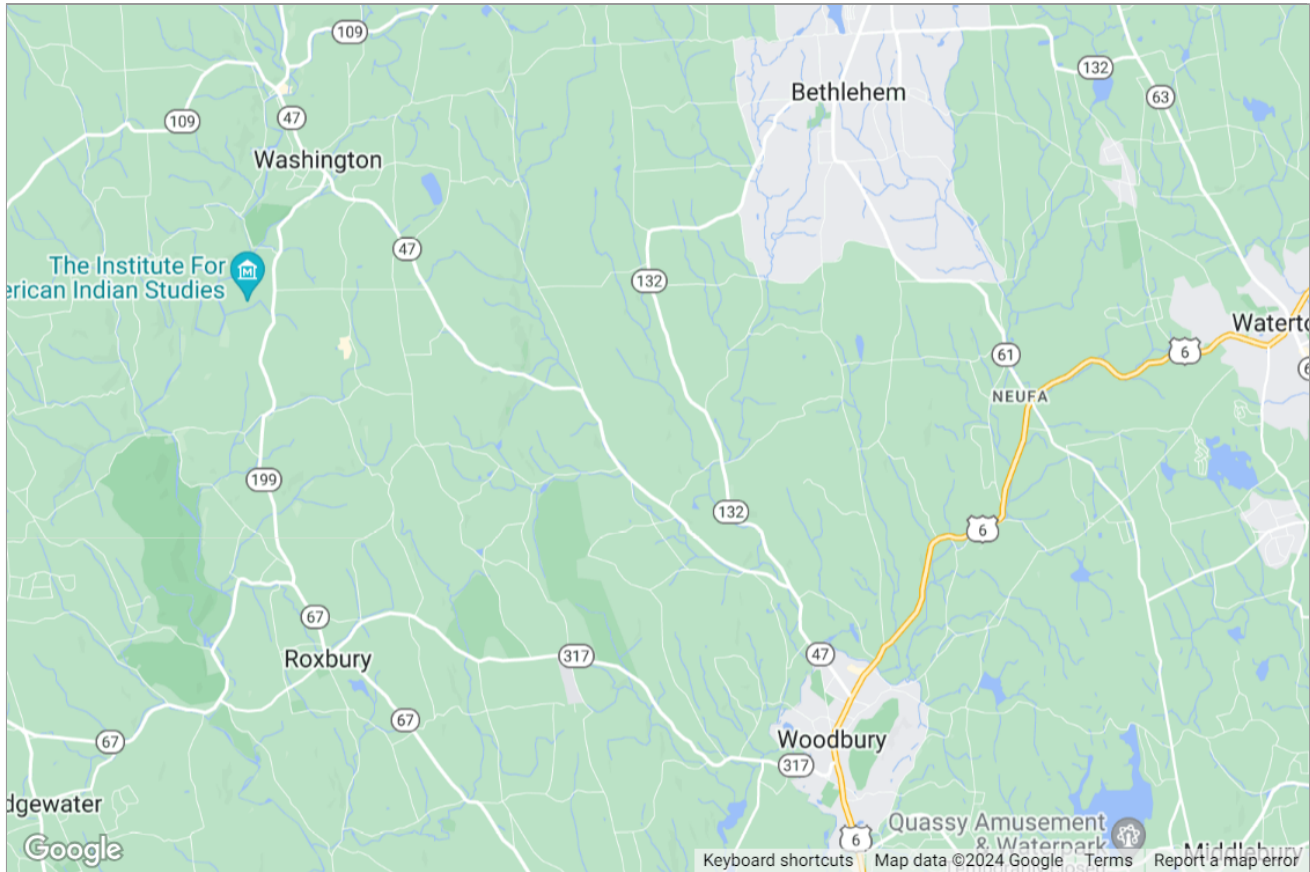


MARKET ACTIVITY REPORT

## Woodbury, Connecticut



Presented by

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

GRI, SRS

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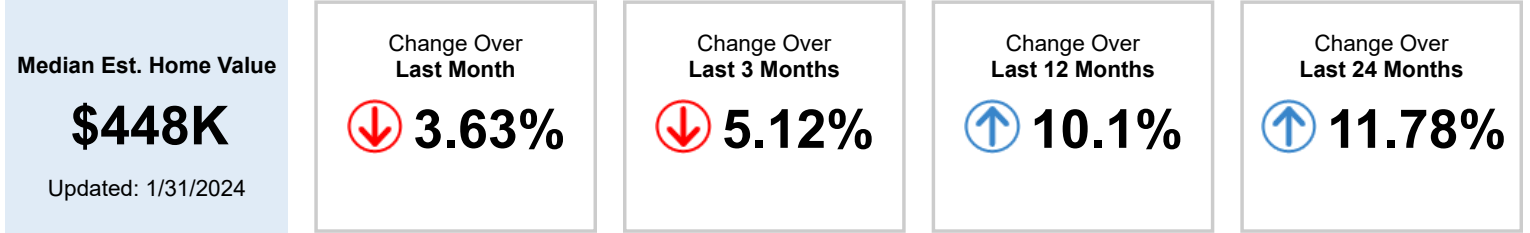
Office: <http://ConnecticutRealEstate.online>

### Connecticut Real Estate

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

# Woodbury, Connecticut

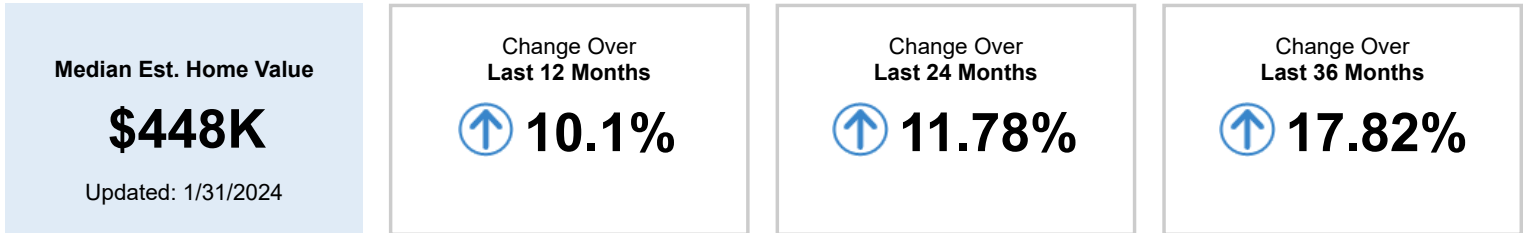
## Market Snapshot: Estimated Home Values



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

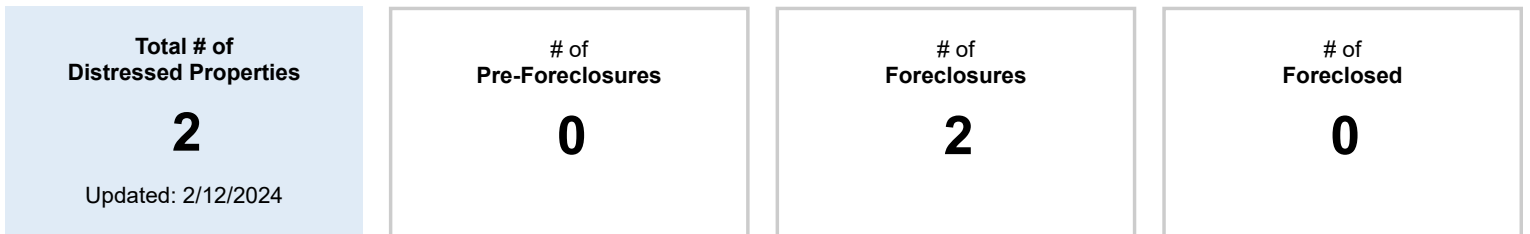
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: 12-Month Change in Estimated Value



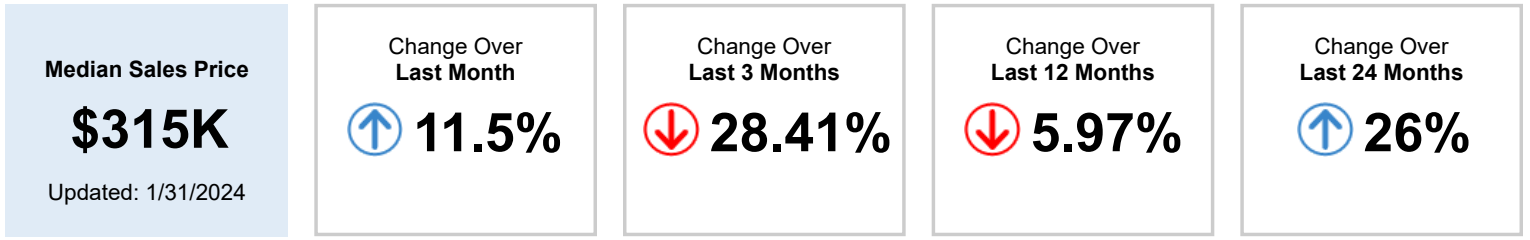
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

## Market Snapshot: Concentration of Distressed Properties



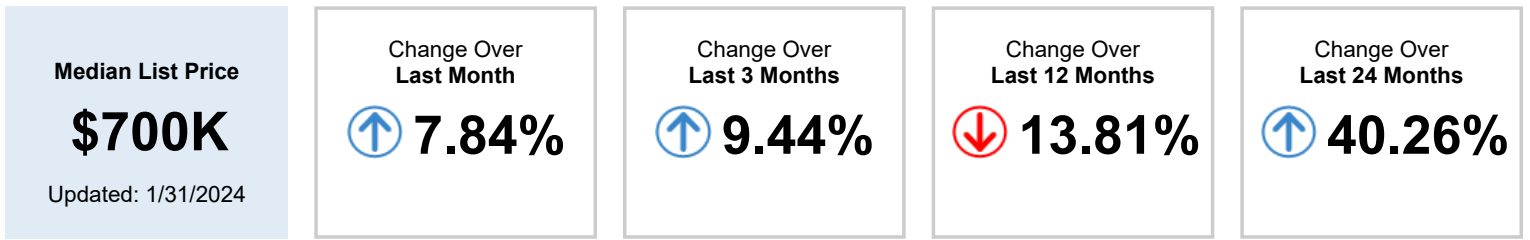
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



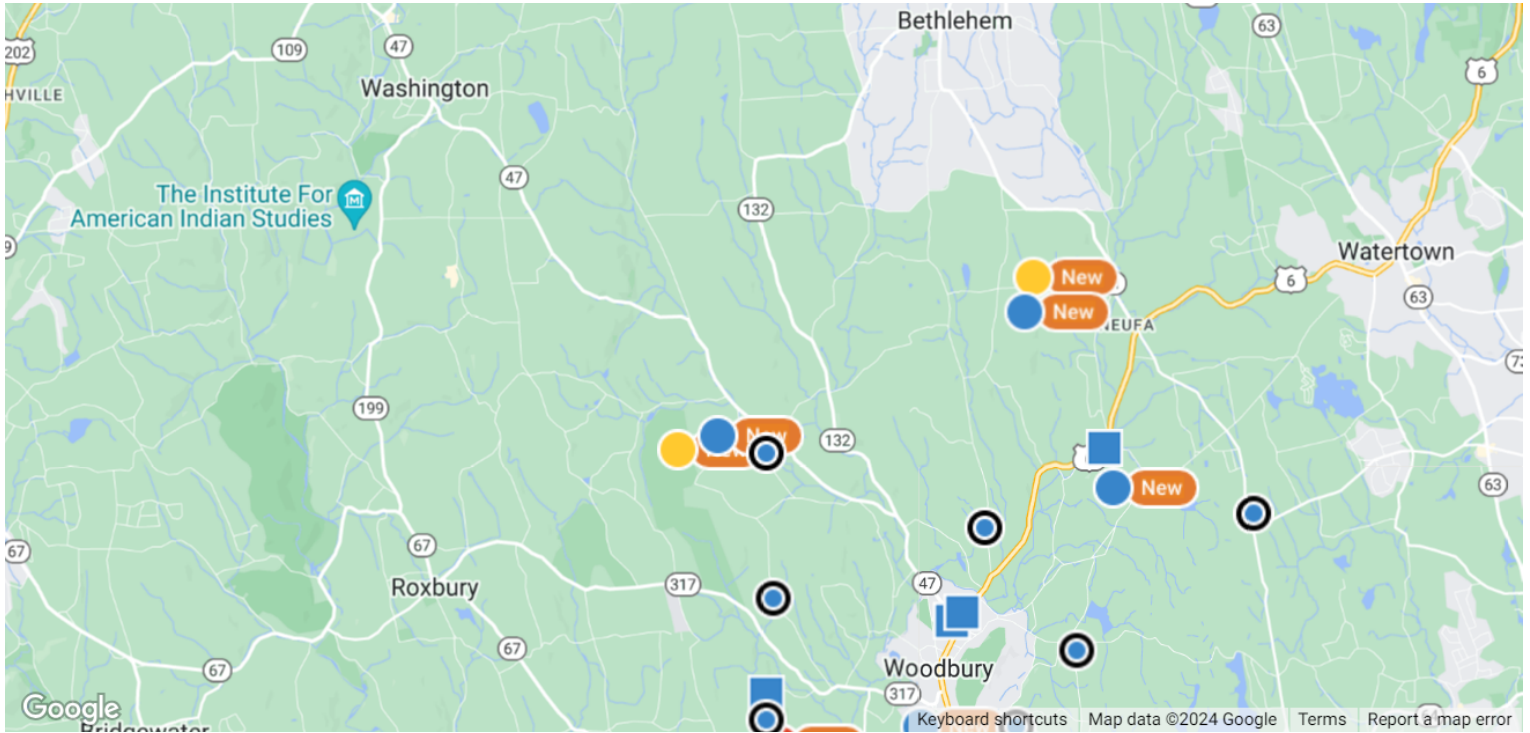
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

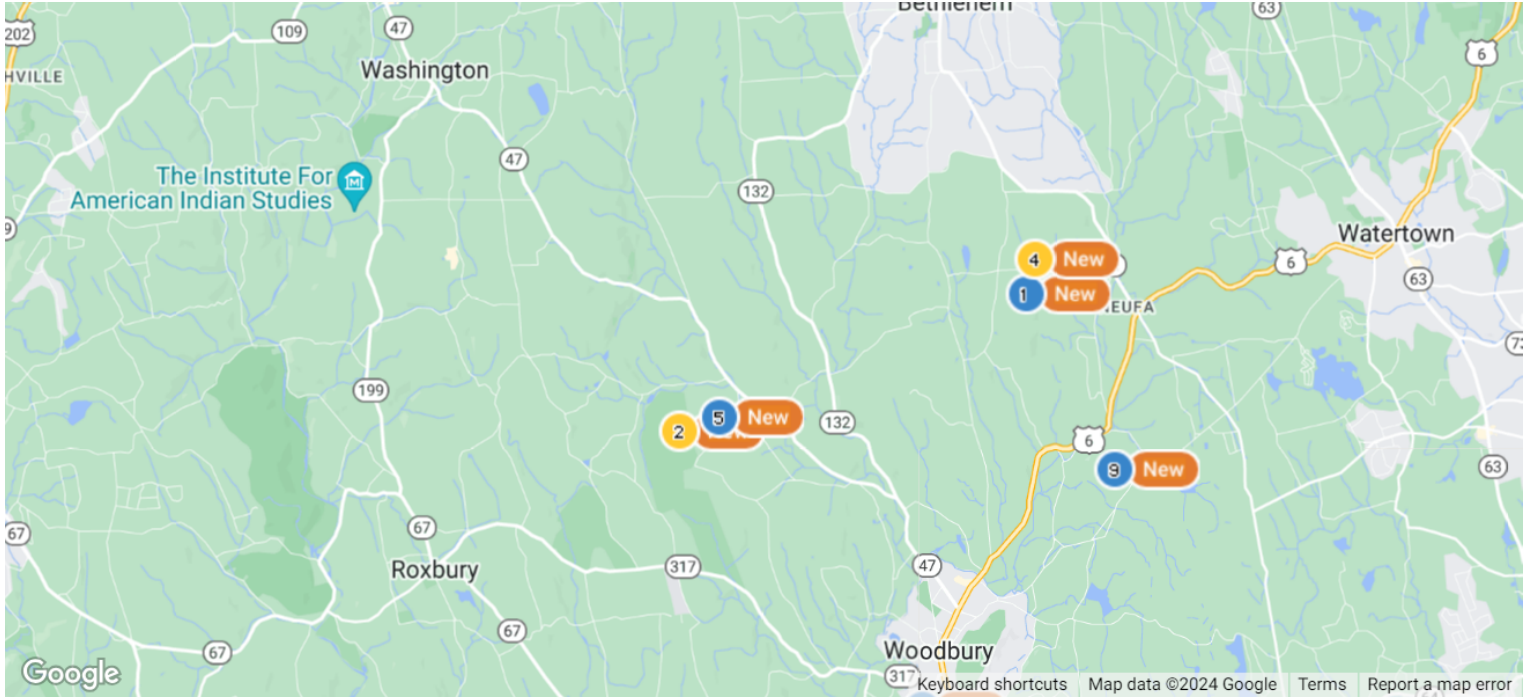
# Market Activity Summary Stats





**Search Criteria** | **Location:** Woodbury, 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
<b>Number of Properties</b>	9	10	10	2
<b>Low Price / Value</b>	\$8,500	\$399,900	\$226,900	\$949,900
<b>Median Price / Value</b>	\$575,000	\$512,000	\$296,000	\$1,468,205
<b>High Price / Value</b>	\$949,900	\$765,000	\$600,000	\$1,986,510
<b>Average Price / Sq. Ft.</b>	\$209	\$201	\$169	\$175
<b>Median Price / Sq. Ft.</b>	\$229	\$209	\$163	\$175
<b>Average Days in RPR</b>	27	81	83	44
<b>Median Days in RPR</b>	21	85	75	44
<b>Total Volume</b>	\$4,759,516	\$5,434,900	\$3,407,900	\$2,936,410




# Woodbury, Connecticut







## New Listings: 9

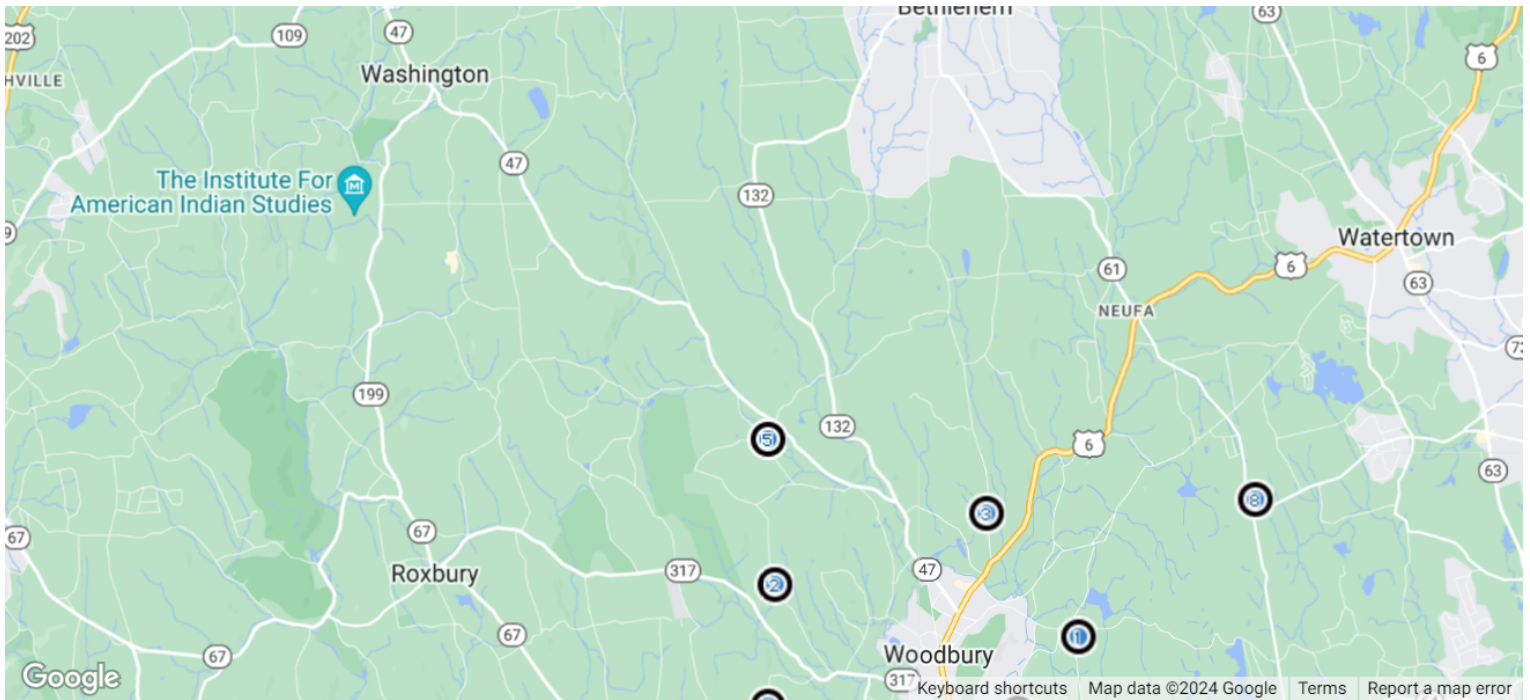
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>1 ● Active</b> • New, Active: 1/29/2024 <i>MLS ID: 170621359</i></p> <p><b>42 Timber Ln</b></p> <p><b>**MOTIVATED SELLER**</b> Privacy abounds on this beautifully maintained 4.15 acre property situated at the end of a private cul-de-sac! The home features one level living at its finest complete with 3 bedrooms and 2.5 baths. The oversized living room's centerpiece is a stone fireplace with wood insert for efficient wood heating and custom beams across the ceiling. The kitchen features a large center island, Corian countertops, and an open concept to the dining room &amp; office. The primary suite features three closets and a full bath with a soaking tub. The second and third bedrooms are oversized as well with a jack-and-jill bathroom between. The basement has potential to be fully finished, which would double the square footage of the home, and is already plumbed for an additional bathroom. Head outside to enjoy the massive 14x60 ft Mahogany deck, large backyard, and detached barn, which includes a space that may be converted into additional living space (consult with Town of Woodbury). Also features a 14,000W whole house generator.</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/3	3,224 sq ft	180,774	2006	1/29/2024	\$799,999	\$248
 <p><b>2 ● Active</b> • New, Active: 2/11/2024 <i>MLS ID: 170624111</i></p> <p><b>28 Leavenworth Rd</b></p> <p><b>STUNNING JUNE, JULY and/or AUGUST SUMMER RENTAL with POOL and TENNIS COURT</b> (with lights). Enjoy a memorable summer at this resort-style escape with newly renovated interior and incredible entertaining space indoors and out. Lovely cook's kitchen with breakfast nook opens into an expansive sun-filled room overlooking lawns, tennis court and pool. Updated bedrooms and bathrooms provide a comfortable and chic look. Long distance views and rolling, verdant lawns add to the magic of this property. Close to top restaurants, art galleries, shopping and outdoor recreation. Only 90 minutes to NYC.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/3	3,282 sq ft	435,600	1985	2/11/2024	\$30,000 mo.	\$9

## New Listings: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	3 ● <b>Active</b> • <i>New, Active: 2/10/2024</i> <i>MLS ID: 170623955</i>							
<b>5 Clubhouse Dr</b>	Condo/Townhouse/Apt.	3/3	1,538 sq ft	–	1972	2/10/2024	\$299,000	\$194
<p>Wonderful Opportunity to find a Bright and Spacious Home in popular Woodlake with multiple Updates and also it's own Attached/Under Garage AND is close to the Lake! You are going to LOVE the BOTH of the Patios with this charming END UNIT, as well as Large Deck across the Front, and the intimate, Romantic Balcony off of the Primary Bedroom Suite! Of course, aside from "Bringing the Outside In", which these features do, the Home Itself offers you the great things you've been looking for like the 3 Bedrooms, and 3 Full Baths, the Large Living Room, Open Kitchen with Stainless Appliances and the Breakfast Bar overlooking the Dining Room! In addition, you have a Main Level Bedroom (or Home Office!) with sliders to its own Patio! Once you venture upstairs, you'll find 2 Sunny Bedrooms (and 2 Full Baths), each located for Privacy on opposite sides of the home! The Primary Bedroom offers its own en suite Full Bath, and the special Balcony! On the Lower Level, you'll find the Garage, plus 2 HUGE ROOMS for STORAGE! You can NEVER have too much Storage! This home has many updates which are new or newer including WASHER/DRYER, GARAGE DOOR, STAINLESS APPLIANCES, UPDATED WINDOWS and SLIDERS, LUXURY VINYL FLOORING, CARPETING in LIVING ROOM, and offers YOU Easy Living and the Lifestyle You've Always Wanted! Don't Wait! Call TODAY!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX Right Choice</i></p>								
	4 ● <b>Active</b> • <i>New, Active: 1/19/2024</i> <i>MLS ID: 170619598</i>							
<b>29 Fawn Meadow Ln</b>	Single Family	4/3	2,571 sq ft	163,350	2022	1/19/2024	\$8,500 mo.	\$3
<p>Located in the historic town of Woodbury in close proximity to picturesque Litchfield, Washington, and Roxbury, Connecticut, The Meadow Farmhouse is a newly built, fully-furnished country home available for rent Memorial Day through Labor Day for \$25,500 (equals \$8,500/month). Outfitted with everything you need to enjoy your idyllic New England experience, The Meadow Farmhouse is the perfect place to escape the hustle and bustle of the city while relaxing and exploring the historic Litchfield Hills. Nestled in a private, serene location, luxuriate in the cedar hot tub or relax on the large back deck overlooking the meadow and mountains. With three upstairs bedrooms plus and an additional 500 sq ft bonus room the whole house comfortably sleeps 8. The house also features 2.5 bathrooms. Take advantage of the open kitchen/dining/living room floor plan for meals and entertaining, or if you prefer, head outdoors to grill. Indoor gas fireplace is both romantic and comfortable. The washer/dryer and work from home space are convenient, and the home is built with energy efficient features. Close proximity to Taft and Westover private schools and Quassy Amusement Park.</p> <p style="text-align: right;"><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	5 ● <b>Active</b> • <i>New, Active: 12/14/2023</i> <i>MLS ID: 170614378</i>							
<b>170 Sprain Brook Rd</b>	Single Family	3/3	1,921 sq ft	100,623	2015	12/14/2023	\$875,000	\$455
<p>A rare opportunity to own a newer built home in Woodbury! A short drive from the town center is this 2015 3 bedroom, 2.5 baths custom-built Cape. Overlook and listen to the relaxing sounds of Sprain Brook while enjoying your morning coffee or while dining al-fresco on the rear Trek deck. Located on a quiet road, and just steps from the brook, look forward to peaceful walks alongside the brook or grab your fishing pole and catch local trout! The peace and privacy of this home's location cannot be underestimated nor will it disappear due to the conservation easement. Another valuable feature of this property is the 20 x 16 barn just off the driveway. Use it for additional storage or continue it as a workshop. Inside the home, you will find an inviting kitchen with center island, custom-built cabinetry, and pendant lights. Alongside the kitchen is formal dining room with pocket doors for added privacy. The living room showcases exposed beams, gas fireplace, plenty of room for entertaining and access to the back deck. Lastly, on the main level is the primary bedroom suite with walk-in closet, and full bath with stall shower. Upstairs two identical bedrooms share a full bath and have plenty of closet/storage space. The basement has immense finishing potential with a small kitchenette with granite countertops, and access to another deck! Seize on the opportunity to live in a newer home with no repairs needed for years, all in Reader's Digests most charming town in CT!</p> <p style="text-align: right;"><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								

### New Listings: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>6 ● Active</b> • <i>New, Active: 2/5/2024</i> <i>MLS ID: 170622848</i></p> <p><b>253 Bacon Pond Rd</b></p> <p>This beautiful antique Colonial close to the center of Woodbury sits on over 3 acres. This home includes new kitchen cabinets and a new half bath on the first floor. To complete the kitchen and the first floor laundry is a \$5,000 credit towards appliances. Recently both the interior and exterior have been professionally repainted. Accentuating the history of this home are beautiful, refinished wide plank flooring, exposed hand hewn beams, 12 over 12 windows, two fireplaces including one with an iron crane and kettles. An amazing 900+ sq ft patio overlooks much of the property. Complementing this home is a 1,200 sq ft barn with lower-level stalls for your horses, running water, and hand hewn beams. For your smaller projects, there is also a 150 sq ft shed with electricity. A portion of the land is planted with year+/- old Christmas trees and could be yours to run as a business. Minutes to private and public schools, golf courses, public parks and riding trails, this property is a unique opportunity to own a part of Woodbury's history.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>	Single Family	4/3	2,283 sq ft	138,956	1850	2/5/2024	\$575,000	\$252
 <p><b>7 ● Active</b> • <i>REO / Bank Owned Property, New, Active: 11/16/2023</i> <i>MLS ID: 170611183</i></p> <p><b>105 Old Grassy Hill Rd</b></p> <p>Custom colonial designed by architect Moisan located at the end of a cul-de-sac on a 57 acre lot. The home has nice views and is bordered by Hesseky Meadow Pond and the Flanders Nature Center. The home has a great floor plan, 3 fireplaces, high ceilings throughout and expansion possibilities for additional sq ft in the walk up attic and basement. The property does need some work and is being sold as is.</p> <p><i>Listing Courtesy of Hunter Realty Group</i></p>	Single Family	4/5	6,978 sq ft	2,520,817	1999	11/16/2023	\$949,900	\$136
 <p><b>8 ● Active</b> • <i>New, Active: 1/22/2024</i> <i>MLS ID: 170620194</i></p> <p><b>9 Orenaug Ave</b></p> <p>For the buyer who is looking for a traditional Turn-of-the-19th-Century Colonial style home loaded with Old World Charm and steps away from Main St South, providing for an ideal location off Main St but very close to it, allowing for a lovely short walk to Main St, this is the house for you! With some exterior TLC the exterior will sparkle like the interior does! From the moment you step onto the open front porch, you will feel the charm and fall in love with both the home and the location! The interior is accented with hardwood floors, high ceilings, beautiful woodwork throughout, original pocket doors for each of the common first floor rooms and a large walk-through pantry, with original cabinetry, connecting the kitchen to the dining room. The kitchen and both bathrooms have been completely renovated and marries the best of present day amenities with the charm of yesteryear. The renovated kitchen shines with new cabinets, granite counters, farmers sink, tin ceiling, tile backsplash, stainless steel appliance pkg, pot filler faucet and hardwood floors. While the exterior needs some love, the mechanicals have been updated including the septic system (2005), furnace (2020), roof (2017), electric panel (2017) with 200 amp service. The plumbing has been roughed in to the walk-up attic should a future buyer choose to finish that area for additional living space. Seeing is falling in love so come see your new home!</p> <p><i>Listing Courtesy of eXp Realty</i></p>	Single Family	3/2	2,058 sq ft	9,147	1912	1/22/2024	\$472,217	\$229
 <p><b>9 ● Active</b> • <i>New, Active: 1/20/2024</i> <i>MLS ID: 170619869</i></p> <p><b>Kimberly Ln, Lot 8A</b></p> <p>New Construction! Cozy new cape with front porch to be built in 2024. The interior provides an open floor plan, a primary bedroom on the main level, two car attached garage, and 2/3 bedrooms/office on the upper level. Hardwood floors throughout the first floor, tile in the bathrooms, and a large family room with propane fireplace. An excellent location within 10 minute to four town centers, 5 minutes to private and public golf courses, and 5 minutes to public and private schools. Call for details.</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>	Single Family	4/3	2,111 sq ft	56,628	2024	1/20/2024	\$749,900	\$355



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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**1 Pending** • Under Contract as of 2/12/2024 *MLS ID: 170612934*  
**27 Tuttle Rd** Single Family 4/2 1,979 sq ft 178,596 12/1/2023 \$449,000 2/12/2024 \$227

Welcome to this beautiful Cape with over four acres of land nestled in the heart of Woodbury very private yet convenient to all shopping, parks, hiking trails, and antique shops. This home offers a serene and timeless escape. Main level has good size living room with woodburning fireplace. Kitchen has been updated with stainless steel appliances and granite counter tops. Gorgeous sunroom off the kitchen. There is a bedroom on main level and a full bath Mud room/laundry room complete main level. All hardwood flooring throughout the house. Second story has two good size bedrooms also has an office that can be a child's bedroom and one full bath. Plenty of build ins and closet space throughout this home. Partially finished Basement offers plenty of storage space with a woodburning stove. Newer full house generator. There are two attached garages, and two oversize detached garages/bay storage. Woodbury has been named "Most charming small town" by Readers Digest. Come and enjoy all award-winning restaurants and everything that Woodbury has to offer. Close to train stations 90 minutes to NYC.

*Listing Courtesy of Berkshire Hathaway NE Prop.*



**2 Pending** • Under Contract - Continue To Show as of 1/1/2024 *MLS ID: 170615743*  
**8 Essex Ln** Single Family 4/3 2,564 sq ft 67,082 12/20/2023 \$580,000 1/1/2024 \$226

This beautiful colonial includes a large spacious kitchen with plenty of cabinets and storage and is just waiting for new owners. Not only does it have a large attic but includes an oversized room over the two car garage with 4 windows located by stairway from the family room which could be a private office or playroom. The oversized back private deck overlooks the large level lawn for outdoor activities. Woodbury was featured in the NY Times, Reader's Digest and other publications as a great place to live with hiking trails, parks, Orenaug tower overlooking the town, sidewalks, shopping, outdoor concerts, indoor concerts, community theater, community center and so much more. Only 1/2 hr. to train station and 1 1/2 hr by car to NYC.

*Listing Courtesy of Drakeley Real Estate, Inc.*



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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3 Pending • Under Contract as of 12/22/2023 MLS ID: 170613319

**99 Flanders Rd** Single Family 3/3 2,664 sq ft 54,885 12/1/2023 \$420,000 12/22/2023 \$158

This wonderful home sits on a country road within walking distance to the town center. Enjoy the beautiful grounds with patios overlooking the large pond and your guests canoeing. The home has been completely redone with beautiful hardwood floors, gorgeous tile, an outstanding kitchen and two wonderful fireplaces. Woodbury has been featured in the New York Times, Reader's Digest and other publications as a wonderful place to live. Only minutes down the road is the library, public schools, parks, hiking trails, community center, community theater, shopping, drug store, coffee shops and reknown restaurants! Outdoor concerts in the summer and indoor concerts in the winter are terrific. The best is hiking the trail to a tower overlooking the town- what a treat! Located only 1/2 hr to the train station or 1 1/2 hrs by car to NYC.

*Listing Courtesy of Drakeley Real Estate, Inc.*



4 Pending • Under Contract as of 1/10/2024 MLS ID: 170593850

**165 Grassy Hill Rd** Single Family 3/3 3,478 sq ft 89,733 10/18/2023 \$720,000 1/10/2024 \$207

This meticulously crafted reproduction Cape is a true gem in the heart of Litchfield County. Nestled on just over 2 acres of land, this property offers a serene and timeless escape. The home boasts wide board floors and plaster walls, providing an authentic vintage feel, combined with modern comforts. With all your daily essentials on the main floor, this home offers convenient and comfortable one-level living with over 3400 square feet. The open-concept living/dining areas are perfect for entertaining, with a cozy paneled wall fireplace for those New England winters. The well-appointed kitchen features modern appliances with an expansive wall of windows. A sunroom with radiant heat provides a retreat to read a book, relax with your morning coffee or work from home. The main level includes a spacious master suite, complete with a walk in closet and en-suite bathroom. Upstairs, you'll find 2 additional bedrooms each with character and a large sitting area in the main hall. An additional 500+- sq ft unfinished room would make a great home office. Step outside to the lush, low maintenance grounds. The backyard offers endless possibilities for gardening, outdoor activities, or simply enjoying the natural beauty. This home provides a serene retreat while being conveniently located near shops, award winning restaurants, antique shops as well as being close to train stations and 90 minutes to NYC. Don't miss out on what Readers Digest named Woodbury as the "Most charming small towns"

*Listing Courtesy of Drakeley Real Estate, Inc.*






5 Pending • Under Contract as of 12/22/2023 MLS ID: 170607834

**35 Hazel Plain Rd** Single Family 5/4 4,246 sq ft 104,108 11/1/2023 \$399,900 12/22/2023 \$94

This home was built in three stages over the years with some unique history. In 1780 it was one of the first stage coach stops in Woodbury, followed by the mid section added on in the 1800's to become a boarding house. In the 1900's a third section was added with a deck for additional living space. This Home property is nicely situated in an country setting of Woodbury on 2.39 acres, has 5 Bedrooms. Currently the home is set up with family using it as a 4 efficiency apartment home ,but this home is being sold "as is " as a single family home. There are currently three kitchens and 5 bedrooms. Along side this home is a two bay with large inside work area commercial garage. It was once a Kubota tractor sale and repair shop for the area. It has office space and a bathroom. Both are in need of some repair but the possibilities for your needs with both a home and business are endless. Both are being sold "as is" and are a package deal with the commercial garage being on an added 4.75 acres for a total of 7.14 acres in a picturesque country setting in desirable town of Woodbury. Total price for both properties together \$ 399,900.00 Other listing is 170607828

*Listing Courtesy of Coldwell Banker Realty 2000*

## Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>6 Pending</b> • Under Contract - Continue To Show as of 1/30/2024 <i>MLS ID: 170603042</i></p> <p><b>24 Joshua Hill Rd</b></p> <p>Single Family 3/3 2,072 sq ft 69,696 10/16/2023 \$437,000 1/30/2024 \$211</p> <p>Nestled on a quiet country road, this peaceful retreat is situated on 1.60 acres in Woodbury, CT. This home is a perfect place for those who crave peace and tranquility of nature. This 3 bedroom, 3 full bath home, with finished lower level offers a potential in-law apartment that includes a kitchenette and private entrance. The open kitchen and dining room lead out to a private deck where you can enjoy your morning coffee in a quiet and tranquil backyard. Quietly tucked away this home is close to vineyards, top-notch restaurants, local art and shops. Five (5) minutes of downtown Woodbury and within reach of several surrounding towns. Seller to credit any potential buyer with \$1,500.00 for replacement of dishwasher and electric range. Seller to find suitable housing. Schedule your showing today and don't miss out!</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
 <p><b>7 Pending</b> • Under Contract as of 2/7/2024 <i>MLS ID: 170615767</i></p> <p><b>9 Meadow Ave</b></p> <p>Single Family 5/5 3,550 sq ft 54,450 12/21/2023 \$649,000 2/7/2024 \$183</p> <p>Wonderful opportunity to own a charming 4-bedroom New England Cape with 1 bedroom in-law or guest apartment in a quiet and convenient section of Woodbury. Built and loved by the current owners for the past 62 years. The main residence includes the kitchen, formal dining room, formal living room with pellet stove, office, two bedrooms and full bath, all on main floor. There also is a second full bath with laundry. The upper level includes two bedrooms and a full bath. The lower level includes a rec room with a fireplace and another finished room with wet bar. The wall separating the two can be removed to make one big room. The in-law is spacious and feels like a house of its own. On the main floor is a living room with hardwood, half bath, spacious eat-in kitchen with laundry, and the bedroom with full bath, built-ins, bookshelves, and walk-in closet. Upstairs is an office with full bath and den or sitting area with built-ins. The main residence is heated by a newer oil boiler and the apartment uses propane for heat, water, and cooking with 500 gallon buried propane tank. With many rooms, the house allows multiple configurations. The yard is enchanting with multiple porches, stone patios, stonewalls, gardens and plenty of lawn. Bring your dreams and ideas to make this special property your very own. Property is being sold as-is.</p> <p><i>Listing Courtesy of Klemm Real Estate Inc</i></p>								
 <p><b>8 Pending</b> • Under Contract as of 2/6/2024 <i>MLS ID: 170616882</i></p> <p><b>499 Quassapaug Rd</b></p> <p>Single Family 4/3 2,420 sq ft 96,267 1/29/2024 \$440,000 2/6/2024 \$182</p> <p>Nestled in the heart of Watertown, on the Watertown/Woodbury town line, discover a neighborhood lover's paradise offering tranquility and convenience. This rural gem is known for its immense appeal. Privately positioned with Deeded (non-developable) land behind, watershed land across the street, and distant homes ensuring your peace and privacy. Immerse yourself in the freshly painted ambiance of this home, now enhanced by a stunning NEW kitchen. This property stands out as an alluring find, presenting an incredible value proposition. Enquire with your agent to access this home, and explore how you can make this home yours today. Boasting remarkable features destined to captivate discerning buyers, the sellers have priced it competitively, reflecting their readiness to embark on their next adventure. Don't miss out on the opportunity to secure this residence at a fantastic value for a swift sale! This property ALSO has .4 acre at the end of the driveway located in Woodbury</p> <p><i>Listing Courtesy of Keller Williams Realty Prtnrs.</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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9 Pending \*Under Contract - Continue To Show as of 1/5/2024 MLS ID: 170608259

**188 Scuppo Rd**      Single Family      3/3      2,285 sq ft      100,623      11/8/2023      \$575,000      1/5/2024      \$252

Welcome to this grand colonial home that sits on almost 2.5 acres of land! As you enter, you can walk into the den on your left which can be used as an office or playroom. The den connects to the family room where everyone can come together while at home. The family room has a beautiful fireplace and opens up to the spacious kitchen with stainless steel appliances. The sliders in the kitchen will take you to the huge backyard and private deck. From the kitchen you can head to the formal dining room. The main level also includes a laundry room and powder room. Upstairs, you'll find the primary bedroom suite which has a cute nook that is perfect for your reading area. There are two additional bedrooms and bathrooms. The lower level is partially finished with enough rooms where you can have an additional bedroom, workout room, game room, or whatever best suits your needs! You'll love the backyard area which has an enclosed deck and patio. There is a huge inground saltwater pool which also has a large enough deck for patio chairs and pool furniture. This home will need a little TLC but it is a great opportunity in Woodbury. Great location for commuters, just minutes from the highway! Schedule your showing and get moved in before Spring!

*Listing Courtesy of Keller Williams Realty Prtnrs.*

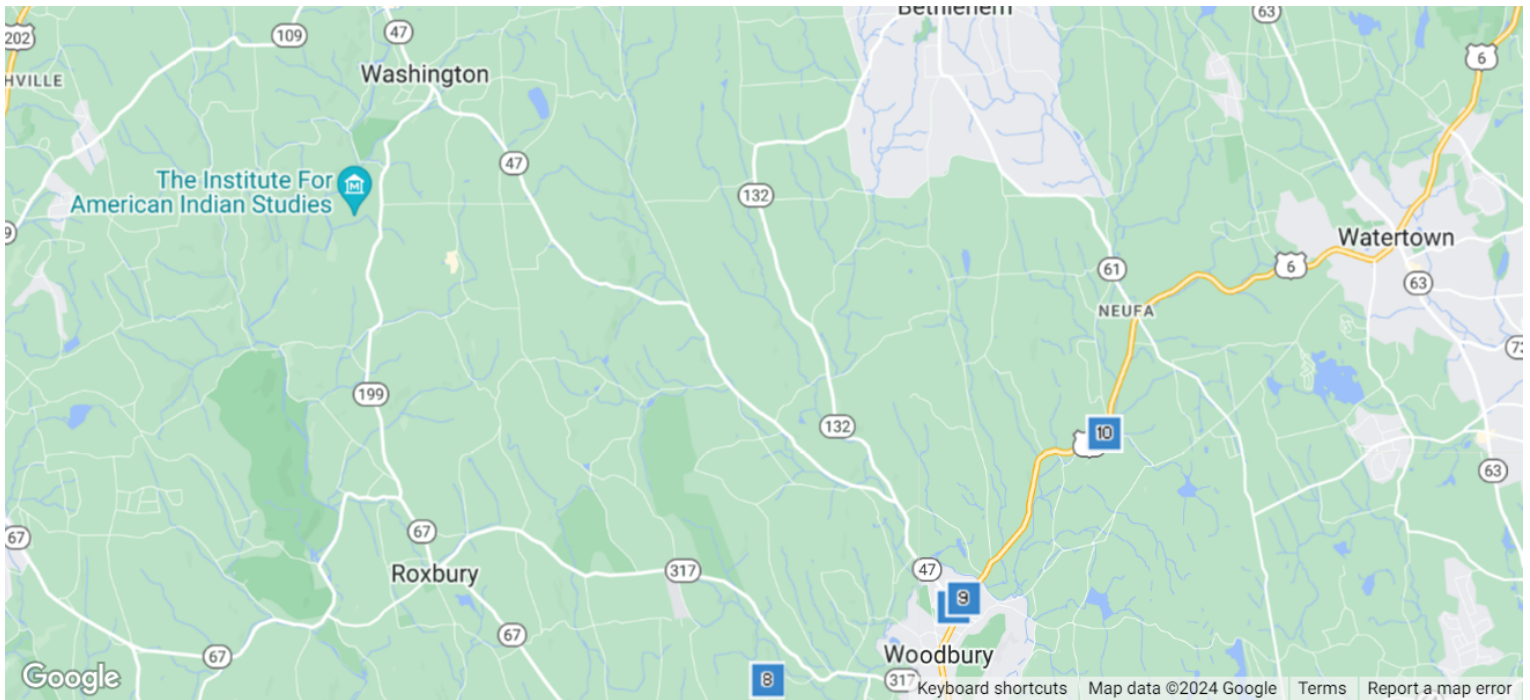


10 Pending \*Under Contract - Continue To Show as of 1/28/2024 MLS ID: 170606501



**557 Upper Grassy Hill Rd**      Single Family      4/4      2,791 sq ft      118,918      10/26/2023      \$765,000      1/28/2024      \$274

This impeccably maintained Colonial home, nestled in a coveted section of Woodbury showcases three levels of living space. Begin with a grand two-story foyer graced w/ marble flooring. The 1st level has a well-appointed office with custom built-ins, bright and spacious LR & DR that spans from front to back, and an open kitchen w/ granite counters, S.S appliances, a built-in wine cooler, and a dining area w/ natural light from windows and skylights. Adjacent to the kitchen, a sunken family room features fresh hardwood floors and an efficient new pellet stove. Beyond the dining area lies a deck with distant views and abundant privacy. The 2nd level reveals 3 generously proportioned bedrooms, including a primary suite spanning three rooms. The suite boasts Trey ceilings, Hickory floors, dual walk-in closets, a cozy sitting room, and a custom en suite bathroom with W-in closet and laundry. The 2nd 3rd bedrooms provide ample closet space and share a well appointed full bath. Descending to the lower level, a space exuding warmth and natural light extends the living area by over 900 sq. Ft. 11-foot ceilings, hickory flooring, a marble bath & steam shower, kitchen area with granite countertops, a charming built-in seating nook, and a Murphy bed for guests, this floor is an inviting retreat. French doors give access to a bluestone patio, a plunge pool, and a meticulously manicured yard. Irrigation, Generator, and surround sound complete this home. 90 min to NYC and 30 min to train.




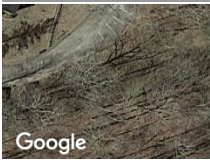
*Listing Courtesy of Drakeley Real Estate, Inc.*






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><b>1 Closed</b> • Sold Date: 1/5/2024, MLS Listing 170612725: 11/30/2023 <i>MLS ID: 170612725</i></p> <p><b>11 Boxwood Ct</b></p> <p>Condo/Townhouse/Apt. 3/3 2,388 sq ft – 1974 1/5/2024 \$291,000 \$122</p> <p>Welcome to Woodlake! Unwind in 3-bedroom/2.5-bathroom condo that seamlessly blends modern living with natural wonders. Discover the joy of living beside walking trails and a serene pond perfect for leisurely canoe rides. All there is to do is move right in! This townhouse features brand new luxury vinyl flooring, fresh paint, newer kitchen appliances, a fantastic layout for gatherings and main-floor living, but when you need more room there are 2 spacious bedrooms and a full bathroom upstairs, a large finished basement with a walkout to a patio and a garden area. The town of Woodbury is wonderful. There are many quality restaurants, historical sites, antique stores, etc. A must see, it's even better in person!</p> <p><i>Courtesy of RE/MAX RISE</i></p>								
 <p><b>2 Closed</b> • Sold Date: 11/29/2023, MLS Listing 170600293: 10/10/2023 <i>MLS ID: 170600293</i></p> <p><b>40 Clubhouse Dr</b></p> <p>Condo/Townhouse/Apt. 3/3 2,424 sq ft – 1972 11/29/2023 \$292,000 \$120</p> <p>Tucked away in the serene enclave of Woodlake, this spacious corner condo boasts views of the tranquil lake. Expertly updated in 2020, step inside to find a captivating stone fireplace, sleek hardwood floors, and generous windows that flood the space with natural light. Two elevated balconies offer scenic vistas, while a secluded patio adjacent to the kitchen serves as a space to grill outside and is a gateway to dual hiking trails. The main level bedroom has a small patio for relaxing and an adjacent full bath. Upstairs is the primary bedroom and another bedroom, both with full bathrooms. As a resident, indulge in a suite of amenities including a pool, clubhouse, tennis, and basketball courts. Surrounded by Woodlake's immaculate greenery, this condo exudes a sense of woodland retreat. Just minutes from Restaurants and Shopping in Woodbury, easy access to I-84, and all that is wonderful in Litchfield County!</p> <p><i>Courtesy of Keller Williams Realty</i></p>								


Closed: 10 (cont.)

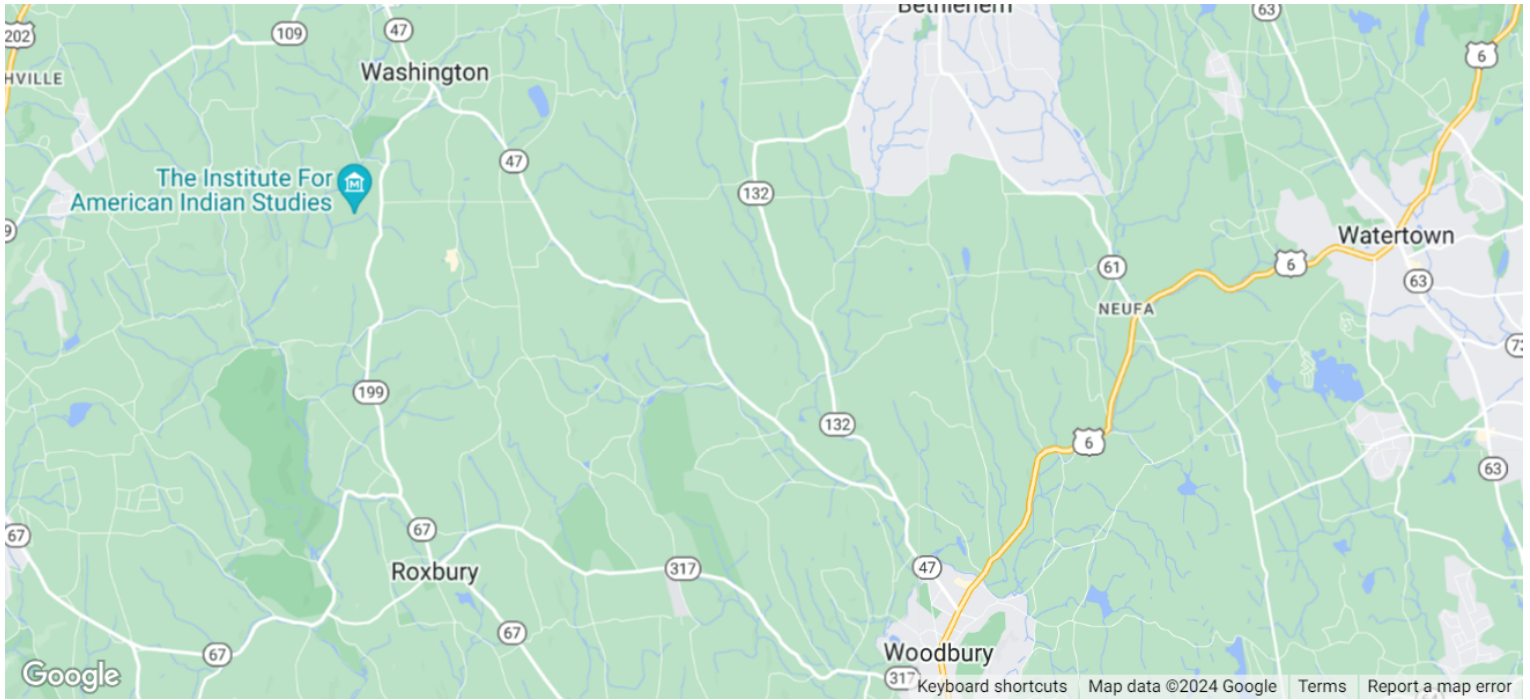
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p><b>3 Closed</b> • Sold Date: 1/19/2024, MLS Listing 170592750: 10/6/2023 <b>MLS ID: 170592750</b></p> <p><b>29 Curtiss Rd</b></p> <p>Single Family 4/3 3,045 sq ft 58,370 1800 1/19/2024 \$600,000 \$197</p> <p>Unique Vintage Post and Barn home in the heart of Woodbury, the "Antique Capitol of CT"! 4 Bedroom and 3 full baths on 1.34+/- acres with a large detached barn/2 car garage. The house exudes charm with original touches throughout like hand-hewn wooden beams and wide plank floors that still show the 200-year-old carriage tracks. Use the pulleys to lower the staircase and climb to the top of the grain silo that has been converted into a sunny breakfast nook on top, and a hidden wine cellar on the bottom (Bookcase will open the secret door!). The main floor has an entertainer's kitchen with stainless steel appliances. It also has a casual dining room, large pantry, large living room, dining room, and main floor bedroom. Walk up to the top floor to find the main suite with a full bathroom including a jacuzzi tub. A 2nd bedroom with an en suite bath also has a charming built-in window seat. The walk-out basement has a large bedroom that can also be used as a playroom or theater space. The reading nook with built-in shelving and a cozy propane fireplace are just waiting to be filled with your books! The oversized 2-car garage features even more storage and room for a shop upstairs. Explore the nature of the 1.3-acre property that now includes footpaths, a fire pit, and a slide in the peacefully wooded side yard. Home was featured in the New York Times and Circa Houses' Instagram. New septic tank (2020), new well pump (2020), new hot water heater (2020) a recently redone roof.</p> <p><i>Courtesy of W. Raveis Lifestyles Realty</i></p>								
 <p><b>4 Closed</b> • Sold Date: 11/17/2023, MLS Listing 170598051: 9/18/2023 <b>MLS ID: 170598051</b></p> <p><b>7 Lower Cmns</b></p> <p>Condo/Townhouse/Apt. 3/3 1,640 sq ft - 1980 11/17/2023 \$265,000 \$162</p> <p>Welcome to Woodlake! Spacious 3 bedroom end unit Townhouse in Woodbury. Light and bright main level open floor plan with hardwood floors throughout. Large living room with functional wood burning fireplace insert and sliders to a private patio area. Eat in kitchen includes beautiful exposed beams and dining area. Wide wooden staircase leads you upstairs to a primary bedroom suite with exposed beams, full bathroom and wall to wall carpeting. Two additional generously sized bedrooms with oversized closets, full bath with tub and laundry area complete the upper level. A partially finished full basement works wonderfully for crafting, office space, playroom or storage area. Conveniently located just minutes from downtown Woodbury and all it has to offer. Schedule your showing today!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
 <p><b>5 Closed</b> • Sold Date: 1/8/2024, MLS Listing 170605181: 10/20/2023 <b>MLS ID: 170605181</b></p> <p><b>8 Racoon Ridge Rd</b></p> <p>Condo/Townhouse/Apt. 3/3 1,467 sq ft - 2007 1/8/2024 \$320,000 \$218</p> <p>Fabulous 3 bedroom, 2.5 bath unit. Rebuilt from foundation up in 2007 by previous owner, is like no other. Gorgeous inlay wood floors, custom molding throughout, solid wood doors and tray and coffered ceilings. Living room has Walnut inlay wood floor, coffered ceiling and fireplace with granite surround. Dining room has inlay wood floors, tray ceiling and sliders to deck. Kitchen has breakfast nook with granite counters, two Viking wall ovens, Viking warming drawer, Viking electric cooktop and Subzero refrigerator. The primary bedroom with tray ceiling and ceiling fan has a full bath with honed marble tiled shower with glass enclosure and double vanity. The second bedroom has half wall of wainscoting, ceiling fan and double closet. The third bedroom has built-ins and bookshelves and was used as an office. The lower level has a partially finished room with laundry and extra storage. The additional room is perfect for storage and workshop. 50 gallon water heater replaced in 2021. Unit has central vacuum. Wonderful amenities include Radar Pond for fishing, kayaking, canoeing and ice fishing. Playscapes, nature trails, basketball courts, tennis courts, picnic area. Woodbury is known as the "Antiques capital of CT," and there's no shortage of shops and boutiques with a half dozen fun and diverse restaurants. Visit the Woodbury Brewery for music in different types of genres. 35 minutes to Brewster Train Station and 90 minutes to NYC.</p> <p><i>Courtesy of Klemm Real Estate Inc</i></p>								
 <p><b>6 Closed</b> • Sold Date: 12/11/2023, Public Record <b>MLS ID: -</b></p> <p><b>18 Tamarack Ln</b></p> <p>Condo/Townhouse/Apt. 3/3 1,488 sq ft - 1973 12/11/2023 \$226,900 \$156</p> <p>-</p> <p>Google</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.
 <p><b>7</b> <span style="color: blue;">■</span> <b>Closed</b> • Sold Date: 1/26/2024, MLS Listing 170611201: 11/17/2023 <b>MLS ID: 170611201</b></p> <p><b>13 Washington Rd</b></p> <p>Opportunity knocks! You will find this home is located in a desirable location in Woodbury, CT. Great opportunity to make it as you wish. Kitchen cabinets will be installed with appliances before the closing. Exterior painting is almost completed. . Please note there is a walk up attic which is floored and a 4th bedroom is located here. This Colonial home offers 4 bedrooms , 2 baths, loads of potential for you to make it shine! Wide board floors throughout most of the home make it add to the ch This home offers lots of oversized windows for light and bright rooms. You will enjoy all Woodbury has to offer , only minuets to walk to Main Street to enjoy walks , parades, and enjoy the many wonderful Antiques Shops to wander along the way. Lazy days at Hollow Park to enjoy concerts, enjoy the simpler way of life your looking to find right here! PLEASE NOTE THIS HOME HAS BEEN BASICALLY GUTTED AND AWAITING FOR SOMEONE TO SUPPLY LOVE AND CARE ! THERE IS NO POOL , SELLER HAD FILLED IN . THIS WILL NEED TO BE A CASH SALE , "AS IS" SELLER IS REQUESTING A FAST CLOSING. INSPECTIONS ARE FOR BUYERS OWN INFORMATION.</p> <p style="text-align: right;"><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/2	2,085 sq ft	24,829	1829	1/26/2024	\$285,000	\$137
 <p><b>8</b> <span style="color: blue;">■</span> <b>Closed</b> • Sold Date: 1/30/2024, MLS Listing 170574341: 6/8/2023 <b>MLS ID: 170574341</b></p> <p><b>116 Grassy Hill Rd</b></p> <p>As you step inside this impressive home, you'll be immediately captivated by its stunning features and thoughtful design. The kitchen, a true focal point of the home, boasts a spacious layout and modern conveniences, such as an island that provides additional workspace and serves as a gathering spot for family and friends, steel appliances, which add a sleek touch while making meal preparation a breeze, and the abundance of gorgeous cabinetry that offers ample storage. Adjacent to this exceptional kitchen are two additional rooms, perfectly suited for home offices. Whether you work remotely or need a quiet space for study, these rooms provide a dedicated workspace. Another delightful feature of this home is the enclosed porch. This versatile space can be transformed into a cozy reading nook, a play area for the kids, or a serene spot to savor your morning coffee. Its large windows fill the space with natural light, creating an inviting atmosphere for relaxation and enjoyment. You can even take advantage of the basement for extra living space. It just needs some carpet to be completely finished! The well-appointed bathrooms feature modern fixtures and sleek finishes, providing a spa-like experience, especially the primary bedroom en-suite. Situated within a quiet neighborhood but close to Route 6 with all the amenities you'll need, you get to experience the balance of privacy and convenience.</p> <p style="text-align: right;"><i>Courtesy of eXp Realty</i></p>	Single Family	4/4	3,148 sq ft	111,078	1986	1/30/2024	\$518,000	\$165
 <p><b>9</b> <span style="color: blue;">■</span> <b>Closed</b> • Sold Date: 1/8/2024, MLS Listing 170599263: 9/21/2023 <b>MLS ID: 170599263</b></p> <p><b>57 Main St N</b></p> <p>This circa 1769 Main Street North home is located on beautiful main street Woodbury and includes a barn with attached shed and a private level lawn. It is in the historic district which has 5 churches within one mile on the same side of the road and all access through the town. The sidewalk takes you to antique shops, art gallery, drug store, grocery store, library, grammar and middle schools, activity building, community theater, the Glebe House, veteran's park, the gazebo on the town green and easy access to the tower overlooking the town! Enjoy the LeRoy Anderson museum and the concerts in the town park and churches. Best of all are the terrific renown restaurants and coffee shops. This home has been in the same family for many many years and it includes beautiful wide board floors, 3 bedrooms, large living room with fireplace and a small family room that was once used as a commercial kitchen. The barn has a back shed that holds your car and the barn itself is two story. The New York Times in the Sunday Living In section referred to Woodbury as Peace, Quaint Beauty and a Sense of History, the Reader's Digest called it the best small town in Connecticut and The Connecticut Magazine just featured beautiful historic Woodbury. Located only 1 1/2 hrs to NYC and 1/2 hr to the train. I-84 is just 10 minutes away and hospitals, doctors, gyms, golf, hiking trails and playgrounds are close. This home needs much updating but sits near beautiful homes.</p> <p style="text-align: right;"><i>Courtesy of Drakeley Real Estate, Inc.</i></p>	Single Family	3/2	1,576 sq ft	21,780	1769	1/8/2024	\$310,000	\$197

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	10 <span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span>	* Sold Date: 12/15/2023, MLS Listing 170599833: 9/22/2023 <span style="float: right;">MLS ID: 170599833</span>						
<b>1053 Main St N</b>	Single Family	3/2	1,368 sq ft	53,578	1920	12/15/2023	\$300,000	\$219
<p>Rare opportunity! Originally constructed in 1920, this Cape Cod-style single-family house in Woodbury, CT underwent extensive renovations down to the studs in 2014. With 3 bedrooms, 2 full bathrooms, and a well-appointed kitchen, it offers a cozy and welcoming retreat. You'll appreciate the convenience of a detached two-car garage and the easily accessible, GPS-friendly location. This picturesque setting in Woodbury provides a peaceful ambiance while being close to local amenities.</p> <p style="text-align: right;"><i>Courtesy of William Raveis Real Estate</i></p>								



Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 <span style="color: red;">■</span> <b>Off Market</b> • Notice of Lis Pendens <i>MLS ID: -</i></p> <p><b>59 Hillside Rd</b></p> <p>-</p>	Single Family	4/7	9,296 sq ft	152,024	-	12/9/2023	Notice of Lis Pendens	
 <p>2 <span style="color: red;">●</span> <b>Active</b> • REO / Bank Owned Property, New, Active: 11/16/2023 <i>MLS ID: 170611183</i></p> <p><b>105 Old Grassy Hill Rd</b></p> <p>Single Family</p> <p>4/5</p> <p>6,978 sq ft</p> <p>2,520,817</p> <p>\$949,900</p> <p>11/16/2023</p> <p>11/16/2023</p> <p>REO / Bank Owned Property</p> <p>Custom colonial designed by architect Moisan located at the end of a cul-de-sac on a 57 acre lot. The home has nice views and is bordered by Hesseky Meadow Pond and the Flanders Nature Center. The home has a great floor plan, 3 fireplaces, high ceilings throughout and expansion possibilities for additional sq ft in the walk up attic and basement. The property does need some work and is being sold as is.</p> <p><i>Listing Courtesy of Hunter Realty Group</i></p>	Single Family	4/5	6,978 sq ft	2,520,817	\$949,900	11/16/2023	11/16/2023	REO / Bank Owned Property



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- This report has been provided to you by a member of the NAR.



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