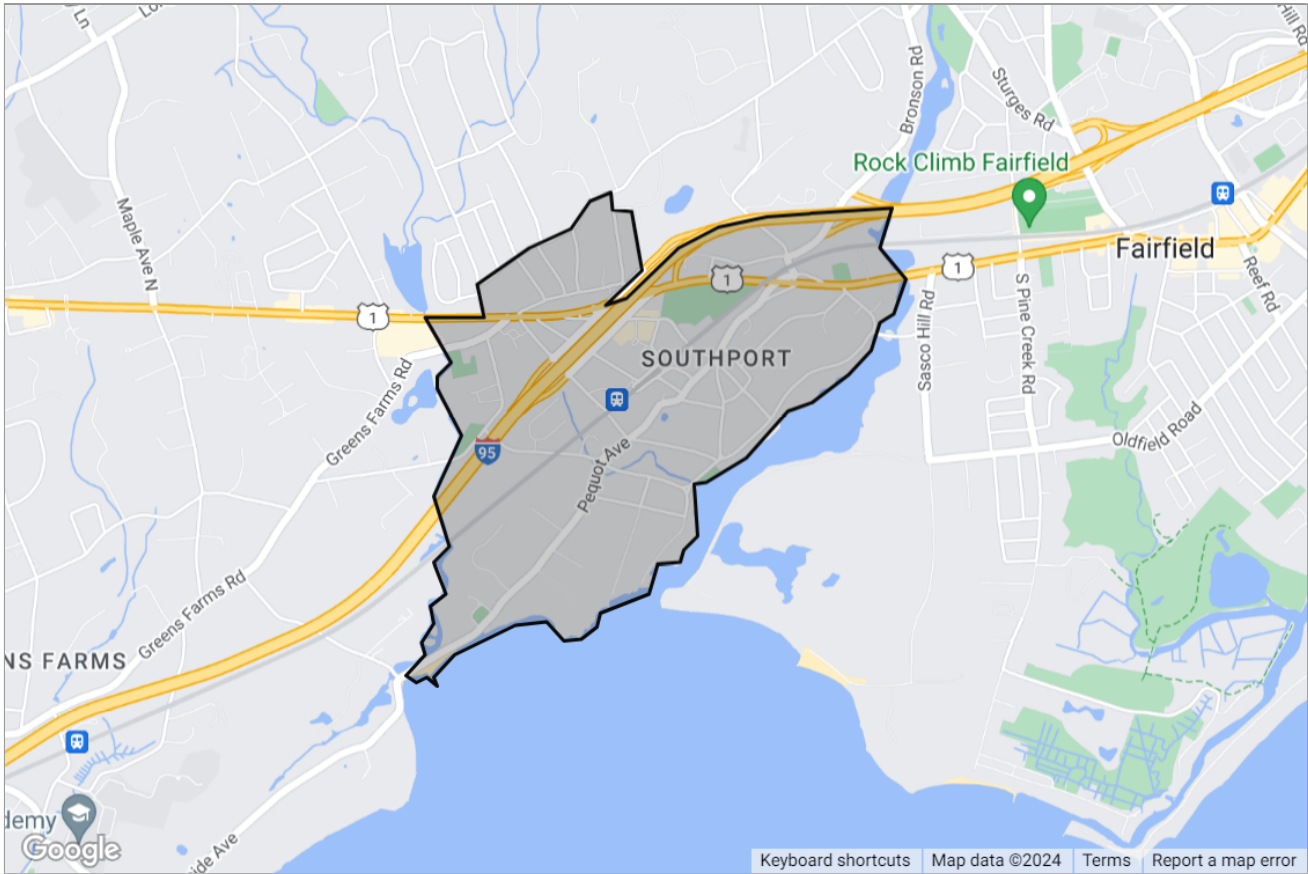


MARKET ACTIVITY REPORT

Southport, Connecticut



Presented by

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

GRI, SRS

Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

Main: Broker@ctreb.com

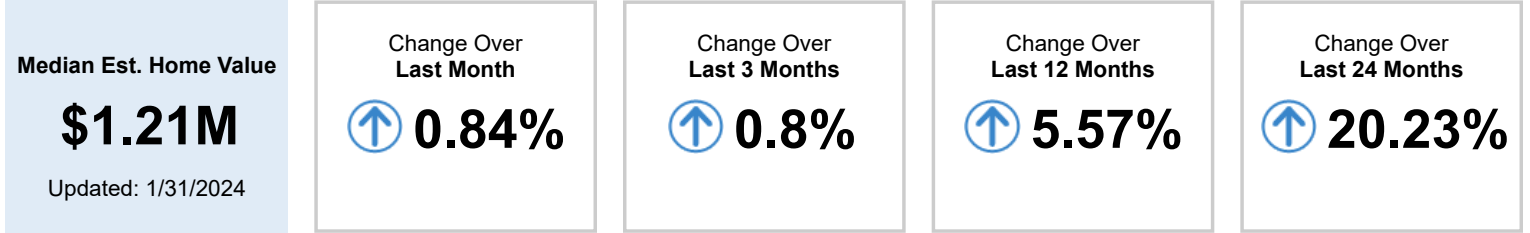
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Southport, Connecticut

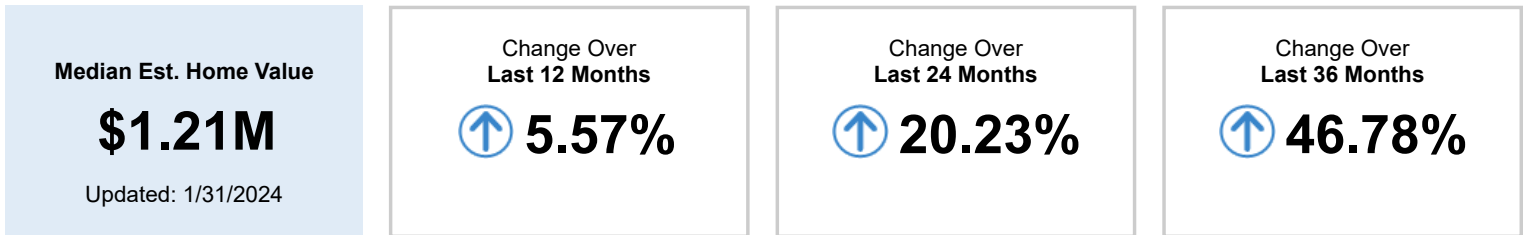
Market Snapshot: Estimated Home Values



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.

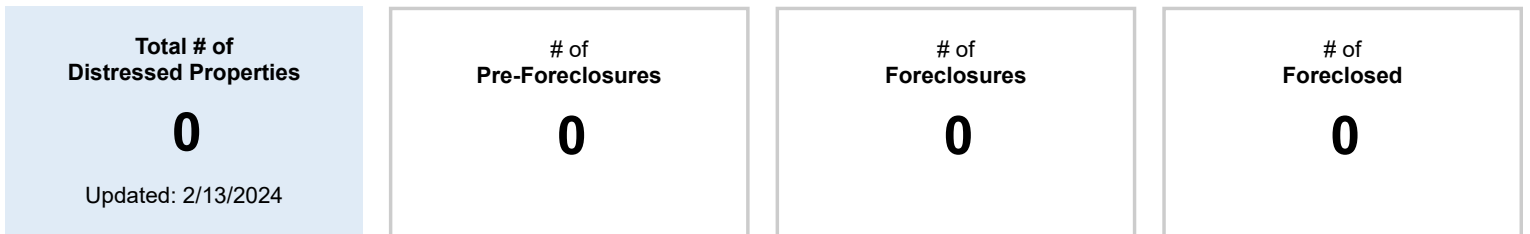
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



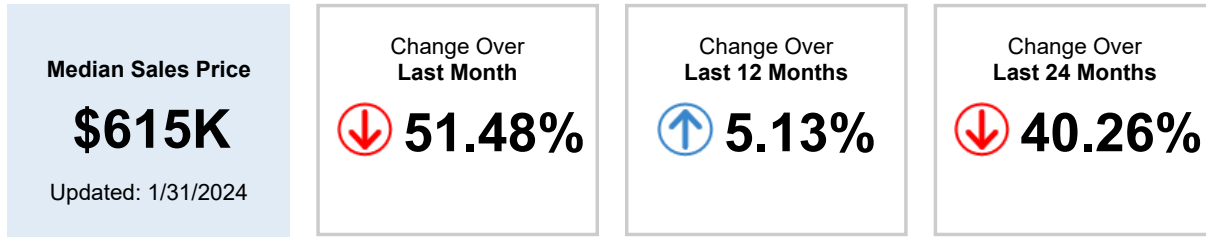
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



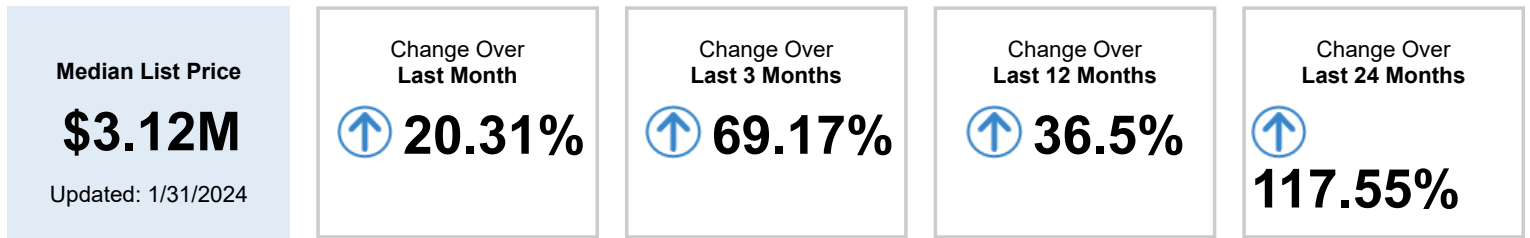
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

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.

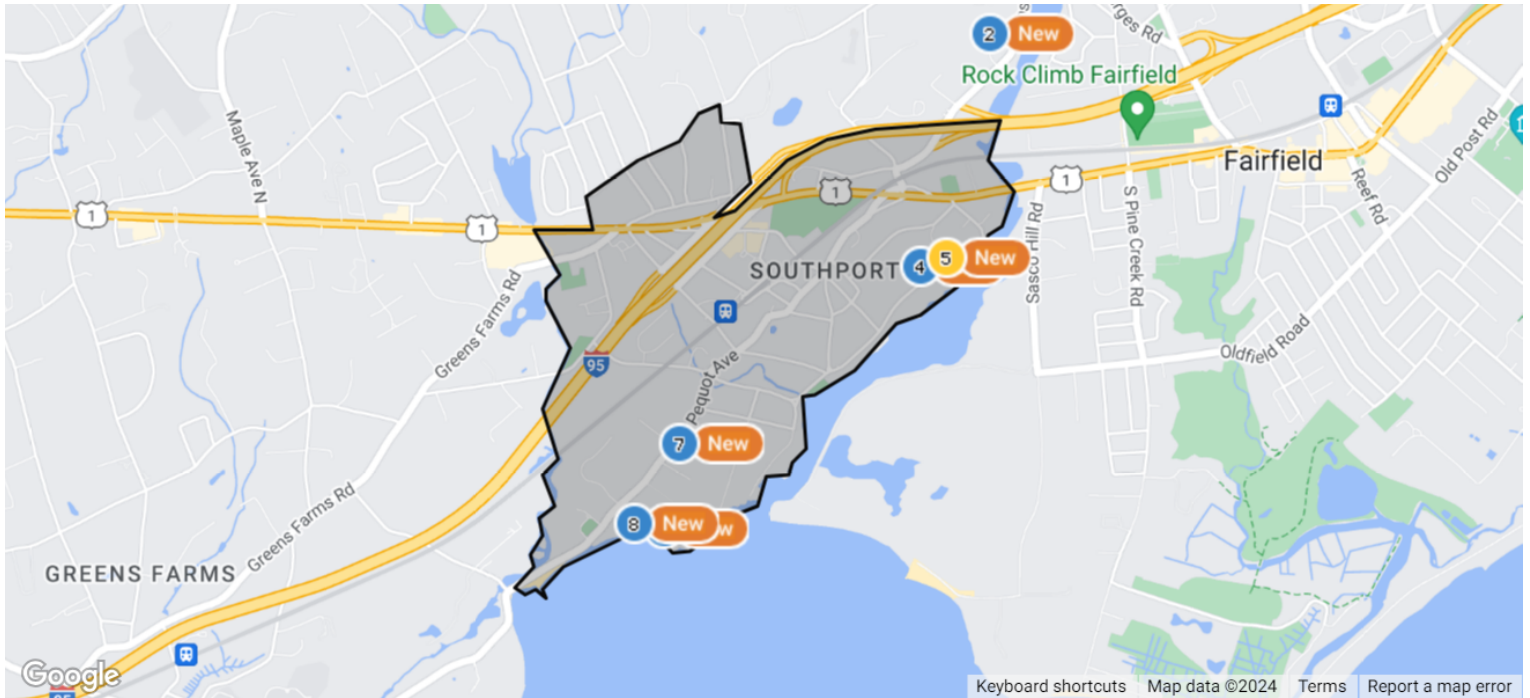
Market Activity Summary Stats



Search Criteria | **Location:** Southport, 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
Number of Properties	8	6	10
Low Price / Value	\$12,000	\$959,000	\$415,000
Median Price / Value	\$2,972,500	\$1,536,950	\$1,120,000
High Price / Value	\$11,999,000	\$3,625,000	\$2,839,000
Average Price / Sq. Ft.	\$622	\$525	\$406
Median Price / Sq. Ft.	\$604	\$424	\$408
Average Days in RPR	27	112	93
Median Days in RPR	23	114	82
Total Volume	\$32,845,000	\$11,041,900	\$13,244,000

Southport, Connecticut



New Listings: 8

	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: 12/12/2023 *MLS ID: 170614702*





1093 Pequot Ave

Single Family 5/8 9,092 sq ft 43,560 2019 12/12/2023 \$11,999,000 \$1,320

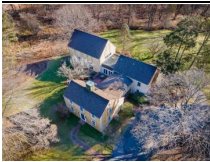


1 MILLION DOLLAR PRICE REDUCTON, MOTIVATED SELLER. THE SINGLE MOST SPECTACULAR CUSTOM WATERFRONT ESTATE ON THE EASTERN SHORELINE CAN BE YOURS. Private and gated entry welcome you to this coastal home that was selected amongst all mansions nationally & highlighted on an episode of Fox Business Mansion Global for its brilliance & beauty. Set on a direct waterfront 1 acre level lot with views of Southport Harbor & Long Island Sound. Spend your days watching the boating regattas from the Harbor, wake up to amazing sunrises, sip coffee from your balcony & enjoy all that this resort-like lifestyle offers. Abundant natural sunlight throughout the first-floor w/ a wall of glass doors that span the width of home that provide a landscape of breath taking and brilliant water views. This modern-day floor plan spared no expense w/ custom high-end finishes, lighting, window treatments, mill work, & impressive details. Three levels of living, 9000+ SF, 17 spacious Rooms, 6 full & 2 half Baths, 5 en-suite Bedrooms including the Primary w/ a Sitting Room, his/her walk-in closets, & private Deck overlooking the water, 2 car Garage w/ 2 car lifts that services a total of 4 cars, 2000+SF unfinished lower level (not often found in waterfront homes) & whole house generator. The back yard features multiple Patios/Terraces & seating areas that surround your salt water Gunite pool w/ sparkling water views. Minutes to Southport Beach, Village, Harbor, Train & Library & 1 hour to NYC.

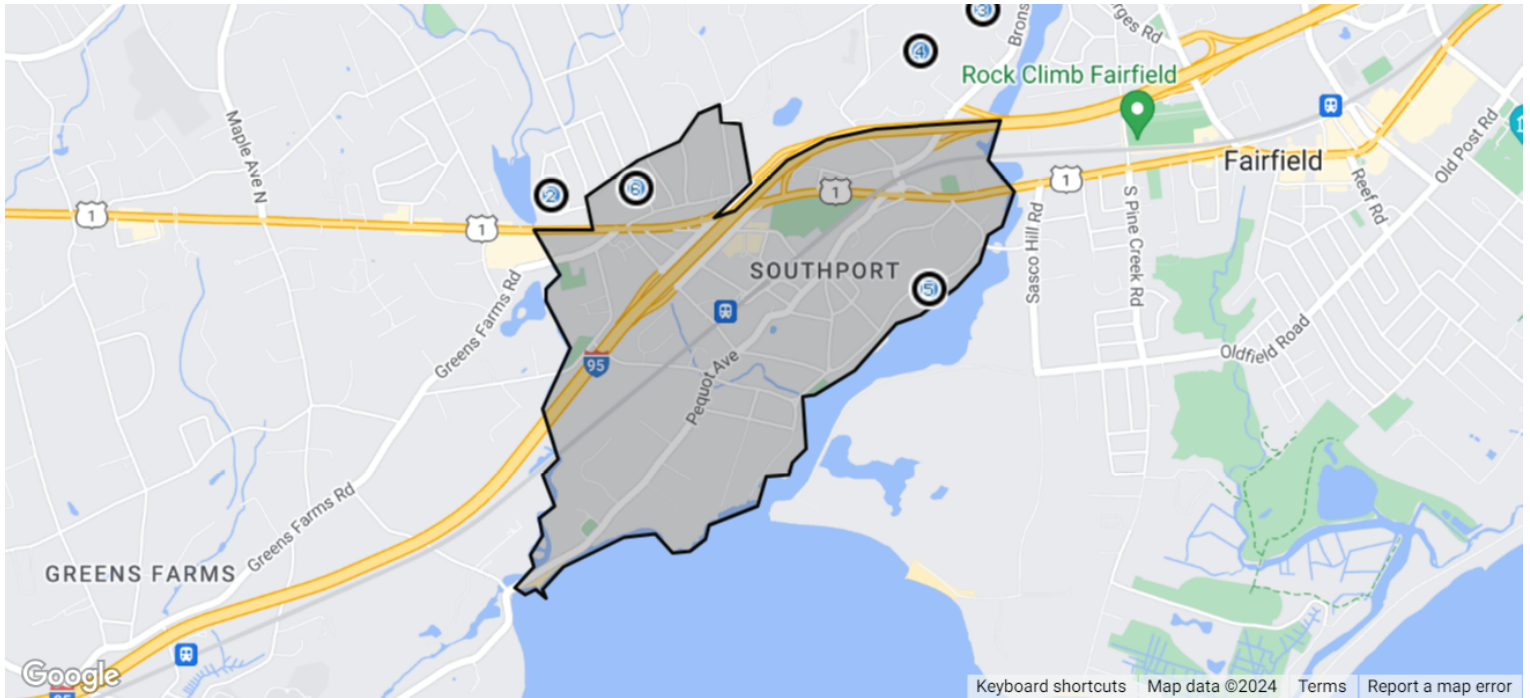
Listing Courtesy of William Raveis Real Estate

New Listings: 8 (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: 170623320</i></p> <p>502 Bronson Rd</p> <p>Welcome to your dream waterfront retreat nestled along the serene Mill River! Experience the beauty of all four seasons, with summers filled with endless adventures like kayaking and paddleboarding right from your own backyard. This home has undergone numerous updates of late, most notably a renovated primary bathroom and kitchen, ensuring modern comfort while maintaining the timeless charm of its 1800s colonial architecture. With a legal in-law apartment, this home offers versatile living options, perfect for accommodating guests or generating rental income. Whether you're enjoying your morning coffee or hosting a dinner party, the multiple balconies and decks overlooking the river provide the perfect outdoor spaces for relaxation and entertainment. Don't miss the opportunity to own this slice of paradise where you can create lasting memories with family and friends for years to come. Note this home does NOT require flood insurance.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/4	3,382 sq ft	18,730	1859	2/7/2024	\$1,595,000	\$472
 <p>3 ● Active • <i>New, Active: 2/2/2024</i> <i>MLS ID: 170621949</i></p> <p>239 Jessica Ln</p> <p>Situated on a quiet, coveted Southport cul-de-sac, 239 Jessica Lane is a home of unparalleled distinction. Since being custom built by the current owners, this residence has been meticulously maintained throughout their ownership. One of the most significant enhancements is the magnificent two-story tree house, thoughtfully designed by the renowned local architect, Mark Finley. This extraordinary space offers an oasis of privacy amidst beautifully landscaped ground, designed and maintained by acclaimed Oliver's nursery. The tree house is the ideal setting for hosting summer dinner parties or enjoying cocktails. It truly defies description and must be seen to be believed. Outdoor enjoyment continues with a custom gunite pool surrounded by an expansive patio, providing a serene retreat for relaxation and recreation. The living areas achieve a seamless blend of both formal and informal spaces. The expansive and well-thought-out design guarantees comfort while maintaining a high level of style and sophistication. One of the home's most delightful surprises awaits in the walkout lower level â an authentic Irish Pub. This whimsical and entertaining space adds a touch of unique character and is sure to be a favorite gathering spot. To fully appreciate the exceptional offerings of 239 Jessica Lane, a personal visit is a must.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	4/6	5,081 sq ft	92,347	1996	2/2/2024	\$2,695,000	\$530
 <p>4 ● Active • <i>New, Active: 1/26/2024</i> <i>MLS ID: 170620925</i></p> <p>240 Harbor Rd</p> <p>Located on historic Harbor Road, this sleek and elegant home offers the best of both Manhattan and Southport Village lifestyles. Completed in 2000, it provides three floors of living space with an elevator, a rare find in Southport. The property also features a coveted two-car attached garage. The current owners have meticulously upgraded the home with fresh interior paint, new wallpaper, refinished hardwood floors, an improved elevator system, updated lighting, a new wet bar, a luxurious primary bathroom with radiant floor heating, a new kitchen banquette, a Ring alarm system, extensive landscaping with an irrigation system, and Wi-Fi enabled thermostats accessible via your phone. Enjoy captivating water views of Southport Harbor and the Long Island Sound from numerous rooms in this exceptional property. The expansive bluestone terrace, accessible from the kitchen or sunroom, offers delightful outdoor entertainment spaces that evolve with the seasons due to carefully orchestrated landscaping. This property provides the feeling of living in upscale urban areas like Georgetown or the Upper East Side while offering the tranquility of suburban waterfront living. 240 Harbor Road perfectly blends suburban serenity with easy access to the town, train, and restaurants. It's just an hour away from NYC but feels like a world apart in beautiful Coastal Connecticut.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	3/4	3,942 sq ft	18,730	1966	1/26/2024	\$3,250,000	\$824
 <p>5 ● Active • <i>New, Active: 1/12/2024</i> <i>MLS ID: 170618669</i></p> <p>163 Harbor Rd</p> <p>Southport Village waterfront w/dock. Short Term Rental. 4 beds/4.5 baths, incredible location and views! Available Immediately. *Willing to entertain offers for sale. *Willing to offer furnished for longer rental terms.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>	Single Family	4/5	2,401 sq ft	12,632	1958	1/12/2024	\$12,000 mo.	\$5

New Listings: 8 (cont.)




	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>6 ● Active • <i>New, Active: 1/16/2024</i> <i>MLS ID: 170616292</i></p> <p>575 Hulls Farm Rd</p> <p>Single Family 5/4 4,701 sq ft 103,672 1961 1/16/2024 \$1,799,000 \$383</p> <p>Quintessential New England SaltBox Colonial boasting a gorgeous white oak BARN with vaulted 20+ ceilings, walls of french doors surrounding a refreshing YEAR ROUND POOL. Set on 2 expansive level acres that feels like 5! Nicely set back from the road behind beautiful stonewalls when it was moved from Easton CT. Thoughtfully expanded & rebuilt with modern amenities & foundation. Vintage character including 4 roaring fireplaces, wide plank wood floors and hand hewn beams coupled with modern living amenities. Inviting kitchen with a center island and dining area flows to a generous dining room. Classic living room, keeping room & sunny family room with french doors to brick courtyard and new deck overlooking the expansive property. Family room french doors also flow seamlessly to the barn with a year round indoor/outdoor pool. 2 work-from-home offices complete the 1st floor. The 2nd floor features a Primary Suite with 2 baths, abundant closets, foyer & sitting room or 5th bedroom. Cozy family room/library area with wide plank floors and 3 additional bedrooms. This home is also an equestrian delight, located adjacent to Fairfield Bridle trail and a 1 stall pony barn. Ideally located in the borough of Southport with its scenic harbor & village. Less than a mile to charming Greenfield Hill center with specialty shops, restaurants & Pilates studio. Minutes to train, vibrant Fairfield center, beaches, town marina, golf, tennis & pickleball. Waterfront community 50 miles from NYC.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>	 <p>7 ● Active • <i>New, Active: 1/4/2024</i> <i>MLS ID: 170617302</i></p> <p>987 Pequot Ave</p> <p>Single Family 6/6 5,200 sq ft 121,532 1958 1/4/2024 \$3,995,000 \$768</p> <p>SOUTHPORT CHIC Attention Investors... this home is rented until June 2025. Just steps to the beach, Harbor and quaint Southport Village, this French inspired beauty will make you feel like you've been whisked away to the European countryside although you're just 50 minutes from Manhattan. In the neighborhood of multi-million dollar seaside estates, restored antique homes, and newer builds with that Je ne sais quoi quintessential New England charm, this French Provincial prize is perfectly private, buffered from the road on a picturesque 2.79 acres with magnificent heated pool. Timeless and sophisticated, boasting 5200sf, the large and inviting public rooms with French doors unite the indoors with outside patios and entertaining spaces. You'll adore the high ceilings, elegance, and easy lifestyle in the comfortable sun-drenched spaces: living room with fireplace; oversized dining room; kitchen with large island and breakfast area opening to the family room with fireplace; library with fireplace and bar; office; laundry, and mudroom. There is a luxurious guest suite on the main floor along with a smaller bedroom with full bath. Come upstairs to the gracious primary suite with fireplace, balcony overlooking the pool, walk-in closet and marble bath. Three additional bedrooms and two full baths complete the 2nd and 3rd floor. C'est Magnifique!</p> <p><i>Listing Courtesy of Higgins Group Bedford Square</i></p>	 <p>8 ● Active • <i>New, Active: 1/29/2024</i> <i>MLS ID: 170621454</i></p> <p>1099 Pequot Ave</p> <p>Single Family 5/9 11,078 sq ft 82,764 1996 1/29/2024 \$7,500,000 \$677</p> <p>Coveted Southport waterfront. Builder's own 11,000+ sq. foot custom home on private Rock Point Road off Pequot Avenue and walking distance to Southport Beach and Village. Magnificent 1.9-acre lot with 200 feet directly on Long Island Sound with views towards Westport's Gold Coast of Beachside Avenue and the Manhattan skyline in the distance. A beautiful pool and pool house pull you outside to enjoy every changing tide and sky. Outstanding value when compared to neighboring sales and tremendous potential upside awaits the prudent purchaser. A similar sized lot on the street recently sold for \$7m and the house directly next door sold in 2020 for \$16.5m. Come and see for yourself. Don't miss out as all of our best local waterfront properties are being snatched up. Close to the town centers of Westport, Southport and Fairfield and just 50 miles to NYC.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>						



Pending: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 2/1/2024 <i>MLS ID: 170619237</i></p> <p>17 Anvill Rd</p> <p>Poised on a quiet cul de sac minutes from Southport Village, this sunny turn-key home enjoys a fabulous location walking distance to the beach&train and close to top schools, shopping&golf. Well-appointed living&dining spaces shine with timeless beauty. Relax by the floor-to-ceiling FP in the family room beneath 20â ceilings or begin your morning in the sunlit breakfast room. The chefâs kitchen is equipped with high-end appliances and a butlerâs pantry. French doors in the living&dining rooms open to a wraparound bluestone porch. The private in-home office w/bath can also serve as a wonderful guest suite. The main staircase leads to 4 family bedrooms incl. the primary suite w/ spa bath and dual closets. A 3rd level offers room to grow. Teens will love the LL walkout rec space w/FP! Savor bbqs & summer nights on the deck overlooking the professionally landscaped acreage showcasing stone walls, flowers &specimen trees. Room for a pool to complete your private oasis!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	5/5	4,602 sq ft	25,700	1/18/2024	\$1,799,000	2/1/2024	\$391
 <p>2 Pending • Under Contract - Continue To Show as of 2/9/2024 <i>MLS ID: 170613922</i></p> <p>150 Arbor Dr</p> <p>Welcome to an adorable 3-bedroom, 2.5-bathroom cape/colonial home nestled in Southport. This 2019 renovated gem, with even more recent updates, offers a perfect blend of modern and classic charm. As you step into this 2,300-square-foot residence, you are greeted by the warmth of hardwood floors that flow seamlessly throughout. The spacious and inviting oversized family room is an ideal space for relaxation and entertainment. With its vaulted ceiling, the eat-in kitchen offers a great culinary workspace, providing a perfect setting for gatherings and entertaining. The home's thoughtful design includes a new half bath & laundry room, enhancing both convenience and functionality. Situated on a desirable cul-de-sac, 150 Arbor Drive offers not just a residence but a lifestyle. The two-car attached garage ensures ease of access. The flat, level private lot is perfect for both play and relaxation. Southport itself is a sought-after address, and for good reason. Enjoy the convenience of walking to the train station and Southport Village, adding a touch of urban accessibility to this suburban retreat. The home's adorable curb appeal is a testament to the care and attention to detail invested in its maintenance and presentation. It's a well-appointed home designed to cater to the needs of a modern lifestyle. With its tasteful renovations, updated baths, and prime location, this property offers the perfect blend of comfort and sophistication â your ideal home awaits.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	2,307 sq ft	8,276	1/15/2024	\$1,189,000	2/9/2024	\$515

Pending: 6 (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>3 Pending • Under Contract as of 1/4/2024 <i>MLS ID: 170606425</i></p> <p>211 High Meadow Rd</p> <p>Single Family 4/2 2,520 sq ft 45,302 11/8/2023 \$959,000 1/4/2024 \$381</p> <p>Southport country just over one mile to Village Center, Harbor and Train. Step into the Foyer of this sought after ranch style home and see peeking views of Long Island Sound through a wall of glass in the Living room with rustic stone fireplace and door to the expansive private deck with shade providing awning. The vistas across manicured lawns continue through the large bay window in the adjacent Formal Dining Room. An eat in Kitchen with white cabinetry and granite counters is open to the dramatic Family Room with vaulted ceiling, dry bar, picture window and its own door to the deck for seamless entertaining flow. The Bedroom wing includes a Primary with picture window to the rear yard, two guest Bedrooms and large Full Bath with walk in shower. An open staircase from the Foyer introduces the walk out lower level Play/Rec Room with fireplace. Sun Lit by large windows this space has it's own Full Bath, entry door and Patio providing for possible in law or au pair accommodations. Meticulously maintained and offering city water, gas and sewer 211 High Meadow Road located just one and a half miles to Fairfield Center and Train offers an exciting opportunity for buyers in all stages of homeownership.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>4 Pending • Under Contract as of 1/25/2024 <i>MLS ID: 170599585</i></p> <p>107 Mill Hill Ln</p> <p>Single Family 6/7 5,021 sq ft 133,293 9/21/2023 \$2,195,000 1/25/2024 \$437</p> <p>SOUTHPORT COUNTRY HOUSE - Overlooking pastoral lawns and paddocks with sweeping views of Long Island Sound, this wonderful residence is enviably positioned at the highest point in Southport, atop Mill Hill. The 5000+ square foot, architecturally significant and very elegant, turn-of-the-20th century, 12 room, 6 Bedroom, stone country house with slate roof, embraces a genteel bygone era while remaining current with every amenity and convenience of today's engaging lifestyle. Classical columns grace the inviting porte cochere, leading to generously proportioned, sunlit interiors highlighted by diamond paned windows, original quarter sawn oak flooring and six-paneled doors, handcrafted moldings, coffers, and stone-work, opening onto an idyllic and expansive, covered porch. Beautifully sited on an exceptional 3-acre property, exterior features include a large and deep, heated in-ground pool with a cool deck terrace, bucolic pastures, a very versatile horse barn with full hay loft, a charming chicken coop, and a whole house generator. Within walking distance of Southport Village and train service to and from New York City, this is truly a very special residence in a wonderful location. First Floor: Entrance Hall with hardwood flooring, Dutch door and guest closet. Formal Dining Room with hardwood flooring, coffered ceiling, custom cabinetry, pass-thru from Kitchen, access to open Porch, and pocket doors to Living Room. PLEASE OPEN ADDENDUM FOR FURTHER DESCRIPTION.</p> <p><i>Listing Courtesy of Higgins Group Real Estate</i></p>								
 <p>5 Pending • Under Contract as of 12/22/2023 <i>MLS ID: 170577246</i></p> <p>319 Harbor Rd</p> <p>Single Family 5/5 3,580 sq ft 43,124 6/16/2023 \$3,625,000 12/22/2023 \$1,013</p> <p>Direct waterfront property with incomparable views across Southport Harbor, the Country Club of Fairfield golf course, and Long Island Sound. Generational opportunity to renovate or create your own vision in this most coveted of locations in historic Southport Village. Set high on a hill, the property faces due South for maximum light and views towards Long Island. Plentiful birdlife and boating activity in all seasons. Property features a circa 1939 Boathouse with bedroom and full bathroom, one of only 24 docks in the harbor, a 2 bedroom guest house and the 3,500 sq. foot main house. Walk to the village, train, and beach. Convenient to town centers of Fairfield and Westport. One hour to Manhattan.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

Pending: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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6  Pending *• Under Contract as of 1/9/2024* *MLS ID: 170602045*

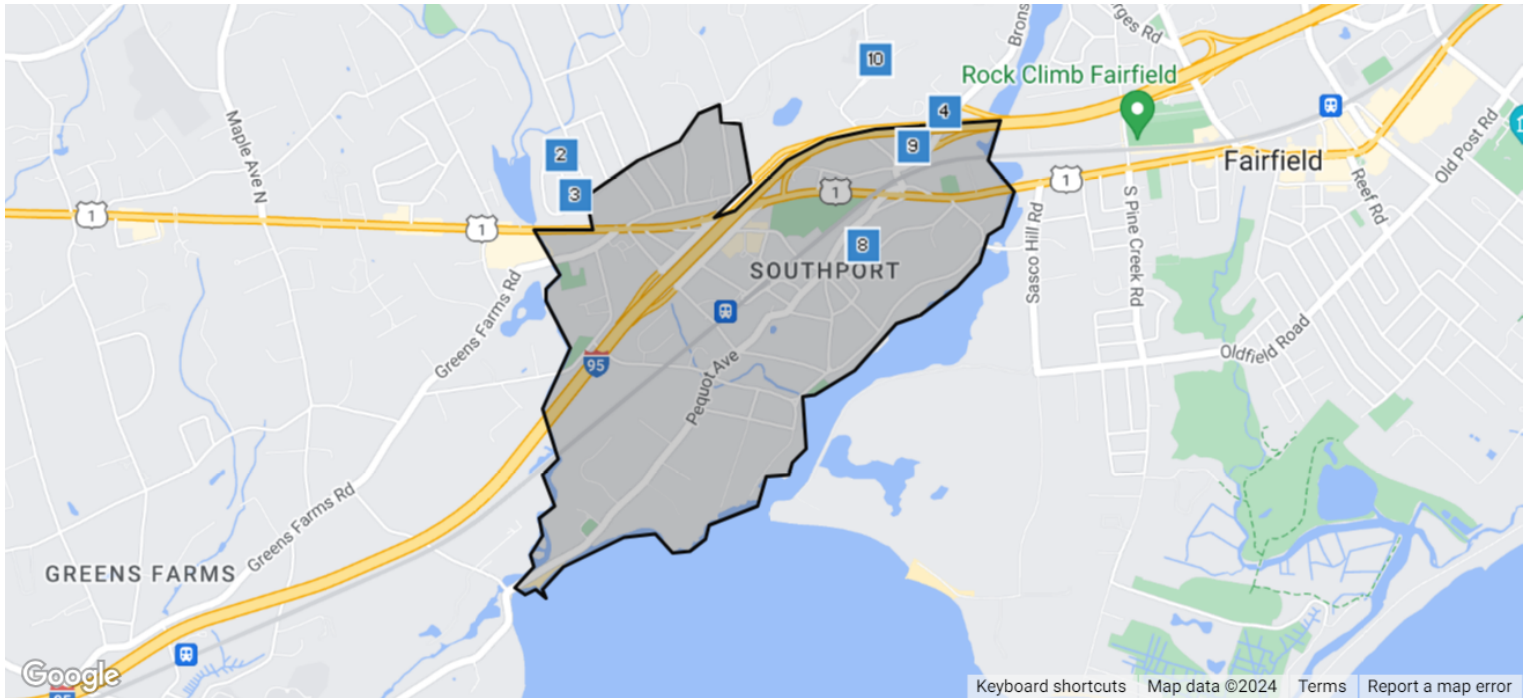


77 Osborne Pl

Single Family 4/4 3,100 sq ft 10,454 10/6/2023 \$1,274,900 1/9/2024 \$411

Welcome to Southport! 2023/2024 New Construction. The latest luxury home to be built by Kardamis Construction. This colonial style half-duplex offers 3,100 Sq. Ft. of living space across 3 floors. The unique, "staggered" design minimizes the shared wall of the duplex, and truly gives anyone passing by the impression of two single family homes. The staggered layout also enables each side to have an extremely spacious (and fully fenced) back yard. The Main Floor features a Single Car Garage, Powder Room, Mud Room, Oversized Pantry, Office/Study, Den/Playroom, and an Open Living Space w/ Eat-in-Kitchen, Dining Area, and Family Room. The Second Floor offers 4 bedrooms, 3 full bathrooms and a Laundry Room. This includes a Primary Suite w/ a huge walk-in-closet and en suite bath which features a double vanity, oversized shower, free standing tub, and water closet. Partially finished lower level offers an additional 700 sq. ft. of living space. This can be set up as one giant recreation room, or multiple living spaces. At this stage buyers can customize the majority of the home, with numerous upgrade opportunities; included but not limited to: a 4th full bath in the lower level, heated bathroom floors, electric car charger, natural gas fire pit, full home generator, and more! Don't miss out on this chance to customize your brand new home--reaping all the benefits of single family living at townhouse pricing--all at an extremely convenient and desirable Southport location.

Listing Courtesy of William Pitt Sotheby's Int'l



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: 12/19/2023, MLS Listing 170571453: 5/26/2023 *MLS ID: 170571453*

805 Cedar Rd Single Family 5/8 8,026 sq ft 47,480 2023 12/19/2023 \$2,839,000 \$354

Just completed! This modern stone and shingle colonial was meticulously designed for today’s demanding families who desire a beautiful space to live comfortably, work, and entertain. You will not outgrow this exquisite 8,000 SF home! Nestled in a private Southport enclave, this remarkable property was custom built by the renowned J.Tallman Builders and over the last 2 years has had a top-to-bottom renovation. Grand in scale with elegance and sophistication, the interior exudes modern energy with an open floor plan. The bright kitchen with 10ft island opens into a 2-story great room with stone fireplace and soaring ceilings. The main level also features a 1,000 SF private office wing with spacious lounge and wet bar. The upper level has 5 large bedrooms, each with walk-in closet and en suite bathroom, and expansive loft. A walk-up attic can be finished with over 1,000 SF of additional living space. The newly completed lower level includes a fitness center, entertainment room, game room, 2nd office/guest bedroom, full bath. Magnificent landscaping, an outdoor covered patio with chef’s kitchen, and tranquil views of the pond will impress guests and will create life-long memories. A location for a pool is incorporated in an updated survey & RI Pools can install in May/June 2024. This is a one-of-a-kind home in a great location near Southport Village, Fairfield and Westport downtowns, beaches, and award-winning schools. The cost to replicate today would be \$4+Million. See Addendum

Courtesy of William Raveis Real Estate




2 Closed • Sold Date: 11/17/2023, MLS Listing 170598944: 9/19/2023 *MLS ID: 170598944*

298 Arbor Dr Single Family 3/2 1,568 sq ft 6,534 1944 11/17/2023 \$675,000 \$430


First time on the market in 64 years! Location Location Location! Bring your imagination and start creating! Sold As Is. Opportunities like this don't happen very often!

Courtesy of William Pitt Sotheby's Int'l

Closed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3 ■ Closed	* Sold Date: 12/12/2023, MLS Listing 170603978: 10/12/2023 MLS ID: 170603978							
	38 Arbor Ter	Single Family	4/3	2,800 sq ft	6,098	2012	12/12/2023	\$1,385,000	\$495

Courtesy of Compass Connecticut, LLC

	4 ■ Closed	* Sold Date: 1/19/2024, MLS Listing 170611196: 11/17/2023 MLS ID: 170611196							
	199 Bronson Rd	Single Family	3/3	2,275 sq ft	10,890	1904	1/19/2024	\$615,000	\$270

Welcome to this charming home nestled in the heart of Southport, CT. 3 bedrooms, including an ensuite primary bedroom with vaulted ceilings & beams, this home offers convenience, comfort & space. The front porch welcomes you. As you step inside to find Hardwood floors flow throughout the interior, adding warmth to every room. The spacious living room is perfect for relaxation & entertaining, while the kitchen opens to a dining area, ideal for hosting family gatherings. A family room/den with a full bath provides a cozy space to unwind. The sun porch that floods the space with natural light, creating a serene atmosphere. Sun porch also serves as an office that offers an area for work or study. The expansive patio awaits, providing picturesque views of the yard & ample space for outdoor entertaining. Located just a 1/2 mile walk from Southport village, you'll have easy access to shops, restaurants & the scenic harbor. The train station is also nearby, making commuting a breeze. Southport beach is just 1.5 miles away, offering endless opportunities for relaxation and recreation. Minutes from Fairfield town center, you'll enjoy a vibrant atmosphere, diverse dining options, and shopping experiences. With close proximity to the highway, nearby towns and attractions are easily accessible. ** Everone is surprised at how SPACIOUS, OPEN & QUIET this home is. Don't miss the chance to make this Southport gem your own. Experience comfort, convenience, and coastal living at its finest.





Courtesy of Compass Connecticut, LLC

	5 ■ Closed	* Sold Date: 12/19/2023, MLS Listing 170592142: 8/31/2023 MLS ID: 170592142							
	95 Carriage Dr	Single Family	5/6	5,737 sq ft	44,866	1959	12/19/2023	\$2,240,000	\$390

Nestled in the heart of Southport, CT, this stunning 5 bedroom, 4.5-bathroom home is the epitome of traditional living & style. Upon entering the front door on the expansive covered porch, is a formal living room w/ fireplace & a center hall leading to the well-appointed eat-in kitchen features a center island & a convenient desk area. There is a spacious dining room, perfect for hosting gatherings, w/ an updated dry bar area. Step down into the family room w/ a wood-burning fireplace provide inviting space for relaxation. Tucked just off the kitchen is a private office. The practicality of a mudroom & laundry room, right off the two-car garage, adds to the ease of living. On the 2nd level, four bedrooms & an office await. The master suite has a walk-in closet and a recently updated master bath, in addition to two updated hall bathrooms. The third floor surprises w/ a finished private space, complete w/ a bedroom, sitting area, wetbar, & full bath. The lower level offers more versatility, ideal for a gym or recreation room. The outdoor space is an entertainer's dream, with a brand-new covered patio boasting an outdoor wood burning fireplace, a bluestone patio, and a TV, all set against the backdrop of a flat one-acre parcel on a quiet cul-de-sac. Plenty of room for a pool! Enjoy the best of Southport living, just a short walk from Southport Village's charming shops & restaurants. This home seamlessly blends elegance, comfort & practicality in an unbeatable location.

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.
 <p>6 Closed • Sold Date: 1/31/2024, MLS Listing 170601159: 10/4/2023 <i>MLS ID: 170601159</i></p> <p>777 Cedar Rd</p> <p>Single Family 3/3 2,565 sq ft 57,499 1972 1/31/2024 \$1,090,000 \$425</p> <p>Waterfront in Southport! This charming, sprawling cape, on a bucolic 1+ acre property w/a pond, has the best of both worlds. You experience a tranquil country lifestyle, yet you are only 5 minutes to 2 train stations, should the city beckon. You enter the driveway off a cul-de-sac, w/easy access to a quiet lane for bikes & trikes. The home has a sought after first floor primary bedroom/full bathroom. Two large bedrooms share a jack-and-jill bathroom just upstairs from the primary bedroom. The living room w/fireplace, dining room & large sunroom w/wet bar, all have views of the gorgeous pastoral property & pond. The kitchen, open to the dining room, has granite counters, a pantry, & warm wood cabinets. Just off the kitchen is a convenient laundry closet, butlers pantry, powder room & office, a must have in this "work from home" era. This area has access to the garage, so could also function as a mudroom. The sunroom is the heart of the home, where you'll love to sit & admire the view. Should you want a quiet space to watch tv, head up the stairs from here to a bonus room over the garage w/a vaulted ceiling, and room to expand over the third garage bay. The outside continues to impress with a large flagstone patio. From here you really get a sense of how special this property is. The location is ideal-walk to the farmer's market for fresh produce, and a quick drive to 5 town beaches, 2 public golf courses, miles of hiking trails, and countless great restaurants. Welcome home!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>7 Closed • Sold Date: 1/10/2024, MLS Listing 170612138: 11/27/2023 <i>MLS ID: 170612138</i></p> <p>102 Fawn Ridge Ln</p> <p>Single Family 5/4 3,554 sq ft 57,934 1965 1/10/2024 \$1,825,000 \$514</p> <p>This stunning Southport Colonial is beautifully finished in light and bright coastal decor. Tucked away on the most charming and private lane, the naturally lit open floor plan connects a double height foyer, the living room, kitchen, and breakfast area into a gorgeous great room. The sunroom, complete with 3 walls of windows and anchored by a cozy fireplace could also function as a formal dining room. The first floor bedroom with full bath and family lounge can be sectioned off as a guest suite. Upstairs there are 3 family bedrooms, a hall bath, a gorgeous primary suite with walk in closet and lux spa bath. There is also a bonus room/office on the second floor. The lower level includes a fully finished rec room and a smart mudroom with storage connecting to the garage. The front porch overlooks the lovely 1.3 acre landscape with tiered stone walls, and the crown jewel of the back patio is a corner fireplace perfectly placed for gathering year round.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>								
 <p>8 Closed • Sold Date: 12/27/2023, MLS Listing 170589425: 9/13/2023 <i>MLS ID: 170589425</i></p> <p>31 Larbert Rd</p> <p>Single Family 4/2 1,811 sq ft 14,810 1958 12/27/2023 \$1,150,000 \$635</p> <p>SOUTHPORT VILLAGE - Just a few steps to Southport Village. Walk to shops, the beach, the harbor and train. Many updates including kitchen, bathrooms, hardwood floors, HVAC and much more. Residents will enjoy village life with a sizable .34 acre lot and an updated home. Potential in law suite. Realtor is related to the owner and the owner is a realtor.</p> <p><i>Courtesy of Boost Real Estate Group</i></p>								
 <p>9 Closed • Sold Date: 12/15/2023, MLS Listing 170598991: 9/29/2023 <i>MLS ID: 170598991</i></p> <p>28 Mill Hill Rd</p> <p>Condo/Townhouse/Apt. 3/2 1,500 sq ft - 1971 12/15/2023 \$415,000 \$277</p> <p>Welcome to this lovely & well maintained 1st floor ranch-style condominium ideally located in popular Southport Woods East Community. Enjoy the ease of single floor living, accessed from the front entryway and an additional private exterior entrance. This unit boasts 3 spacious bedrooms including en-suite primary bedroom with walk-in closet. Open floorplan living with seamless flow between kitchen, dining room & living room. Recently updated kitchen & flooring, plus private storage room. The association pool offers enjoyment throughout the warmer months. Private storage room. Convenience is key in this location. Just a half-mile walk away, you'll find Southport village, with its charming shops, restaurants, and scenic harbor. The train station is also within easy reach, making commuting a breeze. For beach lovers, Southport beach is a mere 1.5 miles away, offering endless opportunities for relaxation and recreation. Minutes away, you'll discover the vibrant town center of Fairfield, with its bustling atmosphere, diverse dining options, and an array of shopping & dining experiences. Schedule a showing today and experience the perfect blend of comfort, convenience, and coastal living just 50 miles from New York City. ** Showings resume Friday 11/4 **</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>								

Closed: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
10	Closed	* Sold Date: 12/1/2023, MLS Listing 170594271: 9/6/2023 MLS ID: 170594271						
420 Mill Hill Rd	Single Family	4/5	3,770 sq ft	43,560	1993	12/1/2023	\$1,010,000	\$268

Welcome to this stunning 4 bedroom, 5 bathroom hillside retreat on a sprawling 1 acre lot, ideally located within walking distance to Southport Center and just a stone's throw from Southport Beach and Harbor. Step through the front door and into the foyer, flooded with natural light from the soaring skylight windows above. The floor plan seamlessly integrates the living, dining, and kitchen areas, creating a harmonious flow that is perfect for entertaining and everyday living. The updated kitchen will not disappoint as you prepare family meals or host festive dinner parties. The indoors and outdoors blend seamlessly with easy access to the wood deck where you can dine al fresco or sip your morning cuppa! Natural light streams through large windows throughout the home. For those looking for one level living, the home offers 2 bedrooms and 2 full baths on the main level. Upstairs you will find the Primary suite—your sanctuary to rest and relax. An additional bedroom will house your brood or guests and the Family Room on this level is the perfect spot to engage in leisure activities or simply bask in this light filled tranquil environment. The lower level provides abundant finished space for a playroom, gym, home office or home theatre. The 3 car garage will appeal to car enthusiasts or added storage space. This exceptional property offers an unbeatable combination of convenience, comfort and coastal living.

Courtesy of Higgins Group Bedford Square

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