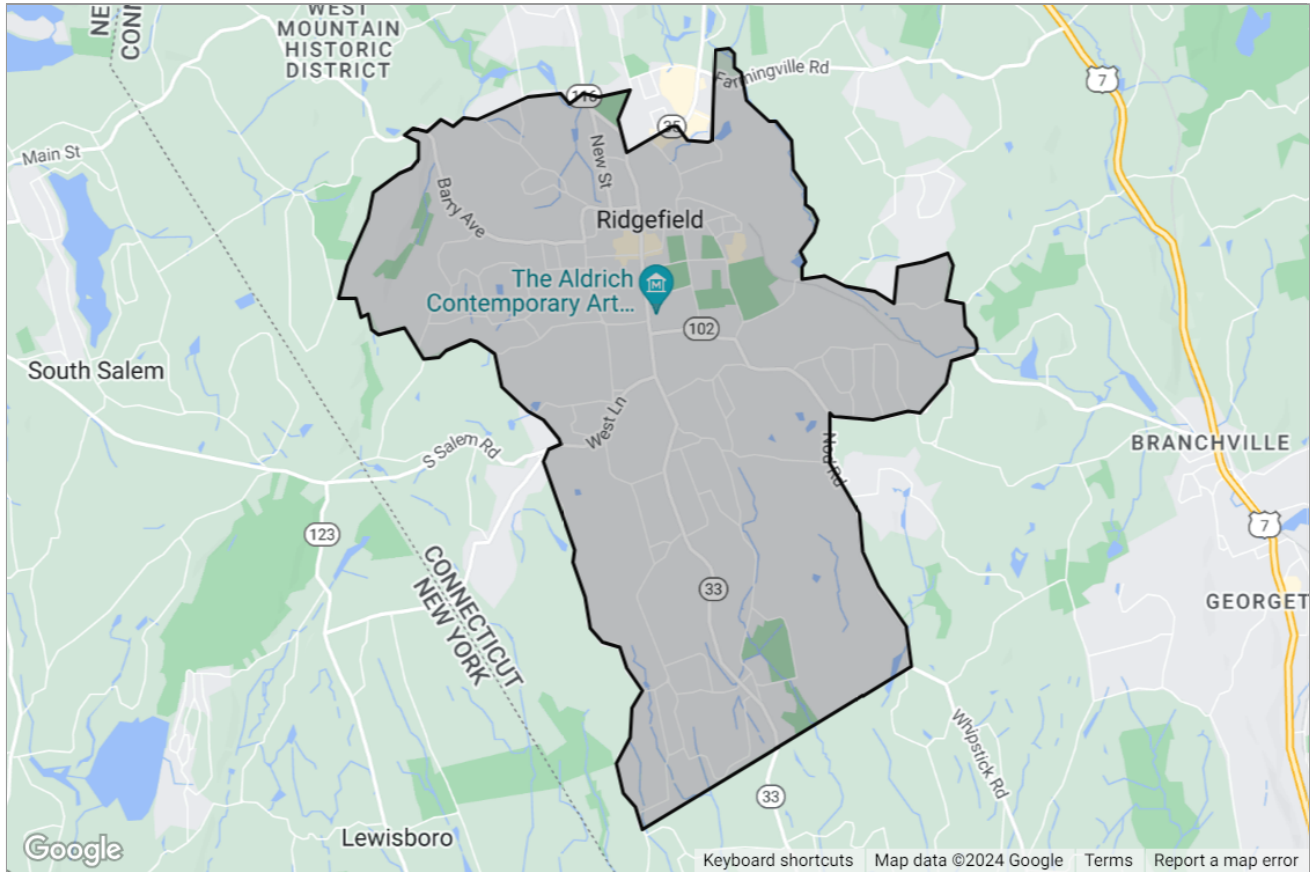


MARKET ACTIVITY REPORT

Ridgefield, Connecticut



Presented by

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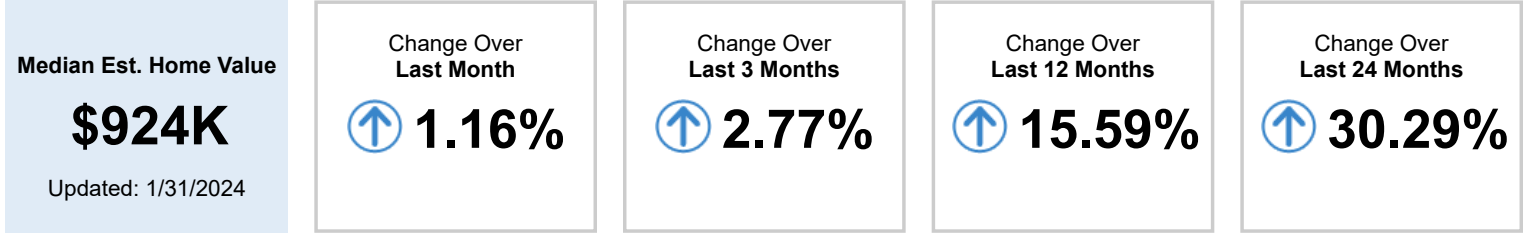
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Ridgefield, Connecticut

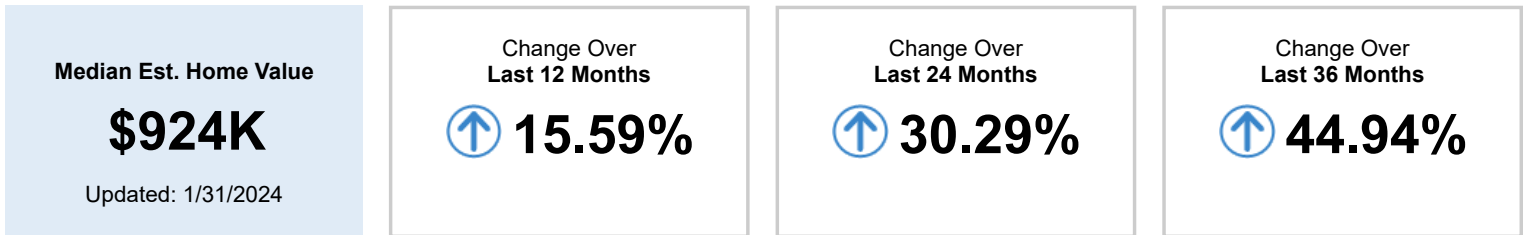
Market Snapshot: Estimated Home Values



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

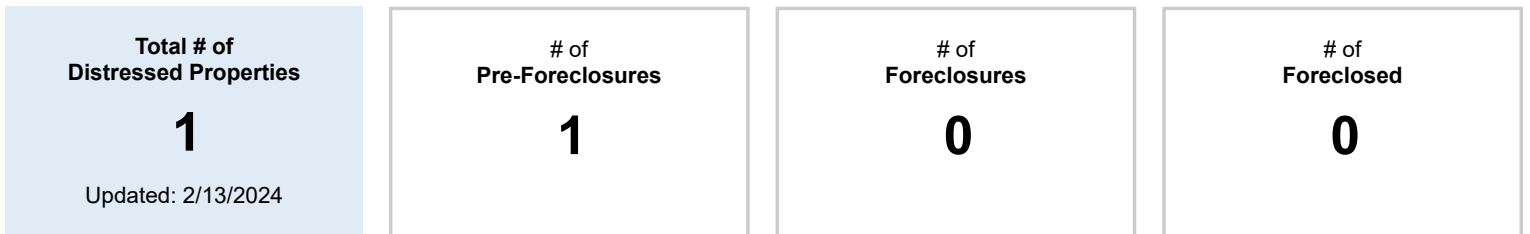
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



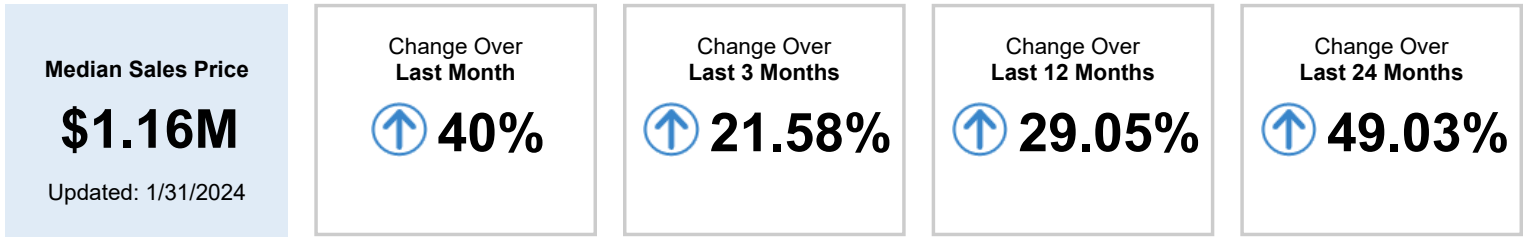
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



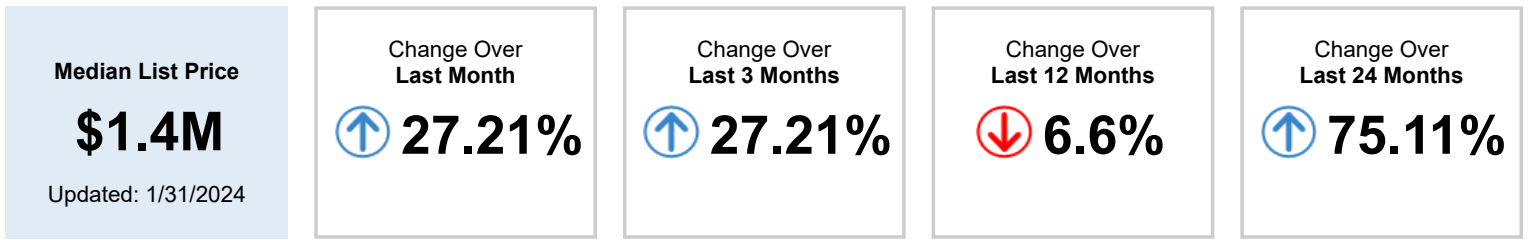
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



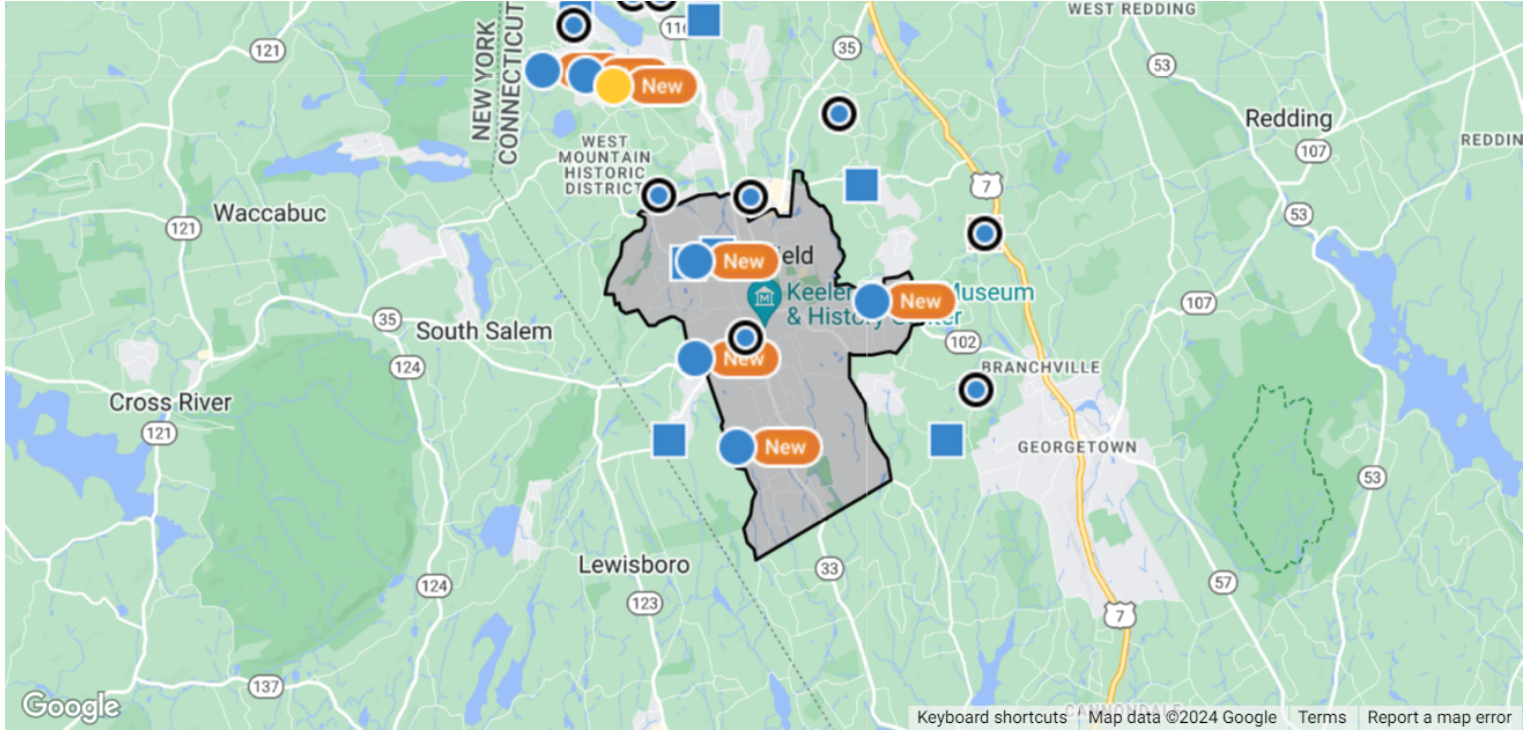
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

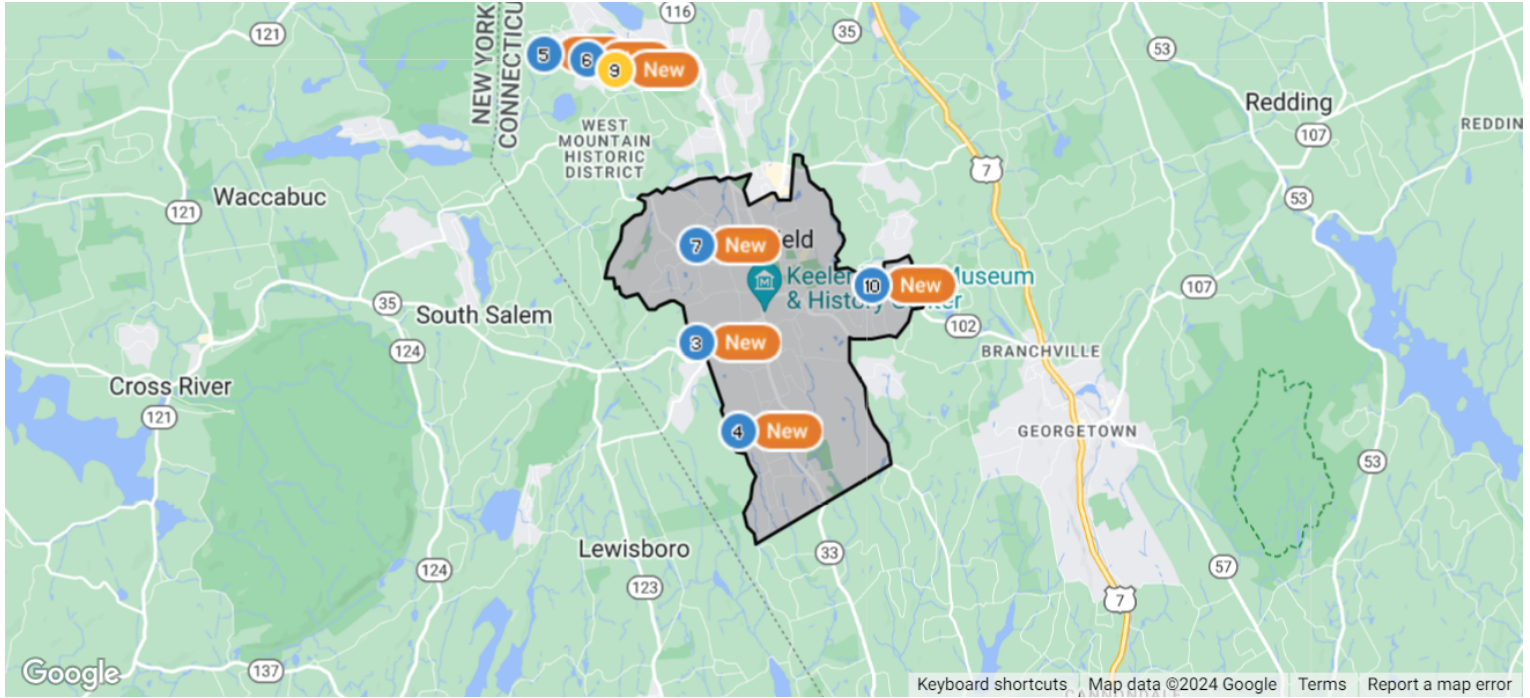
Market Activity Summary Stats



Search Criteria | **Location:** Ridgefield, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

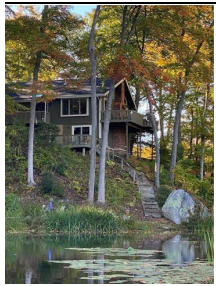
	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	1
Low Price / Value	\$16,000	\$499,900	\$751,500	\$529,710
Median Price / Value	\$929,500	\$1,035,000	\$1,307,500	\$529,710
High Price / Value	\$2,497,700	\$4,500,000	\$2,100,000	\$529,710
Average Price / Sq. Ft.	\$366	\$359	\$362	\$294
Median Price / Sq. Ft.	\$358	\$339	\$367	\$294
Average Days in RPR	20	39	68	–
Median Days in RPR	13	32	62	–
Total Volume	\$9,990,199	\$13,481,900	\$13,021,400	\$529,710

Ridgefield, 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: 170623232*

42 Waters Edge Way Single Family 3/3 1,973 sq ft 20,037 1974 2/12/2024 \$975,000 \$494




This waterfront lake house has been completely redesigned and rebuilt from the studs up. The house finishes are top-of-the-line, with every detail designed for modern living and resource efficiency by the interior designer owner. This multiple-deck home, perched over Fox Hill Lake, is a 10-minute drive from historic downtown Ridgefield and has lake views on three sides. The upper level is designed for entertainment with an open-plan living room, dining room, and kitchen, cathedral ceilings, new oak floors, and a wood-burning fireplace. Two large sliding doors open onto a 28â deck with spectacular views over the lake. The newly built primary bedroom suite has two large walk-in closets, and the primary bathroom is fitted with Rohl plumbing fixtures, heated floors, and towel bars. The functional custom gourmet kitchen boasts a beautiful Azul quartzite countertop and the top-of-the-line Miele refrigerator and Boche appliances. A large walk-in pantry and glass door china cabinet provide excellent storage. The lower second level has two more bedrooms, a full bathroom, a laundry room, and a study/den area with a walk-out lower deck. Off the carport, at the front of the house, is a separate heated room serving as an art study with water views. Curl up with a book on the 8â window seat or kayak around the lake on a sunny day. This stunning home blends the best outdoor lakeside living with beautiful interiors and modern convenience.

Listing Courtesy of William Raveis Real Estate

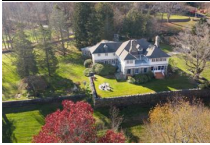

New Listings: 10 (cont.)

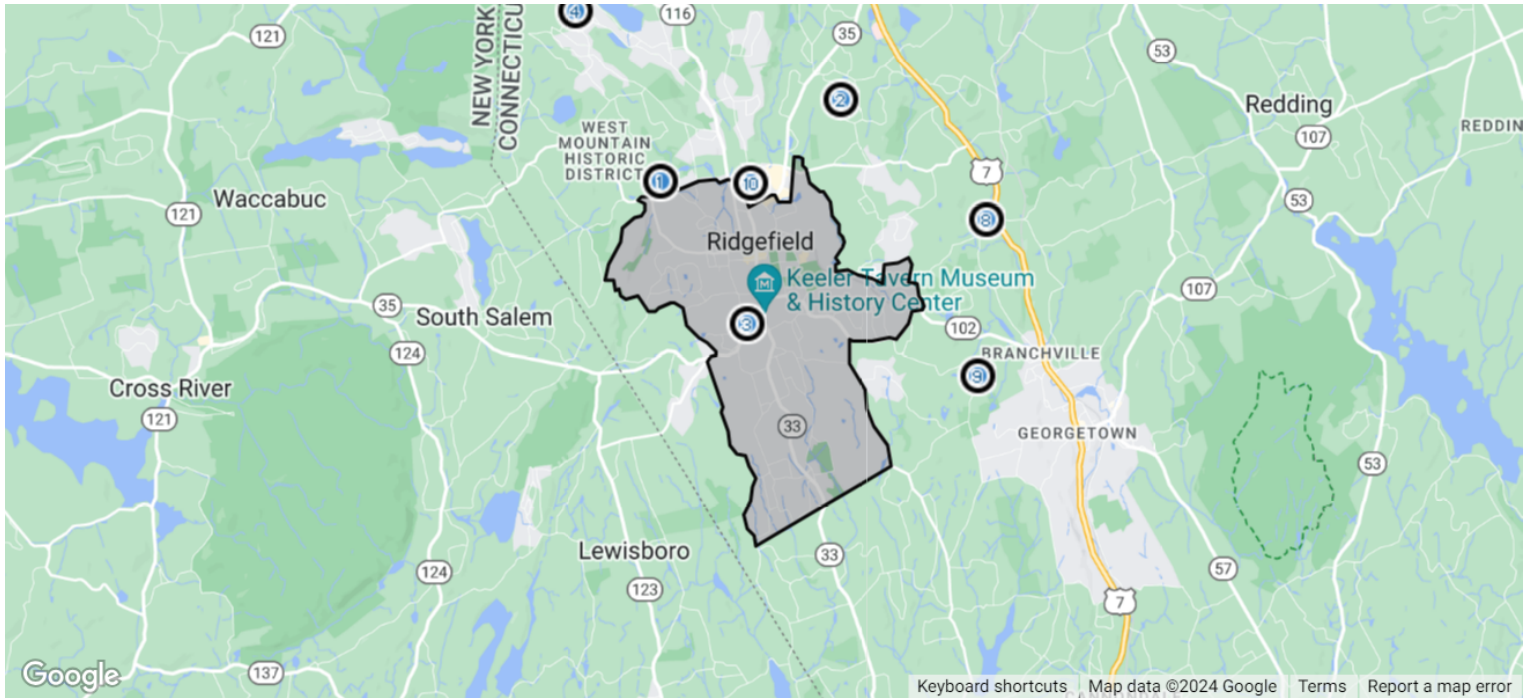
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 ● Active • <i>New, Active: 1/18/2024</i> <i>MLS ID: 170619488</i></p> <p>39 Aspen Mill Rd</p> <p>Welcome Home to 39 Aspen Mill Road in Ridgefield, CT! Fabulous opportunity to own a wonderful Colonial-style home at the end of a lovely cul-de-sac street just minutes to the center of town and various schools. Gleaming hardwood floors join plenty of natural light to create a warm and welcoming ambiance. The lovely fireplace is the focal point of the living room, which joins a dining room, updated kitchen with breakfast bar, granite counters, and stainless steel appliances, and an adjoining family room with access to the screened porch for easy living. A true four-bedroom home, the upper level includes a primary bedroom with an ensuite bathroom and walk-in closet, as well as three additional, well-sized bedrooms and second full bathroom. The lower level includes storage space plus laundry and partially finished area currently used as an office space and gym. The lower level walks out to the lovely one-acre property with manicured grounds, surrounding mature trees, and a darling babbling brook at the rear. An insulated attic provides yet more storage space if desired. Recent improvements include: invisible dog fence, new washer and dryer, new toilets, new carpet in the den, and fresh interior paint. Great for commuting and close to everything! Welcome Home!</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	4/3	2,227 sq ft	45,738	1960	1/18/2024	\$795,000	\$357
 <p>3 ● Active • <i>New, Active: 2/12/2024</i> <i>MLS ID: 170623872</i></p> <p>13 Fairfield Ct</p> <p>Location Location! This contemporary home is located in a sought after neighborhood on a 1.1 flat acre property at the end of a cul-de-sac. This is a great opportunity for a builder to build new construction or someone to renovate. Open space with lots of room for a pool. Don't miss out on this opportunity to live in Historical Ridgefield, a stone's throw away from downtown.</p> <p><i>Listing Courtesy of The Riverside Realty Group</i></p>	Single Family	3/3	2,584 sq ft	47,916	1961	2/12/2024	\$649,999	\$252
 <p>4 ● Active • <i>New, Active: 2/6/2024</i> <i>MLS ID: 170623244</i></p> <p>67 Acre Ln</p> <p>Tucked away on a quiet cul-de-sac in South Ridgefield, this classic Colonial is beautifully sited on 1.20 landscaped acres and boasts over 2500 sq ft of pristine living space. The outdoor oasis features an expansive Trex deck, wonderful heated granite pool & spa and rambling yard set against a private setting. The sun-drenched main floor showcases gleaming hardwood floors and a very fluid layout. The epicenter of the residence is the fabulous Chef's Kitchen, featuring an oversized island w/quartz counters, custom cabinetry, Subzero refrigerated draws, wine fridge & SS appliances. This gourmet KIT seamlessly connects to the sun drenched Family Room. w/Fireplace + direct access to the deck and pool. The spacious Dining Room w/custom built-ins flows seamlessly into a stylish Living Room w/handsome beams, pocket doors, fireplace and an abundance of windows. Upstairs, the Primary Bedroom is the perfect retreat with an updated, luxurious Bath with large double vanity, soaking tub and shower. The spacious walk-in closet is well organized. Three additional Bedrooms w/ample closets and two updated Full Baths complete the upper level. The walkout lower level offers a myriad of possibilities. Additional features include a 2-car garage & generous sized Laundry area. Located just minutes to downtown Main Street w/great shopping, premier restaurants, cafe's, art galleries & top level entertainment venues make Ridgefield - Connecticut's top Cultural District. Approximately one hour to NYC.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>	Single Family	4/4	2,550 sq ft	53,578	1963	2/6/2024	\$925,000	\$363
 <p>5 ● Active • <i>New, Active: 2/7/2024</i> <i>MLS ID: 170620993</i></p> <p>395 Barrack Hill Rd</p> <p>Move right into this lovely three bedroom home featuring a first floor primary bedroom suite. Entry with limestone flooring and skylight leads to the open floor plan for today's lifestyle with kitchen, dining, and family room all open with French doors to lovely deck. The deck overlooks the private 1.24 acre property. Light and bright kitchen features pantry, plenty of cabinet storage with easy flow into the dining & living area. Living room has fireplace with built ins and hardwood floors throughout the first floor. Also complimenting the first floor is den/office with bright light. Entry is easily accessible from the garage as well with only a few steps to the mud room/laundry with ample storage. The spacious primary bedroom offers full bath with jacuzzi, separate shower and walk in closet. Second floor offers two bedrooms also with hardwood floors, full bath, study/craft area and storage closet. In addition, the lower level walkout offers a rec room with French doors to outdoors and a separate office plus a half bath. In addition, a separate storage room plus utility room affords more storage. Charming potting shed on property for gardening. Newly paved driveway and water tank with filter installed in 2023. Bonus of additional parking in front of home as well. A gem awaits!!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/4	2,606 sq ft	54,014	1997	2/7/2024	\$934,000	\$358

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.
 6 ● Active • <i>New, Active: 12/15/2023</i> <i>MLS ID: 170614959</i> 10 Hillcrest Ct	Single Family	7/3	3,486 sq ft	109,335	1971	12/15/2023	\$2,497,700	\$716
<p>Welcome to this architectural gem built by Carl Lecher with million dollar VIEWS and LOW property taxes. Sitting at one of the highest points in Ridgefield CT, this 7 bedroom, 3 full bath home, perched among the treetops, has views of the stunning Ridges and Lake Mamanasco from every level. The mornings are like paradise as you watch the sunrise come over the valley through the walls of glass in the spacious white kitchen with granite countertops, dining room with vaulted ceiling and exposed beams, living room and/or upper level primary ensuite with its own laundry room. Enjoy relaxing on one of the wrap-around decks (newly stained) while listening to the melodies of birds, drinking a glass of wine with friends, or simply enjoying the cool breezes. This unique property with a walking bridge overlooking the landscaped front yard cannot be duplicated. Every season provides its own captivating beauty from this rare hilltop view. Wood flooring, architectural arches, freshly painted interior and a new roof. Plenty of room to work from home and the above grade lower level has in-law suite potential with two entries, laundry, covered deck, and blue stone patio. Detached two car garage has the option to expand into a studio or other extraordinary space. The ideal city getaway, second home or primary residence for someone who truly appreciates a rare opportunity.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 7 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: 170620992</i> 196 High Ridge Ave	Single Family	4/3	2,690 sq ft	8,712	1810	1/26/2024	\$949,000	\$353
<p>Step into the timeless elegance of this 1810 Ridgefield home where historic charm meets modern luxury! Boasting 4 bedrooms and 2 1/2 bathrooms, this meticulously maintained residence features a host of upgrades, including fully paid off solar panels for low energy costs, a new detached 2-car garage, and all-new stonework on the back patio and front walkway. Inside, enjoy a remodeled upstairs bathroom and powder room, a new electric hot water heater, and a main floor primary bedroom ensuite. The home is adorned with high ceilings, almost all new windows, and showcases a blend of classic and contemporary with stainless steel appliances in the kitchen. Rebuilt front and back porches invite outdoor relaxation. Take advantage of the prime location, just a stroll away from downtown historic Ridgefield, offering an array of amenities from restaurants and a movie theatre to shopping and museums. With a newer roof, hardie cement maintenance-free siding, and a wealth of updates, this property invites you to experience the best of both worlds. Don't miss the chance to call this meticulously cared-for gem your home!</p> <p><i>Listing Courtesy of Keller Williams Realty Prtnrs.</i></p>								
 8 ● Active • <i>New, Active: 1/21/2024</i> <i>MLS ID: 170619807</i> 132 George Washington Hwy	Single Family	3/2	1,890 sq ft	176,853	1932	1/21/2024	\$849,500	\$449
<p>Delightful stone and clapboard country home set high on a very private 4 acre property! Located only a short drive to both Rte 7 and I84, this pretty home on picturesque land is ready for its next lucky owner. Tastefully updated throughout in soothing colors and charming finishes, this home is sure to make you feel both cozy and ready to host a party! Enjoy pastoral vistas across your land where, in the warmer months, something is always in bloom! Awesome stone patio with fun string lights make for magical nights around the fire pit! Inside the flow is wonderful with a large dining room, large casual dining area and a sunny living room with big fireplace. The 3 bedrooms are all spacious. The second floor landing is very pretty and leads to the primary bedroom that has a vaulted ceiling and cool walk-in closet. The second floor full bath is super sleek with white cabinetry and seamless glass oversized shower. The 2nd bedroom also has a vaulted ceiling and several lovely nooks. There's a first floor 3rd bedroom with adjacent full black and white bath. There is a full basement with multiple creative/storage/work spaces. There s a detached 2-car garage and newer septic put in in 2019. Ridgefield has renowned schools and a robust community, often touted as the "Norman, Rockwell" town! Only one hour to NYC!</p> <p><i>Listing Courtesy of Higgins Group Bedford Square</i></p>								

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	9 Active *New, Coming Soon: 12/21/2023	MLS ID: 170613271						
34 Grandview Dr	Single Family	5/7	6,021 sq ft	186,001	1904	12/21/2023	\$16,000 mo.	\$3
<p>Welcome to historic GRANDVIEW built in 1904; this English Arts and Crafts home totals 6,021 square feet, 6 bedrooms, 5 full, 2 half baths. This stunning residence is sited on an expertly landscaped 4.27-acre property with stunning views. A stone pergola, screened porch, fire pit and tiered terraces offer relaxing outdoor areas. Step into this restored house featuring original period details, hardwood floors throughout, and three massive fireplaces. The stunning two-story foyer with open staircase and arched hallways opens to the grand living room featuring large windows, fieldstone fireplace, grand piano. Family room offers custom bookshelves, moldings and a large fireplace. Four-season room features a fireplace facing glass doors viewing sunrises in the east, adjacent screened porch view sunsets in the west. Spacious dining room overlooks the gardens. Gourmet kitchen features custom cabinetry, antique farm table island, professional appliances and the butler's pantry with original drain boards and cupboards. Upstairs, the primary suite features a spa bath, large sitting area surrounded by windows. Three additional en-suite bedrooms, two bedrooms with shared hall bath, playroom, and laundry room complete the second floor. Property abuts Levy Park 46 acres of marked hiking trails. Minutes to Main Street featuring restaurants, diverse arts, and multiple cultural assets. First designated cultural town in CT. Adj. to NY border, 1 hr drive to Manhattan and close to train stations.</p> <p style="text-align: right;"><i>Courtesy of Houlihan Lawrence</i></p>								
	10 Active *New, Active: 2/8/2024	MLS ID: 170623561						
118 Florida Hill Rd	Single Family	4/4	4,447 sq ft	43,560	2005	2/8/2024	\$1,399,000	\$315
<p>Attention to detail & pride of ownership in this sophisticated south Ridgefield colonial built in 2005 on picturesque sprawling acre w/stone entry pillars, stone walls, gorgeous stone patio, & top location convenient to both Main Street shops/restaurants as well as Branchville train station. Total 4,447 sf w/4 BRs & 3/1 bths incl. finished lower level rec/media room. Impressive stone entry steps, covered portico & formal double door entry leads to the 2 story open concept living or dining room w/gas fireplace. Built for entertaining, this elegant home also features a custom butler's pantry/bar area w/Miele coffee station, ice maker, & both wine & beverage fridges. Top of the line chef's kitchen w/Viking gas range/hood; walk-in pantry; large granite island w/bar overhang; inviting breakfast room w/wall of windows & wainscot paneling; plus French doors to the adjoining stone terrace. Spread out in either the spacious family room w/second fireplace & additional French doors to the patio, or in the bonus den/office w/cathedral ceiling. This home offers a choice of primary suites - one on the main level w/custom private bath featuring honed marble floor & subway tile tub/shower; plus the lux second floor primary suite featuring spa like marble bath w/steam shower & air massage tub. The second floor also features 2 additional spacious bedrooms w/beautiful shared hall bath. Attached 2 car garage; hardwood & custom millwork throughout; plus park-like setting just 57 miles to Middtown.</p> <p style="text-align: right;"><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 ● Pending *• Under Contract as of 2/12/2024* MLS ID: 170623284
29 Doubleday Ln Single Family 4/3 3,074 sq ft 70,567 2/7/2024 \$975,000 2/12/2024 \$317




Feel the warmth of this welcoming home at 29 Doubleday Lane in beautiful Ridgefield, CT. Home offers room to grow with over 3,000+ finished square feet. Nestled on 1.6 private acres. Located at the end of a cul-de-sac street and part of the desirable West Mountain Estates pool and rec community. 4-bedroom Colonial style home with classic and timeless features including gracious formal entryway. French doors to formal Living Room with oversized windows overlooking the sprawling yard. Light filled formal Dining Room which leads into updated eat in kitchen with center island, walk in pantry and separate breakfast nook. EIK steps directly into comfortable and inviting family room with built in bookcase, numerous windows and wood burning stove/fireplace as a focal point of this great room. First floor is completed by powder room, walk in laundry, extra pantry space and a fabulously renovated screened in porch which leads to tiered deck and hot tub. Second floor offers 4 bedrooms, renovated kids hall bathroom, walk in attic space. Enjoy primary bedroom suite with beautiful full bathroom including jetted tub, 2 walk in closets, double sinks, standalone shower and skylight. Additional space in lower level offers a Gym, storage areas and 2 car garage. Hardwood floors throughout the home, whole house generator, new heating system and many rooms freshly painted - all within one of CT's top rated school districts. Within 1 hour of NYC! This gem is waiting for you to call it your own.

Listing Courtesy of Berkshire Hathaway NE Prop.




Pending: 10 (cont.)

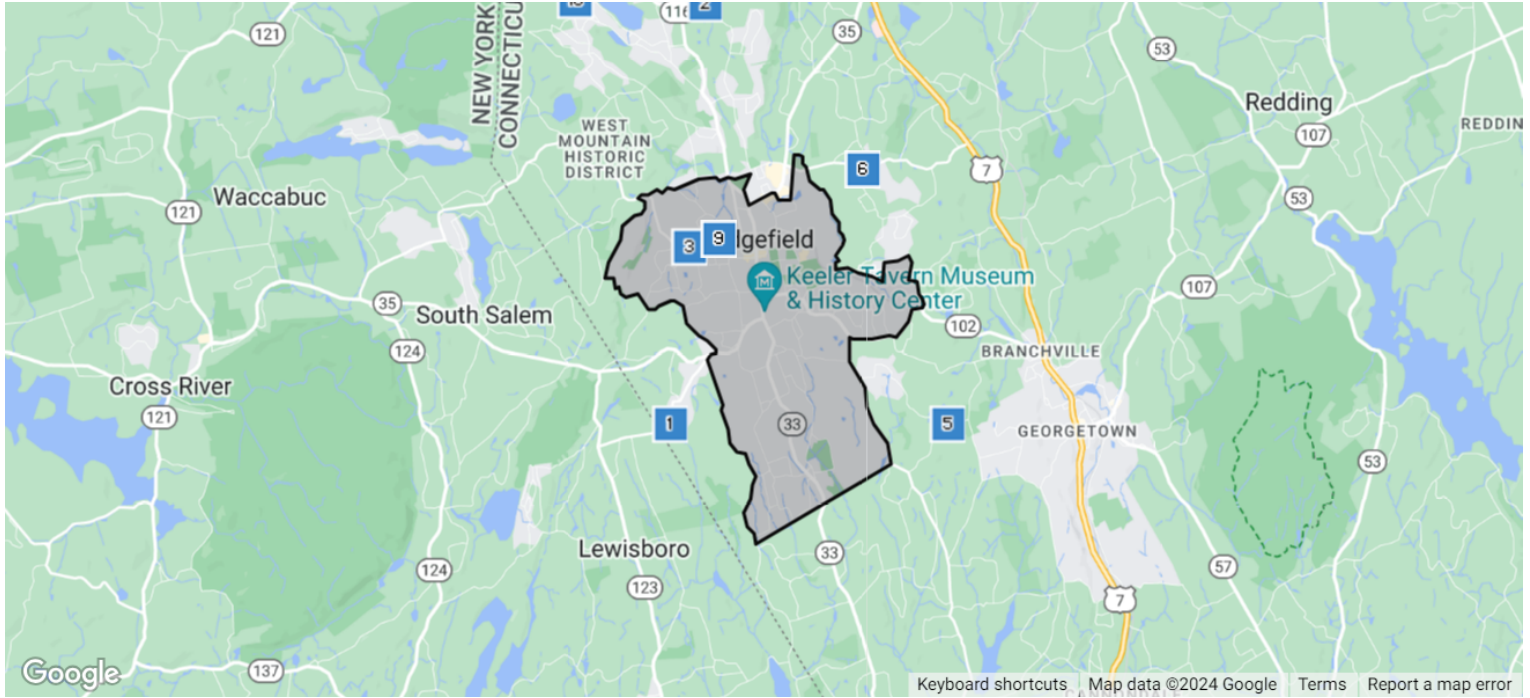
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>2 Pending • Under Contract as of 2/11/2024 <i>MLS ID: 170613251</i></p> <p>48 Poplar Rd</p> <p>Single Family 4/3 2,674 sq ft 73,093 2/11/2024 \$719,000 2/11/2024 \$269</p> <p>Welcome Home! Come&enjoy this beautiful,spacious home nestled on a serene,nature filled 1.67 ac,loved by the same family for 50+yrs&offers tons of appeal incl peace of mind w/MAJOR improvements that include;new septic being installed(weather dictates),water&well tests completed,passed&attached,new roof,gutters,down spouts,siding,windows,garage doors,refinished hrdwd flrs thruout main&upper lvl,new laminate flr in FR,full int freshly painted,new LL bath,some Kit updates;SS appl&new tile flr.Add features incl generous size rms,primary BRw/ensuite,3 full baths,2 attics=plenty of strge,Irg LR w/huge new bay window,WB FP,DR w/sliders out to an expansive 14X21 deck&peaceful setting,EIK-easily opened if pref,FR w/sliders to backyard combo of cleared&woods offering backyard adventures or quiet enjoyment.Need more space?Add'l 24X27 (648 sq ft)in bsmt w/3 windows c/be finished&Grge lrg enough for workshop/hobbies/equipment.All this& just mins to shopping,dining,Ballard Park,the desirable summer fun attraction-Martins(Great)Pond,downtown&more.Don't miss this opportunity to purchase this home packed w/appeal&updates in this highly desirable,sought after town named#1 safest city in America 2023 by Neighborhood Scout&just 1+-hr to NYC w/town attractions incl top-ranked schools,parks,hiking trails,beautiful scenery,Symphony Orchestra,live theatre&music,museum of contemporary art&numerous intown events & so much more.You will quickly want to make this house your home!It will not disappoint.</p> <p><i>Listing Courtesy of Avion Real Estate, LLC</i></p>								
 <p>3 Pending • Under Contract as of 2/7/2024 <i>MLS ID: 170618463</i></p> <p>1 Parley Ln</p> <p>Single Family 4/8 6,504 sq ft 55,756 1/12/2024 \$4,500,000 2/7/2024 \$692</p> <p>Welcome Home to this meticulously updated, move-in-ready masterpiece. Originally built for legendary railroad commissioner William O. Seymour, the home was reimagined w/luxurious modern amenities by highly sought-after designer, Molly Hirsch. A chic, 21st-century vibe awaits within. The 4BR, 6/2 Bath property is filled w/natural light & entertaining is epic w/relaxed grandeur at every turn. A wrap-around porch provides the perfect backdrop for entry to the center Foyer & Parlor. As with most homes of the era, fireplaces feature prominently & this residence is no exception w/ Foyer, formal Living & Dining rooms, Family room, Primary Suite & exterior all enjoying one. The heart of the home is the chef's Kitchen, recently renovated & expanded w/ roomy Breakfast area, walk-in Pantry & Butler's Pantry. A back staircase, Mudroom & 3-car garage complete the level. Upstairs, a sleek Primary Bedroom incl luxurious ensuite Bath, custom wardrobes, fireplace & expansive WIC. 3 add'l ensuite BRs, resplendent Office, Library, 2 Exercise rooms, add'l full Bath & sprawling Bonus room under a unique, turreted ceiling complete the level. The 3rd floor is the fun floor w/Rec room, Game room & built-in Bunk room. Outside, a sprawling terrace, ornamental gardens, pagoda w/fireplace, TV & kitchen + gunite saltwater pool make for hours enjoyment! A short walk to town and the Katonah Shuttle for an easy commute to NYC. One-of-a-kind, take the video tour! Welcome Home!</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>								
 <p>4 Pending • Under Contract as of 1/25/2024 <i>MLS ID: 170617096</i></p> <p>61 Rock Rd</p> <p>Single Family 4/3 3,148 sq ft 52,272 1/5/2024 \$889,000 1/25/2024 \$282</p> <p>Beautifully renovated 4 BR 2 1/2 BA colonial just 12 miles from the Katonah Train Station and major commuting routes. Thoughtfully conceived floor plan offers a magnificent kitchen with custom cabinetry, stainless appliances including wine fridge, granite counters, radiant heated hardwood flooring and spacious eating area. Exceptional dining room with warming fireplace and custom moldings leads out to the spacious covered porch with gas fireplace, tv hook up, and surround sound, all overlooking the remarkable fenced in property with patio, fountain and meticulously maintained perennial gardens. The main floor also includes a large living room, family room, redone powder room, office, laundry room and mudroom leading to the on grade 2 car garage. The upper level includes the primary bedroom with updated en-suite full bath and 3 additional bedrooms with new hall bath. The partially finished lower level offers a variety of uses and includes a fireplace, with ample storage in the unfinished area. Hardwood flooring throughout the main and upper levels, custom moldings on the first floor, central air and generator ready make this home a must see. Just minutes from Ridgefield's town center with premier restaurants, shops, arts venues and Recreational Center. Lake rights to Mamasasco beach. Association optional.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>5 Pending • Under Contract as of 12/13/2023 <i>MLS ID: 170612037</i></p> <p>635 N Salem Rd</p> <p>MEADOWCROFT, a spectacular European-inspired custom built chalet sited on a breathtaking, 3.7 acre piece of property with antique outbuildings including a 200 year old dairy barn. This is the perfect marriage of modern and antique. The main house boasts stunning finishes in this beautifully styled home, including polished porcelain floors, reclaimed barn wood siding & beams and a perfect color palette. Soaring ceilings, large windows and an open layout bring forth loads of natural light and a peaceful aura. The large, wide open entry foyer opens into the living room with wood burning fireplace and the dining room. Perfectly laid out kitchen with gorgeous cabinetry and brass hardware, center island and quartz counters. The primary suite is located privately on the upper level with its own deck overlooking the property and inground pool. Main level has two additional bedrooms and luxurious full hall bath with double vanity and custom tiled flooring and tub surround. The lower level offers an ideal in-law, au-pair or additional living space with stunning full bath, bedroom area with closet, living room and kitchenette with sink, stainless refrigerator, quartz counters and door to backyard. The barn measures 24' X 67' with access from the driveway side to the lower level and from the road side to the upper level. Barn is great for multiple cars, equipment, tools, etc. Additional shed ideal for more storage. Property backs up to town owned open space affording complete privacy.</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	3/3	2,866 sq ft	164,046	11/29/2023	\$1,095,000	12/13/2023	\$382
 <p>6 Pending • Under Contract as of 2/9/2024 <i>MLS ID: 170617874</i></p> <p>10 Teahouse Ln</p> <p>Welcome Home to 10 Teahouse Lane! Spectacular home on sought-after cul-de-sac w/pristine 2.31 acre property! Exquisite outdoor space w/ extensive patio and entertaining area plus stunning Gunitite pool w/ grotto, waterfall & spa. Classic Colonial lines immediately wow w/ beautiful foyer offering front-to-back views of the yard beyond. 10ft ceilings flow throughout the main level, as do hardwood floors & large windows offering plenty of natural light. The moldings, paneling & tray ceilings show impeccable attention to detail, and rooms are perfectly proportioned for modern living. 3 gas fireplaces in living room, family room & primary suite. In addition to living & family rooms, the main floor includes a distinguished cherry wood paneled office, formal dining room, breakfast room w/views of pool & patio, and chef's kitchen w/prof stainless steel appliances incl 2 ovens, wine fridge & gas cooktop, granite counters, beautiful cabinetry and large island. A convenient mudroom offers access to the 4-car garage, and there are 2 powder rooms. Upstairs, the primary suite incl sitting area + 2 walk-in closets! The primary bath features shower, soaking tub & double sinks. The upper level rounds out with additional 4 BRs and 3 full bathrooms, plus a large bonus room! Features incl abundant storage in the walk-up attic and/or full basement, solar panels (lease to be assumed by new owner), generator, and fabulous commute locale, close to schools plus quick zip to town center. Welcome Home!</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	5/6	6,217 sq ft	100,623	1/12/2024	\$1,880,000	2/9/2024	\$302
 <p>7 Pending • Under Contract as of 12/4/2023 <i>MLS ID: 170609008</i></p> <p>43 Circle Dr E</p> <p>Nestled in the picturesque town of Ridgefield, this stunning 3bd, 3bth ranch offers a perfect blend of serene natural beauty and luxurious living. You'll be captivated by the meticulously maintained perennial gardens that envelop the home, creating an enchanting oasis that changes with the seasons. The lush greenery and colorful blooms provide a backdrop of beauty and tranquility, making every day feel like a retreat in your private sanctuary. Step inside, and you'll find an elegant and spacious interior that's designed for both comfort and style. The living areas are bathed in natural light, offering a warm and inviting atmosphere. The kitchen is a chef's dream, with Miele, Wolf and Sub Zero appliances, soapstone counters and butcher block center island. The living room and the family room boast cozy fireplaces, one with a wood burning stove insert making the ideal spot to unwind during chilly New England evenings. An added upstairs suite in keeping with the lines of a traditional ranch can be adapted to your specific needs. Solid steel I-beam traverses the entire home. The septic fields have been upgraded to four bedrooms, providing flexibility for future modifications. The tank is currently set for three bedrooms. There are sculptures nestled within the gardens. These garden sculptures are not only a feast for the eyes but also a significant investment, collectively valued at over \$100,000, turning the outdoor space into a work of art that you can enjoy year round.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/3	3,186 sq ft	43,560	11/10/2023	\$1,150,000	12/4/2023	\$361

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>8 Pending • Under Contract as of 1/25/2024 <i>MLS ID: 170619546</i></p> <p>347 Florida Hill Rd</p> <p>Single Family 3/2 2,788 sq ft 60,548 1/18/2024 \$499,900 1/25/2024 \$179</p> <p>3 Bedroom, 2 Full Bath "Yankee Barn" Construction set back from the Road overlooking the Norwalk River and a Pond! This Contemporary Special Home Needs Work but has Tons of Potential! The entryway is currently used as a Mudroom with a Separate Door to the House. The Open Floorplan, Including the Triple Height Windows and Beams allows for the Ideal Entertaining Experience and the Ability to Appreciate all the Nature that Surrounds this Home. The Living Room and Dining Room are one Big Area. The Kitchen has a Separate Dining Area and Sliders to the Wrap-Around Deck. There is a Main Level Primary Bedroom with a Private Full Bath (Currently not in use due to a plumbing issue-waste line leaking). The Upper Level offers a Loft Area Perfect for a Home Office, (2) additional Bedrooms (Both with Vaulted Ceilings, a Storage Area, and a Hall Full Bath. Fully Finished Walk-out Basement, Mechanical Room, and Laundry Room make up the Lower Level. Outdoor Shed, Plenty of Parking, Private Setting. Waiting for the right Buyer to Make this Home Beautiful Again. **Sold AS IS**. Seller will not make any repairs. Buyers can do inspections for information purposes.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
 <p>9 Pending • Under Contract - Continue To Show as of 2/6/2024 <i>MLS ID: 170621893</i></p> <p>115 Nod Hill Rd</p> <p>Single Family 4/4 2,811 sq ft 86,248 2/1/2024 \$1,149,000 2/6/2024 \$409</p> <p>Exceptional craftsman style cape on 1.98 picturesque acres in premier Nod Hill location w/mature gardens, flowering trees/shrubs, stone patio, screened porch, & charming greenhouse. This inspired home was renovated from top to bottom in 2005 including 2nd story addition w/top attention to detail & designer appointments throughout; plus over \$100K in extensive recent remodel featuring state of the art new kitchen. Light, bright & inviting w/2,811 sf, hardwood floors, 4BR & 3/1 baths, including 307 sf in the finished walk-out lower level. The heart of this sophisticated home is the expansive LR w/exquisite millwork incl. beamed ceiling, bay window, built-in shelving, plus floor to ceiling brick fplc w/new wood stove insert, open to the sunny DR w/French doors to both the greenhouse & screen porch w/skylights & bluestone floor. Just completed chef's kitchen w/gas range top, dbl ovens, quartz counters, open shelving, & sunny breakfast area w/adj. porch overlooking the stone patio & bkyd. The main level features 3 spacious BRs, one ensuite & 2 w/shared updated hall bath. Gorgeous 2nd floor primary suite offers sitting room/office nook, leaded glass window, vaulted ceiling, WIC, & lux bath w/soaking tub, frameless shower & radiant floor. Further storage in large unfinished attic; 2 car garage; plus brand new barn/shed. Private setting, close to Weir Farm National Park w/110 acres of hiking trails, plus just short walk to Branchville station, shops/restaurants & 56 miles to Midtown.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>10 Pending • Under Contract as of 1/22/2024 <i>MLS ID: 170615642</i></p> <p>40 North St</p> <p>Single Family 3/2 1,585 sq ft 30,056 12/20/2023 \$625,000 1/22/2024 \$394</p> <p>Welcome to 40 North Street within walking distance to the town center. This adorable and charming home is in move in condition. The home offers 3/4 bedrooms and two full baths. Hardwood flooring, oil heat, large spacious deck off the main level living room. Walkout basement with access to private level backyard. Great place for the kids to play outdoor activities. In an excellent location, walk to the town center for shopping, restaurants, schools, Ballard Park, Ridgefield Library, Prospector Theater, ACT Theatre, Ridgefield Playhouse, and so much more!</p> <p><i>Listing Courtesy of Houlihan Lawrence</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.
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1	Closed	*Sold Date: 1/31/2024, MLS Listing 170611655: 11/21/2023 MLS ID: 170611655						
5 Pump Ln	Single Family	5/5	6,384 sq ft	101,059	2011	1/31/2024	\$2,100,000	\$329

Location! Location! Quality throughout this five bedroom home on quiet cul-de-sac. Enter the foyer with 10' ceilings which opens into the living room and dining room with quality millwork throughout. French doors in living room lead to the office with custom built-ins. Stunning hand-crafted gourmet kitchen with top-of-line cozy dining area overlooks the patio and private yard. Three sets of french doors in family room lead to the stone patio with built in grilling area and fireplace-the place to be for seasonal entertaining. Well appointed mud room features built in cubicles, large closet and half bath. Entrance from the garage only a few steps! Second floor features five bedrooms, three en-suite. Primary suite includes such luxuries as two walk-in closets, primary bath with whirlpool and over-sized walk-in shower. The third floor offers second office/den, plus a bonus room. Lower-level features recreation room, exercise room w/rubber floor and a movie room plus additional storage all with 10' ceilings! Detached 1400+sf barn features a workshop, bonus room on second floor plus additional two car garage. Sited on 2.32 lovely acres, the property abuts the 11th hole of Silver Spring Country Club! Room for pool. Convenient to schools, shops, dining, and commuter bus in addition to all the abundant amenities Ridgefield has to offer. Ridgefield has been designated as the First Cultural District in Connecticut! Rgefield Playhouse,ACT, and all Ridgefield offers!!

Courtesy of Coldwell Banker Realty

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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2 ■ **Closed** • Sold Date: 1/31/2024, MLS Listing 170608638: 11/10/2023 *MLS ID: 170608638*

46 Barlow Mountain Rd Single Family 4/4 3,718 sq ft 205,603 1986 1/31/2024 \$1,350,000 \$363

An Amazing Opportunity! On first approach, you will be welcomed by the circular driveway of this estate-like property. You are immediately impressed by the expansive, level yard and tranquil pond spread out before you, the pond is home to wildlife including a heron, mallard ducks, turtles, song birds and so much more. Finally, one turns toward the stunning gambrel colonial graciously situated in the center of the property. The cedar shake roof, recently updated and oiled, elevates the curb appeal of the home. The main living area of the house has generously sized rooms, wide board floors, two fireplaces and great flow. Upstairs the primary suite has a huge walk-through closet with a california closet system. The primary bedroom has gorgeous views of the backyard and a marble bathroom with spa tub. The other two bedrooms on this level also have wide board floors and a shared bathroom. One of the rooms has its own fireplace! On the other side of the house is the 4th bedroom, part of the incredible in-law suite, which has a living area, kitchenette and fireplace. Back in the main living area of the house you'll pause in the open and airy kitchen and family room. Stunning with exposed beams, brick details, upscale appliances and a huge island in the center of the kitchen. The family room features a huge gas fireplace, built-ins and french doors to the brick terrace. Become the next steward of this very special home!

Courtesy of William Pitt Sotheby's Int'l



3 ■ **Closed** • Sold Date: 12/1/2023, MLS Listing 170609670: 11/9/2023 *MLS ID: 170609670*

92 Barry Ave Single Family 3/3 3,031 sq ft 69,260 2013 12/1/2023 \$1,650,000 \$544

HIGHEST & BEST BY MONDAY 5:00pm. SEPTIC REPORT 2013 ADDED TO LISTING Main House, 3 Car garage w/ studio above & 1480 sq ft guest house. Casually sophisticated sun filled converted barn, just 2 minutes to downtown Ridgefield. Upon entering this calming oasis with its clean lines, walls of glass and soaring 11 ft ceilings, this open floor plan is intended for living your best life. Turn key, move-in ready, sellers have spared no expense renovating. Relax in living room in front of your imported Parisian limestone fireplace, overlooking the stone terrace and gorgeous property beyond. Chefs eat-in kitchen features Wolf stove, Sub Zero, farm sink with Perrin & Rowe nickel faucet, white Carrara marble counter tops, wall of built-ins, large center island w/2nd sink, pot filler and a new, glass doors to deck. Upstairs in this chic converted barn you'll find the SoHo inspired 5 ft wide gallery hall with loads of natural light leading to the primary en suite bedroom with wood beamed cathedral ceiling, walk in closet and 2022 updated bath featuring Dolomite Italian Marble. Additional finishes, white oak flooring throughout, high end lighting fixtures and motorized blinds. Lower level is finished and has abundant closet space/storage, 2017 three car garage w/large studio above, ideal for home office. Further, there is a guest house for family or rental, your choice! Privacy abounds on this professionally landscaped 1.55 bucolic acres, completely fenced with motorized gated entry.

Courtesy of Coldwell Banker Realty



4 ■ **Closed** • Sold Date: 12/14/2023, MLS Listing 170606397: 10/25/2023 *MLS ID: 170606397*

90 Beaver Brook Rd Single Family 4/3 2,593 sq ft 87,120 1970 12/14/2023 \$825,000 \$318

Impeccably maintained 4BR/2.5BA home with gorgeous 2-acre property! First time on the market in 40+ years, this colonial is awaiting your modern touches and finishes. Bright and spacious rooms with gleaming hardwood floors and entertaining spaces inside and out! Main level features a welcoming foyer, formal dining and living rooms, an eat-in kitchen with pantry and a lovely family room, with wood-burning fireplace. Both the kitchen and family room have sliders to access the large deck and the amazing tree-lined yard! Home includes Thermopane windows and portable generator. Epoxy flooring was recently added to the two-car garage. This home has been loved and maintained and the pride of ownership shows! Located on a quiet street that is close to Ridgefield's fabulous schools, public golf course, shopping/dining, and commuting routes, this home is a must see! Deeded rights to Pleasant View Estates. Don't miss this one!

Courtesy of Coldwell Banker Realty

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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5 Closed • Sold Date: 1/5/2024, MLS Listing 170607495: 11/3/2023 MLS ID: 170607495

14 Beechwood Ln Single Family 4/4 3,194 sq ft 88,862 1968 1/5/2024 \$1,265,000 \$396

Nestled in the heart of the highly sought-after Twin Ridge neighborhood in scenic southern Ridgefield, this remarkable 3,000+ sq ft cape-style residence offers a perfect blend of classic charm, modern amenities, and space to spread out. With 4-5 bedrooms and 3.5 baths, this home boasts an enviable 2-acre flat lot that provides the ideal setting for a tranquil, upscale lifestyle. The layout is designed for great flow, making it easy to host gatherings with friends and family. The first floor includes a master suite, an additional bedroom, a kitchen, a living room, a dining room, a family room, an office, and two fireplaces. The attached heated sunroom and oversized deck are perfect for al fresco dining, relaxation, and enjoying the stunning surroundings. Gleaming hardwood floors throughout offer a touch of elegance and low maintenance. The spacious, unfinished basement features glass sliders that open to the backyard. This blank canvas provides endless possibilities, from a recreational room to a home gym or even a guest suite. The close proximity to Weir Farm National Historic Park - just around the corner- will be appreciated by nature enthusiasts. Don't pass up the opportunity to make this sprawling, meticulously maintained Cape-style home in Twin Ridge your own.

Courtesy of William Pitt Sotheby's Int'l



6 Closed • Sold Date: 11/27/2023, MLS Listing 170599023: 9/27/2023 MLS ID: 170599023

123 Blackman Rd Single Family 4/3 2,690 sq ft 46,173 1965 11/27/2023 \$980,000 \$364

Welcome to 123 Blackman Rd, Ridgefield, CT. Renovated and lovingly updated 4/5 bedroom Colonial set on level 1.6 acres in sought after Farmingville district. Traditional floorplan with spacious rooms, hardwood floors throughout and ample natural light. Enjoy enclosed front porch. Gracious entry way leads you to formal Living Room with fireplace and oversized windows. Formal Dining Room with French door overlooking private yard. Very spacious and bright EIK opens up to family room with fireplace and 19'x11' deck for endless entertaining! Main level office is perfect for work at home situations or can be used as 5th bedroom. On grade 2 car garage steps into mudroom and EIK. Updated powder room rounds out the main level. Second floor with Primary Bedroom suite, double closets, hardwood floors and renovated en-suite full bathroom. 3 additional bedrooms, large full bath in hallway and laundry space. Walk up attic can be a great area for storage or a future bonus room! Lower level gym, plus extra den space, added storage and new LTV flooring! Additional NUMEROUS updates include freshly painted interior and exterior, new central air/heat pump, two new ductless air/heat pump on the main floor, new standby generator, new roof, new granite kitchen countertops, new boiler and new oil tank, new garage doors, new electric awning on deck, new water softener, new driveway with Belgian blocks! This home should not be missed!

Courtesy of Berkshire Hathaway NE Prop.



7 Closed • Sold Date: 12/8/2023, MLS Listing 170593798: 8/25/2023 MLS ID: 170593798

75 Canterbury Ln Single Family 5/8 10,564 sq ft 130,680 2006 12/8/2023 \$1,825,000 \$173

Stunning Hamptons style Stone and Shingle home on a prestigious Ridgefield country lane. Incomparable architectural details showcase innovative finishes throughout four luxuriously appointed levels. A few highlights include a cedar paneled library with coffered ceiling, full bar and a phenomenal spa bath complementing the exquisite master suite. Oversized gourmet eat-in kitchen, family room and sunroom, all open to exceptional outdoor recreational areas. Resort-like amenities include a professional grade alfresco kitchen, large stone fireplace, open-air shower and an extraordinary pool, spa and pergola. All this, with access to bridle trails and golf. Amenities abound.

Courtesy of Compass Connecticut, LLC

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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8 ■ **Closed** *Sold Date: 1/5/2024, MLS Listing 170607112: 11/9/2023 **MLS ID: 170607112**

31 Langstroth Dr Single Family 4/3 2,392 sq ft 87,120 1969 1/5/2024 \$899,900 \$376

Looking for turn key maintenance free living?? Then this is THE ONE for you! Completely updated 4 BR Colonial set on a private 2 acre lot with mature trees and stone walls. Nothing was overlooked in this FLAWLESS renovation conveniently located close to the center of town, Rt. 84, Rt. 7, Ridgefield CC & all that Ridgefield has to offer. PLUS, you are a deeded member of the PVRA(\$1065/yr)which features a private pool, tennis courts, playground, bocce, beach volleyball and countless community activities. An open and airy layout is perfect for today's lifestyle with gleaming hardwood floors, recessed lighting and crown molding throughout. The gracious living room is appointed with a wood burning fireplace surrounded open to the beautiful custom eat in kitchen with oversized island, custom cabinetry and sliders leading to an expansive deck overlooking the picturesque lot. Upstairs, you'll find a luxury primary suite with vaulted ceilings, brand new bath & walk in closet. Three generous bedrooms and full bath complete the second floor layout. The bonus/rec room in the finished walkout out lower level adds to living space plus an oversized 2 car garage offers plenty of room for storage. New siding, roof, mechanicals, flooring, kitchen, baths, septic tank, driveway PLUS much more. Don't miss this one, you will not be disappointed.

Courtesy of William Raveis Real Estate



9 ■ **Closed** *Sold Date: 1/12/2024, MLS Listing 170594286: 9/14/2023 **MLS ID: 170594286**

20 Mulvaney Ct Single Family 4/3 3,554 sq ft 11,325 2003 1/12/2024 \$1,375,000 \$387

Amazing opportunity to live in the heart of Ridgefield in town cul de sac w/ sidewalks to shops, restaurants, theatre, park and schools. This in town gem offers gracious living and privacy along w/ beautiful mill work and craftsmanship built by Sturges Brothers. Hardwood floors, high ceilings, bay seat windows with a chefs kitchen, generous dining area and open family room to enjoy entertaining family and friends. A formal dining room, living room, foyer and powder room complete the first floor. The second floor offers a large landing along w/ 4 bedrooms, laundry room, walk in linen closet and finished staircase to 3rd floor. The primary suite has spacious master bath w/ double sink vanity, large shower and soaking tub and walk in closet. Additional bedrooms offer ample closet space & oversized windows. The showstopper is the stone patio spanning the back of property. Complete w/ generous stone fireplace, built in grill & bar area w/ seating and dining space. The manicured landscape w/ roses, colorful perennials and plush lawn are sure to please. There is a recreation room on the lower level w/ built-ins and space for exercise equipment. Oversized 2 car garage w/ shelving and mudroom entrance. Pristine setting with town water and sewer you are surrounded by mature trees and privacy. All this with convenient commute location to down county and NYC. Move in and enjoy all the culture, entertainment and quintessential New England Main Street just a short stroll away.

Courtesy of Keller Williams Realty

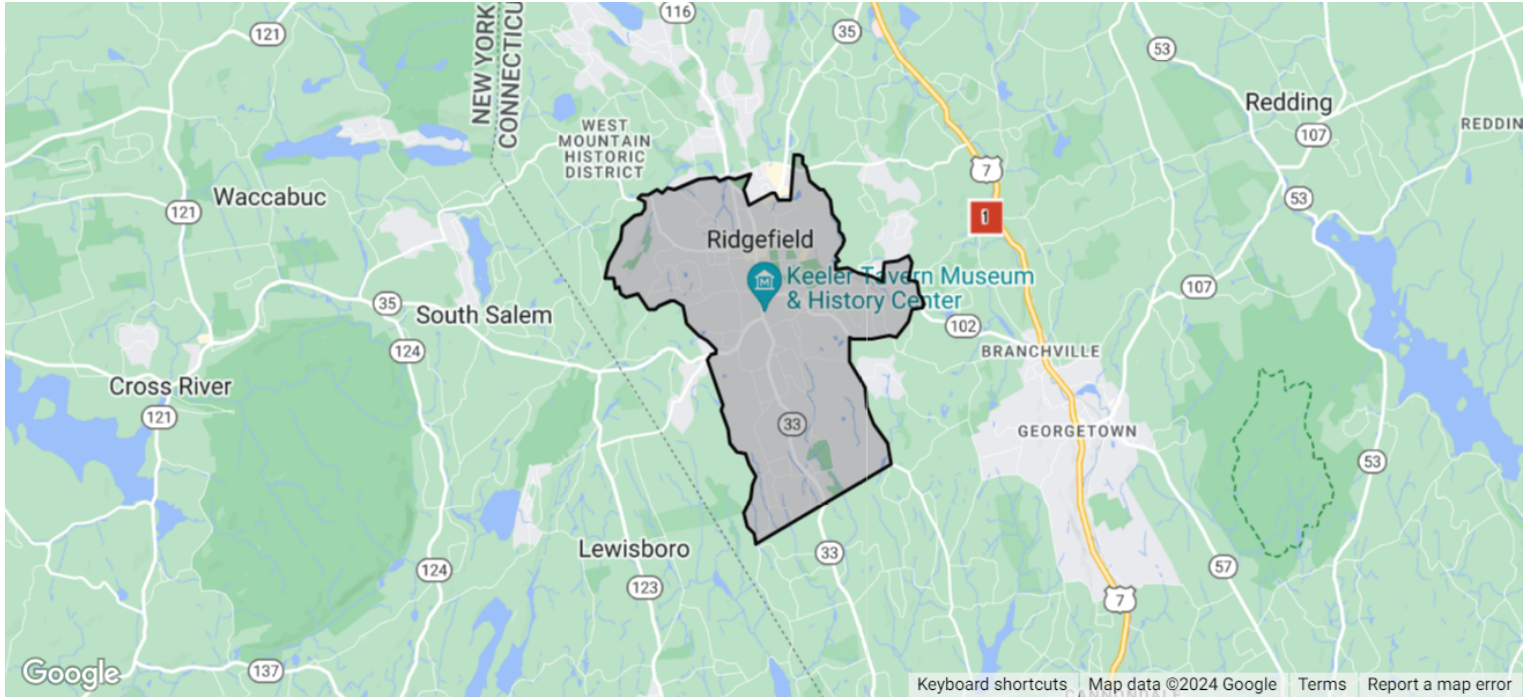


10 ■ **Closed** *Sold Date: 12/1/2023, MLS Listing 170605151: 10/18/2023 **MLS ID: 170605151**


282 Old Sib Rd Single Family 3/2 2,033 sq ft 20,908 1968 12/1/2023 \$751,500 \$370

Move right into this completely renovated 3 bedroom + den Cape in Beautiful country setting. Seasonal views of Mamasasco Lake. Large open sun deck overlooking private level back yard. This light and bright home features new Shaker style white cabinets, Quartz countertops, gas range, two new fully renovated tiled baths, new propane hot air heating system with central air, new custom lighting fixtures and recessed lights, crown molding, newly finished walk out lower level adds 407 square feet. Newly refinished hardwood floors entire main and upper levels. New roof, new vinyl siding, new windows throughout, new front door, new slider, new 200 AMP service, hard wired smokes and new garage door. Fabulous commute location in Western Ridgefield just minutes to the NY State border.

Courtesy of Keller Williams Realty



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • <i>Notice of Lis Pendens</i> <i>MLS ID: -</i> 347 Florida Hill Rd -</p>	Single Family	3/2	1,800 sq ft	60,548	-	11/20/2023	Notice of Lis Pendens	

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