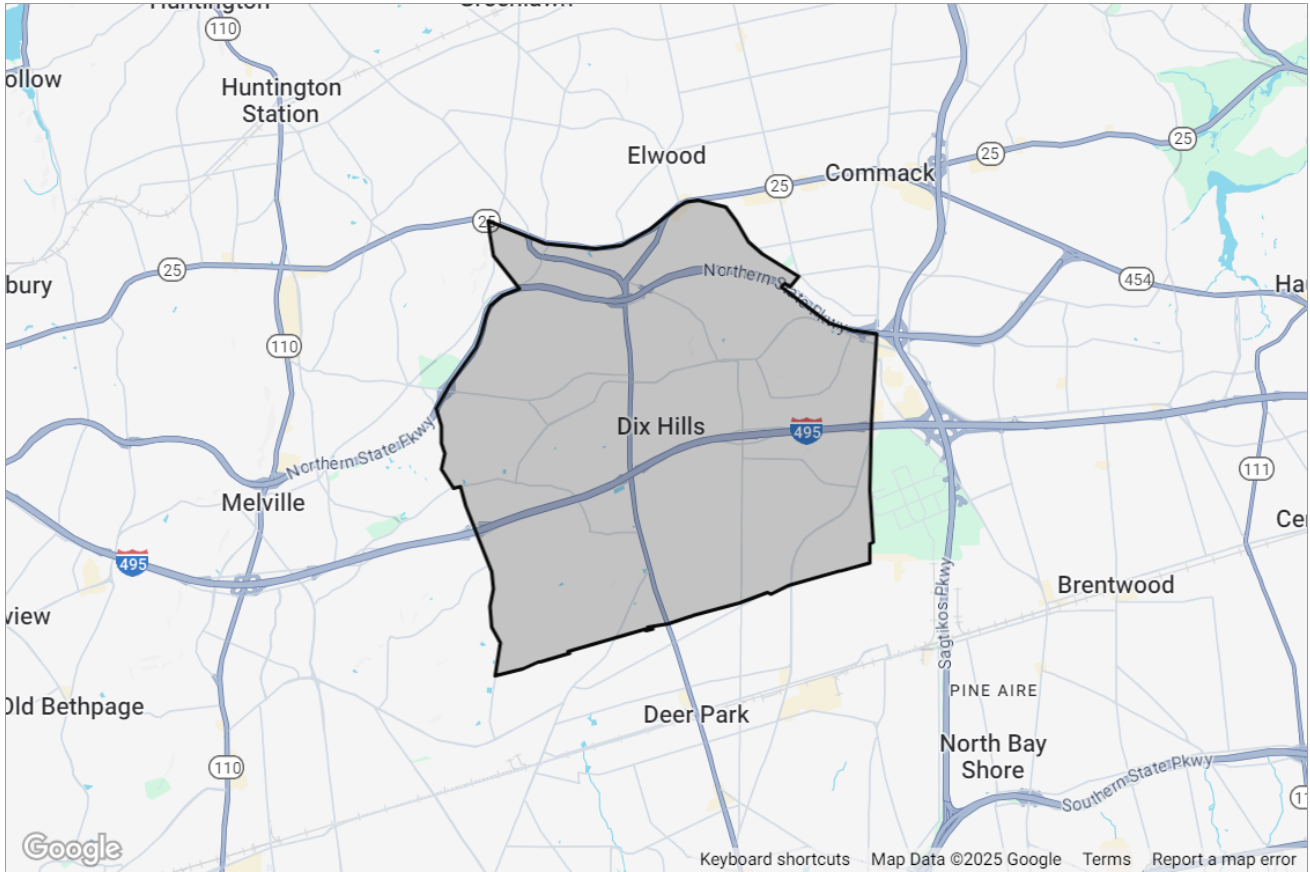




MARKET ACTIVITY REPORT

Dix Hills, New York



Presented by

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Dix Hills, New York

Market Snapshot: Estimated Home Values

Median Est. Home Value	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
\$1.15M Updated: 3/31/2025	 4.23%	 4.3%	 5.75%	 13.56%

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

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 24 Months	Change Over Last 36 Months
\$1.15M Updated: 3/31/2025	 5.75%	 13.56%	 26.02%





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

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Foreclosed
0 Updated: 4/14/2025	0	0	0





About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/14/2025.

Market Snapshot: Sales Price

Median Sales Price \$1.06M Updated: 3/31/2025	Change Over Last Month  17.08%	Change Over Last 3 Months  4.17%	Change Over Last 12 Months  11.9%	Change Over Last 24 Months  15.8%
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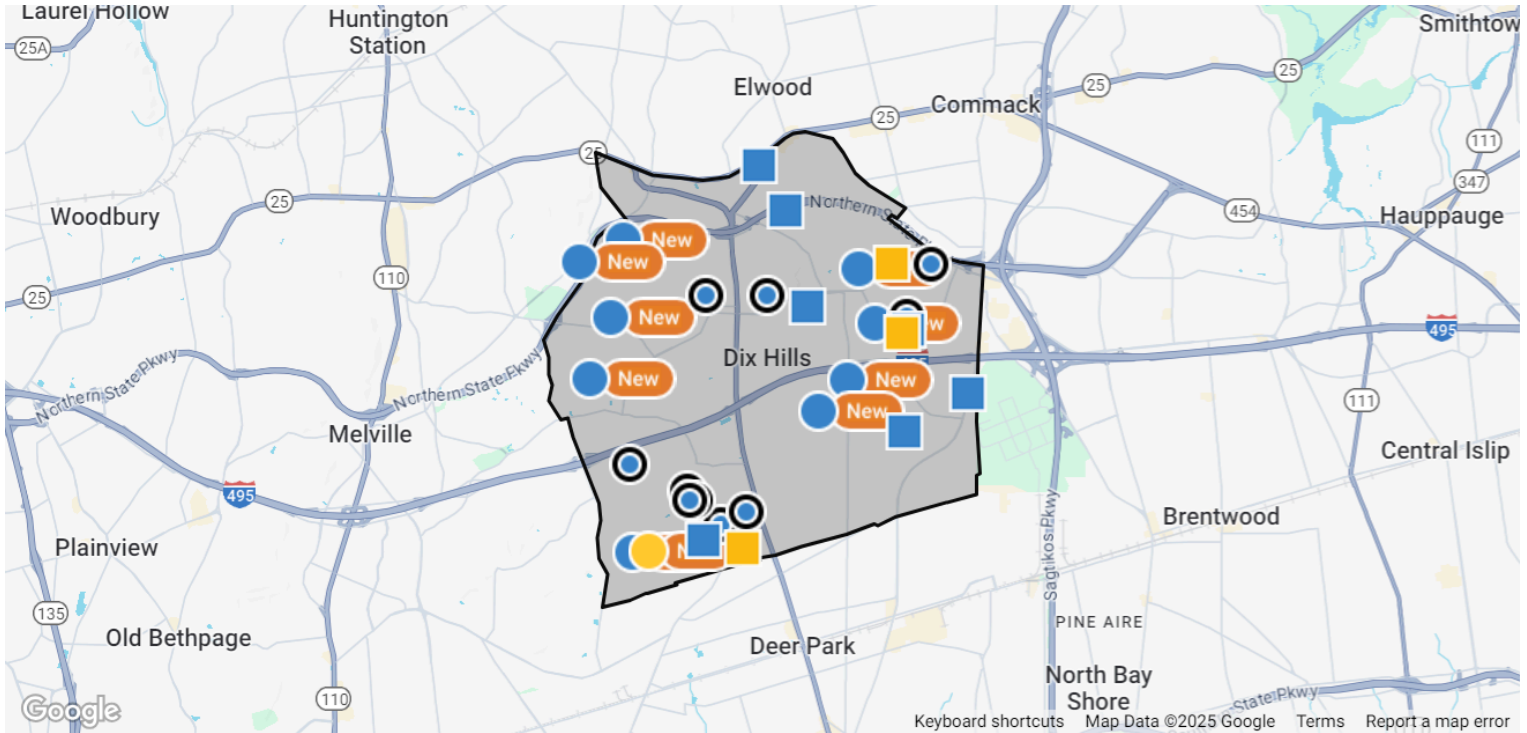
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




Median List Price \$1.4M Updated: 3/31/2025	Change Over Last Month  2.33%	Change Over Last 3 Months  4.34%	Change Over Last 12 Months  16.68%	Change Over Last 24 Months  58.17%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

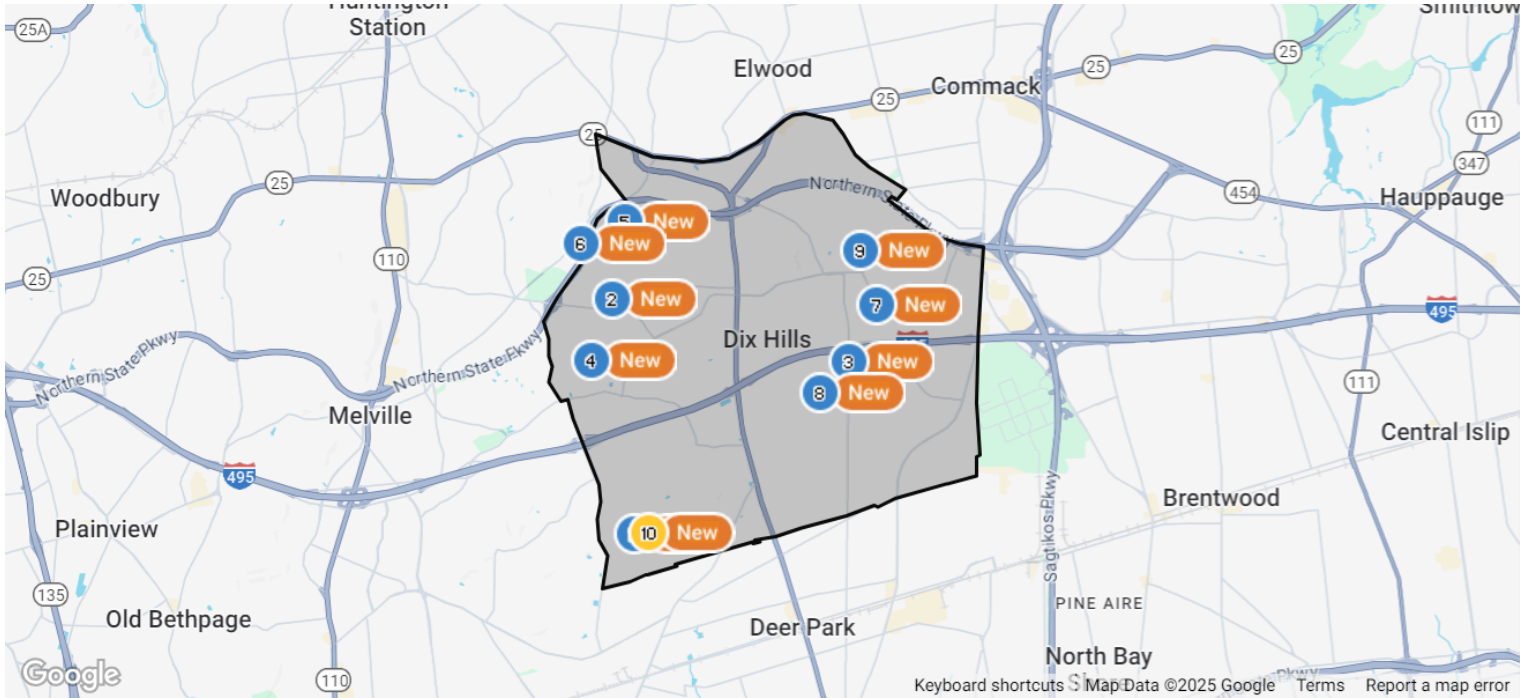
Market Activity Summary Stats



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	 Pending	 Closed
	New Listings		
Number of Properties	10	10	10
Low Price / Value	\$950,000	\$799,000	\$5,000
Median Price / Value	\$1,888,000	\$1,507,500	\$938,000
High Price / Value	\$3,699,999	\$2,799,999	\$2,498,000
Average Price / Sq. Ft.	\$542	\$416	\$236
Median Price / Sq. Ft.	\$480	\$400	\$249
Average Days in RPR	22	124	98
Median Days in RPR	13	90	66
Total Volume	\$17,127,887	\$17,410,933	\$8,404,300

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.
	1 ● Active	*New, Active: 4/1/2025 MLS ID: 835823							
	2 Faith Ct	Single Family	4/4	3,000 sq ft	43,996	1976	4/1/2025	\$950,000	\$317
There was a 2car attached garage that was converted to a 1-bedroom apartment. This house has 2 kitchens. Check the C.O. Hardwood Floors throughout, situated on a 1-acre lot. This house will require a complete overhaul. <i>Listing Courtesy of Green Acre Investment Corp</i>									
	2 ● Active	*New, Active: 4/1/2025 MLS ID: 830375							
	12 Winthrop Dr	Single Family	5/5	3,800 sq ft	38,768	1968	4/1/2025	\$1,888,000	\$497
Welcome to 12 Winthrop Drive, a custom Farm Ranch situated on an extraordinary .89, level, private property. This 4 bdrm 4.5 bth Farm Ranch boasts level, private and fenced property with a salt water, heated, freeform in-ground pool surrounded by pavers and professional landscaping. The floor plan is open with oversized rooms, impressive entry foyer and main floor primary suite. The family room has a brand new infinity fireplace, new flooring, custom moldings & sliders to the covered patio. The chefs Center Island kitchen has tons of cabinets and gas cooking and opens to the new Formal Dining room w/ new flooring, moldings, lighting and accent wall. Bedrooms are all oversized with closet systems, en suite bath, Jack & Jill baths. Newly updated within the past 3 years are: Cesspools, circular driveway, roof, finished basement, ductless systems, insulation, Hi Hats, and pool equipment (filter, pump and heater). The finished basement features a huge living space, office/bedroom, full bath, laundry room, workout space, new stairwell, egress window and ductless heat/cac. Half Hollow Hills SD. <i>Listing Courtesy of Signature Premier Properties</i>									

New Listings: 10 (cont.)



3 ● Active • New, Active: 4/8/2025 MLS ID: 821199

3 Chasso Ct

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	4/4	1,800 sq ft	43,996	1969	4/8/2025	\$1,898,000	\$1,054

Welcome to 3 Chasso Court, a beautiful renovated modern home offering a perfect blend of modern style, comfort, and functionality. This meticulously updated property features 4 spacious bedrooms and 3.5 baths, designed for both comfortable living and entertaining. 3 Chasso Court is not only a SMART HOME, but it's an entertainer's dream. The heart of this home is its RENOVATED KITCHEN, featuring elegant black custom cabinetry, luxurious Porcelain countertops, and high-end appliances, Wolf-steam oven, Dacor stovetop, Dacor refrigerator, 2 Miele Dishwashers and a large island, making it a chef's dream. For those that love wine, the large wine chiller can store up to 150 bottles of wine. Whether you're preparing a gourmet meal or enjoying casual dining, the kitchen provides both style and practicality. The OPEN FLOOR PLAN flows seamlessly into the living and dining area featuring a custom bar and gas fireplace providing an ideal space for hosting guests or enjoying some serenity time. The home boasts 10ft ceilings, solid walnut floors and a HEOS SOUND SYSTEM throughout. Downstairs the finished basement with an egress door offers flexibility for whatever our needs may be - a home gym as shown, an additional living space, office, or a playroom. And when it's time to unwind, the home theater offers a cinematic experience with all the comforts of a home-perfect for movie nights or entertaining guests. Step outside to your own professionally landscaped backyard paradise, where you'll find a heated saltwater pool perfect for summer enjoyment. The backyard also includes a modern outdoor pergola with electric shades and electric louvers, seamlessly blending indoor and outdoor living spaces for easy entertaining and relaxation. Also, enjoy 8ft Anderson sliding doors leading to the backyard. For sports enthusiasts, this home offers a SPORTS COURT and putting green ensuring endless fun and exercise right at your doorstep. Whether you're playing pickleball, tennis, basketball, or just enjoying the outdoor space, this home provides it all. Whole house generator included. Schedule your private tour today and make 3 Chasso Court your new dream home.

Listing Courtesy of BERKSHIRE HATHAWAY



4 ● Active • New, Active: 2/14/2025 MLS ID: 823669

9 Vanderbilt Pkwy

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	5/6	5,000 sq ft	43,560	2009	2/14/2025	\$2,999,888	\$600



Why Wait for New Construction? Experience Resort-Style Living in This Stunning Colonial Home! Beautifully unique, recently updated property that offers a perfect blend of charm and modern sophistication. Gorgeous 5 bedrooms/ 4 bath/2 Half bath. As you step inside, you are greeted by a grand foyer that sets the tone for the elegance that awaits. A cozy living room featuring a fireplace for added warmth and ambiance. The first floor also includes, a generous dining area is perfect for hosting. The heart of the home is the fully renovated kitchen, boasting top-of-the-line appliances, marble countertops, updated cabinets, & a large center island perfect for entertainment. Breakfast area & a custom pantry for all your culinary needs. This floor has two extra half bathroom a guest bedroom W a full bathroom is a perfect place to host friends & family. The living room opens up to a breathtaking view of the outdoor patio, creating a seamless transition between indoor and outdoor living. Imagine entertaining guests in a resort-style setting, a full outdoor kitchen, top-of-the line built in BBQ, pizza oven. The outdoor space is truly an entertainer's dream, featuring a basketball court, a sound system, and a cozy seating area with a fireplace, custom in-ground heated pool. Perfect for evenings under the stars. On the second floor retreat to the luxurious primary suite, complete with a spa like bathroom that has been meticulously renovated seating room and a dream walking closets, on this floor there are two additional bedrooms with a jack-and-Jill bathroom and a guest room with full bath. Incredible Finished lower level with a 10' ceilings, providing additional space for recreation or relaxation. an emphasis on comfort and style, this property truly has it all. Don't miss your chance to live in a home that feels like a vacation every day. Schedule a viewing today and experience the lifestyle this stunning colonial has to offer!

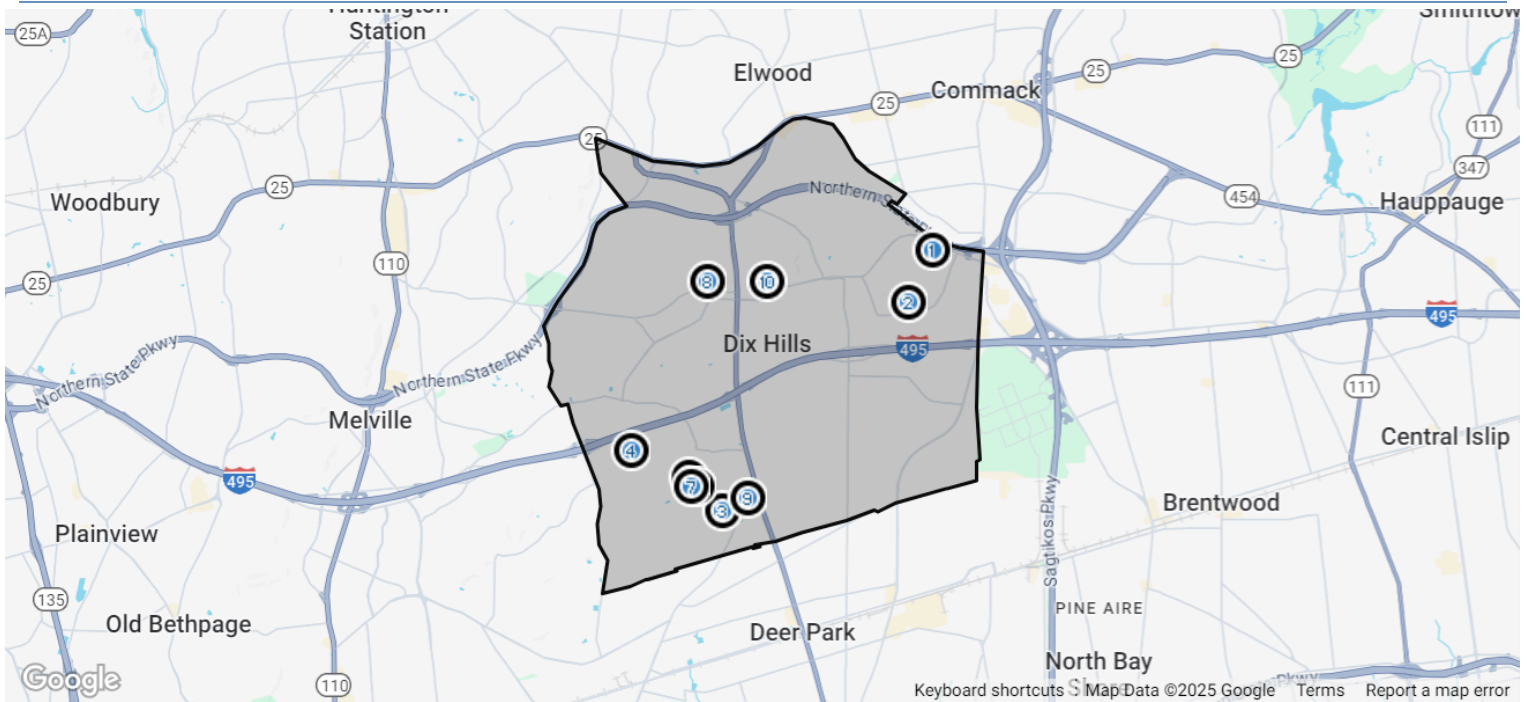
Listing Courtesy of Exit Realty Achieve

New Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	5 ● Active	*New, Active: 4/2/2025 MLS ID: 843882						
587 Caledonia Rd	Single Family	7/8	8,000 sq ft	43,560	2025	4/2/2025	\$3,699,999	\$462
<p>This exceptional estate seamlessly blends cutting-edge luxury with the timeless principles of Feng Shui, offering a sanctuary of sophistication and tranquility. Rich white oak floors flow through the expansive open-concept spaces, highlighted by a chef-inspired kitchen with dual islands, top-of-the-line appliances, and custom cabinetry. Adjacent to the main kitchen is a hidden, speakeasy-style second kitchen, this home is perfect for intimate gatherings or private culinary experiences. Every lavish bedroom is a serene retreat, featuring spacious walk-in closets and opulent en-suite bathrooms with designer elements like freestanding tubs and geometric tiles. State-of-the-art smart home technology controls lighting, climate, and security. A three-car garage provides generous storage, and the meticulously landscaped outdoor spaces offer a peaceful oasis. This home masterfully combines futuristic design, refined luxury, and Feng Shui balance, creating an unparalleled living experience.</p> <p><i>Listing Courtesy of Serhant LLC</i></p>								
	6 ● Active	*New, Active: 3/13/2025 MLS ID: 835209						
626 Caledonia Rd	Single Family	6/5	5,000 sq ft	43,560	1979	3/13/2025	\$1,999,000	\$400
<p>Welcome to this gated and updated 5000 sqft center hall colonial! Step inside to find well maintained hardwood floors that flow seamlessly setting a warm tone. The spacious layout includes a large formal living room, formal dining room, updated EIK and den with fireplace. Plus a bonus living room and bedroom suite on main level. Do not miss the primary bedroom with fireplace and it's own balcony overlooking expansive backyard featuring a sparkling pool, pavers, deck... perfect for entertaining and relaxation! This is an exceptional property that combines best of both indoor and outdoor living. Also includes a finished basement for a home office or recreational space. Tennis ct as is! Half Hollow Schools.</p> <p><i>Listing Courtesy of Compass Greater NY LLC</i></p>								
	7 ● Active	*New, Active: 4/3/2025 MLS ID: 844175						
42 Campbell Dr	Single Family	4/3	2,400 sq ft	20,473	1966	4/3/2025	\$1,495,000	\$623
<p>Sophisticated and elegant, this beautifully updated 4-bedroom, 2.5-bathroom colonial offers timeless charm and modern amenities. A warm, two-story foyer welcomes you into a gracious interior featuring a formal living room with a stunning gas fireplace and exquisite mantle, a formal dining room, and a comfortable family room with French doors and detailed moldings throughout. The gourmet eat-in kitchen boasts antique white cabinetry, a center island, tumbled marble backsplash, Silstone countertops, stainless steel appliances, and Italian tile flooring with radiant heat. The luxurious primary suite includes a European-inspired bathroom with a skylight, while spacious additional bedrooms and an updated guest bathroom with a skylight complete the upper level. Gleaming hardwood floors span both levels, complemented by a partially finished basement for extra living space. Outdoors, enjoy a heated inground pool, a fully fenced yard with a gazebo and shed, and exceptional curb appeal featuring a bluestone front porch overlooking a beautiful corner property with a circular driveway.</p> <p><i>Listing Courtesy of Signature Premier Properties</i></p>								
	8 ● Active	*New, Active: 4/2/2025 MLS ID: 843767						
1170 Carlls Straight Path	Single Family	5/3	2,886 sq ft	43,560	1977	4/2/2025	\$1,098,000	\$380
<p>Step into this exceptional Colonial-style home, perfectly designed for flexible living with a potential mother-daughter setup. Boasting 5 spacious bedrooms and 3 full baths, this residence blends traditional charm with modern comfort, featuring an open layout ideal for both daily living and entertaining. A generous rear extension creates a warm and inviting family room, ideal for gatherings! The main floor consists of an inviting Living room, formal dining room, a Beautiful Eat-In Kitchen with a cozy fireplace. Versatile main-floor bedroom/office with a full bath and wet bar, offering privacy as a separate suite or guest retreat. Expansive rear extension creating a sunlit family room with picture windows overlooking the serene backyard. The second floor consists of master en-suite with heated flooring; Three additional generously sized bedrooms and full bath in hallway featuring heated flooring, a tub, and a shower. The Full Finished Basement allows another entertainment space with bonus half Bath and ample storage space. Along with this stunning home, there is a detached Oversized Detached Garage 24X28 With Full Walk Up Artists Loft or Storage Area. Circle driveway and double car driveway allows to park nearly 20 cars. CAC, and split unit for cooling, Gas heating. Wont Last!</p> <p><i>Listing Courtesy of B Square Realty</i></p>								

New Listings: 10 (cont.)





		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	9	● Active	• New, Active: 4/10/2025 MLS ID: 847382						
	37 Colby Dr	Single Family	3/2	—	31,363	1967	4/10/2025	\$1,100,000	
<p>Charming Center Hall Ranch in Village Hill section in Dix Hills Welcome to this beautifully updated Center Hall Ranch, perfectly situated in the sought-after Village on the Hill neighborhood of Dix Hills. This home blends classic charm with modern upgrades, offering a warm and inviting lifestyle in one of the area's most desirable communities. Step into a spacious layout featuring radiant heated floors and a gracious living room, ideal for entertaining or quiet evenings at home. The formal dining room provides an elegant space for gatherings, while the cozy den—complete with a wood-burning fireplace—opens seamlessly to the newly renovated kitchen. The kitchen impresses with vaulted ceilings, sleek finishes, radiant heated floors and a design that blends function and style. Convenience is key, with a mudroom/laundry room that includes a separate entry and access to a dedicated dog run. Hardwood floors continue throughout the bedrooms, adding warmth and timeless appeal. The primary bedroom offers a serene retreat, complete with a walk-in closet and en-suite bath. The main hall bathroom has been tastefully updated to reflect today's style and comfort. Additional highlights include mahogany doors and moldings, a full-house Generac generator for peace of mind, a two-car garage, and a partial basement offering storage or workspace flexibility. Step outside into your own secluded backyard oasis, where you'll find a heated in-ground pool, outdoor kitchen, and a cozy fire pit area—perfect for entertaining or relaxing. This incredible outdoor space backs up to the scenic Colby Park, adding a sense of tranquility and privacy. A circular driveway offers ample parking.</p> <p><i>Listing Courtesy of Coldwell Banker American Homes</i></p>									
	10	● Active	• New, Active: 2/14/2025, Lease Option MLS ID: 824276						
	2 Enclave Ct	Single Family	6/5	—	43,560	2013	2/14/2025	\$2,749,000	
<p>Experience Dix Hills at Its Finest! A home of distinction & luxury, this exceptional 6 bed, 4.5 bath colonial expertly orchestrates its 6000+-SF to showcase impeccable architectural integrity highlighting high-end upgrades & designer finishes including Brazilian mahogany double front doors, 4" select oak floors, 20' entry & Great Room ceilings, custom millwork package and chef's kitchen. Full Bedroom Suite on First floor with ensuite bath. On the second level you'll find a Primary Oasis with Tray ceilings, custom cabinetry closet and Spa Bath with heated floors. There are 3 guest bedrooms upstairs with 2 full baths, upstairs Laundry Room, and the coolest Playroom/Bedroom with Castle structure. Half Hollow Hills Schools.</p> <p><i>Courtesy of Americana Realty Group LLC</i></p>									






Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	1		Pending	• Pending as of 4/14/2025 MLS ID: 838181				
67 Randolph Dr	Single Family	4/3	2,346 sq ft	22,651	3/20/2025	\$899,000	4/14/2025	\$383
Welcome to 67 Randolph Dr. This 4 Bedroom, 3 Bath Expanded Ranch Boasts Amazing Curb Appeal in a Sought After Neighborhood! The Home Showcases a Sunken Living Room, Formal Dining Room, Eat in Kitchen with Granite Island, Walk in Pantry, High Ceilings, Family Room, Four-Season Room. Large Primary En-Suite Has an Expansive Walk in Closet and an Additional closet. Full Finished Basement with Laundry, Office and Offers Additional Entertaining Space. New A/C, New Cesspool, New Vinyl Siding. Front Paver Walkway. Embrace the Potential and Make this House your Dream Home! Home is as-is.								
Listing Courtesy of Compass Greater NY LLC								
	2		Pending	• Pending as of 4/11/2025 MLS ID: 840562				
5 Crawford Dr	Single Family	4/2	—	20,038	3/26/2025	\$999,000	4/11/2025	
Don't miss this lovely 4-bedroom, 2-bath Ranch, located in the highly sought-after Half Hollow Hills School District. Nestled in the charming Village Hill neighborhood, this beautiful residence offers a spacious, open floor plan, perfect for entertaining and family gatherings. Additional features include CAC, natural gas, skylights, and a wood-burning fireplace. Enjoy the private backyard with an inground pool and ample space for outdoor entertainment. Plus, the newly renovated, finished basement provides even more living space for all your needs. The two car garage offers abundant parking and storage space. This move-in ready home offers comfort, convenience, and style—truly a must-see!								
Listing Courtesy of Coldwell Banker American Homes								


Pending: 10 (cont.)

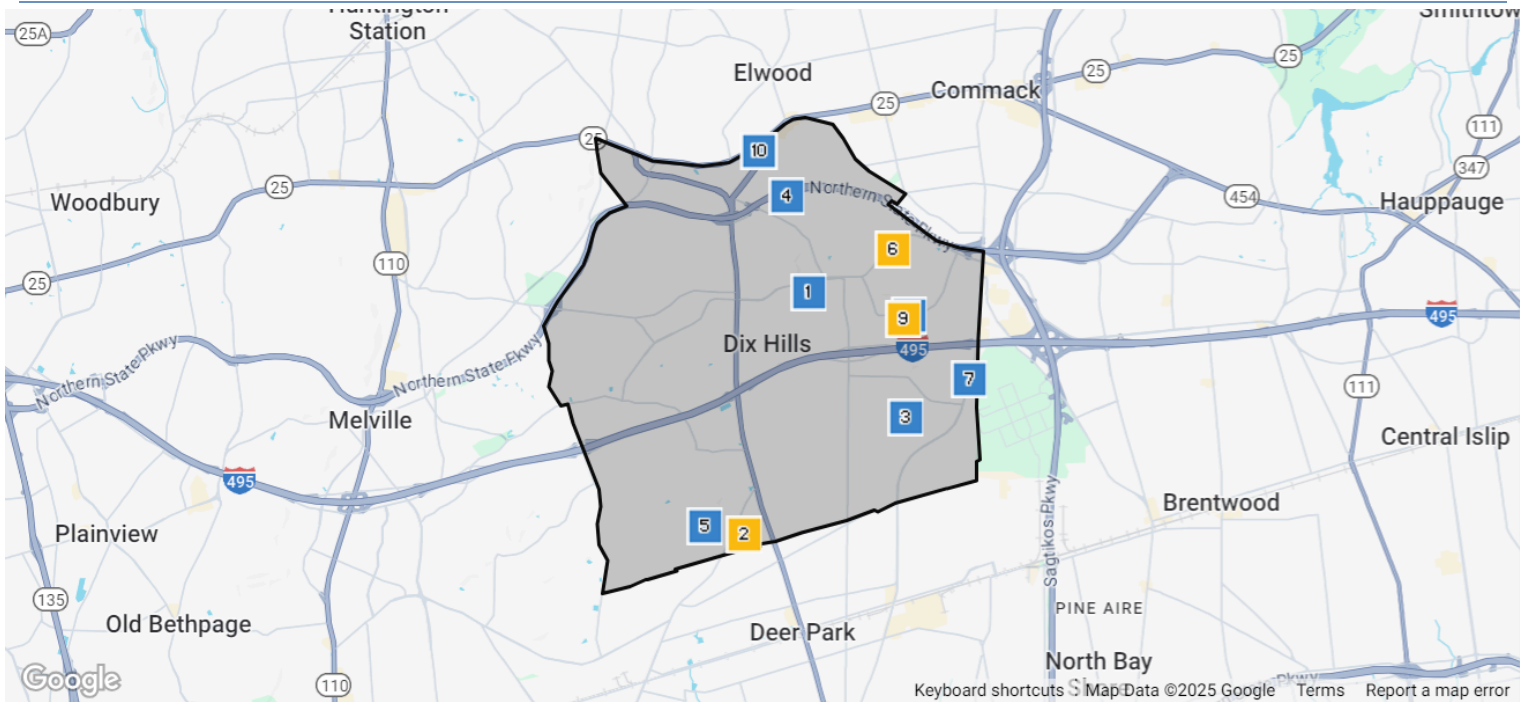
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	3 Pending • Pending as of 3/31/2025 <i>MLS ID: 836614</i>							
	26 Trescott St	Single Family	5/4	2,000 sq ft	10,890	3/20/2025	\$799,950	3/31/2025 \$400
<p>Nestled in the heart of desirable Dix Hills within the renowned Half Hollow Hills School District, this stunning Colonial offers the perfect blend of space and comfort. This home features a warm and inviting layout with wood floors throughout. The home boasts gas cooking and heating, while the cozy wood burning fireplace in the living area adds charm and warmth. Two of the full baths have been completely renovated, adding a touch of luxury. The formal dining room is perfect for gatherings, and the spacious primary suite features a walk-in closet and private full bath. Step outside to your own backyard oasis, complete with an in-ground pool, a fully fenced yard, and a deck for relaxing or entertaining. Additional highlights include a welcoming front porch, main-level laundry, and a fantastic location close to all amenities. This home is a must-see!</p> <p><i>Listing Courtesy of Charles Rutenberg Realty Inc</i></p>								
	4 Pending • Pending as of 3/21/2025 <i>MLS ID: 833869</i>							
	8 Wildwood Dr	Single Family	5/4	4,000 sq ft	33,977	3/8/2025	\$1,715,000	3/21/2025 \$429
<p>Welcome to Luxury Living—An Entertainer's Dream in Dix Hills! Step into a beautiful foyer with soaring 16-foot ceilings, a sweeping free-form oak staircase, and expansive Pella windows and doors that bathe the home in natural light. The entire home has been freshly painted, and newly finished hardwood floors flow seamlessly throughout. The brand-new chef's kitchen has all your wants, featuring custom cabinetry, quartz countertops, and top-of-the-line Thermador appliances—including a 6-burner gas stovetop, double oven, microwave, warming drawer, refrigerator, and beverage/wine fridge. Two oversized islands offer ample workspace, while custom pullouts and multiple appliance garages ensure discreet organization. The open-concept living and dining area is bathed in sunlight, thanks to floor-to-ceiling windows that bring the outdoors in. The first floor also boasts a private guest suite and an additional fifth bedroom or office, offering flexibility for your needs. Upstairs, a spacious family room with vaulted ceilings overlooks the grand entryway. All the bedrooms have soaring vaulted ceilings including the primary suite which is a true retreat, complete with two oversized closets, an en-suite bath, and a balcony. Two additional bedrooms complete the upper level. Step outside to an entertainer's paradise—a heated, in-ground saltwater pool with a waterfall feature with new liner and filter, a sauna, and a Hot Springs hot tub that is 4 years young. Enjoy year-round entertaining under the pavilion-covered outdoor kitchen, outfitted with a Viking extra-large BBQ, outdoor sink, and refrigerator. A basketball court and Wi-Fi-enabled landscape lighting complete this extraordinary backyard. Don't miss this rare opportunity to make this exceptional home yours- schedule your private showing today!</p> <p><i>Listing Courtesy of Daniel Gale Sothebys Intl Rlty</i></p>								
	5 Pending • Pending as of 3/15/2025 <i>MLS ID: L3554218</i>							
	6 Levitow Ct	Single Family	4/6	6,064 sq ft	40,570	5/25/2024	\$2,599,995	3/15/2025 \$429
<p>This beautiful Havemeyer Modern Farmhouse model home was perfectly crafted to fit your lifestyle and features a dramatic two story foyer with double staircases. The kitchen is a chef's dream with Jenn Air appliances, a large center island with quartz countertop, and walk-in pantry. The first-floor office is the perfect space to work-from-home. The primary bedroom suite is a true respite featuring a tray ceiling and dual large closets. The spa-like primary bath boasts dual vanities, a free-standing tub, and luxe shower with seat. Roomy secondary bedrooms have their own large closets and baths. Finished basement, which includes gathering space, wetbar, full bath, and media room. Explore everything this exceptional home has to offer and schedule your appointment today. Taxes are estimated, pending town assessment. Winter 2025 occupancy. Photos are images only and should not be relied upon to confirm applicable features. This is not an offering where prohibited by law. Prices subject to change without notice, Additional information: Appearance:Diamond,Interior Features:Lr/Dr</p> <p><i>Listing Courtesy of Toll Brothers Real Estate Inc.</i></p>								
	6 Pending • Pending as of 3/15/2025 <i>MLS ID: L3583539</i>							
	11 Sienna Ct	Single Family	5/6	—	422,214	10/7/2024	\$2,798,995	3/15/2025
<p>, Additional information: Appearance:Diamond</p> <p><i>Listing Courtesy of Toll Brothers Real Estate Inc.</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.
	7 Pending • Pending as of 1/16/2025 <i>MLS ID: L3577120</i>							
	18 Sienna Ct	Single Family	4/6	4,574 sq ft	36,252	9/6/2024	\$2,699,995	1/16/2025 \$590
<p>Stunning from start to finish, the Chanler is beautifully designed for extraordinary living. The welcoming porch opens to the airy foyer and beautiful formal dining room with a tray ceiling. A soaring two-story great room is the centerpiece to an expansive main living area featuring a spacious casual dining area with access to the rear yard. The well-designed kitchen is enhanced by a large center island with breakfast bar, plenty of counter and cabinet space, dual walk-in pantries, and a butler pantry to the dining room. The large flex room, private workspace, and second-floor loft can be suited to fit your lifestyle. Designer finishing's in photos are from another community and do not reflect this home. Finished walk-out basement complete with recreation space, full bath, wet-bar, and direct access to the rear yard Spacious outdoor living deck with a 48" fireplace provides seamless indoor/outdoor living Home site can accommodate a future pool. Fall 2025 planned occupancy., Additional information: Interior Features:Lr/Dr</p> <p><i>Listing Courtesy of Toll Brothers Real Estate Inc.</i></p>								
	8 Pending • Pending as of 2/21/2025 <i>MLS ID: L3577476</i>							
	383 Vanderbilt Pkwy	Single Family	6/6	—	43,560	9/9/2024	\$2,799,999	2/21/2025
<p>Welcome to this stunning, custom-built colonial in Dix Hills. Built in 2018, the house is beautifully sited on a bucolic and serene acre of land and combines classic style with modern luxury. From the moment you step inside, you'll notice the elegant and open feel with 10-foot ceilings on the first floor and 9-foot ceilings on the second floor. The living spaces feature beautiful designer coffered ceilings and warm, 5" red oak hardwood floors. The chef's kitchen is a dream with its oversized island, custom cabinetry with soft-close doors and drawers, Silestone quartz countertops and Viking stainless steel appliances. The home has three designer gas fireplaces, including a double-sided fireplace in the primary suite that creates a cozy atmosphere in both the sleeping and sitting areas. The 1200 square foot primary suite is a true retreat. Complete with a walk-out balcony, sitting area, luxurious primary bath and an expansive, custom walk-in closet. Outside, the large backyard is perfect for relaxing or entertaining, with a lush landscape design maintained by an underground irrigation system. The 3-car garage has insulated doors and epoxy floors, offering plenty of room for your vehicles and storage needs. This home is equipped with cutting-edge technology, including an advanced front door lock, programmable thermostats, automated garage doors and a high-quality sound system. Fiber optic internet provides rapid connectivity and you can manage the alarm and security system from anywhere. Located in the Half Hollow Hills School District #5, this home offers both sophistication and comfort., Additional information: Appearance:New,Interior Features:Guest Quarters,Lr/Dr,Separate Hotwater Heater:YES</p> <p><i>Listing Courtesy of Daniel Gale Sothebys Intl Rlty</i></p>								
	9 Pending • Pending as of 3/14/2025 <i>MLS ID: 829283</i>							
	7 Ascot Ct	Single Family	4/3	2,096 sq ft	9,147	3/4/2025	\$799,000	3/14/2025 \$381
<p>Welcome to 7 Ascot Court – a beautiful colonial in the famed Half Hollow Hills School District! Nestled on a prime lot in a quiet cul-de-sac, this move in ready home offers luxury, comfort, and modern upgrades in one of Long Island's most sought-after communities. Pull up and be instantly impressed by the homes curb appeal featuring a spacious driveway with pavers, cedar shake impression siding, and mature landscaping. Step inside to a spacious entry foyer, a formal dining room with crown molding, a sunlit living room featuring vaulted ceilings, a bay window, and hardwood floors, and a generously sized family room with vaulted ceilings and a woodburning fireplace. The eat-in kitchen is a chef's dream, boasting granite countertops, stainless steel appliances, a wine fridge, glass cooktop, double oven, tile backsplash, and a pantry. The main level also includes a laundry room, access to your 2 car garage, and a half bath. Radiant heat under all tile flooring. The primary en-suite is a true retreat, featuring three walk-in closets, vaulted ceilings, an office space, and a full bath. 2 additional bedrooms with hardwood floors and another full bath complete the upper level. The backyard features a paver patio, perfect for entertaining, and ample room for a pool! Additional features include attic storage, a partial basement, recessed lighting, central air, a 10 year young GAF Timberline Roof, PVC fencing, and a 2019 hot water heater. Don't miss this rare opportunity to own a turn-key property in the award-winning Half Hollow Hills School District with taxes of \$12,774.13 before STAR!</p> <p><i>Listing Courtesy of RE/MAX Integrity Leaders</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.
	10	⦿ Pending	*Pending as of 3/17/2025 MLS ID: L3593397					
	22 Candlewood Path	Single Family	4/4	4,314 sq ft	45,738	11/27/2024	\$1,299,999	3/17/2025 \$301
<p>Located on 1.05 acres in the sought-after Winston Woods area, this warm and welcoming home offers a private setting with thoughtful details throughout. The bright and open floor plan showcases soaring cathedral ceilings, a charming loft, and beautiful wood floors. The spacious primary bedroom suite features patio doors that open to its own deck overlooking the serene yard, while three additional large bedrooms provide ample space for family or guests. The updated kitchen, complete with stainless steel appliances and granite countertops, seamlessly connects to the living area with a cozy wood-burning fireplace. The fully finished walkout basement is an entertainer's dream, complete with a billiard area, bar, cedar room, steam shower, a bedroom, full bath and additional living space. Step outside to multi-level decks featuring a saltwater spa/pool, pergola, a fire pit and built-in BBQ gas grill - ideal for relaxing or hosting gatherings. This home effortlessly combines comfort, functionality and a peaceful and private location. Don't miss this opportunity!</p> <p><i>Listing Courtesy of Signature Premier Properties</i></p>								







Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	1	Closed	*Sold Date: 4/14/2025, MLS Listing 813409: 1/14/2025 MLS ID: 813409					
19 Chatham Pl	Single Family	4/3	2,200 sq ft	43,560	1963	4/14/2025	\$1,210,000	\$550
<p>Welcome To 19 Chatham Place, A Stunning 4-Bedroom, 2.5-Bathroom Ranch Set On A Pristine Acre In The Prestigious Half Hollow Hills School District. This Luxurious Home Includes High-End Finishes, Gleaming Hardwood Floors, Vaulted Ceilings, And A Double-Sided Fireplace. The Open-Concept Layout Is Perfect For Entertaining, Complemented By Stainless Steel Appliances And Abundant Natural Light. The Property Features A Sparkling Saltwater Pool, Expansive Patio, And Professionally Landscaped Grounds, Offering A Private Oasis For Relaxation Or Outdoor Activities. Additional Highlights Include A Guest Wing With A Half Bath, Updated Roof, Central Air, Sprinkler System, And A Two-Car Garage. Ideally Located Near Parkways, Parks, Shops, And The Railroad, This Home Is More Than Just A Residence—It's A Lifestyle. Don't Miss Your Chance To Call This Exceptional Property Your Own!</p> <p><i>Courtesy of Signature Premier Properties</i></p>								
	2	Closed	*Leased Date: 2/10/2025, MLS Listing 807029: 12/23/2024 MLS ID: 807029					
20 Arcadia Dr	Single Family	4/2	1,919 sq ft	10,000	1966	2/10/2025	\$5,000 mo.	\$3
<p>Exceptional opportunity in Dix Hills! Fall in love with this move in ready home. This beautiful and well-maintained home boasts a large living/dining room with beautiful new wood floors throughout, eat-in-kitchen with access to the backyard, the master suite is located on the main level with an additional bedroom with two double closets, upper level features 2 oversized bedrooms. Move right into this very special home in Half Hollow Hills school district., Additional information: Appearance:Mint,Lease Term:12 Months,24 Months</p> <p><i>Courtesy of Compass Greater NY LLC</i></p>								

Closed: 10 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
	3	Closed	*Sold Date: 2/26/2025, MLS Listing H6312469: 6/12/2024 MLS ID: H6312469						
	35 Bonaire Dr	Single Family	5/3	4,000 sq ft	20,038	2002	2/26/2025	\$997,000	\$249
Looking for a great opportunity? Look no more! This property has tons of potential and is average in living space size for the neighborhood. It is located close to main roads with easy access to local amenities, such as shopping, banking, schools, and various eateries. Per our Appraisal describe the subject property is a SFR (colonial) built in 2002. It has approx. 4000 sq ft. and has 5 bedroom and 3 FULL Bath, full/unfinished basement and 2 -built in garage. The property is on 20,038 Sq ft. *** Seller makes no guarantees about property's condition, room count or other physical characteristics nor does seller guarantee accuracy whether property is on public sewer or private septic. *** Additional Information: ParkingFeatures:2 Car Attached, Courtesy of REALHome Services & Solutions									
	4	Closed	*Sold Date: 4/3/2025, MLS Listing L3592547: 8/27/2024 MLS ID: L3592547						
	6 Buttonwood Dr	Single Family	4/4	—	41,818	2018	4/3/2025	\$2,498,000	
No expense spared, Custom built completely brand new just a few years ago. Welcome to your dream oasis, this exceptional home features 4-bedrooms, 3.5 bathrooms. Up to 12+ foot high ceilings with an open concept layout. The expansive Master Bedroom Suite includes a walk-in closet, elegant tray ceilings, and a luxurious master bathroom with heated tile floors, dual vanities, a soaking tub, and a standing shower with two showerheads. The chef's kitchen is equipped with a large island, 8-burner Thermador gas stove, Bosch appliances, tall 42-inch kitchen cabinets, two separate sinks, and two separate dishwashers, along with a walk-in pantry and a eat in kitchen. The home showcases beautiful oak wood flooring throughout. Two inviting gas fireplaces with blower. Plenty of light with three large sliding doors & oversized Anderson windows. Custom window treatments add to the home's sophistication. Uv tinted windows for extra energy efficiency. Interior finishings include thick floor & ceiling molding, picture frame molding in the formal living room. Plenty of storage space. Majority of the bedrooms have an attached bathroom for added convenience. The full basement features a generous 9+ foot high ceiling height, an outside entrance and an egress window. There is a full unfinished attic with very high ceilings, offers potential for additional living space or storage. The home is designed for comfort with three separate 3-ton central AC units, gas central heating with a UV light filter and ionizer, a humidifier on the first floor and a dehumidifier in the basement. Tankless coil gas on-demand hot water system. Exterior amenities include an in-ground sprinkler system, a whole-house gas generator, gutter covers, and French drains. The separate laundry room is outfitted with a washer, dryer, sink, and cabinets. The garage is equipped with a 9000-pound car lift, epoxy floors, and additional ductless AC and heat. The driveway can accommodate 7 cars and features a sensor. Security is enhanced with an alarm system and cameras. The home also boasts elegant cedar siding and stonework, a 4-car attached garage, close to 1-acre lot size, large backyard & front entry driveway. Rear paved patio, double door solid wood front door, making it both functional and stylish. Courtesy of National Real Estate Agency									
	5	Closed	*Sold Date: 4/3/2025, MLS Listing 819232: 1/30/2025 MLS ID: 819232						
	3 Calumet Ct	Single Family	4/3	—	33,541	1977	4/3/2025	\$995,000	
Welcome to 3 Calumet Ct. A fabulous 4 Bedroom , 2.5 Baths Sprawling Ranch. Offers a Spacious open Floor Plan. With generously size rooms, Living Room, Dining Rm. and Eat in Kitchen, Family Room with a Fireplace. Hardwood Floors, Full Finished Basement with plenty of storage . In addition the 2 Car Garage offers plenty of parking and an elevator. Beautiful Backyard with In ground Pool. Great for entertaining. Courtesy of Coldwell Banker American Homes									
	6	Closed	*Leased Date: 1/20/2025, MLS Listing L3593863: 12/2/2024 MLS ID: L3593863						
	48 Colby Dr	Single Family	5/4	—	22,216	—	1/20/2025	\$6,500 mo.	
Beautiful 5 Bedroom, 3 Full-Bathroom + 1 Half-Bathroom home on half an acre lot for rent in the heart of Dix Hills! This spacious home has a classic layout with a warm, welcoming feel. The main floor features a bright formal living room, family room, dining room and eat-in-kitchen with granite counter tops and stainless steel appliances. Upstairs, you'll find 5 large bedrooms with 3 full-bathrooms with an additional family room. The house has Natural Gas for heat and cooking, Central A/C with a very large, fenced-in backyard Courtesy of Voro 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.
	7	■ Closed	*Sold Date: 1/15/2025, MLS Listing L3592417: 11/21/2024 MLS ID: L3592417						
	1046 Commack Rd	Single Family	3/2	—	14,810	1965	1/15/2025	\$810,000	
<p>Beautifully Updated 3 Bed 1.5 Bath Colonial With All The Bells & Whistles. Featuring An Open Floorplan, Spacious Bedrooms, Vaulted Great Room, 2 Fireplaces, Natural Gas, Hardwood Floors, CAC, IGS, EV Charger, Gourmet Kitchen & So Much More...Outside Dream Oasis With 40 X 20 Heated In-Ground Gunite Pool, Waterfall, Stone Patio, Wood Deck & .33 Acres For Entertaining. Conveniently Located Close To Highways, Shops & Parks. Commack Schools. Taxes W/Star \$13,230, Additional information: Appearance:Diamond,Separate Hotwater Heater:Y</p> <p><i>Courtesy of Signature Premier Properties</i></p>									
	8	■ Closed	*Sold Date: 4/8/2025, MLS Listing 818318: 1/29/2025 MLS ID: 818318						
	15 Crawford Dr	Single Family	3/2	2,500 sq ft	20,038	1969	4/8/2025	\$941,000	\$376
<p>A beautifully maintained 2,500 sqft ranch-style home nestled in the highly sought-after Village on The Hill section of Dix Hills, NY. This spacious and inviting property offers the perfect blend of comfort, style, and modern updates, making it an ideal place to call home. Step inside to discover three generously sized bedrooms and two full bathrooms, providing plenty of space for family and guests. The bright living room, formal dining room, and cozy den with a fireplace create a warm and welcoming atmosphere, perfect for both relaxing and entertaining. This home has been thoughtfully updated with modern conveniences, including gas heating, a gas stove, a gas dryer, and a gas hot water heater. The recently renovated new roof adds peace of mind and ensures the home is move-in ready. Additionally, the two-car garage offers ample parking and storage space. Located in one of Dix Hills' most desirable neighborhoods, this property won't last long. Don't miss your chance to make 15 Crawford Drive your new address</p> <p><i>Courtesy of Realty Connect USA L I Inc</i></p>									
	9	■ Closed	*Leased Date: 2/10/2025, MLS Listing 813941: 1/15/2025 MLS ID: 813941						
	16 Crawford Dr	Single Family	4/3	2,100 sq ft	21,344	1968	2/10/2025	\$6,800 mo.	\$3
<p>Located on a quiet cul-de-sac in the prestigious Village on the Hill, this beautifully renovated ranch offers modern living at its finest. Completely updated in 2025, this 4-bedroom, 3-bathroom home features approximately 2,100 square feet of living space and a full finished basement with an additional guest bathroom. Step inside to a bright, open-concept layout with soaring ceilings, a welcoming foyer, and a wood-burning fireplace. The state-of-the-art kitchen boasts a large quartz center island, high-end appliances, and plenty of room to entertain. The main level includes three spacious bedrooms and two stunningly updated bathrooms, while the basement offers additional living space perfect for guests or recreation. Situated on a shy half an acre of private property, this home also features a new roof, siding, windows, and a 2-car garage. Move-in ready and located in a prime location, this home is a must-see! (the square footage is approximate)</p> <p><i>Courtesy of Signature Premier Properties</i></p>									
	10	■ Closed	*Sold Date: 2/11/2025, MLS Listing L3588985: 11/2/2024 MLS ID: L3588985						
	69 E Deer Park Rd	Single Family	4/3	—	20,473	1967	2/11/2025	\$935,000	
<p>Pretty 3 bedroom/2 full bath Ranch in North Dix Hills! Maple & granite eat-in kitchen, living room with wood burning fireplace open to the dining room, family room, primary suite with full bath and walk-in closet, beautifully finished basement with separate entrance, tons of storage, lovely property on half acre, fully fenced with patio, 2 car garage, gas heating and cooking, CAC, IGS, convenient location!, Additional information: Separate Hotwater Heater:Yes</p> <p><i>Courtesy of Signature Premier Properties</i></p>									

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