SMART MLS

MARKET ACTIVITY REPORT

Colebrook, Connecticut

Presented by

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Connecticut Real Estate

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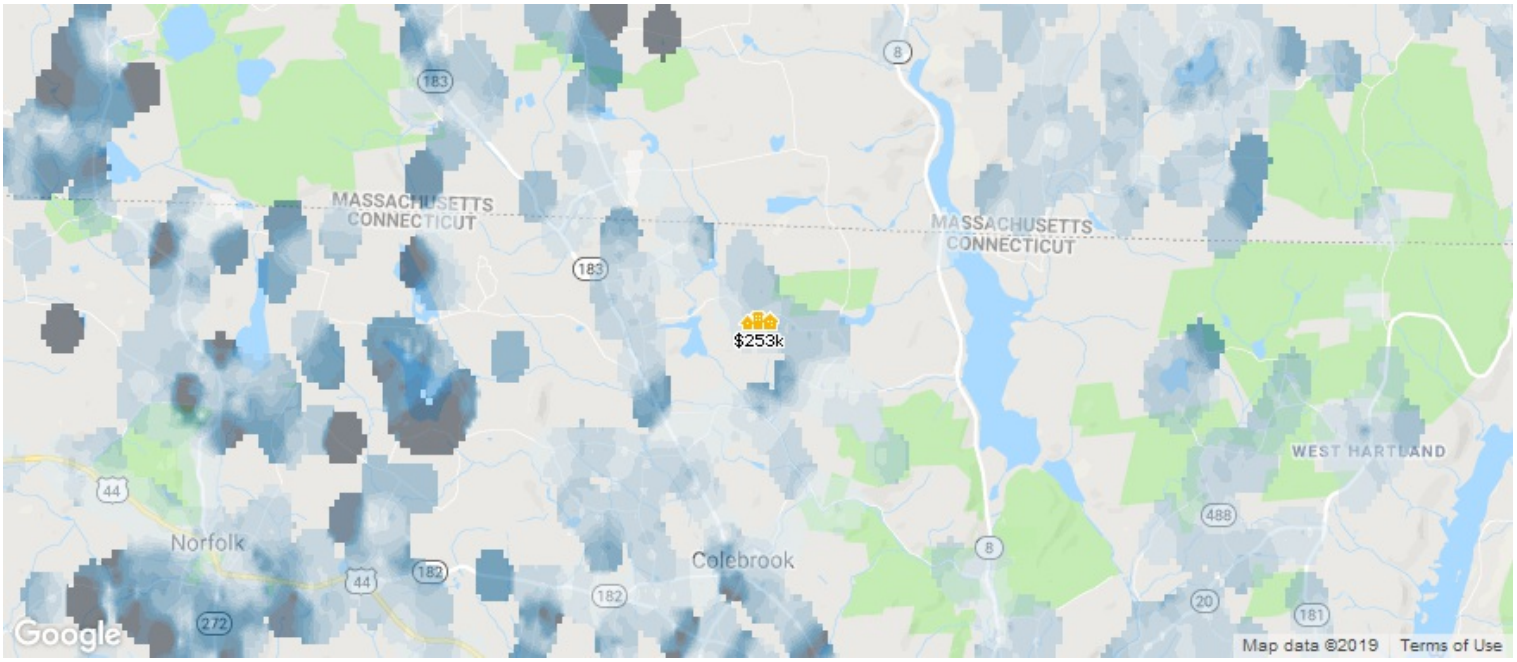
Colebrook, Connecticut

Market Snapshot: Estimated Home Values



This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months
$253K	↑ **1.2%**	↑ **1.2%**	↓ **1.62%**
Updated: 7/31/2019			

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

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

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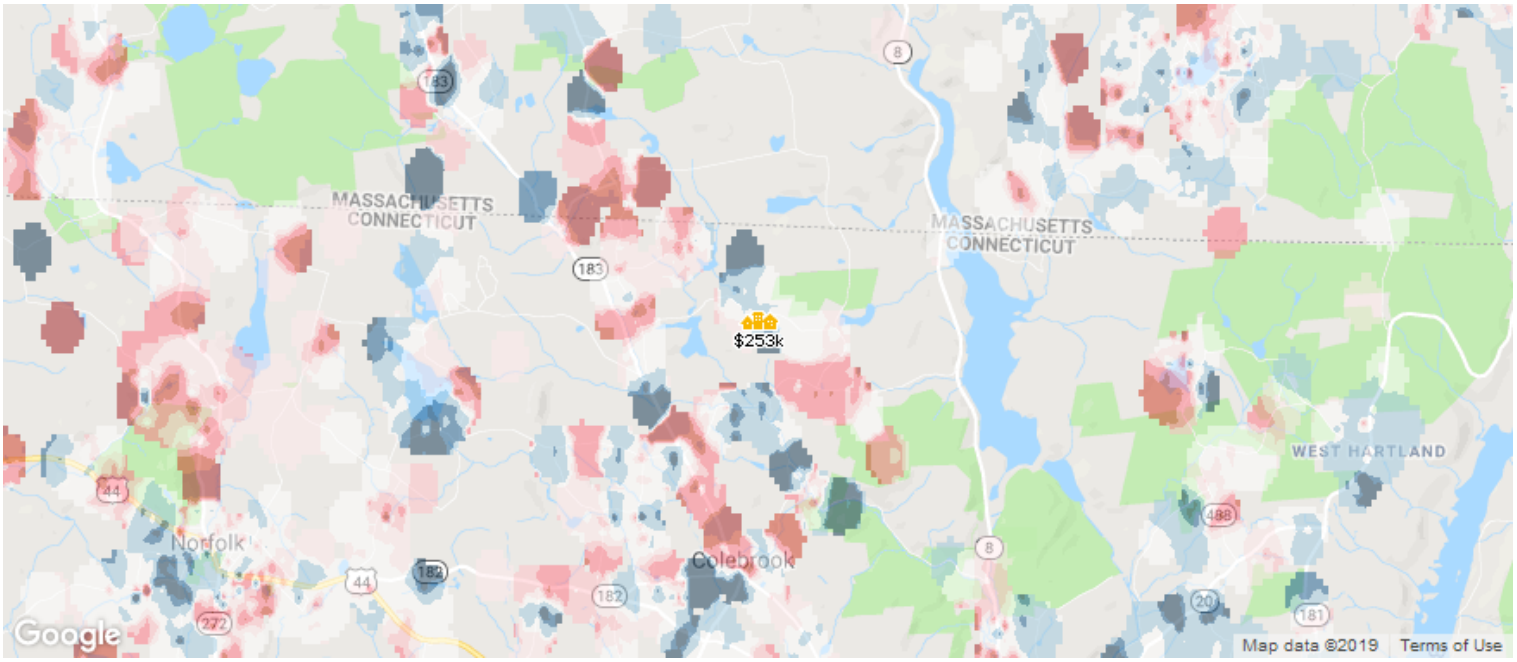
Colebrook, Connecticut

Market Snapshot: 12-Month Change in Estimated Value



This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

Median Est. Home Value	Change Over Last 12 Months	Change Over Last 36 Months
$253K	**1.62%**	**0.08%**
Updated: 7/31/2019		

*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.*

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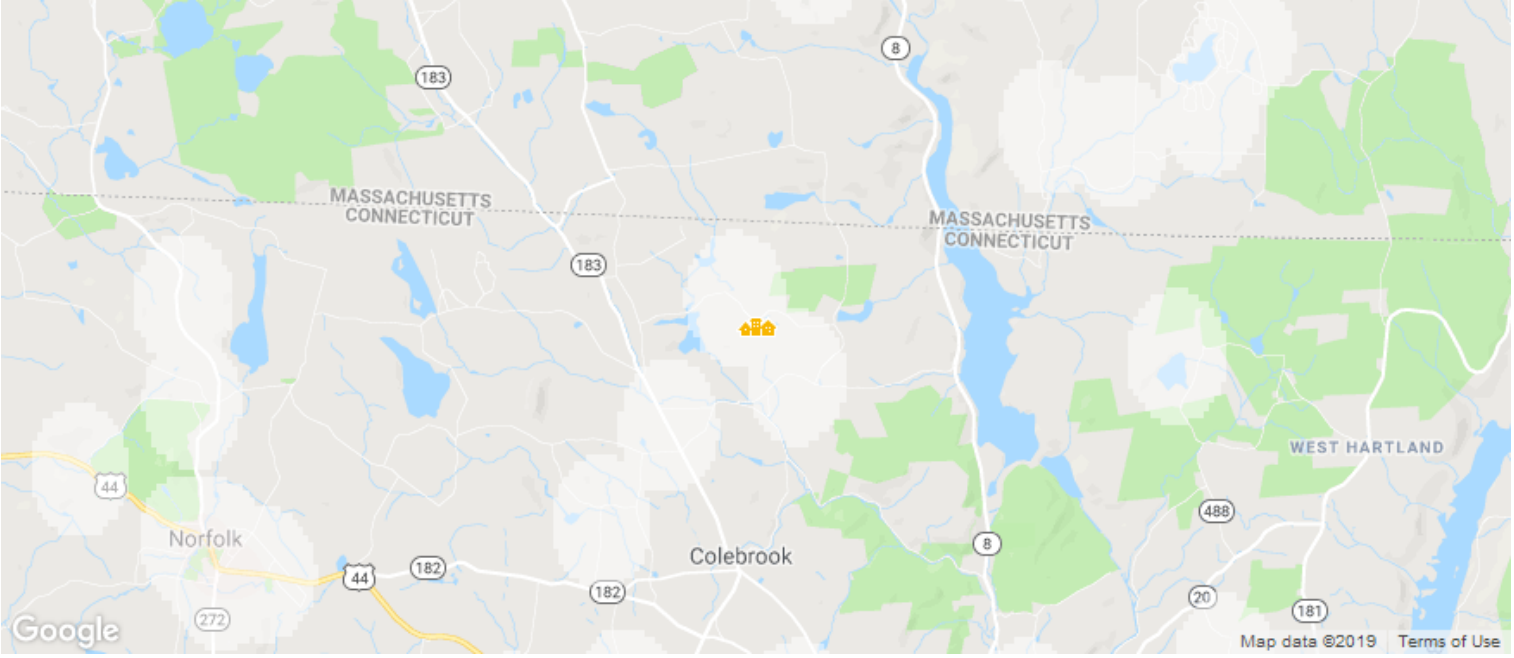
Colebrook, Connecticut

Market Snapshot: Concentration of Distressed Properties



Low High

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data.
Source(s): MLS data; updated Quarterly.

Total # of Distressed Properties	# of Pre-Foreclosures	# of Foreclosures	# of Short Sales
5	**4**	**1**	**0**
Updated: 8/14/2019			

*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 8/14/2019.*

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Colebrook, Connecticut

Market Snapshot: Sales Price

This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

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

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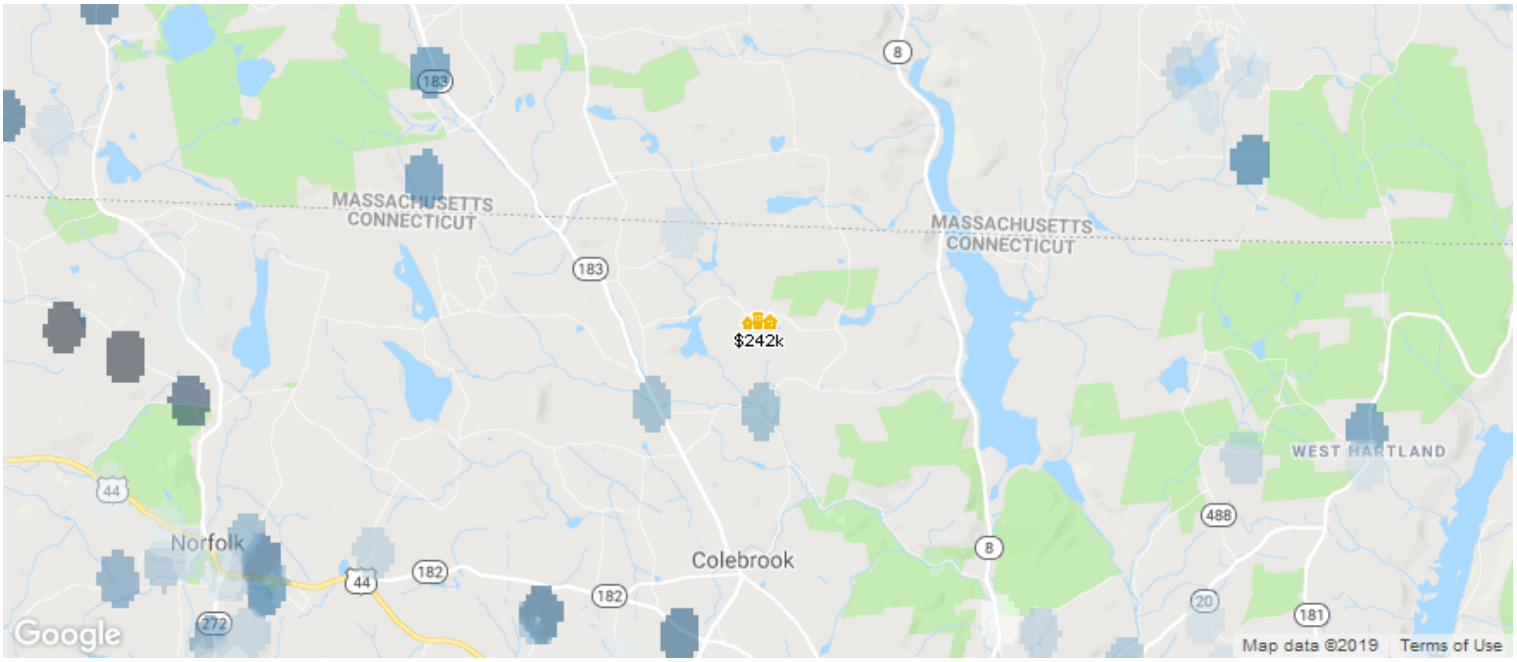
Colebrook, Connecticut

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

Median List Price	Change Over Last Month	Change Over Last Quarter	Change Over Last 12 Months	Change Over Last 24 Months
$242K	↓ 1.2%	↓ 19.32%	↓ 9.38%	↑ 25.72%
Updated: 6/30/2019				

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

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Market Activity Summary Stats

Search Criteria

Location: Colebrook, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Mobile/Manufactured, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop, Other Residential; **Maximum Properties per Status:** 50; **Sort Order:** Recently updated

	New Listings	Pending Listings	Price Changes	Distressed Activity	Recently Sold
Number of Properties	13	3	12	4	8
Low Price / Value	$39,900	$224,900	$45,000	$107,000	$50,000
Median Price / Value	$229,900	$329,000	$249,000	$213,575	$284,800
High Price / Value	$874,900	$389,000	$874,900	$262,000	$1,150,000
Average Price / Sq. Ft.	$141	$141	$151	$112	$124
Median Price / Sq. Ft.	$132	$174	$145	$132	$118
Average Days in RPR	104	137	343	–	242
Median Days in RPR	121	78	135	–	51
Total Volume	$3,189,100	$942,900	$3,474,500	$796,150	$2,961,600

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Market Activity Summary Stats (cont.)

Search Criteria

Location: Colebrook, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Mobile/Manufactured, Multifamily/Multiplex, Lot/Land, Farm/Ranch, Coop, Other Residential; **Maximum Properties per Status:** 50; **Sort Order:** Recently updated

	Expired Listings	New For Lease	Recently Leased
Number of Properties	3	1	2
Low Price / Value	$244,900	$2,200	$200,000
Median Price / Value	$382,450	$2,200	$248,785
High Price / Value	$520,000	$2,200	$297,570
Average Price / Sq. Ft.	$118	$1	$333
Median Price / Sq. Ft.	$118	$1	$333
Average Days in RPR	160	13	192
Median Days in RPR	181	13	192
Total Volume	$764,900	$2,200	$497,570

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Colebrook, Connecticut

New Listings: 13

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

1 FOR SALE · *Active: 5/2/2019* *MLS ID: 170190865*

326 Colebrook River Rd	Residential	3/2	1,632 sq ft	27,878	1955	5/2/2019	$214,900	$132

This home is in Excellent condition, Move in ready! Only 5 mins to Riverton and 10 mins to Winsted - This home has a spacious open floor plan, Large living room with lots of windows and french doors to the rear deck area. Large updated kitchen with comfortable dining and sitting areas. Good size master bedroom with attached updated full bath. 2 additional bedrooms next to full bathroom with tub and shower. Gleaming hardwood floors with tile in the kitchen and both bathrooms. Convenient Mud room entry from the rear to the kitchen area. Large basement with hatch for storage and Updated mechanicals including new electrical panel and service, Heating system and plumbing system. This home is set back off the road with plenty of parking and good size yard with Babbling brook and small pond area to the rear of the home, wonderful for ducks and fish. Large barn / shed out back for storage or work shop. Come see this wonderful home today! –Listing agent has a ownership interest in this property.

Listing Courtesy of Coldwell Banker Res Brokerage

2 FOR SALE · *New, Active: 7/20/2019* *MLS ID: 170218262*

33 Flagg Hill Rd	Residential	1/1	1,074 sq ft	348,480	1965	7/20/2019	$169,000	$157

Located on a dead end country lane sits this rustic log cabin. This cabin is overflowing with charm and character with its 2 fieldstone fireplaces and completely rustic feel. There is a large enclosed sunroom/porch overlooking the gracefully sloped lot. Makes a great weekend getaway or the current owner has lived here year round.

Listing Courtesy of Northwest CT Realty

3 FOR SALE · *New, Active: 8/1/2019* *MLS ID: 170222143*

321 Colebrook River Rd	Residential Land	2/2	1,232 sq ft	392,040	2005	8/1/2019	$79,900	$65

Fantastic location to build your own private home. Large 9 acre interior lot allows you to have plenty of room for enjoying nature.

Listing Courtesy of Sullivan Real Estate Inc

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New Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

4 FOR SALE · *Active: 6/11/2019* *MLS ID: 170205370*

4 Silhouette Dr	Residential	4/3	3,540 sq ft	106,286	2002	6/11/2019	$299,700	$85

Wow! If you are looking for space AND privacy, look no further than this wonderful home! 4 large bedrooms 2.5 baths, fantastic kitchen to perfect your culinary skills. Woodstove in dining area with a deck looking over your private back yard, and fireplace in living room. Beautiful barn doors close off the dining and living rooms. Finished lower level recreation room would be great for game playing, exercise or even band practice! Laundry located in lower level and is could become additional bathroom. Back acreage abuts the Mass State Forest

Listing Courtesy of Century 21 Bay-Mar Realty

5 FOR SALE · *Active: 4/1/2019* *MLS ID: 170171115*

1 Center Brook Rd	Residential	3/2	1,971 sq ft	21,780	1850	4/1/2019	$259,000	$131

ECHO BROOK This Historic home is nestled on a beautiful lot dotted with trees and open space and offers the sound of a babbling brook across the way. It is barely two blocks to Colebrook Center with the General Store, post office, Historical Society, Senior center and town hall. Center Brook Road is a historical area with charming capes and barns. This home offers 3 plus bedrooms, 2 baths and though very liveable is ideal for a historical restoration as it presents multiple historical details such as wide board floors, open staircase, wraparound country porch and more. The construction of the home is representative of a late 1700's - mid 1800's

Listing Courtesy of Elyse Harney Real Estate

8 FOR SALE · *Active: 4/17/2019* *MLS ID: 170185010*

26 Bohun Rd	Residential	2/2	1,250 sq ft	80,150	1983	4/17/2019	$239,000	$191

Owner Financing Available. An impeccable architect design cottage, was rebuilt brand new on 2007, has soaring cathedral wooded ceiling. The first floor is an open kitchen living area with beautiful gas fire place, full bath, two bedrooms , facility for washer and dryer. Wooded stairs to the second floor that has an open loft area. The loft over looks the open living area downstairs. Brand-new septic system, two curtain drains, brand new well, generator and shed. Free standing garage storage structure. The back of the property continuous with 280 acres. The perfect place to relax and have serenity on the front of the porch of the cottage also, you can enjoy many outdoor activities around Colebrook. Also available to rent for $1,400/month.

Listing Courtesy of The Greene Realty Group

7 FOR SALE · *Active: 4/15/2019* *MLS ID: 170179578*

425 Colebrook River Rd	Residential	1/–	238 sq ft	87,120	1950	4/15/2019	$45,000	$189

primative one room Cabin hideaway in the midst of wilderness . Abutts Algonquinn State Forest And Conservation property . Chill out and enjoy natures wounders . Across from Colebrook Dam and boat launch area . CASH BUYERS ONLY . Has electric , but no sewer or water

Listing Courtesy of The D'Amore Agency, LLC

8 FOR SALE · *Active: 6/28/2019* *MLS ID: 170211101*

38 Old Colebrook Rd	Residential	3/2	2,200 sq ft	54,450	1984	6/28/2019	$229,900	$104

This one owner Contemporary situated on a corner lot of a quiet country lane. This home is only a hop skip and a jump to downtown Winsted, Rte 8 & 44. The entire property has been meticulously maintained inside and out. The inside is apportioned with 3 large bedrooms, 1 on the main level and 2 on the upper level along with a full bath on each of the main living levels. The sunken living room with skylights and fireplace opens onto a large full length deck with awning and has seasonal long range views to the South. The lower level has a large family room with wood stove and another room that could be an office or play room. This home has passive solar effects along with a newer heating system to keep your energy cost to a minimum. This is a must see home.

Listing Courtesy of Northwest CT Realty

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New Listings: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.

9 FOR SALE · *Active: 4/1/2019* *MLS ID: 170172832*

16 Schoolhouse Rd	Residential	4/4	4,770 sq ft	165,528	1978	4/1/2019	$359,000	$75

PONDSIDE Offers lush grounds and gardens, your own pond and terrace in the heart of historic Colebrook Village. This mini estate offers a desirable mid-century modern home, 2 bedrooms with on suite baths, an additional bedroom with a hall bath, a 50'x16' family room with office alcove and exercise area. There is a private suite located in the lower walkout level which opens directly to the large pond. Fish, swim, canoe, ice skate, and play right out your door. Additional television/movie room a with stunning tiled staircase. The main level offers open light filled living with water views, vaulted ceiling, curved open stone staircase to the lower walkout level. Solid oak cabinets in a fully applianced kitchen open to the dining area for entertaining. The master suite offers beautiful hardwood floors and a one of a kind tiled bath with sunken shower. There is a four-season heated glassed-in 45'x12' porch/Florida room with 2 exits to the pond. Additional amenities to be seen upon viewing.

Listing Courtesy of Elyse Harney Real Estate

10 FOR SALE · *Active: 3/2/2019* *MLS ID: 170165800*

88 Eno Hill Rd	Residential	3/3	3,100 sq ft	3,165,505	1987	3/2/2019	$874,900	$282

Custom Timber Peg Post and Beam Mountain Top Estate set on over 72 acres with spectacular Long Range views to the South and South West. There are multiple vistas from this property one of which overlooks Trout Fishing mecca and Head Waters to the West Branch of the Farmington River and confluence of the Still River. Truly an outdoor enthusiasts dream come true. Home consists of a open airy floor plan with updates galore including: Custom Black Walnut Kitchen Cabinets, Honed Granite Counter Tops, Blue Stone Kitchen Floors, Newer Kitchen Aid Appliances and Farm Sink with views of the wildlife from all angles. Hardwood Floors on Main Level, Slate on Lower Level to capture Radiant Passive Solar gain. Comfortable Living room with a large Rumford Fire Place Remodeled first floor full bath w/ Radiant Floor Heating. Master Suite w/ Jet Tub, Full Glass Shower enclosure and custom Double Vanity and Linen Closet. Attached two car garage with plumbing in place to finish possible living space/In-law Apartment/ Rec Room. Detached Heated 2 Car garage with workshop and 400 amp service awaits car enthusiast or to keep all the toys. Property and Home together are one of a kind...

Listing Courtesy of The D'Amore Agency, LLC

11 FOR SALE · *Active: 2/19/2019* *MLS ID: 170165714*

61 Eno Hill Rd	Residential	4/4	2,430 sq ft	81,457	1989	2/19/2019	$339,000	$140

A wonderful place to call Home. This 4 Bedroom 3 bath Cape invites the outdoor enthusiast due to its location and proximity to thousands of acres of State and MDC protected lands. Along with the wonders of Hogsback Reservoir, Colebrook River Lake, Historic River Center and the Farmington River. From the moment you walk in you will feel the comfort through-out and great use of space and flow. Sitting room offers a sun filled space to recharge and relax with sliding glass doors to both a front porch and to a rear private deck, perfect for entertaining family and friends. Large first floor Master Suite w/ Full bath central air, hardwood floors and walk-in closet. Updated Kitchen w/ breakfast bar, open floor plan to dining area/living room with fireplace and built-ins. Fully finished lower level/ rec-room and home office. Attached 2 car garage. Manicured lawn and perennial beds, shed/outbuilding to store all your toys.

Listing Courtesy of The D'Amore Agency, LLC

12 FOR SALE · *Active: 4/11/2019* *MLS ID: 170184328*

Cobb City Rd	Residential Land	–/–	–	207,345	–	4/11/2019	$39,900	–

Peaceful setting priced well below town's appraisal in rural North Colebrook. Bring your dreams and build with nature at your doorstep. Adjacent 5.23 acres also available, ML#170184351

Listing Courtesy of Elyse Harney Real Estate

13 FOR SALE · *Active: 4/11/2019* *MLS ID: 170184351*

Cobb City Rd	Residential Land	–/–	–	227,818	–	4/11/2019	$39,900	–

Opportunity at a bargain price for an attractive parcel in quiet North Colebrook. Purchase with ML#170184328 and create a 10 acre country retreat.

Listing Courtesy of Elyse Harney Real Estate

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Pending Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.

1 PENDING · *Show as of 8/12/2019* *MLS ID: 170215663*

19 Old Creamery Rd	Residential	5/3	1,296 sq ft	87,120	7/12/2019	$224,900	8/12/2019	$174

If you are looking for space and storage look no further. This turn Key 5 Bedroom Home is situated on a Country Lot with Privacy. Home and property offer many possibilities due to the versatile floor plan and ability to transform the already fully finished lower ground level into In-Law Apartment, Rec room/ Home Office ect... Hardwood floors throughout main level with slider to rear deck overlooking yard and garden area. Location and proximity to both the Still and Farmington Rivers make this a destination for outdoor and fishing enthusiast alike. Minutes from Historic Riverton, Peoples State Forest, American Legion and Hogsback Reservoir. Mechanically sound with newer Septic System and Boiler.

Listing Courtesy of The D'Amore Agency, LLC

2 PENDING · *Show as of 8/11/2019* *MLS ID: 170132786*

264 Smith Hill Rd	Residential	5/4	4,469 sq ft	133,293	10/18/2018	$329,000	8/11/2019	$74

SUMMER LOVING at this SOPHISTICATED COLONIAL, PERFECTLY UPDATED FOR INDOOR AND OUTDOOR ENTERTAINING! One-of-a-kind and with beautiful views, this 1830's brick school house has been completely renovated, maintaining the original majestic wood beams and gorgeous wainscoting throughout. The soaring ceilings, impressive fireplace, gleaming hardwood floors and interior loft make the great room an elegant place to entertain or relax and unwind before the fire. The home's 1986 addition has been recently and completely renovated with many amazing updates, while maintaining the charm and feel of its Colonial nature. The enormous Master Bedroom with en-suite Bath, large sitting room and walk-in closet encompass the second floor. Two good sized bedrooms and two full bathrooms reside on the main floor. The generous kitchen and eat-in sun room allow plenty of natural light to flow in. Above the 3 car attached garage is the separate in-law/au-pair/rental apartment with a private entrance boasting a full kitchen with breakfast bar, dining space, two large bedrooms, a full bathroom and a charming living area. This unit also has its own heating and electrical maintenance system and plenty of storage. This sophisticated, updated home is privately situated on 3 plus acres of land and has many wonderful views from each of its amazingly beautiful windows. The homes exterior features a newly added slate patio with fire pit and stone retaining walls. Call for a private showing!

Listing Courtesy of Keller Williams Realty

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Pending Listings: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.

PENDING · *Deposit as of 7/17/2019* *MLS ID: 170200829*

374 Sandy Brook Rd	Residential	3/2	2,204 sq ft	43,560	5/28/2019	$389,000	7/17/2019	$176

A sleek and stylish 2,352 square foot 1790 antique Saltbox on almost an acre with sunny rooms, clean lines and easy flow. Recent thorough renovations include new roof, new windows, remodeled bathrooms and kitchen, central air on the second floor and major electrical and plumbing upgrades. The property is almost entirely surrounded by Algonquin State Forest and lovely, relaxing Sandy Brook is just across the country road. Private, quiet and yet conveniently located near Old Route 8 and just 2 hours from NYC.

Listing Courtesy of Betsy Little Real Estate LLC

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Price Changes: 12

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.

1 FOR SALE · *Active: 5/2/2019* *MLS ID: 170190865*

326 Colebrook River Rd	Residential	3/2	1,632 sq ft	5/2/2019	$259,900	$214,900	8/14/2019	-17.31%

This home is in Excellent condition, Move in ready! Only 5 mins to Riverton and 10 mins to Winsted - This home has a spacious open floor plan, Large living room with lots of windows and french doors to the rear deck area. Large updated kitchen with comfortable dining and sitting areas. Good size master bedroom with attached updated full bath. 2 additional bedrooms next to full bathroom with tub and shower. Gleaming hardwood floors with tile in the kitchen and both bathrooms. Convenient Mud room entry from the rear to the kitchen area. Large basement with hatch for storage and Updated mechanicals including new electrical panel and service, Heating system and plumbing system. This home is set back off the road with plenty of parking and good size yard with Babbling brook and small pond area to the rear of the home, wonderful for ducks and fish. Large barn / shed out back for storage or work shop. Come see this wonderful home today! –Listing agent has a ownership interest in this property.

Listing Courtesy of Coldwell Banker Res Brokerage

2 PENDING · *Show as of 8/11/2019* *MLS ID: 170132786*

264 Smith Hill Rd	Residential	5/4	4,469 sq ft	10/18/2018	$339,000	$329,000	5/10/2019	-2.95%

SUMMER LOVING at this SOPHISTICATED COLONIAL, PERFECTLY UPDATED FOR INDOOR AND OUTDOOR ENTERTAINING! One-of-a-kind and with beautiful views, this 1830's brick school house has been completely renovated, maintaining the original majestic wood beams and gorgeous wainscoting throughout. The soaring ceilings, impressive fireplace, gleaming hardwood floors and interior loft make the great room an elegant place to entertain or relax and unwind before the fire. The home's 1986 addition has been recently and completely renovated with many amazing updates, while maintaining the charm and feel of its Colonial nature. The enormous Master Bedroom with en-suite Bath, large sitting room and walk-in closet encompass the second floor. Two good sized bedrooms and two full bathrooms reside on the main floor. The generous kitchen and eat-in sun room allow plenty of natural light to flow in. Above the 3 car attached garage is the separate in-law/au-pair/rental apartment with a private entrance boasting a full kitchen with breakfast bar, dining space, two large bedrooms, a full bathroom and a charming living area. This unit also has its own heating and electrical maintenance system and plenty of storage. This sophisticated, updated home is privately situated on 3 plus acres of land and has many wonderful views from each of its amazingly beautiful windows. The homes exterior features a newly added slate patio with fire pit and stone retaining walls. Call for a private showing!

Listing Courtesy of Keller Williams Realty

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Price Changes: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.

3 FOR SALE · *New, Active: 7/20/2019* *MLS ID: 170218262*

33 Flagg Hill Rd	Residential	1/1	1,074 sq ft	7/20/2019	$189,000	$169,000	8/10/2019	-10.58%

Located on a dead end country lane sits this rustic log cabin. This cabin is overflowing with charm and character with its 2 fieldstone fireplaces and completely rustic feel. There is a large enclosed sunroom/porch overlooking the gracefully sloped lot. Makes a great weekend getaway or the current owner has lived here year round.

Listing Courtesy of Northwest CT Realty

4 FOR SALE · *Active: 4/14/2017* *MLS ID: L10212551*

Phelps Flat Rd	Residential Land	–/–	–	4/14/2017	$105,000	$60,000	7/31/2019	-42.86%

Quiet country road near Sandy Brook, with hundreds of feet of frontage on both Phelps Flats and Sandy Brook Roads. Many possibilities - private residential setting, horse property, mini farm. Bring your ideas.

Listing Courtesy of Elyse Harney Real Estate

5 FOR SALE · *Active: 6/11/2019* *MLS ID: 170205370*

4 Silhouette Dr	Residential	4/3	3,540 sq ft	6/11/2019	$324,900	$299,700	7/9/2019	-7.76%

Wow! If you are looking for space AND privacy, look no further than this wonderful home! 4 large bedrooms 2.5 baths, fantastic kitchen to perfect your culinary skills. Woodstove in dining area with a deck looking over your private back yard, and fireplace in living room. Beautiful barn doors close off the dining and living rooms. Finished lower level recreation room would be great for game playing, exercise or even band practice! Laundry located in lower level and is could become additional bathroom. Back acreage abuts the Mass State Forest

Listing Courtesy of Century 21 Bay-Mar Realty

6 FOR SALE · *Active: 4/1/2019* *MLS ID: 170171115*

1 Center Brook Rd	Residential	3/2	1,971 sq ft	4/1/2019	$279,900	$259,000	7/18/2019	-7.47%

ECHO BROOK This Historic home is nestled on a beautiful lot dotted with trees and open space and offers the sound of a babbling brook across the way. It is barely two blocks to Colebrook Center with the General Store, post office, Historical Society, Senior center and town hall. Center Brook Road is a historical area with charming capes and barns. This home offers 3 plus bedrooms, 2 baths and though very liveable is ideal for a historical restoration as it presents multiple historical details such as wide board floors, open staircase, wraparound country porch and more. The construction of the home is representative of a late 1700's - mid 1800's

Listing Courtesy of Elyse Harney Real Estate

7 FOR SALE · *Active: 4/17/2019* *MLS ID: 170185010*

26 Bohun Rd	Residential	2/2	1,250 sq ft	4/17/2019	$249,000	$239,000	6/25/2019	-4.02%

Owner Financing Available. An impeccable architect design cottage, was rebuilt brand new on 2007, has soaring cathedral wooded ceiling. The first floor is an open kitchen living area with beautiful gas fire place, full bath, two bedrooms , facility for washer and dryer. Wooded stairs to the second floor that has an open loft area. The loft over looks the open living area downstairs. Brand-new septic system, two curtain drains, brand new well, generator and shed. Free standing garage storage structure. The back of the property continuous with 280 acres. The perfect place to relax and have serenity on the front of the porch of the cottage also, you can enjoy many outdoor activities around Colebrook. Also available to rent for $1,400/month.

Listing Courtesy of The Greene Realty Group

8 FOR SALE · *Active: 4/15/2019* *MLS ID: 170179578*

425 Colebrook River Rd	Residential	1/–	238 sq ft	4/15/2019	$55,000	$45,000	7/3/2019	-18.18%

primative one room Cabin hideaway in the midst of wilderness . Abutts Algonquinn State Forest And Conservation property . Chill out and enjoy natures wounders . Across from Colebrook Dam and boat launch area . CASH BUYERS ONLY . Has electric , but no sewer or water

Listing Courtesy of The D'Amore Agency, LLC

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Price Changes: 12 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.

9 FOR SALE · *Active: 12/21/2016* *MLS ID: L10187683*

175 Prock Hill Rd	Residential	3/2	2,367 sq ft	12/21/2016	$499,900	$450,000	6/5/2019	-9.98%

"Top Of The Mountain" spacious open floor plan on 31 acres, total privacy,2 wood burning fireplaces, granite, gas cooktop plus electric range, 9 ' ceilings, multiple fruit trees, stone walls, trails and room for expansion in semi-finished 36'x30' walkout. 29'x29' Garage and additional outbuilding. Perfect peace on one of Connecticut's highest points.Pre-qualification docs prior to show, no sign, no drive-ins, driveway alarm, agent present at all showings, land in forestry, possible subdivide. Also listed as land MLS#170125566

Listing Courtesy of Elyse Harney Real Estate

10 FOR SALE · *Active: 7/8/2016* *MLS ID: L10150974*

75 Beech Hill Rd	Residential Land	–/–	–	7/8/2016	$269,000	$175,000	6/28/2019	-34.94%

Ideal Retreat or a country Home, horse property, recreation and much more. Small building on property. Property is wooded, open, with several building sites. There are some wetlands

Listing Courtesy of Elyse Harney Real Estate

11 FOR SALE · *Active: 4/1/2019* *MLS ID: 170172832*

16 Schoolhouse Rd	Residential	4/4	4,770 sq ft	4/1/2019	$374,500	$359,000	5/28/2019	-4.14%

PONDSIDE Offers lush grounds and gardens, your own pond and terrace in the heart of historic Colebrook Village. This mini estate offers a desirable mid-century modern home, 2 bedrooms with on suite baths, an additional bedroom with a hall bath, a 50'x16' family room with office alcove and exercise area. There is a private suite located in the lower walkout level which opens directly to the large pond. Fish, swim, canoe, ice skate, and play right out your door. Additional television/movie room a with stunning tiled staircase. The main level offers open light filled living with water views, vaulted ceiling, curved open stone staircase to the lower walkout level. Solid oak cabinets in a fully applianced kitchen open to the dining area for entertaining. The master suite offers beautiful hardwood floors and a one of a kind tiled bath with sunken shower. There is a four-season heated glassed-in 45'x12' porch/Florida room with 2 exits to the pond. Additional amenities to be seen upon viewing.

Listing Courtesy of Elyse Harney Real Estate

12 FOR SALE · *Active: 3/2/2019* *MLS ID: 170165800*

88 Eno Hill Rd	Residential	3/3	3,100 sq ft	3/2/2019	$899,000	$874,900	5/22/2019	-2.68%

Custom Timber Peg Post and Beam Mountain Top Estate set on over 72 acres with spectacular Long Range views to the South and South West. There are multiple vistas from this property one of which overlooks Trout Fishing mecca and Head Waters to the West Branch of the Farmington River and confluence of the Still River. Truly an outdoor enthusiasts dream come true. Home consists of a open airy floor plan with updates galore including: Custom Black Walnut Kitchen Cabinets, Honed Granite Counter Tops, Blue Stone Kitchen Floors, Newer Kitchen Aid Appliances and Farm Sink with views of the wildlife from all angles. Hardwood Floors on Main Level, Slate on Lower Level to capture Radiant Passive Solar gain. Comfortable Living room with a large Rumford Fire Place Remodeled first floor full bath w/ Radiant Floor Heating. Master Suite w/ Jet Tub, Full Glass Shower enclosure and custom Double Vanity and Linen Closet. Attached two car garage with plumbing in place to finish possible living space/In-law Apartment/ Rec Room. Detached Heated 2 Car garage with workshop and 400 amp service awaits car enthusiast or to keep all the toys. Property and Home together are one of a kind...

Listing Courtesy of The D'Amore Agency, LLC

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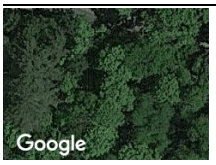
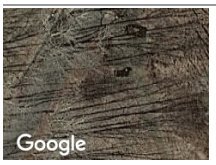
Distressed Activity: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 1 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –* **11 Old Creamery Rd** –	Single Family	3/2	1,301 sq ft	43,560	–	–	4/2/2019	Preforeclosure
2 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –* **142 Pinney St** –	Single Family	3/2	1,869 sq ft	161,172	–	–	4/13/2019	Preforeclosure
 3 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –* **166 Pinney St** –	Single Family	4/2	1,695 sq ft	19,602	–	–	5/9/2019	Preforeclosure
4 OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –* **52 Riverton Rd** –	Single Family	–/–	–	150,282	–	–	4/8/2019	Preforeclosure

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Recently Sold: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

1 RECENTLY SOLD · *Sold Date: 7/3/2019, MLS Listing 170202785: 6/7/2019* *MLS ID: 170202785*

653 Colebrook Rd	Residential	2/1	1,144 sq ft	114,998	1979	7/3/2019	$132,000	$115

1,144 Square foot Ranch with detached garage all tucked on approximately 2.64 acres with both Treed and open space. This two bedroom home has Living room with wood burning stove , eat-in kitchen and slider to 12 x 16 deck . Central A/C and gas back-up generator .

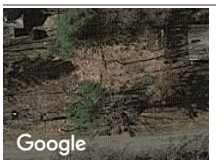
Courtesy of The D'Amore Agency, LLC

2 RECENTLY SOLD · *Sold Date: 6/21/2019, MLS Listing 170183946: 4/30/2019* *MLS ID: 170183946*

462 N Smith Hill Rd	Residential	4/4	2,954 sq ft	246,985	1962	6/21/2019	$335,000	$113

"THE DUTCH COTTAGE" is sited on 5.67 totally private acres of open lawns and forested land in the heart of historic Colebrook Ct. The home is of solid construction and offers 4/5 bedrooms, 4 baths, full walk out basement, oversized garage, three fireplaces, detailed woodwork, stunning upgraded kitchen and sprawling deck overlooking land and forest. It's proximity to the Historic Colebrook Store/Deli, the Town Hall, Historic Society, recreation and swimming is just a block away. Colebrook recreational opportunities seem endless and it's proximity to cross country, downhill skiing, hiking and entertainment make the location ideal for a second home or year round living.

Courtesy of Elyse Harney Real Estate



3 RECENTLY SOLD · *Sold Date: 5/24/2019, MLS Listing 170154393: 1/9/2019* *MLS ID: 170154393*

110 Beech Hill Rd	Residential	1/2	1,553 sq ft	78,408	1930	5/24/2019	$50,000	$32

Come see this charming bungalow set on over 1 acre with 1 bedroom, 2 full bathrooms and a total of 1,553 square feet of living space. Spacious living room with wood burning stove. Spacious 2 car detached garage and plenty of off street parking.. Make this home yours today!

Courtesy of Property Works Connecticut

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Recently Sold: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.

4 RECENTLY SOLD · *Sold Date: 5/17/2019, MLS Listing 170073300: 4/15/2018* *MLS ID: 170073300*

21 Beech Hill Rd	Residential	3/3	2,458 sq ft	540,144	1850	5/17/2019	$500,000	$203

A beautifully restored 1850 Colonial Cape on 13 +/- acres along both sides of pristine Sandy Brook. The house is 2,458 square feet with 3-4 bedrooms, 2 1/2 baths, 3 working fireplaces, a good working kitchen, bedrooms on both the first and second floors and an excellent screened porch. In addition to the house are an 1,158 sq ft heated studio building with 2 garage bays, a new 2-car garage building and a stable on land across Sandy Brook. The land is level with open lawn to the water, hand built stone walls and paths, tidy flower and shrub gardens and some woodland. On lightly traveled Beech Hill Road the property is private, quiet and has a southern exposure. Minutes to the Colebrook Store and a short drive to Norfolk and the southern Berkshires.

Courtesy of Betsy Little Real Estate LLC

5 SOLD · *Sold Date: 3/15/2019, MLS Listing 170158268: 1/24/2019* *MLS ID: 170158268*

683 Colebrook Rd	Residential	3/2	1,536 sq ft	137,649	1975	3/15/2019	$235,000	$153

Pack your personal items and move right into this beautifully remodeled ranch style home with a 2 car garage. Wooded backyard, stone walls, patio & deck plus fenced in inground swimming pool with new pump & cover.Interior features 3 bedrooms, 2 full bathrooms, new kitchen with granite counter & coffee/bar area. House freshy painted. Lower level has room which could be play room, work room, office or whatever your needs. Deck and covered porch. Hop skip & a jump to famous Colebrook Store and Center. Country living at it's best and only 2 hours from NYC. All new work was permitted. Lots of privacy.

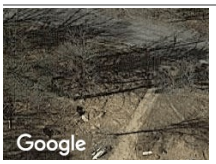
Courtesy of The Washington Agency

6 SOLD · *Sold Date: 3/7/2019, MLS Listing L10078524: 9/10/2015* *MLS ID: L10078524*

19 Rockhall Rd	Residential	8/7	9,600 sq ft	990,118	1911	3/7/2019	$1,150,000	$120

ADDISON MIZNER'S ROCK HALL circa 1911 SPANISH/MEDITERRANEAN REVIVAL Addison Mizners' sole surviving example in all the Northern United States. The Mansion is sited on over 22 lushes, private grounds with orchard, formal gardens, rarest of specimen plantings and trees in New England, 75' inground gunite pool with stunning pool house, stone summer house, Tennis courts with artificial turf, Petanque courts and walking trails. The over 8500 sq. ft. home offers massive and open public rooms including the Great Hall, Library, Sunporch, Formal Dining, Game Nook, 7 fireplaces, hardwood floors, open staircase, stained and leaded-glass windows, beamed ceilings, chestnut paneled walls, Billiard Room, Game Room, historic wine cellar and tasting room, Home Theatre, Gym, Chef's Kitchen and Butler's Pantry. There are four en-suite Master Bedroom's all with Fireplaces. The third floor offers a massive Game Room, 800 sq.ft. Guest Apartment or Staff Quarters. Preview additional amenities of this one of a kind Addison Minzer masterpiece surviving outside of Boca Raton and Palm Beach. This new listing price is the minimum that they will consider and property is being sold "as is". Inspections will be for buyers informational purposes only.

Courtesy of Elyse Harney Real Estate



7 RECENTLY SOLD · *Sold Date: 6/17/2019, Public Record* *MLS ID: –*

71 Beech Hill Rd	Single Family	3/2	1,568 sq ft	653,400	1960	6/17/2019	$225,000	$143

–

8 RECENTLY SOLD · *Sold Date: 6/24/2019, Public Record* *MLS ID: –*

462 Smith Hill Rd	Single Family	4/4	2,954 sq ft	246,985	1962	6/24/2019	$334,600	$113

–

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Expired Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.

1 EXPIRED · *MLS Listing 170152891: 1/3/2019* *MLS ID: 170152891*

751 Colebrook Rd	Residential	7/5	3,926 sq ft	545,806	1832	$550,000	7/29/2019	$132

The historic Phelps Farm property in Colebrook contains three separate houses plus a barn on over twelve level acres with a beautiful brook. This is a truly unique antique property located near Camp Jewell. Peace and beauty in one quiet location with a brook running right by the two smaller houses. There are six fireplaces. Wonderful wide board floors. The property has an amazing post and beam barn. All located on completely level, usable 12 acres. There is a lot of income potential here too as the property is currently rented. This is a Historic New England property. Truly a must see for anyone who appreciates historic homes.

Listing Courtesy of Keller Williams Realty

2 EXPIRED · *MLS Listing 170156068: 1/15/2019* *MLS ID: 170156068*

31 Old Creamery Rd	Other	2/2	1,456 sq ft	155,073	1900	$1,800	7/15/2019	–

Serene location across the street from the river. House is on 5 acres of land, great for hiking & communing with nature. Spacious 2 bedroom 'in-law' apartment, large living/dining room combination with beautiful wood floors. 1 garage space included. Recently renovated and painted. Heat & hot water fee are included and an additional $200. per month

Listing Courtesy of Realty Experts LLC

3 EXPIRED · *MLS Listing 170174761: 4/1/2019* *MLS ID: 170174761*

19B Old Creamery Rd	Residential	5/3	2,376 sq ft	87,120	1970	$244,900	7/1/2019	$103

EXCELLENT CONDITION, MOVE IN READY!! home situated on 2 acres. PERFECT LOCATION FOR NATURE ENTHUSIAST! The home features a total of 5 Bedrooms and 3 Full Baths. An updated kitchen with stainless steel appliances. A spacious open floor plan with gleaming hardwood floors. Updated bathrooms with tile floors. An additional 1080 sq. feet located on the lower level which includes a family room with fireplace, full bath and a BR with a separate entrance which makes it a strong potential for an in-law set up. Freshly painted throughout. New oil tank, well pressure tank, septic system (2009) and well pump. Generator backup. EZ access to Route 8 and 20. Walk to Still River for fishing and recreation. Only minutes to Historic Riverton, hiking trails and the Farmington River. A MUST SEE!

Listing Courtesy of Northwest CT Realty

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New For Lease: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
1 FOR LEASE • *New, Active: 8/1/2019* *MLS ID: 170222232*								
326A Colebrook River Rd	Rental/Lease	3/2	1,632 sq ft	27,878	1955	8/1/2019	$2,200	$1
Move in ready, agent is owner								
Courtesy of Coldwell Banker Res Brokerage								

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Recently Leased: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.

1 RECENTLY LEASED • *Leased Date: 6/23/2019, MLS Listing 170111071: 8/1/2018* *MLS ID: 170111071*

161 Pinney St	Residential Land	–/–	–	4,268,880	1979	6/23/2019	–	–

Rural Colebrook! 98+/- acres with Mill Brook as a boundary. Two barns! Site of an old saw mill! Trails and stone walls. Convenient to major routes yet private. Four seasons of activity nearby: swimming, boating, theaters, dining, skiing, kayaking, tubing! Build your dream home or compound here. Subdivision potential. Frontage on Pinney St and Millbrook Roads. Borders Algonquin State Forest. By appointment only.

Courtesy of The D'Amore Agency, LLC

2 OFF MARKET • *Leased Date: 3/1/2019, MLS Listing 170152096: 1/2/2019* *MLS ID: 170152096*

65 Stillman Hill Rd	Rental/Lease	2/2	894 sq ft	121,968	1906	3/1/2019	$1,200	$1

WREN COTTAGE sits back off a country road with open land and woods. It offers garage parking, storage, and an open spacious deck. The interior has an enclosed porch with washer dryer hook up and exudes country charm in every room. There is a large living room, eat-in kitchen, a large and small bedroom, and 1 1/2 baths. There is new carpeting, paint, and kitchen counters among the upgrades. Tenant pays for oil heat, electricity, and mowing. The owner who is on site far behind the Cottage is responsible for plowing and exterior maintenance. Refrigerator and stove are included.

Courtesy of Elyse Harney Real Estate

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

Update Frequency

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

Learn more

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