

## MARKET ACTIVITY REPORT

# Cornwall, Connecticut



Presented by  
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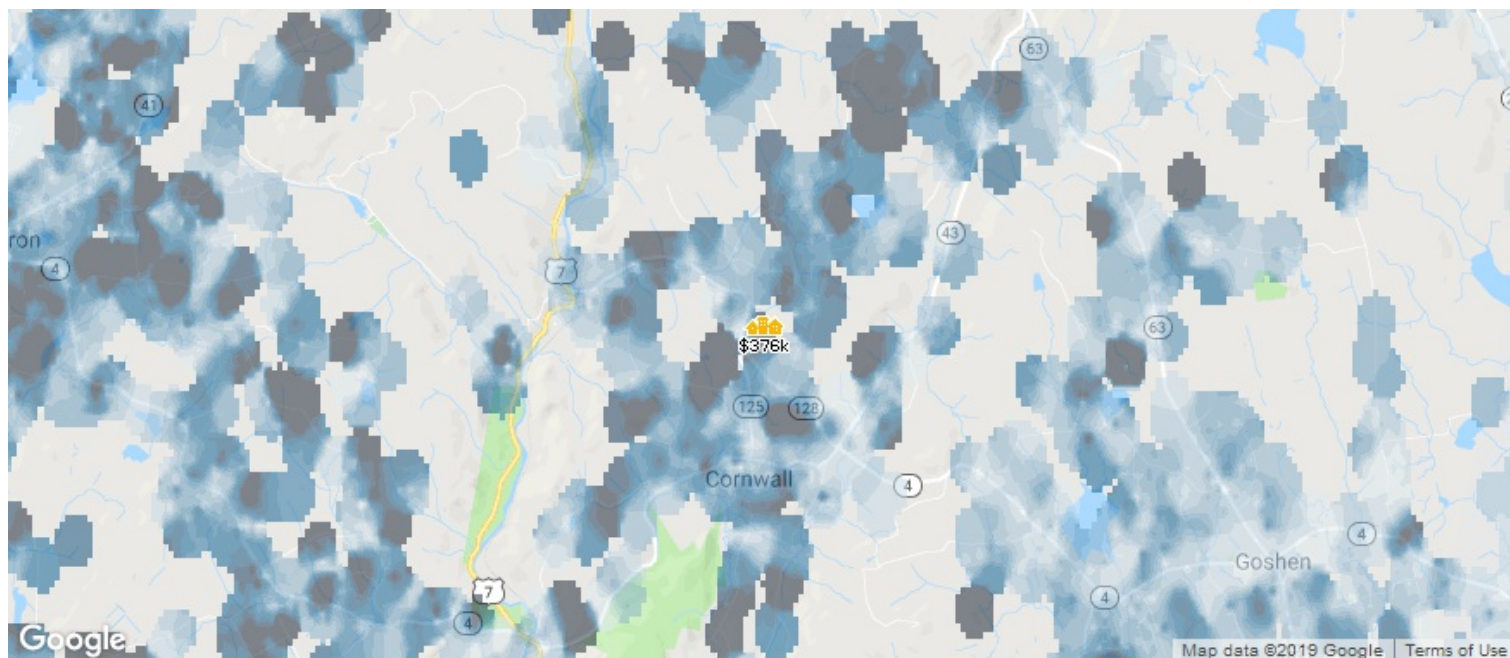
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### Connecticut Real Estate

157 East Main Street 2nd Fl. Thomaston, CT  
06787  
Litchfield, CT 06759

# Cornwall, 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

**\$376K**

Updated: 7/31/2019

Change Over  
Last Month

↑ **1.62%**

Change Over  
Last Quarter

↑ **1.62%**

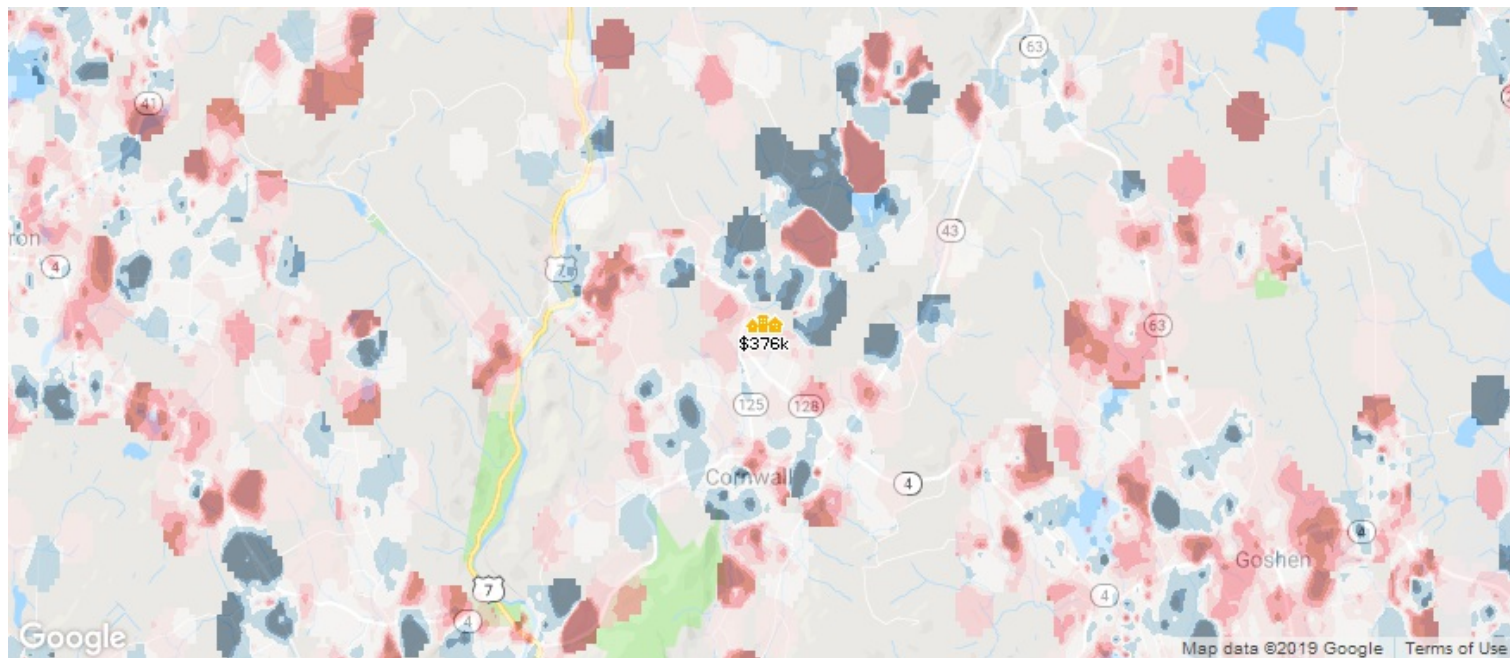
Change Over  
Last 12 Months

↓ **2.59%**

*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.*

# Cornwall, 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

**\$376K**

Updated: 7/31/2019

Change Over  
Last 12 Months

**↓ 2.59%**

*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.*

# Cornwall, Connecticut

## Market Snapshot: Concentration of Distressed Properties



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

**24**

Updated: 8/14/2019

# of  
Pre-Foreclosures

**0**

# of  
Foreclosures

**24**

# of  
Short Sales

**0**

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



# Cornwall, Connecticut

## Market Snapshot: Sales Price

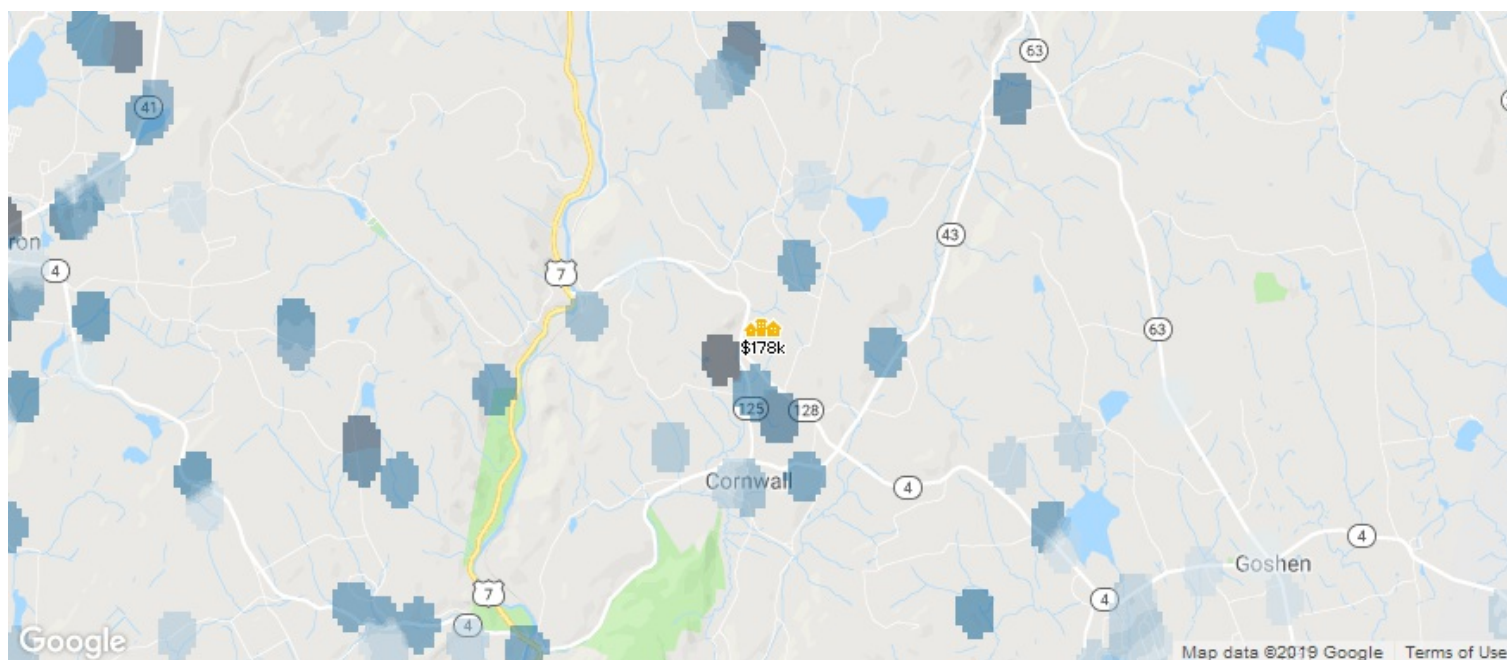


This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

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

# Cornwall, 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

**\$178K**

Updated: 6/30/2019

Change Over  
Last Month

↓ **29%**

Change Over  
Last Quarter

↓ **26.04%**

Change Over  
Last 12 Months

↓ **37.72%**

Change Over  
Last 24 Months






↓ **44.96%**

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

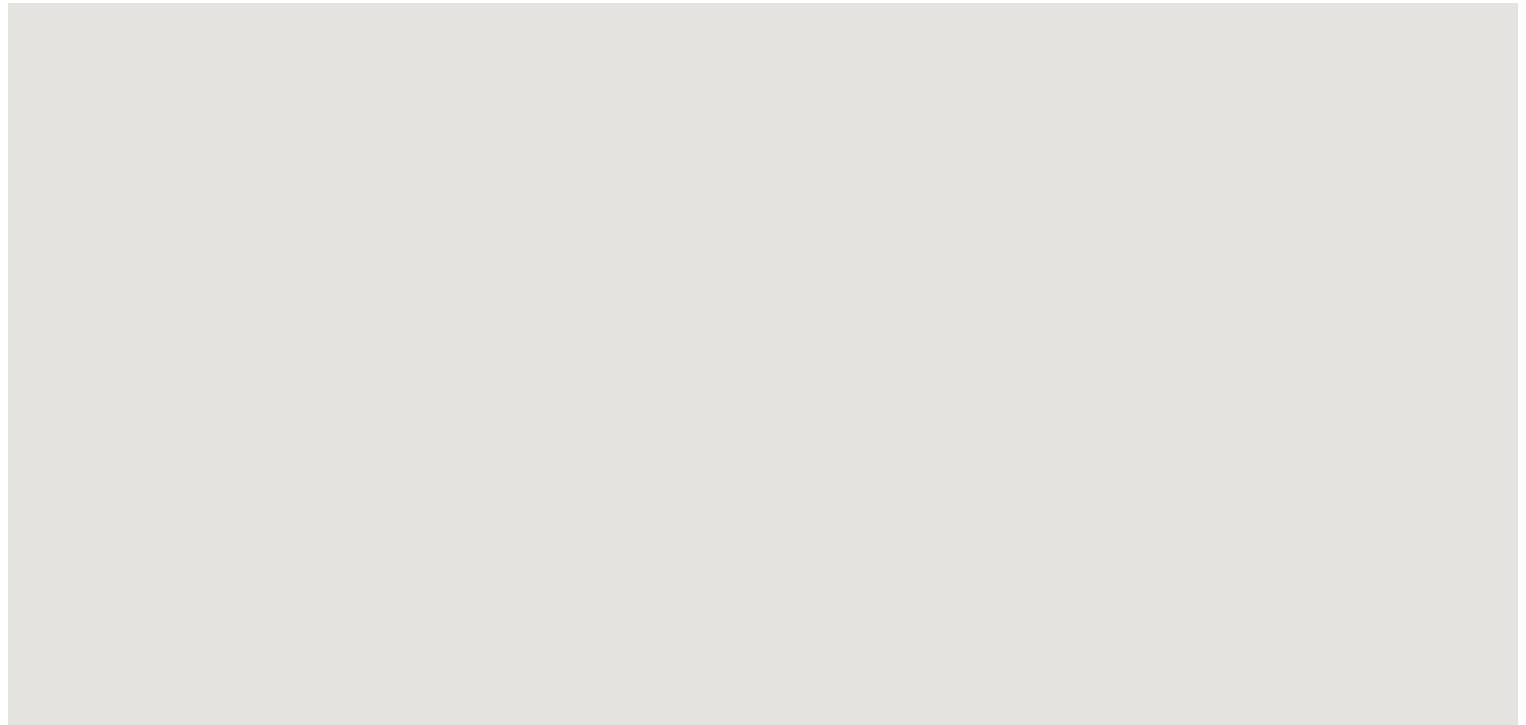
Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

## Market Activity Summary Stats



**Search Criteria** | **Location:** Cornwall, 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	 Recently Sold	 Expired Listings
Number of Properties	11	4	3	2	4
Low Price / Value	\$80,000	\$95,000	\$180,000	\$293,552	\$199,000
Median Price / Value	\$125,000	\$162,500	\$450,000	\$571,776	\$275,000
High Price / Value	\$1,150,000	\$205,000	\$1,050,000	\$850,000	\$1,550,000
Average Price / Sq. Ft.	\$309	\$144	\$210	\$192	—
Median Price / Sq. Ft.	\$309	\$144	\$210	\$192	—
Average Days in RPR	64	92	674	—	286
Median Days in RPR	69	69	496	—	356
Total Volume	\$2,740,000	\$625,000	\$1,680,000	\$1,143,552	\$2,024,000

### Market Activity Summary Stats (cont.)











**Search Criteria** | **Location:** Cornwall, 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 For Lease	 Recently Leased
Number of Properties	1	1
Low Price / Value	\$1,200	—
Median Price / Value	\$1,200	—
High Price / Value	\$1,200	—
Average Price / Sq. Ft.	\$2	—
Median Price / Sq. Ft.	\$2	—
Average Days in RPR	6	5
Median Days in RPR	6	5
Total Volume	\$1,200	—











# Cornwall, Connecticut





## New Listings: 11

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 <b>D5-2-4 Everest HI</b>	Residential Land	—/—	—	765,349	—	6/6/2019	\$150,000	—
	This is a must see lot !! <i>Listing Courtesy of Bain Real Estate</i>								
	 <b>Pine St</b>	Residential Land	—/—	—	2,695,492	—	7/24/2019	\$500,000	—
	meadow and wooded with wetlands <i>Listing Courtesy of Nicholas Bruehl Real Estate</i>								
	 <b>113 Popple Swamp Rd</b>	Residential	4/5	3,724 sq ft	4,356,000	1850	6/10/2019	\$1,150,000	\$309
	Seldom does one find a 19th century home in such good condition on 100 acres of pasture and woods on a quiet country road. This one had three generations of artists, a grand studio attached to the house and an older studio over a 3 car garage. Ancient trees and pasture surround the house. Four bedrooms each with its own bathroom and one of those is on the first floor. Living room with a large fieldstone fireplace and windows looking onto a western view over your own pasture. <i>Listing Courtesy of Bain Real Estate</i>								
	 <b>D3-1-14 Everest HI</b>	Residential Land	—/—	—	3,042,666	—	6/12/2019	\$200,000	—
	Another beautiful building lot <i>Listing Courtesy of Bain Real Estate</i>								

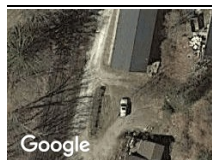
### New Listings: 11 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 <b>FOR SALE</b> * Active: 6/6/2019 MLS ID: 170203972								
<b>D4-1-3 Everest HI</b>	Residential Land	—/—	—	422,532	—	6/6/2019	\$95,000	—
This lot is not to be missed!								
Listing Courtesy of Bain Real Estate								
 <b>FOR SALE</b> * Active: 6/6/2019 MLS ID: 170203598								
<b>D4-2-3 Everest HI</b>	Residential Land	—/—	—	574,992	—	6/6/2019	\$100,000	—
Come and see this beautiful lot!								
Listing Courtesy of Bain Real Estate								
 <b>FOR SALE</b> * Active: 6/6/2019 MLS ID: 170203622								
<b>D4-2-5 Everest HI</b>	Residential Land	—/—	—	328,006	—	6/6/2019	\$100,000	—
Very special building lot								
Listing Courtesy of Bain Real Estate								
  <b>FOR SALE</b> * Active: 6/6/2019 MLS ID: 170203912								
<b>D5-1-6 Everest HI</b>	Residential Land	—/—	—	210,394	—	6/6/2019	\$100,000	—
Another great building site								
Listing Courtesy of Bain Real Estate								
 <b>FOR SALE</b> * Active: 6/6/2019 MLS ID: 170203664								
<b>D5-2-6 Everest HI</b>	Residential Land	—/—	—	475,239	—	6/6/2019	\$125,000	—
This is the perfect lot to build your dream house.								
Listing Courtesy of Bain Real Estate								
 <b>FOR SALE</b> * Active: 6/6/2019 MLS ID: 170203927								
<b>D5-2-7 Everest HI</b>	Residential Land	—/—	—	954,399	—	6/6/2019	\$140,000	—
Yet another great building site!								
Listing Courtesy of Bain Real Estate								
 <b>FOR SALE</b> * Active: 6/3/2019 MLS ID: 170202071								
<b>D040202 Everest Hill Rd</b>	Residential Land	—/—	—	509,652	—	6/3/2019	\$80,000	—
Very special building lot in much desired location.								
Listing Courtesy of Bain Real Estate								

### Pending Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <b>PENDING</b> • Deposit as of 8/1/2019 MLS ID: 170214907								
<b>138 Great Hill Rd</b>	Residential	2/2	1,008 sq ft	348,915	7/11/2019	\$145,000	8/1/2019	\$144
AKA: 138 GREAT HILL RD., LITCHFIELD, CT 06759. THE HOME ON THIS 8 ACRE LOT NEEDS TOTAL REHAB, OR TEAR DOWN. CABIN ON PROPERTY BUILT APPROX. 1950. RANCH STYLE HOUSE BUILT MID-1980'S. 2 CAR DETACHED GARAGE APPROX. THE SAME TIME. CREATE YOUR DREAM HOME. SOLD "AS IS". ATTN: SKIERS TAKE NOTE-EZ PROXIMITY TO MOHAWK MOUNTAIN SKI AREA. BUY NOW. BE READY FOR 2019 SNOW SEASON. COME MAKE THIS YOUR DREAM HIDEAWAY. INVESTORS TAKE NOTE. ANY POTENTIAL HERE FOR AIRBNB? PLEASE DO NOT WALK PROPERTY WITHOUT YOUR REALTOR!! <i>Listing Courtesy of Coldwell Banker Res Brokerage</i>								
 <b>PENDING</b> • Deposit as of 7/11/2019 MLS ID: 170160309								
<b>Popple Swamp Rd</b>	Residential Land	—/—	—	1,045,875	1/31/2019	\$205,000	7/11/2019	—
Beautiful pine tree dotted lot on quiet country road just off route 4. Potential for 3 lot subdivision. Borders 10 acres of Cornwall Conservation Commission protected land. Close to Mohawk Ski Area, Appalachian Trail & the blue ribbon Housatonic River for fishing. <i>Listing Courtesy of Bain Real Estate</i>								
 <b>PENDING</b> • Deposit as of 7/5/2019 MLS ID: 170203944								
<b>D4-2-4 Everest Hl</b>	Residential Land	—/—	—	1,043,262	6/6/2019	\$180,000	7/5/2019	—
One more great building site <i>Listing Courtesy of Bain Real Estate</i>								
 <b>PENDING</b> • Deposit as of 7/5/2019 MLS ID: 170203955								
<b>E4-1-7 Everest Hl</b>	Residential Land	—/—	—	367,210	6/6/2019	\$95,000	7/5/2019	—
This lot is a must see!!! <i>Listing Courtesy of Bain Real Estate</i>								

### Price Changes: 3



**1** **FOR SALE** · Active: 4/5/2018 · MLS ID: 170067269

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<b>Railroad St</b>	Residential Land	—/—	—	4/5/2018	\$211,000	\$180,000	7/24/2019	-14.69%

This is a private 10.59 acres parcel with an approved building site and septic plan. The future house can have views of the Housatonic river. Located off a very rural road and abutting conservation land. Close to the iconic West Cornwall covered bridge. Parcel can be purchased with abutting property, 19 Railroad st, listing #170065536

*Listing Courtesy of Klemm Real Estate Inc*

**2** **FOR SALE** · Active: 9/8/2016 · MLS ID: L10166710

<b>117 Dibble Hill Rd</b>	Residential	4/5	5,000 sq ft	9/8/2016	\$1,675,000	\$1,050,000	6/12/2019	-37.31%
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ORIGINALLY LISTED \$2,550,000 REDUCED TO \$1,050,000 BRING OFFERS. Magnificent Cornwall Country Estate - Beautifully preserved and restored barn style estate on 19 acres on Dibble Hill in Litchfield County. This home's first floor rooms are gracious and welcoming. Extraordinary large and open Kitchen/Dining Area overlooks the spring fed pond. An antique Alabama Barn has been restored and attached to the home which features a Great Room with floor to ceiling fieldstone raised hearth Fireplace. This creates an ideal attached Party Barn or Artist studio. 4 En suite Bedrooms, a Solarium, 4-car Garage with Studio space below, raised bluestone Patio for outdoor entertaining amongst a park-like setting that abuts conservation land.

*Listing Courtesy of Elyse Harney Real Estate*

**3** **FOR SALE** · Active: 5/15/2018 · MLS ID: 170084460

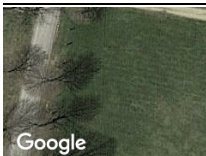

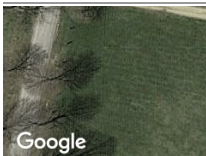

<b>Town St</b>	Residential Land	—/—	—	5/15/2018	\$475,000	\$450,000	6/5/2019	-5.26%
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Spectacular Views!! Enjoy both Eastern and Western views from this excellent Cornwall location. This 67.2 acre parcels offers several very desirable and mostly flat house sites along the ridge line. Come Build your dream home. For GPS purposes use 60 Town ST to get a more accurate idea of where the land is and where a driveway might enter.

*Listing Courtesy of William Raveis Real Estate*

### Recently Sold: 2

Recently Sold: 2


		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 Google	 <b>SOLD</b>	* Sold Date: 5/9/2019, Public Record			MLS ID: —				
	21 Cemetery Hill Rd	Single Family	2/2	1,942 sq ft	167,706	1992	5/9/2019	\$293,552	\$151
 Google	 <b>RECENTLY SOLD</b>	* Sold Date: 6/17/2019, Public Record			MLS ID: —				
	39 Cemetery Hill Rd	Single Family	5/5	3,640 sq ft	281,833	1989	6/17/2019	\$850,000	\$234



### Expired Listings: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>1</div> <div>RECENTLY EXPIRED</div> <div>MLS Listing 170099173: 6/25/2018 MLS ID: 170099173</div>								
<b>3 Flat Rocks Rd</b>	Residential Land	—/—	—	4,443,991	—	\$1,550,000	7/31/2019	—
<p>Incredibly pristine 100 acre property in an area with large land holdings. With over a thousand feet of level road frontage and numerous fields and woods, this property is perfectly laid out for tasteful and private lots, or maintain as one naturalized estate. 6 open fields separate by stone walls, wooded glades and considerable wooded tracts, there is a deep, clean pond easy to stock with fish. this has been a naturalist's playground and is teeming with wildlife. It directly abuts Connecticut State Forest offering even more privacy. Views from high points are included.</p> <p><i>Listing Courtesy of Bain Real Estate</i></p>								
<div>2</div> <div>EXPIRED</div> <div>MLS Listing 170183792: 4/12/2019 MLS ID: 170183792</div>								
<b>Valley Rd</b>	Residential Land	—/—	—	821,541	—	\$199,000	5/13/2019	—
<p>Beautiful protected land, large meadow and Woods, membership in the Colts foot Valley Association, quiet road. Survey available</p> <p><i>Listing Courtesy of Nicholas Bruehl Real Estate</i></p>								
<div>3</div> <div>EXPIRED</div> <div>MLS Listing 170077126: 4/27/2018 MLS ID: 170077126</div>								
<b>5 Twixt Rd</b>	Rental/Lease	3/3	1,334 sq ft	30,492	1900	\$3,300	4/22/2019	—
<p>3 bedroom, 2 1/2 bath with a private, open backyard and deck - Annual or School Year - Relax in our 100 year old newly renovated (2017) barn-turned-home. The house has an open floor plan and central AC which is ideal for a family, girls weekend, skiers, or 4-6 anglers looking to fly fish the Housatonic. Our outdoor deck, complete with seating and a brand new grill, overlooks our backyard and forest. A new 55 inch flat screen dons the living area, perfect for game day viewing. Two bedrooms upstairs are cozy and comfortable with en suite bathrooms and there is a smaller attached bedroom with 3 single beds. The showers, sinks and toilets are brand new. Activities in the area include, fly fishing, golf, skiing, farm markets, apple/berry picking, fine dining, hiking, biking, tennis, Lime Rock Race Track and Skip Barber Racing School, just to name a few.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								

### Expired Listings: 4 (cont.)



4

EXPIRED

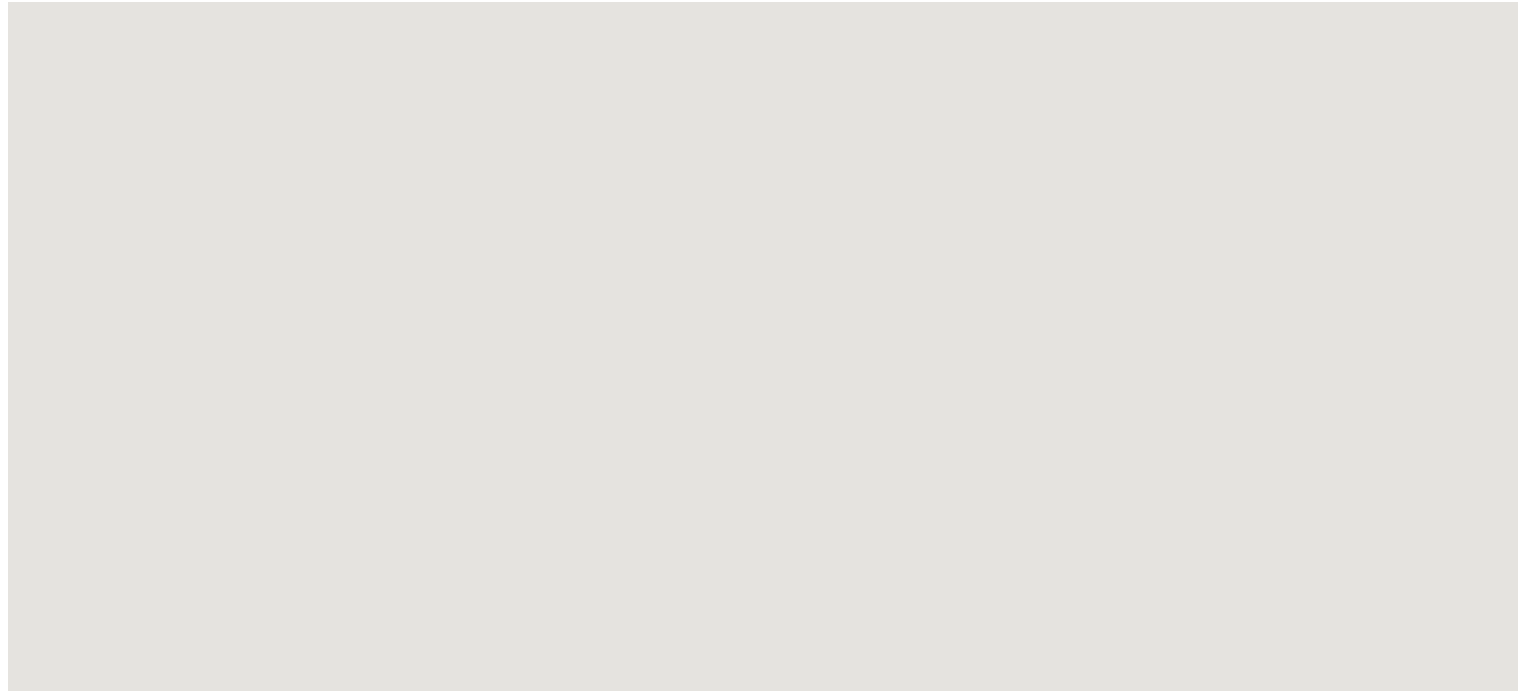
• MLS Listing 170074974: 4/21/2018

MLS ID: 170074974


Dibble Hill Rd	Residential Land	—/—	—	305,791	—	\$275,000	4/7/2019	—
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Approved building Lot, engineering plot plans, Survey and soil survey, wooded with potential view prime area 7.02 Acres

Listing Courtesy of Nicholas Bruehl Real Estate

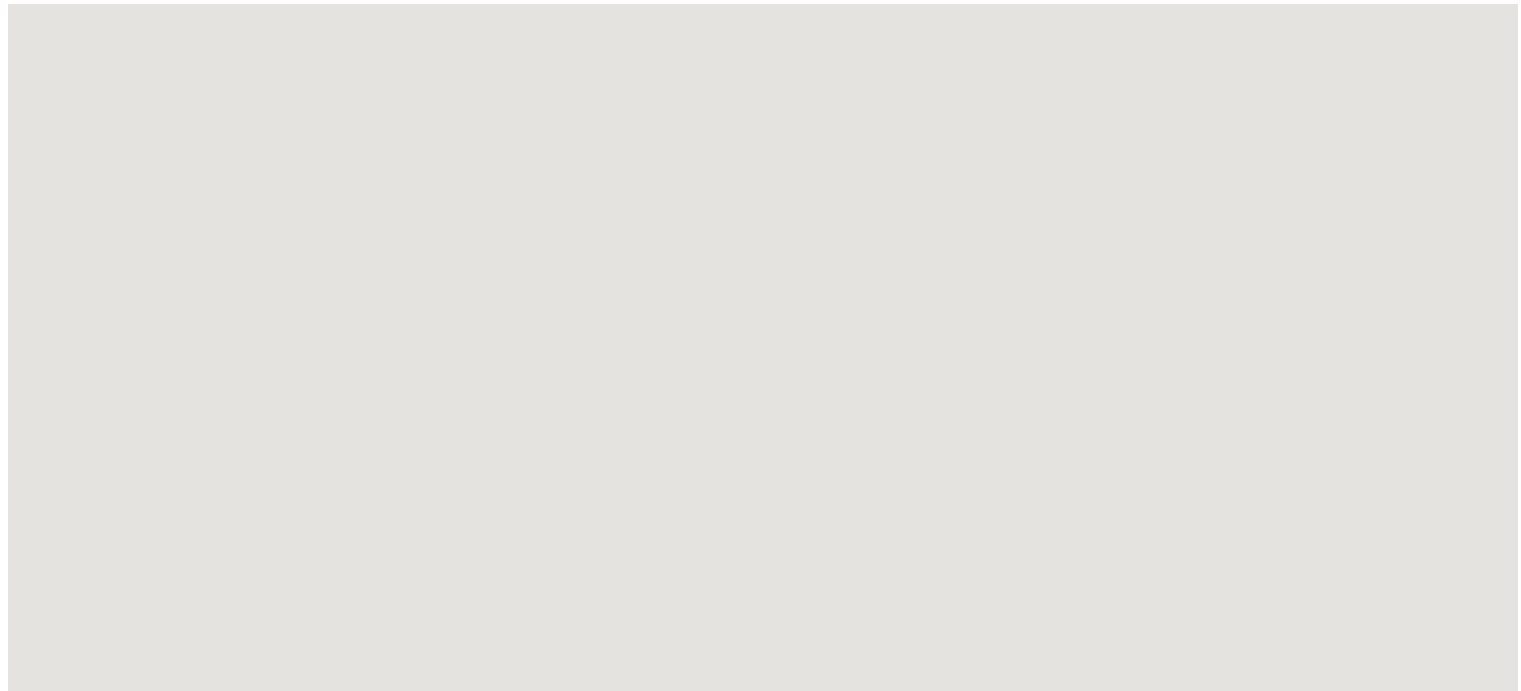


### New For Lease: 1


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 <b>FOR LEASE</b> • New, Active: 8/8/2019 <i>MLS ID: 170224435</i>								
<b>2 Bell Road Ext</b>	Rental/Lease	2/1	648 sq ft	217,800	1951	8/8/2019	\$1,200	\$2

WOODLAND CABIN - Immerse yourself in tranquility while enjoying the sounds of nature and gaze up into clear starry nights from your expansive deck. This private tidy cabin sits on 5 Acres in Cornwall, CT. Filled with sunlight during the day, offering 2 Bedrooms and 1 Bath. Open floor plan with vaulted ceiling and warm wood paneling includes Living-Room, Gas Wood-Stove, Central A/C, separate Dining Area, and efficient Kitchen. Minutes away from Mohawk Mountain Ski Area, The Appalachian Trail, The towns of CORNWALL, SHARON, SALISBURY, AND GOSHEN.

*Courtesy of Elyse Harney Real Estate*



### Recently Leased: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
<div>  OFF MARKET           * Leased Date: 4/29/2019, MLS Listing 170186970: 4/24/2019    MLS ID: 170186970         </div>								
<b>Cornwall Hollow Rd, #E070606</b>	Residential Land	—/—	—	447,361	—	4/29/2019	—	—
<p>Wooded 10.27 acre lot located right down the road from Mohawk Mountain Ski Area. Hunting, fishing, camping and hiking are only a few other amenities this lot offers. Lot is located across from 5 Cornwall Hollow Road.</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								

## About RPR (Realtors Property Resource)

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



## About RPR's Data

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

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records 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

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

