

MARKET ACTIVITY REPORT

# Dix Hills, New York



Presented by

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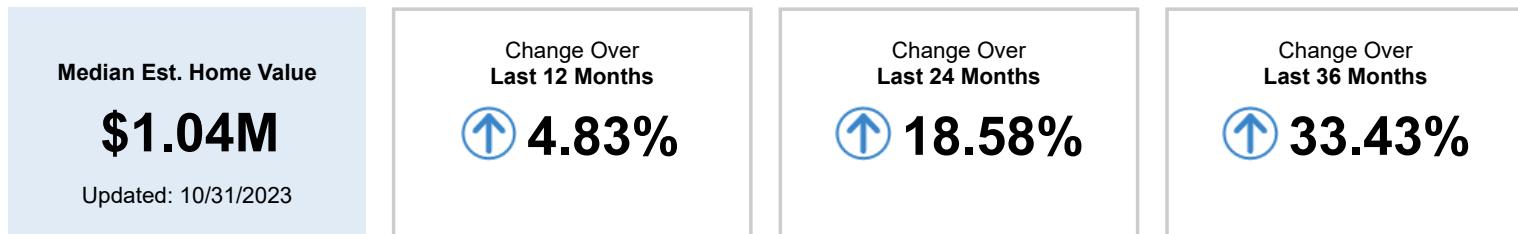
# Dix Hills, New York

## Market Snapshot: Estimated Home Values



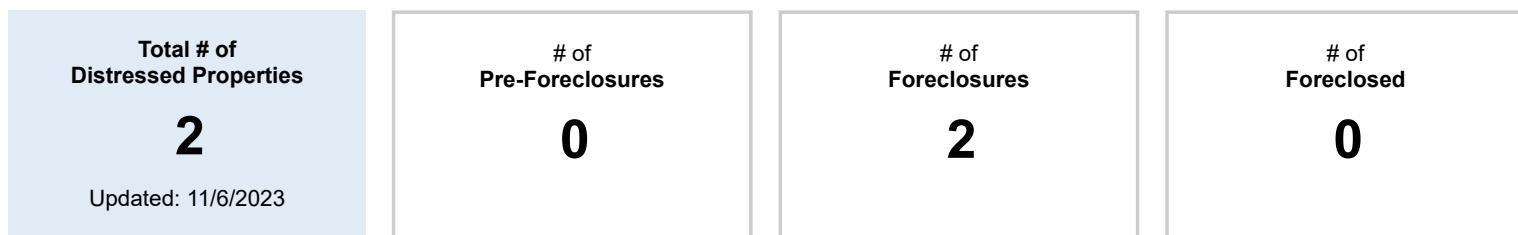
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

## 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 11/6/2023.*

## Market Snapshot: Sales Price

Median Sales Price

**\$990K**

Updated: 9/30/2023

Change Over  
Last Month **14.29%**Change Over  
Last 3 Months **3.66%**Change Over  
Last 12 Months **4.76%**Change Over  
Last 24 Months **11.99%**

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

## Market Snapshot: List Price

Median List Price

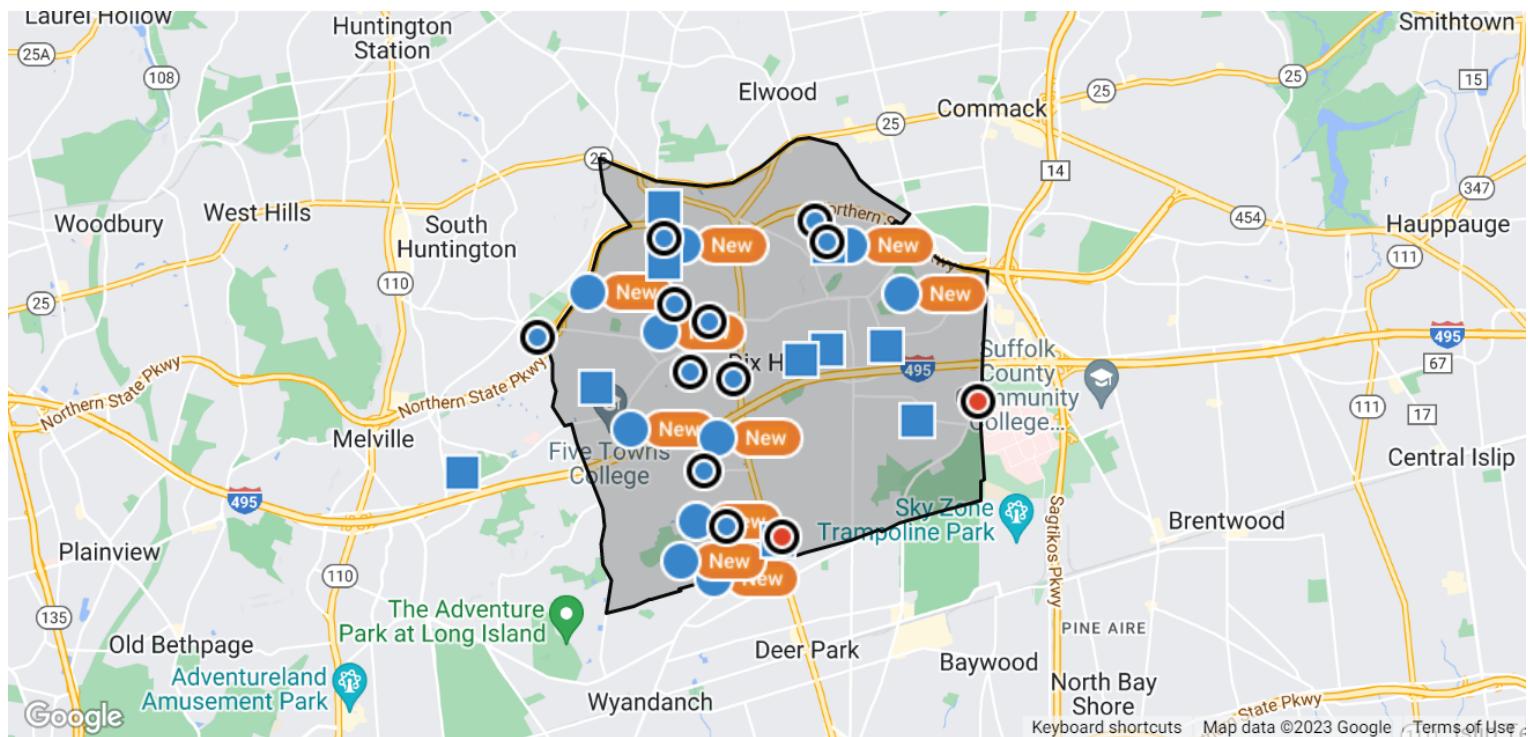
**\$1.24M**

Updated: 9/30/2023

Change Over  
Last Month **10%**Change Over  
Last 3 Months **12.55%**Change Over  
Last 12 Months **12.5%**Change Over  
Last 24 Months **33.5%**

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

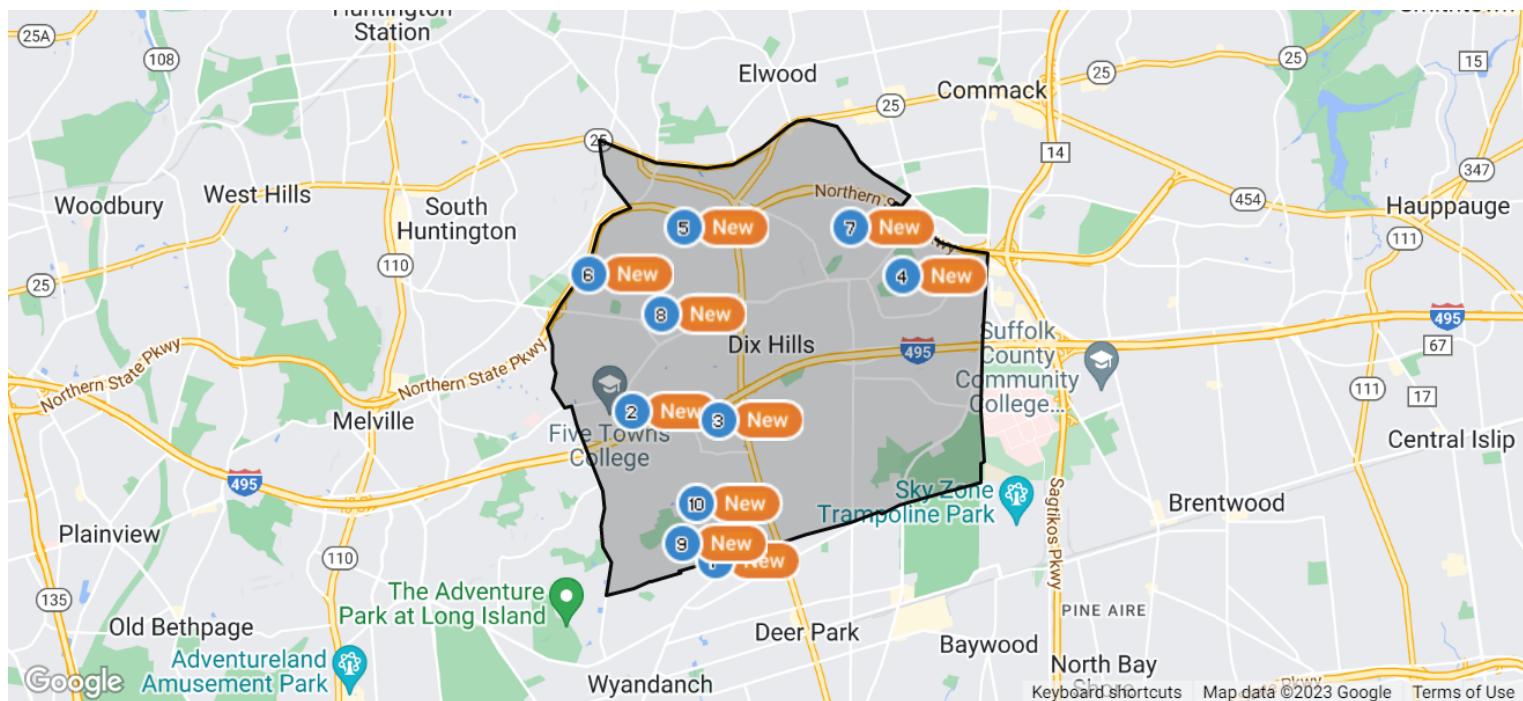
# Market Activity Summary Stats



**Search Criteria** Location: Dix Hills, New York; 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>	10	10	10	2
<b>Low Price / Value</b>	\$825,000	\$675,000	\$875,000	\$399,900
<b>Median Price / Value</b>	\$1,099,500	\$1,149,000	\$1,175,000	\$596,450
<b>High Price / Value</b>	\$3,250,000	\$2,488,000	\$1,900,000	\$793,000
<b>Average Price / Sq. Ft.</b>	\$297	\$439	\$317	–
<b>Median Price / Sq. Ft.</b>	\$356	\$444	\$317	–
<b>Average Days in RPR</b>	38	59	113	72
<b>Median Days in RPR</b>	36	51	109	72
<b>Total Volume</b>	\$14,107,987	\$12,979,000	\$12,554,999	\$1,192,900

# Dix Hills, New York



## 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.
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1 ● Active \*New, Active: 9/5/2023 MLS ID: 3502179

39 Arcadia Dr

Single Family

6/5

10,625 sq ft

10,625

1966

9/5/2023

\$999,997

\$94

Welcome to 39 Arcadia, a beautifully maintained 6 Bedroom 2.555 Bath residence nestled in the cul de sac in the heart of Dix Hills, NY. This property boasts ample living space ideal for family gatherings and entertaining guests. Conveniently located, 39 Arcadia is just minutes away from shopping, dining, schools, and public transportation. Experience all that Dix Hills has to offer!

*Listing Courtesy of Signature Premier Properties*



2 ● Active \*New, Active: 11/4/2023 MLS ID: 3514791

62 Fox Ln

Single Family

5/5

5,000 sq ft

45,302

1979

11/4/2023

\$1,788,000

\$358

62 Fox Lane is an exceptionally beautiful home situated on a flat one acre lot in the desirable Dix Hills neighborhood. Conveniently located just minutes from the LIE, schools, shops, This spacious home features 5 bedrooms, 4.5 bathrooms, extra large living spaces for entertaining and family gatherings. You are welcomed in to this colonial home showcasing a center hall staircase leading upstairs to 4 bedrooms, the primary ensuite and bonus room perfectly situated for a home office or gym. The large primary bedroom boasts two walk-in closets, large bathroom with both a shower and an oversized tub. Downstairs you will find a large eat-in gourmet kitchen with granite counter tops, top of the line appliances and open floor for easy access to the dining room, den and living room with wood-burning fire place. Many new upgrades in this home including bathrooms, toilets, sinks, freshly sanded hardwood floors, new appliances. The basement is also fully finished with a wet bar for added entertainment. This property also has a very large, private backyard with an inground saltwater pool, a deck and many amenities perfect for entertaining.

*Listing Courtesy of Thomas V Pillari*

## 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.
	3 ● Active *New, Active: 10/28/2023 MLS ID: 3513393							
15 Talon Way	Single Family	4/3	3,000 sq ft	43,560	1987	10/28/2023	\$1,150,000	\$383
Trick or treat! This is your Halloween Treat, much better than candy! Meticulously maintained and beautifully renovated Stately Colonial in a private cul-de-sac. Prestigious Half Hollow Hills Schools. One acre lot. 2 car garage. Huge entry foyer. Eat-in-kitchen features brand new appliances, granite counters, glass-tile backsplash. Family room with wood burning fireplace and brand new mirrored sides; sliders to large flat property. Large deck. Updated flooring throughout most of the house, new windows, roof approx. 15 years old. Freshly painted. Professionally landscaped with specimen trees & shrubs, inground sprinklers. Hi-hat lighting. Central air (2 Zones). Taxes listed without the STAR exemption.								
	<i>Listing Courtesy of Your Home Sold Guaranteed Rlty</i>							
	4 ● Active *New, Active: 8/29/2023 MLS ID: 3500887							
63 Randolph Dr	Single Family	5/4	3,663 sq ft	21,780	1967	8/29/2023	\$1,299,990	\$355
This Wonderful Village on The Hill Colonial Offers 5 Bedrooms, 2 Full Baths, 2 Half Baths, Large Den With Wood Burning Fireplace, Extended Eat-In-Kitchen, Living Room, Dining Room, and a First Floor Bedroom. There are Hardwood Floors Throughout The First Two Floors, Gas Heat, and CAC. There is a Full Basement With Access To The Two Car Garage. The Property is Fully Fenced and Has An In Ground Pool. Come Take A Look and Make This Large Colonial In The Commack School District Your Own.								
	<i>Listing Courtesy of Signature Premier Properties</i>							
	5 ● Active *New, Active: 10/4/2023 MLS ID: 3508342							
5 Woodedge Dr	Single Family	3/3	-	37,897	1953	10/4/2023	\$899,000	
Best deal in town!!!! Location Location Location nestled in the heart of Dix Hills ( Caledonia area ) . LOW TAXES. Split 3 bedroom 3 full baths with a private studio perfect for extended family with separate thermostat. Hardwood flooring throughout !!!! According to Niche.com, #1 school district in Suffolk county , #5 in New York State and ranked 14 out of 11000 districts nationwide . Full attic part finished with walk up steps , ideal space for playroom / office. . Finished part basement with full bathroom.and separate thermostat. 2.5 cars garage. Andersen windows . Nearly New Roof . shy of 1 acres .Picturesque park like property!!!! so much more!!!								
	<i>Listing Courtesy of Realty Masters North Shore</i>							
	6 ● Active *New, Active: 10/31/2023 MLS ID: 3513677							
639 Caledonia Rd	Single Family	3/2	-	43,560	1957	10/31/2023	\$825,000	
This meticulously maintained ranch-style home is located in the heart of Dix Hills in the renowned Half Hollow Hills School District and is perfectly situated on 1 glorious acre. Set back from the road and sitting proudly at the end of a long multi-car driveway, this nicely sized 3 bedroom home boasts 2 full bathrooms, an attached 2 car garage and a full basement. The serene 1 acre property allows for plenty of room to entertain, to play or simply to relax! The 1000 gallon fish pond (with a waterfall) is filled with an array of beautiful and vibrant fish and adds to the peaceful and calm environment. This home also features central air conditioning, a home security system, hard wood floors, a new above ground oil tank and a new boiler. Signal Hill Elementary School, West Hollow Middle and Half Hollow Hills High School East. This home is centrally located near schools, transportation, shopping and restaurants!								
	<i>Listing Courtesy of Coldwell Banker American Homes</i>							

## 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.
7 ● Active • New, Active: 9/8/2023 MLS ID: 3502895 <b>28 Stepping Stone Cres</b>	Single Family	4/4	-	43,560	1972	9/8/2023	\$1,998,000	



7 ● Active • New, Active: 9/8/2023 MLS ID: 3502895  
**28 Stepping Stone Cres**

Redefining Expectations in this Highly desired Crown Jewel Ranch in the Imperial Gardens Community. 4/5 bedrooms for extended family. Impressive scale in architecture design reflects amazing ceiling effects. Stately centre hall entry, Cathedral Fire-lit Great room With custom Windows looking out to a paradise of privacy and green. Brazilian Cherry, red oak flooring with Maple Inlays. Precision patterned laid granite flooring throughout. French doors, detailed crown mouldings, Kitchen unparalleled in size and design. All new Kitchen Aid appliances, 1-1/2 inch custom edged finished granite counters, titanium sink, true fan hood, Sub Zero, dining peninsula, custom cabinetry and a eat in area with an oversized bay window and country club view. Primary on main fit for royalty in this double room, double walk ins, sitting boudoir for lounging or personal office/exercise space. En suite features an elegant jet soaker tub area, bidet, private shower, double sinks. Gorgeous Tumble marble, porcelain and ceramic all updated baths and a Cabana surprise. Oversized bedrooms and a forth bedroom on the other side of home for guests/ Mom with private full bath. Massive oversized garage, dare to bring 3 cars here and enter into a finished lower level with private office, bath, sauna, gym and media. Country club back yard features a full entertainment cabana and an oasis of luxury surrounded by specimen trees and shrubs with a gunite heated luxurious swimming pool to never want the Hampton's when its right here in this Rare Oversized Ranch home, unmatched in the community. Commack schools, highways, shopping, transportation all at your finger tips. Come home to total Luxury and move right in this pristine pride of ownership residence

*Listing Courtesy of Howard Hanna Coach*



8 ● Active • New, Active: 9/28/2023 MLS ID: 3507353  
**7 Derri Ct**

The Family HOME you've been waiting FOR is waiting for you! Stunning Custom Built (2000) colonial majestically sitting in the center of The Best Little Secret in Dix Hills. This lovely and expansive colonial boasts 10' ceilings throughout the main floor, including more than 20' in the GRAND & Inviting family room with floor-to-ceiling windows offering the most spectacular views of your private sanctuary. Meticulously landscaped acre with specimen plantings & continuous blooms providing year-round beauty AND Privacy PLUS Resort-style pool area w/BRAND new Pavilion & entertaining area. Enjoy that SAME view from your kitchen table- framed with two pairs of 8' Sliders plus 4 MORE 7' windows, ALL topped with CUSTOM Transoms & draped in elegance. This custom kitchen is truly the HEART of this home where EVERYONE gathers comfortably. LARGE counter height granite center island and GENEROUS cabinetry EVERYWHERE! All high-end appliances (see detail sheet): NEW double wall oven, NEW 6 burner stove top, built-in desk, pantries, and MORE cabinets! Lovely Butlers Pantry provides glass cabinetry, deep drawers, granite counters, sink & a 2nd Bosch dishwasher, leading you to the Large & Regal Formal Dining Room. There is a large bedroom on the main floor, w/full ensuite bath and a private door to the deck. SIZABLE laundry room with YES-MORE cabinets and closet PLUS a stainless sink w/water filter and ALKALINE water! Closets are EVERYWHERE! Storage is your friend, and it is ABUNDANT! Two separate staircases bring you to your remaining bedrooms & baths PLUS access to a GIANORMOUS ATTIC space! Wait, there's MORE--what completes this loving FAMILY HOME is a FULL FINISHED walk-out lower level with double sliders to THAT BEAUTIFUL yard! A second FULL kitchen, two living rooms w/GIANT TVs, FULL granite bar with lovely wood finishes AND mini fridge/wine cooler, SINK & ice maker! Enjoy great mirrored gym area and 2 EGRESS windows on either side of LL. Utility room offers MORE storage, and then there is A LARGE STORAGE ROOM for "everything else"! Music is EVERYWHERE in this happy home- OUTSIDE TOO! TESLA charging Sta, This WARM & Inviting home was built with the BEST of EVERYTHING in its construction(see details) & even MORE with its HEART! This is truly Home Sweet Home....GROW your family here and GROW OLD with your family here! \*\*Horse (see photos) not included\*\*

*Listing Courtesy of Keller Williams Points North*

## 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.
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9 ● Active \*New, Active: 10/5/2023 MLS ID: 3508591

**38 Scott St**

Single Family

4/3

–

10,454

1970

10/5/2023

\$849,000

This Updated Colonial style home has a great mid-block location and many new updates throughout. This home offers 4 generous-sized bedrooms and 3 fully updated bathrooms. Light & bright Eat-in Kitchen with stunning features, such as ice-grey glass mosaic backsplash tiling, Quartz countertops, and a large freestanding center island with stunning glass fixtures. The appliances are stainless steel and include top-of-the-line brands. A large bay window resides between the kitchen and dining area, overlooking your side yard with an English garden and Pennsylvania Dutch stonework with a rock wall, perennials, and pines. As we walk through the back of the home, we enter the family room with a white-washed brick wood-burning fireplace with sliders that open to your backyard with two brick patios to create the perfect outdoor escape. The first-floor laundry hook-up and a den with access to the backyard could be converted into a primary bedroom. Moving upstairs, your Primary bedroom has a full bath and walk-in closet. A conveniently located center hall linen closet with an additional newly renovated bathroom and 3 bedrooms completes your upstairs floorplan. Home Owners Notes: New Front Door, Updated Central AC (2020), New Roof (2018), New Combo Gas Burner / HW Heater ( Noritz 2021), 2 Zones of Heat, Vinyl Flooring in the basement, 1 Car Garage, and more! Zoned for the top-ranked Half Hollow Hills School District. Centrally located in Dix Hills near LIRR, LIE, N and S. State Parkways. South 20 minutes to award-winning Robert Moses Long Island Beach.

*Listing Courtesy of Keller Williams Points North*



10 ● Active \*New, Active: 9/1/2023 MLS ID: 3501556

**40 New Jersey St**

Single Family

4/3

–

16,988

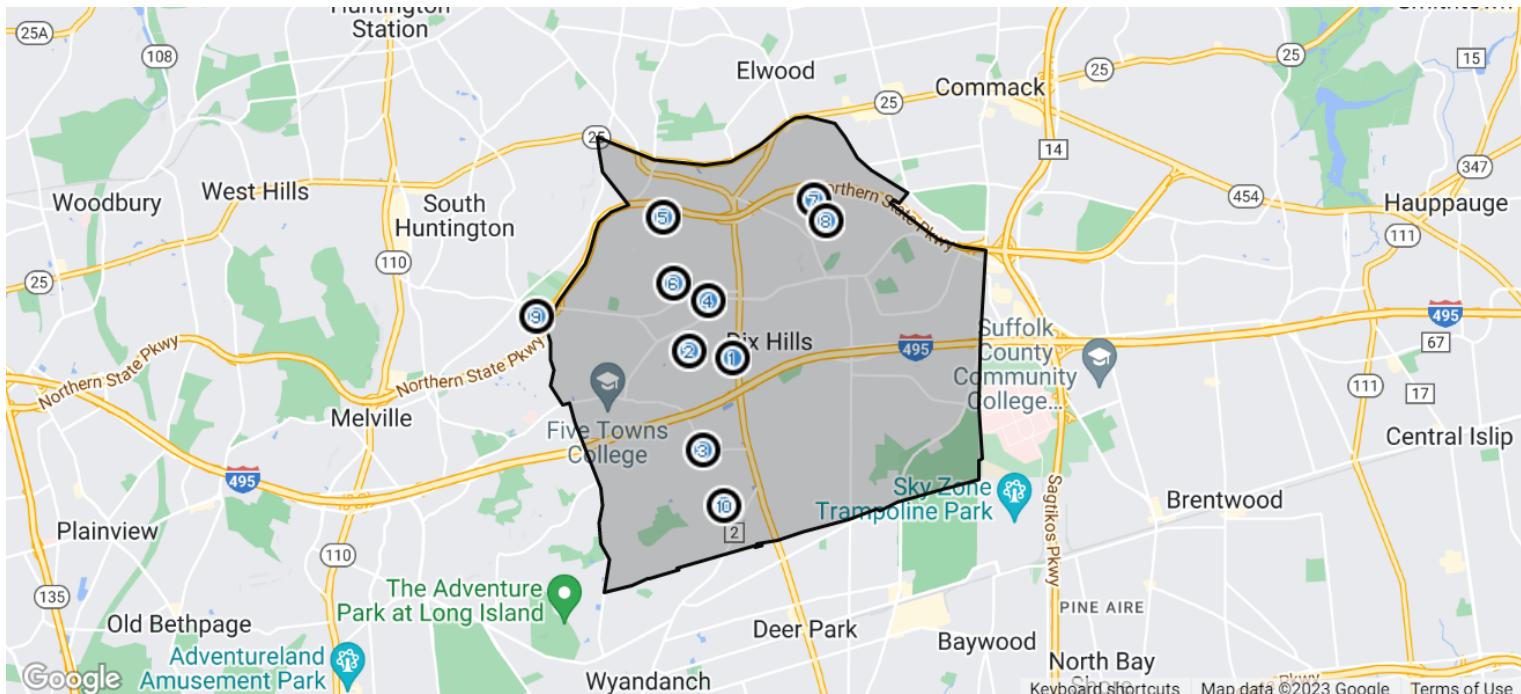
1974

9/1/2023

\$1,049,000

Location. Location, Location. This 4 bedroom (could easily be a 5 bedroom) home welcomes you with its wide front wrap around porch with over hang to sit and enjoy the privacy that it avails you. Enjoy living on a private end block all your own! This 2400 Sq Ft home has open concept dining/living room to entertain a huge gathering! 4 Bedrooms upstairs and 2 baths, one is totally new! Updated kitchen with beautiful cherry wood cabinets, granite counter tops and stainless steel appliances with plenty of room for a big kitchen table or you could put an island! Beautiful hardwood floors throughout. And for convenience there's a laundry room on the second floor. Perfect for extended family with a huge den on the main floor with a side door that could be a main floor bedroom, perfect for mom! Oversized 2 1/2 car garage with large loft overhead. The backyard is an oasis, complete with coy pond, 12 foot, heated gunite swimming pool with a slide to suit even the adults. The pool also has a stunning water fall. Truly an entertainers delight! Complete with wet bar and ample seating with convenient overhead retractable awning. Room for MOM! So much more to see! Don't miss this great opportunity.

*Listing Courtesy of Branch Real Estate Group LLC*



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 \*Pending as of 9/5/2023 MLS ID: 3500314

6 Tiana PI

Single Family

5/3

-

43,560

8/25/2023

\$1,925,000

9/5/2023

Beautiful Recently Renovated in 2023 Post Modern on Flat Acre in Prime Dix Hills! This Home features a 2 story Grand Entry Foyer with Elegant Millwork & Grand Staircase to second floor living. In total the Home features 5 BR 3 Bath Open Floor Plan w/ Gourmet Chefs Kitchen, White Quartz Counter tops, High End Appliances. Formal Living Room, Music Room and inviting Den and Sunroom with gas Fireplace. Custom Birch Flooring and Ceramic flooring throughout. It also has a Guest Suite with Separate Bath. The home is energy efficient and has Smart capabilities with Jani & Sonos systems to control Audio & Lighting. 2nd Floor features 3 oversized Bedrooms and the Grand Primary Suite w/office, custom closets & rear Balcony overlooking Country Club Yard with Heated Salt Water Pool, Waterfall & Hot Tub. Professional Deco Turf Tennis Court / Sports Court w/Stadium lighting. Outdoor Living features a Beautiful Pool House with covered Patio, 2 Professional Grilling area with Granite Bar tops! This is an Entertainers Paradise! Highly Awarded Half Hollow Hills SD #5., and Truly a Must SEE!!!

Listing Courtesy of Nest Seekers LLC

## Pending: 10 (cont.)



2 Pending \*Pending as of 11/1/2023 MLS ID: 3508722

**16 Capel Dr**

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
Single Family	3/3	2,185 sq ft	43,560	10/5/2023	\$895,000	11/1/2023	\$410

Introducing Your Dream Home: A Charming 3-Bedroom Ranch on 1 Acre of Tranquil Bliss Nestled on a generous 1-acre wooded lot, this timeless 3-bedroom, 2.5-bathroom ranch home presents a rare opportunity to embrace the best of both worlds: classic charm and modern convenience. The home has been lovingly maintained, exuding a pristine cleanliness that welcomes you home. As you step inside, the open concept living space unfolds before you. The main floor boasts an inviting eat-in kitchen, an elegant formal dining room, and a cozy formal living room adorned with a skylight and a wood-burning fireplace. The generously-sized family room is perfect for gatherings and relaxation. With three spacious bedrooms and 1.5 bathrooms on the main level, you'll find comfort and convenience at every turn. But the true magic awaits below in the finished basement-a versatile space that includes a sizable recreational room, an extra bedroom or office, and a full bathroom. Need storage space? The large unfinished storage area ensures you'll have room for all your belongings. Step outside onto the wooden deck, where your private, wooded backyard beckons. The lush natural surroundings provide a sense of tranquility and privacy that is simply priceless. Whether you wish to embrace the woods or clear the lot to suit your preferences, the choice is yours. Parking is a breeze with the lengthy driveway leading to a spacious two-car garage. And for families with education in mind, you'll be thrilled to know that this property falls within the prestigious Half Hollow Hills school district. One more delightful surprise-the exceptionally low property taxes in this sought-after area, which can make your dream of homeownership a reality. Don't let this opportunity slip away. With a touch of personalization and a vision for the future, this charming ranch can be transformed into your forever home. Schedule a showing today and embark on the journey of making this exceptional property your very own. Your slice of serenity and style awaits!

*Listing Courtesy of BERKSHIRE HATHAWAY*



3 Pending \*Pending as of 10/21/2023 MLS ID: 3509570

**544 Half Hollow Rd**

Single Family	4/3	-	43,560	10/10/2023	\$749,000	10/21/2023
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Nestled in the beautiful community of Dix Hills, in the Half Hollow Hills West school district, this spacious ranch style home offers a rare opportunity to create your own masterpiece. Situated on a large one-acre lot, this residence has 4 bedrooms and 3 full baths, including a primary bedroom with attached full bath, ensuring plenty of space for family or guests. The living room, formal dining room, and eat-in kitchen provide flexible space for hosting gatherings, and an opportunity to add your personal touch. The den features a wood-burning fireplace, adding warmth and character. A three-car garage and a dedicated laundry room provide convenient storage solutions, enhancing the functionality of the home. The large slate and brick patio is an ideal spot for outdoor dining, entertaining, or simply enjoying the serene surroundings. This property presents an exceptional opportunity for builders or those with a passion for renovation to craft their dream home. With its fantastic location, spacious layout, and endless potential, it's an excellent investment opportunity for those looking to customize and create their ideal living space in the charming community of Dix Hills.

*Listing Courtesy of Daniel Gale Sotheby's Intl Rlty*

## 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.
	4 ● Pending <small>*Pending as of 10/21/2023 MLS ID: 3497909</small>	Single Family	6/6	5,600 sq ft	43,560	8/14/2023	\$2,488,000	10/21/2023
<b>383 Vanderbilt Pkwy</b>								
<p>Nestled within the sought-after neighborhood of Dix Hills, this exceptional custom-built luxury colonial, constructed in 2018, stands as a true testament to refined craftsmanship and timeless elegance. Boasting an expansive 5,600 square feet of livable space, this residence stands proud on an acre of land, offering a harmonious fusion of architectural magnificence and modern luxury. Elegance welcomes you from the moment you step inside. An open and inviting airy ambiance greets you with 10-foot ceilings on the first floor and 9-foot ceilings on the second. Designer coffered ceilings adorn the living spaces, while 5-inch wide red oak hardwood floors exude warmth and elegance. A culinary haven awaits within the chef's kitchen. An oversized island takes center stage, complemented by custom inlay cabinetry with soft-closing doors and drawers. Silestone countertops and Viking Energy Star stainless steel appliances complete the ensemble, offering both functionality and style. Three designer gas fireplaces offer cozy focal points, while the master suite boasts a luxurious double-sided fireplace that graces both the sleeping and sitting areas. The exquisite master wing is a sanctuary of luxury, featuring a Juliet balcony that invites you to enjoy the outdoors. The 1,228 square foot master wing boasts a sitting area, a lavish master bath, and a sprawling custom-designed master walk-in closet, a true haven of tranquility. Step outside to the sprawling backyard that beckons relaxation and recreation. The landscape package includes an underground irrigation system, maintaining the lush greenery year-round. The 3-car attached garage with insulated doors, and epoxy floors provide ample space for vehicles and storage. Modern living meets cutting-edge technology in this residence. A smart front door lock, smart thermostats, smart garage doors, and a smart sound system seamlessly integrate with your lifestyle. The fiber optic conduit ensures lightning-fast internet speed, while Wi-Fi-enabled remote access to the alarm and security system provides peace of mind. Located within the esteemed Half Hollow Hills School District #5, this custom colonial offers a lifestyle of sophistication and comfort. Elevate your living experience and seize the opportunity to call this extraordinary residence your forever home!</p>								
<i>Listing Courtesy of Douglas Elliman Real Estate</i>								
	5 ● Pending <small>*Pending as of 10/23/2023 MLS ID: 3508514</small>	Single Family	5/4	4,000 sq ft	40,511	10/4/2023	\$1,850,000	10/23/2023
<b>10 Avon Ct</b>								
<p>Discover a world of timeless elegance and modern luxury in this splendid colonial home, nestled in the heart of a private cul-de-sac within Dix Hills. This residence is not just a home; it's a testament to gracious living, offering an unmatched blend of sophistication and comfort. Situated on a meticulously manicured acre of land, the property is a horticultural masterpiece, adorned with lush perennial plantings that burst into a kaleidoscope of colors year after year. As you approach, a warm welcome awaits with a full wrap-around Brazilian Redwood porch, evoking a serene countryside ambiance, perfect for relaxation or entertaining. Meticulously renovated in 2018, this home boasts a complete extension and numerous high-end upgrades, ensuring a seamless fusion of classic charm and modern convenience. With five bedrooms and four bathrooms, there's plenty of space for family and guests. The heart of the home is the brand-new chef's kitchen, featuring a double island adorned with exquisite Blue Bahia and San Remo countertops and accents. High-end appliances and an expansive pantry with a convenient roller ladder cater to every culinary desire. Adjacent to the kitchen, a generously proportioned mudroom beckons, offering not only practicality but also luxury with its dedicated dog bath. An impressive fully equipped wet bar harmonizes with the kitchen's aesthetic, creating a space ideal for gatherings and celebrations. The main floor hosts three bedrooms and two full bathrooms, providing a comfortable and convenient living arrangement. Ascend the stairs to the second floor, where the luxurious master suite awaits. It includes a capacious walk-in closet, an oversized marble master bathroom with a double vanity, and even a stackable washer and dryer for added convenience. Step outside the master suite onto a balcony overlooking the idyllic backyard—a perfect spot for private moments. An additional bedroom down the hall, cleverly designed as an office for the master suite, enhances the versatility of this remarkable home. The property features not one, but two basements, each offering unique utility. The newer basement boasts soaring ceilings, a well-equipped gym, abundant storage space, and a practical utility room. The original basement leads to a two-car garage and a downstairs laundry room, ensuring efficiency and functionality. Outdoors, this home truly shines as an entertainer's paradise. An ipe deck, jacuzzi, inviting inground pool, and cascading waterfall create a captivating backdrop for gatherings and relaxation. Moreover, this property is equipped with modern amenities, including a 20kW full house generator, central vacuum, and a comprehensive security system, providing peace of mind for your family. In Dix Hills, within the highly regarded Half Hollow Hills school district, this colonial haven offers an unparalleled opportunity to live in luxury while enjoying the tranquility of a private cul-de-sac. Your dream home awaits, where every detail has been carefully considered, and every comfort has been thoughtfully provided.</p>								
<i>Listing Courtesy of BERKSHIRE HATHAWAY</i>								

## Pending: 10 (cont.)

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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6 ● Pending \*Pending as of 9/15/2023 MLS ID: 3503281

**56 Balsam Dr**

Single Family

4/3

–

43,560

9/8/2023

\$899,000

9/15/2023

Opportunity knocks! Location Location.Location! 1 flat acre in the heart of Caledonia section of Dix Hills! 4 Br, 2.5 Bth Center Hall Colonial with wood floors throughout, CAC, bsmt, 2 car garage. Den/Fpl w/french door sliders leading to outside patio, Flr, Fdr, EIK, powder room, washer/dryer on main level. Upstairs, master Br/Bth, 3 Brms, bath, 2 car garage. Make this home your own design, bring reno plans. Investor delight! Highly acclaimed Half Hollow School District!

*Listing Courtesy of Signature Premier Properties*



7 ● Pending \*Pending as of 9/18/2023 MLS ID: 3487766

**43 Buttonwood Dr**

Single Family

4/4

–

46,174

6/27/2023

\$1,099,000

9/18/2023

Welcome to 43 Buttonwood Drive, a very private 4/5-bedroom (with Private Guest Area) ranch nestled in the coveted Buttonwood section of Dix Hills, NY. The home welcomes you with a lovely covered porch, and upon entering, you're greeted by a foyer that provides a view of the yard through French doors. The kitchen is the heart of the home with custom cabinets, stainless appliances, granite countertops, and picture windows overlooking the yard. The formal living room and formal dining room are nice sizes with hardwood floors. The great room features a fireplace, raised ceilings, and hardwood floors and it also overlooks the picturesque yard. The primary bedroom is grand with an en-suite bathroom and walk-in closet. The other 3 bedrooms are large and both bathrooms are updated. A full, open staircase leads to the full basement which features a fully finished entertainment space with a separate outdoor entrance, storage, utilities, and a full bathroom, as well as access to the 2-car garage. The flooring in the garage can withstand heavy weight, great for a workshop. The backyard has fencing and a retaining wall on the back of the home. A well is placed on the side of the home to collect the rainwater. Situated on a generous 1.06 lot, this property boasts an abundance of land, providing ample space for outdoor activities and endless possibilities. The backyard is a true retreat, featuring stunning private woods that create a serene and picturesque setting. CAC, Natural Gas, Cesspool, Baseboard hot water heating, 3 zones. Don't miss this opportunity! A must-see home!

*Listing Courtesy of Compass Greater NY LLC*



8 ● Pending \*Pending as of 10/6/2023 MLS ID: 3508215

**46 Buttonwood Dr**

Single Family

4/3

–

40,946

10/3/2023

\$1,200,000

10/6/2023

Welcome to Your Dream Ranch In Dix Hills, Half Hollow Schools. This CH 4 Br Sprawling Ranch, New Baths, All HW Floors, Finished Basement That Leads To Beautiful, Private Flat Backyard with New Heated Salt Water IG Pool. Interior Photos Coming Soon.

*Listing Courtesy of Realty Connect USA L I Inc*



9 ● Pending \*Pending as of 10/26/2023 MLS ID: 3506716

**19 Carman Rd**

Single Family

4/2

–

108,900

9/25/2023

\$1,199,000

10/26/2023

Private and oversized 2.5 acre property in Dix Hills. Home is set back away from the road. Room for pool and tennis court. Large family room with walls of windows. Living room with wood burning fireplace. Oversized 2 car garage with ample storage. Master bedroom with vaulted ceiling and access to dual entry bathroom. Hardwood floors. Skylights. Front and side deck. Parklike 2.5 acres. Room for expansion. Potential for subdivision for a flag lot - R40 zoning.

*Listing Courtesy of Realty Masters North Shore*

## 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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10 Pending \*Pending as of 9/22/2023 MLS ID: 3499543

318 Concord St

Single Family

3/2

-

13,939

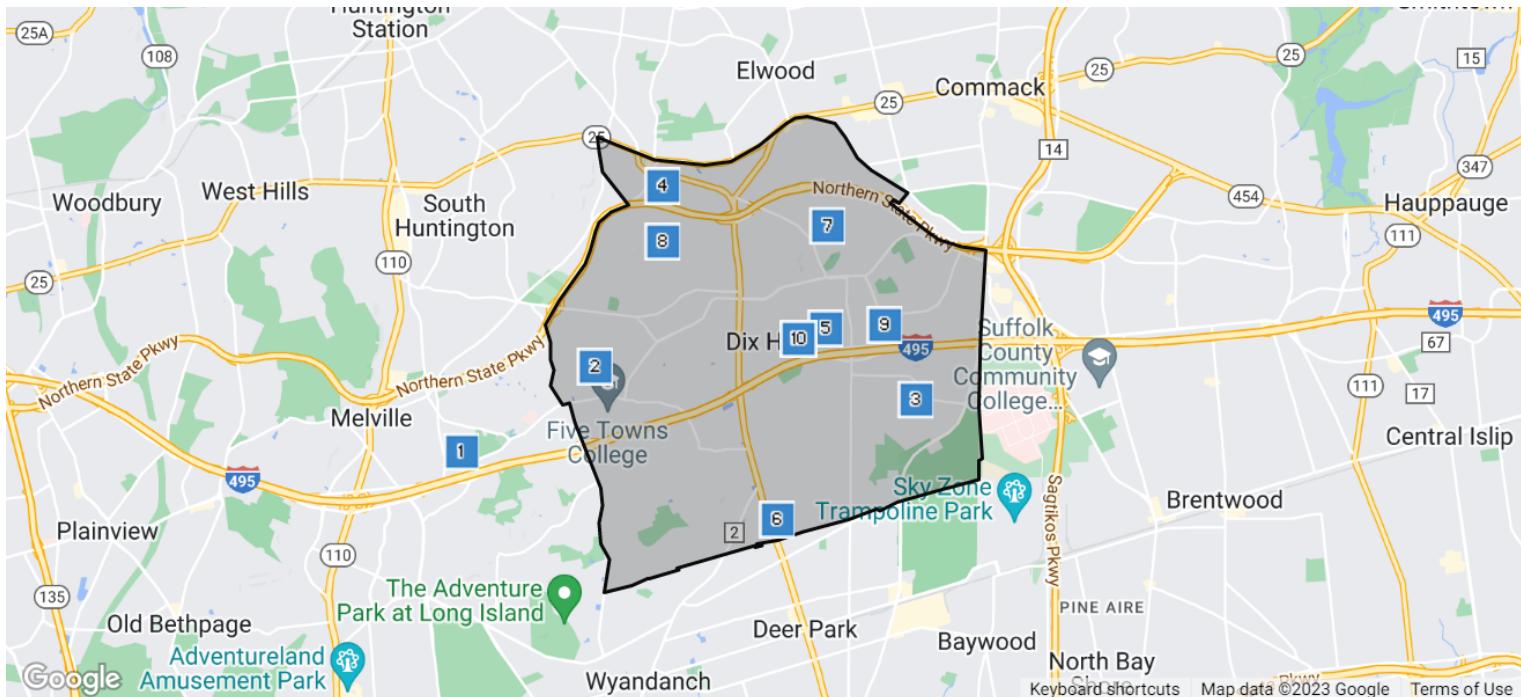
8/22/2023

\$675,000

9/22/2023

Exceptional Opportunity in Half Hollow Hills East School District! Adorable Expanded Cape Featuring a Huge Open Great Room (24'8x28'3) and Dining Area with Fireplace Surrounded by Windows, Eat in Kitchen with Butcher Block Counters, First Floor Bedroom and Updated Full Bath. Upstairs There Are Two Bedrooms, a Newly Finished Full Bath and Walk in Attic. There is a Partial Unfinished Basement with Outside Entrance and a Large 2 Car Garage. The .32 Acre Property is Fully Fenced and Features a Play Set Area, Beautiful Lawn For Lounging and a Large Paved Driveway for Basketball and Sports. All Totally Private and Beautifully Landscaped, Surrounded by Tall Mature Arborvitae. This House Offers So Much But Needs Some Finishing Touches to Make It Perfect For You. New Condensing Hot Water Radiant Heat. It's Location Allows Close Proximity to Major Highways, Shopping and Transportation. House Sold As Is.

*Listing Courtesy of Daniel Gale Sothebys Intl Rlty*



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 Closed \*Sold Date: 10/12/2023, MLS Listing 3498512: 8/17/2023 MLS ID: 3498512

16 Alley Pond Ct

Single Family

4/5

4,490 sq ft

43,996

2000

10/12/2023

\$1,425,000

\$317

Discover refined living in this contemporary masterpiece nestled within the prestigious gated community of the Estates at Half Hollow Dix Hills, NY. Situated on an expansive acre of meticulously landscaped grounds, this four-bedroom, five-bathroom home embodies modern sophistication at every turn. The exterior features a free-form in-ground swimming pool, an inviting pool house, and an expansive patio complete with a built-in cooking station, perfect for hosting unforgettable gatherings against a backdrop of natural beauty. Move inside to experience the seamless blend of comfort and style. The main level welcomes you with a formal dining room, a versatile study, and an open-concept living room and kitchen arrangement that effortlessly caters to both relaxation and entertainment. A dedicated office space and a convenient two-car garage complete the thoughtful layout. Ascending to the second floor, you'll find four ensuite bedrooms. The crown jewel is the massive primary bedroom, a sanctuary of grandeur featuring walk-in closets, a beauty station, and a luxurious bathroom complete with a whirlpool tub, shower stall, and dual sinks—truly a retreat within your own home. With attention to detail evident throughout and a location that combines tranquility with convenience, this contemporary haven presents a unique opportunity to live your dreams in Dix Hills.

Courtesy of Douglas Elliman Real Estate



2 Closed \*Sold Date: 9/18/2023, MLS Listing 3452370: 1/13/2023 MLS ID: 3452370

20 Astro Pl

Single Family

4/6

6,016 sq ft

43,560

1974

9/18/2023

\$1,900,000

\$316

Sought after Dix Hills Neighborhood! Expanded Farm Ranch Perfectly Situated On Lush, Flat North Dix Hills Acre. Inviting Home Welcomes You With Large Entry Foyer. Rich Hardwood Floors Guide You Throughout This Sprawling Layout. Multiple living Spaces Offer You Flexible Opportunities To Create Your Ideal Home. Anderson Windows And Multiple Sets Of Sliders Allow Access To Your Private Gorgeous Backyard. Outside Is A Hotel like Setting With An In Ground Pool And New Covered Outdoor Kitchen Make For Perfect Nights To Entertain With Friends And Family. Two Primary En-suites, One On The First Floor And One On The Second. Second Floor Master Has Large Four Piece Bathroom and Oversized Walk In Closet With Room For Everything. Huge Gourmet Chefs Kitchen With Room For 12' Table Has Everything To Be The Kitchen Of Your Dreams. Basement Is Legally Finished With Full Kitchen, Bathroom and Workout Space. Full House Generator. Home Is On Natural Gas. Half Hollow Schools And HH East High School. Seconds From Major Highways.

Courtesy of BERKSHIRE HATHAWAY

## Closed: 10 (cont.)



3 **Closed** \* Sold Date: 9/27/2023, MLS Listing 3483935: 6/9/2023 MLS ID: 3483935

**5 Athena Ct**

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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Single Family 4/3 - 21,780 1981 9/27/2023 \$1,100,000

Welcome to this stunning traditional and stately colonial located in a picture-perfect cul-de-sac. Situated in a sought-after neighborhood, this home offers a blend of elegance, privacy and convenience. As you approach the property, you'll be captivated by the lush and impeccably designed landscaping that surrounds this home. The backyard is a true oasis, boasting an extremely private setting with a meticulously maintained in-ground pool. Whether you're looking to relax by the poolside or host unforgettable gatherings with family and friends, this outdoor space is sure to impress. Inside the home, you'll find a timeless and sophisticated ambiance. The colonial-style architecture exudes charm and character, with its well-defined lines and classic elements. The interior features spacious rooms, offering plenty of room for comfortable living and entertaining. The main level of the house is thoughtfully designed with an emphasis on functionality and style. The living areas are inviting and filled with natural light, creating a warm and welcoming atmosphere. The family room is perfect for cozy evenings by the fireplace, overlooking the backyard oasis, while the formal living room provides an elegant space for more formal occasions. Upstairs, you'll find the private quarters of the home. The bedrooms are generously sized and offer a peaceful retreat at the end of a long day. The master suite is particularly impressive, with its oversized en-suite bathroom and walk-in closet. Location is key, and this property doesn't disappoint. It's conveniently close to transportation, making commuting a breeze. Nearby, you'll find a variety of shopping options, from boutiques to major retail centers and a plethora of dining options. This picture perfect home offers a perfect blend of traditional elegance and privacy all while being located with-in the Half Hollow Hills School District. With its lush and private backyard, stunning landscaping, and proximity to transportation, shopping, and dining, it presents an exceptional opportunity to enjoy the best of both comfort and convenience.

Courtesy of Coldwell Banker American Homes



4 **Closed** \* Sold Date: 8/11/2023, MLS Listing 3473458: 4/25/2023 MLS ID: 3473458

**17 Brycewood Dr**

Single Family 4/4 - 44,867 1985 8/11/2023 \$1,380,000

Beautiful Home Located on 1 Acre In Dix Hills. Amazing Landscaping Adds to the Beauty of this Home. Primary Bedroom Suite with Full Bath with Sauna and Closet/Dressing Room. Wall of Windows Overlooks Gorgeous Backyard and Award Winning Landscape Design and Pool. Three Additional Bedrooms, with Full Bath on Bedroom Level. Living Area Includes Wet Bar with Bar Area, 2 Living Room Areas, Dining Room. Full Eat In Kitchen with State of the Art Appliances. Den/Play Room Located on Living Area. Powder Room and Laundry Room. Basement Includes Outdoor Entrance with Full Bath, Exercise Room, Huge Entertainment Area with Egress Window, Plenty of Storage. Backyard has Outdoor Kitchen With Barbeque and In Ground Pool.

Courtesy of Coldwell Banker American Homes



5 **Closed** \* Sold Date: 9/14/2023, MLS Listing 3484584: 6/13/2023 MLS ID: 3484584

**24 Buckingham Dr**

Single Family 5/4 - 43,560 1964 9/14/2023 \$1,625,000

Welcome to 24 Buckingham Drive, Dix Hills! Situated on a sprawling acre of flat and picturesque property. This grand colonial has been meticulously expanded and renovated in 2021, boasting unparalleled elegance and modern sophistication at every turn. Step inside and prepare to be amazed by the open and flowing floor plan that creates an inviting and harmonious atmosphere throughout. The main level encompasses a spacious living room, formal dining room, Butlers Pantry, home office. The heart of the home lies in the grand kitchen, a culinary enthusiast's dream come true. Boasting quartz countertops, high-end appliances, and an oversized center island, this kitchen is as functional as it is stylish. The vaulted ceiling adds a sense of grandeur, and the open floor plan seamlessly connects the kitchen to the adjoining family room, creating a welcoming atmosphere for gatherings and everyday living. With four/five generously-sized bedrooms and three and a half baths, this home offers an abundance of space. The master suite is a haven of luxury, complete with a private en-suite bathroom. Additionally, the master suite boasts a spacious walk-in closets, ensuring that storage is never a concern. One of the standout features of this property is the backyard oasis that awaits you. Step outside onto the expansive deck where you'll find a breathtaking in-ground heated saltwater pool. Located in the coveted community of Dix Hills North, this residence provides the perfect balance of tranquility and convenience. Surrounded by lush greenery and mature trees, this neighborhood offers a serene and idyllic setting. Additionally, residents enjoy easy access to Dix Hills park and major highways. Don't miss the chance to make this extraordinary property your own. Half Hollow SD. Too much to list. Not to be Missed!

Courtesy of Douglas Elliman Real Estate

## Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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6 **Closed** \*Sold Date: 9/8/2023, MLS Listing 3486084: 6/20/2023 MLS ID: 3486084

**19 Burroughs Ave**

Single Family

4/3

–

20,909

1979

9/8/2023

\$999,999

Beautiful Colonial Located In A Cul-De-Sac With A Private Driveway. The House Features 4 Bedrooms Including a Primary Bedroom With A large Walk In Closet, Office and Full Bathroom. 2.5 Updated Baths, All Updated Eat In Kitchen With Granite Counter Tops, Hardwood Floors Throughout. Large Size Living Room, Formal Dining Room, Beautifull Newly Renovated Den with Fireplace Perfect for Entertainment. Beautifully Landscaped Yard, Inground Heated Pool, Paved Patio, Long Private Driveway. Newly Finished Basement With Wood Flooring And Lots Of Storage. Two Car Garage, 4-Year-Old Roof. Taxes Have not been Grieved and Do Not Reflect Star Credit.

*Courtesy of Realty Masters International*



7 **Closed** \*Sold Date: 10/17/2023, MLS Listing 3501048: 8/30/2023 MLS ID: 3501048

**50 Buttonwood Dr**

Single Family

3/2

–

43,560

1969

10/17/2023

\$1,150,000

Immaculate and picture perfect center hall ranch! Pretty entry foyer, formal living room, formal dining room, bright eat-in updated kitchen, stainless steel appliances, gas cooking, quartz countertops, pretty cabinetry, adjacent to main level laundry/mud room with outside entrance, beautiful and spacious family room with stone wood burning fireplace, hardwood floors throughout, stunning primary suite with cathedral ceilings, sitting room, walk-in closet & gorgeous full bathroom, 2 additional bedrooms, newly redone family bathroom with soaking tub, finished basement, plenty of storage, CAC, natural gas, Andersen windows, nice deck for entertainment, sweet porch, all on 1 acre of property, circular driveway, ideal mid-block, quiet location in North Dix Hills. Welcome home!

*Courtesy of Signature Premier Properties*



8 **Closed** \*Sold Date: 9/5/2023, MLS Listing 3471385: 4/14/2023 MLS ID: 3471385

**574 Caledonia Rd**

Single Family

4/2

–

43,560

1978

9/5/2023

\$1,200,000

If you are looking for a 4 Bedroom 2 Full Bath Ranch in Dix Hills with an Open Floor-Plan and a Country Club Backyard look no further! Its always a pleasure to show a home like this where the owners take such an immense pride of ownership. Beautiful white kitchen with granite counters and high end stainless steel appliances. Light, bright & open floor-plan with hardwood floors. Enjoy this large family room with fireplace and views of the most spectacular landscaped backyard boasting an in the ground pool. Why go on vacation when you have a resort like property! This is truly a home for one who loves to entertain!

*Courtesy of Douglas Elliman Real Estate*



9 **Closed** \*Sold Date: 9/29/2023, MLS Listing 3479417: 5/19/2023 MLS ID: 3479417

**7 Campbell Dr**

Single Family

6/5

–

23,087

1967

9/29/2023

\$900,000

Discover this Sprawling Splanch nestled in the sought after Half Hollow Hills School District. With 6 bedrooms and 4.5 baths, this generously sized residence provides abundant space for your family. The primary suite provides a full bath and a walk-in closet, offering a personal haven within the home. Stay cozy and efficient with a new 2020 boiler, ensuring optimal heating. Step outside to the impressive .53 acre lot with an inviting heated pool, perfect for year-round enjoyment. Gather around the fireplace in colder months and take advantage of the 2 car garage for convenient parking and storage. Situated in the Village Hill section of Dix Hills, this property offers a serene environment convenient to all amenities. This is a short sale subject to bank approval. Don't miss this rare opportunity. Explore the endless possibilities this home has to offer.

*Courtesy of Compass Greater NY 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.
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10 Closed \* Sold Date: 9/25/2023, MLS Listing 3482885: 6/5/2023 MLS ID: 3482885

**150 Candlewood Path**

Single Family

4/2

-

43,560

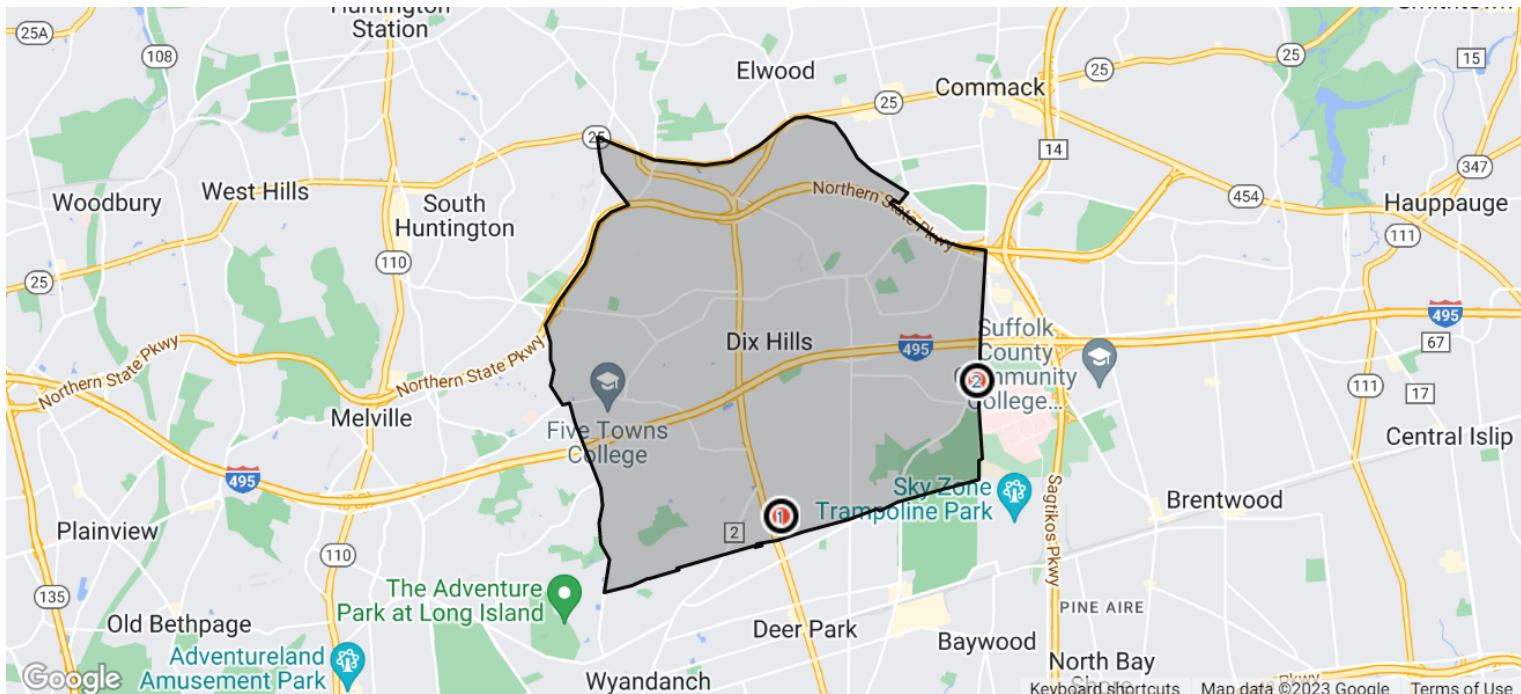
1967

9/25/2023

\$875,000

Beautiful Point of Woods Ranch - circular driveway with Belgium Block curbing - Family Room/Fireplace/sliders to patio, White eat-in kitchen, Main Bedroom/Full Bath, 3 Bedrooms+ renovated full hall bathroom. Hardwood floors updated windows, hi-hats, Central Air, Gas Heat. Full finished basement with out-side entry - wet bar, full bathroom, family room, exercise room, 2 large rooms, storage, laundry room. Outside features basketball court, gardens, in-ground sprinklers, lots of green grass and flower gardens. Close to the Dix Hills Park-golf course, swimming pools, ice skating rink, walking and exercise trail and so much more.

Courtesy of Howard Hanna Coach



## Distressed: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
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1 ● Pending

\*Real Estate Owned, Pending as of 9/28/2023 MLS ID: 3503398

5 Greenpine Ct

Single Family

3/2

-

16,117

\$399,900

9/10/2023

9/10/2023

Real Estate  
Owned

Great property on the end of cul-de-sac. Features private backyard, 2 car attached garage, and spacious living areas. Half Hollow Hills Schools! Priced to sell.

Listing Courtesy of VYLLA Home



2 ● Pending

\*Real Estate Owned, Pending as of 8/25/2023 MLS ID: 3497323

2 Kilmer Ave

Single Family

8/5

-

16,117

\$793,000

8/11/2023

8/11/2023

Real Estate  
Owned

Potential Investment property or with some TLC, your next home! Near major roadways and shopping and more! Sold As Is.

Listing Courtesy of VYLLA Home

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



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- **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.



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- Charts and statistics calculated from listing and public records data are refreshed monthly.
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