p><b>17 Westview Ln</b></p> <p>Single Family    4/5    4,945 sq ft    32,670    1/17/2024    \$1,495,000    2/13/2024    \$302</p> <p>Welcome to your dream home on a coveted private lane in prime location, close to Rowayton, Darien &amp; SONO! This exquisite residence boasts 4 BRs &amp; 5 BAs across a generous 4945sf of living space. Meticulously maintained, this home is in excellent condition, offering a perfect blend of luxury &amp; comfort. The heart of the home lies in the open concept kitchen w/giant island &amp; hi-end appliances. Adjacent sits a sun-filled breakfast room. The kitchen seamlessly flows into the formal DR w/butler's pantry, as well as into the spacious great room. The elegant LR &amp; ideal office complete the main floor. Perfect for entertaining, these spaces are enhanced by 2 wood burning fireplaces &amp; custom craftsmanship &amp; millwork, creating a warm &amp; inviting atmosphere. Whether hosting formal gatherings in the dining &amp; living rooms or enjoying casual moments in the FR, every corner of this home exudes charm. On the upper level, step inside to discover a primary suite that is truly a retreat, complete w/2 walk-ins, fireplace, ensuite BA w/heated floors. The primary's sitting room doubles as 2nd office. Enjoy the guest room w/full BA &amp; 2 add'l, generously sized BRs w/Jack &amp; Jill bath. The 2nd floor hosts a versatile bonus room, providing space for recreation or relaxation. Escape to the outdoors &amp; find your oasis w/saltwater pool, offering a serene setting for winding down &amp; enjoying family &amp; friends. This property is not just a home; it's a lifestyle. Don't miss the opportunity to make this haven yours!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p><b>3 Pending</b> • <i>Under Contract - Continue To Show as of 2/12/2024</i> <b>MLS ID: 170623089</b></p> <p><b>63 Neptune Ave</b></p> <p>Single Family    3/3    2,221 sq ft    6,534    2/7/2024    \$1,849,000    2/12/2024    \$833</p> <p>PLEASE SUBMIT HIGHEST &amp; BEST OFFER BY 6 PM, 2/11: Discover the epitome of waterfront living in this charming Harborview home, where unbeatable water views take center stage. Nestled in a quiet corner of this private community that offers a Clubhouse and dock, playground, tennis courts, ballfields, beach, and year-round activities for all ages, one immediately feels not a care in the world. Sitting high and FEMA compliant, the numerous skylights, French doors, windows, and sliders usher in abundant natural light, enhancing the peaceful and unique ambiance that sets this property apart. The sunny stainless steel and granite kitchen with a custom banquette, and pantry, complemented by the living room with water views and a fireplace makes the main level of this home one nobody wants to leave! Enjoy the primary suite with its soaring ceiling, skylights, and loft space above (perfect for a home office or artist's perch), with its own balcony, perfect for morning coffee or a quick siesta. Your private oasis awaits with modern Azek and cable-railed decks and balconies, gracious gardens and professional landscaping, a generous backyard, firepit area, a seawall, and a dock. Entertain effortlessly on the main level deck or elevate your experience on the roof deck with its 180-degree views of Long Island, the Norwalk Islands, and the clubs and marinas of East Norwalk. Seize this rare opportunity to make this extraordinary waterfront haven yours! Gas, sewer, city water. AGENT/OWNER</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
 <p><b>4 Pending</b> • <i>Under Contract as of 2/12/2024</i> <b>MLS ID: 170621711</b></p> <p><b>15 Olmstead Pl</b></p> <p>Single Family    3/2    1,764 sq ft    5,227    1/31/2024    \$529,999    2/12/2024    \$300</p> <p>Welcome to this charming Colonial home in a prime East Norwalk location. This delightful residence boasts 3 bedrooms, 1.5 bathrooms, and comfortable living space. Inside, you'll find hardwood floors throughout, adding warmth and character to the home. Enjoy fires in the cozy living room that open up to the formal dining room. The property also features both a finished attic and partially finished basement for great added space. Recently paved driveway, detached garage and level lot are some of the other highlights. Enjoy relaxing on the porch or take advantage of beach access just minutes away. Gas heat, Central A/C. Don't miss the opportunity to make this lovely property yours! ALL OFFERS DUE BY 2/5 at NOON</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</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><b>5 Pending</b> • Under Contract as of 2/9/2024 <i>MLS ID: 170619023</i></p> <p><b>23 Ridgewood Rd</b></p> <p>Single Family 4/5 3,883 sq ft 10,454 1/17/2024 \$2,495,000 2/9/2024 \$643</p> <p>Welcome to this exquisite home in Rowayton, brought to you by renowned architect Chris Pagliaro. This newly constructed property boasts elegance and sophistication, with impeccable attention to detail. As you step inside, you are greeted by stunning 8-inch white oak hardwood floors that flow seamlessly throughout the home, creating a warm and inviting atmosphere. The custom white oak kitchen is a chef's dream, complete with quartz countertops and a separate pantry/coffee station. The sleek and modern design is complemented by the use of custom European aluminum windows, ensuring energy efficiency while adding a touch of luxury. One of the standout features of this home is the indoor/outdoor bar area, created by the innovative accordion-style window in the kitchen. This unique design allows you to effortlessly transition from the comfort of your home to the fresh air of the outdoors while enjoying a refreshing drink or entertaining guests. With 4 bedrooms, all ensuite, this home offers ample space and privacy for everyone. Each bathroom showcases custom vanities, adding a touch of elegance to the already luxurious ambiance. The primary suite, along with two additional bedrooms, is located on the second floor, providing convenience and functionality. For added flexibility, a fourth-bedroom suite can be found in the walk-out lower level, perfect for guests or an at-home office.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p><b>6 Pending</b> • Under Contract - Continue To Show as of 1/5/2024 <i>MLS ID: 170610735</i></p> <p><b>29 Arnold Ln</b></p> <p>Single Family 3/2 1,246 sq ft 11,325 11/17/2023 \$724,000 1/5/2024 \$581</p> <p>Discover the charm of small town coastal living in this beautifully renovated ranch home in Rowayton. Affordably priced for this highly desired community, step into a home that is basically brand new. Completely renovated three bedroom one floor living with a full unfinished basement accessed via the attached one car garage. Immerse yourself in modern elegance with open living space, enjoy a brand new kitchen with stainless appliances and quartz counters. The primary bath and hall bath are brand new. Gleaming hardwood flooring, all new windows and central air. A commuters dream, enjoy living on a cul-de-sac within walking distance to the train station while being five minutes from Bayley Beach. Maintenance free lifestyle, your dream home awaits.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p><b>7 Pending</b> • Under Contract as of 2/5/2024 <i>MLS ID: 170620035</i></p> <p><b>2 E Beach Dr</b></p> <p>Single Family 3/3 2,126 sq ft 7,405 1/22/2024 \$2,995,000 2/5/2024 \$1,409</p> <p>Discover the serenity and stunning views of Long Island Sound and the Norwalk Islands from this beautiful Bell Island home. You won't be able to take your eyes off the view! Rowayton at it's very best, high and dry. Soaring ceilings in living room and dining room open to a gracious deck overlooking the back yard. The primary bedroom suite has vaulted ceiling, home office and private deck. Enjoy Bell Island Association beaches and an easy walk to the village shops, restaurants, library, paddle, pickleball, tennis and so much more.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p><b>8 Pending</b> • Under Contract - Continue To Show as of 1/30/2024 <i>MLS ID: 170620095</i></p> <p><b>11 Brookside Ct</b></p> <p>Single Family 4/3 2,344 sq ft 7,840 1/25/2024 \$749,000 1/30/2024 \$320</p> <p>Nestled in the coveted Norwalk location, mere minutes from Rowayton Train, downtown Darien, &amp; Norwalk shopping, this meticulously maintained home is a haven of convenience &amp; style. You are immediately welcomed by the extra-wide stairway &amp; inviting front porch-the perfect vantage point for capturing breathtaking sunsets. Renovated in 2017, the kitchen, w/stainless steel appliances &amp; island, seamlessly connects to the dining &amp; family room, flooded w/natural light through front-to-back windows. Hardwoods throughout. Sliders lead to the private backyard patio, with new drainage system &amp; drywell installed in 2021, along w/a charming trellis &amp; play area. The 1st floor boasts a versatile bedroom, full bath, flexible space for sitting or study, &amp; a spacious laundry room w/ample storage. Ascend to the updated primary suite, featuring a large walk-in closet w/sliding barn doors, double sinks, a glass shower, &amp; a skylight to your personal sanctuary. 2 well-sized bedrooms share an updated full bath w/radiant heated floor. A bright office area w/French doors offers the perfect work-from-home setting. Step down to the expansive bonus space, adaptable for play, a second family room, or an exercise spot. The home is further enhanced by an attached one-car garage, seamlessly added in 2018, providing storage &amp; convenient access to both the home &amp; backyard. Embrace comfort w/new "in-ceiling" split systems for heating/cooling on the second floor. Your dream home awaits! Make 11 Brookside Ct yours today!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

Pending: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>9 Pending</b> *Under Contract - Continue To Show as of 1/30/2024 <i>MLS ID: 170619818</i></p> <p><b>12 Bumblebee Ln</b></p> <p>Single Family 5/5 2,500 sq ft 43,560 1/25/2024 \$479,000 1/30/2024 \$192</p> <p><b>**Highest and best offer deadline- Monday 1/29/24 by 5pm**</b> Amazing opportunity and prime location! Highly desirable Cranbury area cul-de-sac street, near Westport and Wilton, this home requires a full and complete renovation, but can be transformed into your dream home. Spacious colonial home located on a private 1 acre lot, offers tons of potential with a flexible floor plan suitable for an in-law set up or extended family with 5 bedrooms, 3 full baths and 2 half baths. New oil tank in basement. Please note that most skylights are leaking, and there is related interior damage. Pre-listing inspection report available. Home is sold "as is." Subject to probate- no property disclosures. House will likely require rehab financing or cash buyer. <b>**Do not walk on back deck or front steps**</b> Agent related to seller.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p><b>10 Pending</b> *Under Contract as of 1/22/2024 <i>MLS ID: 170614182</i></p> <p><b>7 Cedar Crest Pl</b></p> <p>Single Family 3/3 1,357 sq ft 4,791 12/8/2023 \$349,900 1/22/2024 \$258</p> <p><b>Priced To Sell Fast! Amazing Opportunity! Renovate &amp; Resell, Buy &amp; Hold or Move-In and Build Some Sweat Equity. Hot 3 Level Cape Cod, Spacious Kitchen, Spacious Bedrooms, Large Driveway, Fireplace, Deck, Much More!! Just Waiting For Your Personal Renovations to Make it Shine. Close to Schools, Shopping, and Commuter Routes. This Will Not Last! Sold As-Is.</b></p> <p><i>Listing Courtesy of SSG Real Estate LLC</i></p>								







Closed: 10

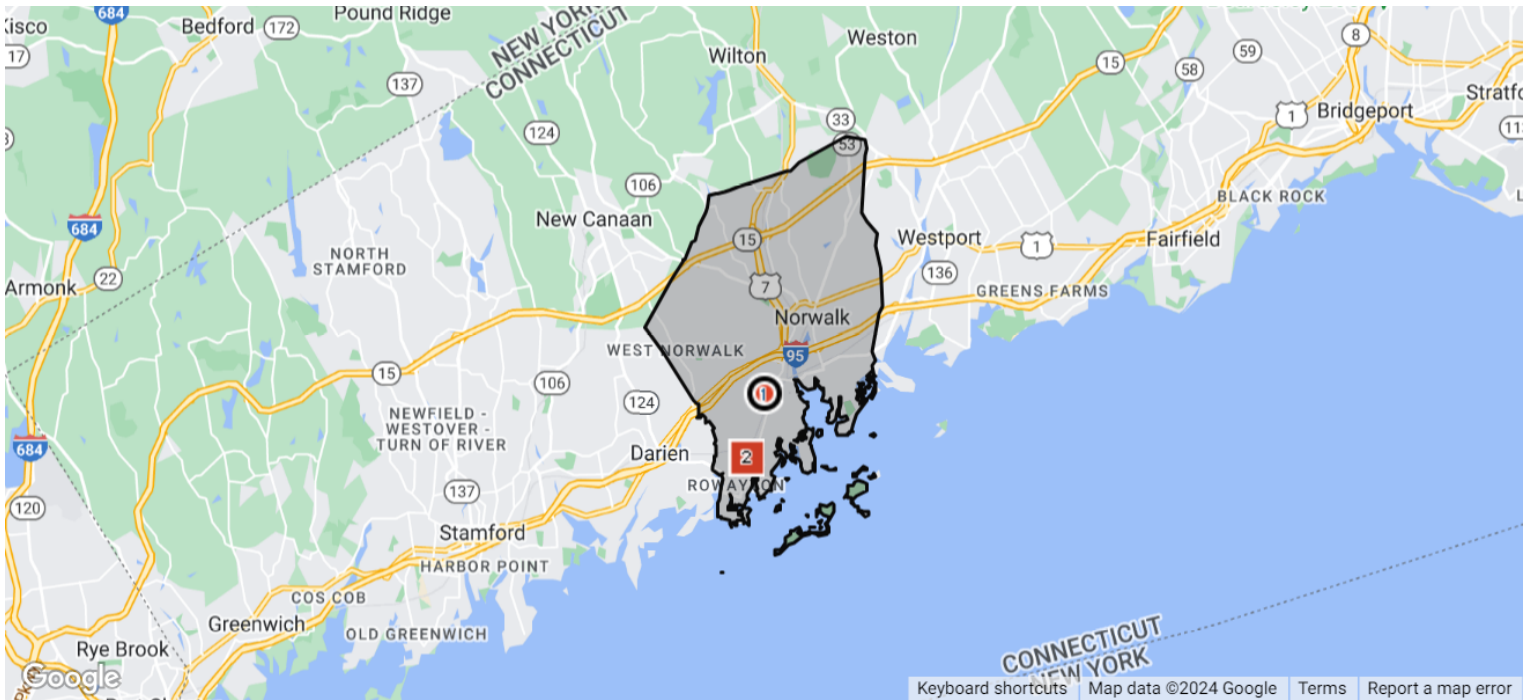
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 2/12/2024, MLS Listing 170608746: 11/25/2023 <i>MLS ID: 170608746</i></p> <p><b>28 Redcoat Rd</b></p> <p>Privately nestled in a desirable West Norwalk neighborhood, this spacious Colonial style home on 1 acre offers 2918 square feet of living space plus 1040 square feet of lower level finished space, hardwood floors throughout. This home features a large eat in high end kitchen with Wolf cooktop and Subzero refrigerator. Formal dining room, large living room with fireplace, 1/2 bath and sunroom with built-ins and French doors out to the deck. The spacious first floor primary bedroom offers en suite bath and a large walk in closet. There are three spacious bedrooms on the second floor, full bath plus an office. Fully finished walk-out basement with 1/2 bath, laundry and a two car garage. Beautiful grounds with stone walls, mature plantings and storage shed. Close to Oak Hills golf course, tennis courts, parks, school and nearby shopping.</p> <p><i>Courtesy of Bondi Realty Group</i></p>	Single Family	4/4	4,106 sq ft	43,560	1956	2/12/2024	\$850,000	\$207
 <p><b>2 Closed</b> • Sold Date: 1/5/2024, MLS Listing 170607995: 11/6/2023 <i>MLS ID: 170607995</i></p> <p><b>27 Oriole Dr</b></p> <p>OFFERS DUE 11/12 AT 7PM. Welcome to this tastefully renovated home conveniently located near the Norwalk/Westport border. Nestled on a quiet street, it offers a unique opportunity to make yourself at home in the desirable 06851 zip code, recently named to Realtor.com's Top 10 Hottest Zip Codes in America. Step inside and be greeted by an abundance of natural light and open floor plan, creating the perfect space for entertainment, work or relaxation. Updates include a modern kitchen with custom cabinets, quartz countertops, trendy finishes and a large island, fully renovated bathrooms, new plumbing, freshly painted interior and porcelain wood-like tile throughout. Three bedrooms include a primary bedroom with en-suite spa-like bathroom and custom walk-in closet. Two additional bedrooms share a well-appointed full hallway bath. The bright and open living room with wood-burning fireplace provides a comfortable setting with easy access to the kitchen and dining area, ensuring comfort and functionality from morning to evening. Enjoy extra space in the multi-purpose room with skylights leading out to the deck, overlooking the yard. Additional features include a comfortable home office and well-appointed mud room to welcome you in through the garage. Find plenty of storage space in the large walk-in cedar closet, attic and outdoor shed. Oriole Dr is a desirable, private street located just minutes to Westport, SONO, beaches, train stations, schools, shopping and dining.</p> <p>Owner/Agent</p> <p><i>Courtesy of eXp Realty</i></p>	Single Family	3/2	1,880 sq ft	14,810	1956	1/5/2024	\$730,000	\$388

### Closed: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 <b>Closed</b>	*Sold Date: 1/5/2024, MLS Listing 170607726: 10/31/2023 MLS ID: 170607726						
<b>17 Algonquin Rd</b>	Single Family	3/2	1,588 sq ft	35,283	1955	1/5/2024	\$450,000	\$283
<p>Are you on the hunt for the perfect investment opportunity in the tranquil heart of Norwalk, CT? Look no further than 17 Algonquin Rd. This hidden gem presents an exceptional chance to transform a diamond in the rough into a polished masterpiece. W/a prime location &amp; the promise of surrounding amenities, this property is destined to be a wise investment for the future. Situated on a generous .81-acre lot, this 3-BR, 1.5-bath home offers 1,588 sq.ft. of potential waiting to be unlocked. Also includes a 2-car garage, adding to the practicality of this attractive investment opportunity. But it's not just about the numbers; it's about the potential, the tranquility, and the convenience. As you drive up the serene Algonquin Rd, a sense of calm and promise greets you. The tree-lined streets of this sought-after Norwalk neighborhood set the stage for the welcoming ambiance you'll soon call home. Nestled amidst mature trees, this property offers a serene escape from the hustle &amp; bustle of the city while still being close to the conveniences that make life enjoyable. Norwalk is renowned for its charm &amp; amenities. Living at 17 Algonquin Rd means you're in close proximity to an array of attractions such as beaches, restaurants, entertainment, shopping, parks &amp; other wonderful amenities, as well as it being a great commuter location. All of it is what makes Norwalk the perfect place to live. Home is being sold AS IS. Buyers/Agent must do their own due diligence.</p> <p><i>Courtesy of eXp Realty</i></p>								
	4 <b>Closed</b>	*Sold Date: 11/17/2023, MLS Listing 170600288: 9/26/2023 MLS ID: 170600288						
<b>1 Ambler Dr</b>	Single Family	3/2	1,507 sq ft	7,840	1944	11/17/2023	\$600,000	\$398
<p>Welcome to this beautifully updated 3-bedroom Cape Cod! Enjoy a completely remodeled kitchen with spacious cabinets, stainless steel appliances, and quartz countertops and all new hardwood flooring throughout the main level. Surround windows in the front-to-back family room bring in plenty of light and provide a gorgeous view of the exceptional yard. The main bedroom is presently being used for playroom. The large den/office opens to the breezeway- used now as a mud room - with easy access to the garage and back yard. Full main bath as well as a full bath on the second level. Upper level has two expansive bedrooms with plenty of storage. The lower level, while currently serving as a laundry and man cave, is fully of possibilities if finished. Exterior front and side yards are beautifully landscaped with plantings and the back has a new slate patio along with brand-new fencing. Walking distance to Stews, shopping and public transportation. Excellent up or down county commute. Please take a look at our thorough video walkthrough to get a feel for your possible future home!</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	5 <b>Closed</b>	*Sold Date: 11/20/2023, Public Record MLS ID: -						
<b>1 Autumn St</b>	Single Family	3/3	1,040 sq ft	4,792	1965	11/20/2023	\$70,000	\$356
<p>-</p>								
	6 <b>Closed</b>	*Sold Date: 12/22/2023, MLS Listing 170603915: 10/12/2023 MLS ID: 170603915						
<b>37 Barbara Dr</b>	Single Family	3/3	2,214 sq ft	6,098	1995	12/22/2023	\$660,000	\$298
<p>Spacious sunny Colonial in a highly desirable quiet neighborhood. Many great features throughout including large primary bedroom with private bath that features a jetted tub, Kitchen with pantry closet, living room with fireplace, finished lower level, central air, attached garage, composite deck off kitchen and more. With just a little updating, this could be a "forever home!" Being sold "as is."</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.
	7 <b>Closed</b>	*Sold Date: 11/21/2023, MLS Listing 170597655: 9/14/2023 <b>MLS ID: 170597655</b>						
<b>49 Baxter Dr</b>	Single Family	3/2	1,800 sq ft	4,356	1946	11/21/2023	\$503,549	\$280
<p>Delightful Cape Cod in fantastic condition walking distance to Norwalk Harbor! Located in sought after "Harbor Shores" which allows you access to the private, gated "Baxter Beach"; great for kayaks &amp; water access! Newer, luxury vinyl plank (wide board) flooring will greet you as you enter this lovely home. Living Room features a large window &amp; wood burning fireplace. Freshly painted interior. Newer lighting fixtures. The dining room opens to the updated kitchen featuring newer "leathered" granite counters, stainless steel appliances, an oversized sink &amp; white cabinets. Tucked behind the kitchen you will discover an inviting office/family room with interior French Doors, ceramic tile floor &amp; newer sliding glass doors overlooking the lovely backyard with new Trex decking &amp; railing (2018). Large 1st floor bedroom with closet. Upstairs features 2 large bedrooms each with hardwood floors. Two stunning, recently updated (2020) full baths! New Roof (2019). New Gutters (2021). New Fence ((2020). Many New Windows (2019). New Air Conditioning (2019). Amazing backyard with newer deck &amp; patio area. Fully finished lower level offering 720 sf of living space. New front door (7/2023), stoop &amp; railing. Minutes to shopping, restaurants, SoNo, train &amp; commuter roads Must See!</p> <p style="text-align: right;"><i>Courtesy of William Raveis Real Estate</i></p>								
	8 <b>Closed</b>	*Sold Date: 1/5/2024, MLS Listing 170599618: 10/4/2023 <b>MLS ID: 170599618</b>						
<b>21 Bayne St</b>	Single Family	4/3	2,700 sq ft	51,836	1955	1/5/2024	\$977,500	\$362
<p>Welcome to this stunning single-family home boasting 4 spacious bedrooms and 3 full baths. With a recent addition of 1200 sqft, the property now spans approximately 2700 sqft, providing ample space for comfortable living. The home is fully updated. Cathedral ceilings throughout, a new roof, cement board siding, and new septic tank. Inside, you'll find white oak floors throughout, giving the home a warm and inviting feel. The kitchen is a chef's dream, featuring SS appliances, six burner range, and a large kitchen island with dual storage. The beautiful quartz countertops, wine chiller, and 2 garbage disposals add an extra touch of luxury. The home also has two cozy fireplaces (1- cast iron wood burning fireplace, 2- 72" linear modern gas fireplace) perfect for cold winter nights. The new windows and skylights allow natural light to flood every corner of the house. Each bedroom is equipped with built-in closets, providing plenty of storage space. For added convenience, the home includes new laundry appliances &amp; spacious family room an ideal space for relaxation and entertainment. This home is equipped tankless water heater, 2 new HVAC units &amp; a new 1250CC Septic. The bathrooms have also been updated, featuring two-person bathtubs and three standing showers. Outside, you'll find an outdoor patio complete with a masonry built-in grill. The property also includes a 2-car garage and a oversized driveway for lots of parking. Don't miss your chance to own this exceptional property.</p> <p style="text-align: right;"><i>Courtesy of Modern Day Real Estate</i></p>								
	9 <b>Closed</b>	*Sold Date: 11/17/2023, Public Record <b>MLS ID: -</b>						
<b>10 Belair Rd</b>	Single Family	4/2	2,601 sq ft	23,522	1955	11/17/2023	\$610,000	\$233
-								
	10 <b>Closed</b>	*Sold Date: 11/16/2023, MLS Listing 170578115: 9/27/2023 <b>MLS ID: 170578115</b>						
<b>9 Benedict Ct, #1</b>	Condo/Townhouse/Apt.	3/2	1,081 sq ft	-	1962	11/16/2023	\$285,000	\$264
<p>3 Bedroom 1 and a Half Bath Half Duplex Condo Near Norwalk Hospital Located on a Quiet Dead End Street. Property is in need of updating.</p> <p style="text-align: right;"><i>Courtesy of US Asset Realty</i></p>								



### Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1  Pending	*REO / Bank Owned Property, Under Contract - Continue To Show as of 1/26/2024 <b>MLS ID: 170618755</b>						
<b>243 Flax Hill Rd</b>	Single Family	3/2	1,536 sq ft	8,276	\$405,000	1/11/2024	1/11/2024	REO / Bank Owned Property
<p><b>**UNIQUE OPPORTUNITY IN THE HEART OF NORWALK**</b> Colonial style home with a traditional spacious floor plan offering main level with a large living room &amp; fireplace, formal dining room, den, kitchen with walk-in pantry, full bath and rear entrance. The 2nd floor presents 3 bedrooms and full bath. Special features include wood floors as seen, walk up attic, full unfinished basement, detached 1 car garage, level &amp; private back yard, fenced front yard, curb appeal. The home needs work, Norwalk a unique coastal destination boasts beautiful beaches, 45 mts from NYC. S. Norwalk-SoNo a most unique destination offers a variety of shopping, brand new world-class SoNo Mall, restaurants, night life, Maritime Aquarium &amp; Stepping Stones Museum for children. Annual events include SoNo Arts Festival, Oyster Festival &amp; the In-Water Boat Show. Seaport house some of CT's best protected marinas, home to sports &amp; rec boating enthusiasts. It is easily accessible by train, I-95 &amp; Merritt Pkwy. Sold As Is. Highest &amp; Best offers due by 1/19/24 - 2 p.m EST.</p> <p><i>Listing Courtesy of Silver Pine Real Estate</i></p>								
	2  Off Market	*Notice of Foreclosure Sale <b>MLS ID: -</b>						
<b>181 Highland Ave</b>	Single Family	3/3	1,795 sq ft	23,522	-	12/16/2023	Notice of Foreclosure Sale	-



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- This report has been provided to you by a member of the NAR.



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



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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