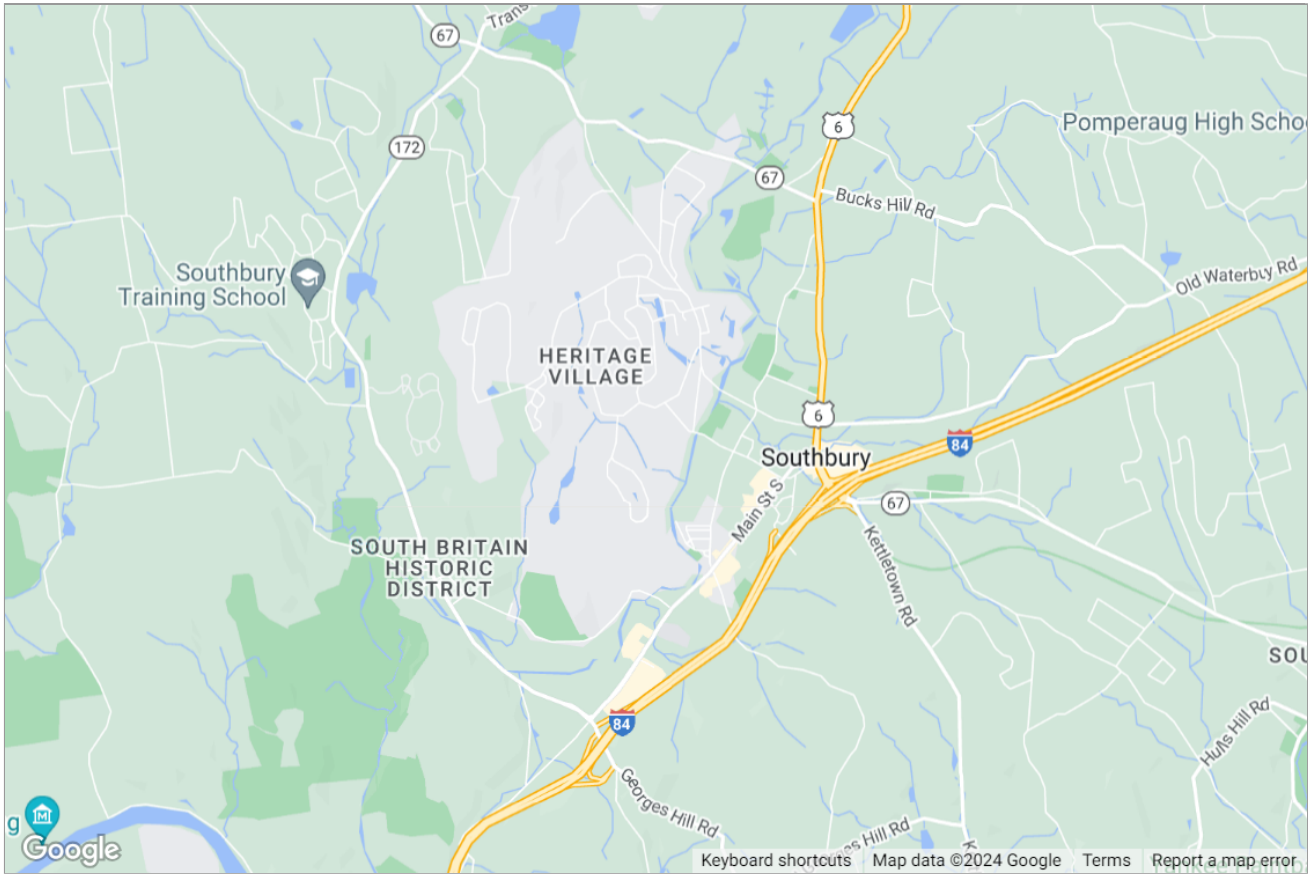


MARKET ACTIVITY REPORT

Southbury, Connecticut



Presented by

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GRI, SRS

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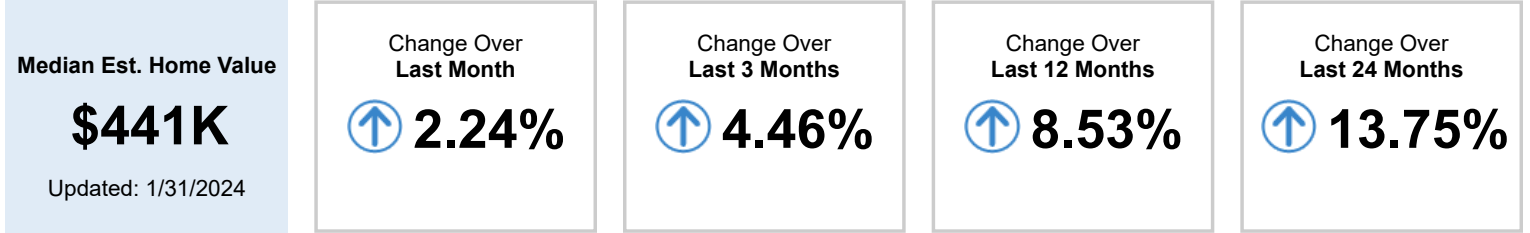
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Southbury, Connecticut

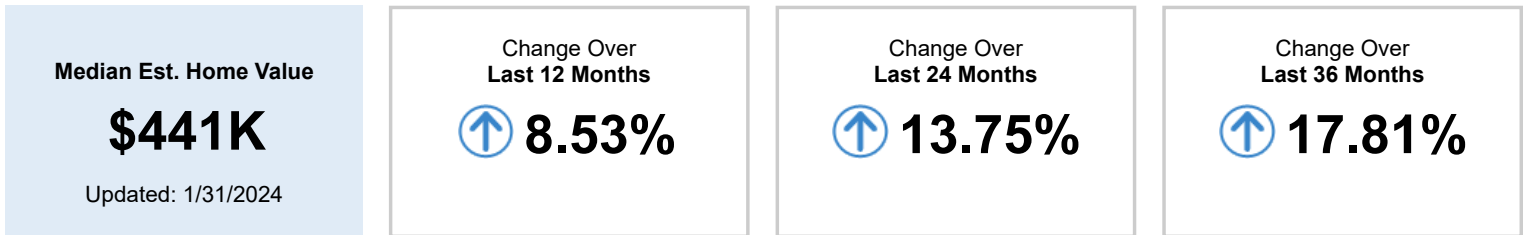
Market Snapshot: Estimated Home Values



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

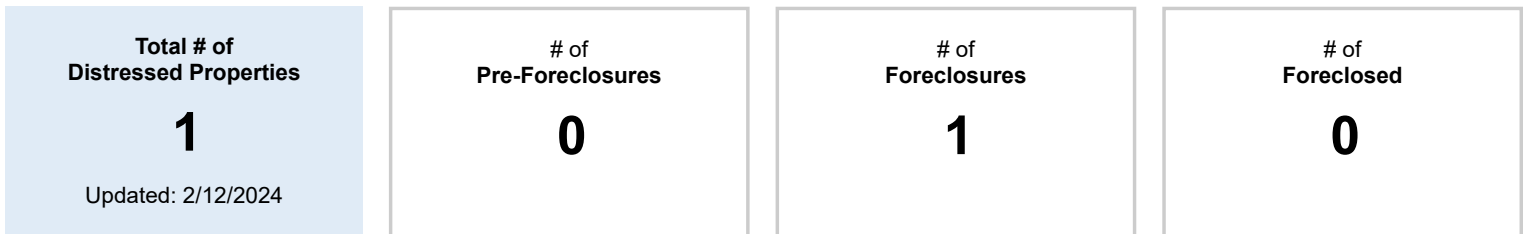
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



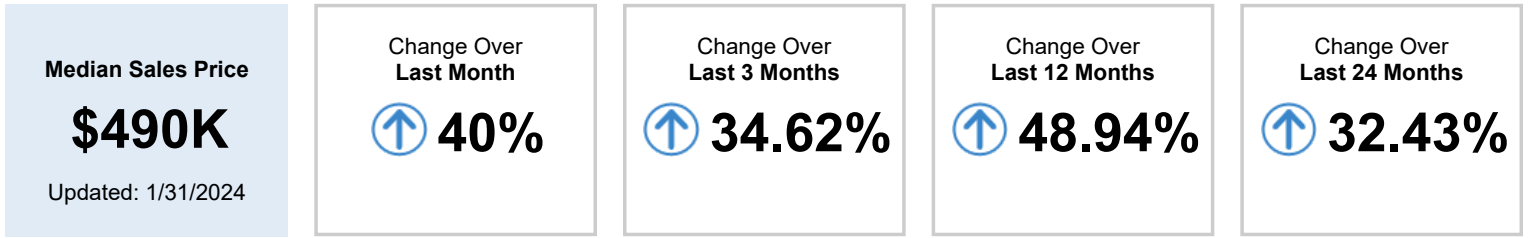
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



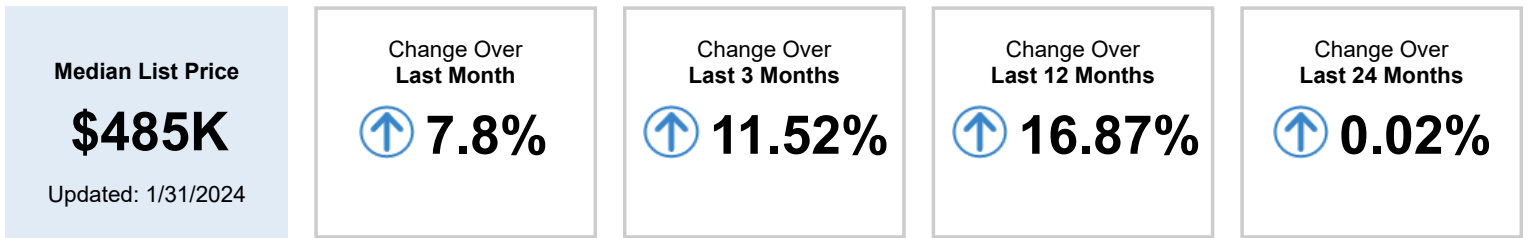
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



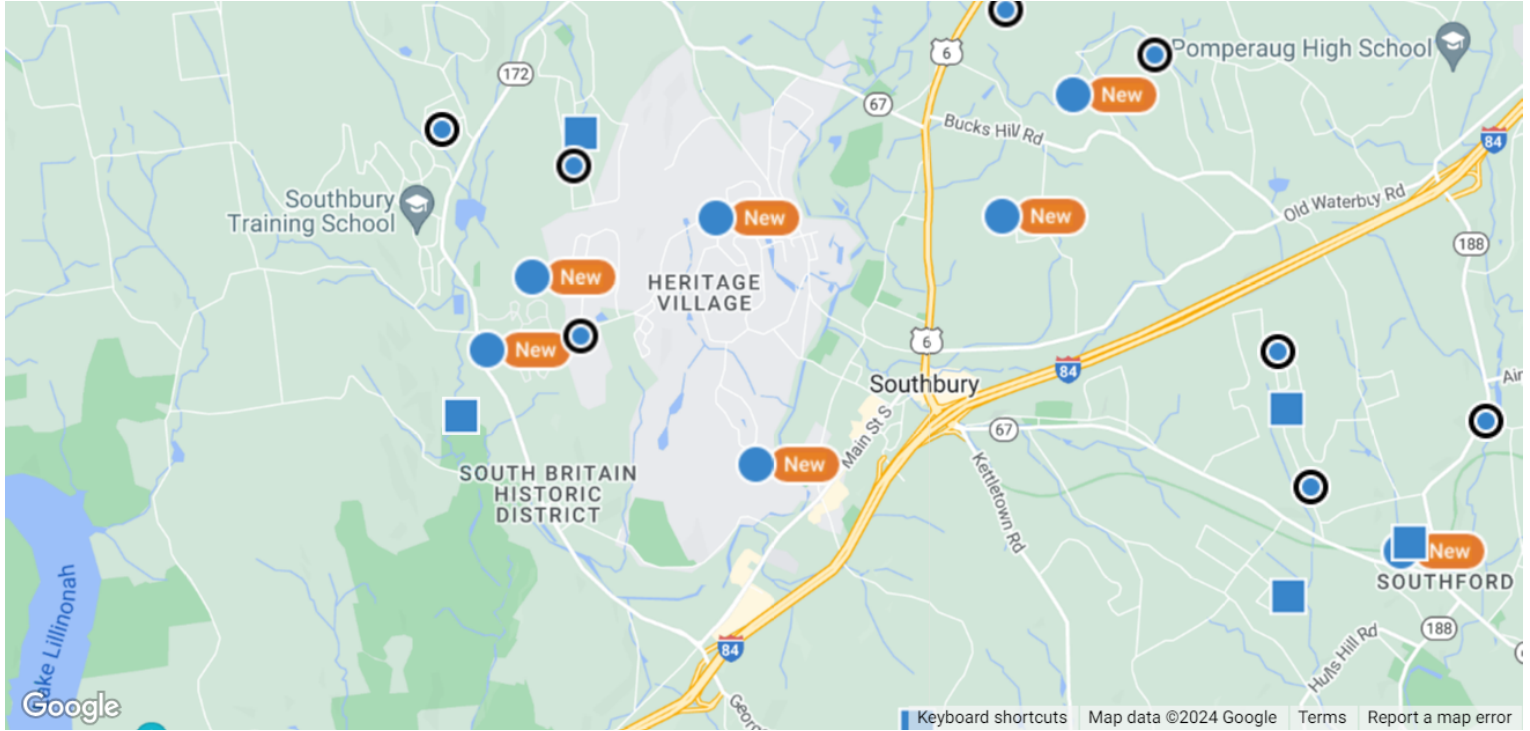
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

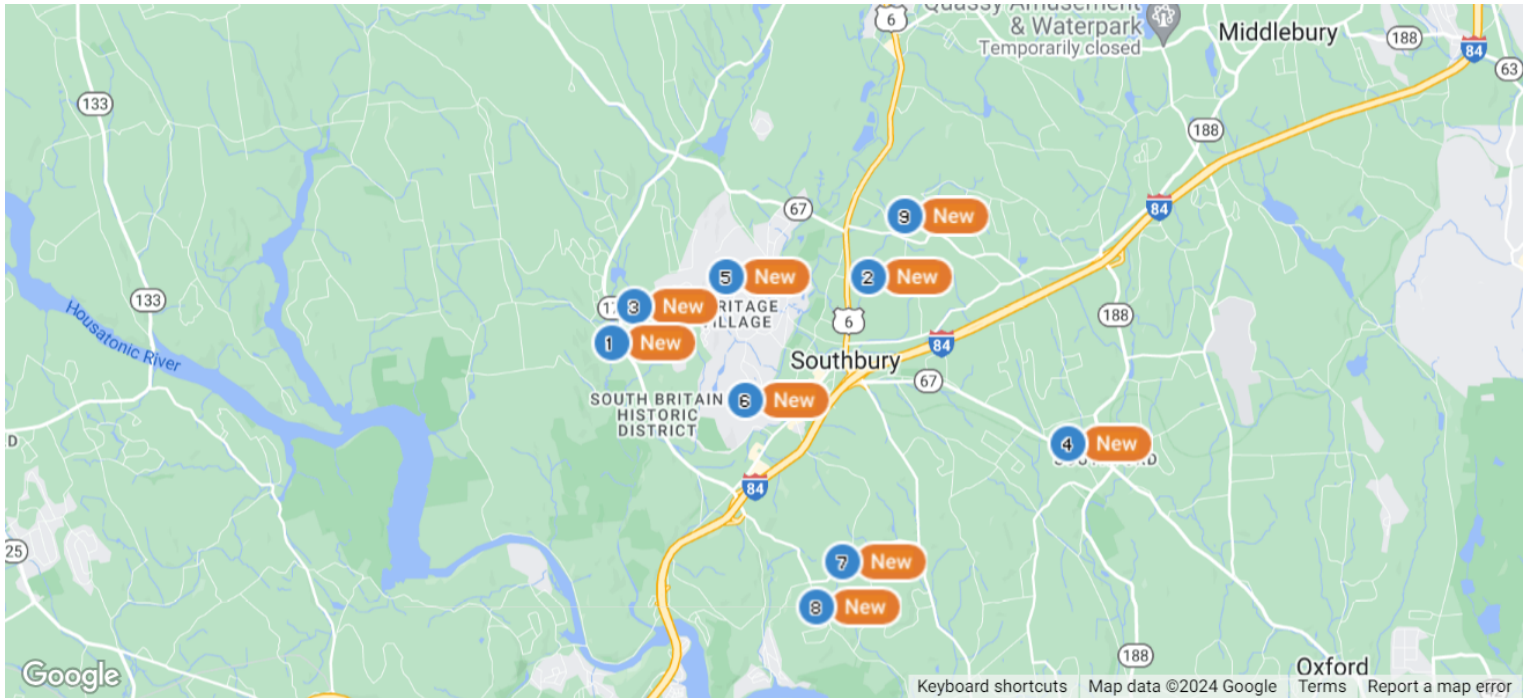
Market Activity Summary Stats



Search Criteria | **Location:** Southbury, 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	9	10	10	1
Low Price / Value	\$399,900	\$409,900	\$275,000	\$424,520
Median Price / Value	\$624,900	\$544,900	\$599,500	\$424,520
High Price / Value	\$1,135,000	\$1,450,000	\$975,000	\$424,520
Average Price / Sq. Ft.	\$267	\$256	\$206	\$221
Median Price / Sq. Ft.	\$283	\$221	\$210	\$221
Average Days in RPR	24	55	87	–
Median Days in RPR	18	39	75	–
Total Volume	\$6,314,700	\$6,508,099	\$6,274,000	\$424,520

Southbury, Connecticut



New Listings: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • New, Active: 1/4/2024 *MLS ID: 170616671*

18 Traditions Blvd Single Family 3/3 2,521 sq ft - 2004 1/4/2024 \$529,000 \$210




Freshly painted throughout the entire home, and a stunning brand new primary bath make this home a luxury to move into. Plenty of light will guide you through this house, with the back of the home covered in large windows overlooking the private yard. An open floor plan hosts a spot for a dining area, living area and the kitchen, with 9 foot ceilings, and hardwood floors throughout this area. The kitchen offers an island for food prep, gas burning stove, new backsplash, and plenty of cabinets for storage. The family room features a gas burning fireplace, cathedral ceilings and connects to the back yard with sliders leading to the patio. A laundry closet and half bath complete the main level living. The lower level is a space geared to make your own, whether you need a play room, private office, workout area or all of the above, there is plenty of room to spread out, with full sized windows allowing plenty of natural light into the space. Three bedrooms located on the upper level include a primary suite with a walk in closet, vaulted ceilings and an updated full bath ready for pampering. Another full bath services the other two bedrooms. Two car garage, front porch and a well kept, curb appeal subdivision. The community pool, gym, park, and club house give you the opportunity to enjoy the amenities, but not worry about maintenance! Easy access to I84 and plenty of shopping, yet tucked away in a quiet part of town. Award winning Region 15 Schools and 90 minutes from NYC.

Listing Courtesy of BHGRE Bannon & Hebert



New Listings: 9 (cont.)

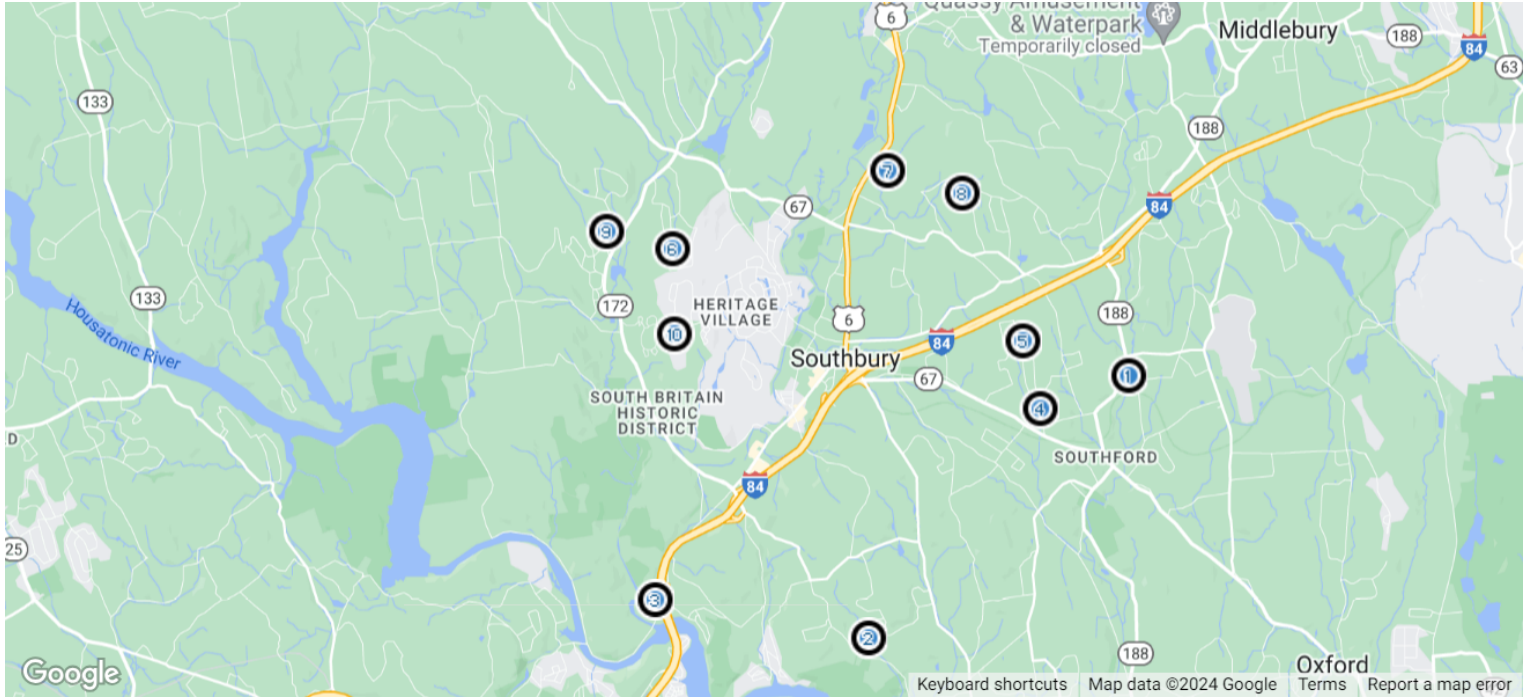
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 ● Active • <i>New, Active: 2/7/2024</i> <i>MLS ID: 170620543</i> 365 Dublin Rd</p> <p>Welcome to 365 Dublin Road! A perfect balance between timeless & modern design, this stunning colonial residence exudes understated elegance. Nestled on a stately, professionally landscaped, corner lot in an established neighborhood, this exquisite home has been carefully constructed & extensively updated with modern conveniences in mind. A phenomenal two-story entry with custom millwork and gleaming hardwood flooring flows seamlessly into a formal LR w/gas fireplace, DR w/custom built-ins and large, sun-drenched kitchen w/informal dining area. Adjacent is a fantastic family room with wood burning FP, wall-to-wall built-ins and custom lighting. French doors (Marvin 2022) off kitchen/FR lead to a screened porch with bluestone floor & neighboring new 400 sq. ft. bluestone patio. Newly renovated powder room (2022), pantry, laundry room & access to 3-car garage complete the first floor. Upstairs awaits a luxurious primary bedroom suite with ample closet space and magnificent Carrara marble bathroom with soaking tub, oversized shower and heated floors. Three additional generously sized bedrooms plus hallway bathroom w/double vanity complete the second floor. Finished lower-level recreation room (or office) with separate storage area, tranquil and private backyard with mature plantings, charming garden shed and stone walls round out this picture-perfect home. New roof, gutters & whole house generator (2020). A truly impeccable property, not to be missed!</p> <p><i>Listing Courtesy of Houlihan Lawrence</i></p>	Single Family	4/3	3,742 sq ft	62,290	1989	2/7/2024	\$865,900	\$231
 <p>3 ● Active • <i>New, Active: 12/1/2023</i> <i>MLS ID: 170612977</i> 1006 Heritage Vlg, #A</p> <p>One of the Most desirable location, Inwood Circle!! Move right in and enjoy a wonderful life style at Heritage Village. A special 55 and over community with so much to offer. This Berkshire style condo is in very nice condition. Freshly painted, remodeled bathroom, sunny and bright kitchen with newer appliances. There is a formal dining room and living room has a warming fireplace and sliders to a very pretty and private patio and wooded backyard. Close to garage. There is plenty of parking and condo is located in a very desirable area with plenty of visitor parking. Easy walk to pool, and recreational facilities. Heritage Village has so much to offer with so many clubs. Plant your own garden in the spring and enjoy the bounty in the summer. Work out in the state of the art fitness center. Enjoy the meeting house for games and activities with friends and family. Heritage Village has a very nice golf course and a wonderful restaurant at the clubhouse. Town of Southbury has excellent restaurants, excellent doctors park, movie theaters (with heated seats!) and many conveniences. Walk along Main Street and enjoy the shops, meet up with friends in the summer for concerts at the Gazebo. Get together at the town Senior Center. You'll love Southbury and all that it has to offer. Buyer must pay a one time equity fee of \$2,000 at closing. Now is your chance to make a move into a wonderful community.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Condo/Townhouse/Apt.	3/2	1,716 sq ft	-	1973	12/1/2023	\$399,900	\$233
 <p>4 ● Active • <i>New, Active: 1/25/2024</i> <i>MLS ID: 170620269</i> 73 Strongtown Rd</p> <p>OPEN Floor plan **EXPANSIVE ONE LEVEL LIVING 4 Bedrooms with flexible floor plan ** MODERN DESIGN with COMPLETELY RENOVATED INTERIOR ** Hardwood floors ** RENOVATION in 2014-2018 (Roof, Vinyl Siding, Electric, Heating, AC, Plumbing, Hardwood floors, Septic and 25x24 detached garage) ** Front entry gives access to a private suite (could be 2nd primary bedroom suite, an in home office with half bath, family room or IN-LAW/guest suite). French doors to a sweeping great room with sliders to the deck, open to the STUNNING MODERN kitchen with granite, island, tile backsplash, stainless steel appliances. Formal dining room with mahogany bordered HW floors. Main floor Office. Generous size bedrooms including the Primary bedroom with two closets and full bath with walk in tile shower! UPDATED BATHS * Oversized two car detached garage (25x24) newly constructed with high ceilings; DECK overlooks beautiful LEVEL yard, privacy fence and patio; perfect for outdoor gatherings and relaxation. Adjacent to Larkin State Bridle Trail (10.3 miles; follows an old railroad trail dating back to the late 1800s). Location and layout is perfect for a professional or business in-home office; ideal for focused work environment! Interesting Historical information regarding Southbury train station also previously used as an artist studio. Total Re-DO! Explore a piece of history with all of today's modern updates!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/3	3,104 sq ft	78,408	1940	1/25/2024	\$624,900	\$201

New Listings: 9 (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>5 ● Active • <i>New, Active: 1/19/2024</i> <i>MLS ID: 170614057</i></p> <p>677 Heritage Vlg, #B</p> <p>Condo/Townhouse/Apt. 3/2 1,716 sq ft</p> <p>1974 1/19/2024 \$485,000 \$283</p> <p>Imagine yourself living in the award winning Heritage Village 55+ community. Welcome home to a totally remodeled 3 bedroom spacious 1716 sq ft Berkshire unit. Berkshire is the largest floor plan in Heritage. Enter into a foyer & you will see it features beautiful hardwood floors thru out, all new wood doors, trim, molding, newly painted in a tranquil color, all popcorn texture has been removed from the 9 ft ceilings which makes this unit feel light, bright & open. The hearth of the home is the upgraded kitchen which has spacious quartzite counters, innovative s/s appliances, crisp cabinetry & wine chiller. The kitchen counter over hangs for seating & opens up to the dining room making this kitchen & dining area ideal for entertaining. The large living room has a wood burning fireplace with a new hearth & natural stone tile work. There is also a slider to the slate & belgium block patio. All these features make this living room feel cozy in the winter & cool in the summer. The sizable primary bedroom has a window seat with closets on each side. Another walk-in closet with custom shelving, draws & rods. The primary bath has an attractive marble floor, double marble vanity & walk-in glass shower. The updated guest bath is all new with a tub, white subway tile & quartzite vanity. Come see this unit & why Heritage Village is a desirable lifestyle with many clubs, community garden, 4 pools & so much more all waiting for you. Town of Southbury is 90 mins to NYC & 2 hrs to Boston.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p>6 ● Active • <i>New, Active: 2/4/2024</i> <i>MLS ID: 170622714</i></p> <p>115 River Trl</p> <p>Single Family 3/2 1,518 sq ft</p> <p>11,761 1930 2/4/2024 \$450,000 \$296</p> <p>Unique home Direct waterfront on the Pomperaug River, steps to water. Move right in, nothing to do. House had major renovation in 2005. More updates since. Exterior: new shutters, outside trim painted, new pavers flower bed in front. New fence vinyl around front of house, shed and patio in back. Lovely fire pit on side yard. New Storm doors. Roof inspected, in good shape. Inside: New kitchen with bosch appliances, quartz counters, new floor through kitchen, hall, bathroom, bedroom, bath/laundry room. New Washer and dryer. New vanity in bath, sink, mirror, toilet. Furnace in good shape 12 yrs old. Tankless hot water heater in laundry. A Temporary wall was added to divide the dining room and add a 3 bedroom,(no CO). Wall can be removed to made it back into the dining room. Primary bedroom upper level with large storage area. Primary bathroom has vanity double sinks, tub/jets-spa tub, tile floor, and shower. Basement is unfinished with cement floor and walls, sump pump and w/o exterior door. Whether you are looking for a year round house or a weekend retreat/summer home, sit and relax and enjoy the river views. Enjoy nature with a Variety bird's including cranes, bald eagles & more . Go kayaking, fishing or swimming. Close to town, library, restaurants, shopping, schools, public tennis, pool, movie theater.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 <p>7 ● Active • <i>New, Active: 1/30/2024</i> <i>MLS ID: 170621604</i></p> <p>52 Westenhook Ter</p> <p>Single Family 3/3 3,250 sq ft</p> <p>61,419 2024 1/30/2024 \$1,135,000 \$349</p> <p>TO BE BUILT - This is how CR does a CAPE! Exquisite SEMI-OPEN FLOOR PLAN with primary bedroom suite down, large closet with unique passthrough to LAUNDRY AND SCULLERY, open kitchen to dining, CATHEDRAL FAMILY ROOM & ENORMOUS SCREENED PORCH that acts as a second family room 3 seasons out of the year. Main level study, 3 car garage and walkout basement on the side for future potential, in-law, or shop area. All in one of SOUTHBURY'S MOST CENTRAL AND SOUGHT AFTER locations only 3 minutes to downtown, Main Street, and easy on/off to I-84. Other models and floor plans available including Farmhouse, Ranch, Classic Colonial and even more unique styles like Lake House and Craftsman.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

New Listings: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	8 ● Active	*New, Active: 1/29/2024 MLS ID: 170621555						
336 Holly Hill Ln	Single Family	4/3	3,130 sq ft	98,010	2024	1/29/2024	\$975,000	\$312
<p>NEW CONSTRUCTION about to begin on Holly Hill Lane IN THE HEART OF SOUTHURY! Construction will begin in early Spring with an anticipated time to build of approx 9 months. The trees have been cleared, ground has been prepped and permits are about to go in. 3130 SF Colonial Farmhouse model with 4 bedrooms, open floor plan, main level study/office, second floor loft, large primary suite, nice sized front porch, and walkout basement for future potential. All photos are representation of builders recent work. House is on shared driveway with another beautiful colonial and sits in good company of mostly new CR construction with an average selling price of 1.2 million. This is the last lot to be built on in LEDGEBROOK ESTATES and the Land behind this new home is part of Southbury's network of protected open space.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
	9 ● Active	*New, Active: 1/24/2024 MLS ID: 170620830						
136 Lum Lot Rd	Single Family	4/4	3,000 sq ft	97,138	2024	1/24/2024	\$850,000	\$283
<p>Exciting New Construction to be built by one of Southbury's best builders! This new Farm House style Colonial will be built to the latest energy saving code with the latest materials & techniques. Beautiful hardwood floors, trim work, cabinets, appliances, fixtures & finishes throughout - close to town and convenient to major highways. Finished walk out basement with full bath lends itself well to in-law, au pair, or ADU use. This will be one of several new homes being built on the street - get in early, pick your finishes and enjoy this tranquil setting - reach out for details today! Note: Photos depict a similar home already built by builder - final finishes, details and design may differ from those shown.</p> <p><i>Listing Courtesy of Around Town Real Estate LLC</i></p>								



Pending: 10

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Under Contract - Continue To Show as of 2/12/2024 *MLS ID: 170622400*

17 Bristol Town Rd Single Family 3/2 1,582 sq ft 158,994 2/2/2024 \$589,900 2/12/2024 \$373







Stunning oasis of serenity! The Japhet Curtiss House, built in 1835 & listed on the National Historic Registry, is calling you. The charm of yesteryear abounds in this classic 3 BR/2 Bath New England Colonial, set on sprawling 3.65 acres, less than 1.5 hours from NYC & close to Hartford, New Haven & Litchfield County. This historic home retains original features: wide plank floors, antique molding, 2 FPs, & original beehive oven. Cozy up in the library w/wood-burning stove. Relax in the bright LR/DR w/floor to ceiling bay window & abundant entertaining space. Enjoy traditional eat-in kitchen w/built-ins & access to stone patios at each doorway. Newly remodeled ? bath adds finishing touch to the 1st floor. Retreat upstairs to the MBR w/walk-in closet & soothing pond views. Two addâ BRs + spare room finish the 2nd floor. Fabulous stone patio overlooks enormous private oasis w/stunning views of picturesque waterfall & pond formed by 8 Mile Brook. Bountiful outdoor spaces serve as gardens, play yards, entertainment areas, the skyâs the limit! Truly a home for all seasons: go fishing in the pond in the spring, enjoy kayaking & swimming in summer, observe the beautiful changing colors of the fall foliage, & you wonât want to miss the most amazing winter wonderland that this property provides w/ice skating on the pond. No historic New England homestead would be complete w/o a red barnâproviding garage, workshop, & storage space, a 2nd story loft, & potential for addâ living space.

Listing Courtesy of William Raveis Real Estate

Pending: 10 (cont.)

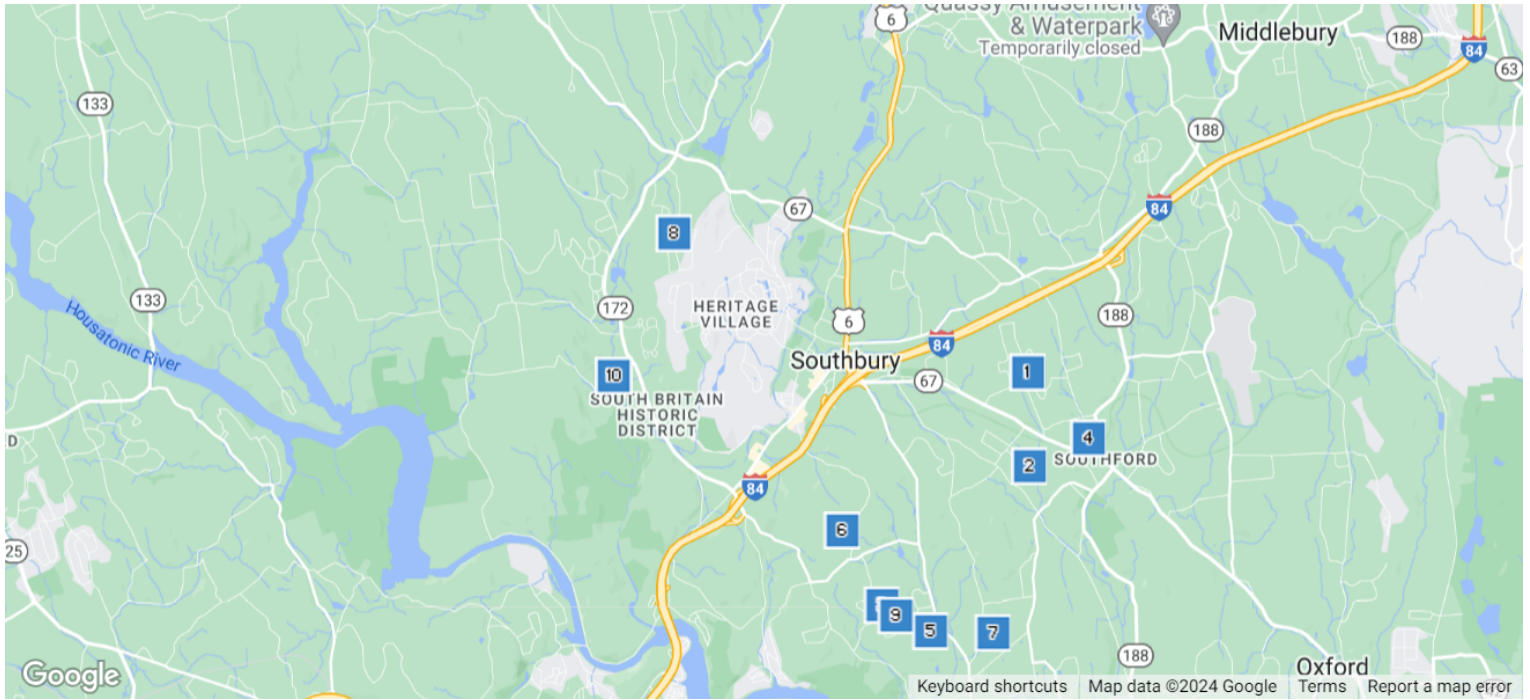
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>2 Pending • <i>Under Contract as of 2/11/2024</i> MLS ID: 170621697</p> <p>102 Cooper Hill Rd</p> <p>Single Family 4/3 4,068 sq ft 115,869 2/1/2024 \$724,500 2/11/2024 \$178</p> <p>4Beds10Rooms2.5Baths 4,068SqFt 2.66Acres This stunning colonial located on a beautiful wooded lot w/ rock walls & a private backyard that is surrounded by 15 acres of deeded common area in a highly desired neighborhood. As you enter this remarkable home you will enjoy an open floor plan, 9 ft ceilings, hardwood floors, crown & wide baseboard molding with plenty of natural light delivered by numerous windows. The spacious kitchen is perfect for entertaining w/a cozy fireplace, separate sitting area, generous center island w/built-in wine cooler, updated backlit cabinets, granite countertops, stainless steel appliances with access to a deck that overlooks the private parklike backyard. The gorgeous Great Room features an 11 ft tray ceiling, oversized windows. The focal point is an extraordinary fireplace topped with a handcrafted mantel. The first floor is completed by a formal dining room, office/living room with French Doors, and a half bath. Upstairs is the Primary Bedroom with an 11 ft tray ceiling, updated full bath and walk-in closet. Three additional bedrooms, a second updated full bath & laundry room ensures plentiful space for everyone. The basement is fully finished with natural light and loads of storage. It features three rooms that could be enjoyed as a recreation room, playroom, workout room, office. Property is in the award winning Region 15 school district, near 184, Kettletown State Park & provides easy access to shopping & restaurants.</p> <p><i>Listing Courtesy of The Greene Realty Group</i></p>								
 <p>3 Pending • <i>Under Contract - Continue To Show as of 2/9/2024</i> MLS ID: 170619986</p> <p>40 Poplar Dr</p> <p>Single Family 3/2 1,827 sq ft 10,890 1/23/2024 \$409,900 2/9/2024 \$224</p> <p>Beautiful 3-bedroom, 2 bath Cape located at 40 Poplar Dr offers new carpets, fresh paint, newer stainless-steel appliances, spacious living room with a cozy wood fireplace, tons of storage, newer septic system, 2 car garage with a loft and a second driveway for additional off-street parking. The large level fenced in yard provides plenty of outdoor space to enjoy. This home is located in an award-winning school district with a public boat launch and beach conveniently located nearby. Easy access to I-84 and shopping within minutes. Don't miss out on the opportunity to own this home!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 <p>4 Pending • <i>Under Contract as of 1/23/2024</i> MLS ID: 170618466</p> <p>118 Bagley Rd</p> <p>Single Family 3/2 1,328 sq ft 62,726 1/6/2024 \$459,999 1/23/2024 \$346</p> <p>Step into single-level luxury with this charming ranch-style home. The open floor plan welcomes you with hardwood floors throughout, leading to a remodeled eat-in kitchen that is a culinary delight. French doors seamlessly connect indoor and outdoor spaces, providing a perfect blend of sophistication and nature. Retreat to the spacious primary bedroom suite for relaxation. The lower level offers versatility, while updated mechanicals ensure efficiency. A brand new driveway leads to the detached garage, completing the perfect package. Your dream home awaits! Subject to seller finding suitable housing. MULTIPLE OFFERS RECEIVED. SELLER IS ASKING FOR ALL OFFERS TO BE SUBMITTED BY 2PM MONDAY JANUARY 22nd.</p> <p><i>Listing Courtesy of Preston Gray Real Estate</i></p>								
 <p>5 Pending • <i>Under Contract - Continue To Show as of 1/24/2024</i> MLS ID: 170614631</p> <p>504 Bagley Rd</p> <p>Single Family 4/3 3,817 sq ft 85,813 12/13/2023 \$794,000 1/24/2024 \$208</p> <p>Absolutely stunning!! This meticulously maintained and updated colonial is a wonderful place to call home. Upon entering the welcoming foyer you will experience that, I'm home feeling! To the left is a pristine private study with french doors if you want to work from home, to the right is a bright & sunny formal dining room. Heading back, the high-end chef's kitchen is sure to impress, featuring a Wolf 6 burner range, 48" Sub-zero refrigerator, Asko dishwasher, gorgeous granite counters & back lit cabinetry, a dining area & sliders to the deck. The family room is warmed by a cozy fireplace & has french doors opening to the expansive deck that overlooks an inviting in-ground pool surrounded by lovely perennial gardens & lounging areas. To the right of the kitchen is a mudroom just off a 2 car garage, a renovated full bath & upper bonus room. Upstairs the primary bedroom suite with cathedral ceilings, a renovated luxurious bath with heated floors, double sinks, air jetted tub & seamless glass shower is sure to please, along with 3 other beautiful bedrooms & another lovely full bath. The large finished lower level offers flexible opportunities for a gym, great space for movies, play area etc. This 2 owner home has had updates throughout in the last few years, including new hardwood floors, new wool carpeting, new driveway, a whole house generator, solar panels, newer 50-year roof, exterior and interior paint etc... This home is a dream come true and the sunsets are gorgeous!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

Pending: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.	
	6  Pending *Under Contract - Continue To Show as of 1/17/2024 <i>MLS ID: 170616358</i>	Single Family	4/3	3,197 sq ft	60,984	1/11/2024	\$695,000	1/17/2024	\$217
<p>277 Charter Oak Rd</p> <p>4 Bedroom, 2.5 Bath Center Hall Colonial located on a Beautiful Level Lot w/an In-Ground Heated Salt Water Pool! The Covered Front Entry leads you to the Front Door of the home that opens to a Welcoming Foyer. The Main Level Offers a Recently Updated Kitchen with Painted Cabinets, Tile Flooring, Lighting, Kitchen Sink & Faucet, All Stainless Steel Appliances, (2) Windows, & a Slider to the Composite Rear Deck. There is a Center Island, Separate Casual Dining Area, Powder Room, & Easy Access to the 2-car Garage off the Kitchen as well. The Family Room (off the Kitchen) has a Fireplace and new Neutral Carpeting (over hardwood). The Formal Dining and Formal Living Rooms, both have Hardwood Flooring & are of Nice Size. The Large Screened in Porch is "The Place To Be" in the Summertime. There is Plenty of Room for Entertaining a Large Gathering Right Near the Pool! No Bugs, Vaulted Ceiling w/Ceiling Fans to Provide a Nice Breeze-The SPOT! The upper level consists of the Primary Bedroom with a Full Bath, Plenty of Closet Space & a "Bonus Room" Perfect for a Home Office or Nursery. Additionally, there are (3) Nice-Sized Bedrooms, All with Ceiling Fans & a Hall Full Bath with Double-Vanity Sinks. The Lower Level has Brand New Carpeting & Paint and can be enjoyed as a Playroom, Movie Room, Home Gym- you name it! Other Improvements include: Roof, Furnace, Washer/Dryer, Lighting Throughout, Garage Doors, & "SunRun" Solar Panels (Financed through GoodLeap \$317 Month). Show's Great!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>									
	7  Pending *Under Contract - Continue To Show as of 1/7/2024 <i>MLS ID: 170590955</i>	Single Family	5/6	7,762 sq ft	219,106	8/16/2023	\$1,450,000	1/7/2024	\$187
<p>55 Chestnut Tree Hill Rd</p> <p>Hydrangea Hill - Elegance, style, grace, comfort, space, and convenience. Located on a private road and completely private 5.03 sun drenched acres. Adorned by hydrangea and specimen plantings, this 13-room, 5 bedrooms, 4.2 bath shingle and stone custom colonial is sure to please. Just the right formality, the living and dining rooms with fireplaces are accented with gorgeous crown molding, wide trim, inlaid wood floors and french doors. The generously sized two-story coffered ceiling family room with floor to ceiling stone fireplace and efficient woodstove insert and walls of glass make it special. The spacious eat-in kitchen with large island, lots of storage, Corian and granite counters, Viking, Subzero and Bosch appliances and dry bar meets any chefs requirements. French doors open to the office/library with more tall windows, wood floor and custom built-ins. Also on the main level two powder rooms, laundry and mudroom. The primary bedroom includes fireplace, tray ceiling, full bath, two sinks, Jacuzzi, separate shower, and dressing room. There are two en suite bedrooms, and two bedrooms share a Jack and Jill bath and a sitting area with custom shelving. The four bay garage is attached. Exterior includes two-story Country Carpenters, Inc. barn, an antique two story barn, bluestone patios, sprawling lawn, professional gardens, in ground gunite pool with spa and generator. Property backs up to open space.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>									
	8  Pending *Under Contract as of 1/3/2024 <i>MLS ID: 170601954</i>	Single Family	3/3	2,626 sq ft	139,392	11/8/2023	\$499,900	1/3/2024	\$190
<p>568 Chestnut Tree Hill Rd</p> <p>If ultimate privacy is what you desire, then look no more! Over 2,6000 total sqft in this completely renovated 4 bedrooms, 2.5 baths property can be your dream home sitting on 3.2 acres. The dual staircase leads you to an open floor plan main level, featuring beautiful beam ceilings in living room and a brand new kitchen with stone countertops, new appliances and island. Home has new hardwood floors throughout. All bathrooms have been renovated with custom tile work. 3 bedrooms are located on main level. 4th bedroom is located on the lower level (basement), making it an entertainer's dream with bar space and massive entertaining space for your guests. House has new roof, new AC unit, new propane heater, and new roof on the detached 2 car garage.</p> <p><i>Listing Courtesy of Dave Jones Realty, LLC</i></p>									

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>9 Pending *Under Contract as of 1/10/2024 <i>MLS ID: 170614360</i></p> <p>67 Deer Hill Rd</p> <p>Single Family 3/2 1,184 sq ft 127,630 12/11/2023 \$475,000 1/10/2024 \$401</p> <p>Private, picturesque, potential homestead in rural Southbury CT. Built in 1976, this 3 bedroom, split-level raised ranch is in great shape. Cedar shake siding, upgraded Andersen windows, wood and tile floors. Updated kitchen with granite countertops and breakfast seating. Open dining room and living room with an insert Franklin Woodstove that will keep you warm on chilly New England days. Two full baths and one half bath, a finished basement with new plush carpet could easily become an in law apartment or fourth bedroom. New, treated wood planks on a generous deck. Two car garage with an attached shop area with a hot air furnace. New 16Kw house generator. The 2.93 acres is in a quiet neighborhood, not a through street. Fenced backyard and partially fenced down back. Zoned for two horses. There is a pole barn with two box stalls. The barn itself is in good shape, but needs the new roof to be completed. Two brooks flow through the property. Town of Southbury has much to offer! For students we have a superb school system, and an excellent town library. For the outdoors person there are a multitude of options. A town pool, town parks with recreational programs, eagle and bird watching, golfing, and many parks with miles of trails for hiking and biking. There are 4 state parks in town. Waldo, Kettletown, Southford Fall and The Larkin Bridle Trail. Lakes Lillinonah and Zoar offer boating and fishing. Five minutes to I84. 1.5 hours to NYC.</p> <p><i>Listing Courtesy of Flat Fee Realty LLC</i></p>								
 <p>10 Pending *Under Contract - Continue To Show as of 1/29/2024 <i>MLS ID: 170616801</i></p> <p>731 Heritage Vlg, #A</p> <p>Condo/Townhouse/Apt. 3/2 1,716 sq ft - 1/2/2024 \$409,900 1/29/2024 \$239</p> <p>Beautifully remodeled 3 bedroom "Berkshire" model in 55+ Heritage Village! Short walk with no stairs from nearby end garage. Inside the condo had just been freshly painted and wide-board composite floors are in all but the bathrooms. The living room is focused on a fireplace with an LP gas log. Both the LR and DR look onto the extended stone patio which also offers a fixed awning and lovely plantings. The kitchen was remolded with wood cabinets and granite counters. In the primary bedroom suite you will find 3 closets and a renovated bath with glass doors on the shower and stylish fixtures. Down the hall are the 2nd and 3rd bedrooms which share the hall bath, also upgraded. The windows and sliders have been upgraded to Pella and most rooms have baseboard heat. This home is in a lovely Hilltop location with an easy walk to a heated pool and also offers abundant guest parking.</p> <p><i>Listing Courtesy of Joseph Bette REALTORS Inc</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.
 1 Closed • Sold Date: 12/19/2023, Public Record <i>MLS ID: –</i> 340 Bagley Rd –	Single Family	3/3	2,240 sq ft	65,340	1994	12/19/2023	\$275,000	\$131
 2 Closed • Sold Date: 12/9/2023, MLS Listing 170592591: 8/22/2023 <i>MLS ID: 170592591</i> 1 Ash Ln Imagine having a lovely pond in your backyard to enjoy year round: fishing, swimming, picnicking, skating or observing nature at its best! This semi-secluded property offers a 3 Bedroom, 2 Bath Ranch with Eat-in Kitchen with door to back deck over looking the pond, Living Room with Fireplace/wood stove and Dining Room with vaulted ceiling, main floor Laundry closet, Primary Bedroom with Full Bath, two other Bedrooms with a full hall Bath, LL Family Room w/ wood stove, & Office all set on set on 2 Acres. Two car garage under, Recent oil boiler, & Shed. Enjoy the neighborhood setting and its convenience to town center, Rte 67 & I-84, Bridle Path for hiking, Region 15 schools, and many area amenities. This property offers good bones and with the right cosmetics and up-grades, you can make this property your own. <i>Courtesy of William Raveis Real Estate</i>	Single Family	3/2	1,456 sq ft	90,169	1975	12/9/2023	\$380,000	\$261

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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3 Closed • Sold Date: 11/16/2023, MLS Listing 170593405: 9/10/2023 *MLS ID: 170593405*

25 Boulder Way Single Family 4/5 4,522 sq ft 95,832 2006 11/16/2023 \$890,000 \$197

Dreams can come true. Arrive in the cul-de-sac, and view this grand home before you, immediately you will see the majestic nature and elegance, carried on as you enter with the bright, light double height entrance of the front stairway. You can feel the quality of craftsmanship; boasting features like hardwood floors with inlay details, the character continues with custom millwork in the wide crown moldings and the custom cherry kitchen cabinets, you know that this home was built with the utmost care and thought. The lay-out enhances every aspect with the large updated eat-in kitchen with an oversized island with seating and sliding glass doors to the deck for coffee in the morning or cocktails in the evening. Next is the comfortable family room with fireplace and so much light; through the French doors to the living/den/office room and over to the formal dining room. This home exceeds expectations with a great/bonus room upstairs (perhaps teen or au pair suite) with the convenience of a back stairway. Primary bedroom with walk-in closet and full piece ensuite with soaking tub and double sinks, one of the other three bedrooms also with ensuite and all generously sized. Adding the newly finished basement and you simply own one of the finest homes in Southbury on a beautiful large level lot. Do not miss this opportunity, this type of building skill and location do not appear often. All of this in bucolic Southbury with award winning schools and only 87 miles to Manhattan!

Courtesy of Keller Williams Realty




4 Closed • Sold Date: 1/10/2024, MLS Listing 170610451: 11/13/2023 *MLS ID: 170610451*

61 Bridle Path Rd Single Family 4/3 2,176 sq ft 263,102 2002 1/10/2024 \$490,000 \$225

Terrific opportunity to own and customize this spacious and secluded cape style home on six acres of land overlooking a large pond. Upon entering the property, you'll see a large red barn with loft, followed by an oversized 2 car garage with loft featuring tons of additional storage space. The main house features a wraparound porch and a rear deck. Inside on the main floor there is a open kitchen with island and skylights, a living room with wood-burning stove, half bathroom, formal dining room. The main floor primary bedroom suite featuring a full bathroom with vaulted ceiling, additional skylights, a walk in closet and a jetted tub. Upstairs there are 3 additional bedrooms and a second full bath. The full basement is great for storage or for possible future finishing. A hot air furnace and central AC provides heating and cooling. Set up a showing today!

Courtesy of Pulse Realty LLC



5 Closed • Sold Date: 1/22/2024, MLS Listing 170605272: 10/22/2023 *MLS ID: 170605272*

77 Britiani Rd Single Family 4/4 6,116 sq ft 114,998 2002 1/22/2024 \$860,000 \$141

This 4-5 bedroom Colonial is situated on a beautiful 2.6-acre lot amid similar homes on a peaceful cul-de-sac. Upon entering, you'll immediately notice the quality of the craftsmanship and the thoughtful enhancements. The main level features beautiful hardwood floors and generous 9-ft ceilings, creating an inviting and open atmosphere. The kitchen, eating area, and family room flow together, making it a welcoming space for daily living. A double set of 8 ft sliders lead out to a large tiered deck that drops to a phenomenal outdoor entertaining space, connecting to the walkout finished basement. Still on the main level is the home office, dining room, laundry room and garage. Primary bedroom has all the amenities, and the other 3 bedrooms and the great room all share jack and jill baths. For additional space, head up to the third floor, where you'll discover an extra 1,000+/- square feet of finished area suitable for your personal needs, whether that's for music, entertainment, or as a home office. The finished basement is a true highlight, featuring a handmade wet bar, pool table, a media/movie room, a flexible space for exercise or hobbies, and a workshop. "Walk out" right to the patio from this entertainment area. This property stands out as a fantastic place to call home, offering comfort, versatility, and space for your unique lifestyle in the lovely Southbury area. There is no way you wouldn't want to live here.

Courtesy of RE/MAX Right Choice

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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6 ■ **Closed** • Sold Date: 1/25/2024, MLS Listing 170613510: 12/11/2023 *MLS ID: 170613510*

1054 Bullet Hill Rd Single Family 3/2 1,976 sq ft 152,024 1978 1/25/2024 \$520,000 \$263

This is the home you've been waiting for! Nestled just off the beaten path in the beautiful town of Southbury CT, this rustic Ranch has almost 2000 square feet of living space that offers an open floor plan, making it an entertainer's dream! Step inside to find gorgeous hardwood floors throughout, including the living room which features a vaulted ceiling and a stunning fieldstone fireplace with a raised hearth. In the heart of the home you'll find a well-appointed kitchen with stainless steel appliances, granite counters, tons of cabinets and exposed beams. There are two dining rooms off the kitchen - one that is less formal, great for a quick dinner on busy week nights and the other for more formal occasions, ideal for holiday parties. If you prefer to entertain in the summer, the spacious sunroom that leads to a large deck with an above ground pool is the ideal backdrop for fun summer BBQ! There are three bedrooms, including the Primary Suite, which has a full bath, walk-in closet and access to a private deck that overlooks the yard and surrounding woods. This home is not visible from the road, making it a great option for those looking for more privacy. Other great features include the attached 2-car garage, central air, new Briggs & Stratton generator, new pool liner and filter, newer septic and 1st floor laundry. There's also easy access to I-84, making it ideal for commuters. Turn the page on 2023 and ring in the new year in this lovely and unique home.

Courtesy of KW Legacy Partners



7 ■ **Closed** • Sold Date: 12/6/2023, MLS Listing 170599793: 9/26/2023 *MLS ID: 170599793*

228 Burr Rd Single Family 3/3 2,648 sq ft 278,784 2004 12/6/2023 \$639,000 \$241

Welcome to this exceptional custom-built front porch colonial ranch in the highly sought-after Southbury location. This home is making its debut on the market and has been impeccably maintained throughout the years. Situated on a 6.4 acre (only 1 acre mowed), this home is set back off the road, offering privacy and tranquility in a 3 lot subdivision. The home also boasts a living room, an office/den with palladium windows, EIK, FDR, and family room that leads to the back deck. Hardwood floors and high ceilings add to the elegance and spaciousness of the home. 3 BDR's, including a primary suite complete w/ full bath featuring a shower, soaking jet tub, and a WIC. Add'l features include a mud/laundry room that lead to an oversized 3-car garage. The unfinished potential walk-up attic and unfinished walkout basement, offer endless possibilities for customization and expansion, allowing you to create the home of your dreams. Conveniently located near Southford Falls and Kettletown, outdoor enthusiasts will appreciate the proximity to these natural attractions. The center of Southbury is less than 10 minutes away, providing easy access to shopping, dining, and other amenities. Schedule a showing today and experience the pride of ownership, tranquility, and potential this property has to offer.

Courtesy of Compass Connecticut, LLC



8 ■ **Closed** • Sold Date: 1/19/2024, MLS Listing 170586562: 7/26/2023 *MLS ID: 170586562*

233 Carriage Dr Single Family 4/3 2,728 sq ft 40,075 1977 1/19/2024 \$560,000 \$205

Meticulously maintained home cared for by same owners for past 38 years. Traditional floor plan featuring large rooms and wonderful feeling of space. Dining room opens with a step down to over-sized living room with fireplace. Family room is cozy with paneling and second fireplace. Sought after main level garage opens to mudroom with laundry. Upstairs the large primary bedroom offers walk in closet and full bath. Three more generously sized bedrooms complete the upper level including full bath with tub. Home features central vac, central air as well as a whole house fan. This home is located in Pierces Colonial Acres which is a perfect neighborhood for walking and biking plus a convenient location to schools, shopping and commuting. The front and back yard is level and the deck is only a few steps down to backyard.

Courtesy of William Raveis Real Estate

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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9 ■ **Closed** *Sold Date: 12/12/2023, MLS Listing 170600369: 9/25/2023 *MLS ID: 170600369*

352 Cobbler Ln Single Family 4/3 3,592 sq ft 120,225 1993 12/12/2023 \$685,000 \$191

This remarkable home has everything you've been waiting for! The stately setting is on 2.7 professionally manicured acres & has a wooded rear yard that is home to much of nature's beauty. The meticulous interior gives you the space you need for everyday living as well as entertaining. The main level has newly refinished HW floors, wainscoting, crown molding & beadboard throughout. The kitchen has a center island, breakfast nook, granite countertops w/custom tile. The kitchen connects to the formal dining room & the cozy family room w/ vaulted ceilings. The family room also connects to a beautiful screened in porch. A half bath, studio/office & formal LR/office round out the 1st floor. On the upper lvl is the main BR w/ a newly refinished full bath & walk-in closet. 3 additional BRs & another full bath on the upper level give this home the great space that any buyer would love. The completely finished basement includes a large mudroom, a large laundry room w/utility sink, countertops & cabinets. You will also have plenty of storage w/ a large walk-in pantry w/ refrigerator. Lastly, the finished basement has an entertainment room w/ built-in surround sound & an exercise room/office w/ built-in cabinets. This home has been very well loved & has had many recent upgrades. The vinyl siding, roof, garage doors, & upgraded outdoor lights are all 4 years new. A brand new septic and A/C system will be installed. Conveniently located close to the highway & lots of shopping & restaurants!

Courtesy of Showcase Realty, Inc.

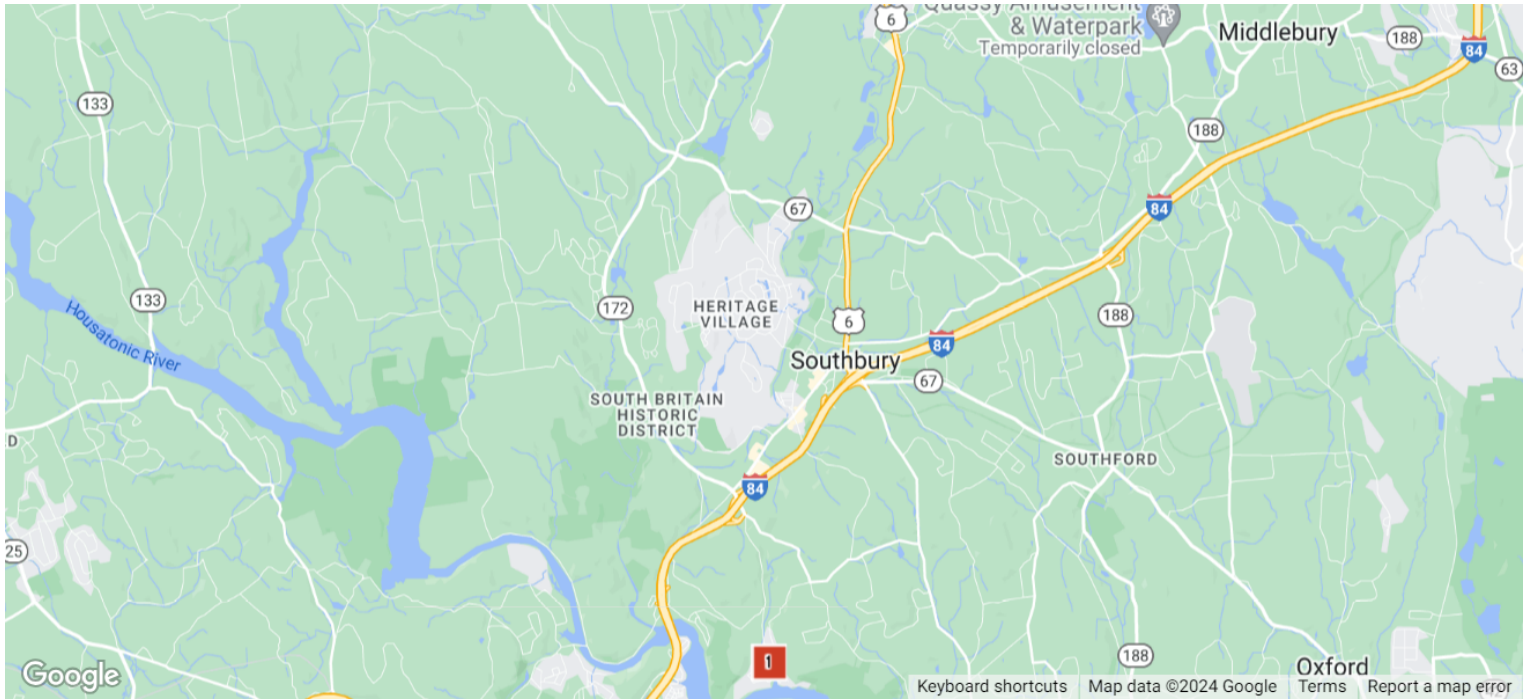


10 ■ **Closed** *Sold Date: 11/28/2023, MLS Listing 170576570: 6/13/2023 *MLS ID: 170576570*


128 Coughlin Dr Single Family 5/5 4,539 sq ft 115,869 1989 11/28/2023 \$975,000 \$215

Sophisticated and sleek modern house with traditional lines in quiet location. Custom built by the current owners, the focus was on light and bright, interesting angles and clean lines. Beautiful Bamboo floors, large windows and contemporary cabinetry flows throughout. Lots of space to spread out with 5 bedrooms and multiple entertaining areas. The main level offers a large foyer, powder room, generously sized combined formal living/dining room with two sets of sliders to the deck, kitchen with high end appliances and breakfast nook with another two sets of sliders to the deck, an intimate library with dry bar and large family room with fireplace. The main floor primary suite includes a sitting room, walk-in closet, dressing room and luxurious bath. Upstairs there are 4 additional bedrooms and two updated full baths. The walk-out lower level includes a mudroom from the two-bay garage, Rec room with sliders to the patio and full bath, gym and two offices with built-ins. The pristine exterior includes an upper-level deck, patio with pergola and firepit, beautiful gardens and Gunite pool with park-like grounds that back up to open space and borders land owned by the Audubon Society. At the end of a Cul-de-sac yet close to town for convenience. A must see!

Courtesy of Klemm Real Estate Inc



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market <small>* Notice of Foreclosure Sale</small>							
	1062 Lakeside Rd	Single Family	3/2	1,920 sq ft	10,454	–	1/16/2024	Notice of Foreclosure Sale
								–

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- **School data and reviews** from Niche.
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