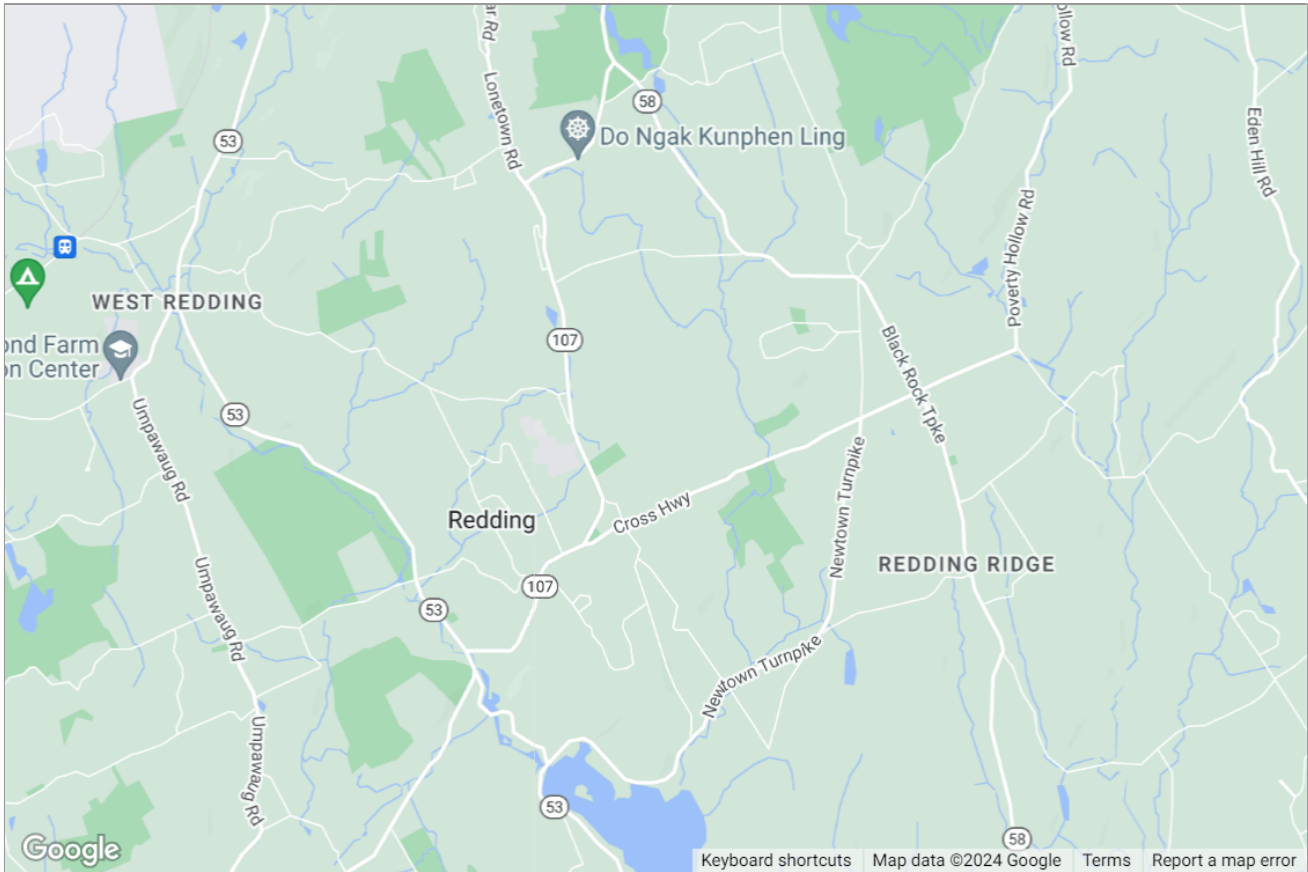


MARKET ACTIVITY REPORT

Redding, Connecticut



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

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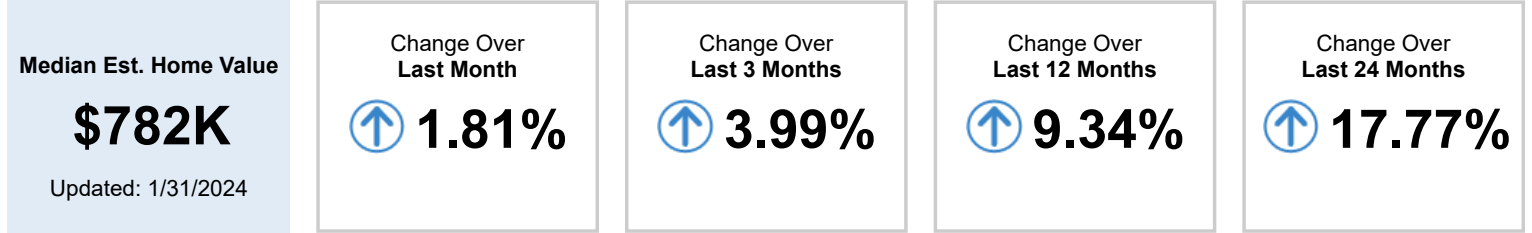
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Redding, Connecticut

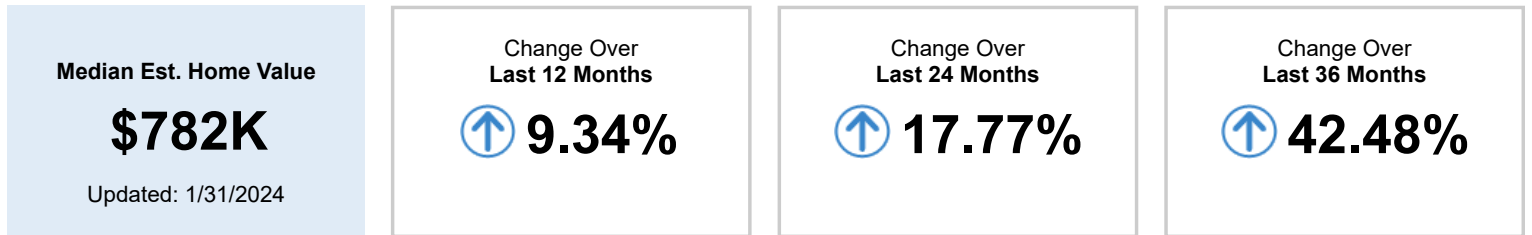
Market Snapshot: Estimated Home Values



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>\$921K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 8.35%</p>	<p>Change Over Last 3 Months</p> <p> 16.58%</p>	<p>Change Over Last 12 Months</p> <p> 36.44%</p>	<p>Change Over Last 24 Months</p> <p> 32.04%</p>
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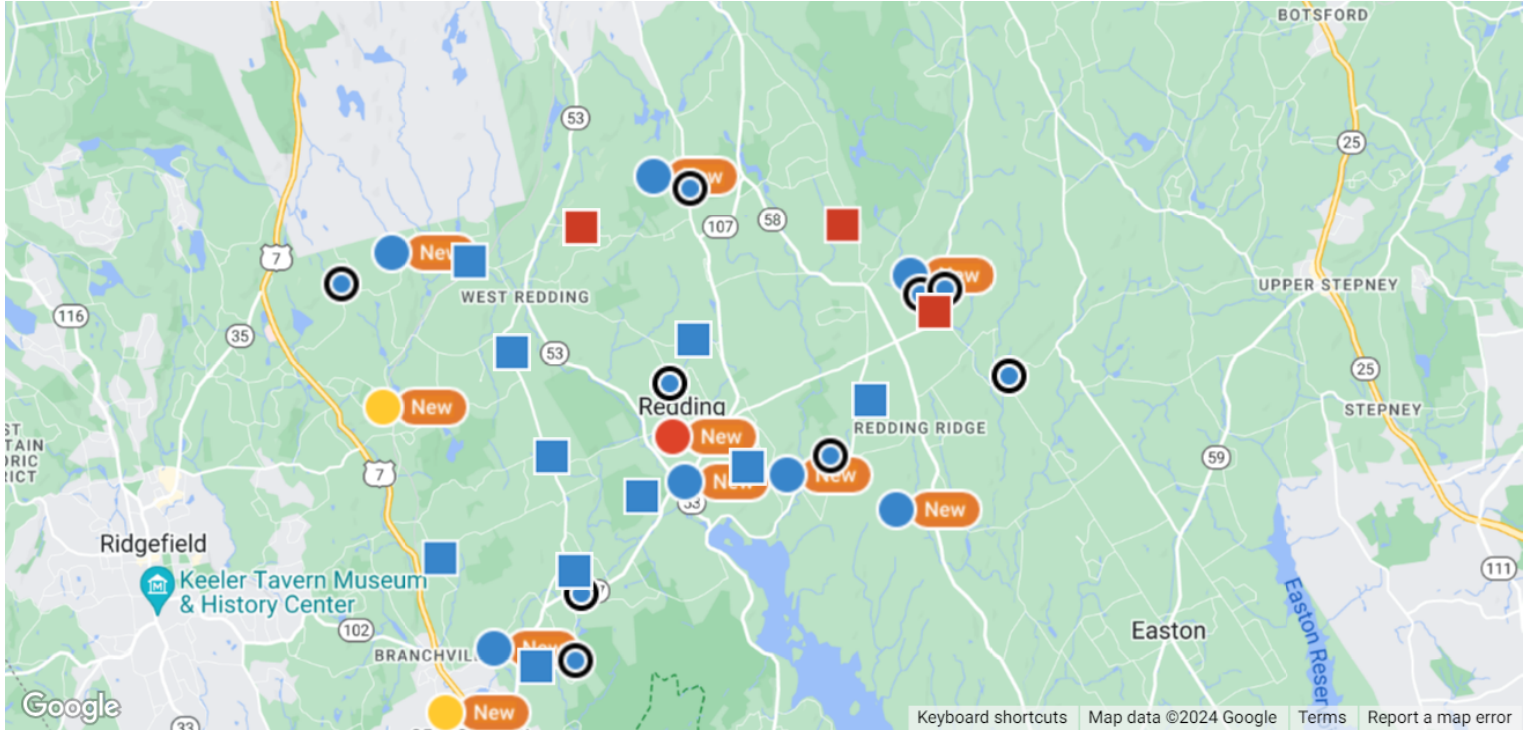
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





<p>Median List Price</p> <p>\$1.3M</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 1.89%</p>	<p>Change Over Last 3 Months</p> <p> 13.04%</p>	<p>Change Over Last 12 Months</p> <p> 8.42%</p>	<p>Change Over Last 24 Months</p> <p> 8.79%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

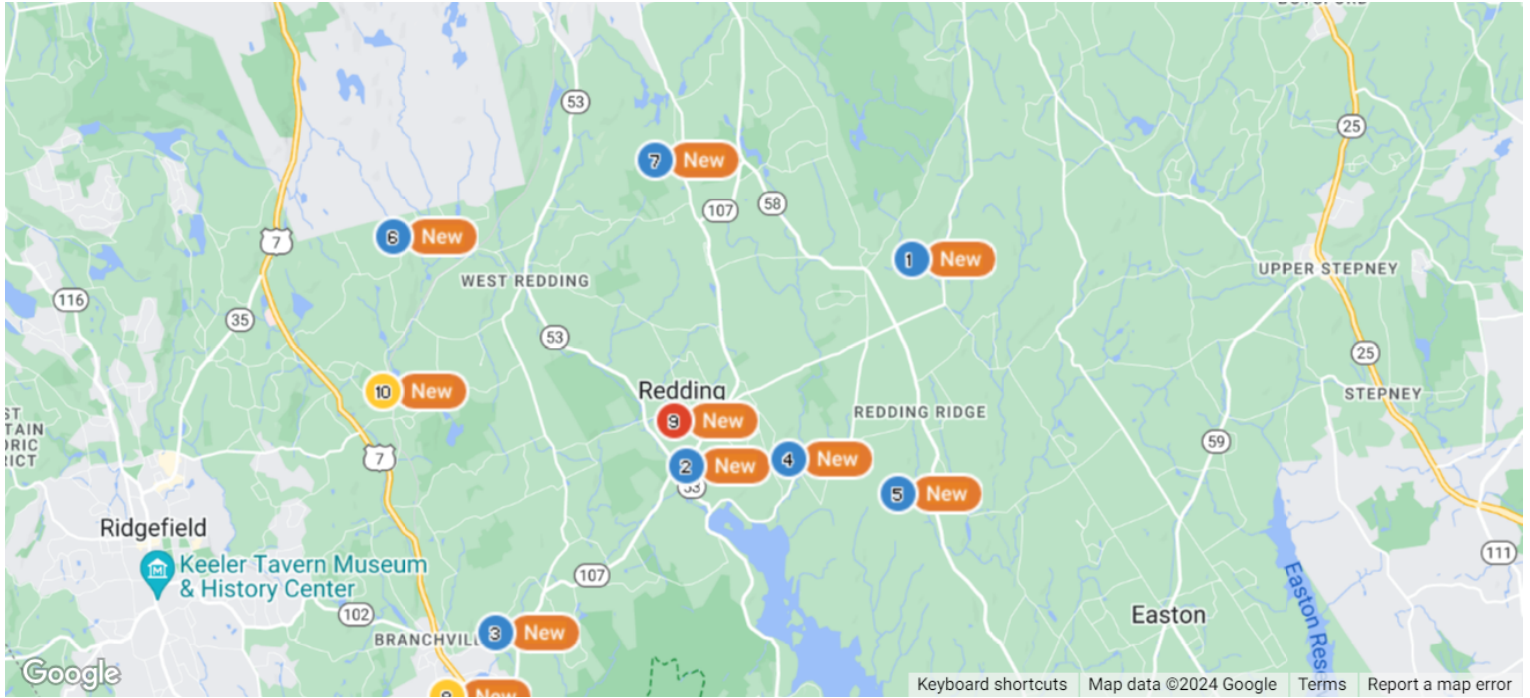
Market Activity Summary Stats



Search Criteria | **Location:** Redding, 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	4
Low Price / Value	\$4,500	\$274,900	\$15,000	\$416,000
Median Price / Value	\$722,000	\$837,000	\$820,150	\$751,580
High Price / Value	\$2,775,000	\$1,695,000	\$3,750,000	\$870,500
Average Price / Sq. Ft.	\$251	\$302	\$292	\$295
Median Price / Sq. Ft.	\$292	\$288	\$310	\$316
Average Days in RPR	33	76	104	4
Median Days in RPR	24	84	73	—
Total Volume	\$9,736,399	\$8,939,900	\$12,088,300	\$2,789,660

Redding, 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, Coming Soon: 2/12/2024* *MLS ID: 170623605*

274 Poverty Hollow Rd Single Family 4/3 2,779 sq ft 87,120 1720 2/12/2024 \$949,000 \$341

Enchanting ca 1720 farmhouse on scenic Poverty Hollow Road, set back privately through gated entry on 2 bucolic acres adjoining 4 acres of Redding Land Trust meadows. Expansive detached carriage barn incl. 352 sf post & beam studio w/loft; 34' x13' tractor barn w/loft; plus 2 car garage. This historic home was rebuilt in the 1960s & then expanded significantly by the current owners who have lived there for more than 50 years. In 1975, Thomas King Builder, enlarged the house w/2 additional BRs & full bath upstairs; 6' kitchen extension & breakfast nook addition; plus mud-room/laundry addition w/2 doors to the outside. The resulting country compound includes a total of 4-5 BRs, 3 full baths, & 2 fireplaces. Most inviting great room featuring the LR w/exposed beams, wide board floors, fireplace w/custom wood surround, & adj. library w/built-in book shelves. The first floor also offers the formal DR w/wide board floors; cozy den or guest BR w/exposed beams, wide board floors & adj. full bath; plus the spacious inviting kitchen w/island, sunny breakfast nook, peninsula w/bar overhang, pot rack & two sinks! The gracious foyer w/turned staircase leads to the 2nd floor featuring 4 additional BRs, all with hardwood floors, including the beautiful primary suite w/fireplace, plus 2 more full baths. Spectacular property w/mature flowering trees & gardens, stone walls, screened porch, covered side porch, plus lovely stone terrace. Redding-the "Vermont of CT," yet just 62 miles to Middtown.

Listing Courtesy of William Pitt Sotheby's Int'l

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 ● Active • <i>New, Active: 12/6/2023</i> <i>MLS ID: 170613864</i></p> <p>4 Hemlock Trl</p> <p>Buyer's Agent Commission Offered at 2.5% This timeless custom-built estate is nestled into a private 8.71-acre setting edged by woodlands and lush landscaping. This home is surrounded by preserved acreage for additional privacy. Restore and relax on the back patio for a quiet summer's afternoon or enjoy the inground lap pool encompassed by green gardens. The two finished levels of living space measuring over 4,600 square-feet offer five bedrooms, four full baths, plus an attached two-car garage. Enjoy exquisite living space throughout the first floor, with an open-floor concept, spacious bedrooms and high ceilings, flooded with natural light. The second floor enjoys four additional bedrooms, three bathrooms and several walk-in closets. There is an abundance of unfinished space throughout the basement, ready for custom finishing by the next owner if desired. Meticulous grounds feature thoughtful landscaping, colorful perennial gardens, landscape lighting, and stone walkways. Truly exceptional, this residence is beautifully maintained throughout. There will be an open house tour this upcoming Saturday - 2/17/24 , from 12 p.m - 3 p.m with Halal appetizers and refreshments</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	5/4	4,603 sq ft	379,407	1988	12/6/2023	\$1,649,999	\$358
 <p>3 ● Active • <i>New, Active: 2/9/2024</i> <i>MLS ID: 170623918</i></p> <p>152 Redding Rd</p> <p>This charming starter home nestled in the Georgetown section of Redding, CT offers the perfect blend of tranquility and convenience. Boasting an award-winning school system, it's an ideal choice for families seeking a peaceful retreat just 90 minutes from the bustling energy of Manhattan. With its open floor plan and versatile layout, this 3 bedroom ranch presents endless possibilities. The vaulted ceiling and fireplace in the Family room create a cozy atmosphere, perfect for relaxation or entertaining guests. The recent updates, including a full bath, hardwood floors, and freshly painted interior and exterior, add modern comfort to this classic home. Conveniently located near shopping, dining, and entertainment options, as well as the Metro North Train for easy commuting, residents will find everything they need within reach. Plus, the bonus room in the basement provides additional space for a playroom, home gym, or man cave. Beyond its practical amenities, Redding offers a unique lifestyle centered around outdoor recreation and community events. From hiking trails to kayaking spots, residents can immerse themselves in the natural beauty of the area. Don't miss out on the seasonal farmers market and Georgetown Day festivities, which showcase the vibrant spirit of this charming town. Experience the best of both worlds in Redding â a peaceful haven with access to urban amenities. Don't miss your chance to make this house your home!</p> <p><i>Listing Courtesy of NextHome Real Estate Services</i></p>	Single Family	3/2	1,848 sq ft	69,260	1960	2/9/2024	\$569,900	\$308
 <p>4 ● Active • <i>New, Active: 11/17/2023</i> <i>MLS ID: 170611055</i></p> <p>273 Newtown Tpke</p> <p>Three Bridges is impeccably designed for the sophisticated owner, this enchanting country estate is a serenely private retreat on over 6 acres with a brook and waterfall! The exquisite home offers unique flair and stunning natural beauty in over 6,500 sqft. The luxurious master suite with his and hers closets, chef's kitchen with commercial-grade appliances, 2 additional upper-level bedrooms surrounding an upper level playroom and additional family space, multiple office locations, first floor guest ensuite, lower-level entertaining area with a hot tub and rock climbing room as well as 3-car attached garage. Outdoor living is sublime with stream fed in-ground pool, stone fireplace, enclosed porch, brand new tennis court with pickleball lines, stone patios, and alfresco dining. Don't miss this unparalleled opportunity for refined living, entertaining and recreation. Bucolic Redding with its wooded acres, state parks, hiking trails, rivers, ponds, hundreds of acres of open space and conservation lands. The New York Times has referred to Redding as An Upscale Town with Upcountry Style . Three Bridges is a fabulous weekend haven and a superlative full-time residence-lifestyle, location, convenient to commute routes, Danbury airport, trains, shopping and restaurants.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/7	6,561 sq ft	270,507	1930	11/17/2023	\$2,775,000	\$423

New Listings: 10 (cont.)



5 ● **Active** • *New, Active: 1/1/2024* *MLS ID: 170615047*

33 Black Rock Tpke

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	3/3	2,539 sq ft	55,321	1957	1/1/2024	\$669,000	\$263

Beautifully remodeled Cape, originally built in 1957 as a 2-Family, includes a main level 5 room 1&1/2 bath Ranch plus a separate entrance to the 3 room rented Apartment Upstairs. The Main level is pristine with all rooms freshly painted & floors beautifully refinished. Chef's Kitchen is magnificently remodeled with white cabinets, quartz counters, tile floor & backsplash, all new stainless steel Frigidare appliances and rich wood floor in the dining area. Sunfilled living room enjoys a large bow window & fireplace with wood stove insert. 2 bedrooms & office have good closets and the remodeled bath boasts a twin sink vanity & tiled tub/shower. Upstairs Apartment is in excellent condition w/tub bath & stackable washer & dryer in the large bedroom walk-in closet. Home built originally with the apartment, the tax record indicates it to be a 2-family. There are 2 electric meters; the main level owner pays for the heating oil. Oversized attached 2 car garage (22.9 x 23.6) accesses the main level (16 x 7.10) tiled mud entry with powder room, double closets and the tiled 10x8 laundry room. The 1.27 acre lot is mostly open which offers great gardening spaces and backs up to and is bordered on the south side by 160 acres of Aquarian protected land offering serene private views. The month to month tenant upstairs would love to stay on if agreeable with the buyer. **TURN KEY READY WITH A MONTHLY INCOME OF \$1500! MOVE RIGHT IN & ENJOY! IMPORTANT-PLEASE READ ADDITIONAL PUBLIC REMARKS.**

Listing Courtesy of Coldwell Banker Realty



6 ● **Active** • *New, Coming Soon: 2/11/2024* *MLS ID: 170621751*

72 George Hull Hill Rd

Single Family	5/5	5,513 sq ft	415,126	2001	2/11/2024	\$1,875,000	\$340
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Redding Wonderland! Live in ultimate comfort in this one-of-a-kind property which offers an abundance of features and amenities. Situated on over 9.5 acres of land, it abuts another 65 acres of nature preserve, providing ultimate privacy. This modern colonial is surrounded by rolling lawns, stone walls, streams, woodlands, and a pond. Upon entering the home, you'll notice the abundance of natural light. The first floor boasts an open-concept layout with an oversized foyer, dining room, living room, TV room, light flooded office, a second home office & a large eat-in kitchen that opens to the family room w/ a fireplace and French doors leading to the deck & the expansive yard. Upstairs are 5 BRs, including a primary BR suite with attached office/nursery/gym, a second family room, and laundry rm. The lower level features a home theater/playroom & there is an unfinished attic for storage. The property has the potential for an in-law suite, has high-speed fiber-optic internet throughout & a three-car garage. There is also an outdoor office/studio with internet. Outside, is a gunite pool with a heated spa, a pond for ice skating & frog catching, hiking trails, woods for trekking & birdwatching, a basketball hoop & expansive terraces for outdoor entertaining. The property offers amazing privacy yet is 5 minutes from the commuter train station, restaurants, and shopping & 30 minutes from coastal beaches. This spectacular West Redding paradise is a place you'll never want to leave.

Listing Courtesy of William Pitt Sotheby's Int'l



7 ● **Active** • *New, Active: 12/13/2023* *MLS ID: 170614311*




3 Bartram Dr

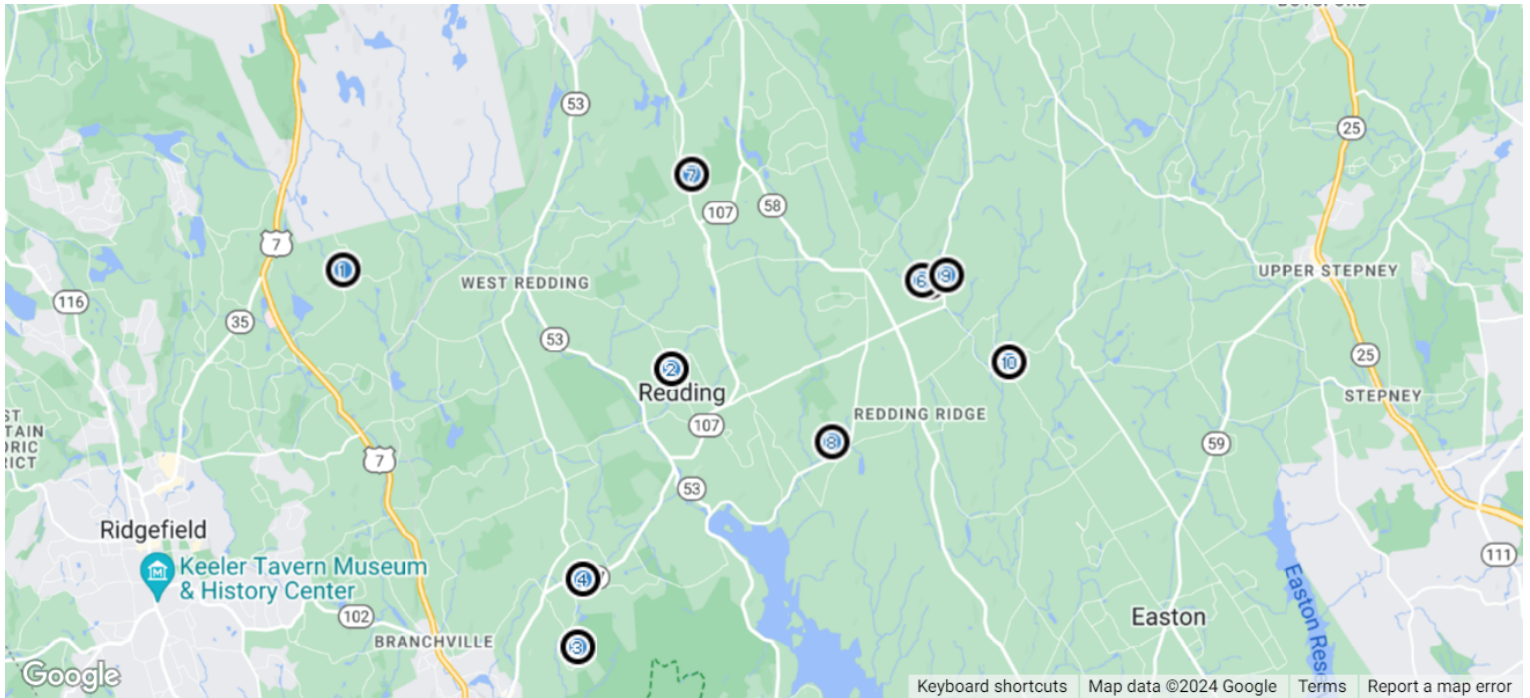
Single Family	4/3	2,820 sq ft	87,555	1975	12/13/2023	\$775,000	\$275
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3 Bartram Drive, Redding is a wonderful property offering a perfect blend of comfort and natural beauty. Nestled in a serene and picturesque location, this home provides a retreat from the hustle and bustle of life. As you approach the property, you are greeted by a beautifully landscaped front yard with lush greenery and mature trees. The inviting bluestone front walkway leads you to the entrance, setting the tone for what awaits inside. Step into the foyer and be captivated by the spaciousness that defines this home. The floor plan seamlessly connects various living spaces. The main level features a renovated eat-in kitchen with newer appliances, ample counter space, and custom cabinetry. The adjacent dining room provides a space for formal meals. The great room boasts soaring ceilings adorned with exposed beams that add warmth and character. A stunning fireplace serves as a focal point while creating a cozy ambiance. The primary suite features a spacious bedroom with windows overlooking the scenic surroundings, a walk-in closet and an ensuite bathroom. Additional bedrooms are generously sized for family members or guests alike. Each room has ample closet space. Outside awaits your own private paradise—a sprawling backyard surrounded by nature's beauty. An enormous screened porch is an ideal spot for outdoor entertaining or enjoying peaceful moments in solitude. Located in Redding, this property offers a tranquil lifestyle. 3 Bartram Drive is the perfect place to call home.

Listing Courtesy of Berkshire Hathaway NE Prop.

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>8 ● Active *New, Active: 1/15/2024 MLS ID: 170618847</p> <p>40 Church St</p> <p>Quintessential New England 1750 Cape within walking distance to Georgetown Village. Beautifully bright remodeled eat-in kitchen includes updated appliances with granite counters and breakfast bar. This is the perfect setting for cozy family meals and gatherings. This Cape style home features spacious family room and hardwood floors throughout. Three nicely proportioned bedrooms with additional square footage on the lower level for game tables, storage. This cozy and charming 3-BR home has been entirely restored and updated in the last few years, is move-in ready and is just so comfortable. Walk to Georgetown Center for Coffee, Dining, Shopping, Post Office. Convenient to Branchville Train Station, Caraluzzi's Market, and much more. Tenant must have good credit score, verifiable employment and wages, references and current FICO score.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/2	1,725 sq ft	17,859	1950	1/15/2024	\$4,500 mo.	\$3
 <p>9 ● Active *REO / Bank Owned Property, New, Active: 1/30/2024 MLS ID: 170620948</p> <p>66 Great Pasture Rd</p> <p>**** THERE ARE MULTIPLE BISD ON THIS PROPERTY WITH A HIGHEST AND BEST DUE DATE OF 2/8/2024 11:59:00 PM****Property needs work and is being sold strictly as is. Utilities are off and will not be turned on, this property will not qualify for traditional conventional or FHA financing. All cash offers must have a recent proof of funds matching the buyers name on the contract. Property is being sold strictly as is.</p> <p><i>Listing Courtesy of Hunter Realty Group</i></p>	Single Family	4/2	2,253 sq ft	31,798	1965	1/30/2024	\$416,000	\$185
 <p>10 ● Active *New, Active: 1/25/2024 MLS ID: 170621063</p> <p>26 Chalburn Rd</p> <p>The listed price is for Memorial Day to Labor Day. The Otnes House is a true floating oasis and now available as a summer rental! This rolling property overlooks nearly 3.5 acres, complete with a one-of-a-kind pool carved into a natural stone quarry with beautiful surrounding gardens. John Johansen of the celebrated Harvard Five designed this mid-century modern for famous collage artist Fred Otnes, who lived here for over 50 years. Walls of glass bring in beautiful natural light; expansive decks & pergolas have created an open floor plan concept to bring the outside in. The renovated kitchen features Bauformat cabinetry and high end European appliances, and the master bedroom has a sitting room, office area and attached artist studio. Two additional bedrooms and two bathrooms complete the main house, and adjacent to the home is a two-car garage with ample room for storage or an additional studio space. The property is approximately a 50 miles/90min drive from New York City and a 5 min drive to a Metro-North stop which takes you directly to Grand Central. Redding offers an abundance of hiking and biking trails, nearby shops and restaurants of Westport, Darien and Ridgefield. A wonderful place to call home. Available Memorial Day to Labor Day for \$53,000. Also available for June at \$17,000, July at \$20,000, or August at \$20,000/month OR for a full year rental at \$12,000/month.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>	Single Family	3/2	3,004 sq ft	145,490	1960	1/25/2024	\$53,000 mo.	\$18



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 11/21/2023 *MLS ID: 170604389*
69 Picketts Ridge Rd Single Family 3/3 3,277 sq ft 87,555 10/25/2023 \$875,000 11/21/2023 \$267

Fantastic West Redding location!! First time on the market - Builder's own home located on a private country lane minutes to Rt 7. Enter the home into the two-story foyer flanked by the dining room and living room with pellet stove. Beautiful wide-plank hardwood flooring throughout the main level. The bright eat-in kitchen offers plenty of cabinet and counter space plus sliders to expansive deck overlooking rear grounds. The kitchen is ideally open to the family room with wood-burning stone fireplace, great for entertaining. Main level home office and powder room complete this level. Three generous-sized bedrooms on the upper level, including the primary bedroom with plenty of closet space and its own spacious full bath. Accessed via the kitchen, is a massive bonus room that could be made into a primary bedroom suite or in-law/au-pair suite. House is built with possibility to expand with existing four-bedroom septic. The unfinished lower level provides great storage space and an excellent opportunity to finish into a playroom, recreation room, etc. Beautiful expansive backyard surrounded by nature provides a delightful and private setting to relax and enjoy.

Listing Courtesy of Houlihan Lawrence






2 Pending *Under Contract - Continue To Show as of 2/12/2024 *MLS ID: 170622575*
55 Old Stagecoach Rd Single Family 4/3 2,034 sq ft 152,024 2/5/2024 \$699,000 2/12/2024 \$344

Experience the perfect blend of charm and modern convenience in this beautifully maintained colonial, boasting a timeless facade and nestled in a tranquil, tree-lined neighborhood. Step inside this well crafted home where each room seamlessly combines elegance and comfort. From the welcoming entryway with rich wooden floors, the spacious family room with vaulted ceilings and bay window, to the classic brick fireplace that decorates the living room. The versatile family room also boasts both a pocket door and elegant French door, allowing you to transform the space into a private home office whenever needed. The formal dining room, dressed in a sophisticated palette and refined fixtures, promises to host memorable dinners. Whip up gourmet meals in this kitchen featuring sleek, modern appliances, and classic cabinetry. A door from the kitchen leads to an expansive deck where you can savor your morning coffee or unwind in the evening with a cozy fire pit. Four bedrooms are located on the upper level, including the primary bedroom with private full bath. A full unfinished basement offers plenty of storage options. Central air, generator (for refrigerator), and newer boiler (2019) add to the list of beneficial features.

Listing Courtesy of William Pitt Sotheby's Int'l

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3 Pending	* Under Contract as of 12/6/2023 MLS ID: 170605679						
79 Farview Farm Rd	Single Family	5/9	8,016 sq ft	87,555	10/20/2023	\$899,000	12/6/2023	\$112
<p>STUNNING 1930 FARMHOUSE COLONIAL REMODELED 1979 WITH MULTIPLE ADDITIONS SITED ON 2 PRIVATE ACRES OVERLOOKING DEVILS DEN PRESERVE AND PART OF THE PRIVATE FARVIEW FARM COMMUNITY. THE PROPERTY IS FULL OF HISTORY--ONCE A DAIRY FARM AND BARN, NOW UPDATED AND EXPANDED INTO A SPRAWLING OVER 7800 SQUARE FOOT HOME WITH HISTORICAL DETAILS. 3 FINISHED FLOORS INCLUDING FULL IN-LAW/GUEST SUITE WITH ITS OWN PRIVATE ENTRANCE. EACH OF THE 5 BEDROOMS COMES WITH ITS OWN BATHROOM. THE PRIMARY SUITE ON THE MAIN LEVEL IS TRULY SPECIAL WITH A SITTING AREA, 2 WALK IN CLOSETS AND A SEPERATE SOAKING TUB AND SHOWER. THE KITCHEN HAS VINTAGE WIDE PLANK FLOORS AND CONNECTS TO THE DNING ROOM THROUGH A BUTLERS PANTRY FIREPLACES IN THE SPACIOUS LIVING ROOM AND HOME OFFICE/DEN/FAMILY ROOM THE LOWER LEVEL FAMILY ROOM HAS IT OWN FIREPLACE AS WELL AS A GAME ROOM, GYM, WET BAR AND WINE CELLAR. CHARMING BALCONIES AND PATIOS MAKE ENJOYING THE SPACIOUS GROUNDS A BREEZE-----perfect for multi generational family</p> <p style="text-align: right;"><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	4 Pending	* Under Contract as of 12/26/2023 MLS ID: 170605441						
3 Apple Ln	Single Family	4/2	1,769 sq ft	46,609	10/19/2023	\$274,900	12/26/2023	\$155
<p>BACK ON THE MARKET! Welcome to 3 Apple Ln, a diamond in the rough awaiting your vision. This 4-bed, 1.5-bath ranch-style home is perched on a generous wooded lot in the heart of Redding, Connecticut, offering a unique opportunity for those with a keen eye for potential. Nestled in a tranquil setting, this property provides the perfect canvas for your dream home. The large wooded lot offers privacy and a connection to nature, creating a serene escape from the hustle and bustle. With four bedrooms and a functional 1.5 baths, this ranch-style home has the potential to become a comfortable and inviting space. The layout lends itself to easy living and opens up possibilities for customization.</p> <p style="text-align: right;"><i>Listing Courtesy of Silver and Oak Realty</i></p>								
	5 Pending	* Under Contract as of 2/9/2024 MLS ID: 170616697						
28 Great Meadow Rd	Single Family	3/3	2,219 sq ft	109,771	1/2/2024	\$549,000	2/9/2024	\$247
<p>Please submit offers via email by 5 pm Wed. Jan. 10th. Opportunity knocks! Expansive waterfront mid-century ranch in need of TLC offers endless possibilities and cool "mad men" vibes. Beautiful pond fed by the Aspetuck River awaits your rowboat. Storybook property with striking mature specimen trees and plantings, and perennial herb garden. Living room w/fireplace, large great room w/water views would make a fabulous open concept kitchen, current kitchen would make a great pantry/bar area. Huge primary suite w/private bath, water view, vaulted ceilings, built-in bookcases, fabulous closet space, & door to deck. Two add'l bedrooms, 1 w/door to deck. Charming den/home office with barnsiding and door to backyard. Full hall bath. 1+ car garage. Finished lower level not included in sf. Property in flood zone, lender may require flood insurance.</p> <p style="text-align: right;"><i>Listing Courtesy of Higgins Group 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.
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6 Pending • Under Contract as of 12/14/2023 *MLS ID: 170612239*

33 Great Meadow Rd Single Family 4/3 3,816 sq ft 122,403 11/27/2023 \$799,000 12/14/2023 \$209

Welcome to your dream home located in a beautiful cul-de-sac location in sought-after Redding! This stunning property boasts almost 3 acres of land, including new stone walls and a brand-new horseshoe driveway. The entire septic has been replaced. The house itself has been totally gutted and rebuilt, featuring a new foundation in the garage, all new electrical and plumbing, brand new efficient propane heating system and Central air, both with 4 zones. Step up to the home with its professional landscaping and be greeted by an inviting portico over the front door, complete with beautiful granite steps. Once inside, to your left, you'll find a spacious kitchen and dining room with easy access to the garage. To the right, relax in the generous living room with a two-sided fireplace. Take a step down to the huge sunken family room with sliding doors leading out to the deck and patio, complete with a fire pit, for your perfect outdoor oasis. This property is made for entertaining inside and out. Have a game of wiffleball or soccer on the wide open lawn, BBQ on the deck or enjoy an evening by the firepit with some smores. This home offers 3 generous bedrooms, as well as a primary bedroom suite with a large walk-in closet and a full bathroom. Upstairs, enjoy an office or sitting area for even more convenient space. The lower level invites itself as a rec room, or playroom for a game of pool, ping pong or just some tumbling. Lots of choices and options to use this additional space.

Listing Courtesy of Dream House Realty



7 Pending • Under Contract as of 2/2/2024 *MLS ID: 170614138*

212 Lonetown Rd Single Family 3/4 2,772 sq ft 284,011 1/9/2024 \$950,000 2/2/2024 \$343

IF YOU BUILD IT, THEY WILL COME - Rare opportunity to create a family, guest or rental compound. Large horse property on over 6 acres includes a 3 bed, 3.5 bath main house, a detached 4-car garage with 2 bed, 1 bath apartment above and a charming 1 bed, 1 bath cottage. Large paddock with solar powered electric fence, hay feeder and run in shed. Many updates including 2022 new roof on main house plus upgrade to 400 amp electric service with separate meter for garage and cottage. Generator panel hook up for main house and garage with 17.5kW portable generator for whole house coverage (conveys with sale). Main house has cool modern farmhouse vibe, updated baths and kitchen plus large patio/sunroom with Rais wood burning stove, and main floor bedroom with full bath. Enjoy beautiful sunsets from your front porch with gazebo area for dining. Expansive property borders Putnam State Park and includes heated gunite pool and vegetable/perennial gardens. Excellent location close to schools and shopping. Garage and cottage buildings sold strictly as is. See list in addendums for all improvements.

Listing Courtesy of William Pitt Sotheby's Int'l



8 Pending • Under Contract as of 12/22/2023 *MLS ID: 170614159*

4 Long Wall Rd Single Family 4/4 3,596 sq ft 180,338 12/8/2023 \$1,400,000 12/22/2023 \$389

Welcome to this stunning 4-bedroom, 3+ bathroom residence that seamlessly blends modern luxury with the warmth of a family home. The main level boasts a potential multigenerational suite, providing a versatile space for guests or extended family. The heart of the home lies in the expansive great room open to a custom designed kitchen, where the family can gather and create lasting memories. The elegance of natural wood & custom finishes grace the entire home especially seen thruout the custom architecture, offering the perfect setting for special occasions & entertaining. Nestled within impeccably manicured grounds, this property offers a refined interior & extends its allure to the great outdoors. The meticulously landscaped property surrounds the home with lush greenery and vibrant flora, creating a picturesque setting that enhances the overall charm of the residence. An amazing outdoor space beckons for entertaining, whether a casual barbecue or an elegant soir?e, under the open sky. Ascend to the upper level to discover the primary bedroom suite, a serene retreat that exudes comfort and sophistication. Three additional bedrooms provide ample space for family members or a home office. The lower level is a haven for recreation, featuring a spacious family room and playroom â ideal for children or adults alike. A heated garage adds convenience & comfort during colder months. This property seamlessly blends indoor and outdoor living, offering a refined and inviting lifestyle.

Listing Courtesy of Keller Williams Realty

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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9 **🕒 Pending** • *Under Contract - Continue To Show as of 1/11/2024* *MLS ID: 170610422*

258 Poverty Hollow Rd Single Family 3/3 2,650 sq ft 209,088 11/15/2023 \$1,695,000 1/11/2024 \$640

"Spring Hill"- Delightful, whimsical and enchanting 1929 Arts & Crafts style English cottage situated privately on 4.8 bucolic acres with gated entry to adjoining 4 acres of Redding Land Trust meadows. This storied home was built by celebrated artist Lizabeth Clifton Hunter (note her watercolor at the foot of the stairs). Sublime attention to detail abounds inside and out of this truly one-of-a-kind country estate. The exquisitely landscaped grounds feature peaceful outdoor enclaves including stone patios, balconies, the stunning pool grotto with dramatic stone face backdrop, and "Palais Pouletâ: the playful hillside chicken coop compound. It's impossible to know where to feast your eyes in the exceptional main home showcasing hand hewn exposed beams, vaulted ceilings, built-ins, 3 fireplaces, and true artistry throughout the 2-story sunken living room, both formal dining and casual breakfast rooms, wet bar, dazzling gallery, and 3 welcoming bedroom suites. The compound also offers the detached 3-car garage with potting shed and regal clock tower. Of note: wood roof; leaded glass windows; radiant heated kitchen and breakfast room floors; heated outdoor steps to the driveway; copper leaders/gutters; generator; electric deer fence and cattle guard; plus top location on scenic road across from protected Aspetuck River land, yet just 65 miles to Middtown. Negotiable option to purchase furnishings and accessories.

Listing Courtesy of William Pitt Sotheby's Int'l

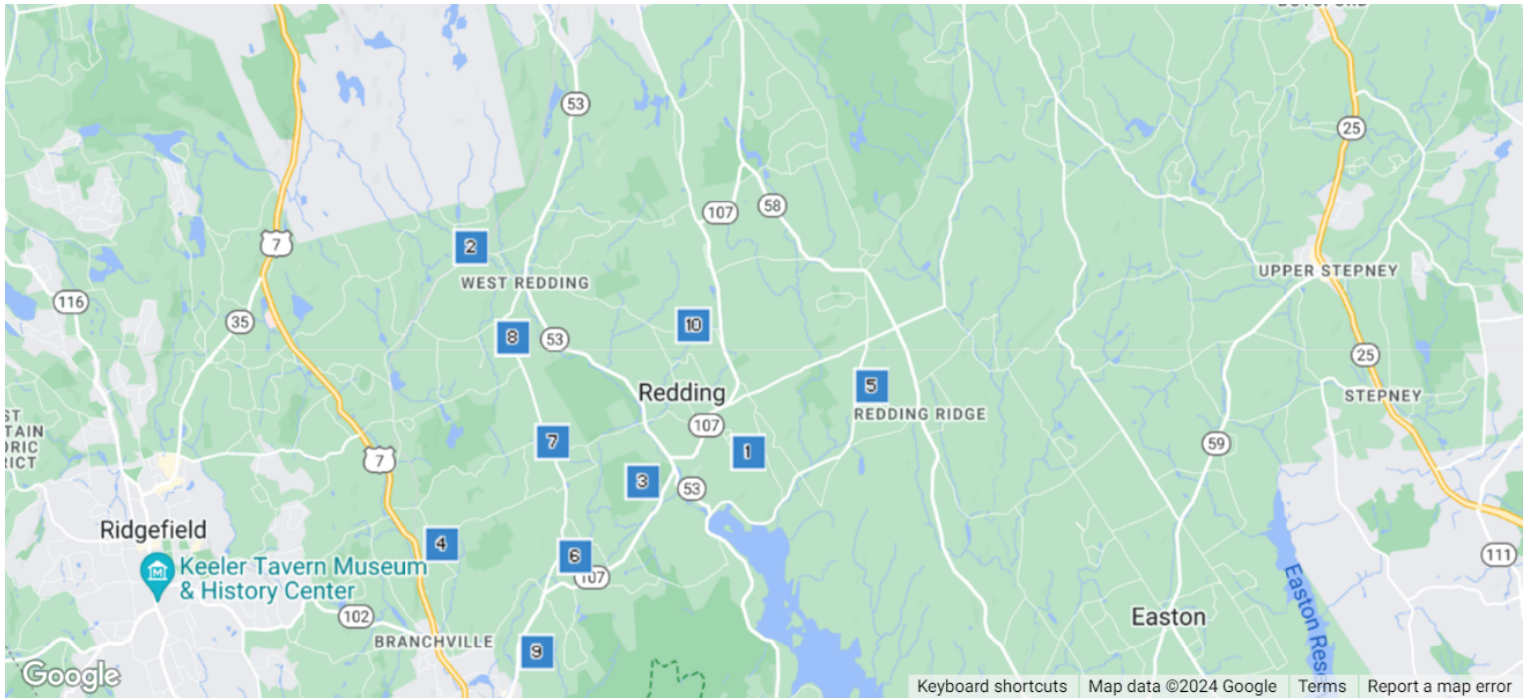


10 **🕒 Pending** • *Under Contract - Continue To Show as of 2/8/2024* *MLS ID: 170609619*



21 Stepney Rd Single Family 4/3 2,585 sq ft 130,680 11/10/2023 \$799,000 2/8/2024 \$309

"Step into this one-of-a-kind Country Custom Vt. Log Home at 21 Stepney Rd, Redding CT, where recent enhancements have elevated it to a new level of luxury. New logs fortify the property, while replaced and sealed skylights invite natural light into the vaulted-ceiling great room. A new wood floor graces the kitchen, complementing the all-new cabinets and a balcony door for added elegance. The three bathrooms and closets have been completely transformed, and all-new electric wiring ensures modern convenience. Structural upgrades include a rebuilt and sealed chimney, meticulously redone garage floors, and the addition of a new deck, stone retaining wall, and stairs at the back of the houseâan ideal space for tradespeople. A new swing and pergola enhance outdoor living, while the swimming pool, surrounded by laid blue stone, boasts a fresh liner. The newly constructed tennis court with a fence and an asphalted driveway add to the property's appeal. A dedicated play area and the replacement of all broken stone around the house showcase the attention to detail that makes this property truly one-of-a-kind. Embrace the charm of country living in this uniquely crafted Vt. Log Home!"




Listing Courtesy of NextHome Real Estate Services







Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 12/8/2023, MLS Listing 170605670: 10/20/2023 <i>MLS ID: 170605670</i></p> <p>67 Deer Hill Rd</p> <p>Single Family 3/3 3,442 sq ft 87,991 1989 12/8/2023 \$750,000 \$218</p> <p>Have you always dreamed of owning a large home where you can relax and escape the hustle and bustle? Now is your chance to own a piece of paradise! This residence offers both. Enjoy the tranquility of the outdoors and the countless recreational opportunities nearby. This home boasts an inground pool, patio, a two-car garage plus additional parking, two fireplaces, and a full basement, and is situated on over two acres. Don't miss out on this truly unique opportunity! All potential Buyers are asked to check with City, County, Zoning, Tax, and other records to determine actual bedroom and bathroom counts and all details on this property listed above to their satisfaction. The Seller will NOT allow water service to be turned on for any reason. Property sold AS-IS without contingencies. This is an AS-IS REO property.</p> <p><i>Courtesy of Realhome Services & Solutions</i></p>								
 <p>2 Closed • Sold Date: 11/30/2023, MLS Listing 170597901: 9/13/2023 <i>MLS ID: 170597901</i></p> <p>10 Long Ridge Rd</p> <p>Single Family 3/2 1,435 sq ft 28,749 1880 11/30/2023 \$450,000 \$314</p> <p>Your quintessential charmer, find home at 10 Long Ridge Road. Located in Redding center, this cute antique offers old world charm while being within steps of Redding Train line and Redding center. Perfect opportunity for the family, empty nester, investor, airbnb, etc. This three bedroom, two bath home needs a bit of TLC but does come with an amazing setting with rear waterfall, bridge, brook and HUGE detached barn w/ two car garage, workshop and walk up attic/storage space. The yard is level and flat, giving owners ample opportunity for play. French doors, wide board hardwood, two fireplaces and quiet setting all come to mind. Redding features one of CT's top school systems and rural/green public parks that is Redding Connecticut.</p> <p><i>Courtesy of Houlihan Lawrence</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.
	3 Closed	*Sold Date: 12/12/2023, MLS Listing 170582535: 7/6/2023 MLS ID: 170582535						
30 Mark Twain Ln	Single Family	4/6	6,300 sq ft	1,242,766	1925	12/12/2023	\$2,225,000	\$353
<p>"Stormfield" - the iconic mansion built in Redding for author Samuel Clemens, best known as Mark Twain, who lived there from 1908 until his death in 1910. Upon surveying the countryside from his new home, Clemens exclaimed "How beautiful it all is. I did not think it could be as beautiful as this." He stipulated the house should be built in the style of a Tuscan villa, after having enjoyed time in Italy, and derived the property's name from his short story "Captain Stormfield's Visit to Heaven." After a fire in 1923, the current estate was re-built in 1925 on the same foundation, retaining the original terraces, stone walls, stone pillars, and formal gardens. The home is sited on 28.53 private acres and adjoins 161 acres of Redding Land Trust. This magnificent country compound includes the 6,300 sf main residence with 4-5 bedrooms, 5/1 baths, and 3 fireplaces, plus the detached pool/carriage house offering heated gunite pool, 3 garage bays, as well as the 2nd floor guest/caretaker cottage with 2 bedrooms, full bath, living room and kitchen. Feel like you've stepped back in time where exquisitely appointed period details artfully blend with today's modern amenities. Grand formal rooms include the elegant dining room overlooking the stone terrace and rolling lawn, plus the formal living room with striking hand painted coffered ceiling and adjoining library. One of Redding's signature properties and a rare opportunity to own a piece of American History, just 58 miles to Middtown.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	4 Closed	*Sold Date: 12/19/2023, MLS Listing 170573723: 5/31/2023 MLS ID: 170573723						
118 Mountain Rd	Single Family	5/7	7,162 sq ft	344,559	1900	12/19/2023	\$3,750,000	\$524
<p>This is a once-in-a-lifetime opportunity to own Long Pond Farm, one of Fairfield County's most prized Country Estates, & a perfect retreat for relaxing & entertaining. This elegant 5 BR, 7 BA classic CT home is nestled on nearly 8 private acres of lush landscaping that include gorgeous mature specimen trees, flower & vegetable gardens, stocked half-acre pond, tee box, koi pond, meandering paths, stone patios w/ pergolas, barn garages, & charming stone studio. Inside the light-filled spacious Main House, you will find historically accurate detailing such as random width wide-plank flooring, coupled w/ luxurious amenities & water views. Oversized chef's KIT showcases an imported Lacanche range, tiger maple Subzero, marble island, custom China breakfronts w/ zinc counters, Breakfast RM & walk-in pantry. Just beyond is a sophisticated Dining Rm w/ FP, stone floor & wall of windows. Octagonal Living Rm is graced with a dramatic FP + windowed cupola. 2 story Family Rm has floor to ceiling stone FP & architectural beams. 1st floor Primary Bdrm offers 2 separate Bathrooms, a 21-foot-long custom Dressing Rm and access to the home's Wellness Wing which houses a luxurious 40 foot long Indoor Swimming Pool, Spa, and Home Gym. Two Offices & Library offer generous, quiet & sun-filled work-from-home spaces. Upstairs there are four more sunny, spacious Bedrooms, and 2 Jack-and-Jill Baths. Less than 60 miles to NYC in desirable West Redding. Check out the walk thru tour at https://bit.ly/3P4EcTV</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>								
	5 Closed	*Sold Date: 1/16/2024, MLS Listing 170555501: 3/12/2023 MLS ID: 170555501						
358 Newtown Tpke	Single Family	4/5	4,365 sq ft	113,256	2006	1/16/2024	\$1,325,000	\$304
<p>Classic elegance defines this majestic Colonial sited on a quiet hilltop cul-de-sac. Meticulously maintained, this 2006 built home boasts hardwood floors with in-lay details in formal rooms, 9+ foot ceilings, custom millwork and stunning architectural elements. Double height entry hall with raised paneled wainscoting unfolds into welcoming formal spaces. Living Room with bay window opens to the formal Dining Room with tray ceiling and custom raised paneling. Chef's kitchen designed by Kingswood Kitchen is perfect for daily enjoyment while spacious enough to accommodate those large gatherings. Oversized center island with seating, cherry cabinetry, Viking refrigerator/freezer, double ovens, 6 burner Wolf gas range, Pot filler at stove. Breakfast area with access to new stone terrace and firepit. EIK opens into relaxed family room with fireplace and custom built-in entertainment area. First floor office, 2 half baths on main level. Mudroom with walk in outfitted closet. 3-car garage. Front and back staircase. Primary suite with FPL, ensuite full bathroom, Jacuzzi soaking tub, double sinks, x-large standing shower with frameless shower door, outfitted walk-in closet. 3 additional bedrooms, one with en-suite bathroom and other 2 with Jack-n-Jill full baths. Bonus den space with new entertainment unit. 2nd flr laundry room with utility sink can be converted to a room/office. Walk up attic. Unfinished walkout lower level plumbed for bathroom.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>6 Closed • Sold Date: 12/7/2023, MLS Listing 170602532: 10/6/2023 <i>MLS ID: 170602532</i></p> <p>44 Umpawaug Rd</p> <p>Single Family 4/5 3,268 sq ft 140,263 2001 12/7/2023 \$1,230,000 \$376</p> <p>Welcome to 44 Hilltop House; a stylish, sophisticated Contemporary retreat lovingly built by current owners featuring clean lines, vaulted ceilings, light wood, skylights, french doors and extra wide doorways and hallways to access the main floor rooms. The inviting Foyer opens to the large vaulted ceiling living room with skylights, gas fireplace and french doors leading out to the large side lawn, stone paths wending throughout professionally landscaped gardens lead to a stone terrace; formal dining room with french doors steps out to the lovely gardens; Kitchen featuring stainless appliances, granite counters and a tiled island, a walk-in pantry, a butler's pantry with a bar sink plus 2nd DW. A breakfast nook with sliders leads to a screened porch overlooking the gardens and terraces. Completing the main floor: a library/home ofc with french doors, a guest powder room, the primary bedroom suite, a separate laundry room; and a mudroom w 2nd powder rm leading to the 3 car garage. On the upper level find 3 bedrooms and 2 full baths (one ensuite) and a media/family room overlooking the Living Rm. The large lower level is waiting to be developed into more square footage; a game room; a home gym. This home has been designed to maximize the beauty of a Redding country setting and with comfort and quality as primary considerations. The cul-de-sac is owned and maintained by the 4 adjoining properties. Hilltop House borders on 2.50 A of Redding Land Trust never to be developed.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>7 Closed • Sold Date: 11/27/2023, Public Record <i>MLS ID: -</i></p> <p>160 Umpawaug Rd</p> <p>Single Family 4/3 2,818 sq ft 87,120 1989 11/27/2023 \$15,000 \$275</p> <p>-</p>								
 <p>8 Closed • Sold Date: 11/20/2023, Public Record <i>MLS ID: -</i></p> <p>270 Umpawaug Rd</p> <p>Single Family 4/3 2,300 sq ft 87,120 1968 11/20/2023 \$703,000 \$304</p> <p>-</p>								
 <p>9 Closed • Sold Date: 2/7/2024, MLS Listing 170605131: 10/18/2023 <i>MLS ID: 170605131</i></p> <p>32 Blueberry Hill Rd</p> <p>Single Family 4/4 4,230 sq ft 151,588 2004 2/7/2024 \$790,300 \$187</p> <p>Donât blink and miss this spectacular opportunity. Are you looking for a large home where you can relax or be close to outdoor recreational activities? Now is your chance to own a piece of paradise! This four-bedroom, three-and-a-half-bathroom residence sits on approximately 3.48 acres. Enjoy the tranquility of the outdoor activities, or venture out to various cuisines, shopping, museums, and entertainment a short distance away. This home boasts a three-car garage plus additional parking, a fireplace, central air conditioning, a full basement, and a large deck. Donât let this rare opportunity to own a piece of paradise get away from you! All potential Buyers are requested to check with City, County, Zoning, Tax, and other records to determine all details on this property listed above to their satisfaction. The Buyer's due diligence must be conducted before bidding, as the high bidder will receive an AS-IS contract with no contingencies, warranties, or inspections. This is an REO property.</p> <p><i>Courtesy of Realhome Services & Solutions</i></p>								

Closed: 10 (cont.)



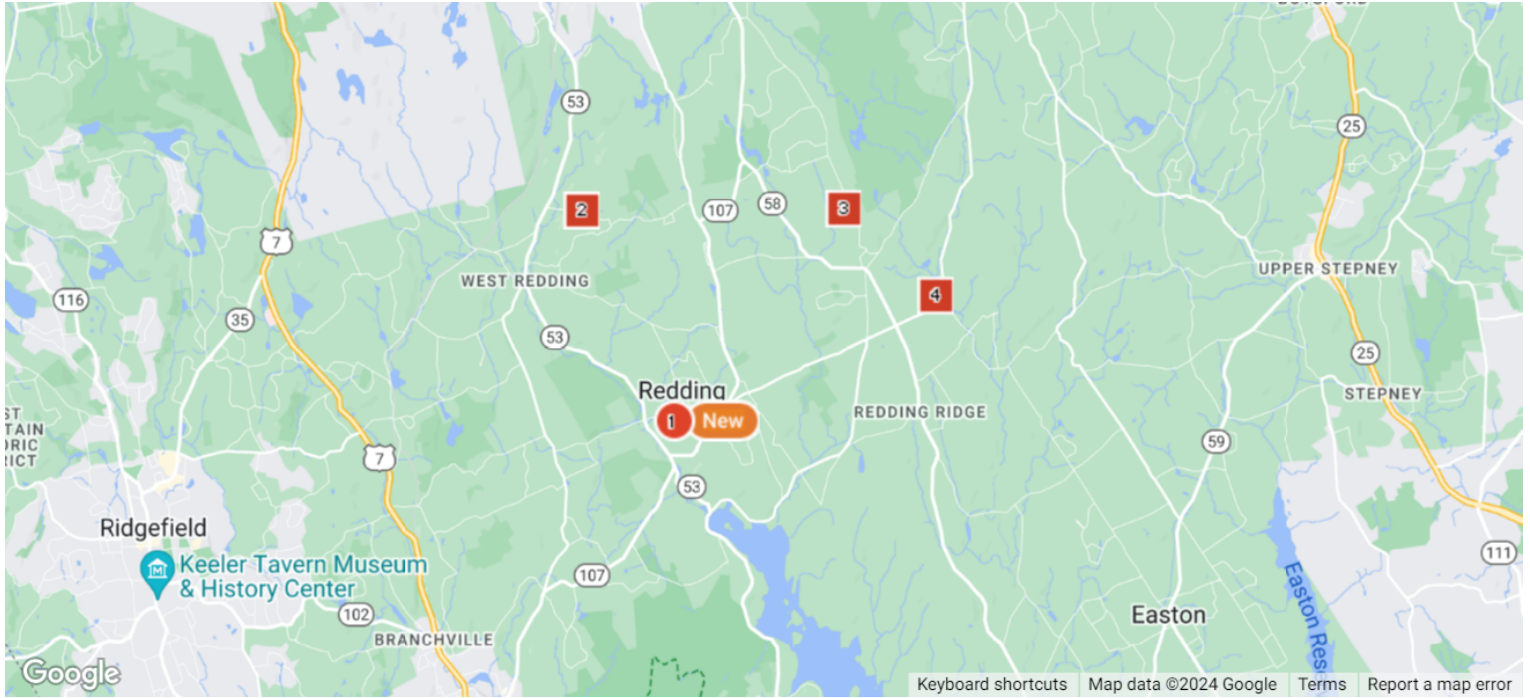
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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10 Closed *Sold Date: 12/7/2023, MLS Listing 170598975: 9/30/2023 *MLS ID: 170598975*





34 Gallows Hill Rd Single Family 4/3 2,551 sq ft 124,146 1951 12/7/2023 \$850,000 \$333

CHARM PERSONIFIED! Be prepared to fall in love with this hilltop Country Estate with white-columned front porch and wrap-around balcony. Sweeping driveway to courtyard parking with low stone walls. Newer, low maintenance Hardie Plank clapboard siding, newer architectural roof, 3-car Attached garage with new doors. Kitchen and baths totally remodeled, rich hardwood flooring throughout, extensive crown moldings, all updated with the finest of materials and craftsmanship. Totally reimagined Kitchen, high-end cabinetry, granite, beverage fridge, and pantry. Gracious front-to-back living room is filled with natural light and warmed by a large stone fireplace. A stone-floored family room with cozy fireplace and 2 window walls is accented by a barnwood wall of storage. Sought-after First floor primary bedroom suite with private sitting room/office replete with built-in bookcases and desk, lit naturally by a large paned window overlooking stunning property. Entirely redesigned primary bath with heated marble floor, marble top double sink vanity, overlarge soaking tub plus separate shower, and 2 walk-in closets. Definitely a private oasis. Upstairs, 3 more comfortable bedrooms with hardwood flooring. Doors from 2 bedrooms open out to the railed Sun Deck. A large walk-in cedar closet off the upper hall is perfectly suited to convert to a 2nd floor laundry room. This uniquely memorable home is your peaceful retreat in quiet Redding while just 60 miles to Manhattan.

Courtesy of Flagpole Realty Inc



Distressed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ● Active • REO / Bank Owned Property, New, Active: 1/30/2024 <i>MLS ID: 170620948</i></p> <p>66 Great Pasture Rd</p> <p>Single Family 4/2 2,253 sq ft 31,798 \$416,000 1/30/2024 1/30/2024 REO / Bank Owned Property</p> <p>**** THERE ARE MULTIPLE BISD ON THIS PROPERTY WITH A HIGHEST AND BEST DUE DATE OF 2/8/2024 11:59:00 PM****Property needs work and is being sold strictly as is. Utilities are off and will not be turned on, this property will not qualify for traditional conventional or FHA financing. All cash offers must have a recent proof of funds matching the buyers name on the contract. Property is being sold strictly as is.</p> <p><i>Listing Courtesy of Hunter Realty Group</i></p>								
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i></p> <p>50 Limekiln Rd</p> <p>Single Family 4/3 2,637 sq ft 178,160 - 12/12/2023 Notice of Lis Pendens</p>								
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i></p> <p>9 Sunnyview Dr</p> <p>Single Family 4/3 2,400 sq ft 128,938 - 12/18/2023 Notice of Lis Pendens</p>								
 <p>4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i></p> <p>12 Great Meadow Rd</p> <p>Single Family 4/2 2,144 sq ft 88,427 - 1/2/2024 Notice of Lis Pendens</p>								

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