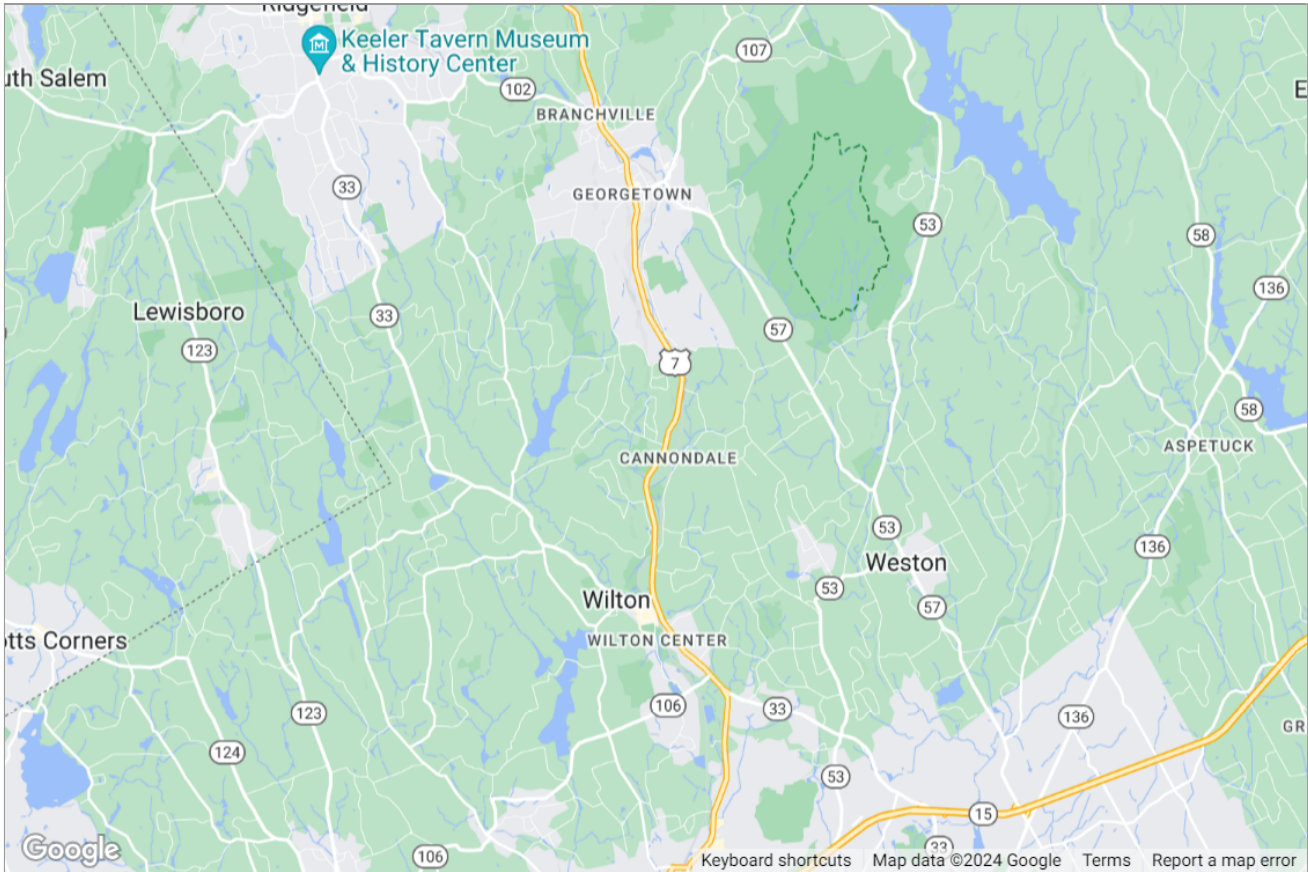


MARKET ACTIVITY REPORT

Wilton, 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

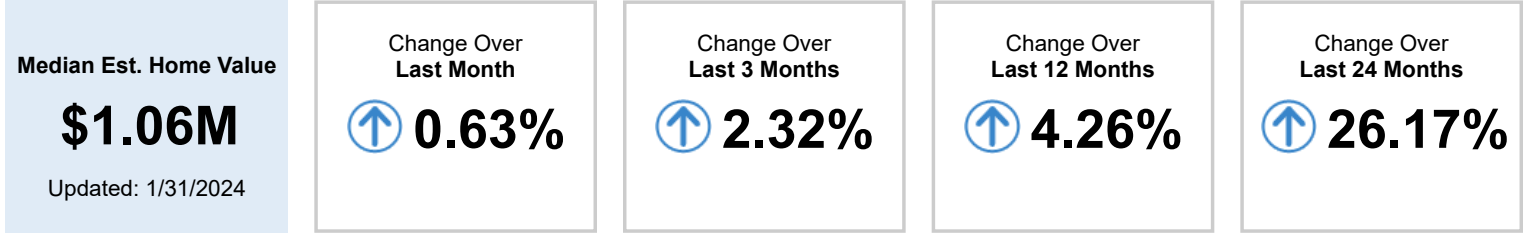
Main: Broker@ctreb.com
Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Wilton, Connecticut

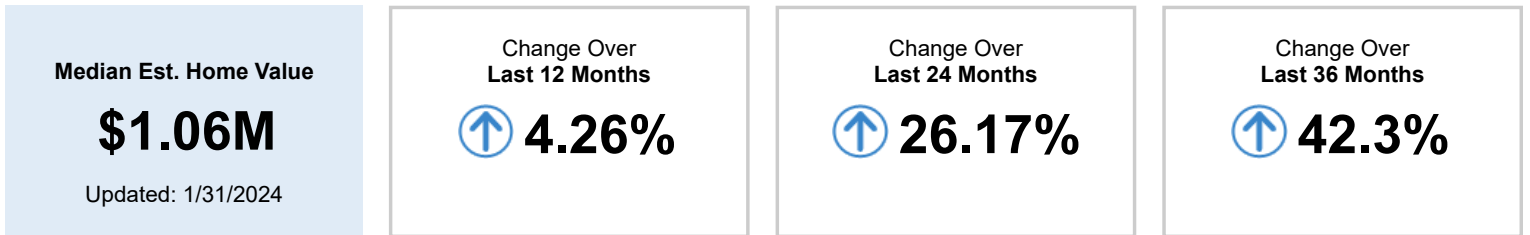
Market Snapshot: Estimated Home Values



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.

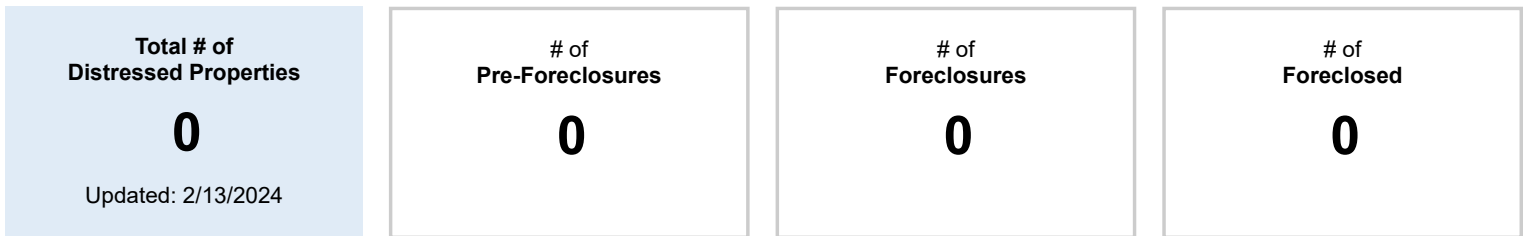
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: 12-Month Change in Estimated Value



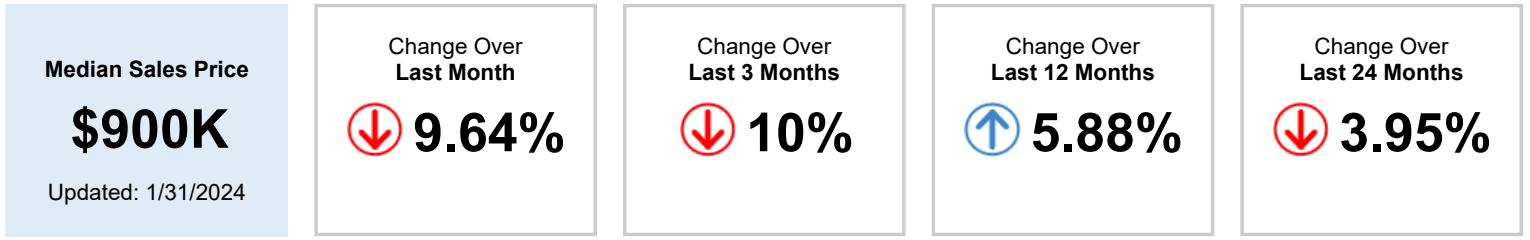
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



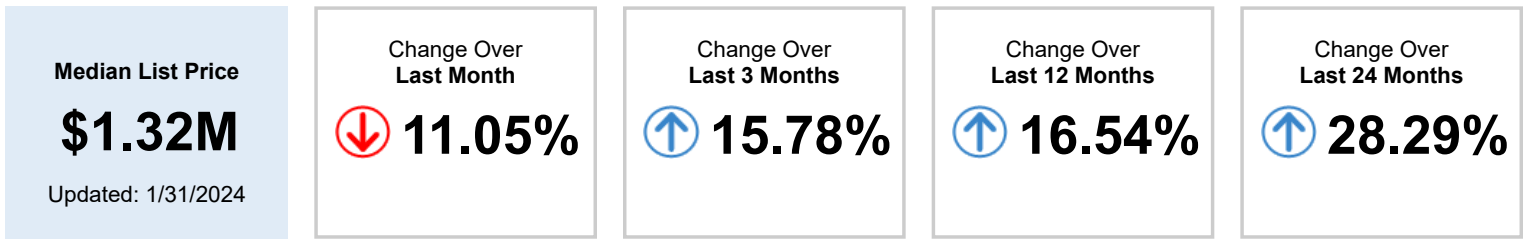
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price



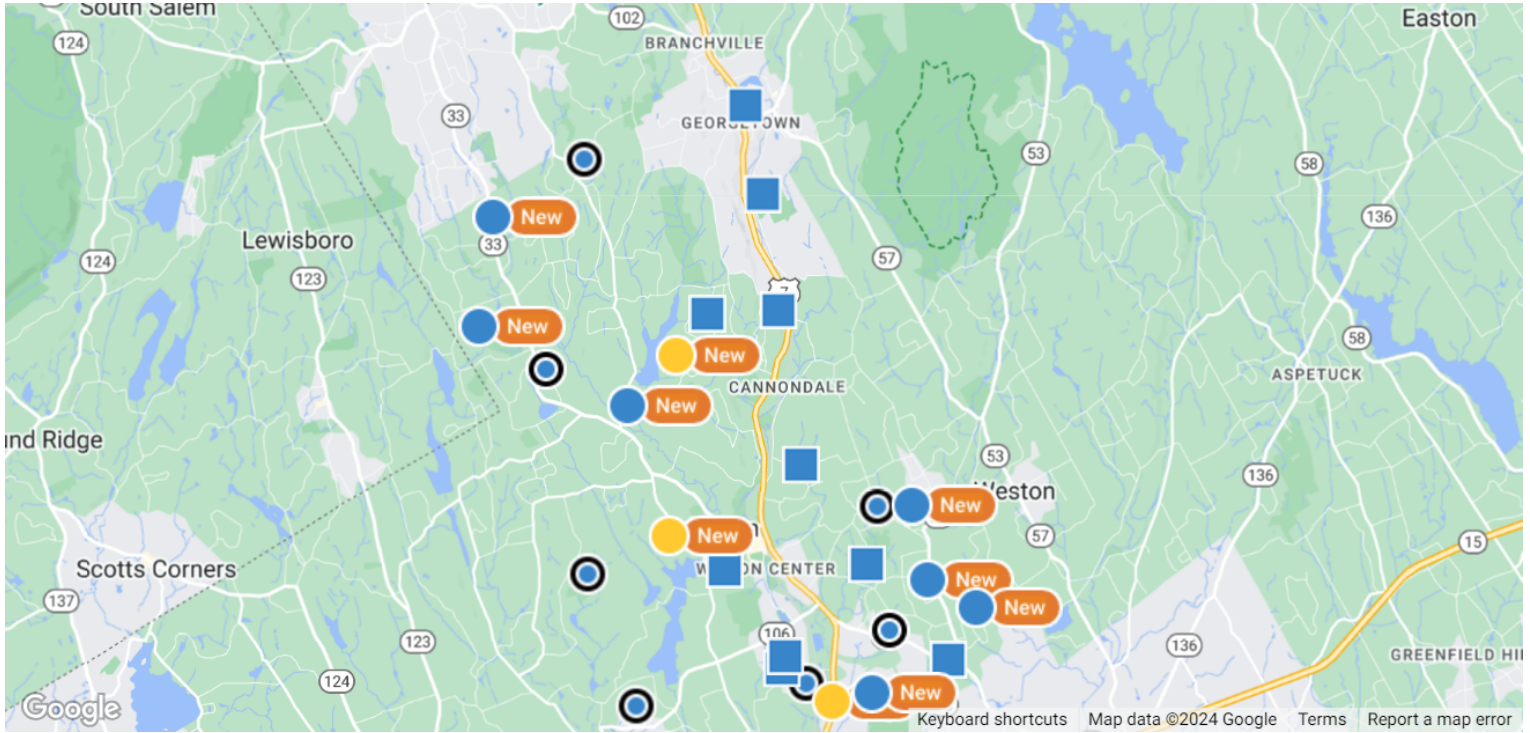
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price



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

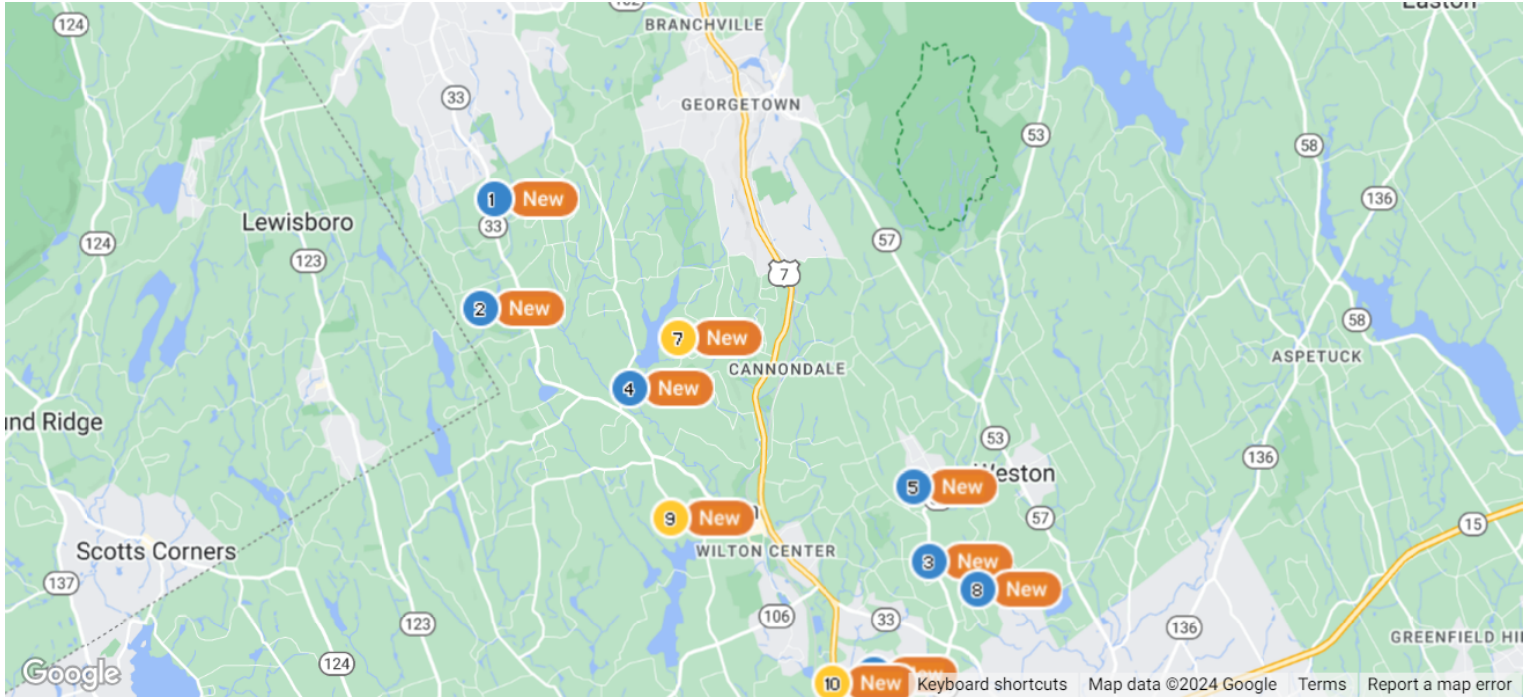
Market Activity Summary Stats



Search Criteria | **Location:** Wilton, 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	10	8	10
Low Price / Value	\$4,950	\$649,000	\$450,000
Median Price / Value	\$1,062,500	\$1,087,500	\$961,500
High Price / Value	\$3,200,000	\$2,495,000	\$1,610,000
Average Price / Sq. Ft.	\$235	\$313	\$306
Median Price / Sq. Ft.	\$307	\$299	\$290
Average Days in RPR	14	111	80
Median Days in RPR	9	126	71
Total Volume	\$12,272,950	\$9,502,000	\$10,153,000

Wilton, 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.
--	-----------	---------	---------------------	------------------	------------	-----------	--------------------	-------------------






1 ● Active	• New, Active: 2/9/2024	MLS ID: 170622628						
9 Fox Run	Single Family	4/4	4,381 sq ft	130,244	1985	2/9/2024	\$1,598,000	\$365




The timeless architecture of this classic center hall Colonial is sited on nearly 3 lovely, private acres on sought after cul-de-sac. Once inside you will appreciate the sophisticated, transitional interior. Natural light is evident throughout. The exceptional Chef Kitchen features beautiful Wood-Mode custom cabinetry with/soft-close cabinets, top-notch Bosch & Wolf appliances, including a steam oven & built-in coffee system, honed Marble counters, refrigerated cabinet, spacious island all open to a fabulous stone fireplace and cozy relaxation space providing the perfect lifestyle component to the most important room in every home. The Great Room is impressive w/vaulted ceiling, floor to ceiling fireplace and access to the level deck & private yard, creating a perfect setting for year-round entertaining. The spacious, super functional home office is adorned w/top quality Wood-Mode custom cabinetry, while the conveniently located laundry and hall bath add to the practicality of the home. The first floor is completed by an expansive Living & Dining Rooms to accommodate all forms of entertaining. The wonderful Primary Suite offers a spa-like experience w/a superior custom bath from Porcelanosa of Greenwich. You will find another fabulous bath outfitted by Porcelanosa for the spacious, secondary BR's. Additionally - LL offer fabulous living space w/wood flooring, bonus room + half bath. Minutes to Wilton town center with premier restaurants and entertainment. Approx 1hr to NYC.

Listing Courtesy of Compass Connecticut, LLC




New Listings: 10 (cont.)

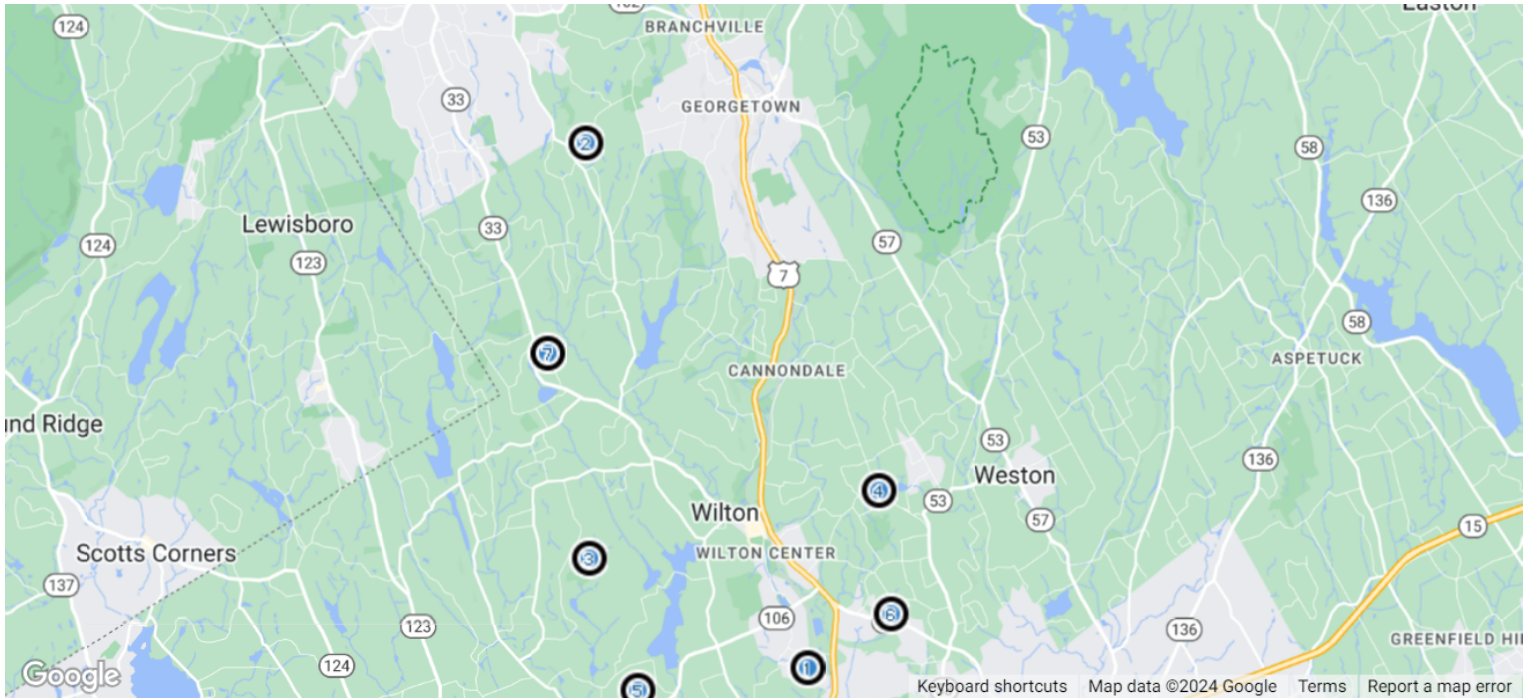
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>2 Active • <i>New, Coming Soon: 2/6/2024</i> <i>MLS ID: 170622444</i></p> <p>33 Bald Hill Rd</p> <p>Single Family 4/3 4,069 sq ft 84,506 1966 2/6/2024 \$1,150,000 \$283</p> <p>Quintessential New England Cornell Gambrel Colonial situated on one of Wilton's most desirable cul-de-sacs awaiting the next lucky buyers. This 4 bedroom, 2 1/2 bath gem has fabulous curb appeal and lovely professionally landscaped property. Pride of ownership is evident throughout this meticulously maintained home and property. Gracious living room with built-ins and fireplace & large formal dining room are perfect for holiday gatherings. The gorgeous spacious Eat-in Kitchen with fireplace boasts stainless steel appliances, including gas range, stone counters & beautiful hardwood floors. Step into the light filled family room with wet bar, vaulted ceiling, skylights and look out onto the fabulous deck and nature's paradise, where every season brings its own splendor. Bonus room conveniently located off kitchen perfect for playroom/office. Upstairs you will find the Primary Suite with full bathroom along with three additional bedrooms and another full bath. Basement with built-ins is ideal for office, play space or exercise room. So many improvements: freshly painted exterior & interior, newly installed carpet on the second floor, new front bluestone steps, portable full house generator. The popular, vibrant Bald Hill neighborhood hosts many events throughout the year & is ideal for walking and cycling. Conveniently located to Wilton's excellent schools, hiking & nature trails and both Wilton/Ridgefield town centers, this RARE offering is truly special and will not last!</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p>3 Active • <i>New, Active: 2/7/2024</i> <i>MLS ID: 170623195</i></p> <p>113 Rivergate Dr</p> <p>Single Family 3/3 2,578 sq ft 85,813 1958 2/7/2024 \$815,000 \$316</p> <p>HIGHEST AND BEST OFFERS DUE BY NOON ON MONDAY, 2/12. Nestled on 1.97 acres of beautifully landscaped property, this Colonial Split has been lovingly maintained and is ready for its next owner. Upon entering the home, prepare to be wowed by the living room with vaulted ceiling, skylights, beams, fireplace and large picture window offering an abundance of natural light. Steps away you will find a dining room, perfect for gathering with family and friends. The kitchen has silestone countertops, updated stainless steel appliances and plenty of kitchen cabinets for storage. Step into to the family room with large, beautiful windows that radiate the natural light and views of the private property. Upstairs features a large primary bedroom with double closets and newly renovated full bath. Two additional bedrooms and full bath complete the upper level. Don't miss the walkout, fully finished lower level with an office/4th bedroom, great room and laundry room. Other features of the home include recessed lights, hardwood floors, ethernet wiring, 2-car attached garage, large private backyard and patio. Located minutes away from Westport and Wilton town centers, award winning schools, train and major highways.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p>4 Active • <i>New, Coming Soon: 2/12/2024</i> <i>MLS ID: 170607858</i></p> <p>28 Riding Club Rd</p> <p>Single Family 5/8 8,065 sq ft 87,991 2010 2/12/2024 \$3,200,000 \$397</p> <p>Sophistication, luxurious lifestyle & attention to the highest quality of custom details will simply WOW you. Private 2.02 acres boasts superior craftsmanship catering to the most discriminating buyer. Expansive gourmet kitchen/11 foot island will delight the serious home chef. State-of-the-art appliances: Miele refrigerator, Viking freezer, 6 burner Wolf stove, Dacor double ovens, built-in Miele coffee maker, 2 dishwashers, double set of GE monogram refrigerator drawers built into island, & wine cooler in butlers pantry. Step down into the sunny, large family room/stunning fireplace overlooking private, serene backyard. Magnificent in-ground, heated pool, with ionization system, stone waterfall, hot tub & stone frog fountains will surely add to your outdoor entertaining experience. Professionally landscaped yard & magnificent sunset views add to the perfection. Elegant dining room, stlyish living room, cherrywood library/window seats, large built-in desk, & stone fireplace, & large mud room complete the first floor. Upstairs, sun-filled primary bedroom boasts huge custom dressing room/walk-in closet, stunning spa-like bathroom/walk-in shower & tub overlooking bucolic setting. 4 bedrooms, each with their own private baths, large media room & sunroom/double story ceiling finish the second floor. ADA elevator, whole house generator, remote shades, 4 propane gas lanterns adorning the front exterior & so much more. Prepare to be captivated with this spectacular mini estate.</p> <p><i>Listing Courtesy of Keller Williams Prestige Prop.</i></p>								

New Listings: 10 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	5 ● Active	*New, Active: 2/2/2024 MLS ID: 170619441						
12 Sturges Ridge Rd	Single Family	5/5	4,990 sq ft	113,256	1940	2/2/2024	\$1,850,000	\$371
<p>A quintessentially New England exterior meets an open and modern interior! Originally a classic 1940 Cape Cod, this beautiful home has been completely renovated and reimagined to create a modern oasis. Oversized windows fill the home with gorgeous natural light. Clean lines and distinct modern design, including a sleek fireplace wall, create living spaces that flow seamlessly throughout the main level. The chef's kitchen boasts crisp white enamel cabinets, stainless steel appliances including two wall ovens and a sunlit breakfast area. The home office is outfitted with epoxy concrete floors, a stone fireplace and private access to the deck. A primary suite with spa bath, three family bedrooms and a large game room/fifth bedroom with a fireplace fill the second level. Outside, gather around the firepit on a summer night or entertain with family and friends on the deck. The barn is home to 2,200sf of unfinished living spaces, a spectacular party barn, future home office or guest house. Poised on 2.6 acres, enjoy a desirable location minutes from Wilton, Weston and Westport centers.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	6 ● Active	*New, Active: 2/8/2024 MLS ID: 170620150						
26 Freshwater Ln	Single Family	4/3	3,122 sq ft	44,866	1966	2/8/2024	\$975,000	\$312
<p>From the moment you enter 26 Freshwater Lane, you will be transported to a welcoming oasis. Located in bucolic South Wilton, this home is ultra convenient to both town & trains, yet provides a peaceful retreat. This meticulously maintained & thoughtfully remodeled home is set back on a quiet cul de sac with lush, level lawns & heartwarming views of a picture perfect pond, surrounded by bountiful gardens. This charming colonial lives up to it's setting; the perfect combination of beauty & substance. Pride of ownership is evident & one can take comfort in knowing that much has already been addressed (new high efficiency burner, septic, roof, c/a, windows etc). The light filled, newly created primary bedrm suite is spectacular with its vaulted ceilings, walk-in closets, abundant windows with endearing views & a luxurious bathrm with soaking tub & oversized shower that is truly magazine worthy! The 1st floor offers an ideal layout. The kitchen is generously sized & boasts granite countertops, a large eating area, access to an expansive deck, dining rm & great rm. The spacious dining rm has built-ins & an inviting fireplace. The renovated great rm is an absolute standout with it's huge open space & ample windows. It's the perfect place to relax, read a book, watch tv, congregate, or look out & watch a group of ducks rippling amongst the water. Rich, hdwd floors throughout. A finished LL completes the package. Best & Final Monday 6 PM no escalation clauses or love letters.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
	7 ● Active	*New, Active: 1/22/2024 MLS ID: 170616338						
14 Hemmelskamp Rd	Single Family	4/6	5,101 sq ft	87,555	2005	1/22/2024	\$10,000 mo.	\$2
<p>For a video tour, You Tube the property address. Experience the perfect blend of elegance and comfort in this masterfully designed home. You'll find high-quality trim and flooring throughout every room. The serene pond offers a picturesque backdrop for a range of activities like fishing, skating, and kayaking, inviting nature into your daily life. Upon entering, the gracious foyer leads you to a formal living room, complete with a welcoming fireplace. Adjacent to it, the dining room captivates with its splendid views, making every meal a visual feast. Culinary enthusiasts will delight in the high-end kitchen, featuring an island and bar, ideal for hosting and socializing. The family room, with its additional fireplace, forms the heart of the home, ensuring a warm, inviting space for family and friends. Step outside to the expansive patio and enjoy the tranquility of your surroundings. The home office offers a serene workspace, and fitness enthusiasts will appreciate the home gym. For entertainment, you'll find a game room on the lower-level, and your very own theatre. When the day is done retire to the luxurious primary suite, an epitome of comfort with its very own fireplace. The home also includes two additional en suite bedrooms and multifunctional third-floor rooms, equipped with built-ins and a full bath, offering flexibility for any lifestyle. A detached 'man cave' provides a private escape, and the meticulously landscaped grounds encapsulate the beauty of this property</p> <p><i>Courtesy of Compass Connecticut, LLC</i></p>								

New Listings: 10 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 8 ● Active • <i>New, Active: 1/25/2024</i> <i>MLS ID: 170620718</i> 9 Highwood Ln	Single Family	6/8	8,797 sq ft	98,881	2005	1/25/2024	\$2,650,000	\$301
<p>Style meets sophistication in this exquisitely designed smart home. A double height entry welcomes you to this open floor plan with a seamless flow to the formal and informal spaces. The sleek and modern chef's eat-in kitchen was imported from Italy and features all top of the line appliances. The kitchen is adjoined by a breakfast room and family room with gas fireplace. A sun filled bedroom, office, full bathroom, powder room, and mud room complete the first level. Upstairs, there are 4 bedrooms including a luxurious primary suite complete with the most stunning marble bathroom and a large dressing room. All bedrooms are ensuite with marble bathrooms. A finished third floor and full bathroom is an added bonus. The lower level is an entertainers paradise with soaring ceilings, French doors to the level lawn, fireplace, home theater, gym, possible wet bar and wine cellar. State of the art Crestron system allows for everything to be controlled by a touch of a button. This home captures the best of European romance with modern touches and refined architectural details in a bucolic Wilton setting. Not to miss!</p> <p><i>Listing Courtesy of Douglas Elliman of Connecticut</i></p>								
 9 ● Active • <i>New, Active: 2/2/2024</i> <i>MLS ID: 170622503</i> 25 Deacons Ln	Single Family	5/6	6,182 sq ft	117,176	1966	2/2/2024	\$20,000 mo.	\$3
<p>This is a furnished summer rental available from 7/27/24 - 8/25/23 only. Enjoy a month in beautiful Wilton, CT in this exceptional 5 bedroom home with oversized swimming pool. And a brand new outdoor sauna! Great location! 2 beautifully landscaped acres close to town, train, shops, beaches and great restaurants. Plenty of room to stretch out in almost 5000 SF, including 3 TV/Lounging Rooms and 2 Work from Home Offices. Extensive outdoor area for dining, entertaining, relaxing by the pool, with an outdoor kitchen and gas fire pit. Extensive lawns for games, exercise and recreation. Full gym in lower level, with a Soulcycle bike. Several large screen TVs. Tesla charging station in garage.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 10 ● Active • <i>New, Active: 12/24/2023</i> <i>MLS ID: 170616017</i> 9 Exeter Ln	Single Family	3/2	1,498 sq ft	46,173	1955	12/24/2023	\$4,950 mo.	\$3
<p>Come see this wonderful ranch in Excellent South Wilton location. Minutes to everything Rt 7 Has to offer on very low traffic dead end lane. Well maintained with fresh paint, freshly refinished floors, Brand new Kitchen counters. Main level offers 3 Br, Master bedroom suite with Bathroom, large living Room that opens up to family room. Deck overlooking large free ranging backyard. Lower level is finished including fireplace for extra space or playroom area. Extra unfinished storage space in basement as well. All this plus very large two car garage and lots of parking. Come see this beautiful property</p> <p><i>Courtesy of Welcome Home Realty, LLC</i></p>								




Pending: 8

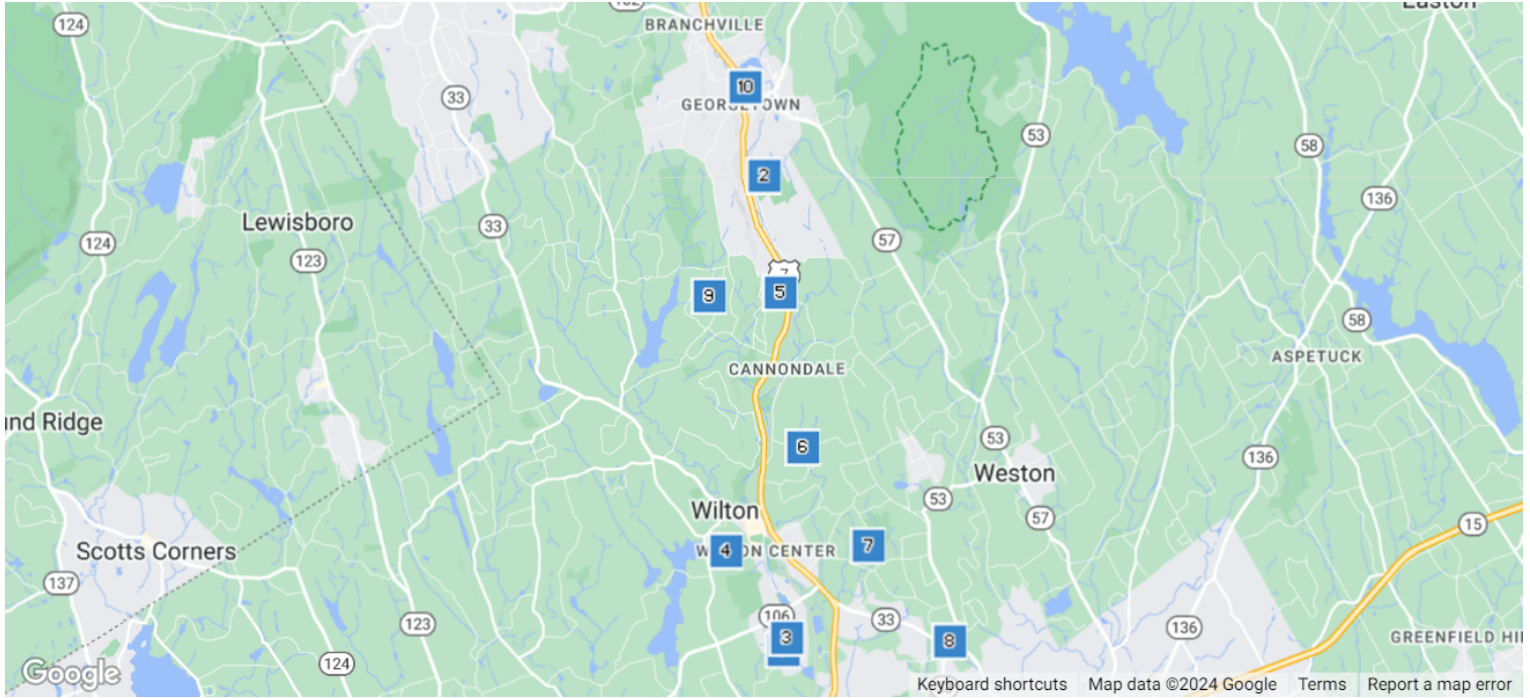
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract as of 12/26/2023 <i>MLS ID: 170565827</i></p> <p>60 Mcfadden Dr</p> <p>Private Waterfront Setting! Take a dive into 60 McFadden Drive! Breathtaking, private waterfront views, endless family fun fishing, kayaking, ice skating, or swimming! A property that has it all! Situated on over one acre within a wonderful neighborhood, which is conveniently located close to schools, town, and NRVT which will be the longest Trail in Fairfield County. Featuring four bedrooms, three full baths, living room with fireplace, family room, and a walkout lower level to an inviting, spacious backyard. This property boasts a "staycation" feel all year round! An experience that is waiting for you! Enjoy this wonderful terrace and private setting! There is plenty of space to immerse yourself into the natural beauty of this property with a beautiful pond and direct views from the home and terrace. Envision your morning coffee outside with the peaceful sounds of nature and evening gatherings by the firepit. A chance to experience comfort, nature and a happier lifestyle is just a phone call away!</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/3	2,610 sq ft	46,173	4/27/2023	\$749,000	12/26/2023	\$287
 <p>2 Pending • Under Contract - Continue To Show as of 2/12/2024 <i>MLS ID: 170604458</i></p> <p>3 Dark Pond Trl</p> <p>MOVE IN READY! Absolutely beautiful 4000+ square foot, light and bright, 4-5 bedroom Colonial with extensive improvements on a cul-de-sac neighborhood! Featuring light and bright open 1st floor offers Family room w/ 9+ft. ceilings and fireplace, Gourmet E-i-Kitchen w/ large counters, stainless appliances and breakfast area, Formal living room with fireplace, Diningroom, Mudroom/laundry room. 2nd Floor boasts fabulous Master Bedroom suite with dressing room, walk-in closet and newer masterbath with pedestal tub, marble counters and heated marble floors. Expansive room over the garage can be used as a 5th bedroom, large playroom, In-law/ Au pair / Teenager Suite. 3 other bedrooms and a fullbath completes the upper level. Beautifully finished walk-out basement is spacious and has access to fenced yard and hot tub. Newer windows, roof, furnace, tankless water heater...too much to list! Sit and relax on oversized and newly stained 2 tier deck and enjoy private backyard with family and friends. Nothing to do but move right in! Part of a 12 home association sharing 42 acres and it is within walking distance to famous Weir Farm Reserve and walking trails. Great location - close to downtown Wilton, downtown Ridgefield, and New York border.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>	Single Family	5/4	4,532 sq ft	43,560	10/15/2023	\$1,249,000	2/12/2024	\$276

Pending: 8 (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 - Continue To Show as of 2/12/2024 <i>MLS ID: 170602400</i></p> <p>30 Woodland Pl</p> <p>Spectacular and Immaculate modern design with beamed soaring ceilings, an open floor plan and exciting visual dynamics. The eat-in kitchen with generous counter space flows freely to a dining room with an oversized glass window allowing in ample light. The large stepdown living room hosts a wood burning fireplace, hardwood floors and is easily accessed from the center foyer. Two dishwashers, two ovens, Central air, a large yard with an oversized deck and a patio make this home great for family fun and entertaining. 30 Woodland Place is located close to downtown New Canaan and Wilton Center. The easy access to restaurants, shops, train and theatres, help make this turnkey home easy living and a dream.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>	Single Family	3/3	3,392 sq ft	78,843	10/6/2023	\$1,190,000	2/12/2024	\$351
 <p>4 Pending • Under Contract as of 12/28/2023 <i>MLS ID: 170602113</i></p> <p>115 Hurlbutt St</p> <p>PRICE REDUCTION! Lovely colonial on a level half acre lot. Located on the corner of Hurlbutt Street and Ridgewood Road with two driveway entrances on the front of the house, driving access to the detached 2 car garage/shed via Ridgewood. The main level consists of a living area, kitchen, bedroom/office, sun room with access to the rear deck, and a full bath. Upper level has an oversized primary bedroom with balcony, primary bath, and an additional bedroom. Lower level has two basement areas, one for storage, the main basement contains the systems and a walk out doorway in the rear of the house. Sun room renovated in 2000. Bedroom on main floor addition completed 2008. Needs some additional updating and renovations.</p> <p><i>Listing Courtesy of Thomas Tucciarone, Broker</i></p>	Single Family	3/2	2,238 sq ft	22,215	10/4/2023	\$649,000	12/28/2023	\$290
 <p>5 Pending • Under Contract as of 1/30/2024 <i>MLS ID: 170616602</i></p> <p>4 Laurel Ln</p> <p>Thank you for your interest - HIGHEST AND BEST deadline is Monday 1/22 at 1 PM. The true South Wilton/Silvermine location you have been longing for and wow, it's on a cul-de-sac! Style and sophistication have been combined to create a casual elegance inside/out - just perfect for your lifestyle. Attention to detail is evident the moment you enter w/hardwood floors, crown/trim blending w/the fresh on trend color pallet for a dramatic first impression. A front to back living room w/walls of windows and dual entry points is a great place to relax and enjoy this sun filled home. Entertain and live day to day in this chic setting while enjoying the open flow in the beautifully updated kitchen - custom cabinets, glass front uppers, granite countertops, tile backsplash and large windows overlooking the glorious backyard. Stainless appliances include double ovens, warming drawer, dishwasher, refrigerator and cooktop. Enjoy your meals in the breakfast area open to the inviting family room fitted with built-ins, wood burning FP and sliders providing direct access to the multi-level decks/back yard. Upstairs includes 4 BDS/2 FBTHS and a spacious primary suite w/custom shelving in the full wall of closets. A floor plan offering options - lower level includes a guest room/office, half bath, and 2nd FR open to a huge sunroom enjoying direct access to the decks and yard. Moments to town center, shopping, restaurants, and RT 7 Connector - location/floorplan is a rare find!</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	4/4	3,228 sq ft	87,120	1/17/2024	\$995,000	1/30/2024	\$308
 <p>6 Pending • Under Contract as of 2/9/2024 <i>MLS ID: 170618896</i></p> <p>17 Spicewood Ln</p> <p>Located in a desirable south Wilton cul-de-sac close to the Westport line this colonial has been meticulously maintained and recently updated by the current owners. The living areas seamlessly flow into each other, creating an ideal environment for both intimate gatherings and grand celebrations. Picture windows frame scenic views of the surrounding greenery, connecting the indoors with the serene outdoors. The oversized entry leads to the living room with a gas fireplace and formal dining room. Great open flow includes the expansive kitchen/family room area. The primary bedroom has vaulted ceilings and the bathroom has a double vanity with both a spacious shower and tub. The lower level is unfinished, walkout perfect for a home gym, playroom, workshop etc. The House has been freshly painted and includes many notable updates. This is a Control 4 Smart Home. (See addendum.) The outdoor spaces are an extension of the home's allure, with a sprawling backyard offering a perfect setting for al fresco dining, entertaining, or simply enjoying the beauty of nature.</p> <p><i>Listing Courtesy of Compass Connecticut, LLC</i></p>	Single Family	4/3	3,409 sq ft	43,560	1/18/2024	\$1,150,000	2/9/2024	\$337

Pending: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	7 Pending	*Under Contract as of 12/8/2023 MLS ID: 170602117						
97 Keelers Ridge Rd	Single Family	6/6	6,657 sq ft	98,010	10/6/2023	\$2,495,000	12/8/2023	\$375
<p>Distinctive Colonial set high on Keelers Ridge with beautiful curb appeal, spectacular views & in impeccable condition. Custom millwork, raised paneling & built-ins throughout displays a high level of craftsmanship & attention to detail. The heart of the home is the impressive 44-foot long kitchen/family room w/a soaring coffered ceiling & granite fireplace. An abundance of natural light provided by 9 south-facing French doors & 3 large skylights create a warm & inviting atmosphere. 6 large bedrooms including a luxurious primary suite w/spa bath, formal living & dining rooms both w/a fireplace & built-ins, large bonus room w/outdoor balcony & full bath, finished basement w/built-ins & wine cellar. The property features a private, professionally landscaped yard complete w/perennial gardens, screened porch, flagstone terrace, Gunite pool & spa. An exceptional & desirable offering.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
	8 Pending	*Under Contract as of 2/4/2024 MLS ID: 170617592						
20 Silvermine Woods Woods	Condo/Townhouse/Apt. 3/4		3,642 sq ft	-	1/11/2024	\$1,025,000	2/4/2024	\$281
<p>HIGHEST AND BEST BY 5:00 Tuesday, 1/16/24. ALL OFFERS NEED TO HAVE PROOF OF FUNDS OR MORTGAGE PRE-APPROVAL LETTERS. PLEASE SEE MULTIPLE OFFER GUIDELINES IN SUPPLIMENTS. Luxury, easy-living lifestyle is found in this private Silvermine Woods golf course community with only 24 single-family homes. This lovely, 3 bed 3.5 bath home is located on a private cul-de-sac with only 1 direct neighbor and has sweeping South views of Silvermine Golf course. Enjoy natural light and scenic vistas from multiple French doors and sliders found in the vaulted living room, the dining room and the eat-in-kitchen. All 3 of these rooms offer easy access to a large deck for your morning coffee or dining al-fresco. On the second floor you will find 3 bedrooms including a primary bedroom with spectacular views of the golf course, and an updated primary bathroom offering heated floors, double sinks, soaking tub and a separate shower. Updated guest bathroom features double sinks with quartz counters and beautiful tile floors. Cozy up to a good book next to the gas fireplace in the living room or the wood burning fireplace in the family room. Hardwood floors are found in both rooms with plenty of built-ins and bookcases in the family room. The lower level is ideal for office space, playroom or guests with a full bath and 2 sets of sliders for easy access to the outdoors. Free golf membership on this beautiful, 27-hole golf course with no initiation fee or greens fees! Public Water</p> <p><i>Listing Courtesy of William Raveis Real Estate</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.
<p>1 Closed • Sold Date: 2/12/2024, MLS Listing 170617113: 1/3/2024 MLS ID: 170617113</p> <p>95 Range Rd</p> <p>You will love the space in this Mid Century Modern home! Enter and see the living room with cathedral ceiling, beautiful fireplace, walls of glass and gorgeous Pecky Cyprus Wood panels! Catch the view of pretty property (can see pond but its not on this property!). The chef in the family will love the Viking gas commercial stove in the eat in kitchen. Huge family room has hardwood floors, adjacent laundry room with half bath and workshop near the side entry, housing sep heating system for family room. Sit by the fireplace in your primary bedroom with balcony and full bath. Two adjacent bedrooms have built ins handy for books/toys and their own full bath. The downstairs is a great space for guest/ inlaws/teens! Another family room with two fireplaces (one gas insert, one wood), fourth bedroom and full bath! Walk out to back yard and be one with nature. Great location, minutes to town and great for commuting to RT 7 connector, Rt 95 and Merritt Parkway. Room for everyone!</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/4	3,414 sq ft	46,609	1955	2/12/2024	\$905,000	\$265
<p>2 Closed • Sold Date: 12/8/2023, MLS Listing 170603649: 10/13/2023 MLS ID: 170603649</p> <p>33 Honey Hill Trl</p> <p>Set back from the road surrounded by nature and tranquility this easy living updated 4/5 bedroom 3 bath expanded home offers picturesque views. The great room with cathedral ceiling, beams, and wide plank floors has a floor to ceiling stone wood burning fireplace. This room flows into the pizza room with cathedral ceiling, walls of glass, wood burning pizza oven. Also featuring a library with built-ins. Updated eat in kitchen has stainless steel appliances and quartz counter tops. Family room with another floor to ceiling stone wood burning fireplace. Wonderful flexible floor plan includes bedrooms, office, exercise room and laundry room. Featuring a 3 car oversized garage a huge deck and patio. Great home for entertaining both inside and outside perfect for eating al fresco, having a glass of wine or your morning coffee. Situated on two and a half acres features a small barn with electric, shed, circular drive, beautifully professionally landscaped. Convenient to schools, shopping, restaurants, and transportation. Newer roof, windows, two wood burning stove inserts and air conditioning.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/3	3,760 sq ft	108,900	1963	12/8/2023	\$990,000	\$263

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: 12/18/2023, MLS Listing 170589362: 8/31/2023 **MLS ID: 170589362**

59 Range Rd Single Family 4/3 2,654 sq ft 43,995 1967 12/18/2023 \$933,000 \$352

Located on the quiet, private, cul-de-sac of Buckboard Ridge near town center, this fully renovated shingle and brick 4 bed/3 bath above-grade home is ideal for entertaining & hosting guests. Nestled on 1 acre of rolling landscape w/ lush lawns & gardens, nature trails, and two lookouts w/ firepits, the property provides spectacular spaces to enjoy in all seasons. The home's smart floor plan features a first floor ensuite bedroom w/ adjoining marble-tiled full bath & large adjacent den w/ fireplace. There's also a first-floor laundry room w/ French door to backyard & access to oversized two-car garage. Main floor showcases vaulted ceilings & gourmet kitchen w/ entertainment island, granite counters, cherry cabinetry, two sinks, & stainless-steel premium appliances; dining room, living room, stunning 307 sq ft four-season conservatory boasting a grand Renaissance Rumford stone fireplace & panoramic seasonal views, 3 bedrooms & 2 full baths. There's a long list of house upgrades totaling over \$500k from current ownership 2004 to present, including whole-house Generac generator, 500-gal underground propane tank, 200-amp electrical service w/ surge protection, new septic system, IPE deck w/ Azek railings, covered porch & storage area, central air, new well, & much more. A move-in ready home that is peacefully tucked away while giving quick access to commuter routes including both Wilton and Norwalk train stations, schools, shopping, dining, parks, library, & community activities.

Courtesy of Coldwell Banker Realty



4 Closed • Sold Date: 1/11/2024, MLS Listing 170595789: 9/25/2023 **MLS ID: 170595789**

110 Belden Hill Rd Single Family 4/6 5,115 sq ft 121,532 1993 1/11/2024 \$1,610,000 \$315

Welcome to 110 Belden Hill Rd. â a rare gem designed by beloved architect Rick Tomasetti for Emmy-winning actor David Canary and his family in 1993. Enter the grand foyer with 2-story stone fireplace, skylight, and stairways to all levels. Beyond the formal Dining Room sits a rotunda Music Room made for acoustical excellence. Entertaining is effortless in the Eat-In Kitchen with center island, stainless steel appliances, breakfast bar, cherry cabinetry, TV nook and oversized breakfast nook overlooking backyard oasis. Second floor offers 3 spacious bedrooms with en-suite full baths and walk-in closets. Lower-level suite is ideal for in-law or au-pair w/ bedroom, full bath, private entrance, office and Library w/ fireplace. A brick courtyard off the kitchen is perfect for dinners alfresco, while a heated gunite pool surrounded by established gardens transforms this home into a summer destination for loved ones. Come see for yourself its visionary design â dramatic angles and open spaces combine with cozy nooks, an inviting floorplan, and classic details to offer the best of both worlds, on a 2.8-acre sprawling property for total tranquility. Features: 3 fireplaces, 3 private balconies, Butler's Pantry, walk-in pantry/laundry room, rec room w/ loft, 9- and 10-foot ceilings, breathtaking 2-story windows, generator, LEGAL DETACHED 1BR APARTMENT perfect for family/parents/au pair/ or rental income. BRAND-NEW 30-YEAR ROOF on main house. 1 mile to town center/train; 8 miles to I-95.

Courtesy of Berkshire Hathaway NE Prop.



5 Closed • Sold Date: 1/26/2024, MLS Listing 170591649: 8/17/2023 **MLS ID: 170591649**

43 Blue Ridge Rd Single Family 3/2 2,920 sq ft 60,984 1954 1/26/2024 \$575,000 \$197

Welcome to this ranch style home conveniently located in a quiet neighborhood, yet close to the main thoroughfare through Wilton. It features 3 bedrooms and 2 full bathrooms. The lower level has plenty of extra living space and was previously used as an apartment. It has full sized windows and a separate entrance, full bathroom and room for a kitchen as well. The main level has a heated/cooled bonus room. With some updates and a little TLC this home could be spectacular. It offers a spacious 1.4 acre lot perfect for play space for children or entertaining guests. This is an Estate and Being Sold in AS-IS Condition.

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.
--	-----------	---------	---------------------	------------------	------------	-------------	--------------	-------------------



6 Closed • Sold Date: 12/12/2023, MLS Listing 170606722: 10/26/2023 *MLS ID: 170606722*

40 Bryants Brook Rd Single Family 5/4 6,271 sq ft 97,138 1978 12/12/2023 \$1,550,000 \$247

Lovingly cared for, meticulously maintained, and ready for its new owners. Enter through the private gates to a circular manicured driveway framed with mature trees and beautiful landscaping. Set on over 2 acres adjacent to the Norwalk River Valley Trail, this home is the perfect blend of privacy and convenience. 5 minutes to the Wilton train station, 4 minutes to shopping and stores, and 7 minutes to major highways. You are welcomed into the home's foyer which connects the formal living and dining room. The kitchen offers custom cabinetry and millwork, a walk in pantry, Wolf 6 burner stovetop, dual Viking ovens, warming drawer, wine fridge, and wood burning fireplace. French doors lead you to an all seasons porch. The family room features a wood burning fireplace and french doors leading out to the home's bluestone patio. The first floor additionally includes a half bath, laundry room, and access to the garage. The second level of the home features a large primary suite with two walk-in closets and primary bath with jetted tub, three bedrooms with ample closet space, another full bath with custom fixtures and marble tile, and two spacious hallway closets. The expansive entertainment room has a custom bar, fireplace and impressive millwork. There is another full marble bathroom and bedroom providing the perfect space for guests, in laws, or au pairs. Unfinished, walk out basement. Sonos speaker system throughout, central vac, 3 zoned cooling and heating and 4 fireplaces.

Courtesy of William Pitt Sotheby's Int'l



7 Closed • Sold Date: 1/19/2024, MLS Listing 170605065: 10/26/2023 *MLS ID: 170605065*

41 Cherry Ln Single Family 4/4 3,654 sq ft 88,862 1982 1/19/2024 \$1,200,000 \$328

Historic Reproduction and homestead in S. Wilton modeled after the Georgian-styled manor in 1770 by Nathaniel Greene. Greene, second in command to George Washington, designed this Patriot's home and the plans were made available in Colonial Houses Magazine! 41 Cherry is an authentic reproduction with an additional 2 story in law apartment that is purposefully connected to the main house. Main house is chic, updated, seamlessly melding modern touches with old world charm. Renovated, sparkling white kitchen features seated island peninsula, quartz, and French doors to the beautiful back patio overlooking private property. Convenient Laundry Room off Kitchen. Family Room exudes warmth with warm brick accent wall w/ fireplace, beams and large bay window. Living Room and formal Dining Room flow to make entertaining a joy, with period hardwood, fireplace and flood of natural light. The Library rounds out the Main floor. Upstairs are three large bedrooms including the Primary Suite with walk in closet/dressing room and updated Bath. BONUS-Walk Up Attic ready to finish! In Law Apartment has its own main floor private front and rear entry with direct access to garage/basement. Living Room has hardwood and 3rd fireplace, room for lounging and dining. The Apt features updated galley kitchen, 2nd story bedroom w/ vintage hardwood, walk in closet, sitting area and full bath. Location, Location..Cherry Lane Park provides forever privacy, gorgeous terraced property, Award Winning Schools.

Courtesy of William Pitt Sotheby's Int'l





8 Closed • Sold Date: 2/2/2024, MLS Listing 170603966: 10/13/2023 *MLS ID: 170603966*

61 Chestnut Hill Rd Single Family 3/3 2,353 sq ft 43,560 1780 2/2/2024 \$450,000 \$191

Own a piece of Connecticut history on this southernmost Wilton property at the edge of the Westport border offering an entrance on prestigious Chestnut Hill Road and a second entry conveniently off Westport Road. Renovate and restore this property boasting an historical plaque and no historical restrictions or take it down to build new to your suit your unique specifications. Opportunity abounds in this three bedroom charmer with higher ceilings than the era may suggest and beautiful architectural features including multiple fireplaces. This antique home is ready for its next chapter, waiting for a new owner to embrace the challenge, to rekindle its faded splendor, and to breathe life into its timeworn bones. Filled with the promise of transformation, take on a restoration project that would rewrite its history for generations to come. A tiered garden with multiple stacked stone walls embrace the walkout lower level leading to two outbuildings including a shed and garage could potentially become an auxiliary living structure. With an acre of land there is ample space for outdoor enjoyment. Minutes to the best of amenities and everything a quintessential New England town has to offer.

Courtesy of Compass Connecticut, LLC

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 9 Closed • Sold Date: 12/26/2023, MLS Listing 170612217: 11/29/2023 MLS ID: 170612217 77 Chicken St	Single Family	3/4	2,518 sq ft	109,335	1974	12/26/2023	\$1,300,000	\$516
<p>Spectacular renovated contemporary home tucked away on a picturesque 2.51 acres in Wilton. Sophisticated floor plan offers open concept main level flooded with natural light, each room framed by oversized custom windows allowing nature to become harmonious with the interior space. Jaw dropping state of the art custom kitchen boasts custom inlay cabinetry, top of the line appliances including Thermador gas range, quartz counters and modern wood beam ceiling accents. Kitchen overlooks family rm w/wood burning FP that leads outside to an entertainer's oasis. Oversized patio offers pergola, two fire pit areas, & a unique amphitheater built into the landscape. When the sun goes down, marvel at the impressive landscape lighting that makes the property come alive. The primary bedroom suite is a retreat overlooking the backyard, w/ custom floating bed, stately bathroom w/ double vanity, soaking tub, oversized shower & custom WIC. 2 additional well appointed bedrooms both w/ renovated ensuite bathrooms. Convenient 1st floor laundry room. 2 car garage w/ sparkling epoxy floors & workbench offers plenty of storage along w/ the unfinished basement. New stucco, flat roof, generator, AC, electrical, plumbing, most windows new, parking for up to 30 cars. House can be sold fully furnished ask LA for pricing. Located on one of Wilton's most historic streets and close to the YMCA, schools, train, Route 7 and Wilton Center. There is truly nothing to do but unpack and unwind.</p> <p><i>Courtesy of Keller Williams Prestige Prop.</i></p>								
 10 Closed • Sold Date: 12/12/2023, MLS Listing 170605844: 10/23/2023 MLS ID: 170605844 28 W Church St	Single Family	3/3	1,680 sq ft	16,988	1879	12/12/2023	\$640,000	\$381
<p>Sweet Victorian charmer in Wilton's historic district. Bright, fully renovated three-level home. Just steps to shops and restaurants, yet a tranquil private setting. Set back from the road on a gentle slope with a large wrap-around porch this 1879 home retains her wonderful original character - wood moldings, original doors with hardware, exposed brick, and stained glass. The main level has a traditional double parlor, bright dining room, completely remodeled kitchen with access to the rear garden, and a full bath. The second level consists of two spacious bedrooms, a wonderfully charming full bath, and a laundry nook with full sized appliances. The third level is accessed up a wide stairway and makes a perfect office or bedroom. Skylights let in ample light and an original full bath completes this level. There is a full basement accessed both by an interior stairway and an exterior hatchway. Private rear yard and detached two-car garage. This well loved and cared for home has been thoughtfully remodeled over the years and is in move in condition ready for its next owner.</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

