

MARKET ACTIVITY REPORT

Morris, Connecticut



Presented by
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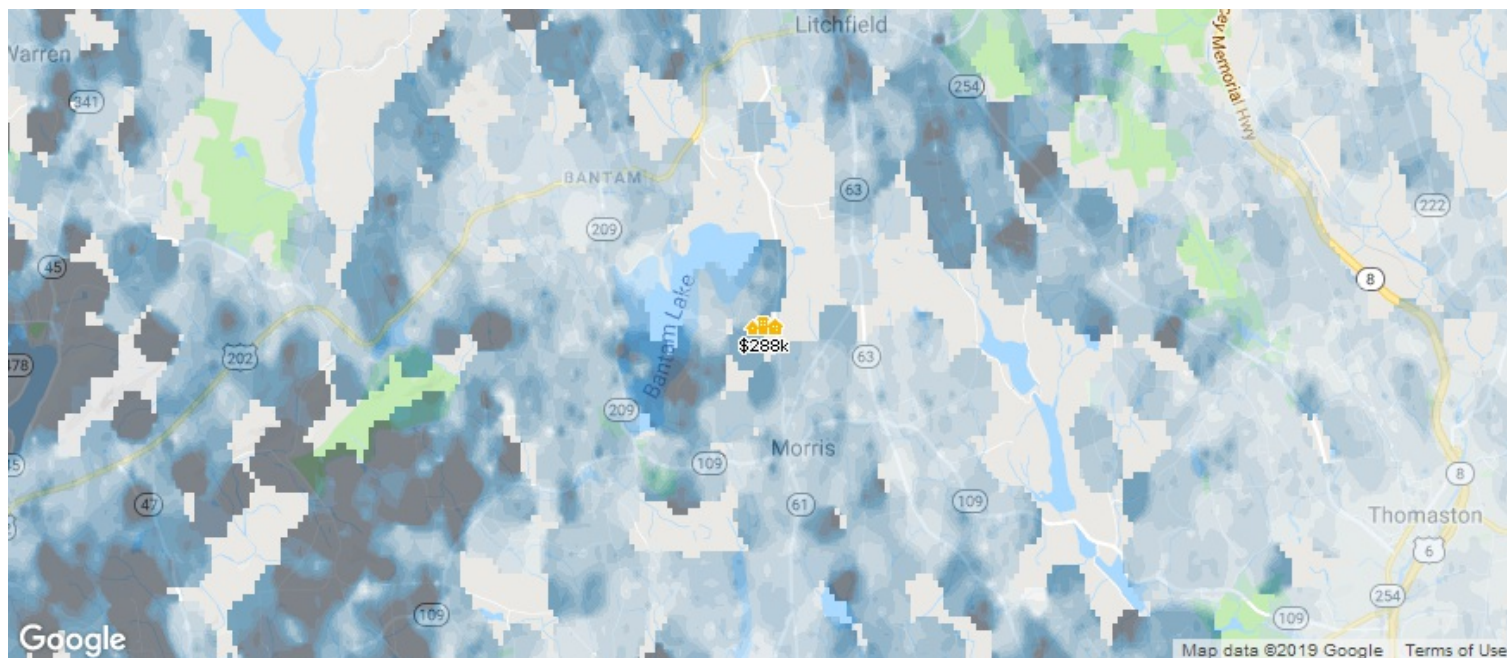
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Connecticut Real Estate

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

Morris, 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

\$288K

Updated: 7/31/2019

Change Over
Last Month

↑ 1.62%

Change Over
Last Quarter

1.62%

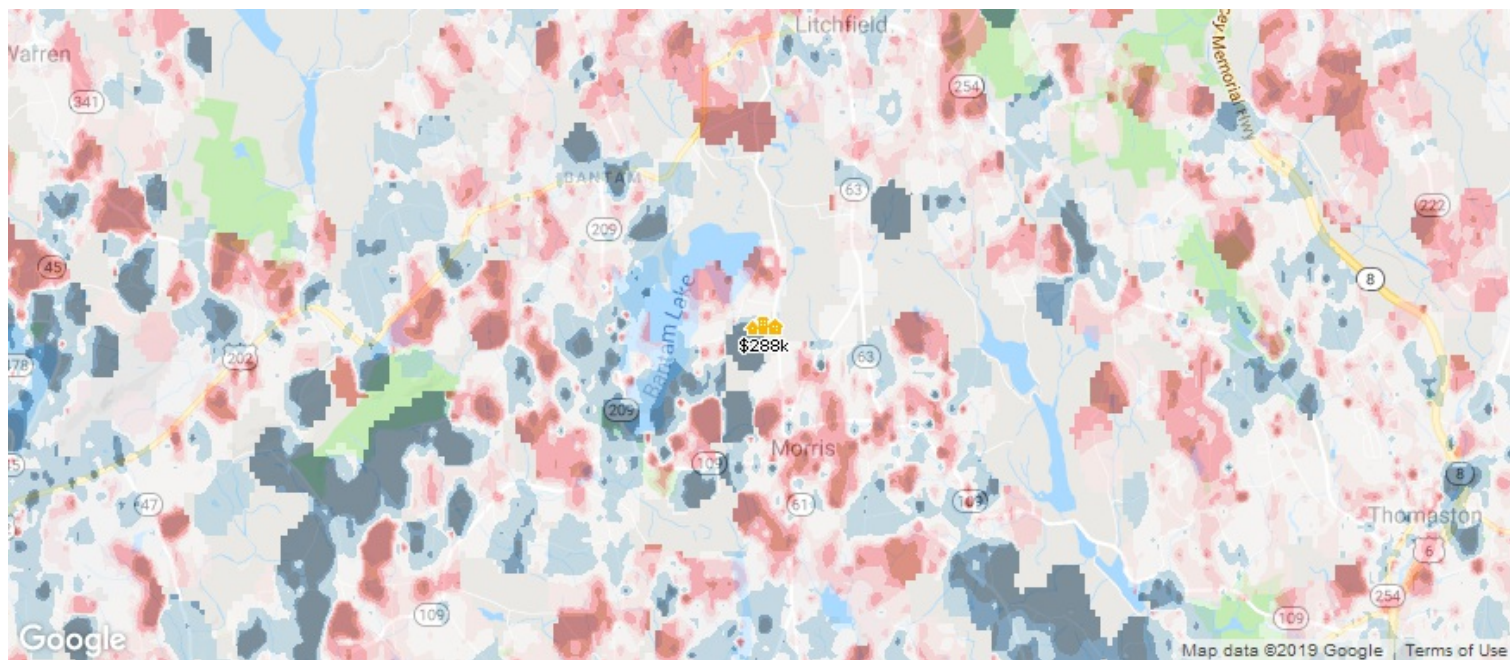
Change Over
Last 12 Months

 **8.73%**

*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.*

Morris, 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

\$288K

Updated: 7/31/2019

Change Over
Last 12 Months

↓ **8.73%**

Change Over
Last 36 Months

↓ **1.67%**

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.

Morris, 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

7

Updated: 8/14/2019

of
Pre-Foreclosures

2

of
Foreclosures

5

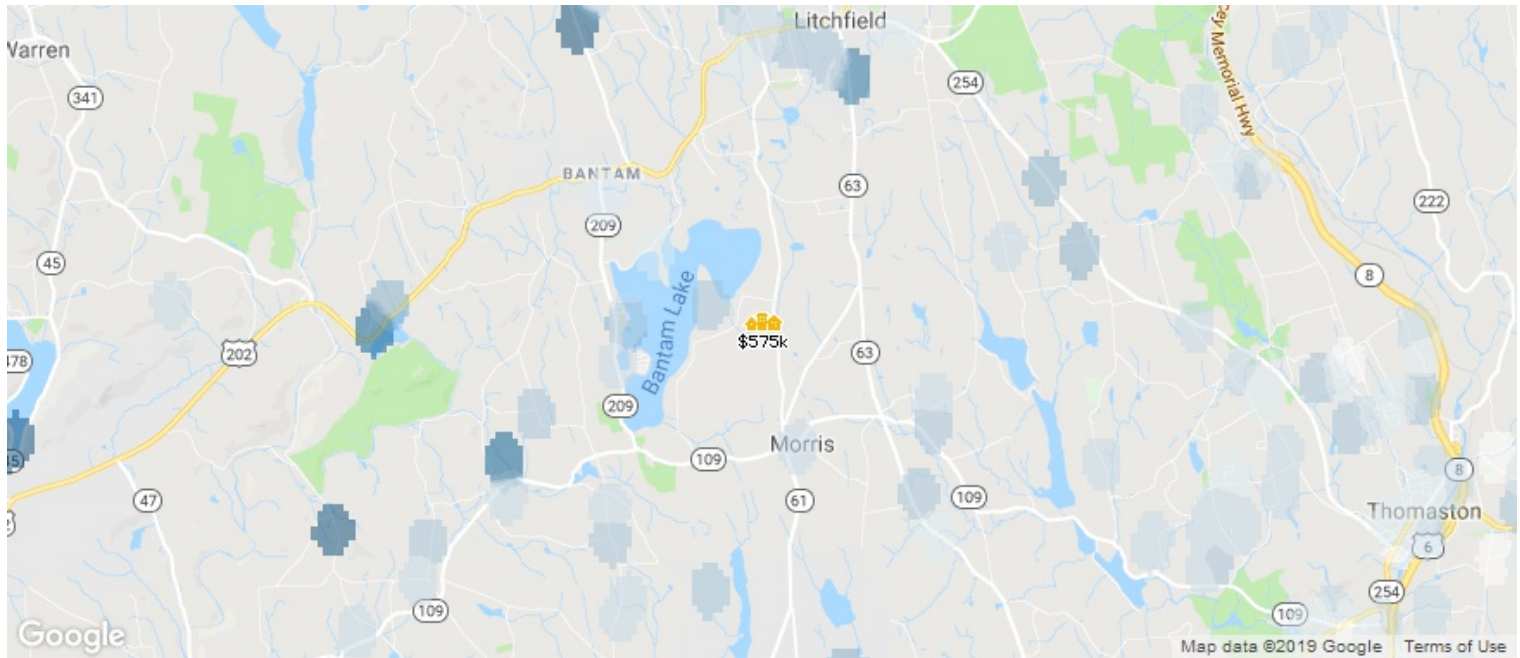
of
Short Sales

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.*

Morris, 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.

Median Sales Price

\$575K

Updated: 6/30/2019

Change Over
Last Month

↑ 105.36%

Change Over
Last Quarter

↑ 109.09%

Change Over
Last 12 Months

↑ 68.5%

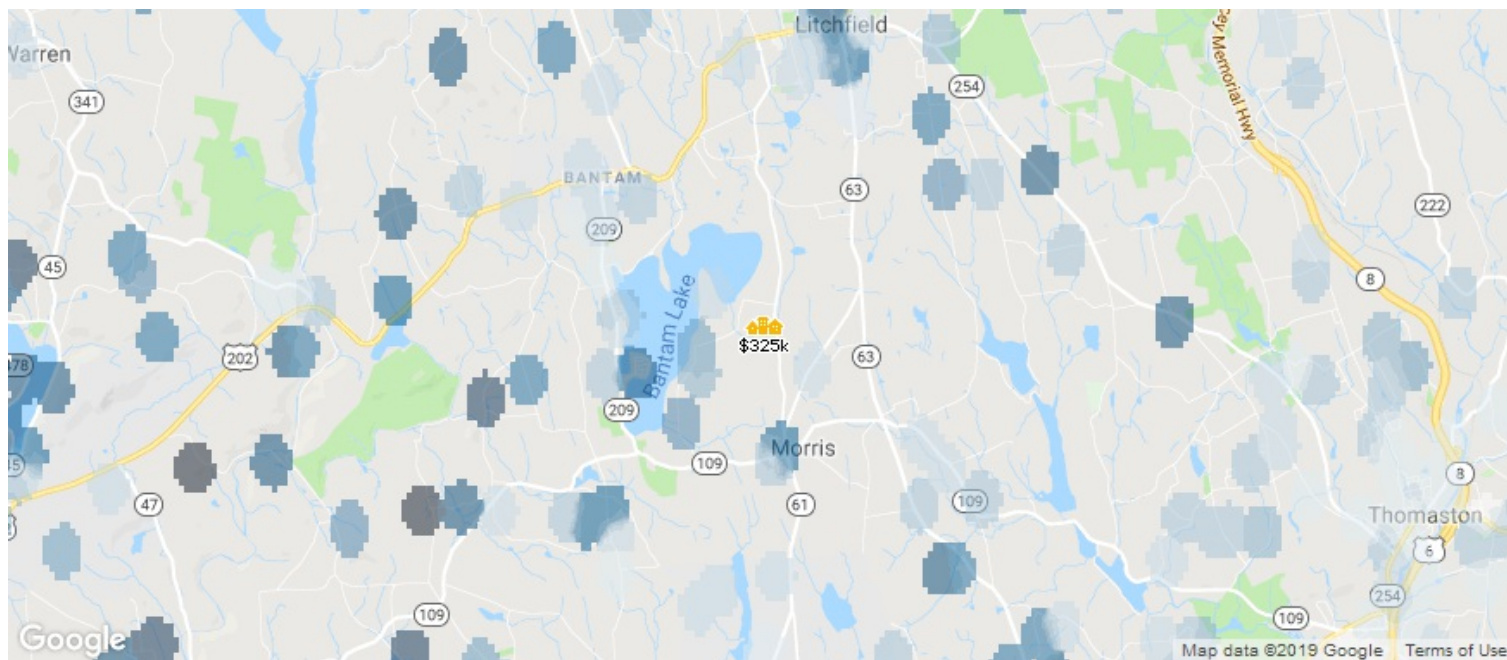
Change Over
Last 24 Months

↑ 85.48%

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

Morris, Connecticut

Market Snapshot: List Price



<\$100k
\$100k - \$500k
\$500k - \$1m
\$1m - \$5m
\$5m - \$10m
>\$10m
>\$5m

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

\$325K

Updated: 6/30/2019

Change Over
Last Month

↓ **2.24%**

Change Over
Last Quarter

↓ **1.5%**

Change Over
Last 12 Months

↓ **8.44%**

Change Over
Last 24 Months

↓ **6.88%**






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:** Morris, 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	14	3	11	3	26
Low Price / Value	\$174,500	\$249,900	\$129,900	\$171,000	—
Median Price / Value	\$317,000	\$339,900	\$339,900	\$249,900	\$219,000
High Price / Value	\$1,750,000	\$397,000	\$950,000	\$311,000	\$1,245,000
Average Price / Sq. Ft.	\$200	\$168	\$180	\$136	\$169
Median Price / Sq. Ft.	\$173	\$173	\$172	\$156	\$137
Average Days in RPR	75	100	191	28	82
Median Days in RPR	77	44	138	—	—
Total Volume	\$7,050,999	\$986,800	\$4,602,400	\$731,900	\$7,256,000

Market Activity Summary Stats (cont.)


Search Criteria | **Location:** Morris, 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	4	1	2
Low Price / Value	\$179,900	\$1,500	\$850
Median Price / Value	\$609,450	\$1,500	\$1,125
High Price / Value	\$2,995,000	\$1,500	\$1,400
Average Price / Sq. Ft.	\$485	\$1	\$1
Median Price / Sq. Ft.	\$518	\$1	\$1
Average Days in RPR	298	104	68
Median Days in RPR	330	104	68
Total Volume	\$4,393,800	\$1,500	\$2,250

Morris, Connecticut

New Listings: 14

New Listings: 14



  FOR SALE

New, Active: 8/12/2019

MLS ID: 170225131

39 Hill Top Rd

Residential

5/2

1,904 sq ft

5,662

1963


8/12/2019



\$329,000

\$173

Look no further, newly updated beach house on Deer Island! This 5 bedroom home is located just a short distance away from Bantam Lake. The home boasts hardwood floors throughout, brand new bathrooms, a generator, and has been freshly painted. Plenty of time left in the year to enjoy all the amenities that Bantam Lake has to offer. Move in condition!

Listing Courtesy of Re/Max Right Choice



  FOR SALE

Active: 4/26/2019

MLS ID: 170187802

160 E Shore Rd

Residential

6/3

3,502 sq ft

130,244

1913


4/26/2019



\$950,000

\$271

Bantam Lake Grand Dame....Has been in family for generations and represents rare opportunity for unique compound. 2 building lots on East Shore Road - #160 with house, #148 with antique barn, 2 wells and small septic and #7 Harrison Lane which is lake front parcel with small sandy cove, dock and western sunsets. 160 East Shore home has up to 6 bedrooms including attached in-law apt, 3 bay garage, patio and west facing porch. Gourmet cooks kitchen, dining room, sitting room w/wood burning fireplace, breezeway and renovated powder room with hardwood floors on main level. Listing info includes three parcels located at 160 E Shore, 148 E Shore, and 7 Harrison Ln for total combined acreage of 2.99 acres. Total annual taxes on all parcels is \$11,887. Mechanical systems recently updated. All owned land, abuts Apple Hill portion of White Memorial for hiking directly from house. Room for pool and or tennis. Very special opportunity.

Listing Courtesy of William Raveis Real Estate



  FOR SALE

Active: 7/8/2019

MLS ID: 170214446

15 Farnham Rd

Residential

3/3

2,336 sq ft

43,995

2015

7/8/2019











\$399,900

\$171



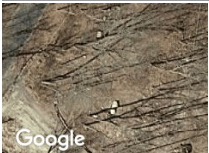







Spectacular 3 bedroom home with dramatic floor plan! Main floor features open layout with kitchen taking center stage with granite counters, breakfast bar, heated floors and newer dark stainless steel appliances. Master bedroom suite features tray ceiling & huge walk-in closet, luxurious bathroom with double sink vanity and huge walk-in shower. Front porch is done in ledge stone on walls and tongue and groove beaded pine on ceiling. This house is located on a cul-de-sac with access to the blue trail, and a big amount of land that was trusted to the Town of Morris. It is also located close to Bantam lake and Black Rock

Listing Courtesy of Fercodini Properties, Inc.

New Listings: 14 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 FOR SALE	* Active: 4/29/2019 MLS ID: 170187186						
266 Thomaston Rd	Residential	4/3	3,242 sq ft	99,752	2001	4/29/2019	\$489,900	\$151
Colonial Home over 3000 Square Feet!! 4 Br 3 full baths set way back off the road. Home features an entry with a two-story foyer w/ 16' ceiling. Formal Living Room with a Fireplace, Tile/Hard wood floors throughout. Eat-in Kitchen w/ Cherry cabinets, Granite-counter tops. Main floor area has open concept flow in the Living Room-Family Room-and Kitchen area. First floor bedroom w/ full bath. a 2+ Acre lot that is flat with beautiful landscaping. Close proximity to Lakes, Parks, Dining and Schools. Only two hours from New York City. A must see! Schedule your private showing today.								
Listing Courtesy of Century 21 AllPoints Rty								
	 FOR SALE	* Foreclosure, Notice of Lis Pendens, Active: 5/23/2019 MLS ID: 170198750						
111 Burgess Rd	Residential	5/4	3,240 sq ft	87,120	2004	5/23/2019	\$249,900	\$77
Hard to find traditional colonial style house with an in law set up. Main house features 4 bedrooms, 3 full baths, eat in kitchen plus formal dining room and family room with fireplace. In-law setup with it's own private entry, has 4 rooms, 2 bedrooms, eat in kitchen and living room with fireplace. Utilities are separate for each unit including heat, hot water, electric and septic. 2 new septic tanks recently installed along with well work done. House sits on a beautiful 2 acre lot and has a barn that can be used for parking. Great buy, don't wait.								
Listing Courtesy of Century 21 A-Gold Action Rty								
	 FOR SALE	* Active: 7/11/2019 MLS ID: 170214603						
8 Oak Dr	Residential	3/2	1,088 sq ft	5,662	1964	7/11/2019	\$305,000	\$280
Don't miss out on this opportunity to live the lake life on Connecticut's largest natural lake; Bantam Lake. This three bedroom, two bath year round home is perfect for a primary residence or seasonal getaway. Wonderful lake views from the front covered porch and just a short walk to the deeded lake access. The home's open floorplan makes it ideal for entertaining. Schedule your showing today!								
Listing Courtesy of CENTURY 21 Command Realty								
	 FOR SALE	* Active: 4/8/2019 MLS ID: 170180120						
92 Thomaston Rd	Residential	3/2	1,596 sq ft	68,824	1849	4/8/2019	\$284,999	\$179
If you have a country soul looking for that little piece of heaven to call your own, or have a country style, then I have the house/farm for you. The finishing touches like the live edge counters, exposed beams, flooring, toilet paper holders, and barn are unique. Let the pictures guide you through the well thought out design. The views, rolling hills, blue skies, and fresh air is the part that we call location; you can't find this just anywhere. Enjoy a glass of iced tea while you watch your animals graze, ride your horse, collect your eggs, feed the goats or maybe your cow. Either way, this is a place you can bring it all home. The outdoor riding ring is 120X60, which offers a beach sand/clay mix. Barn has a hay loft that can hold 300 bales, 4 stall barn (2 are run-ins) 3+ paddocks. When you need to cool off - swim in Bantam lake which is a 5 minute drive. The entire property is fenced in to keep all your critters safe. Area attractions: White Memorial (Boardwalk, hiking & kayaking), local wineries, and stroll the Litchfield downtown- all within minutes.								
Listing Courtesy of William Raveis Real Estate								
	 FOR SALE	* Active: 3/12/2019 MLS ID: 170171734						
15 North St	Residential	4/4	3,420 sq ft	370,695	1985	3/12/2019	\$799,000	\$234
TERRIFIC HORSE PROPERTY POTENTIAL. COMMERCIAL STABLE POSSIBILITY, OR YOUR OWN SMALL DREAM FARM! 8 PLUS ACRES OF SWEEPING OPEN MEADOWS BORDERED BY FOREST, FRUIT TREES AND FRONTED BY POND. SHORT WALK FROM THE EXPANSIVE WHITE MEMORIAL FOUNDATION TRAILS. FLOODED WITH NATURAL LIGHT, THE LARGE, NEWER, WELL LIT BARN WITH HIGH CEILINGS, FULL SECOND STORY, OFFICE/TACK ROOM, ELECTRICITY, WATER AND BATH IS WAITING FOR YOUR CUSTOMIZATION. IDEAL FOR HORSES, SMALL LIVESTOCK, PROFESSIONAL WORKSHOP, ETC. HOUSE OFFERS 4 BEDROOMS, 3 BATHS AND LONG VIEWS.								
Listing Courtesy of William Raveis Real Estate								

New Listings: 14 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 Active: 3/29/2019 MLS ID: 170177389							
244 E Shore Rd	Residential	5/4	3,707 sq ft	101,930	2003	3/29/2019	\$475,000	\$128
<p>Presenting a Singular One of a Kind Opportunity to Own a "Big Home & Little Home" that were Custom Designed in a Natural Wooded Setting that Commands Sweeping Views and Proximity to Bantam Lake minus the High Waterfront Taxes! Come Home to "One Level Living" plus a Legal 840 SF 2-BR Apt, whose Income can be Utilized in the Financing Process, and you have a "Trifecta of Opportunity"! TO ADD TO ITS DESIRABILITY, THIS OPEN AND BRIGHT 2700 SF HIGH RANCH IS PRESENTLY RECEIVING A BRAND NEW 30-YR SHINGLE ROOF! Other Appealing Factors include a Completely Finished LL that Offers a 2-Room Office Suite with Separate Entrance for that "At Home Business" plus Half Bath, and Sound Resistant Construction along with a Separate 24'X12' Rec/Media/Work Out Space! In addition there is Ultra Efficient "Radiant Heat", 6" of Extra Insulation Installed over R-30 Fiberglass Batt, CA, Pella Low-E Windows, an Ultra Bright 3-Season Sun Room, FP, Trex Decks, Vinyl Siding, and Gourmet Kitchen w Granite Center Island and SS Appl's. The MBR w its En Suite Bath Accesses its own Private Porch and Spa Garden/Retreat! Dog Owners will Appreciate the 6 ft Perimeter Fencing, and All Buyers will Welcome the Abundance of Windows which Welcome an Abundance of Natural Light and Punctuate the Beauty of the Natural Setting. ENJOY EASY ACCESS TO TWO BEACHES ON BANTAM LAKE, BOAT LAUNCH, MOORINGS, WHITE MEMORIAL FOUNDATION TRAILS, GOLF COURSES, AND AN ABUNDANCE OF ACTIVITIES THAT THE LITCHFIELD HILLS HAS TO OFFER.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								
	 New, Active: 7/31/2019 MLS ID: 170221771							
238 E Shore Rd	Residential Land	—/—	—	115,869	—	7/31/2019	\$174,500	—
<p>Last parcel available of its kind with 180' seasonal views of Bantam Lake. Plans and survey available. Privacy and seclusion yet next to Bantam Lake, the largest natural lake in Connecticut. Build to suit or choose to build from existing plans. West facing with fabulous sunsets. Roughed in driveway. Lot cleared for building. Moor a boat at Bev's and play at the private, Morris Town Beach or at Sandy Beach. Enjoy boating, fishing, kayaking, skiing, swimming and ice fishing on a remarkable and clean body of water. Lake living at its finest to be had!</p> <p><i>Listing Courtesy of KlemmReal Estate Inc</i></p>								
	 Active: 5/1/2019 MLS ID: 170189248							
16 South St	Residential	4/2	2,616 sq ft	187,308	1810	5/1/2019	\$299,000	\$114
<p>Lovely in-town antique colonial home with large level open acreage and small pond. Two one-bedroom apartments on premises that are rented and provide \$1400 per month income; large three-car garage building; separate smaller barn for storage; zoned commercial but always used as residential. Subject to Probate Court approval - see also MLS #170189250.</p> <p><i>Listing Courtesy of Murphy E J Realty</i></p>								
	 Active: 7/3/2019 MLS ID: 170212810							
264 264 Road	Residential	7/4	3,647 sq ft	33,976	1772	7/3/2019	\$1,750,000	\$480
<p>"The Homestead" built in 1772 on the West Shore of the "Great Pond" (Bantam Lake) was the first home built on Bantam Lake. This is a rare opportunity to own "history". The house has been owned and loved by the current residents for over 68 years (Oh the stories they can tell). The town records state that it was effectively rebuilt in 1994. The central chimney in the living room has an eight foot fireplace hearth with a beehive oven. The doors, the windows, the original beams, fireplaces and paneling are still in evidence. The house sits on almost one acre with 125 feet of direct waterfront on the West Shore of Bantam Lake. The views are magnificent. An added bonus is a one bedroom cabin at the water's edge with kitchenette and a bathroom as well as a free-standing stone pier, both which would not be allowed to be built today. The property is being offered with a 3.44 acre lot at 263 Bantam Lake Road directly across the street. The lot is level and manicured with a large parking area for all your family and friends.</p> <p><i>Listing Courtesy of Litchfield Hills Properties LLC</i></p>								
	 New, Active: 7/15/2019 MLS ID: 170216464							
283 Watertown Rd	Residential	3/2	1,552 sq ft	65,775	2008	7/15/2019	\$269,900	\$174
<p>2008 Ranch in excellent condition. Single floor living featuring 3BR, 2 full baths, 9' ceilings, composite HW flooring, central air and propane hot air heat. Cross a small brook and enjoy both a beautiful front and back yard. Spacious lower level with a small office.</p> <p><i>Listing Courtesy of Gooseboro Realty</i></p>								


New Listings: 14 (cont.)



New Listings: 14 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	 • Active: 6/4/2019 MLS ID: 170202096							
	21 Anderson Road Ext	Residential	4/2	1,642 sq ft	23,522	1869	6/4/2019	\$274,900
Enjoy the views from the extensive front porch of this c. 1869 four-bedroom pristine Farmhouse with gleaming hardwood floors, closets galore and lots of charm. Watch the neighbor's miniature horses graze from your back patio. Many updates including newer 40-year Architectural shingle roof, 4-bedroom septic system, propane furnace and water heater, stamped concrete patio, sidewalk and front porch decking (ask about additional improvements). This home is close to local businesses, restaurants, White Flower Farm, 4,000-acre White Memorial with its board walks and hiking trails, Bantam Lake (Connecticut's largest natural lake). Close to everything - ideal location for biking, fishing, boating, swimming, skiing, antiquing, theater and much more. 2 hours from NYC. Come enjoy the tranquility of country life at it's best!								
Listing Courtesy of Marin Santore Realty LLC								

Pending Listings: 3

Pending Listings: 3





Show as of 8/12/2019

MLS ID: 170220118

22 North St

Residential

3/2

1,725 sq ft

86,248

7/30/2019


\$249,900



8/12/2019

\$145

Antique 3 bedroom home, applaned ELK, dining room, living room, den & Full bath on main level. Sitting room, 3 bedrooms and half bath on upper level.

Listing Courtesy of Showcase Realty, Inc.





Deposit as of 7/26/2019

MLS ID: 170149673

185 Watertown Rd

Residential

5/2

1,960 sq ft

400,316

12/17/2018


\$339,900



7/26/2019

\$173

A truly breathtaking property on 9 plus acre and owner says the land may be subdividable. The property features a pond, a 5 bed, 2 bath Colonial that was built in the 80âs, animal barn with ducks, chickens, and pigeons, and an oversized 2 car garage with vaulted ceilings, 12 foot garage doors, and a steel I beam. This property offers plenty of flexibility for the next owner and offers a lot of value at this price point. Schedule your showing today!

Listing Courtesy of Century 21 AllPoints Rty





Deposit as of 8/5/2019

MLS ID: 170212212

57 Lakeside Rd

Residential

3/3

2,148 sq ft

152,460

7/1/2019

\$397,000







8/5/2019

\$185











This is a home that has been well built and designed by it's current owners. It has been meticulously maintained with an almost new feeling. The open floor plan and convenience of a ranch style home makes for easy living. The home has plenty of storage and the garage spaces add to the overall square footage. The home is set back with a lovely park like yard greeting you from the road. The back yard is level with beautifully groomed lawn, surrounded by mature trees. A plus are the three oversized garages within the house. Sit on your back outdoor deck and you are in beautiful private bucolic setting. This is a perfect home for full time or for a weekend home. It is in the Lakeside section of Morris CT. It is close to Bantam Lake, the largest natural lake in CT and the White Memorial Foundation trails as well as Camp Columbia walking trails. The home is about two hours drive from NYC, one hour from Hartford. This is a chance to live in the desirable Litchfield Hills and enjoy all that is has to offer.

Listing Courtesy of Litchfield Hills Properties LLC




Price Changes: 11

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 FOR SALE	* Active: 4/26/2019 MLS ID: 170187802						
160 E Shore Rd	Residential	6/3	3,502 sq ft	4/26/2019	\$1,000,000	\$950,000	7/18/2019	-5%
Bantam Lake Grand Dame....Has been in family for generations and represents rare opportunity for unique compound. 2 building lots on East Shore Road - #160 with house, #148 with antique barn, 2 wells and small septic and #7 Harrison Lane which is lake front parcel with small sandy cove, dock and western sunsets. 160 East Shore home has up to 6 bedrooms including attached in-law apt, 3 bay garage, patio and west facing porch. Gourmet cooks kitchen, dining room, sitting room w/wood burning fireplace, breezeway and renovated powder room with hardwood floors on main level. Listing info includes three parcels located at 160 E Shore, 148 E Shore, and 7 Harrison Ln for total combined acreage of 2.99 acres. Total annual taxes on all parcels is \$11,887. Mechanical systems recently updated. All owned land, abuts Apple Hill portion of White Memorial for hiking directly from house. Room for pool and or tennis. Very special opportunity.								
Listing Courtesy of William Raveis Real Estate								
	 FOR SALE	* Active: 7/8/2019 MLS ID: 170214446						
15 Farnham Rd	Residential	3/3	2,336 sq ft	7/8/2019	\$409,900	\$399,900	7/31/2019	-2.44%
Spectacular 3 bedroom home with dramatic floor plan! Main floor features open layout with kitchen taking center stage with granite counters, breakfast bar, heated floors and newer dark stainless steel appliances. Master bedroom suite features tray ceiling & huge walk-in closet, luxurious bathroom with double sink vanity and huge walk-in shower. Front porch is done in ledge stone on walls and tongue and groove beaded pine on ceiling. This house is located on a cul-de-sac with access to the blue trail, and a big amount of land that was trusted to the Town of Morris. It is also located close to Bantam lake and Black Rock								
Listing Courtesy of Fercodini Properties, Inc.								
	 FOR SALE	* Active: 2/24/2018 MLS ID: 170055291						
300 Bantam Lake Rd, #2	Residential Land	—	—	2/24/2018	\$169,900	\$129,900	8/8/2019	-23.54%
Level and open building site in the Westover Condominium Association. Public sewer connection available, well water is connected to site. Located on Bantam Lake the association offers, beach, dock, tennis and basketball courts. Lot is ideal for a year round or a seasonal residence.								
Listing Courtesy of Gooseboro Realty								

Price Changes: 11 (cont.)


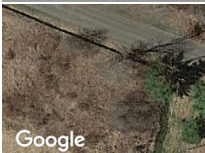
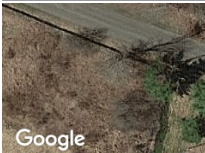
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	 PENDING	* Deposit as of 7/26/2019 MLS ID: 170149673						
185 Watertown Rd	Residential	5/2	1,960 sq ft	12/17/2018	\$368,800	\$339,900	4/12/2019	-7.84%
A truly breathtaking property on 9 plus acre and owner says the land may be subdividable. The property features a pond, a 5 bed, 2 bath Colonial that was built in the 80âs, animal barn with ducks, chickens, and pigeons, and an oversized 2 car garage with vaulted ceilings, 12 foot garage doors, and a steel I beam. This property offers plenty of flexibility for the next owner and offers a lot of value at this price point. Schedule your showing today!								
Listing Courtesy of Century 21 AllPoints Rty								
	 FOR SALE	* Active: 10/21/2018 MLS ID: 170128333						
42 Bantam Lake Hts	Residential	2/1	1,210 sq ft	10/21/2018	\$310,000	\$254,900	6/6/2019	-17.77%
Welcome Home to 42 Bantam Lake Heights. Enjoy all the beauty of the lake nestled in the comfort of your home! 50 FEET OF DEEDED LAKE RIGHTS WITH PRIVATE BEACH!!! Lovely ranch home sits nestled above Bantam Lake on .32 Acres. You'll enjoy seasonal views sitting outside your beautiful deck. Enjoy the heated sun room for relaxing or dining. This 2-bedroom home offers a large master bedroom. Hardwood Floors, tiled bathroom. A warm field stone fireplace that holds a Pellet Stove for those chilly nights. Newer electrical updated to 220 AMPs with a generator. Septic was updated in 2001 and many other upgrades. Nicely planted shrubs, beautiful open lawn for entertaining. Great work bench in one shed and storage space in the second shed. Walk to the beach, enjoy 50 feet of deeded lake frontage and jump into your moored boat. It's a wonderful lifestyle for every season. Close to fine markets, movie theater, gym and restaurants. Be in this year-round home for the best season of the year!!								
Listing Courtesy of William Raveis Real Estate								
	 FOR SALE	* Foreclosure, Notice of Lis Pendens, Active: 5/23/2019 MLS ID: 170198750						
111 Burgess Rd	Residential	5/4	3,240 sq ft	5/23/2019	\$269,900	\$249,900	7/22/2019	-7.41%
Hard to find traditional colonial style house with an in law set up. Main house features 4 bedrooms, 3 full baths, eat in kitchen plus formal dining room and family room with fireplace. In-law setup with it's own private entry, has 4 rooms, 2 bedrooms, eat in kitchen and living room with fireplace. Utilities are separate for each unit including heat, hot water, electric and septic. 2 new septic tanks recently installed along with well work done. House sits on a beautiful 2 acre lot and has a barn that can be used for parking. Great buy, don't wait.								
Listing Courtesy of Century 21 A-Gold Action Rty								
	 FOR SALE	* Active: 7/11/2019 MLS ID: 170214603						
8 Oak Dr	Residential	3/2	1,088 sq ft	7/11/2019	\$325,000	\$305,000	8/5/2019	-6.15%
Don't miss out on this opportunity to live the lake life on Connecticut's largest natural lake; Bantam Lake. This three bedroom, two bath year round home is perfect for a primary residence or seasonal getaway. Wonderful lake views from the front covered porch and just a short walk to the deeded lake access. The home's open floorplan makes it ideal for entertaining. Schedule your showing today!								
Listing Courtesy of CENTURY 21 Command Realty								
	 FOR SALE	* Active: 3/12/2019 MLS ID: 170171734						
15 North St	Residential	4/4	3,420 sq ft	3/12/2019	\$838,000	\$799,000	7/18/2019	-4.65%
TERRIFIC HORSE PROPERTY POTENTIAL. COMMERCIAL STABLE POSSIBILITY, OR YOUR OWN SMALL DREAM FARM! 8 PLUS ACRES OF SWEEPING OPEN MEADOWS BORDERED BY FOREST, FRUIT TREES AND FRONTED BY POND. SHORT WALK FROM THE EXPANSIVE WHITE MEMORIAL FOUNDATION TRAILS. FLOODED WITH NATURAL LIGHT, THE LARGE, NEWER, WELL LIT BARN WITH HIGH CEILINGS, FULL SECOND STORY, OFFICE/TACK ROOM, ELECTRICITY, WATER AND BATH IS WAITING FOR YOUR CUSTOMIZATION. IDEAL FOR HORSES, SMALL LIVESTOCK, PROFESSIONAL WORKSHOP, ETC. HOUSE OFFERS 4 BEDROOMS, 3 BATHS AND LONG VIEWS.								
Listing Courtesy of William Raveis Real Estate								

Price Changes: 11 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
	8 FOR SALE • Active: 3/29/2019 MLS ID: 170177389							
	244 E Shore Rd	Residential	5/4	3,707 sq ft	3/29/2019	\$499,900	\$475,000	7/3/2019 -4.98%
Presenting a Singular One of a Kind Opportunity to Own a "Big Home & Little Home" that were Custom Designed in a Natural Wooded Setting that Commands Sweeping Views and Proximity to Bantam Lake minus the High Waterfront Taxes! Come Home to "One Level Living" plus a Legal 840 SF 2-BR Apt, whose Income can be Utilized in the Financing Process, and you have a "Trifecta of Opportunity"! TO ADD TO ITS DESIRABILITY, THIS OPEN AND BRIGHT 2700 SF HIGH RANCH IS PRESENTLY RECEIVING A BRAND NEW 30-YR SHINGLE ROOF! Other Appealing Factors include a Completely Finished LL that Offers a 2-Room Office Suite with Separate Entrance for that "At Home Business" plus Half Bath, and Sound Resistant Construction along with a Separate 24'X12' Rec/Media/Work Out Space! In addition there is Ultra Efficient "Radiant Heat", 6" of Extra Insulation Installed over R-30 Fiberglass Batt, CA, Pella Low-E Windows, an Ultra Bright 3-Season Sun Room, FP, Trex Decks, Vinyl Siding, and Gourmet Kitchen w Granite Center Island and SS Appl's. The MBR w its En Suite Bath Accesses its own Private Porch and Spa Garden/Retreat! Dog Owners will Appreciate the 6 ft Perimeter Fencing, and All Buyers will Welcome the Abundance of Windows which Welcome an Abundance of Natural Light and Punctuate the Beauty of the Natural Setting. ENJOY EASY ACCESS TO TWO BEACHES ON BANTAM LAKE, BOAT LAUNCH, MOORINGS, WHITE MEMORIAL FOUNDATION TRAILS, GOLF COURSES, AND AN ABUNDANCE OF ACTIVITIES THAT THE LITCHFIELD HILLS HAS TO OFFER. <i>Listing Courtesy of Coldwell Banker Residential Brokerage</i>								
	10 FOR SALE • Active: 8/18/2018 MLS ID: 170116255							
	41 Brunetto Grv	Residential	2/3	2,904 sq ft	8/18/2018	\$439,900	\$399,900	7/10/2019 -9.09%
Enjoy living year round or plan your weekend getaway in this lake community, 9 year young 2 Bedroom, 3 Bath 2,900 sq ft Contemporary home lovingly built & meticulously maintained by its current owner!! This gem, situated across from Bantam Lake (the largest natural lake in CT) & surrounded by White Memorial Foundation w/almost 4,000 acres of protected land provides gorgeous views of the lake & a bucolic setting for those early morning sunrises from either of your upper level generously sized MBR walkout deck or main level deck through the sliders right off the combo living/dining area with fireplace for those cozy nights. Your choice of 3 levels of living with a main level bedroom and bath, upper level MBR suite with walk in closet and laundry, or lower level that has either in-law or 3rd bedroom potential with beautiful built-ins and full bath along with a wood stove for your heating source, french doors open to the ground level where you can have your bbq's in the summer!! There is HW flooring throughout this open and airy floor plan home with plenty of natural light flowing in through the many windows & upper skylight. The kitchen provides ample cabinet storage w/gorgeous island, granite countertops and stainless steel appliances. This is the home you've been dreaming of without the high cost of waterfront living. Experience what Bantam Lake has to offer during all seasons with included beach & boating rights. This is an opportunity not to be missed!! Time to move is now!! <i>Listing Courtesy of Showcase Realty, Inc.</i>								
	11 FOR SALE • Active: 5/1/2019 MLS ID: 170189248							
	16 South St	Residential	4/2	2,616 sq ft	5/1/2019	\$325,000	\$299,000	8/1/2019 -8%
Lovely in-town antique colonial home with large level open acreage and small pond. Two one-bedroom apartments on premises that are rented and provide \$1400 per month income; large three-car garage building; separate smaller barn for storage; zoned commercial but always used as residential. Subject to Probate Court approval - see also MLS #170189250. <i>Listing Courtesy of Murphy E J Realty</i>								

Distressed Activity: 3

Distressed Activity: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
	<div><div>1</div><div>FOR SALE</div><div>• Foreclosure, Notice of Lis Pendens, Active: 5/23/2019 MLS ID: 170198750</div></div>							
111 Burgess Rd	Residential	5/4	3,240 sq ft	87,120	\$249,900	5/23/2019	5/23/2019	Foreclosure
<p>Hard to find traditional colonial style house with an in law set up. Main house features 4 bedrooms, 3 full baths, eat in kitchen plus formal dining room and family room with fireplace. In-law setup with it's own private entry, has 4 rooms, 2 bedrooms, eat in kitchen and living room with fireplace. Utilities are separate for each unit including heat, hot water, electric and septic. 2 new septic tanks recently installed along with well work done. House sits on a beautiful 2 acre lot and has a barn that can be used for parking. Great buy, don't wait.</p> <p><i>Listing Courtesy of Century 21 A-Gold Action Rty</i></p>								
	<div><div>2</div><div>OFF MARKET</div><div>• Preforeclosure, Notice of Lis Pendens MLS ID: –</div></div>							
34 Evergreen Passway	Single Family	2/1	972 sq ft	205,167	–	–	3/11/2019	Preforeclosure
–								
	<div><div>3</div><div>OFF MARKET</div><div>• Preforeclosure, Notice of Lis Pendens MLS ID: –</div></div>							
79 John Weik Rd	Single Family	3/3	1,988 sq ft	192,970	–	–	5/13/2019	Preforeclosure
–								

Recently Sold: 26

		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: 8/5/2019, MLS Listing 170204377: 6/6/2019 MLS ID: 170204377								
6 Brunetto Grv	Residential	2/2	884 sq ft	6,098	1955	8/5/2019	\$158,000	\$179	
<p>Enjoy lakeside living in this fee-simple, year-round renovated cutie! Extensive mechanical, structural, and interior upgrades within last 2 years! Ductless heat and a/c system (with standard electric baseboard backup) provide energy efficient comfort. Outdoor living comforts include picnic/patio/entertaining area accessible from sturdy recently completed composite decking. Rustic unfinished pine interior (paintable if desired) gives a cozy country feel. Centerpiece fireplace is a focal point with its remote capacity to control flame and heat levels. Chic bamboo floors are easy to maintain. A short walk leads to private beach access and boating rights on scenic Bantam Lake, the largest natural lake in Connecticut, at 947 acres. All year activities include ice fishing, swimming, boating, water skiing. Store your boat, your seasonal equipment, and just about anything else in the sheds and under boat canopy. Flexible interior space - current dining room easily can be a den, playroom, or bedroom! A turn key home - start enjoying now! MOTIVATED SELLER!</p> <p><i>Courtesy of Mary Helen Levine Real Estate LLC</i></p>									
	2 RECENTLY SOLD • Sold Date: 7/18/2019, MLS Listing 170148228: 12/5/2018 MLS ID: 170148228								
265 Thomaston Rd	Residential	2/1	1,216 sq ft	593,722	1910	7/18/2019	\$285,000	\$234	
<p>This quaint two bedroom, one bathroom home is perfect for those looking to adapt a more peaceful and rural lifestyle. It boasts not one but TWO barns, both with stables, running water and electricity- perfect for your pets/livestock or to be converted into a workshop. A lighted arena and paddocks cover the impressive 13.63 fenced acres. Property is also suited to build a 150 x 80 Indoor arena (pole barn only) and property comes with a letter from the town stating that based on acreage alone, it is sub-dividable. All stock panels and fencing is staying. Make an appointment to view this property today!</p> <p><i>Courtesy of Mark Tavares Realty, LLC</i></p>									

Recently Sold: 26 (cont.)



RECENTLY SOLD • Sold Date: 6/28/2019, MLS Listing 170187768: 4/25/2019 MLS ID: 170187768

26 Isaiah Smith Ln N Residential 4/4 2,838 sq ft 264,409 1979 6/28/2019 \$402,000 \$142

First time on the market, this rare property on 6 acres, abuts White Woods preserved land. Hike from your own backyard. Located at the end of a cul de sac, the land is private, level, open with professional gardens everywhere. The property includes the 3 bedroom home, a one level apartment with separate entrance, a 2,000 sf clear span barn built in 2008, a second barn and a shed. Inside, the main house has been completely updated. The kitchen/dining room, on the main level is equipped with high end appliances, radiant heated floors, an 8' island with breakfast bar, cathedral ceiling and fireplace. There are sliders to access the deck which opens to the backyard. The upper level includes 3 bedrooms and 2 full baths. Hardwood floors throughout. The lower level (ground level) is where the expansive living room and half bath are located plus sliders to the patio, and backyard. The apartment, also located on the ground level of the property, was updated 3 years ago and features an L-shaped kitchen/living room, one bedroom, a full bath and washer dryer hookup in the walk-in pantry, hardwood floors and concrete countertops. Many lovely features! This property is a must see.

Courtesy of D. Beckley Realty

RECENTLY SOLD • Sold Date: 6/7/2019, MLS Listing 170178264: 3/31/2019 MLS ID: 170178264

42 Little Rd Residential 3/2 2,506 sq ft 121,968 1900 6/7/2019 \$313,500 \$125

Incredible hilltop colonial with wrap around front porch and distant views of Bantam Lake! Stunning 2.8 acre site facing east with lots of open lawn. There are hardwood floors on both levels and many thoughtful upgrades throughout this 3 bedroom 2 bath home of 2500+ sq./ft. The inviting foyer is flanked by the formal living and dining rooms. The living room is centered on a floor to ceiling stone fireplace and includes a murphy bed for those times there are many guests! Both the living and dining rooms have windows to the porch and the delightful view. The sunny great room is really spacious and features cathedral ceilings with exposed beams, a stone fireplace and slider to the front porch. The eat-in kitchen is quite large and includes a gas range and a large pantry nearby. The full bath on the main level is gorgeous having been recently renovated with a shower/tub and stylish tile and fixtures. Upstairs, the master bedroom includes a fireplace. The second bedroom has windows on 3 sides and is quite large. The upstairs bath includes a charming porcelain tub with shower. The yard is expansive and out back there is a stone patio, outdoor shower, a shed and old stonewalls. Freshly painted exterior. A wonderful retreat in the Litchfield Hills, close to the lake and Bantam's amazing restaurants too!

Courtesy of Joseph Bette REALTORS Inc

SOLD • Sold Date: 4/26/2019, MLS Listing 170047647: 1/29/2018 MLS ID: 170047647

142 E Shore Rd EAST Residential 4/5 5,766 sq ft 48,351 1769 4/26/2019 \$585,000 \$101

Historic Bantam Lake home with lake access, beach and dock. Contiguous to White Memorial Conservation land. Steeped in local history, it is the earliest house built on Bantam Lake. Circa 1769 main house was once the "Alms House", became the Apple Hill Inn and finally, a youth hostel before becoming a year-around private residence. Fully remodeled for modern living with historical features intact. Large, eat in kitchen for entertaining. Spacious master bedroom suite with lake views, full bath and dressing room. Five bedroom configuration. Game room on lower level with cozy fireplace and full bar. Barn with room for two cars plus loft space and boat storage. Plenty of flat land with gorgeous trees, split rail fencing and Apple Hill trail access. There are very few homes available with access to Bantam Lake. Do not miss!

Courtesy of William Raveis Real Estate

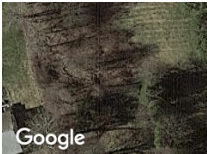
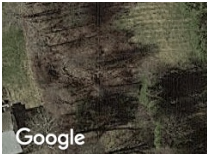
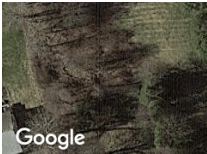
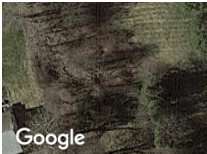
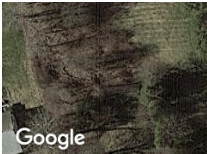
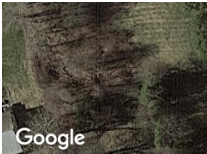
SOLD • Sold Date: 5/10/2019, MLS Listing 170075492: 4/23/2018 MLS ID: 170075492

234 Island Trl Residential 3/3 2,526 sq ft 40,075 1915 5/10/2019 \$1,112,500 \$440

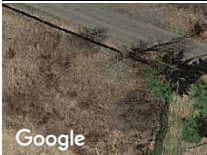











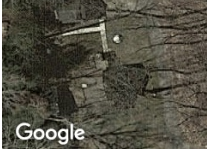



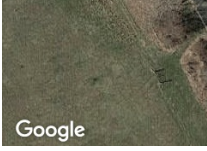

A RARE OPPORTUNITY to own this one of a kind lakefront property on coveted Deer Island. Deer Island is part of Bantam Lake, the largest natural lake in CT. This updated "craftsman home" was fully renovated with care and an eye for period details. The property boasts the largest waterfront on Deer Island. Located less than two hours from NYC, this expansive three bedroom home with "kid's loft" is ready for your family and friends to enjoy all that lake living has to offer. The large deck and spacious family room with its open kitchen with lake views gives a feeling of being right on the water. The beautiful sloping lawn meets over 200 feet of waterfront on a quiet, no wake cove. You can enjoy the swim dock, paddle boarding, kayaking, fishing or just relaxing. Your own private dock is large enough for your powerboat and sailboats, all just steps away from a home that will make everyone always feel that they are on vacation. The lake is surrounded by White Memorial Conservation Land where hiking trails used year round. The historical town of Litchfield boasts museums, great dining and shopping.

Courtesy of Litchfield Hills Properties LLC

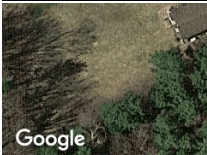

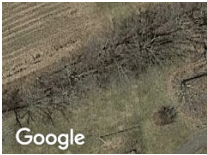

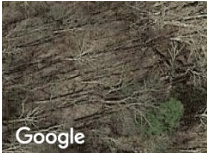

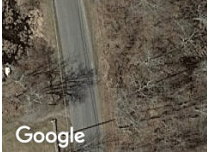

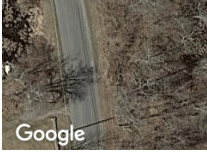

Recently Sold: 26 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	7 SOLD • Sold Date: 5/7/2019, MLS Listing 170175067: 4/1/2019 MLS ID: 170175067							
	19 Palmer Rd	Residential	3/2	1,456 sq ft	14,810	1970	5/7/2019	\$280,000 \$192
Spring Special- Your chance to own a year-round waterfront home on Bantam Lake with three bedrooms, 1.5 baths, 280 feet of deck space as well as a custom dock. The floor plan is open and the kitchen and baths have been updated. There is a large living room with fireplace and a family room with a terrific view. Book a showing soon and be in before Memorial Day. Property is in Flood Zone A and flood insurance is needed if you will mortgage.								
<i>Courtesy of Murphy E J Realty</i>								
	8 SOLD • Sold Date: 5/6/2019, MLS Listing 170046188: 1/23/2018 MLS ID: 170046188							
	28 West St	Residential	7/5	3,853 sq ft	114,562	1739	5/6/2019	\$240,000 \$62
Ca 1739 center chimney Colonial with 7 fireplaces, 7 bedrooms, 4.1 baths and amazing view of distant hills. Wonderful history attached to this property! A tea house, a boarding house for Morris Academy students and the "Clark Tavern" offering hot meals and comfortable beds to travelers from New Haven to Winsted. Original features include wide plank floors, exposed beams, original 12 over 12 windows and more! The large living room is a 1930's addition and was once the music ballroom with fireplace, bookshelves and access to screened porch. Formal dining room is in the original section of the home with fireplace and exposed beams. Comfortable library with fireplace and bookshelves. Just off the kitchen is a breezeway/mudroom. The family room has fireplace, beams and access to backyard. The second floor has 5 bedrooms. The master bedroom with full bath has fireplace and outdoor balcony. There are 2 additional bathrooms. The walk up attic has 2 bedrooms, full bath and storage. There are front and back staircases as well as a hidden stairwell in the breakfast room with a Parson's cupboard. Newer well pump, water tank and upgraded electrical (200 amps). A little love will go a long way in this spacious, charming and unique property. Property sits just outside the commercial property zoning. Home business potential with town approval.								
<i>Courtesy of Klemm Real Estate Inc</i>								
	9 SOLD • Sold Date: 3/25/2019, MLS Listing 170095198: 6/13/2018 MLS ID: 170095198							
	19 Marsh Pt	Residential	2/1	913 sq ft	14,374	1952	3/25/2019	\$275,000 \$301
One of the nicest leased land locations on Bantam Lake. Direct waterfront cottage with 60' od western facing shoreline. Fantastic sunsets from the front lawn and the deck/patio area. Very well maintained cottage in excellent condition. Living room with wood and gas stoves for chilly nights, open floor plan with a nice view of the lake. This lot has great potential to install a well and septic system with the proper procedures and approvals. Buyer will need to be approved by the WMF. Annual lease: \$2,622 TAHD fee: \$32/yr., snow plow fee: \$58/yr. Taxes for cottage paid to Town of Morris: \$3,349, Taxes for land paid through WMF: \$1,024								
<i>Courtesy of Gooseboro Realty</i>								
	10 SOLD • Sold Date: 3/4/2019, MLS Listing 170147111: 11/30/2018 MLS ID: 170147111							
	6 Berthiaume Passway	Residential	3/2	1,618 sq ft	77,101	1986	3/4/2019	\$190,000 \$117
Tucked away in the heart of Morris is a home that is sure to please. Nestled on a lovely 1.77 acre lot with much privacy. This home has a spacious eat in kitchen with sliders that lead into your private backyard. Other features that might catch your eye are the first floor master sweet, a private first floor laundry area and a living room with a fireplace and views of your private lot. Easy access to Bantam Lake for summer and winter fun. Close to numerous fair grounds for family activities. This contemporary home truly has something for everyone.								
<i>Courtesy of Stone Tower Realty, LLC</i>								
	11 SOLD • Sold Date: 4/18/2019, Public Record MLS ID: -							
	13 Farnham Rd	Single Family	1/1	922 sq ft	43,996	1932	4/18/2019	\$60,000 \$65
-								
	12 RECENTLY SOLD • Sold Date: 6/5/2019, Public Record MLS ID: -							
	199 Island Trl	Single Family	4/2	2,143 sq ft	11,326	1930	6/5/2019	- -
-								

Recently Sold: 26 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 SOLD	* Sold Date: 5/14/2019, Public Record MLS ID: –							
65 John Weik Rd		Residential-Vacant Land	–/–	–	106,722	–	5/14/2019	\$55,000	–
	 SOLD	* Sold Date: 3/26/2019, Public Record MLS ID: –							
19 Marsh Pt		Single Family	2/1	890 sq ft	14,375	1952	3/26/2019	\$275,000	\$309
	 SOLD	* Sold Date: 4/5/2019, Public Record MLS ID: –							
12 North St		Single Family	2/2	1,488 sq ft	20,473	1954	4/5/2019	\$218,000	\$147
	 SOLD	* Sold Date: 3/1/2019, Public Record MLS ID: –							
5 Pioneer Ln		Single Family	4/2	2,093 sq ft	8,276	2004	3/1/2019	\$1,245,000	\$595
	 SOLD	* Sold Date: 4/18/2019, Public Record MLS ID: –							
64 Platt Farm Rd		Residential-Vacant Land	–/–	–	83,200	–	4/18/2019	\$100,000	–
	 SOLD	* Sold Date: 4/16/2019, Public Record MLS ID: –							
247 E Shore Rd		Single Family	2/1	1,056 sq ft	27,878	1993	4/16/2019	–	–
	 SOLD	* Sold Date: 3/15/2019, Public Record MLS ID: –							
287 E Shore Rd		Single Family	2/2	1,344 sq ft	13,939	1940	3/15/2019	\$280,000	\$208
	 SOLD	* Sold Date: 5/2/2019, Public Record MLS ID: –							
57 South St		Single Family	2/1	1,002 sq ft	10,019	1955	5/2/2019	\$132,000	\$132
	 RECENTLY SOLD	* Sold Date: 6/27/2019, Public Record MLS ID: –							
51 Stoddard Rd		Residential-Vacant Land	–/–	–	246,114	–	6/27/2019	\$135,000	–

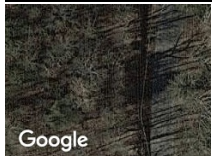
Recently Sold: 26 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 RECENTLY SOLD • Sold Date: 6/21/2019, Public Record MLS ID: –								
181 Stoddard Rd		Single Family	4/3	2,334 sq ft	96,268	1988	6/21/2019	–	–
	 RECENTLY SOLD • Sold Date: 6/21/2019, Public Record MLS ID: –								
187 Stoddard Rd		Residential-Vacant Land	–/–	–	252,648	–	6/21/2019	–	–
	 RECENTLY SOLD • Sold Date: 6/3/2019, Public Record MLS ID: –								
290 Thomaston Rd		Single Family	4/4	4,621 sq ft	580,655	1990	6/3/2019	\$575,000	\$124
	 SOLD • Sold Date: 4/2/2019, Public Record MLS ID: –								
153 Todd Hill Rd		Single Family	3/2	1,536 sq ft	164,221	1952	4/2/2019	\$220,000	\$143
	 SOLD • Sold Date: 3/1/2019, Public Record MLS ID: –								
244 Todd Hill Rd		Single Family	3/2	1,280 sq ft	143,748	1944	3/1/2019	\$120,000	\$94

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 170114726: 8/16/2018 MLS ID: 170114726</div>								
32 Bantam Lake Hts	Residential Land	—/—	—	43,560	—	\$189,900	7/31/2019	—
<p>PERFECT OPPORTUNITY TO BUILD THE HOUSE OF YOUR DREAMS WITH A LAKE VIEW AND OWN A PRIVATE LAKE BEACH. LOT IS LOCATED IN WALKING DISTANCE FROM BANTAM LAKE. THIS PARCEL ALSO COMES WITH 218 BANTAM LAKE RD WHICH IS A PRIVATE BEACH AND DOCK. THE PRIVATE BEACH IS ABUTTED TO A DEEDED SHARED BEACH FOR ADDITIONAL SPACE AND RECREATIONS. PERFECT FOR ANYONE LOOKING TO LIVE CLOSE THE WATER, HAVE FEW NEIGHBORS, AND ENJOY A BEAUTIFUL VIEW WITH PRIVACY. THIS LOT IS A CORNER LOT THAT IS A LIGHTLY WOODED, LIGHTLY SLOPPED, AND CAN BE ACCESSED FROM TWO SIDES. THERE IS A SHED ON THE PROPERTY WHICH INCLUDES AN ELECTRICAL SERVICE. THERE IS ALSO A WELL LOCATED ON THE LOT THAT HAS NEVER BEEN USED. THE STREET HAS A PUBLIC SEWER. THE OWNER HAS BEEN GRANTED PERMISSION TO HOOK INTO THE SEWER IF A HOUSE WERE TO BE BUILT. DO NOT MISS THIS OPPORTUNITY TO BUILD THE HOUSE OF YOUR DREAMS IN A PERFECT LOCATION.</p> <p><i>Listing Courtesy of Agnelli Real Estate LLC</i></p>								
<div>2</div> <div>EXPIRED</div> <div>MLS Listing 170146956: 11/30/2018 MLS ID: 170146956</div>								
75 Burgess Rd	Residential	4/5	4,380 sq ft	87,120	2008	\$669,900	6/1/2019	\$153
<p>THIS IS YOUR DREAM HOME! BEAUTIFULLY SITUATED ON 2 PICTURESQUE, PROFESSIONALLY LANDSCAPED ACRES, THIS 4 BEDROOM 4.1 BATH TURNKEY HOME IS WAITING FOR YOU! FROM FIRST GLANCE, THE SPACIOUS FRONT PORCH WELCOMES YOU TO THIS ELEGANT NEARLY NEW HOME. THE QUALITY OF CONSTRUCTION IS EVIDENT WITH 10 FOOT CEILINGS, HARDWOOD FLOORS, AND THE FINEST OF MATERIALS USED. SPACIOUS OPEN FLOOR PLAN PERFECT FOR ENTERTAINING AND EVERYDAY LIFE. KITCHEN WITH QUARTZ COUNTERTOPS AND LARGE ISLAND WITH PLENTY OF SEATING, OPENS TO DINING AND LIVING ROOM AREAS WITH FIREPLACE AS WELL AS FIRST FLOOR OFFICE. FIRST FLOOR LUXURIOUS MASTER BEDROOM SUITE IS THE PERFECT PLACE TO RETREAT AT THE END OF THE DAY. EXPANSIVE MASTER WALK IN CLOSET WILL BE SURE TO IMPRESS! UPSTAIRS YOU WILL FIND 3 SUNNY BEDROOMS EACH WITH WALK IN CLOSETS AND EN-SUITE BATH. MANY UPGRADES INCLUDING UNDERGROUND UTILITIES, GENERATOR, RECESSED LIGHTING, AUDIO SPEAKERS, CENTRAL VACUUM AND MORE. PREPARE TO BE IMPRESSED WITH THE DETACHED 3 CAR GARAGE (IN ADDITION TO THE 3 CAR ATTACHED GARAGE) HAS NO INTERIOR POSTS AND CAN HOLD 6+ VEHICLES. THE PERFECT PLACE FOR A WORKSHOP OR CAR ENTHUSIAST! EXCELLENT LOCATION CLOSE TO BANTAM LAKE, RESTAURANTS AND MORE! PREPARE TO BE AMAZED!</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								

Expired Listings: 4 (cont.)



3 EXPIRED • MLS Listing 170082140: 5/12/2018 MLS ID: 170082140

269 W Morris Rd Residential 5/6 3,825 sq ft 846,370 2006 \$2,995,000 4/18/2019 \$783

Architect's Own Home Long tree-lined driveway leads to very stylish Harold Tittmann designed home on 19+/- bucolic & private acres with meadows, woods and western views overlooking Mount Tom. 5,000sf 5-bedroom, 5 1/2 bathroom home employing the highest quality materials throughout. Formal Living Room with Fireplace & French doors to terrace. Stunning double-story Dining Room with Fireplace. Eat-in Gourmet Kitchen with Fireplace, Butler's Pantry, top-of-line appliances and European cabinetry. Luxurious Master Suite with walk-in dressing closet, home office and full bathroom. Media Room with Movie Screen, Projector & surround-sound. Wine Cellar. 2-car attached Garage. 3-car detached Garage. Swimming Pool. Cabana. Outdoor Shower. Walking Trails. Stone Firepit. Stone Terrace with outdoor Fireplace. Must See.

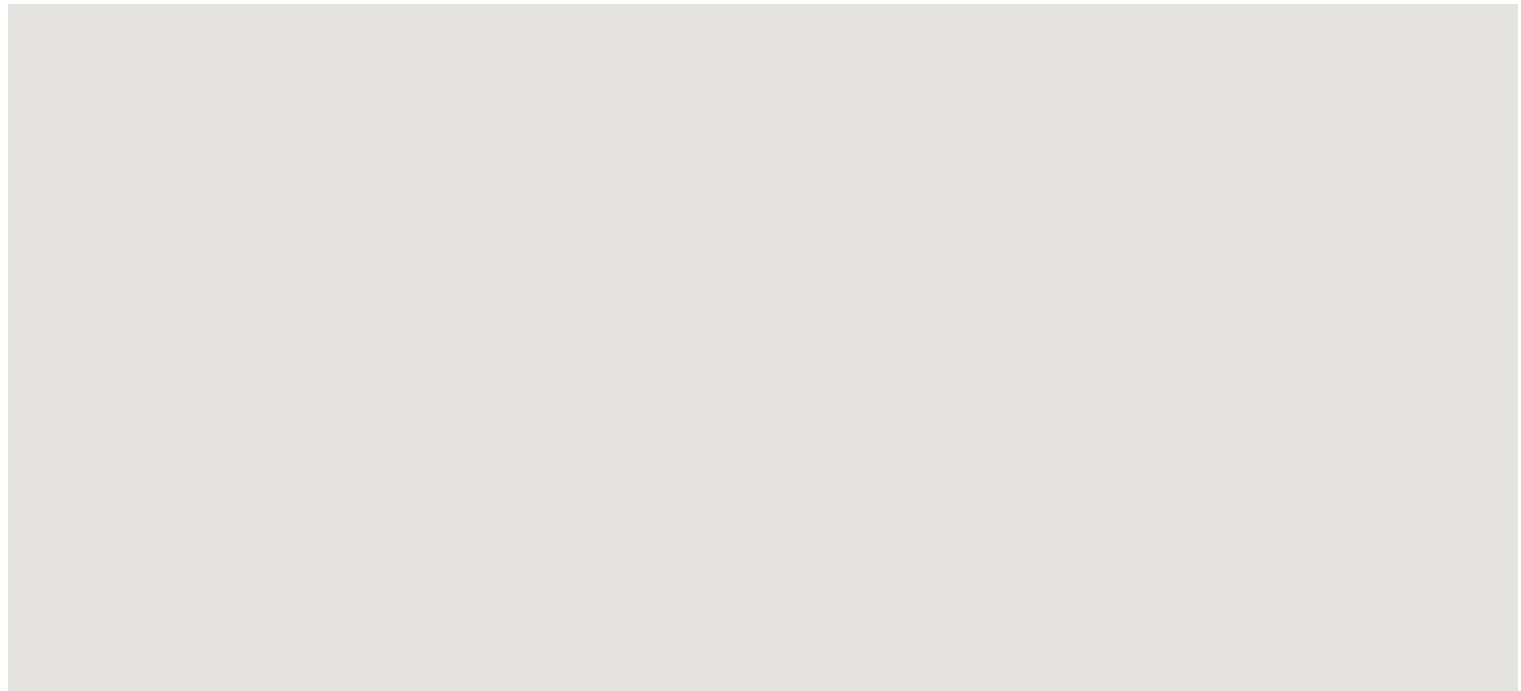
Listing Courtesy of KlenmReal Estate Inc

4 EXPIRED • MLS Listing 170072766: 4/16/2018 MLS ID: 170072766


79 Wonposet Passway Residential 3/1 1,060 sq ft 23,522 1901 \$599,000 3/1/2019 \$518

A spectacular "old world" lakefront family compound with two homes. A two-story Cape with large wraparound porch overlooking Bantam Lake. A second Ranch-style home with five rooms built in the 1980's also overlooking the lake. The land is in fee ownership and not leased from White Memorial Foundation. Western sunsets and one of the best locations on Bantam Lake.


Listing Courtesy of Murphy E J Realty



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.
 FOR LEASE · Active: 5/2/2019 · MLS ID: 170190807								
11 Farnham Rd	Rental/Lease	3/1	1,054 sq ft	43,560	1972	5/2/2019	\$1,500	\$1
Well maintained 3BR, 1 bath Ranch home in Morris. HW flooring, EIK w/access to deck and large level yard. Minimum credit score: 650, minimum monthly income: \$5,000 <i>Courtesy of Gooseboro Realty</i>								

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: 6/7/2019, MLS Listing 170174031: 3/19/2019 MLS ID: 170174031							
	36 Farnham Rd	Rental/Lease	4/1	1,217 sq ft	2,682,424	1924	6/7/2019	\$1,400 \$1
Rustic 4 bedroom bungalow in great country location. New propane furnace! Minimum one year lease. Tenant pays utilities, snow removal and any repairs \$75 and under. Lawn maintenance provided. Some caretaking responsibilities required. Security deposit, references required, Listing office will do credit and background check. \$30 fee for all potential tenants over 18 years. <i>Courtesy of West View Properties, LLC</i>								
	2 RECENTLY LEASED • Leased Date: 6/7/2019, MLS Listing 170173682: 4/12/2019 MLS ID: 170173682							
	113B East St	Rental/Lease	2/1	624 sq ft	56,628	1971	6/7/2019	\$850 \$1
Remodeled apartment in a duplex near the center of Morris. There are four rooms and five closets. Landlord will take care of the lawn and plow your driveway and parking area and remove your garbage and recycling once a week. NO PETS and NO SMOKING. E.J. Murphy application and credit check required as well as tenant insurance. Annual lease with two month's rent security deposit plus first months rent. <i>Courtesy of Murphy E J Realty</i>								

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- 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.



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- **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.



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- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
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