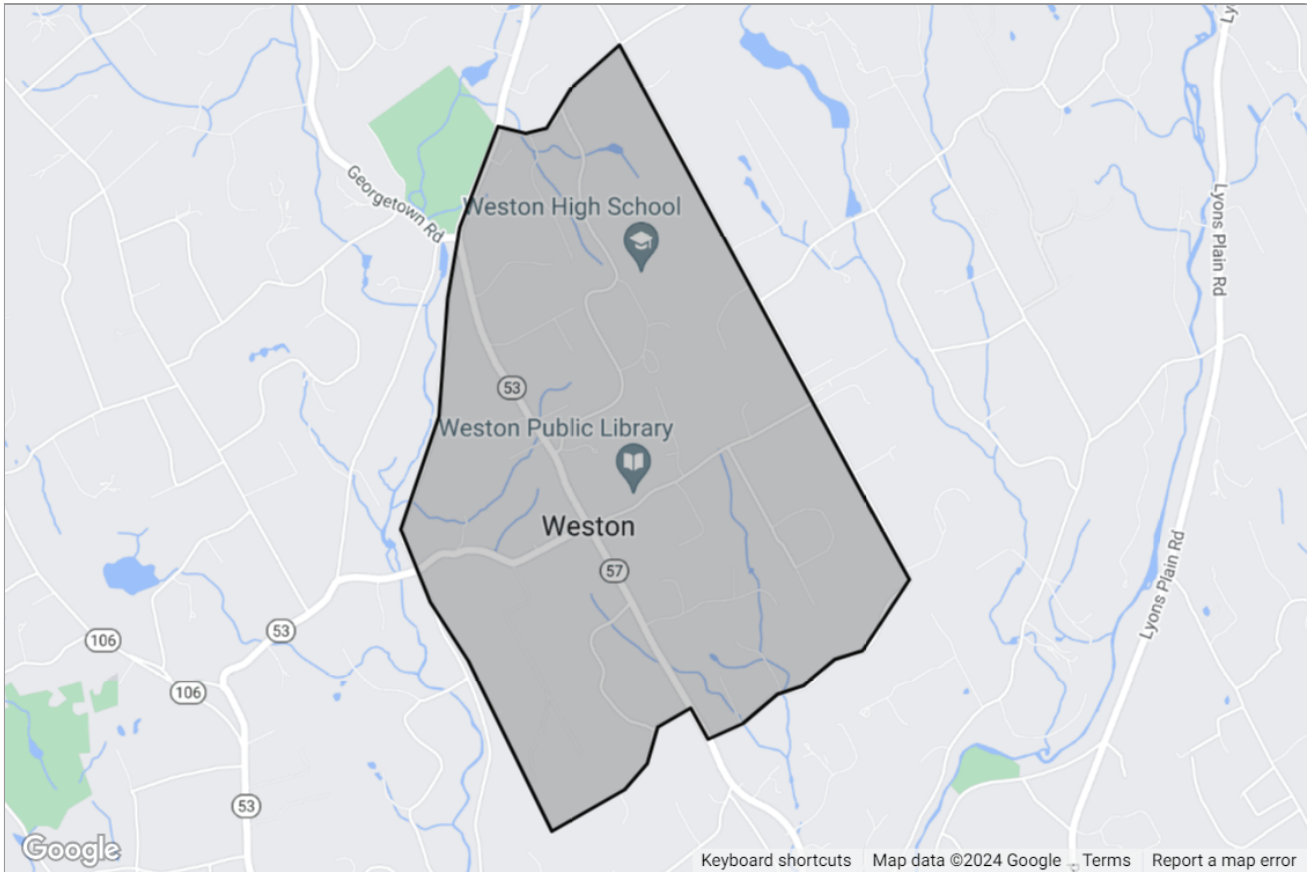


MARKET ACTIVITY REPORT

Weston, Connecticut



Presented by

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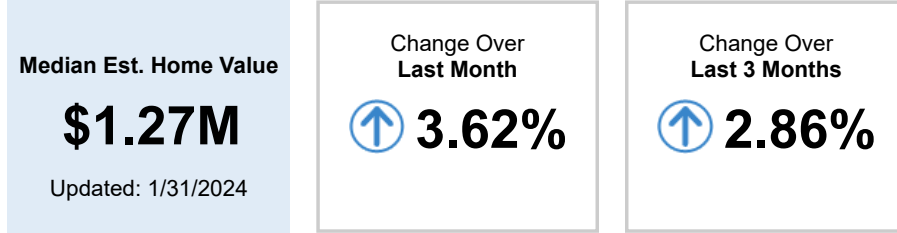
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Weston, Connecticut

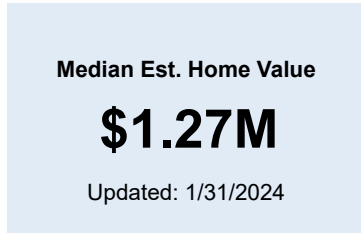
Market Snapshot: Estimated Home Values



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.

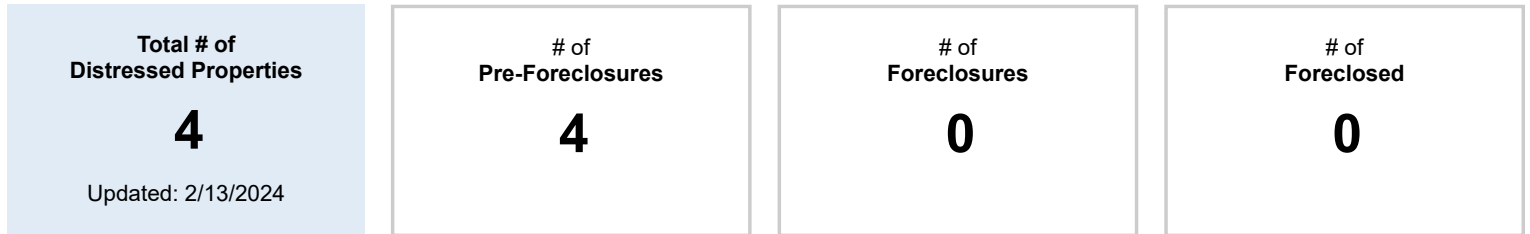
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

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

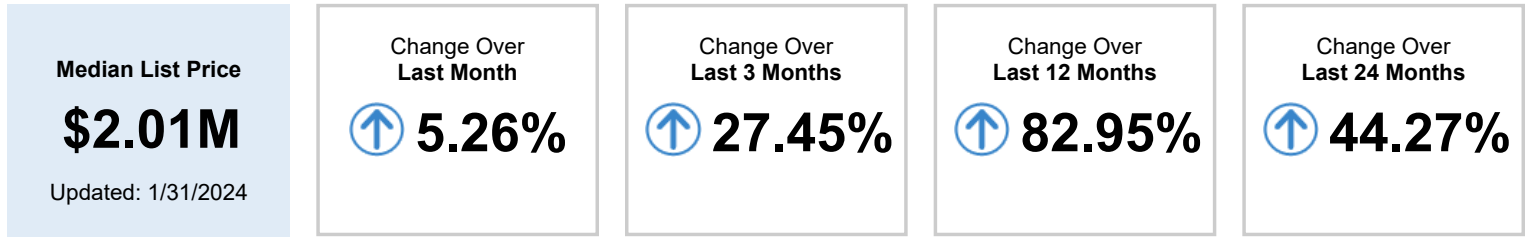


*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.*

Market Snapshot: Sales Price

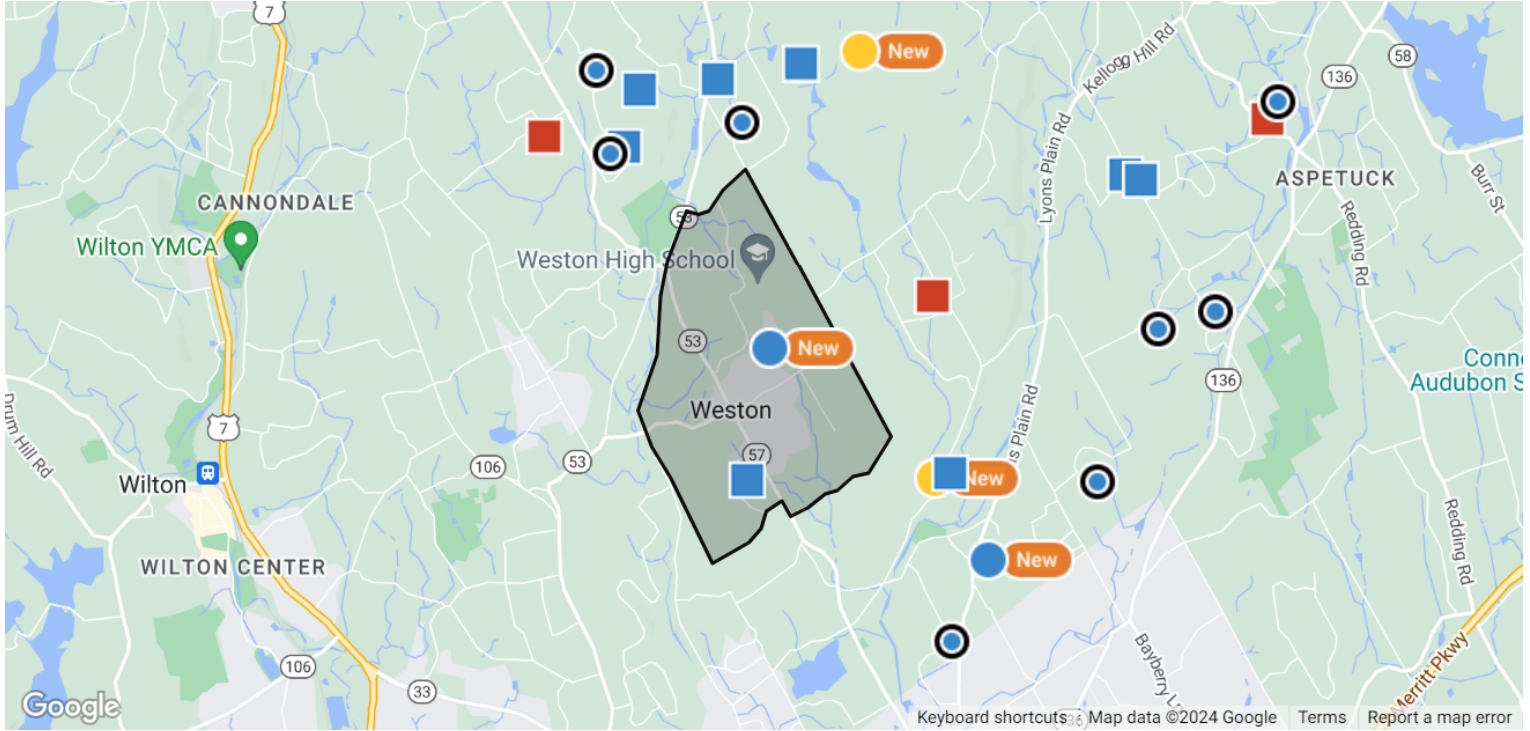
*About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.*

Market Snapshot: List Price







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

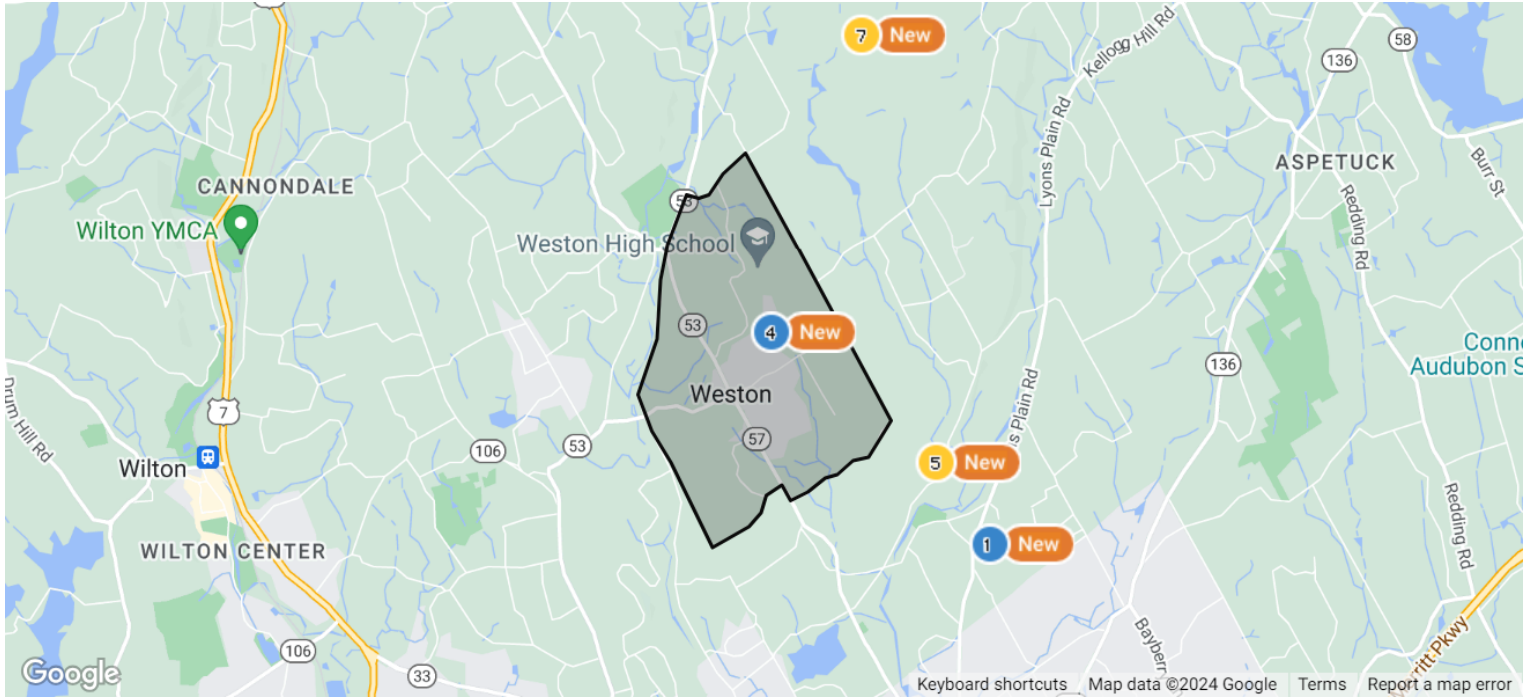
Market Activity Summary Stats




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

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	10	10	10	4
Low Price / Value	\$6,800	\$350,000	\$689,000	\$914,300
Median Price / Value	\$1,664,500	\$1,387,500	\$998,500	\$1,288,935
High Price / Value	\$2,695,000	\$2,495,000	\$3,350,000	\$1,498,460
Average Price / Sq. Ft.	\$248	\$347	\$302	\$349
Median Price / Sq. Ft.	\$303	\$355	\$310	\$359
Average Days in RPR	27	86	64	–
Median Days in RPR	20	59	67	–
Total Volume	\$13,414,800	\$14,333,000	\$12,312,230	\$4,990,630




Weston, Connecticut






New Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 Active • <i>New, Coming Soon: 2/12/2024</i> MLS ID: 170624088</p> <p>29 Cedar Hls</p> <p>Your home is your own special corner of the world; your personal haven. This impeccably maintained & thoughtfully designed custom colonial style home offers every amenity imaginable to create a sanctuary that combines stylish sophistication with ease of living. The first floor offers generously sized rooms that are light & bright & flow to the spectacular outdoors. The chef's kitchen is an entertainer's dream w/ Viking appliances, custom cabinetry, granite countertops, Waterworks faucet, center island, breakfast bar, large pantry & leads to outdoor living space that redefines a oasis w/ extensive decking, heated in-ground 20x45 gunite pool w/ spa & jumping rock w/ waterfall, amazing gardens & specimen trees, firepit & the most adorable tree house you have ever seen! Your friends will never want to leave & that's ok because in addition to the fabulous Primary Retreat w/ fireplace, balcony & Waterworks bath w/ dual walk-in California closets & spa tub, there are 3 additional bedrooms on the 2nd floor (one ensuite) as well as a 1st floor bedroom w/ Waterworks bath & a 2nd family room. There is also a 6th bedroom/full bath in the finished lower level w/ rec room leading to huge mudroom & 3 car garage. Plenty of room for all! All of this plus alarm, surround sound, sprinkler system, whole house generator and more (see addendum) located on private 2.64 acre property in a true lower Weston location, just minutes to acclaimed schools, town center, parkway & downtown Westport! More pictures soon.</p> <p><i>Listing Courtesy of Settlers & Traders</i></p>	Single Family	6/6	4,890 sq ft	114,998	2003	2/12/2024	\$1,899,000	\$388
 <p>2 Active • <i>New, Active: 2/8/2024</i> MLS ID: 170623543</p> <p>9 Church Ln</p> <p>A spring fed pond sets an idyllic stage for this spacious bright brick fronted, cedar shake sided, Dutch Colonial. A beautiful vaulted front entrance way accented by barn wood and 130 year old chestnut beams greets you. This 3844 sq ft home with finished 960 sq ft basement has 5 bedrooms and 3 full newly renovated bathrooms and one 1/2 bath, 2 of the bedrooms and 1 full bath make up an au pair suite over the garage, a unique feature! This open floor plan with great room boasting 17' ceilings and a grand dining room for entertaining is ideal for comfortable living. The state-of-the-art kitchen has a new dishwasher, Sub-Zero refrigerator and a professional 6 burner Viking Range. The house was just freshly painted making this home turn key ready. This tranquil country retreat on a cul de sac gives you convenience of suburban living, award winning schools, all the while enjoying your expansive front stone patio as you sit looking at the pond. Gorgeous!</p> <p><i>Listing Courtesy of Camelot Real Estate</i></p>	Single Family	5/4	4,804 sq ft	125,888	1974	2/8/2024	\$1,430,000	\$298



New Listings: 10 (cont.)

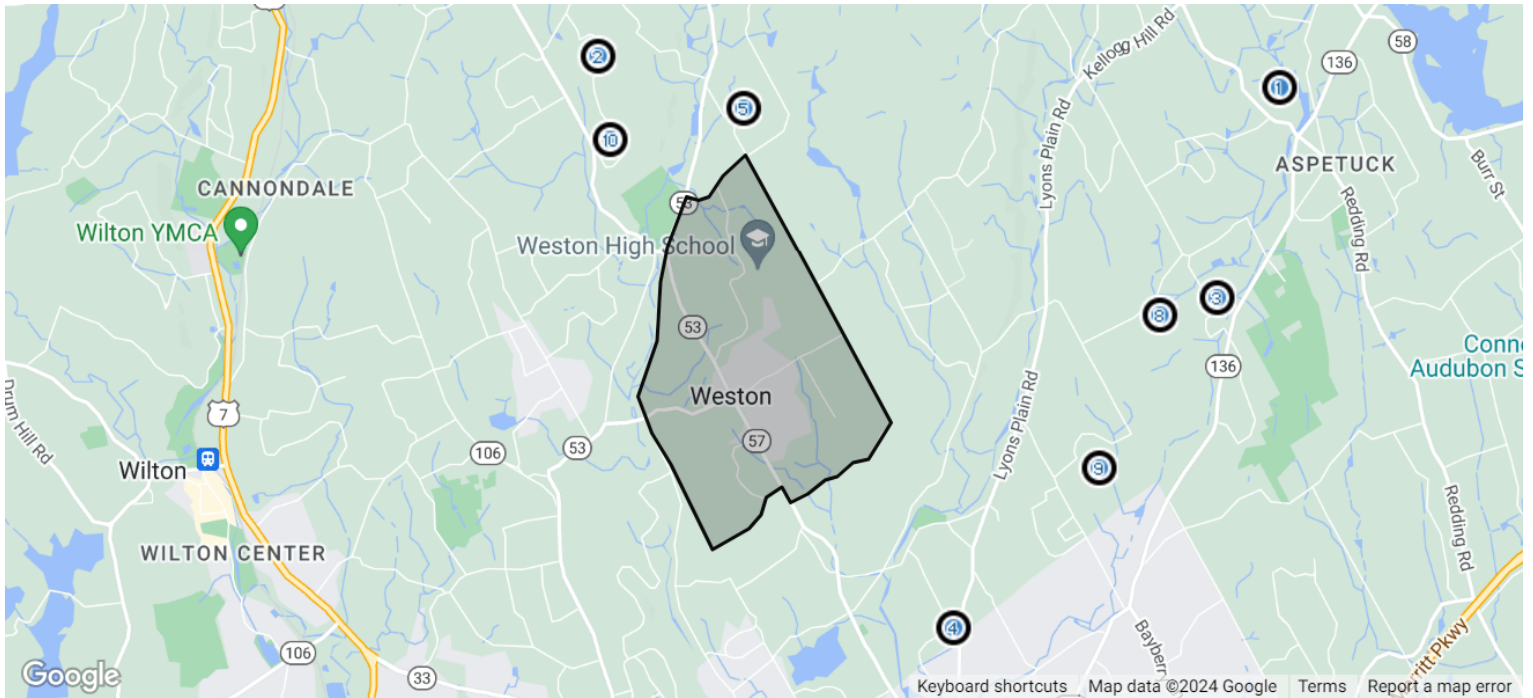
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>3 ● Active • <i>New, Active: 1/29/2024</i> <i>MLS ID: 170621389</i></p> <p>11 Messex Ln</p> <p>Sitting Pretty Up On A Knoll This Classic -Custom- 80's Colonial Presides Over Attractive Cul-de-sac With Lovely Views & Meandering Seasonal Brook. Offering privacy without seclusion, situated on 2+ acres-where opportunity awaits to make this 4bdrm, 3 bath home, your own! Just a short drive to Aspetuck Valley CC, hiking trails, town, library & acclaimed Weston Schools. You will find this home has solid hardwoods throughout, a nice eat in- kitchen/that opens to HUGE-Great-room/media-family-room with vaulted ceilings, fireplace. All opens to expansive rear deck & play-yard with morning sun or afternoon sunsets .The front to back living room and formal dining rooms are perfect for entertaining! Primary suite+ 3 nicely sized bedrooms & 2-full/baths, complete the private space. In addition to the 2 car attached garage, there is also a generously sized basement with ample storage with over 1500sq/ft. offering endless options to improve! Just moments to 136, 10 to parkway, 15 min. to train-Just 1hr. to Manhattan.</p> <p><i>Listing Courtesy of Camelot Real Estate</i></p>	Single Family	4/3	2,716 sq ft	87,120	1981	1/29/2024	\$835,000	\$307
 <p>4 ● Active • <i>New, Active: 1/31/2024</i> <i>MLS ID: 170621421</i></p> <p>10 Norfield Farm Ln</p> <p>Immerse yourself in the idyllic charm of Weston,CT where this exquisite custom home graces a serene cul-de-sac, a stone's throw from the center of town. Conceived by acclaimed architect Edward Parker, this residence stands alone as a testament to sustainable luxury, blending timeless elegance w/principles of green living. Constructed with supreme materials, each detail of this home, from the passive solar design to the 100% organic gardens, reflects a commitment to environmental stewardship & energy efficiency. The open floor plan includes a chef's kitchen, Carrara marble & quartz countertops, custom cabinetry, & state-of-the-art appliances: 60" Wolf range, Sub-Zero refrigerator and freezer. Luxurious and open living spaces promise tranquility & sophistication. The master suite offers a spa-like bathroom & private balcony for sunrise and sunset contemplation. The outdoor area features a chicken coop and magnificent gardens. The vision for the future includes a pool & pool house off the home's southern side, setting the stage for unforgettable moments of leisure and celebration. This home not only offers serenity, but also invites you to partake in the close-knit community of Weston. Imagine strolling to the center of town, sidewalks lined with warm smiles, joining the beloved Memorial Day parade, all while enjoying the spirit, heart and soul of small-town living. Here, in this sanctuary, life isn't just lived; it's cherished.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	5/6	7,910 sq ft	88,862	2015	1/31/2024	\$2,695,000	\$341
 <p>5 ● Active • <i>New, Active: 1/15/2024</i> <i>MLS ID: 170618981</i></p> <p>1 Connors Ln</p> <p>Welcome to 1 Connor's Lane, a captivating luxury residence nestled in the serene town of Weston, CT. This exquisite 5-bedroom, 5.2-bathroom home exemplifies high-end living, merging opulence with comfort, and innovation with elegance. As you approach the property, the natural charm of the neighborhood immediately envelops you. Peaceful and serene, this enclave offers an idyllic retreat from the hustle and bustle, without sacrificing easy access to local amenities and city life. Here, you are living in a lifestyle characterized by tranquility and convenience. Step inside, where a grand entrance beckons you into the lavish world within. Each room is expertly designed with meticulous attention to detail, boasting expansive living areas that intertwine seamlessly, creating an environment that is equally suited for family living, casual lounging, or entertaining. What sets this home apart is the million-dollar basement renovation, a masterful blend of leisure and sophistication. Unwind in your own private movie theater room, fitted with state-of-the-art technology, where every night is premiere night. Wine connoisseurs will adore the bespoke wine cellar, providing the perfect conditions for showcasing and aging your collection. In the exclusive cigar lounge, you can relax in style and savor a moment of peace. When it's time to entertain, a full kitchen bar awaits, ready to be the hub of your gatherings.</p> <p><i>Courtesy of New England Realty Services</i></p>	Single Family	6/7	7,386 sq ft	89,298	2015	1/15/2024	\$25,000 mo.	\$3

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>6 ● Active • <i>New, Active: 1/20/2024</i> <i>MLS ID: 170619190</i></p> <p>32 Wells Hill Rd</p> <p>Discover a captivating blend of casual elegance in this spacious and inviting 4-bedroom, 2.5-bath home nestled on 2 acres in Weston, CT. The formal living & dining areas, along with a sun-filled library with custom built-ins, set the stage for comfort. The gourmet kitchen boasts custom oak cabinets, top-end appliances catering to your culinary endeavors, and atrium doors that lead to an expansive cedar deck overlooking the gorgeous level lawn and gardens; Perfect for al fresco gatherings or peaceful moments of relaxation. This home provides an ideal balance of comfort and convenience, with plenty of room for work-from-home setups. Weston, known for its award winning school system, has a beautiful campus in the heart of town. You'll find pleasure throughout in hiking, enjoying classes, programs and concerts at Lachat Town Farm, Trout Brook Valley Preserve, Bisceglie Park for swimming & sports, Devil's Den Preserve encompassing 1,746 acres: the largest preserve in Fairfield County; Downtown Westport and Fairfield are only minutes away for those seeking shopping, restaurants, theater, beautiful beaches and entertainment. Yale New Haven and NYC are conveniently accessible by local highways and metro north train. Perfect location for commuters. This beautiful home has so much to offer. VIEW PROFESSIONAL VIDEO Come make it yours today! YOU MUST USE RENTSPREE WHEN APPLYING. THE ICON IS ON MY LISTING. OWNER WILL RECEIVE YOUR COMPLETED APPLICATION, CREDIT REPORT AND BACKGROUND CHECK.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>	Single Family	4/3	3,649 sq ft	87,555	1985	1/20/2024	\$6,800 mo.	\$2
 <p>7 ● Active • <i>New, Active: 1/7/2024</i> <i>MLS ID: 170617661</i></p> <p>6 Winthrop Hls</p> <p>Looking to escape life in the city for a countryside retreat that offers ample space, luscious plantings, a heated in-ground pool, and a massive game/rec. room with every game imaginable and a home gym? This is it! 6 Bedrooms - including one that is setup for an au-pair/in-law suite. Large, chef's Kitchen - perfect for day to day meal preparation or entertaining. Formal Living Room and Dining Room to celebrate special occasions. A cozy family Room with custom speakers - perfect for movie night! Spend weekdays working by the pool, and weekends BBQ'ing, relaxing and swimming and enjoy the screened in porch or read a book on the front wrap-around porch. Located on a quiet cul-de-sac with a basketball hoop, trampoline, badminton, pickle-ball set-up, spacious yard, and tennis nearby. The perfect summer retreat. Available for 2-6 weeks PRICE IS \$7,500 PER WEEK. Available July 1 - August 11th. 6 people maximum.</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	5/6	6,684 sq ft	88,426	1998	1/7/2024	\$30,000 mo.	\$4
 <p>8 ● Active • <i>New, Active: 2/8/2024</i> <i>MLS ID: 170623665</i></p> <p>24 Hidden Spring Dr</p> <p>As you step inside this stunning, custom-designed home you will be captivated by the soaring ceilings and open concept-floor plan. The 2-story great room, a spectacular focal point, opens to a spacious gourmet kitchen. The walls of glass allow natural light to flood the interior, illuminating the exquisite details and creating a seamless connection to the surrounding landscape with views of 6+ acres of preserved land. Additionally, a large living room complete with a gas fireplace and wet bar, creates an inviting atmosphere for gatherings with friends and family. A flexible 5th bedroom with a full bath nearby is also well suited as a home office. Upstairs, the extraordinary primary suite is truly a retreat with walk-in closets and a luxurious spa-like bath. This spacious suite boasts a private balcony, perfect for enjoying your morning coffee or unwinding after a long day, and is separated from the rest of the bedrooms by a walkway that overlooks the great room below, adding an extra touch of privacy. Three ensuite bedrooms with walk-in closets and vaulted ceilings, a game room, and a laundry room complete the 2nd floor. The finished basement offers room for a gym or rec space. This one-of-a-kind home includes access to Weston's top-ranked schools and is just minutes away from the amenities of both Westport and Weston. With its modern design, exceptional craftsmanship, and serene location, this property offers a truly luxurious living experience. Room for a pool!</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>	Single Family	5/6	5,936 sq ft	108,900	2024	2/8/2024	\$2,495,000	\$420

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>9 ● Active • <i>New, Active: 12/1/2023</i> <i>MLS ID: 170612665</i></p> <p>98 Georgetown Rd</p>	Single Family	5/5	6,736 sq ft	174,240	2024	12/1/2023	\$1,899,000	\$282
<p>Discover an extraordinary opportunity to bring your vision to life with this to-be-built modern farmhouse in the bucolic town of Weston! This to-be-built home spans over 4,200 finished sq. ft. and offers an additional 2,200 sq. ft. allowing for flexibility to suit your needs. Inside, you will find a welcoming and comfortable layout that effortlessly blends modern convenience with everyday living. The chef's kitchen, complete with gourmet appliances and an oversized island, is a culinary haven. It is open to the spacious great room allowing for easy entertaining. Boasting 5 bedrooms, including 1 primary suite on the main level and 1 primary suite on the upper level, this home provides ample space for relaxation and privacy for family and guests alike. Outside, the low-maintenance, high-design exterior is complemented by highly energy-efficient features. The 3-car garage comes equipped with solar panels and an EV charger, while an automatic generator provides peace of mind during any weather. Set on 4 private acres and ideally located, this home is in close proximity to Weston's top-ranked schools, convenient to the vibrant amenities of Westport and Wilton, and just over an hour's drive into the heart of Manhattan. Listed as two enticing options, whether you choose the shove-ready land or new construction, this is your chance to create the home of your dreams. Don't miss out on this exceptional opportunity to build your perfect sanctuary in Weston. Cross listed: MLS#170612661</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
 <p>10 ● Active • <i>New, Active: 12/11/2023</i> <i>MLS ID: 170613325</i></p> <p>35 Hidden Spring Dr</p>	Single Family	5/6	4,825 sq ft	155,073	2023	12/11/2023	\$2,100,000	\$435
<p>Gorgeous new construction located in one of Weston's most beautiful and highly desirable neighborhoods (Singing Oaks). The private and wooded 3.56 acre site is situated at the end of a sunny cul de sac and has room for a pool!. This stylish 5 BR, 4 bath, 2 half bath home has an open floor plan which gives it a bright and airy feel! Meticulously constructed with custom luxury finishes and superior craftsmanship. This home has a well thought out design with living spaces that are both classic and functional. Special features include: a gorgeous chefs kitchen with custom cabinets, a large center island, high end appliances & sliders which leads to a spacious composite deck; efficient propane furnaces; a two story foyer; glass stair railings; oak hardwood flooring throughout; a light and bright 2 story family room with a gas FP (opens to the kitchen); The main level includes a generous sized dining room, an amazing mudroom off the garage w/separate powder room, a formal living room & a first floor guest bedroom with an en-suite bath. The stunning primary bedroom suite features dual walk-in closets, a luxurious primary bath with a soaking tub and huge shower area. The second floor also has 3 additional bedrooms, 1 with an en-suite bath and the other two with a Jack & Jill bath. The walk-out lower level has potential to finish over 2000 sq' of space. Minutes from town Center, Blue Ribbon award winning schools, parks, shopping, restaurants and approximately 1 hour commute to NYC.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</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.
 <p>1 Pending • Under Contract - Continue To Show as of 2/12/2024 <i>MLS ID: 170557308</i></p> <p>7 Mayflower Ln</p> <p>Single Family 6/9 9,212 sq ft 197,326 6/14/2023 \$2,495,000 2/12/2024 \$271</p> <p>Set on 4.5 idyllic park-like acres overlooking Aspetuck Valley Country Club golf course, this spectacular classic shingle style home has every amenity for indoor & outdoor living. Come and experience this one-of-a-kind oasis which has a private dock with views and access to the Aspetuck River. Custom designed by renowned architect, Frances Fleetwood, known for designing Alec Baldwin, Lauren Bacall & Paul McCartney's homes, has left no stone unturned. This elegant home offers a flexible open floor plan with multiple home office options. The expansive chef's kitchen opens to the exceptional outdoor entertaining space with charming wrap-around covered porches, stone patios and stunning pool where lazy afternoons are enjoyed. The primary bedroom suite has 2 spacious dressing rooms, spa bath, office and separate sitting room all with sensational bucolic views, plus 3 additional en-suite bedrooms comprise the remainder second floor living space. There is also a separate secluded guest wing. The walk-out finished lower level with bedroom au pair/in-law set up, full and half baths, game room plus generator and an additional 2+ riverfront building lot next door all at sited the end of a quiet cul-de-sac. See listing #170577522.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p>2 Pending • Under Contract as of 2/12/2024 <i>MLS ID: 170617843</i></p> <p>15 Glory Rd</p> <p>Single Family 4/3 2,196 sq ft 43,560 1/9/2024 \$800,000 2/12/2024 \$364</p> <p>Discover 15 Glory, a Weston gem ideally situated moments away from the town center and renowned public schools. Nestled on one acre, this inviting residence beams with warmth and brightness. Upon entering, the stately fireplace sets the tone for the generously sized living room. Off the living room the updated kitchen is a cook's dream with double ovens, gas range, ample custom cabinetry, desk space, and substantial island. Sunlight bathes the dining area and kitchen through French doors and skylights, seamlessly connecting to a spacious deck—a perfect spot for grilling and entertaining. Embrace the cozy ambiance of the stone fireplace during colder months. Adjacent to the kitchen, the family room offers an ideal retreat. Upstairs, the primary bedroom includes a recently renovated bathroom, complemented by two additional bedrooms and a renovated hall bathroom. The fourth bedroom serves as a versatile space for teens, a home office, or a recreational room. This home boasts the perfect blend of a welcoming neighborhood atmosphere & the tranquility & privacy of its setting. Located in one of Weston's most sought-after communities, and with all the town offers just moments away, this opportunity is too good to miss!</p> <p><i>Listing Courtesy of Coldwell Banker Realty</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.
 3 Pending • Under Contract - Continue To Show as of 2/11/2024 <i>MLS ID: 170623221</i> 6 Willow Rd	Single Family	3/3	1,000 sq ft	43,560	2/7/2024	\$350,000	2/11/2024	\$350
<p>Bungalow style home in the Stonybrook community on the Aspetuck River. The 1000 sqft home is winterized and has 3 bedrooms, a screened in porch, barn/loft and detached garage. Flat property on private lane with new septic system for the 3 bedroom house and 1 bedroom barn/loft. (2024). Property being sold AS IS. Neighborhood association amenities include beach, clay tennis courts, basketball court, meeting house, snow plowing and trash pickup. Also listed as Land. Also listed as Land. MLS 170622816</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>								
 4 Pending • Under Contract - Continue To Show as of 2/10/2024 <i>MLS ID: 170620043</i> 2 Lyons Plain Rd	Single Family	5/8	6,944 sq ft	93,218	1/23/2024	\$2,495,000	2/10/2024	\$359
<p>Experience luxury and convenience in this prestigious Weston colonial, bordering Westport and conveniently close to everything! Built in 2007, this 5-bedroom home exemplifies fine craftsmanship and spacious living. The entry foyer, with elegant herringbone floors and exquisite millwork, sets a tone of sophistication. The formal living room, featuring a gas fireplace, radiates elegance, complemented by a dining room equipped with a butler's pantry, wine fridge, and sink for seamless hosting. The kitchen, a chef's delight, includes two new Bosch stainless steel dishwashers, a Wolfe microwave, stainless Wolfe wall oven and range, and a Subzero refrigerator and freezer. A cozy family room boasts a striking stone fireplace, while the wood-paneled library with a coffered ceiling offers a tranquil escape. The main level also includes a spacious mudroom and two powder rooms. Upstairs, the primary bedroom suite impresses with a gas fireplace, coffered ceiling, walk-in closets, and his and her baths. Four additional ensuite bedrooms ensure privacy and comfort for family and guests. The expansive walk-up attic presents an opportunity for further customization. Situated on a flat 2+ acre lot, this home combines elegance, functionality, and a prime location to provide an unparalleled living experience. Direct access to adjacent Coley Drive allows for walking and bike riding! Make this exceptional property your new home.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								
 5 Pending • Under Contract - Continue To Show as of 1/30/2024 <i>MLS ID: 170609569</i> 137 Old Hyde Rd	Single Family	4/4	3,396 sq ft	92,347	11/9/2023	\$1,375,000	1/30/2024	\$405
<p>This exquisite property is the perfect place to call home! The current owner has put in a lot of love and effort into updating the house with elegant and contemporary finishes. With an abundance of natural light flowing throughout, the home boasts an inviting and relaxing atmosphere. The Great Room, featuring a stunning 2 story field stone fireplace, is the perfect place to entertain guests, while the light-filled sunroom provides a tranquil space to unwind and enjoy the breathtaking views. The Kitchen is a chef's dream, with brand-new backsplash and countertops. Step out to the stone terrace with retractable awning, and you'll find a magnificent pool with a retractable cover and gorgeous grounds. The property also includes a koi pond, outdoor fire-pit and hot tub, perfect for relaxing and enjoying the beautiful surroundings. The first floor includes a guest room, while the second floor features three additional bedrooms, including a primary suite with a spacious walk-in closet. The den is an ideal spot for an office or for cozying up by the fire. All the wood floors are new, and with a full house generator, you'll never have to worry about losing power. Located just five minutes from Weston Town Center and Weston's A+ Schools, this property offers the perfect combination of privacy and convenience. Don't miss out on the opportunity to see this stunning property. Please ask for list of upgrades.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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6 Pending *Under Contract as of 1/23/2024 MLS ID: 170592073

77 Catbrier Rd Single Family 5/5 6,443 sq ft 91,476 8/17/2023 \$1,299,000 1/23/2024 \$202

Heated in-ground pool, open concept floor plan, full in-law apartment, and 2+ acre professionally landscaped property -- this home has it all! Stunning 4/5BR contemporary boasts several recent upgrades and is light and bright with lots of entertaining spaces. The oversized chef's kitchen, with large island, custom cabinetry, SubZero fridge, beverage drawer, warming drawer and two sinks and dishwashers, flows effortlessly into the dining and living rooms. A set of sliders lead you to the amazing patio, recently remodeled saltwater pool and an outdoor fireplace. Primary bedroom is also on the first floor and features dual walk-in closets, a wonderful spa bathroom and a balcony overlooking the pool. On the upper level are three large bedrooms, all with walk-in closets, and two full baths. The lower level includes a game/playroom, den and/or home gym and wine cellar as well as an apartment with separate entrance and access to a private terrace. Whole house generator, new powered awnings with wind sensors, and indoor and outdoor surround sound included. Pool has an electric cover and garage is heated! Recent improvements include exterior painted, new exterior lighting, power awnings with wind sensors, renovated first floor and upper level bathrooms, new backyard fence, and freshly painted hallways, foyer, and basement. A true oasis in the beautiful town of Weston!

Listing Courtesy of Coldwell Banker Realty



7 Pending *Under Contract as of 1/10/2024 MLS ID: 170600016

129 Davis Hill Rd Single Family 5/4 3,822 sq ft 88,426 10/2/2023 \$1,595,000 1/10/2024 \$417

A treehouse for all seasons, this incredible barn will surprise you at every turn. An early Michael Greenberg & Associates project, the original Vermont structure was moved to Weston and rebuilt with great care. The incredible mix of timber, stone and glass feels a bit like Telluride came to Connecticut! Open floor plan with an abundance of natural light, gorgeous restored flooring, an impressive great room with a soaring cathedral ceiling and 3-story, fieldstone fireplace. Dining room has a sneaky dry bar + glassware cabinet, and sliders to the top deck for outdoor eating if desired. Stainless steel Wolf, Bosch, and Liebherr kitchen appliances welcome any cook or entertainer to the heart of this charming home. The primary bedroom suite is on the main floor as well, with a luxurious bath (heated floors), a fireplace, and a balcony overlooking the serene landscape. There are three additional bedroom suites w/updated baths, and a smaller bedroom (or office) on the third floor. Cozy, renovated lower level offers a FR with stone fireplace and heated floors, a bedroom, full bath, office/gym, laundry and small kitchen. Walkout access to the gunite pool and spa, wrap-around ipe deck and bluestone patio with spectacular views. Full house generator and air purification system. 12 minutes to Weston Town Center and its Blue Ribbon schools. Whether it is for weekends or full-time, this move-in ready aerie will take your breath away and allow you to enjoy everything Weston has to offer.

Listing Courtesy of Compass Connecticut, LLC



8 Pending *Under Contract as of 1/22/2024 MLS ID: 170609118

1 Harvest Ln Single Family 5/7 5,202 sq ft 88,862 11/22/2023 \$1,525,000 1/22/2024 \$293

1 Harvest Lane, a quintessential New England Colonial situated on a well-manicured 2 acre lot in Lower Weston. The moment you enter this home you are welcomed with the two-story entry way. Leading into your formal living room with your first of 3 wood burning fireplaces. Formal dining room, spacious eat-in kitchen, double ovens and large center island with an abundance of natural light, leading to family room with FP. Embrace cold winter evenings among the warmth of the fireplaces. First floor also offers a home office with custom built-ins, 2 powder rooms, renovated mud room that leads to the attached 3-car garage. Second level boasts a spacious primary ensuite with fireplace, large walk-in closet, plus two more closets. Three additional good-sized bedrooms, all ensuite. A huge bonus room completes the 2nd floor, potential to expand finished space into walk up attic plumbed for additional bath. Finished walk out lower level with rec room, office/gym and full bath. Plus, tons of storage and a cedar closet. Whole house generator. Private yard great for entertaining with large deck with awning. Newly repaved driveway with Belgian blocks. See addendum for list of all improvements.

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.
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9 **Pending** • Under Contract as of 2/2/2024 *MLS ID: 170619191*

14 Narrow Brook Rd Single Family 4/3 3,053 sq 95,396 1/17/2024 \$999,000 2/2/2024 \$327
ft

Classic updated Colonial situated at the end of a quiet cul-de-sac in a highly sought after neighborhood in lower Weston. It's perfect for walking dogs, running and riding bikes. It is one of the few streets in Weston offering both natural gas and city water. The location is convenient to both Westport and Weston amenities including the Westport Greens Farm train station, shopping, schools and parkways. The backyard is a beautifully landscaped perennial garden centered around a pergola with outdoor speakers and three types of wisteria. Behind the pergola is a berry cage that protects several varieties of blueberry and red currants. Delicious! Numerous varieties of flowers emerge throughout the spring and summer, a true beauty to behold. Ample room has been set aside for your own vegetable garden, as well. Cozy up to the fireplace with a good book this winter or a cool drink on your bluestone patio this spring and call 14 Narrow Brook Road your home.

Listing Courtesy of William Raveis Real Estate

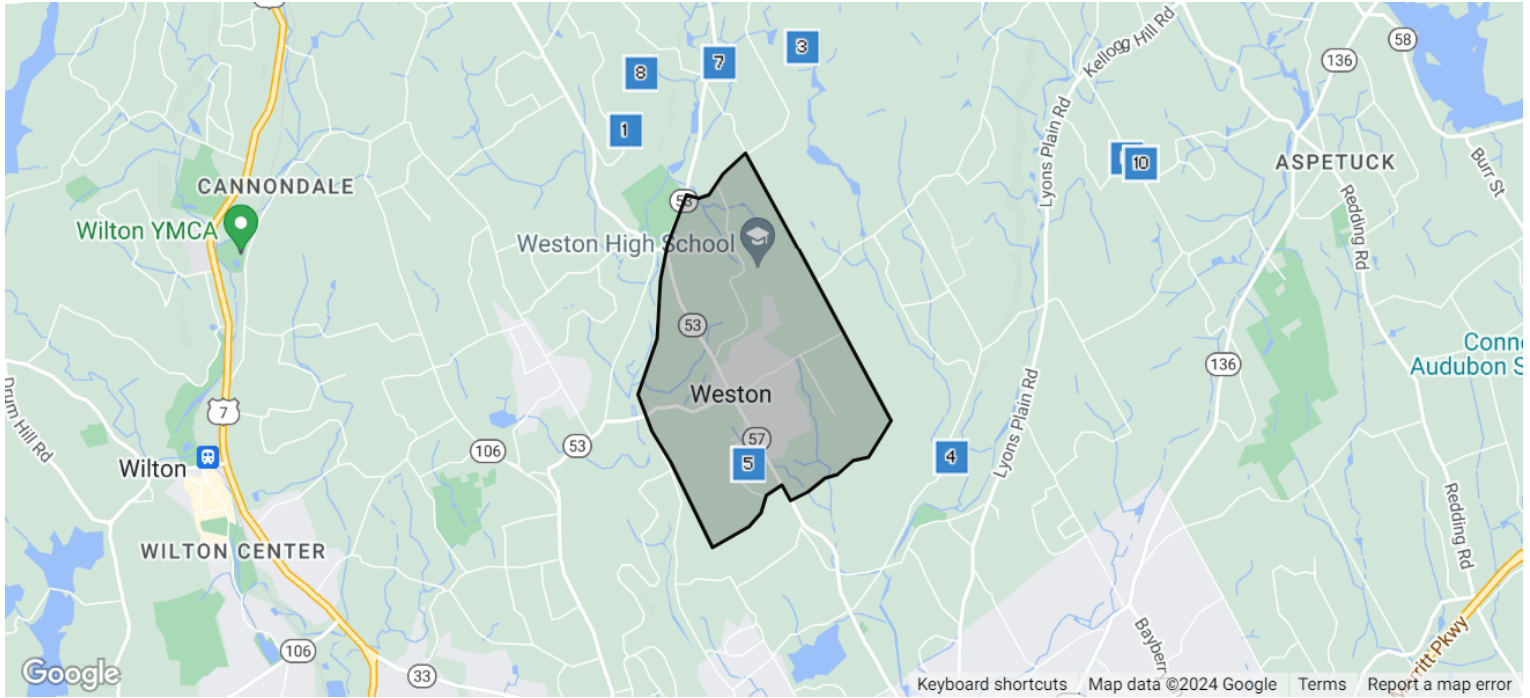


10 **Pending** • Under Contract - Continue To Show as of 2/2/2024 *MLS ID: 170619048*

22 September Ln Single Family 4/4 2,902 sq 87,120 1/15/2024 \$1,400,000 2/2/2024 \$482
ft

LOOKING FOR A POOL&TENNIS COURT? One level living at its best with POOL, SPA, TENNIS COURT, BASKETBALL COURT & HORSE BARN/STABLE! Walk into a bright open living room with vaulted ceiling, painted beams & sky lights, floor to ceiling brick wood burning fireplace with mantel, built-in shelves & cabinets. Dining room has sliders leading to outside deck with grill perfect for outdoor dining. Nearby stairway leads to an amazing large, level lush green lawn. Charming French country kitchen has eat-in area adjacent to laundry/mud room. Main level has 3 bedrooms, 2 1/2 baths. Large primary bedroom w/ double exposure has sliding doors to its own private deck to relax & enjoy your morning coffee al fresco while overlooking a serene & wooded setting. Featured on lower level is a complete finished apartment or in-law suite w/family room, wood-burning fireplace, game area, king size bedroom w/pocket doors leading to a den/office or 2nd bedroom, full bathroom & walk out access to rear of property. Stepping out to this amazing two acre property is an oasis resplendent w/heated Gunite pool, spa & waterfall, built-in grill & kitchen prep area w/large area for dining & sunning. All set on stunning large granite stones surrounded by professionally landscaped perennial flowering gardens. Step down to a newly resurfaced tennis court. Want to play tennis under the lights? Eight huge overhead lights surround the perimeter of the court that allow you to enjoy an evening of tennis. Check out video!

Listing Courtesy of William Raveis Real Estate



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: 2/12/2024, MLS Listing 170611325: 11/20/2023 MLS ID: 170611325							
	7 November Trl	Single Family	5/3	2,572 sq ft	111,513	1965	2/12/2024	\$897,000	\$349

We are requesting all offers on 7 November Trail, Weston by 5:00 this evening Monday 11/27/2023. 7 November Trail offers an opportunity not to be missed! Welcome to this charming, well loved home located on a quiet lane and very friendly neighborhood. This house offers a spacious living room with fireplace and wood beams. The large kitchen offers plenty of room for cooking and entertaining. The main floor also offers a nice dining room and full bath. Beautiful hardwood floors throughout. From the large deck off the kitchen, you can appreciate the beautiful nature that surrounds this property and enjoy swimming in the pool during the summer months. There are 3 bedrooms and 2 full baths on the upper level. Plus 2 additional bedrooms above the garage which could be used as an in-law or au-pair living area. Weston offers 40 + miles of hiking trails. Ideally located minutes from the top rated schools and town center. Minutes to Devil's Den Nature Preserve. Beach rights to Westport Compo Beach. Come take a look!

Courtesy of Keller Williams 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: 2/12/2024, MLS Listing 170616511: 1/2/2024 **MLS ID: 170616511**

20 Tubbs Spring Ct Single Family 4/4 4,122 sq ft 87,120 1972 2/12/2024 \$889,500 \$216

Discover Your Dream Home in Weston! Nestled in the picturesque town of Weston, this spacious colonial residence is the epitome of comfort and style. With four bedrooms and three and a half bathrooms, the home has been meticulously updated, boasting freshly painted interiors on both main and upper levels, refinished hardwood floors, and plush wall-to-wall carpeting. The master suite is a luxurious retreat, featuring a large walk-in closet and an updated bathroom, while three additional well-sized bedrooms share a hall bath. The main level is designed for both formal gatherings and everyday living, showcasing a large front-to-back formal living room, a dining room, and a family room with a grand fireplace and cathedral ceiling. Sliders from the family room open onto a delightful deck, creating a seamless connection between indoor and outdoor living. The eat-in kitchen is a gourmet's delight, equipped with a peninsula, dining area, granite countertops, and newer appliances. A finished lower level adds versatility to the home, offering a play/recreation area, an office or potential guest suite, and an additional full bath- potential in-law suite. The meticulously maintained outdoor spaces include a deck and yard, providing wonderful opportunities for outdoor entertaining and relaxation. This home presents a rare opportunity to own a thoughtfully updated colonial in Weston's serene surroundings. Schedule today and imagine the life you could lead in this exceptional residence.

Courtesy of Coldwell Banker Realty



3 ■ **Closed** *Sold Date: 11/23/2023, MLS Listing 170587750: 8/2/2023 **MLS ID: 170587750**

29 Rogues Rdg Single Family 6/7 7,649 sq ft 204,732 2016 11/23/2023 \$3,350,000 \$438

Exquisitely Designed- Masterfully Constructed, 29 Rogues Ridge Welcomes You ON 4.7 Stunning Acres, Ascend past waterfall, to one of the most elevated lots in Weston. From "Sunrise To Sunset," 360 degree views are integrated thru-out this unparalleled "non speculative-CUSTOM ESTATE completed 2022" - seller just never moved in! Defined by seamless indoor/outdoor balconies living & entertaining spaces, 6BD's+6 ensuite & 1half baths, 6- FP's,+3 media/offices, 3 finished levels showcase over 7500sq.ft. in living space, including main & upper level primary suites, both with 2-dressing rms & LUXE- spa-baths, upper with FP & office, stunning open floorplan interior brimming with luxurious details, boasts chic-cabled three-story staircase, true chef's kitchen with adjacent formal dining both with barn pocket & French doors that can screen all catering areas for more formal entertaining. A grand scale Great-rm with huge fireplace opens to magnificent balcony/terrace, adjacent butlers pantry with scullery. The 3rd floor & L/L 2nd.Kit, game-rm, gym/playrm, in-law/nanny offer endless possibilities to suit your family needs. Modern & traditional aesthetics harmoniously combine the finest materials & craftsmanship; natural gas, elevator, designated pool site +add a party-barn/pool house, sport/tennis court! Truly one of the most elegantly appointed homes-Breathtaking Forever Views Await 55 Min. to Manhattan!

Courtesy of Camelot Real Estate







4 ■ **Closed** *Sold Date: 11/30/2023, MLS Listing 170602778: 10/6/2023 **MLS ID: 170602778**

95 Good Hill Rd Single Family 3/4 2,372 sq ft 87,120 1957 11/30/2023 \$780,000 \$329



âA cottage is a place to create memories that last a lifetime.â & âA cottage is a peaceful retreat that brings harmony to the soul.â Sitting High On A Knoll, This 50's Colonial Cottage Presides Over The Kettle Creek Tributary-Brook- Meandering Under The Small Bridge Towards Connors Lane, where opportunity awaits with endless possibilities to make this charming Cottage your own! Classic center foyer leads to a nice eat in- kitchen that opens to gracious living-room & dining room with sun-filled screened porch! The expansive living room with built-ins & fireplace as a focal point is nice for entertaining or for a cozy fireside evening! The spacious family-room is perfect for large or small gatherings, or also as a quest respite -with a full bath. Primary suite with double closets, two full baths + 2-nicely sized bedrooms (one with full walk-up attic with great height is perfect to finish) and completes the upper level private space. In addition to the 2 car attached garage, there is also a generously sized basement with area for office playroom, gym and or work-shop! Cottagecore living at its's best sequestered on pretty land with big play-yard set amongst towering Maples, Oaks and Evergreens! All nestled into a very popular lower Weston neighborhood, just a short drive to town, library & acclaimed Weston Schools - One mile to Westport, Main St. and easy access to beaches & moments to pkwy, 10 min. to train- **Home is priced as seen with endless options to improve! **

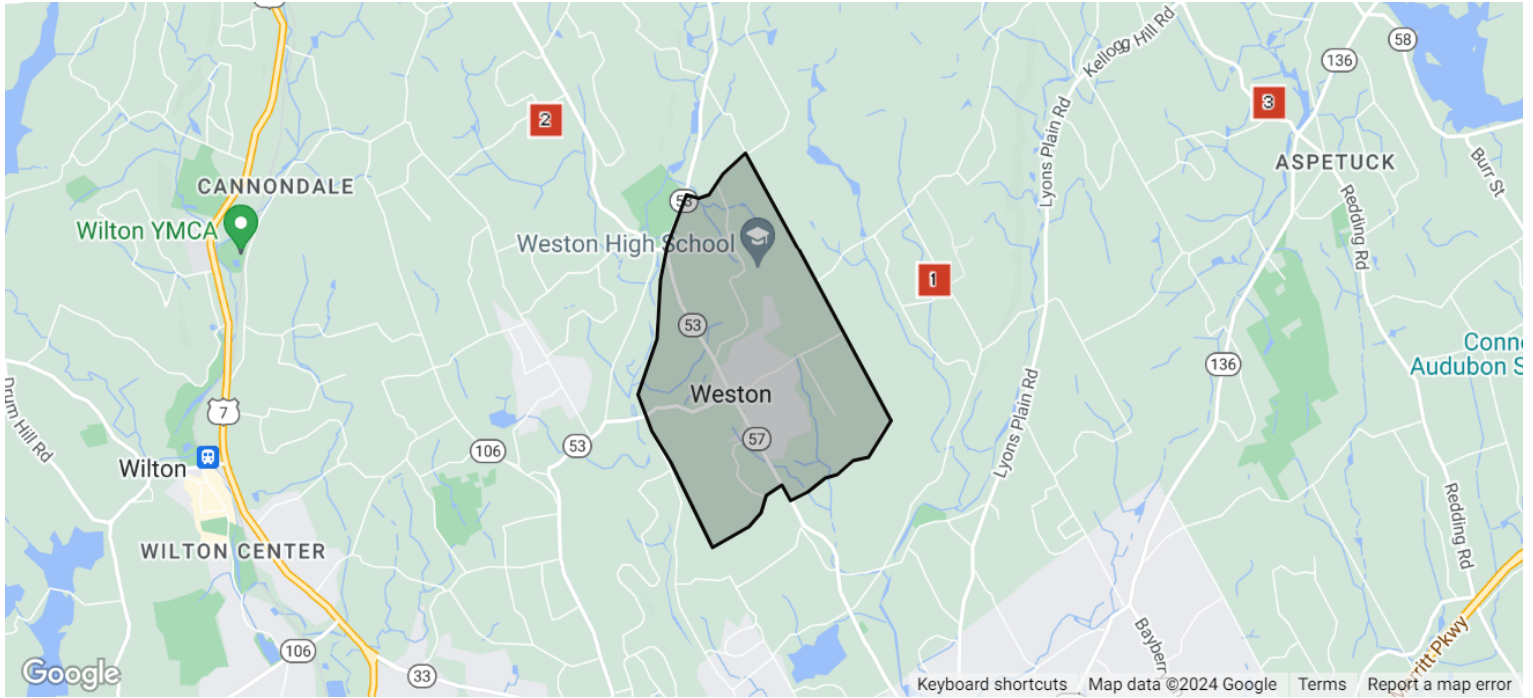
Courtesy of Camelot Real Estate

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.
 <p>5 Closed • Sold Date: 11/29/2023, MLS Listing 170600113: 9/24/2023 <i>MLS ID: 170600113</i></p> <p>20 Joanne Ln</p> <p>Single Family 4/3 4,016 sq ft 87,120 1966 11/29/2023 \$1,511,730 \$376</p> <p>Look no further, your happy home awaits. This bright, fresh colonial charmer, nestled in a sought-after neighborhood in lower Weston, seamlessly combines comfort, style & convenience. Well-proportioned rooms & a flex floorplan offer plenty of options for relaxing, entertaining, work & play. The updated kitchen & baths showcase modern fixtures & finishes that will surely impress. Four spacious BRs & 2/1 baths offer plenty of room for family & guests. You will be delighted to start & end each day from the luxe primary suite w/vaulted ceiling, walk-in closet & light-filled bath. Put your feet up in the skylit family room, a perfect spot for binging on your favorite shows, enjoying a cozy fire or playing a round of games. The oversized dining room w/fplc can host a crowd â holidays, dinner parties, family gatherings. The chefâs kitchen w/high-end appliances is the piece de resistanceâa perfect hub for gathering around the island or a casual meal in the dining area. The LR w/fplc is a serene haven. Work from home in the roomy 1st floor office. The finished LL offers plenty of space for a gym, playroom, media. The property boasts a sprawling flat yard for outdoor activities & fun. The expansive deck provides the perfect backdrop for grilling & chilling. Dine, nap, or lounge in the screened porch. Walk the dog, ride your bike, or just stroll through the friendly neighborhood. This perfect gem is located around the corner from town center, schools & is a short drive to the train.</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>								
 <p>6 Closed • Sold Date: 12/4/2023, MLS Listing 170613379: 10/9/2023 <i>MLS ID: 170613379</i></p> <p>12 Merry Ln</p> <p>Single Family 4/3 2,468 sq ft 100,188 1970 12/4/2023 \$689,000 \$279</p> <p>Charming Colonial on desirable Weston Cul-de-sac . Much loved home with original owners. Very large living, dining & family rooms as well as updated kitchen with sliders to a deck in the back. Primary suite with full bath and three additional bedrooms and bath on upper floor. Unfinished lower level. Beautiful property with gorgeous specimen trees. House to be sold as is.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>7 Closed • Sold Date: 12/4/2023, MLS Listing 170595863: 9/10/2023 <i>MLS ID: 170595863</i></p> <p>235 Newtown Tpke</p> <p>Single Family 4/3 3,650 sq ft 68,389 1959 12/4/2023 \$1,110,000 \$304</p> <p>Fabulous lower Weston turnkey farmhouse colonial in top rated Weston Schools. Superb renovation retaining original character and extensive well designed upgrades/improvements... original windows, shiplap walls and ceilings, solid wood doors and stone floors. Newly renovated (2022/2023) including HVAC systems, tankless water heater, plumbing, electrical , kitchen, bathrooms, flooring, millwork. Main level with the open, easy flow you are looking for with generous family/living/dining (Ethan Allen and Safaveih Lighting)., office, 4 season sunroom. Well appointed & inviting kitchen with marble counter and commercial appliances (Thermador/GE Monogram), 3 wood burning fireplaces. Upper level features primary with high design bath wet room. LeFroy Brooks and Kohler fixtures. 3 secondary bedrooms, laundry and a second upper level family. 2 minutes Weston center, 10 minutes Westport shops/restaurants. Easy NYC Commute</p> <p><i>Courtesy of Higgins Group Bedford Square</i></p>								
 <p>8 Closed • Sold Date: 12/5/2023, MLS Listing 170598790: 9/28/2023 <i>MLS ID: 170598790</i></p> <p>36 November Trl</p> <p>Single Family 4/4 3,478 sq ft 87,120 1977 12/5/2023 \$1,100,000 \$316</p> <p>Nestled on a cul-de-sac street in a serene Weston neighborhood, your future dream home awaits! As you enter, you'll find a welcoming & effortless layout that's perfect for hosting family & friends. The dining room & living room flank the foyer & seamlessly flow into the family room & kitchen, creating a warm & inviting space. The family room is bathed in natural light, thanks to its plentiful windows that overlook the private, level rear yard, providing easy access to the patio for outdoor fun. Enjoy the abundant natural light streaming in through the skylight, illuminating the heart of the home, the kitchen. The center island not only enhances your workspace but also provides additional seating, making it a welcoming hub for gatherings & meal prep. Plus, the adjacent laundry room & mudroom offer convenient access to the 2-car garage, simplifying your daily routines. Upstairs, the spacious primary suite awaits, offering a peaceful retreat w/ its own WIC. 3 more bedrooms & a hall bath provide ample space for the whole family. The lower level has been thoughtfully finished, offering versatility as a playroom, office, or exercise studio, & it even includes a full bath for added convenience. This residence boasts the perfect blend of a welcoming neighborhood atmosphere & the tranquility & privacy of its setting. Located in one of Weston's most sought-after communities, & with excellent schools, restaurants, and shopping just moments away, this opportunity is too good to miss!</p> <p><i>Courtesy of Coldwell Banker Realty</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.
 9 Closed • Sold Date: 12/18/2023, MLS Listing 170603251: 10/9/2023 <i>MLS ID: 170603251</i> 51 11 O Clock Rd	Single Family	5/7	6,857 sq ft	87,120	1987	12/18/2023	\$1,260,000	\$184
<p>Discover the epitome of modern country living in this magnificent Weston estate. Boasting an expansive 6,800+ sq. ft. of living space, this contemporary masterpiece seamlessly marries luxury and functionality. Step inside, and your gaze will be drawn to the gleaming hardwood floors that grace every room. Vaulted ceilings soar above, creating an airy ambiance that bathes the entire home in natural light. The heart of this residence is undoubtedly the great room, an inviting space perfect for hosting grand soir?es or intimate gatherings. Step outside onto the sprawling deck that spans nearly the entire length of the house, providing a picturesque setting for savoring evening sunsets and embracing the beauty of the Connecticut countryside. Prepare culinary delights in the updated kitchen, adorned with high-end finishes that cater to the most discerning chef. Descending to the partially finished basement, youâll discover an oasis of relaxation and leisure. Here, a game room or a screening room will elevate the guest experience. And for those moments of pure indulgence, take in the rejuvenating warmth of the sauna or steam shower. This remarkable home also boasts two primary suites. Outside, dive into the refreshing pool or unwind in the soothing spaâyour personal sanctuary for leisure and recreation. The 3-car garage ensures convenience and ample storage for your vehicles and more. In this house your options are endless. Take the opportunity to elevate your lifestyle.</p> <p><i>Courtesy of Higgins Group Bedford Square</i></p>								
 10 Closed • Sold Date: 12/28/2023, Public Record <i>MLS ID: -</i> 1 Autumn Ridge Rd	Single Family	5/6	3,128 sq ft	87,120	1964	12/28/2023	\$725,000	\$272



Distressed: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 206 Good Hill Rd -</p>	Single Family	5/6	3,149 sq ft	92,783	-	11/29/2023	Notice of Lis Pendens	
 <p>2 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 14 Langner Ln -</p>	Single Family	5/5	3,880 sq ft	102,366	-	1/18/2024	Notice of Lis Pendens	
 <p>3 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 4 Mayflower Ln -</p>	Single Family	5/5	4,003 sq ft	90,605	-	1/9/2024	Notice of Lis Pendens	
 <p>4 ■ Off Market • Notice of Lis Pendens <i>MLS ID: -</i> 69 Old Farm Rd -</p>	Single Family	4/3	3,248 sq ft	87,120	-	12/11/2023	Notice of Lis Pendens	

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