

MARKET ACTIVITY REPORT

New Hartford, Connecticut



Presented by

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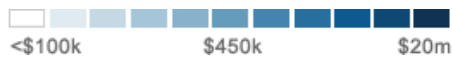
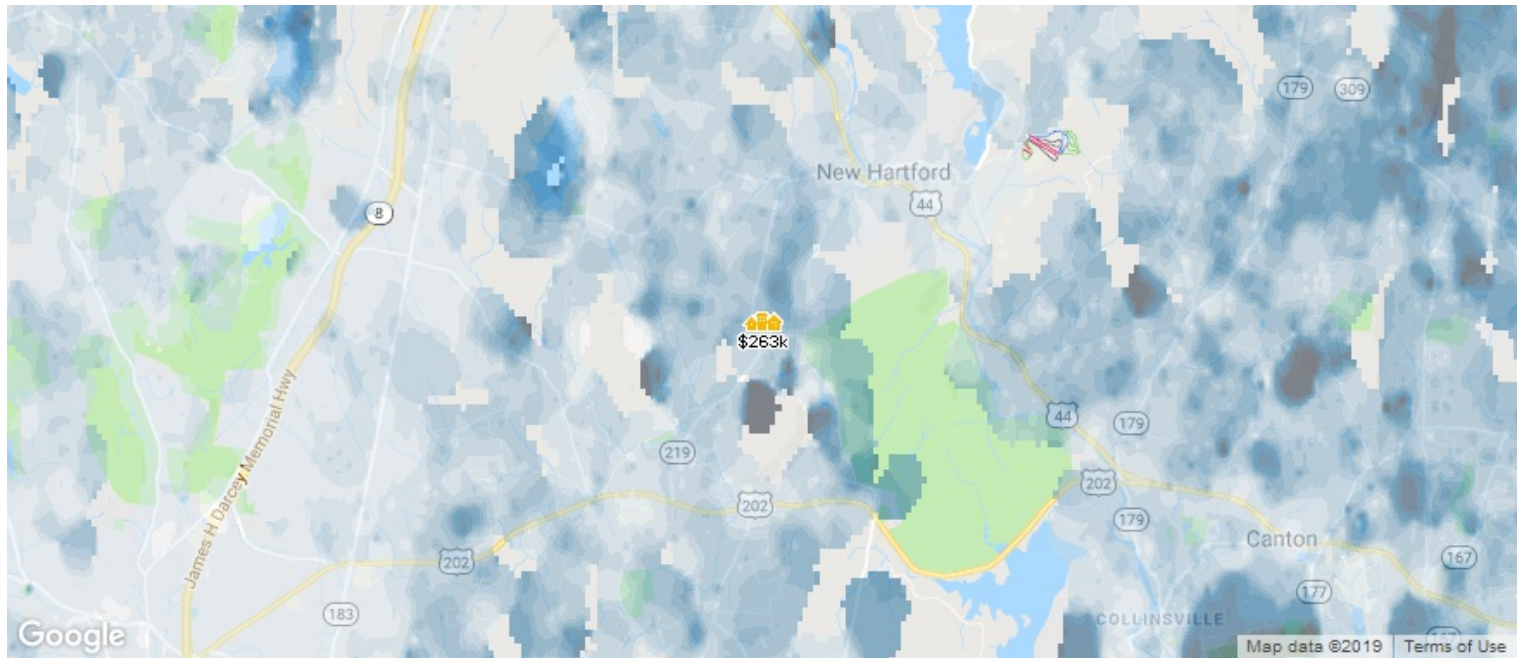
Connecticut Real Estate

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

Litchfield, CT 06759

New Hartford, 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

\$263K

Updated: 7/31/2019

Change Over
Last Month

↑ 0.8%

Change Over
Last Quarter

↑ 0.8%

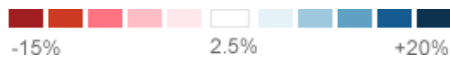
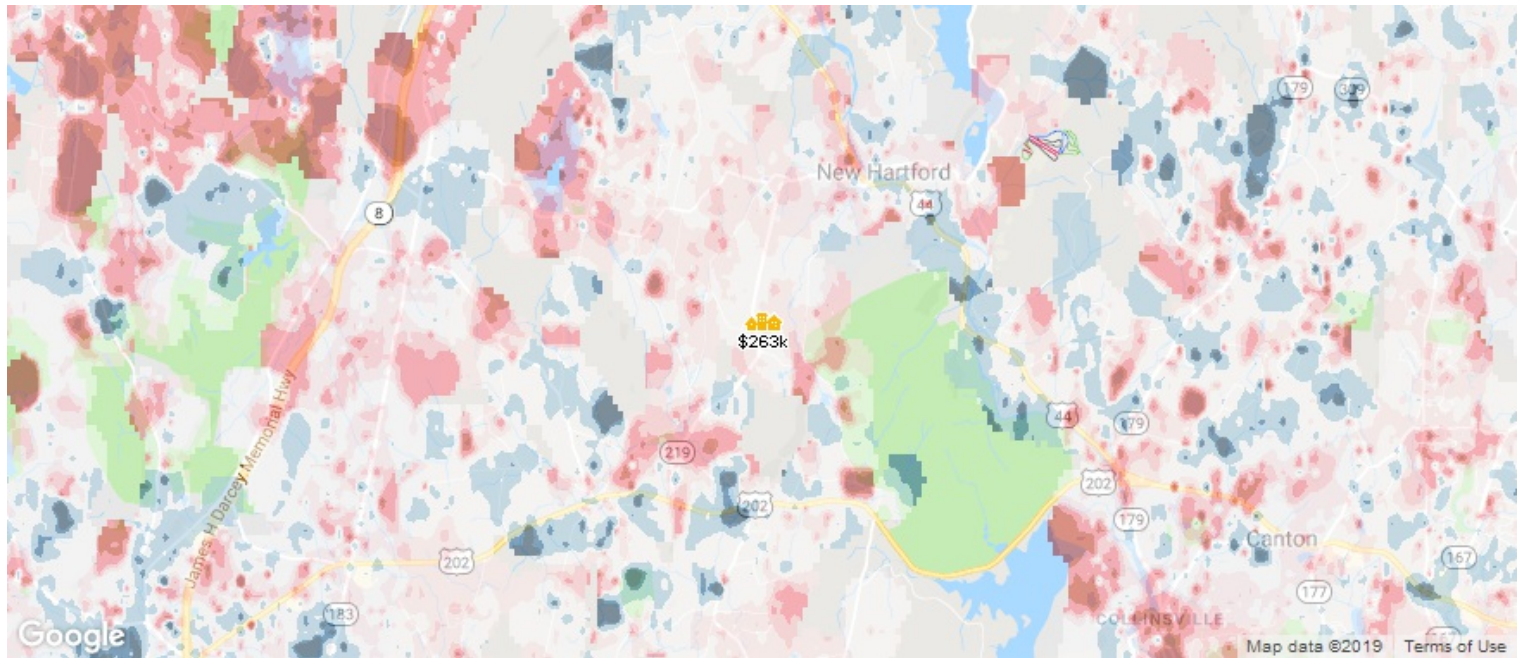
Change Over
Last 12 Months

↓ 3.2%

*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.*

New Hartford, 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

\$263K

Updated: 7/31/2019

Change Over
Last 12 Months

 **3.2%**

Change Over
Last 36 Months

 **0.28%**

*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.*

New Hartford, 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

8

Updated: 8/14/2019

of
Pre-Foreclosures

4

of
Foreclosures

4

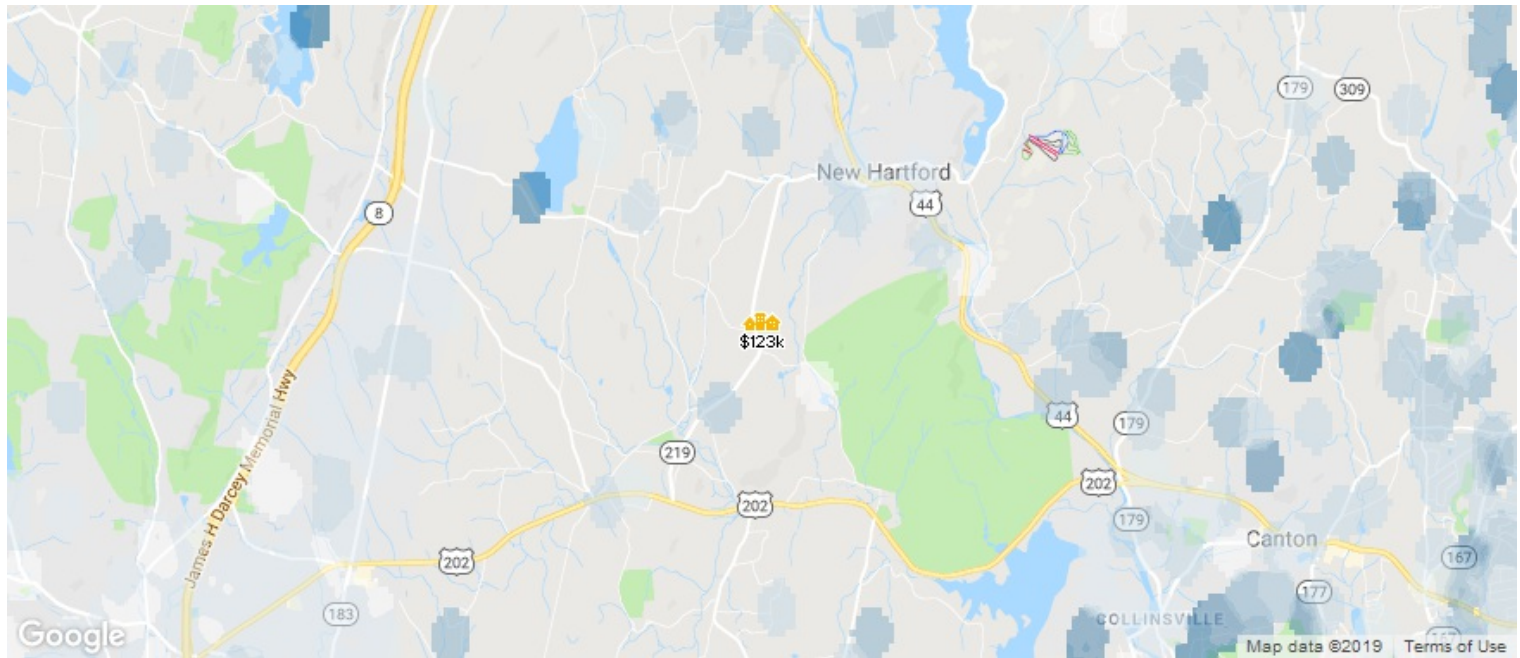
of
Short Sales

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.

New Hartford, Connecticut

Market Snapshot: Sales Price



<\$100k
 \$500k
 >\$5m

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

\$123K

Updated: 6/30/2019

Change Over
Last Month

↓ **27.65%**

Change Over
Last Quarter

↓ **30.31%**

Change Over
Last 12 Months

↓ **40.72%**

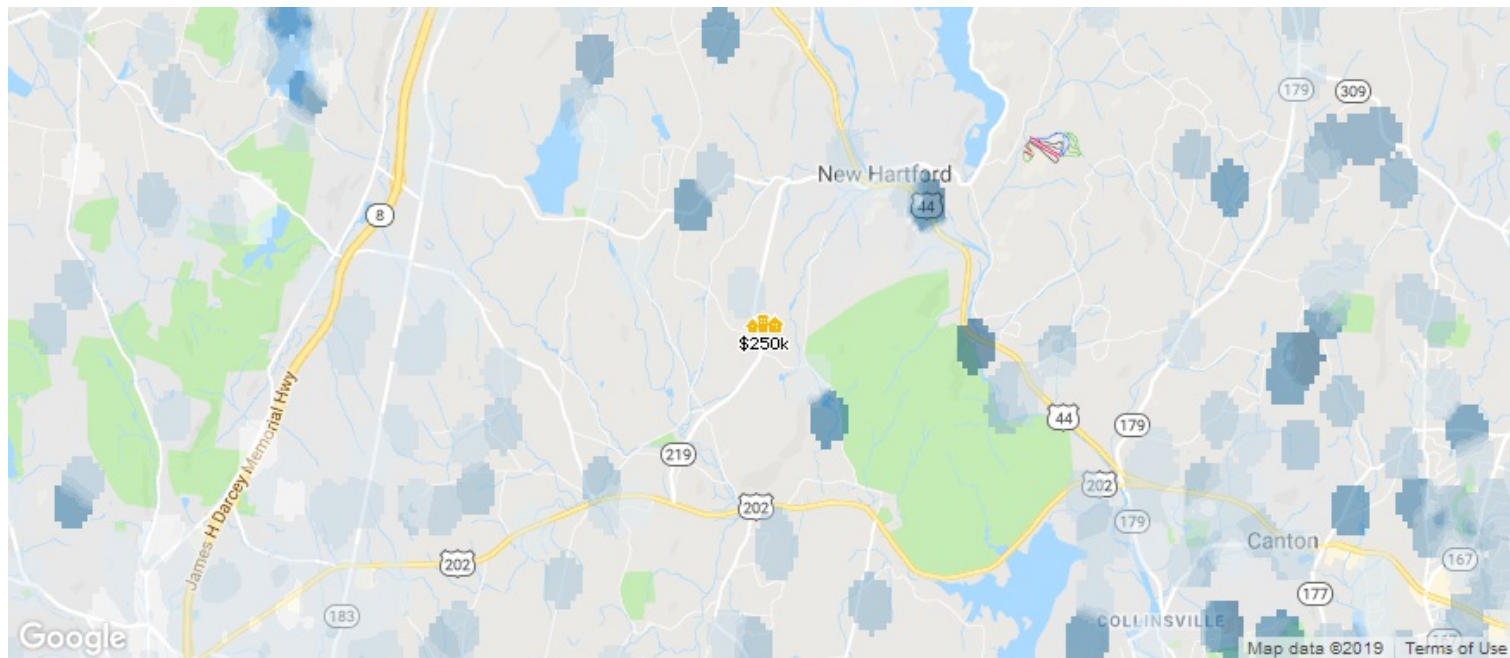
Change Over
Last 24 Months

↓ **60.64%**

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

New Hartford, 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

\$250K

Updated: 6/30/2019

Change Over
Last Month

↑ **3.5%**

Change Over
Last Quarter

↑ **31.62%**

Change Over
Last 12 Months

↑ **2.06%**

Change Over
Last 24 Months

↑ **4.58%**






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:** New Hartford, 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	44	10	36	4	50
Low Price / Value	\$29,900	\$109,000	\$37,900	\$149,900	—
Median Price / Value	\$249,450	\$204,900	\$197,450	\$326,110	\$221,000
High Price / Value	\$499,900	\$339,000	\$499,000	\$460,000	\$737,000
Average Price / Sq. Ft.	\$165	\$146	\$139	\$108	\$120
Median Price / Sq. Ft.	\$148	\$134	\$129	\$113	\$121
Average Days in RPR	76	73	233	15	98
Median Days in RPR	72	61	156	—	57
Total Volume	\$11,179,900	\$2,164,000	\$7,888,900	\$1,262,120	\$11,683,816





Market Activity Summary Stats (cont.)

Search Criteria | **Location:** New Hartford, 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

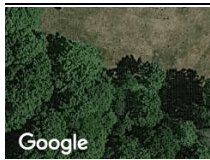
	 Expired Listings	 New For Lease	 Recently Leased	 Open Houses
Number of Properties	4	4	5	5
Low Price / Value	\$139,900	\$1,000	\$1,300	\$195,000
Median Price / Value	\$281,950	\$1,500	\$5,675	\$284,000
High Price / Value	\$449,900	\$1,695	\$114,870	\$319,450
Average Price / Sq. Ft.	\$137	\$1	\$35	\$149
Median Price / Sq. Ft.	\$122	\$1	\$2	\$144
Average Days in RPR	407	35	42	28
Median Days in RPR	356	32	19	14
Total Volume	\$1,153,700	\$4,195	\$127,520	\$1,297,350

New Hartford, Connecticut

New Listings: 44

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   • New, Active: 7/31/2019 MLS ID: 170221848 </div>								
438 W Hill Rd	Residential	4/3	2,212 sq ft	81,457	1987	7/31/2019	\$319,450	\$144
<p>Welcome Home to your tastefully decorated, Move In Ready extended Cape with open floor plan! This 4+ , 2.5 bath home located in the desirable West Hill Lake area, is just minutes from Brodie Park and one of the most pristine lakes in CT. Look out to the expansive living room w/ fireplace while you cook meals on your beautiful Kitchen Island w/ Jenn Air stove. Enjoy dining at the breakfast bar or in the dining room both overlooking the most serene backyard. Or walk out onto the deck through the sliders, which is perfect for entertaining or just relaxing and observing nature. The Main floor has space that is perfect for guest room. An additional space in the front of the house could be an office, den or a even a fifth bedroom. The Laundry is also located on the main floor. Walk up the beautiful hardwood stairs where you will find a large Master Bedroom with 2 reading nooks, an en suite & a large walk in closet. You will also see 2 very large bedrooms and a full sized bath. Watch TV, play games or nap in the in the tastefully finished basement Den. There is storage galore in the full sized basement which includes a large workbench. There is plenty of parking in the large 2 car garage, and it's great for additional storage. The outer front entry is decorated with fully grown shrubs set behind a beautiful stone wall overlooking an expansive tree lined, very private front yard. This home won't last long. Call for a showing today!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>   • New, Active: 8/12/2019 MLS ID: 170225230 </div>								
38 Aquatic Ln	Residential	3/1	594 sq ft	4,791	1950	8/12/2019	\$159,900	\$269
<p>First time on the Market... Summer Cottage just steps away from desirable West Hill Lake and Private Beach. Come enjoy the dog days of summer basking in the sun or swimming the crystal clear waters. The 3 bedroom cottage feels comfortable and Homey. Most all windows have been replaced along with the Roof and a 2 year old Septic System. Fresh exterior paint and manicured grounds. A property not to be missed.</p> <p><i>Listing Courtesy of The D'Amore Agency, LLC</i></p>								

New Listings: 44 (cont.)



FOR SALE • New, Active: 8/9/2019 MLS ID: 170224698

154 E Cotton Hill Rd Residential 3/3 2,440 sq ft 87,512 2019 8/9/2019 \$424,900 \$174

There's no place like (your BRAND NEW) home! Yes, this home is truly a gem, and the only new construction in New Hartford! You'll want to show this one off to your friends! Sitting on over 2 acres, close to SKI SUNDOWN, BRODIE PARK, WEST HILL LAKE, shopping, dining, highways and great school systems! The layout is one of a kind for entertaining, kids, working from home etc. - 2,424 square feet - 3 large bedrooms - master has en suite bathroom and large walk in closet - bonus room with separate entrance over garage (office, play room, den, in-law) - 2 full and one half baths - large yard (plenty of room for a pool, swing set etc.) - oversized 2 car garage - front porch and large back deck (enjoy your dinner while looking off into the woods) - privacy! - walkout basement (option to include bathroom) - beautiful homes surrounding this one - hardwood floors throughout - granite countertops - custom kitchen - open kitchen floorplan - fireplace The home is in the midst of being built and should be completed by September. Be the hostess with the mostest for the holidays! Drive by and take a look, or call Peter to schedule a showing:

Listing Courtesy of Sullivan Real Estate Inc

FOR SALE • Active: 6/2/2019 MLS ID: 170201747

57 Lair Rd Residential 3/2 2,184 sq ft 65,340 1985 6/2/2019 \$284,000 \$130

Beautiful Raised Ranch with plenty of curb appeal, updates and room for everyone! Nice and bright rooms that have been freshly painted and new carpet has been installed thru out the home. Home has 3 bedrooms and 2 full baths. Large Eat in Kitchen and attached dining room have tile floors. Living Room has Fireplace and a large picture window. Master bedroom has an en suite bath and has plenty of room for a seating area. An additional bedroom completes the main level. On the lower level you will find the 3rd bedroom along with laundry room and Family Room with wood burning stove for those cold nights. Property has newer furnace, windows and roof. Lot is landscaped and has a deck off the kitchen with sliders, great for entertaining. Hot tub, pool and sheds convey with the property.

Listing Courtesy of Coldwell Banker Residential Brokerage

FOR SALE • New, Active: 7/26/2019 MLS ID: 170220165

53 Aquatic Ln Residential 3/1 927 sq ft 14,374 1952 7/26/2019 \$349,900 \$377

Awesome Sunsets from this East side Waterfront Home on serene West Hill Pond. This Private Ranch has 3 bedrooms and absolutely incredible views. Potential for partial basement to be made into additional living space. Deep water off concrete bulk head with diving board. Easily convert to year round, or build your dream home. A rare offering on pristine West Hill Lake.

Listing Courtesy of The D'Amore Agency, LLC



FOR SALE • New, Active: 8/12/2019 MLS ID: 170218553

19 Church St Residential 1/1 1,120 sq ft 21,344 1972 8/12/2019 \$195,000 \$174

Tidy ranch set on approximately 1/2 acre nicely landscaped lot, close to 44 in quaint Pine Meadow area of New Hartford. Large eat in kitchen with island, dining/living room, bedroom, bath, small den, breezeway, deck and garage. First floor laundry. Home was updated in 2020-11 with new windows, deck, doors, floors, roof, leaf guard gutters, furnace, bathroom vanity and fixtures, siding & insulation, kitchen sink, new appliances, and kitchen island. All extra wide doors and handicapped access. Being sold fully furnished!

Listing Courtesy of SellersListingService.com





FOR SALE • New, Active: 8/10/2019 MLS ID: 170224681

6 Davis Rd Residential 3/1 600 sq ft 3,049 1949 8/10/2019 \$132,000 \$220











. Just Listed . Three bedroom Cottage just a short walk to private Beach . Dues are \$250. per year plus \$1,000. one time joining fee . First floor has a Field stone fire place in Living room , Eat in kitchen. which opens to a covered screened in porch , a full bath , a bedroom and an enclosed porch . 2nd floor has two more bedrooms . Most of furnishings are included .

Listing Courtesy of The D'Amore Agency, LLC

New Listings: 44 (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: 6/6/2019 MLS ID: 170201737								
15 Gillette Rd	Residential	4/2	1,944 sq ft	104,544	1977	6/6/2019	\$294,000	\$151
Bring your horses! Very well maintained split level with easy sprawling floor plan, perfect for entertaining guests! This home is move in ready with some minor updating needed. Super clean and bright. Finished basement, in-ground pool and very generously sized rear deck. Roof is new. Possible in-law space. Grounds are beautiful and well groomed. Plenty of room for your horse(s) paddock has small barn. Close to Torrington shopping and restaurants. This home is priced to sell!								
Listing Courtesy of Turning Point Realty, LLC								
 FOR SALE • Active: 4/9/2019 MLS ID: 170182063								
74 Rickie Dr	Residential	2/1	624 sq ft	12,632	1960	4/9/2019	\$119,000	\$191
Ready for a fantastic summer at the beach, at one of only two "pristine" lakes in Connecticut? Seasonal Paradise, you will treasure this cottage as the family has for years. The privacy is amazing! This lot is one of the only over sized parcels, owners have combined 4 lots into 1. Cottage over looks and has seasonal views of West Hill Lake. Take a short walk to the beach, launch your kayak, or power boat from your assigned slip. Lounge at the north end shore and private beach. Enjoy the updated kitchen and bathroom. Sun porch opens to expansive upper level deck that is perfect for entertaining. Vaulted ceilings in the open concept floor plan is very spacious. Decorative fireplace would be perfect for a gas log or pellet stove to take the chill out of the crisp morning air. Adorable little piece of heaven! This will be THE perfect getaway or retreat to enjoy! Newer windows, septic and roof. Move in ready and tastefully furnished, all furnishings can be part of the deal! Let's write up your summer getaway today! All you have to do is bring your towel, beach chair and lotion! Don't miss this! Additional square footage not reported on town card. (An additional 180sf for the enclosed porch.) Association fees and beach/doc fees will apply. Professional photos soon!								
Listing Courtesy of Turning Point Realty, LLC								
 FOR SALE • Active: 3/26/2019 MLS ID: 170176327								
10 Hemlock Dr	Residential	3/3	3,058 sq ft	231,739	1989	3/26/2019	\$418,800	\$137
Very well maintained cedar clad 4 bedroom contemporary/traditional. Entry into grand foyer with tile floors, lots of bright sunlight. Open floor plan is warm and inviting. HUGE oversized open kitchen with granite counter tops, stainless appliances and bar seating for 6 plus, open to great room with built-in entertainment center, sound system and inviting fireplace. Perfect for large gatherings. Step down into formal living/dining rooms with french doors. On-suite Master, hardwood floors 2 large walk in closets, with dressing area. Balcony over looks private yard and forest. Laundry room on upper level. Oversized 2 car garage with interior access. Park like 5 plus acres with stone walls, perennials, and flowering shrubs in mature gardens. Gardens have continual blooms from April to October. Peaceful and serene setting. Brick paver walkways and patio with screened porch and deck offers a fabulous outdoor summer living experience. Professional photos to follow. Agent/Owner related.								
Listing Courtesy of Turning Point Realty, LLC								
 FOR SALE • New, Active: 8/7/2019 MLS ID: 170223815								
29 Deer Run Rd	Residential	4/3	3,098 sq ft	81,021	1987	8/7/2019	\$235,000	\$76
This home sits in a established cul de sac of prestigious homes and offers many possibilities. It may be somewhat tired from the years of love and shelter it has given, but with some TLC there still can be many more years to offer. Roll up your sleeves bring your ideas and make it shine again. Features large eat in kitchen, 3 Bedrooms plus a large Master Suite with fireplace and walk in closet, the family room boasts of a vaulted ceiling and fireplace & sliders. Very private yard. Storage and workshop in basement. The home offers a spacious place to live, work and enjoy inside and outside.								
Listing Courtesy of Borla & Associates LLC Real Estate								

New Listings: 44 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>   FOR SALE </div> <div> • New, Active: 8/6/2019 MLS ID: 170223739 </div>								
363 Bruning Rd	Residential	4/2	1,932 sq ft	87,120	1966	8/6/2019	\$299,000	\$155
<p>Awesome opportunity to own a unique home on 2 acres of secluded property surrounded by woods. Endless possibilities for this split level which offers three floors of spacious living. The first floor includes a large rec room, laundry, office and den with beautiful stone fireplace. The second floor offers a spacious new kitchen with granite counters, matching stainless steel appliances, dining, and living area. Which includes an open layout and impressive wood cathedral ceilings and beams. The third floor features four large bedrooms, walk-in closets, and large full bath. Oversized 3600 sq ft two story barn. The first floor is divided into two areas with concrete floor and both overhead and side door access. The second floor is fully finished with heat. The building was once used as a contractor's office and shop. Perfect for art studio, home office, workshop. Home has been recently updated including a new septic system. Price for quick sale! Don't miss out to call this house your home.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>   FOR SALE </div> <div> • Active: 7/3/2019 MLS ID: 170212772 </div>								
310 Niles Rd	Residential	2/1	1,400 sq ft	14,374	1950	7/3/2019	\$199,900	\$143
<p>This FULLY remodeled cape is waiting for you to call it home. Enjoy the quiet setting just steps away from Brodie Park. Inside features spacious bedrooms, modern bathroom, living room, two bonus rooms on the second floor, kitchen with new shaker cabinets, leathered granite counters. Wood floors throughout main floor, all NEW stainless steel appliances, freshly painted and nothing to do but move in. Priced for quick sale.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>   FOR SALE </div> <div> • New, Active: 8/5/2019 MLS ID: 170223678 </div>								
78 Dorothy Dr	Residential	2/2	1,067 sq ft	10,890	1959	8/5/2019	\$89,900	\$84
<p>Come enjoy what is left to summer and fall. This 3 season 2 + bedroom, 2 bath cottage is close to the beach at Brodie Park and the association beach near the boat launch. Large eat in kitchen lead to a modest size living room with hearth and wood stove and slider to deck. Upstairs there is a large master with full bath.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
<div>   FOR SALE </div> <div> • Active: 5/23/2019 MLS ID: 170198775 </div>								
906 Tarringford East St, Lot 3	Residential	3/3	1,800 sq ft	156,816	2019	5/23/2019	\$384,900	\$214
<p>Welcome to Blue Ridge Estates! This is one of 20 homes to be built in this tranquil, wooded new development in a sought after area of New Hartford. The development entrance will be at the beginning of Whitbeck Road. JTH Builders will be designing and constructing the houses and come with an extensive background in top grade, high quality, modern builds. They offer 5 different models to choose from with several options to customize and personalize your particular home. The 5 models offer open concepts, first floor master suites, and great entertaining spaces both indoors and out. The example shown here is a single story 3 bedroom 2.5 bathroom ranch. This is a great opportunity for you to build your forever home in a quiet neighborhood that will not be more than 20 newly constructed homes large. Blue Ridge Estates is tucked away in a private setting while still being close to major stores, restaurants, and quick access to major roads. New Hartford is known as "the town for all seasons". In the winter you can enjoy being close to the mountains for skiing or snowboarding, and in the nicer weather take advantage of all the hiking, canoeing, fishing, and general outdoor activity. On top of all the access to nature year round, enjoy the gorgeous scenic roads as you drive through the town. Do not miss this opportunity to build your home in this beautiful community.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
<div>   FOR SALE </div> <div> • New, Active: 7/16/2019 MLS ID: 170216317 </div>								
23 Ten St	Residential	3/1	1,592 sq ft	13,068	1965	7/16/2019	\$150,000	\$94
<p>Beautiful Ranch in the Pine Meadow neighborhood of New Hartford! This home features 3 Bedrooms and 1 Full Bathrooms across 1,592 square feet. The 2 car Attached Garage opens into the Mudroom/Laundry room which opens directly into the kitchen. The living room has a fireplace and large bay window allowing views out to the front yard. The home has Hardwood Floors throughout and tile in the kitchen which is open to the dining room. Sliders in the kitchen open to a large sitting room at the back of the home. Downstairs is a partially finished basement. Outside you will find a small man-made pond and a Peach Tree in the front yard. Located near Ski Sundown, Hiking trails, New Hartford Center and within walking distance to the Farmington River.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>								

New Listings: 44 (cont.)







New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div><div><div><div>17</div><div>FOR SALE</div></div><div>Active: 6/26/2019</div><div>MLS ID: 170210334</div></div></div>								
83 Marstan Trl	Residential	3/2	1,326 sq ft	12,196	1946	6/26/2019	\$359,000	\$271
<p>You will not believe the view! Direct waterfront seasonal property on one of only two lakes in Connecticut labeled "pristine". Plenty of room for large gatherings, fireplace in the living room, sold as is, furnished. Covered balcony off of the master bedroom, wrap around deck, all with direct waterfront views. This is your little piece of heaven! Priced below the assessment this home will surely move quickly. This cottage has a grandfathered dock- one of the longest at the lake and no longer allowed! Call for a private showing today!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div><div><div><div>18</div><div>FOR SALE</div></div><div>Active: 2/25/2019</div><div>MLS ID: 170166849</div></div></div>								
52 E Cotton Hill Rd	Residential	2/1	1,028 sq ft	87,120	1968	2/25/2019	\$85,000	\$83
<p>Cozy ranch on wooded lot in quiet New Hartford! Spacious rooms, hardwood floors, large level backyard. Solid mechanicals. So much potential for the right buyer!</p> <p><i>Listing Courtesy of Reid Real Estate Group</i></p>								
<div><div><div><div>19</div><div>FOR SALE</div></div><div>Active: 6/21/2019</div><div>MLS ID: 170209047</div></div></div>								
15 Troutwood Dr	Residential	3/3	2,942 sq ft	99,316	1998	6/21/2019	\$375,000	\$127
<p>Location! West Hill Lake neighborhood! Custom ranch nestled in a quiet established neighborhood is minutes to West Hill Lake! This lovely home affords easy one level living with spacious rooms and an open floor plan ideal for festive gatherings! Enjoy a warm fire in the great room adjacent to a lovely chef's kitchen that will make meal prep a pleasure! The kitchen boasts a center island, Corian counters, a breakfast bar, expansive cabinetry and pantry storage, and sunny breakfast area adjacent to a beautiful sunroom with a cathedral ceiling/fan and French doors! There is a mud room and large laundry room with access to the garage and deck. Three bedrooms share the private bedroom wing, all with carpeting and the master bedroom features a walk in closet, full tile bath with whirlpool tub and double sink vanity. There is a walk up attic for future expansion potential plus a lower level that is ideal for a rec/media area. A few cosmetic updates will make this hard to find ranch home shine! Subject to probate approval.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div><div><div><div>20</div><div>FOR SALE</div></div><div>New, Active: 8/1/2019</div><div>MLS ID: 170222215</div></div></div>								
94 Winchester Rd	Residential	2/1	1,008 sq ft	47,916	1962	8/1/2019	\$179,900	\$178
<p>New Hartford GEM. Country living at its best!- close to West Hill Pond, Ski Sundown, antique shops, restaurants, golf courses, art centers. Easy drive to The Warner Theatre, Nutmeg Ballet, Appalachian Trail, Farmington River, apple orchards and so much more. Well-maintained, comfortable Ranch. Dining area leads to a spacious deck with woodland views. Large grounds for entertaining. Kitchen and dining area features new porcelain floor. New kitchen appliances. Interior newly painted. Remodeled full bath. Walkout basement could easily be finished for entertainment center. Call today to preview and make this your new home! Sale Contingent on Seller Finding other suitable housing.</p> <p><i>Listing Courtesy of Eichner Real Estate Inc</i></p>								
<div><div><div><div>21</div><div>FOR SALE</div></div><div>Active: 2/23/2019</div><div>MLS ID: 170166718</div></div></div>								
63 Farnsworth Dr	Residential	4/2	2,349 sq ft	104,544	1967	2/23/2019	\$309,500	\$132
<p>Welcome to 63 Farnsworth Drive, "A Home for all Seasons" located in the charming town of New Hartford, "A Town for all Seasons". This classic 4 bedroom, 2 full bath Colonial sits at the end of this West Hill Cul-de-Sac neighborhood and has many fabulous features. Enter through the front door and there is a large formal living room with built in arched bookshelves and lots of detailed trim. Behind that is the large eat in kitchen with breakfast bar and lots of cabinet and counter space. French doors lead to a few steps down to the bonus/great/sun room that has sliders to a private deck overlooking the large yard and in ground pool. The first floor finishes off with a modest family room with hardwood floors, fireplace with pellet stove, first floor laundry and a full bath. The second floor consists of a full bath and 4 modest size bedrooms, all that have been recently painted. The large parklike grounds make you feel like you are on a country estate. All this located within minutes to all-season recreational facilities and outdoor adventures, shopping and easy commute to Farmington Valley, Bradley International Airport as well as points South and West. Owner is in process of installing a new septic system.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								








New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>* Active: 4/14/2019</i> <i>MLS ID: 170183775</i> </div>								
37 Dilliston Rd	Residential	3/3	1,200 sq ft	3,484	2004	4/14/2019	\$249,000	\$208
<p>This West Hill Lake cottage is truly one of a kind! With hardwood floors throughout, an open floor plan, 3 bedrooms, 2.5 baths, and a walkout basement, it's hard to believe this is a seasonal cottage. The slider off the kitchen opens up to a balcony where you can enjoy the year round view of the lake. Oversized windows allow lake views from nearly every room! This house is fully insulated, and has a 325 gallon water storage tank, making it just as useable in the cold months as it is in the summer. Every water source has its own shut-off for easy winterization. This house also comes with much coveted beach rights, which allow you access to the private LAPOA beach. West Hill Lake is the perfect place for you if you enjoy fishing, canoeing, kayaking, paddle boarding, or swimming in the cleanest lake in CT. With great food, and music every weekend at the iconic North End Store, living in this neighborhood is like being on vacation all the time. This unique cottage isn't just for people who enjoy summer fun. It's also perfect for those who want to go ice fishing, snowmobiling, and skiing. Don't miss this rare opportunity to be part of this amazing community!!!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/18/2019</i> <i>MLS ID: 170196871</i> </div>								
96 Elizabeth Rd	Residential	4/3	3,479 sq ft	85,813	1993	5/18/2019	\$415,000	\$119
<p>Well -built and well-cared for one-owner home set on a private lot with nature as your neighbor! Enjoy the outdoors on the back Fiberon 34' deck, or on the covered 46' front porch. Inside, the soaring ceiling in the family room gives a touch of drama to a warm and inviting space, with a raised hearth fireplace and slider to the deck. Kitchen appliances were updated to stainless steel, and with the granite counters and island, make this a lovely space to work in. Breakfast area is bright with a bevy of windows. Hardwood floors throughout the whole house. First floor den could be converted to bedroom, if the need arose. Mud room features double closet and tile floor. Laundry room is conveniently located off the kitchen, also tile floored. Hardwood stairs lead to the second floor, with large master bedroom complete with updated bath with whirlpool tub and shower stall, and super-functional walk-in closet. Three additional bedrooms-two with walk-in closets - and a second bath, along with a large walk-in closet in the hallway, make ample living space for many! As a bonus, over the garage is an attic space that could be future living space. The lower level has finished rec room, adding another 700 square feet of living space. From the nearly 1000 sq ft basement, there's walkout to the garage. Furnace updated in 2011. Exterior painted in 2018, most interior rooms painted in 2017. Roof replaced in 2017. Garage doors/openers were new in 2011. Invisible pet fence installed 2006.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/6/2019</i> <i>MLS ID: 170187136</i> </div>								
825 Litchfield Tpke	Residential	3/3	1,478 sq ft	34,848	1950	5/6/2019	\$239,000	\$162
<p>Updated cape style home running along the Nepaug River. New appliances, sheetrock, electrical, well tank, insulation and plumbing. Nothing to do but move on in! First floor bedroom with 1/2 bath. Complete with 2 car garage.</p> <p><i>Listing Courtesy of Hunter Real Estate, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 6/6/2019</i> <i>MLS ID: 170203540</i> </div>								
47 Rickie Dr	Residential	2/1	520 sq ft	6,534	1952	6/6/2019	\$123,950	\$238
<p>Welcoming little piece of West Hill Lake. Two bedroom seasonal cottage with a nicely laid out floor plan. Screened in porch and second level deck. Fire pit. Seasonal views of the lake. Shared well, private septic. Come and check it out! Summer memories are made here! Beach rights are deeded. Boat slips and park near by.</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/8/2019</i> <i>MLS ID: 170192423</i> </div>								
14 Greenwoods Rd	Residential	4/2	2,576 sq ft	23,522	1858	5/8/2019	\$249,900	\$97
<p>Great space for this 4 bedroom home with a great view of the Farmington River! -2 car garage in addition to a barn with great storage or work shop. 2 porches. Spacious eat-in granite kitchen!! - walk- up attic, close to New Hartford Center with shops and restaurants- Nothing to do but move right in, Don't miss out on this great opportunity!!!</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								

New Listings: 44 (cont.)




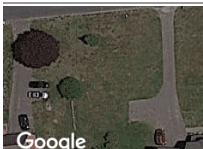


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
	* Active: 6/11/2019 MLS ID: 170205487							
	83 Maillet Ln	Residential	3/3	1,688 sq ft	47,916	1973	6/11/2019	\$195,000 \$116
Hardly visible from the road and nestled back in this West Hill neighborhood is this 3 bedroom Raised Ranch. This home needs a spit shine but has many great features that include, hardwood flooring on the main living level, fireplace in the living room, master bedroom with full bath, covered deck, lower level family room with hearth, 1 car garage under and oversized 1 car detached garage with second floor loft. Well worth your efforts.								
Listing Courtesy of Northwest CT Realty								
	* Active: 5/21/2019 MLS ID: 170198078							
	13 Meadow St	Residential	2/1	648 sq ft	34,848	1870	5/21/2019	\$69,000 \$106
This can be a great investment! New Hartford a Town for all Seasons! This is best to be a cash deal, but one may investigate 203k financing for this old farmhouse. Very private location. Septic had an APPROVED upgrade many years ago, but then sat from the late 90's until today with no use. The well is shallow and likely will need to be re-dug. No heat, no electricity. Please call your buyers agent to take you through this property.								
Listing Courtesy of Turning Point Realty, LLC								
	* Active: 7/1/2019 MLS ID: 170206304							
	Dings Rd	Residential Land	—/—	—	740,520	—	7/1/2019	\$99,900 —
A perfect getaway to build your dream home. Over 17 acres of usable land suitable for many types of outdoor recreation. Close proximity to Town Center, Hiking /Biking trails, Farmington River, Downhill /X-Country Skiing, Shopping and Services. Enjoy all the wonders of Northwestern Connecticut...								
Listing Courtesy of The DiAmore Agency, LLC								
	* Active: 5/29/2019 MLS ID: 170200077							
	93 Maillet Ln	Residential	3/3	2,874 sq ft	78,408	1978	5/29/2019	\$324,900 \$113
First time on the market is this impeccable Colonial on a West Hill cul-de-sac. From the minute you walk in the door this home screams nothing but "pride of ownership". This home has so much to offer from its private location to the modest size of every room in the house. There is a beautiful eat in kitchen with corian counter and a large breakfast nook overlooking the private back yard, the kitchen is open to the family room with fireplace that leads to the garage and the office or possible in law above the garage. The remainder of the first floor is finished off with a formal dining and living room with fireplace and a recently remodeled half bath with laundry. All rooms on the first floor have hardwood flooring. The second floor has three bedrooms, one is the master with a walk in closet and full bath. The lower level contains a game/entertainment room with wet bar and wood stove on a brick hearth. If you're not one of the first to view this fantastic home you may never get the opportunity.								
Listing Courtesy of Northwest CT Realty								
	* Active: 6/17/2019 MLS ID: 170207523							
	Cotton Hill Rd	Residential Land	—/—	—	299,692	—	6/17/2019	\$64,900 —
Almost 7 acre parcel located in close proximity to all the west end of Torrington has to offer or easy access to all Farmington Valley has to offer. Refer to 170207505 and 170207518								
Listing Courtesy of Northwest CT Realty								
	* Active: 6/5/2019 MLS ID: 170203315							
	101 Elizabeth Rd	Residential	3/3	3,011 sq ft	118,483	1993	6/5/2019	\$420,000 \$139
Fresh paint, brand new roof and building inspection has already been completed. This home is ready to go. Let's get the party started! This is a great house for entertaining friends and family. Be sure to click on the virtual tour for a comprehensive home tour 24 hours a day. You can walk through the home at your own pace, zoom in, zoom out. Owners built the home, raised their family and are now retiring down south. It's your turn to enjoy!								
Listing Courtesy of Connecticut Real Estate								

New Listings: 44 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>  FOR SALE </div> <div> <i>* Active: 4/1/2019</i> <i>MLS ID: 170178623</i> </div>								
657 W Hill Rd	Residential	3/3	1,856 sq ft	161,172	1980	4/1/2019	\$279,900	\$151
<p>This home is a beautiful property for the family who wants to call it their home for many years... One owner custom built this home with great privacy on 3.70 acres West Hill pond and Bodie Park is near for the nature lovers to enjoy.... Sliders lead to deck area for pool and outside activities.... Cathedral ceilings with stone fireplace in living room and master bedroom has stone fireplace also Full bath in Master bedroom Spiral stairs leading upstairs 2 car garage with space above for storage or future room Plenty of opportunities on this unique property Basement has great potential with walk out for extra space Take a look and bring your imagination !!!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 6/17/2019</i> <i>MLS ID: 170207518</i> </div>								
Litchfield Tpke	Residential Land	—/—	—	2,888,028	—	6/17/2019	\$234,900	—
<p>66 acre parcel just east of Torrington's east side and all that it has to offer. Over 2000' of frontage directly on Rte 202. Refer to listing 170207505 and 170207523</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 6/17/2019</i> <i>MLS ID: 170207505</i> </div>								
Litchfield Tpke	Residential Land	—/—	—	3,184,236	—	6/17/2019	\$289,900	—
<p>This offering consists of two abutting parcels. The first is 66.3 acres on Litchfield Turnpike and 6.88 acres on Cotton Hill Rd. The larger piece is currently designated as forest helping keep that taxes low. Refer to 170207523 and 170207518</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/5/2019</i> <i>MLS ID: 170191635</i> </div>								
18 Pine Hill Rd	Residential Land	—/—	—	1,118,620	—	5/5/2019	\$470,000	—
<p>Included in this parcel is 2.93, 2.42, 13.5 acres and 6.83 acres. Total - 25.68 acres. There is a ROW to the State Forest parcel. Property was hayed for years. There is drainage under the road to drain the field. Owner will consider financing. Buyer to purchase entire piece and if they want to subdivide they can. If the property is subdivided the town is requiring the 6.83 acres to be deeded as a Land Trust. Letter from FVHD to New Hartford P & Z Commission and soil tests are attached in MLS.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 4/1/2019</i> <i>MLS ID: 170178767</i> </div>								
Behrens Rd	Residential Land	—/—	—	94,089	—	4/1/2019	\$29,900	—
<p>Interior wooded lot 2.16 acres. Quiet country road.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/26/2019</i> <i>MLS ID: 170198592</i> </div>								
26 Stedman Rd	Residential Land	—/—	—	223,898	—	5/26/2019	\$140,000	—
<p>Private country setting offering over 5 acres of raw land boarding the Nepaug river. Bring your vision and this could be the ideal place for your new home.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 4/24/2019</i> <i>MLS ID: 170178672</i> </div>								
155 Town Hill Rd	Residential	4/4	3,714 sq ft	198,633	2002	4/24/2019	\$479,000	\$129
<p>Tucked back from the road and nestled among tall trees this newer Colonial offers just enough privacy yet a very convenient location to everything. The open floor plan boasts oversized rooms, 2 stair cases, high ceilings and an abundance of natural light. Enjoy outdoor living and plenty of nature on the sizable deck overlooking an expansive lawn and gorgeous winding brook. The large bonus room with full bathroom over the 3-car garage is a flexible space... game room, office, gym, guest, in-law or au pair suite... you name it! This property is very well maintained... a true pleasure to see and call home.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								

New Listings: 44 (cont.)







New Listings: 44 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 40 FOR SALE	* Active: 4/1/2019 MLS ID: 170176277							
560 Main St	Residential Land	—/—	—	27,007	—	4/1/2019	\$89,900	—
Lot is approximately 120 X275X74 (on the river)X 265. Owner financing considered. <i>Listing Courtesy of William Raveis Real Estate</i>								
 41 FOR SALE	* Active: 4/24/2019 MLS ID: 170187417							
81 Old Steele Rd	Residential Land	1/2	950 sq ft	649,044	2002	4/24/2019	\$300,000	\$316
Seller is a builder looking for a buyer to create a world class estate for this build site. Price is for a 14.9 acres parcel (The top of Yellow Mountain choice parcel) but there is a group of 4 parcels (54 acres) available surrounded by Open Water Co land. Hub location in Northeast. By helicopter a super yacht in Long Island sound is easy to reach. View approach over Nepaug State Forest - midway between New York City, Boston, Montauk Etc. Seller's Architect, renowned Jack Kemper says it is the most magnificent build site he's seen. Original owner: colonial Goodwin family. Private drive is 4062 ft. from the historic town hill green. Yellow Mountain is town hill natural celebrity hideaway - Total Privacy. Steeped in New England history. With view overlooks the Nepaug State Forest. And HELIPAD underground conduit in place. Reverse sunsets. ***** Sale is contingent on construction package with seller to build the Estate with his architect/designer to be built. OFFERS TO PURCHASE WITHOUT CONSTRUCTION PACKAGE CONSIDERED. **** <i>Listing Courtesy of Blue Lighthouse Realty, Inc</i>								
 42 FOR SALE	* Active: 4/5/2019 MLS ID: 170180792							
135 Southeast Rd	Residential Land	—/—	—	3,367,188	—	4/5/2019	\$499,900	—
 77 + ACRE PARCEL PERFECT FOR A MAJOR ESTATE PROPERTY OR SUBDIVISION. NO TESTING OR FEASIBILITY STUDY'S HAVE BEEN DONE. ADJACENT LARGER SIZED PARCELS MAY BE AVAILABLE AS WELL. BEAUTIFUL LAND CLOSE TO HARTFORD AND TORRINGTON. <i>Listing Courtesy of Coldwell Banker Res Brokerage</i>								
 43 FOR SALE	* Active: 2/23/2019 MLS ID: 170166688							
117 Stedman Rd	Residential Land	—/—	—	169,884	—	2/23/2019	\$52,000	—
Build your dream home on this nice 3.9 acre lot. Quite are in the midst of fine homes. Lot is between number 105 and the metro District Water Bureau. <i>Listing Courtesy of Elite Realty</i>								
 44 FOR SALE	* Active: 3/9/2019 MLS ID: 170171090							
390 Bruning Rd	Residential	4/3	2,500 sq ft	420,354	2019	3/9/2019	\$499,900	\$200
Upgrades are standard! Hardwood, granite, stainless appliances and upgraded trim packages are all included. The "Chatham" model features a large Master Bedroom suite, 3 additional generous oversize bedrooms for a total of 4. Great curb appeal with an end load garage and spacious walk in laundry room on the second floor. Come walk the 9 plus acres of tranquil, private land. The approved building lot abounds with trees, a scenic brook and stone walls. Bridle path runs along entire southern boundary of property. The perfect land to build your dream home! Owner/Agent. Land listing MLS #170171077 <i>Listing Courtesy of West Wind Realty, LLC</i>								



Pending Listings: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING • Show as of 8/12/2019 MLS ID: 170210672								
382 Cotton Hill Rd	Residential	4/3	2,501 sq ft	82,764	6/26/2019	\$339,000	8/12/2019	\$136
<p>If you are searching for serenity, look no further! This stunning remodeled and completely renovated Antique Colonial has a view unlike any other in New Hartford! You will love all of the natural light and gleaming new wide board flooring that radiates throughout this ever so versatile floor plan. The brand new custom kitchen features new SS appliances, a new backsplash, new sink, quartz counter tops with a butcher block island, new cabinets, and also opens to a dining area complete with new recessed lighting. Also off of your kitchen is a conveniently located laundry room with a brand new washer/dryer, stylish custom shelves, and a beautiful tile floor. Relax in your living room equipped with a bonus room that would make for great office space, or enjoy friends and family around a stunning fireplace in your formal living room perfect for entertaining! Another added bonus is a huge entryway mudroom with custom tile and built ins. Your MBR Suite will provide you with that stunning view from your windows as well as a brand new fully remodeled master bath with 2 gorgeous vanities, custom tile, and a brand new shower where you will always feel as though you are on vacation! Other improvements include but are not limited to a new roof, new siding, new septic tank, new hot water heater, new windows, all new electrical upgraded to 200amp service, and SO much more! You will not want to miss out on this once in a lifetime opportunity to make a house such as this your forever home!</p> <p><i>Listing Courtesy of Carol Cole Real Estate, LLC</i></p>								
 PENDING • Show as of 8/12/2019 MLS ID: 170223387								
39 Harriet Rd	Residential	2/1	720 sq ft	6,534	8/6/2019	\$149,900	8/12/2019	\$208
<p>This charming new cottage, finished in 2011 is situated within a short distance to the Association's private beach on pristine and idyllic West Hill Lake in New Hartford, Connecticut. This cottage includes two bedrooms and one bath while featuring an open floor plan for your dining and relaxing pleasures. The full basement and screened-in porch, both perfect for finishing additional rooms makes this a perfect choice for spending winters in the South and the summers on the lake. Property includes Lots #8, 9, 10 & 11 with yearly taxes of only \$2,700 and community well fees of \$300. You can also explore digging your own well and putting in a heating system to make this a year-round home. Everyone including snow birds, this place is for you! You will be surrounded by beautiful settings and West Hill Lake, which features sailing, kayaking, canoeing, fishing and, of course, swimming.</p> <p><i>Listing Courtesy of Get Listed Realty</i></p>								



Pending Listings: 10 (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 8/9/2019 MLS ID: 170220999								
40 Dorothy Rd	Residential	4/3	1,914 sq ft	644,688	7/29/2019	\$199,900	8/9/2019	\$104
Wonderful opportunity to own this lovely Cape Cod home sitting on almost 15 acres! At the end of Dorothy Rd, a quiet cul de sac location. Great private setting! Over 2,000 square feet of interior space with 4 bedrooms and 3 bathrooms. Large deck of the back of the home, makes great for entertaining. Full basement for added storage. Make sure to schedule your showing today! <i>Listing Courtesy of Silver and Oak Realty</i>								
 PENDING • Show as of 7/15/2019 MLS ID: 170145114								
30 Litchfield Ln	Residential	3/2	1,959 sq ft	43,560	11/26/2018	\$209,900	7/15/2019	\$107
1959 square feet all on one floor! This expansive ranch is clean bright and well maintained. Built in bookshelves, fireplace and huge picture window in the living room are some of the features! It is charming and spacious with a large, private backyard. Come look today! <i>Listing Courtesy of Carl Guild & Associates</i>								
 PENDING • Show as of 8/3/2019 MLS ID: 170220201								
54 Town Line Rd	Residential	3/2	1,818 sq ft	309,276	7/30/2019	\$297,500	8/3/2019	\$164
Beautiful setting for this 3 bedroom Cape on 7.1 acres. Detached 2 car garage with walk up loft plus a 3 stall open faced pole barn with gravel floor possible for horses. Two fireplaces, one in the living room other in the family room with stone hearth made with stones from the property. Newer kitchen with granite counters and first floor office with built-ins. Oil fired furnace with wood boiler. Truly a Gem! Don't miss out a Must See!! <i>Listing Courtesy of The Washington Agency</i>								
 PENDING • Foreclosure, Notice of Lis Pendens, Show as of 8/8/2019 MLS ID: 170206812								
19 Bakerville Ter	Residential	4/2	2,629 sq ft	26,136	6/14/2019	\$149,900	8/8/2019	\$57
Wow! Exceptional value for four bedroom two bath cape with FOUR car lower level garage. Great location on a quiet street just off Route 202 in the Bakerville area of New Hartford. This home is bank owned and is ready for someone with the vision to see what it will be once given the fixer upper treatment! <i>Listing Courtesy of Real Living Scalzo Group Real Estate</i>								
 PENDING • Show as of 8/8/2019 MLS ID: 170192652								
36 Marstan Trl	Residential	2/1	736 sq ft	13,068	5/16/2019	\$195,000	8/8/2019	\$265
A rare offering at West Hill Lake... and a "little piece of heaven" for under \$200K! Whether you live near or far this classic lake cottage will bring fond memories for summers to come. Situated on a picturesque private road this property is deeded with direct waterfront access through the Marstan Trails Community Dock Association where you can enjoy dock rights, boat slip/racks, floating dock, swimming and green space for picnicking. This 1950's seasonal cottage is well maintained and still retains its original wood paneling and charm. The sizable deck offers a pleasant place to dine el fresco and enjoy a glimpse of the water. The path to the lakefront is a short pleasant walk amongst similarly idyllic cottages. You're invited to tour this comfortable cottage and lake community that brings you back to a simpler place in time. <i>Listing Courtesy of William Raveis Real Estate</i>								
 PENDING • Deposit as of 8/7/2019 MLS ID: 170206959								
555 W Hill Rd	Residential	3/2	1,516 sq ft	87,120	6/15/2019	\$294,400	8/7/2019	\$194
Looking for a 3 bedroom, 2 bath RANCH in the desirable West Hill Lake area? Look no more! More pics to come! You can walk (across the street!) to one of the finest recreational parks/ lakes in CT. Numerous activities abound: Swimming, Boating, Tennis, Hiking, Picnicking, Play on Playground, or Walk the dog. Fun for all ages! Who needs a gym membership? This charming Artist's residence w/ newer roof, offer's comfortable single level living with laundry on Main floor and plenty of storage. Hardwood floors throughout. If you enjoy gardening, the private 2 acre yard offers numerous native plantings and fruit trees. Relax on the deck and watch nature pass by. Bonus room with cathedral ceiling leaves anything to the imagination, Art Studio, Office space, Den.....The Oversized 2 car Garage offers additional overhead storage and enough space for a workshop. 2 Wood stoves provide additional heat sources. <i>Listing Courtesy of Turning Point Realty, LLC</i>								





Pending Listings: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 PENDING * Show as of 7/14/2019 MLS ID: 170196845								
220 Main St, Apt 6G	Condominium	2/2	1,136 sq ft	—	5/20/2019	\$109,000	7/14/2019	\$96
Location IS Everything. Jump at this opportunity to own this move in ready unit at River Run Condominiums. River Run is situated along side the pristine Farmington River. This Unit is sunny and bright, with 2 bedrooms (the master with a walk-in closet) 1 full and a half bath, and a conveniently located 2nd floor Laundry. It has an open living and dining room floor plan with sliders out to a patio that has a view of the lush court yard. Only a few steps away to the scenic landscape of the grounds, pond and river. Plenty of storage throughout the condo, including the full basement that has potential to become a finished bonus room. Drive minutes to shopping malls, state forests, ski sundown, rails to trails and of course kayaking and canoeing. Must See!								
Listing Courtesy of William Raveis Real Estate								
 PENDING * Deposit as of 7/12/2019 MLS ID: 170199589								
20 Bakerville Ter	Residential	3/2	1,656 sq ft	26,136	5/27/2019	\$219,500	7/12/2019	\$133
Come check out this great ranch located in a quiet neighborhood! Updated kitchen including new cabinets, counter tops & flooring! Newer well pump, new float alarm & pump for the septic system, septic system was also recently pumped out. Large master bedroom with updated master bath! Private backyard with large deck and stone patio. This home also offers new gutters with leaf covers. A new garage entry door was just installed, and there is ductless A/C-heating with 4 units with 2 compressors!								
Listing Courtesy of Realty 3 CT								











Price Changes: 36

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> • Active: 2/9/2019 MLS ID: 170162858								
183 South Rd	Residential	4/4	3,370 sq ft	2/9/2019	\$519,900	\$495,000	8/14/2019	-4.79%
<p>This is a true must see, unlike any home in the area! Large 1440 sqft 2 story barn with plenty of work space and parking for 6 cars. Perfect for the car enthusiast/collector or the contractor that wants their shop close to home! The upper level of the barn is partially finished and ready for your vision and finishing touches. This barn is heated so no need to put those projects on hold in the cooler months. The outside space offering a landscaped yard patio and two level deck with the gazebo and hot tub create the perfect setting for parties small and large. Over 3300 sqft colonial with 4 bedrooms 2 full baths, 2 half baths, and 2 car attached garage. Finished lower level great for in-law space with walk out to deck and patio along with access to upper wrap around porch. This home is set perfectly on over 3 meticulously landscaped picturesque acres with stone walls, flower beds, shrubs, trees, patio rolling hills and more. The brook in the back yard adds to the subtle tranquility of this property providing a relaxingly private atmosphere, lots of potential. This home is an opportunity to have plenty of space for family, entertaining friends and all that goes with it. Its been said that this part of the country offers some of the most beautiful scenery in the world! Close to major routes, shopping, town center, state parks, beaches, Ski slopes and more.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>  FOR SALE </div> • Active: 6/2/2019 MLS ID: 170201747								
57 Lair Rd	Residential	3/2	2,184 sq ft	6/2/2019	\$289,900	\$284,000	8/1/2019	-2.04%
<p>Beautiful Raised Ranch with plenty of curb appeal, updates and room for everyone! Nice and bright rooms that have been freshly painted and new carpet has been installed thru out the home. Home has 3 bedrooms and 2 full baths. Large Eat in Kitchen and attached dining room have tile floors. Living Room has Fireplace and a large picture window. Master bedroom has an en suite bath and has plenty of room for a seating area. An additional bedroom completes the main level. On the lower level you will find the 3rd bedroom along with laundry room and Family Room with wood burning stove for those cold nights. Property has newer furnace, windows and roof. Lot is landscaped and has a deck off the kitchen with sliders, great for entertaining. Hot tub, pool and sheds convey with the property.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								











Price Changes: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 PENDING * Show as of 8/12/2019 MLS ID: 170210672								
382 Cotton Hill Rd	Residential	4/3	2,501 sq ft	6/26/2019	\$349,000	\$339,000	7/5/2019	-2.87%
<p>If you are searching for serenity, look no further! This stunning remodeled and completely renovated Antique Colonial has a view unlike any other in New Hartford! You will love all of the natural light and gleaming new wide board flooring that radiates throughout this ever so versatile floor plan. The brand new custom kitchen features new SS appliances, a new backslash, new sink, quartz counter tops with a butcher block island, new cabinets, and also opens to a dining area complete with new recessed lighting. Also off of your kitchen is a conveniently located laundry room with a brand new washer/dryer, stylish custom shelves, and a beautiful tile floor. Relax in your living room equipped with a bonus room that would make for great office space, or enjoy friends and family around a stunning fireplace in your formal living room perfect for entertaining! Another added bonus is a huge entryway mudroom with custom tile and built ins. Your MBR Suite will provide you with that stunning view from your windows as well as a brand new fully remodeled master bath with 2 gorgeous vanities, custom tile, and a brand new shower where you will always feel as though you are on vacation! Other improvements include but are not limited to a new roof, new siding, new septic tank, new hot water heater, new windows, all new electrical upgraded to 200amp service, and SO much more! You will not want to miss out on this once in a lifetime opportunity to make a house such as this your forever home!</p> <p><i>Listing Courtesy of Carol Cole Real Estate, LLC</i></p>								
 FOR SALE * Active: 6/6/2019 MLS ID: 170201737								
15 Gillette Rd	Residential	4/2	1,944 sq ft	6/6/2019	\$299,000	\$294,000	8/11/2019	-1.67%
<p>Bring your horses! Very well maintained split level with easy sprawling floor plan, perfect for entertaining guests! This home is move in ready with some minor updating needed. Super clean and bright. Finished basement, in-ground pool and very generously sized rear deck. Roof is new. Possible in-law space. Grounds are beautiful and well groomed. Plenty of room for your horse(s) paddock has small barn. Close to Torrington shopping and restaurants. This home is priced to sell!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
 FOR SALE * Active: 4/9/2019 MLS ID: 170182063								
74 Rickie Dr	Residential	2/1	624 sq ft	4/9/2019	\$129,900	\$119,000	8/11/2019	-8.39%
<p>Ready for a fantastic summer at the beach, at one of only two "pristine" lakes in Connecticut? Seasonal Paradise, you will treasure this cottage as the family has for years. The privacy is amazing! This lot is one of the only over sized parcels, owners have combined 4 lots into 1. Cottage overlooks and has seasonal views of West Hill Lake. Take a short walk to the beach, launch your kayak, or power boat from your assigned slip. Lounge at the north end shore and private beach. Enjoy the updated kitchen and bathroom. Sun porch opens to expansive upper level deck that is perfect for entertaining. Vaulted ceilings in the open concept floor plan is very spacious. Decorative fireplace would be perfect for a gas log or pellet stove to take the chill out of the crisp morning air. Adorable little piece of heaven! This will be THE perfect getaway or retreat to enjoy! Newer windows, septic and roof. Move in ready and tastefully furnished, all furnishings can be part of the deal! Let's write up your summer getaway today! All you have to do is bring your towel, beach chair and lotion! Don't miss this! Additional square footage not reported on town card. (An additional 180sf for the enclosed porch.) Association fees and beach/doc fees will apply. Professional photos soon!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
 FOR SALE * Active: 3/26/2019 MLS ID: 170176327								
10 Hemlock Dr	Residential	3/3	3,058 sq ft	3/26/2019	\$424,000	\$418,800	8/10/2019	-1.23%
<p>Very well maintained cedar clad 4 bedroom contemporary/traditional. Entry into grand foyer with tile floors, lots of bright sunlight. Open floor plan is warm and inviting. HUGE oversized open kitchen with granite counter tops, stainless appliances and bar seating for 6 plus, open to great room with built-in entertainment center, sound system and inviting fireplace. Perfect for large gatherings. Step down into formal living/dining rooms with french doors. On-suite Master, hardwood floors 2 large walk-in closets, with dressing area. Balcony over looks private yard and forest. Laundry room on upper level. Oversized 2 car garage with interior access. Park like 5 plus acres with stone walls, perennials, and flowering shrubs in mature gardens. Gardens have continual blooms from April to October. Peaceful and serene setting. Brick paver walkways and patio with screened porch and deck offers a fabulous outdoor summer living experience. Professional photos to follow. Agent/Owner related.</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								






Price Changes: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>   FOR SALE </div> <div> * Active: 7/30/2018 MLS ID: 170109755 </div>								
609 W Hill Rd	Residential Land	2/2	2,687 sq ft	7/30/2018	\$225,000	\$155,000	6/24/2019	-31.11%
Lots of potential with this beautiful land! Lot subdivision possible, needs re-approval. Perc test completed. Private road, unlimited deed driveway access. There are wetlands, vernal pond. Very tranquil setting. Lots of privacy and just a short walk to West Hill Pond & Brodie Park with wonderful walking trails. The land is bordered by Brodie Park's walking trails on 3 sides. A real nature lovers dream! <i>Listing Courtesy of The Washington Agency</i>								
<div>   PENDING </div> <div> * Show as of 7/15/2019 MLS ID: 170145114 </div>								
30 Litchfield Ln	Residential	3/2	1,959 sq ft	11/26/2018	\$269,900	\$209,900	7/11/2019	-22.23%
1959 square feet all on one floor! This expansive ranch is clean bright and well maintained. Built in bookshelves, fireplace and huge picture window in the living room are some of the features! It is charming and spacious with a large, private backyard. Come look today! <i>Listing Courtesy of Carl Guild & Associates</i>								
<div>   FOR SALE </div> <div> * Active: 4/21/2018 MLS ID: 170075131 </div>								
268 Ramstein Rd	Residential	5/2	1,665 sq ft	4/21/2018	\$349,900	\$185,000	8/9/2019	-47.13%
HANDYMAN OFFERING - BRING YOUR CREATIVITY. LOCATION! LOCATION! LOCATION! - HOUSE WITH GOOD BONES NEEDS TLC! TLC! TLC! SUBSTANTIAL PRICE REDUCTION ON THIS 100 PLUS YEAR OLD HOME REQUIRING MODERN UPDATES. MECHANICALS ARE IN DECENT CONDITION AND THE HOUSE IS WIRED FOR A GENERATOR. CHECK OUT THE UNIQUE DETACHED VINYL SIDED MULTI-ROOM WORKSHOP WITH HALF-BATH. ATTRACTIVE COUNTRY SETTING ON 3.8 ACRES WITH GREAT POTENTIAL AS A MINI-HORSE FARM. EASILY ACCESSIBLE TO ROUTES 202, 4 AND 8. WITHIN MINUTES FOR MAJOR SHOPPING. RESIDENCE CURRENTLY TENANT OCCUPIED. OWNER REQUIRES AN "AS IS" SALE. BUYER'S ALLOWED TO CONDUCT THEIR TESTS AND INSPECTIONS FOR INFORMATIONAL PURPOSES. <i>Listing Courtesy of Cohen Agency</i>								
<div>   FOR SALE </div> <div> * Active: 11/1/2018 MLS ID: 170137843 </div>								
27 Spencer Brook Rd	Residential	5/3	4,084 sq ft	11/1/2018	\$449,000	\$379,900	7/18/2019	-15.39%
Spencer Brook Farms. Where else are you going to find a 5 Bedroom, 10 room Colonial with 3 full baths, newer custom kitchen with Granite, Stainless appliances on 2.63 private acres for less than \$400K in Connecticut that is only 29 years young? Formal Living, Dining rooms. Beautiful Custom built hickory kitchen cabinets with granite counters and island. Stainless appliances including trash compactor. Washer and dryer included located on main floor. Master Suite with a walk-in closet and additional closet with full bath and steam shower. Hardwood flooring, carpet and tile. Open Eat-In- Kitchen to Family room with fireplace. New Central Air. First floor guest bedroom with access to a full bath perfect for In-law, Au Pair, or Study. Also, every man's dream, a HUGE 3 car garage with walk-up 2nd floor storage area. Additional attic in Master with a pull down staircase. Full Basement with a walk-out door. Newly built upper chimney. 13.5 x 23 finished room in lower level. Roof is 10 years young. 45 x 18 Trex Decking. New Hot Water heater being installed. Just add your personal touches and move right in. 5 miles to shopping and restaurants. 8 miles to The Shoppes at Farmington Valley. 35 minutes to Bradley International Airport. 15 minutes to Rte 8. Floor plans with measurements included in photos. Eligible for USDA financing. <i>Listing Courtesy of William Raveis Real Estate</i>								
<div>   PENDING </div> <div> * Show as of 8/8/2019 MLS ID: 170192652 </div>								
36 Marstan Trl	Residential	2/1	736 sq ft	5/16/2019	\$199,900	\$195,000	7/30/2019	-2.45%
A rare offering at West Hill Lake... and a "little piece of heaven" for under \$200K! Whether you live near or far this classic lake cottage will bring fond memories for summers to come. Situated on a picturesque private road this property is deeded with direct waterfront access through the Marstan Trails Community Dock Association where you can enjoy dock rights, boat slip/racks, floating dock, swimming and green space for picnicking. This 1950's seasonal cottage is well maintained and still retains its original wood paneling and charm. The sizable deck offers a pleasant place to dine el fresco and enjoy a glimpse of the water. The path to the lakefront is a short pleasant walk amongst similarly idyllic cottages. You're invited to tour this comfortable cottage and lake community that brings you back to a simpler place in time. <i>Listing Courtesy of William Raveis Real Estate</i>								






Price Changes: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>   FOR SALE * Active: 5/1/2018 MLS ID: 170078283 </div>								
1030 Litchfield Tpk	Residential Land	—/—	—	5/1/2018	\$164,500	\$150,000	4/7/2019	-8.81%
<p>Approved 18+ acre building lot in the Bakerville section of New Hartford has approval for a 4 bedroom home. Site location of home to be built is already cleared and offers gorgeous views to the north. Rough gravel driveway in place from Rt 202 with 389 ft of road frontage. 362 ft of frontage on 219 would make a great spot for a small farm stand! Great commuter location, proximity to wine vineyards, Gresczyk Farm, restaurants, and down town New Hartford. Nearby recreational activities such as fishing, kayaking, Brodie Park, West Hill Lake and Ski Sundown.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>   FOR SALE * Active: 7/3/2019 MLS ID: 170212772 </div>								
310 Niles Rd	Residential	2/1	1,400 sq ft	7/3/2019	\$208,500	\$199,900	7/18/2019	-4.12%
<p>This FULLY remodeled cape is waiting for you to call it home. Enjoy the quiet setting just steps away from Brodie Park. Inside features spacious bedrooms, modern bathroom, living room, two bonus rooms on the second floor, kitchen with new shaker cabinets/leathered granite counters. Wood floors throughout main floor, all NEW stainless steel appliances, freshly painted and nothing to do but move in. Priced for quick sale.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>   FOR SALE * Active: 5/23/2019 MLS ID: 170198775 </div>								
906 Tarringford East St, Lot 3	Residential	3/3	1,800 sq ft	5/23/2019	\$385,000	\$384,900	7/11/2019	-0.03%
<p>Welcome to Blue Ridge Estates! This is one of 20 homes to be built in this tranquil, wooded new development in a sought after area of New Hartford. The development entrance will be at the beginning of Whitbeck Road. JTH Builders will be designing and constructing the houses and come with an extensive background in top grade, high quality, modern builds. They offer 5 different models to choose from with several options to customize and personalize your particular home. The 5 models offer open concepts, first floor master suites, and great entertaining spaces both indoors and out. The example shown here is a single story 3 bedroom 2.5 bathroom ranch. This is a great opportunity for you to build your forever home in a quiet neighborhood that will not be more than 20 newly constructed homes large. Blue Ridge Estates is tucked away in a private setting while still being close to major stores, restaurants, and quick access to major roads. New Hartford is known as "the town for all seasons". In the winter you can enjoy being close to the mountains for skiing or snowboarding, and in the nicer weather take advantage of all the hiking, canoeing, fishing, and general outdoor activity. On top of all the access to nature year round, enjoy the gorgeous scenic roads as you drive through the town. Do not miss this opportunity to build your home in this beautiful community.</p> <p><i>Listing Courtesy of Keller Williams Realty</i></p>								
<div>   FOR SALE * New, Active: 7/16/2019 MLS ID: 170216317 </div>								
23 Ten St	Residential	3/1	1,592 sq ft	7/16/2019	\$170,000	\$150,000	8/5/2019	-11.76%
<p>Beautiful Ranch in the Pine Meadow neighborhood of New Hartford! This home features 3 Bedrooms and 1 Full Bathrooms across 1,592 square feet. The 2 car Attached Garage opens into the Mudroom/Laundry room which opens directly into the kitchen. The living room has a fireplace and large bay window allowing views out to the front yard. The home has Hardwood Floors throughout and tile in the kitchen which is open to the dining room. Sliders in the kitchen open to a large sitting room at the back of the home. Downstairs is a partially finished basement. Outside you will find a small man-made pond and a Peach Tree in the front yard. Located near Ski Sundown, Hiking trails, New Hartford Center and within walking distance to the Farmington River.</p> <p><i>Listing Courtesy of Century 21 AllPoints Realty</i></p>								
<div>   FOR SALE * Active: 6/26/2019 MLS ID: 170210334 </div>								
83 Marstan Trl	Residential	3/2	1,326 sq ft	6/26/2019	\$369,000	\$359,000	8/3/2019	-2.71%
<p>You will not believe the view! Direct waterfront seasonal property on one of only two lakes in Connecticut labeled "pristine". Plenty of room for large gatherings, fireplace in the living room, sold as is, furnished. Covered balcony off of the master bedroom, wrap around deck, all with direct waterfront views. This is your little piece of heaven! Priced below the assessment this home will surely move quickly. This cottage has a grandfathered dock- one of the longest at the lake and no longer allowed! Call for a private showing today!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								






Price Changes: 36 (cont.)

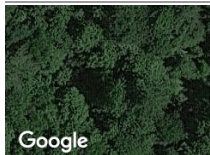
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> <div> <i>Active: 2/25/2019</i> <i>MLS ID: 170166849</i> </div>								
52 E Cotton Hill Rd	Residential	2/1	1,028 sq ft	2/25/2019	\$125,000	\$85,000	8/2/2019	-32%
<p>Cozy ranch on wooded lot in quiet New Hartford! Spacious rooms, hardwood floors, large level backyard. Solid mechanicals. So much potential for the right buyer!</p> <p><i>Listing Courtesy of Reid Real Estate Group</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 6/21/2019</i> <i>MLS ID: 170209047</i> </div>								
15 Troutwood Dr	Residential	3/3	2,942 sq ft	6/21/2019	\$392,500	\$375,000	7/31/2019	-4.46%
<p>Location! West Hill Lake neighborhood! Custom ranch nestled in a quiet established neighborhood is minutes to West Hill Lake! This lovely home affords easy one level living with spacious rooms and an open floor plan ideal for festive gatherings! Enjoy a warm fire in the great room adjacent to a lovely chef's kitchen that will make meal prep a pleasure! The kitchen boasts a center island, Corian counters, a breakfast bar, expansive cabinetry and pantry storage, and sunny breakfast area adjacent to a beautiful sunroom with a cathedral ceiling/fan and French doors! There is a mud room and large laundry room with access to the garage and deck. Three bedrooms share the private bedroom wing, all with carpeting and the master bedroom features a walk in closet, full tile bath with whirlpool tub and double sink vanity. There is a walk up attic for future expansion potential plus a lower level that is ideal for a rec/media area. A few cosmetic updates will make this hard to find ranch home shine! Subject to probate approval.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 2/23/2019</i> <i>MLS ID: 170166718</i> </div>								
63 Farnsworth Dr	Residential	4/2	2,349 sq ft	2/23/2019	\$319,900	\$309,500	8/1/2019	-3.25%
<p>Welcome to 63 Farnsworth Drive, "A Home for all Seasons" located in the charming town of New Hartford, "A Town for all Seasons". This classic 4 bedroom, 2 full bath Colonial sits at the end of this West Hill Cul-de-Sac neighborhood and has many fabulous features. Enter through the front door and there is a large formal living room with built in arched bookshelves and lots of detailed trim. Behind that is the large eat in kitchen with breakfast bar and lots of cabinet and counter space. French doors lead to a few steps down to the bonus/great/sun room that has sliders to a private deck overlooking the large yard and in ground pool. The first floor finishes off with a modest family room with hardwood floors, fireplace with pellet stove, first floor laundry and a full bath. The second floor consists of a full bath and 4 modest size bedrooms, all that have been recently painted. The large park like grounds make you feel like you are on a country estate. All this located within minutes to all-season recreational facilities and outdoor adventures, shopping and easy commute to Farmington Valley, Bradley International Airport as well as points South and West. Owner is in process of installing a new septic system.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 4/14/2019</i> <i>MLS ID: 170183775</i> </div>								
37 Dilliston Rd	Residential	3/3	1,200 sq ft	4/14/2019	\$269,900	\$249,000	6/10/2019	-7.74%
<p>This West Hill Lake cottage is truly one of a kind! With hardwood floors throughout, an open floor plan, 3 bedrooms, 2.5 baths, and a walkout basement, it's hard to believe this is a seasonal cottage. The slider off the kitchen opens up to a balcony where you can enjoy the year round view of the lake. Oversized windows allow lake views from nearly every room! This house is fully insulated, and has a 325 gallon water storage tank, making it just as useable in the cold months as it is in the summer. Every water source has its own shut-off for easy winterization. This house also comes with much coveted beach rights, which allow you access to the private LAPOA beach. West Hill Lake is the perfect place for you if you enjoy fishing, canoeing, kayaking, paddle boarding, or swimming in the cleanest lake in CT. With great food, and music every weekend at the iconic North End Store, living in this neighborhood is like being on vacation all the time. This unique cottage isn't just for people who enjoy summer fun. It's also perfect for those who want to go ice fishing, snowmobiling, and skiing. Don't miss this rare opportunity to be part of this amazing community!!!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>Active: 3/26/2018</i> <i>MLS ID: 170066028</i> </div>								
640 Niles Rd	Residential Land	—/—	—	3/26/2018	\$49,900	\$39,900	3/17/2019	-20.04%
<p>3 acre approved lot in picturesque country setting with E/Z access to Rte 8 & 44. Rolling Farm land with Litchfield county views. Fronts on Town Road and not far from Brody park & West Hill Lake. We can build to suite. Owner will consider financing with 20% downpayment for 3year balloon at 4.5% and 5year at 5.5% abutting 4.04 acre lot can be added to this for \$74,000. MLS # 170065957</p> <p><i>Listing Courtesy of The D'Amore Agency, LLC</i></p>								

Price Changes: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
 * Active: 3/26/2018 MLS ID: 170065957	658 Niles Rd, #4	Residential Land	—/—	—	3/26/2018	\$55,000	\$39,900	3/17/2019 -27.45%
	4.04 acre approved lot in picturesque country setting with E/Z access to Rte 8 & 44. Rolling Farm land with Litchfield county views. Fronts on Town Road and not far from Brody park & West Hill Lake. We can build to suite. Owner will consider financing with 20% downpayment for 3year balloon at 4.5% and 5year at 5.5%. Can be combined with MLS 170066028 abutting 3 acres for \$74,000. <i>Listing Courtesy of The D'Amore Agency, LLC</i>							
 * Active: 4/3/2018 MLS ID: 170068612	634A Niles Rd	Residential Land	—/—	—	4/3/2018	\$75,000	\$65,000	3/18/2019 -13.33%
	four lot subdivision on Paved Private Rd. Association agreement will be in place prior to transfer. Survey, topo, perc & deep pit test are available. Located in the Litchfield Hills close to West Hill Lake, Brody Park and E/Z access to Rte. 8 & Rte 44. Owner will consider financing with 20% downpayment for 3year balloon at 4.5% and 5year at 5.5%. Owner will combined this lot with 170068611, 170068602 & 170068609 and sell for \$250,000. <i>Listing Courtesy of The D'Amore Agency, LLC</i>							
 * Active: 4/3/2018 MLS ID: 170068611	634B Niles Rd	Residential Land	—/—	—	4/3/2018	\$72,000	\$62,000	3/18/2019 -13.89%
	four lot subdivision on Paved Private Rd. Association agreement will be in place prior to transfer. Survey, topo, perc & deep pit test are available. Located in the Litchfield Hills close to West Hill Lake, Brody Park and E/Z access to Rte. 8 & Rte 44. Owner will consider financing with 20% downpayment for 3year balloon at 4.5% and 5year at 5.5%. Owner will combined this lot with 170068602, 170068612 & 170068609 and sell for \$250,000. <i>Listing Courtesy of The D'Amore Agency, LLC</i>							
 * Active: 4/2/2018 MLS ID: 170068609	634C Niles Rd	Residential Land	—/—	—	4/2/2018	\$89,900	\$79,900	3/18/2019 -11.12%
	four lot subdivision on Paved Private Rd. Association agreement will be in place prior to transfer. Survey, topo, perc & deep pit test are available. Located in the Litchfield Hills close to West Hill Lake, Brody Park and E/Z access to Rte. 8 & Rte 44. Owner will consider financing with 20% downpayment for 3year balloon at 4.5% and 5year at 5.5%. Owner will combined this lot with 170068611, 170068612 & 170068602 and sell for \$250,000. <i>Listing Courtesy of The D'Amore Agency, LLC</i>							
 * Active: 4/3/2018 MLS ID: 170068602	634D Niles Rd	Residential Land	—/—	—	4/3/2018	\$84,900	\$74,900	3/18/2019 -11.78%
	four lot subdivision on Paved Private Rd. Association agreement will be in place prior to transfer. Survey, topo, perc & deep pit test are available. Located in the Litchfield Hills close to West Hill Lake, Brody Park and E/Z access to Rte. 8 & Rte 44. Owner will consider financing with 20% downpayment for 3year balloon at 4.5% and 5year at 5.5%. Owner will combined this lot with 170068611, 170068612 & 170068609 and sell for \$250,000. <i>Listing Courtesy of The D'Amore Agency, LLC</i>							






Price Changes: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  FOR SALE </div> <div> <i>* Active: 5/18/2019</i> <i>MLS ID: 170196871</i> </div>								
96 Elizabeth Rd	Residential	4/3	3,479 sq ft	5/18/2019	\$425,000	\$415,000	7/27/2019	-2.35%
<p>Well -built and well-cared for one-owner home set on a private lot with nature as your neighbor! Enjoy the outdoors on the back Fiberon 34' deck, or on the covered 46' front porch. Inside, the soaring ceiling in the family room gives a touch of drama to a warm and inviting space, with a raised hearth fireplace and slider to the deck. Kitchen appliances were updated to stainless steel, and with the granite counters and island, make this a lovely space to work in. Breakfast area is bright with a bevy of windows. Hardwood floors throughout the whole house. First floor den could be converted to bedroom, if the need arose. Mud room features double closet and tile floor. Laundry room is conveniently located off the kitchen, also tile floored. Hardwood stairs lead to the second floor, with large master bedroom complete with updated bath with whirlpool tub and shower stall, and super-functional walk-in closet. Three additional bedrooms-two with walk-in closets - and a second bath, along with a large walk-in closet in the hallway, make ample living space for many! As a bonus, over the garage is an attic space that could be future living space. The lower level has finished rec room, adding another 700 square feet of living space. From the nearly 1000 sq ft basement, there's walkout to the garage. Furnace updated in 2011. Exterior painted in 2018, most interior rooms painted in 2017. Roof replaced in 2017. Garage doors/openers were new in 2011. Invisible pet fence installed 2006.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/8/2019</i> <i>MLS ID: 170192423</i> </div>								
14 Greenwoods Rd	Residential	4/2	2,576 sq ft	5/8/2019	\$269,900	\$249,900	7/23/2019	-7.41%
<p>Great space for this 4 bedroom home with a great view of the Farmington River! -2 car garage in addition to a barn with great storage or workshop. 2 porches, Spacious eat-in granite kitchen!! - walk- up attic, close to New Hartford Center with shops and restaurants- Nothing to do but move right in, Don't miss out on this great opportunity!!!</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 6/11/2019</i> <i>MLS ID: 170205487</i> </div>								
83 Maillet Ln	Residential	3/3	1,688 sq ft	6/11/2019	\$205,000	\$195,000	7/22/2019	-4.88%
<p>Hardly visible from the road and nestled back in this West Hill neighborhood is this 3 bedroom Raised Ranch. This home needs a spit shine but has many great features that include, hardwood flooring on the main living level, fireplace in the living room, master bedroom with full bath, covered deck, lower level family room with hearth, 1 car garage under and oversized 1 car detached garage with second floor loft. Well worth your efforts.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 5/21/2019</i> <i>MLS ID: 170198078</i> </div>								
13 Meadow St	Residential	2/1	648 sq ft	5/21/2019	\$79,000	\$69,000	7/3/2019	-12.66%
<p>This can be a great investment! New Hartford a Town for all Seasons! This is best to be a cash deal, but one may investigate 203k financing for this old farmhouse. Very private location. Septic had an APPROVED upgrade many years ago, but then sat from the late 90's until today with no use. The well is shallow and likely will need to be re-dug. No heat, no electricity. Please call your buyers agent to take you through this property.</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>  FOR SALE </div> <div> <i>* Active: 10/24/2018</i> <i>MLS ID: 170138728</i> </div>								
71 Shadybrook Rd	Residential Land	-/-	-	10/24/2018	\$69,900	\$37,900	4/29/2019	-45.78%
<p>Build your dream home on this secluded 3.45 acre lot. Very private location. Located close to Nepaug River. This can be the ultimate private location for a spectacular home.</p> <p><i>Listing Courtesy of Property Works Connecticut</i></p>								



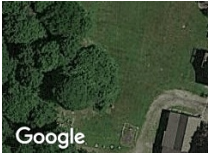

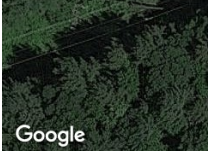



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Price Changes: 36 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  Active: 5/29/2019 MLS ID: 170200077 </div>								
93 Maillet Ln	Residential	3/3	2,874 sq ft	5/29/2019	\$334,900	\$324,900	7/10/2019	-2.99%
<p>First time on the market is this impeccable Colonial on a West Hill cul-de-sac. From the minute you walk in the door this home screams nothing but "pride of ownership". This home has so much to offer from its private location to the modest size of every room in the house. There is a beautiful eat in kitchen with corian counter and a large breakfast nook overlooking the private backyard, the kitchen is open to the family room with fireplace that leads to the garage and the office or possible in law above the garage. The remainder of the first floor is finished off with a formal dining and living room with fireplace and a recently remodeled half bath with laundry. All rooms on the first floor have hardwood flooring. The second floor has three bedrooms, one is the master with a walk in closet and full bath. The lower level contains a game/entertainment room with wet bar and wood stove on a brick hearth. If you're not one of the first to view this fantastic home you may never get the opportunity.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								
<div>  Active: 4/1/2019 MLS ID: 170178623 </div>								
657 W Hill Rd	Residential	3/3	1,856 sq ft	4/1/2019	\$289,900	\$279,900	7/8/2019	-3.45%
<p>This home is a beautiful property for the family who wants to call it their home for many years... One owner custom built this home with great privacy on 3.70 acres West Hill pond and Bodie Park is near for the nature lovers to enjoy.... Sliders lead to deck area for pool and outside activities... Cathedral ceilings with stone fireplace in living room and master bedroom has stone fireplace also Full bath in Master bedroom Spiral stairs leading upstairs 2 car garage with space above for storage or future room Plenty of opportunities on this unique property Basement has great potential with walk out for extra space Take a look and bring your imagination !!!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>  Active: 5/8/2018 MLS ID: 170081456 </div>								
11 Stonefield Way	Residential Land	—	—	5/8/2018	\$76,900	\$59,900	6/10/2019	-22.11%
<p>The property feels very rural but is so convenient! Access to highways and all shopping is nearby. This is the only lot left in this five-lot subdivision of beautiful homes. This last lot, #2, is 4.012 acres. It has the most privacy of the five lots. Dependent on your house location, it can be up to 240' off Toringford East Street and 350' from any other house in the subdivision. This lot has 615' of frontage on Toringford East St. and 563' of frontage on the private road. The lot gentle slopes from front to back, West to East - perfect for a walk out basement. The subdivision borders a 90-acre parcel of conservation land on the south side which runs all the way to Rte 4 which contributes to the privacy. This is an approved building lot. All testing has been done and all underground utilities are in place.</p> <p><i>Listing Courtesy of SellersListingService.com</i></p>								
<div>  Active: 1/22/2019 MLS ID: 170155694 </div>								
45 Church St	Residential	7/6	4,352 sq ft	1/22/2019	\$599,000	\$499,000	5/30/2019	-16.69%
<p>This majestic home, better known as the Edward Chapin House, was built in 1871 with European flare and no expenses spared. Much of the crown moldings, detailed hardware and elaborate light fixtures are of museum quality and truly one-of-a-kind. Walking through the stunning etched glass front doors the foyer greets you with 11' ceilings, warm hardwood floors and an abundance of natural light. The double front parlors and banquet sized dining room allows plenty of welcoming space for entertaining. There are (8) exquisite fireplaces, a breathtaking 1st floor master suite, (3) additional bedroom suites w/ full baths on the 2nd floor. The attic is finished and expansive (sewing, craft room, office, bedroom) with a full bathroom and propane stove for heat and ambiance. The rear of the structure includes a 2-story servant's quarters which opens up endless possibilities for today's living... au-pair, caretaker, in-law or home business. The property is currently run as an established B&B... "The Chapin Park Bed & Breakfast" boasting 4 guest suites. Also included are a detached 2-car garage and an adorable 1-bedroom carriage house for additional income. All set on a level 1.4 acres overlooking the quintessential Pine Meadow green with easy access to Rt 44, shopping, restaurants and year-round recreation... skiing, fishing, hiking and more.</p> <p><i>Listing Courtesy of William Raveis Real Estate</i></p>								
<div>  Active: 2/1/2018 MLS ID: 170049754 </div>								
649 W Hill Rd	Residential Land	—	—	2/1/2018	\$104,000	\$59,900	4/9/2019	-42.4%
<p>HUGE PRICE REDUCTION! Come build your lake home or cottage on almost 1 acre of land across from West Hill Pond. This lightly wooded building lot offers seasonal water views and is with minutes to Brodie Park, West Hill Beach Club, and Greenwoods Country Club. Conveniently located to Rts 8, 44, and 202.</p> <p><i>Listing Courtesy of Vision Real Estate</i></p>								






Distressed Activity: 4

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
<div>  PENDING </div> • Foreclosure, Notice of Lis Pendens, Show as of 8/8/2019 <i>MLS ID: 170206812</i>								
19 Bakerville Ter	Residential	4/2	2,629 sq ft	26,136	\$149,900	6/14/2019	6/14/2019	Foreclosure
Wow! Exceptional value for four bedroom two bath cape with FOUR car lower level garage. Great location on a quiet street just off Route 202 in the Bakerville area of New Hartford. This home is bank owned and is ready for someone with the vision to see what it will be once given the fixer upper treatment!								
<i>Listing Courtesy of Real Living Scalzo Group Real Estate</i>								
<div>  OFF MARKET </div> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
93 Cotton Hill Rd	Duplex	3/3	3,068 sq ft	131,551	-	-	4/18/2019	Preforeclosure
								
<div>  OFF MARKET </div> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
16 Prospect St	Single Family	5/3	3,053 sq ft	99,752	-	-	2/19/2019	Preforeclosure
								
<div>  OFF MARKET </div> • Preforeclosure, Notice of Lis Pendens <i>MLS ID: -</i>								
30 Robbins Rd	Single Family	4/3	2,776 sq ft	83,635	-	-	4/15/2019	Preforeclosure

Recently Sold: 50









	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: 8/1/2019, MLS Listing 170134552: 10/16/2018 MLS ID: 170134552								
220 Richards Rd	Residential	3/2	1,752 sq ft	174,240	1987	8/1/2019	\$233,000	\$133
1752 Sf open Contemporary home with cathedral ceilings. Floor to ceiling stone. Custom fire place in great room and master bedroom. Master Bedroom Suite, oversized two plus car garage / work shop. Newer Roof & Heating system. Exterior has just been stained, oversized deck for out door fun. Property has a large gazebo out along a bucolic babbling brook that runs through the property. If you love nature this maybe the spot for you.								
<i>Courtesy of Century 21 Clemens Group</i>								
 RECENTLY SOLD • Sold Date: 7/31/2019, MLS Listing 170185282: 5/9/2019 MLS ID: 170185282								
115 Behrens Rd	Residential	3/3	2,366 sq ft	235,224	1993	7/31/2019	\$345,000	\$146
Enter your own park-like oasis down a 300 ft private driveway with plenty of space for parking boats, trailers, or RVs. This home is surrounded by easy-to-maintain perennial garden beds and lined with over 1,000 feet of Torrington Brook. Enjoy the covered porch and field stone patio, ideal spots for relaxing and taking in the sounds of nature that surround you. Plant your favorite summer vegetables in the fenced-in garden and enjoy the fruits of the strawberry and blueberry plants next to the garden. A small field in the back of the property features apple trees and is frequently visited by wildlife. The interior of the home is modern with wood floors in all main living areas, tiled bathrooms/kitchen, granite countertops, updated fixtures, stainless steel appliances, and a gorgeous custom stone fireplace. Oversized windows throughout the home allow plenty of natural light into each room and allow you to enjoy the scenic views of the property no matter where you are. The third level offers additional space for a home office, kid/teen space, or even a fourth bedroom. In the winter you will have heating options of an efficient wood boiler or newer oil furnace. Most importantly, everything has been well-maintained for a worry-free, move-in-ready home.								
<i>Courtesy of Keller Williams Realty</i>								

Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 7/24/2019, MLS Listing 170198384: 5/23/2019</i> </div> <div> <i>MLS ID: 170198384</i> </div>								
28 Highview Ter	Residential	4/3	2,003 sq ft	50,094	1968	7/24/2019	\$268,000	\$134
<p>Welcome Home to 28 Highview Terrace. Come, make some memories here! Colonial home, 4 bedroom, 2 1/2 baths. On 1.15 acres. Great house, great location. Tucked away among the trees, on a cul de sac! NEW septic and leaching fields 2017, NEW well system 2018. Kitchen with atrium window. Stove, dishwasher, microwave and garbage disposal 2017. Hardwood thru out, (except Family Room). Family Room has wood burning fireplace and sliders to deck. Company coming? Formal and spacious Living Room, Formal Dining Room with picture frame molding and gorgeous hardwood floors. Convenient 1/2 bath on Main Level. Upstairs to 4 bedrooms, all hardwood floors. Master bedroom has walk in closet and private bath. All bedrooms are nice sized. Full, walk out basement-plenty of space to finish, if you'd like. Add some finishing touches to make this house yours!</p> <p><i>Courtesy of Harriman Real Estate LLC</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 7/24/2019, MLS Listing 170206135: 6/13/2019</i> </div> <div> <i>MLS ID: 170206135</i> </div>								
230 Town Hill Rd	Residential	3/2	1,444 sq ft	26,136	1922	7/24/2019	\$278,800	\$193
<p>Quintessential 1922 bungalow style farmhouse with all the charm of yesteryear, but the updates for modern day living. Original features of a time gone by include the fireplace mantel in the front to back living room, hard wood floors (1st floor recently refinished), wood trim & French doors in both the living room and dining room (with original glass), cast iron claw foot bathtub. The kitchen, recently remodeled, boasts granite countertops, original molding, new stainless steel appliances and cabinets with tons of storage. Main floor half bath was also recently remodeled. All 3 bedrooms on the second level have huge walk-in closets. Updated Marvin windows are throughout the home. The 4 bay barn with a second floor loft, is ideal for a woodworker, car enthusiast or tinkerer. The house is wired for a generator with separate breaker box. Perennial gardens and sweeping views of the rolling Litchfield hills complete this gem! Just a stone's throw to downtown New Hartford, fly fishing and tubing on the Farmington River, Ski Sundown and the Farmington River Trail.</p> <p><i>Courtesy of Keller Williams Realty</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 7/8/2019, MLS Listing 170182641: 4/10/2019</i> </div> <div> <i>MLS ID: 170182641</i> </div>								
110 Niles Rd	Residential	3/3	2,623 sq ft	34,848	1970	7/8/2019	\$225,000	\$86
<p>Highly desired West Hill Lake area. A stones throw distance to the pristine lake. This area boasts some of the best fishing boating hiking skiing and hunting. This is a well maintained raised ranch. Nice level dry lot. LOTS of extra room! Open floor plan between the dining and the kitchen perfect for entertaining. 3 good sized beds, master has en-suite and great closet space. 2 full baths, hardwood flooring in living areas. Full walk out finished basement with generously sized laundry room fireplace in the lower level den and office, that could easily be used as a fourth bedroom. Lots of storage. Updated kitchen and bathrooms. Perfect First Time Buyer Home! This home is ready for you to come call it your home!</p> <p><i>Courtesy of Turning Point Realty, LLC</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 7/19/2019, MLS Listing 170188876: 4/28/2019</i> </div> <div> <i>MLS ID: 170188876</i> </div>								
162 Niles Rd	Residential	4/2	1,706 sq ft	34,848	1965	7/19/2019	\$268,000	\$157
<p>Highly desired location in a "Town For All Seasons" very close to West Hill Lake. Recreation abounds in this lovely "something for everyone" town. This is a picture perfect ranch/cape combination. Very well maintained, super clean, bright and sunny, most importantly very well cared for. Home has been in the same family for two generations. Large deck with hot tub overlooks level back yard. Two car over sized garage with workshop off of the back. Updated kitchen/dining room combo with breakfast bar. Main floor has two nicely sized bedrooms with hardwoods adjacent to an updated full bath. Easy floor plan, perfect for anyone looking for a ranch/cape style home. There are also two large bedrooms on the second floor also with an updated full bath making this fit very nicely on anyone's must have list. The dry and cool lower level was added years ago, it has a raised hearth fireplace, basement area has two sections, one is the perfect office or den, the other is an oversized recreation room. Generator hook up with 7100 watt generator, lots of storage, a/c units remain. Super energy efficient. Low electricity and heating costs, info available. Professional photos soon!</p> <p><i>Courtesy of Turning Point Realty, LLC</i></p>								
<div>  RECENTLY SOLD </div> <div> <i>Sold Date: 7/3/2019, MLS Listing 170164922: 2/18/2019</i> </div> <div> <i>MLS ID: 170164922</i> </div>								
409 South Rd	Residential	3/2	1,796 sq ft	78,408	1977	7/3/2019	\$158,550	\$88
<p>This single family residence features three bedrooms and two baths with unfinished basement and a barn. Living room with beamed ceilings and brick fireplace. Open kitchen with dining area. Bedrooms missing flooring. Laundry room. Possible mold in property. Possible plumbing damage. Woodstove in basement.</p> <p><i>Courtesy of Realhome Service & Solutions</i></p>								



Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>   • Sold Date: 6/26/2019, MLS Listing 170170173: 3/6/2019 MLS ID: 170170173 </div>								
6 Barella Rd	Residential	4/3	3,579 sq ft	96,703	2005	6/26/2019	\$440,000	\$123
<p>Come see this spacious newer construction with a TRUE potential first floor in-law wing or spacious work from home area! The property is located in the sought after Bakersville area of New Hartford with its convenient central location and easy access to rt 202. The first floor includes a spacious eat-in kitchen with both an island and a breakfast area. Sliding doors lead to a deck overlooking the lightly wooded backyard. French doors lead you from the kitchen area into the light and bright family room with a fireplace and vaulted ceilings. The first floor also has a formal dining area and an additional living room and/or office. Also on the first floor, and what makes this home distinct, is the separate area with two potential bedrooms (or offices), a sitting area, a full bath, and a separate entrance. With a simple shut of the door this area can be completely secluded from the rest of the home for total privacy! This area offers versatility in use as a true in-law, an au pair area, home office, or guest area. The second floor features the master suite with two walk-in closets and a bathroom with two sinks, jacuzzi tub, and separate shower. There are three additional bedrooms on the second floor and a full bathroom. Fantastic central location just a stone's throw from 202 so you can literally walk to the local businesses! Come check it out today!</p> <p><i>Courtesy of Welcome Real Estate, LLC</i></p>								
<div>   • Sold Date: 6/28/2019, MLS Listing 170187398: 4/26/2019 MLS ID: 170187398 </div>								
220 Main St, Apt 8I	Condominium	2/2	1,136 sq ft	—	1973	6/28/2019	\$123,000	\$108
<p>Best location in River Run Complex, enjoy outdoor living on your deck overlooking the Farmington River in this renovated Townhouse style condo. Updated throughout with stylish wide plank laminate floors. Fall in love with the kitchen which has white cabinets, stainless steel appliances, a large basin sink, and granite counter tops, and an authentic wood breakfast bar. The main bathroom is updated with a tile backsplash above the vanity, and white subway tiles in the shower. Additional features include a walk-in master closet, and a one car attached garage with storage base behind it. The master bedroom also overlooks the Farmington River. Heat and hot water is included in the monthly HOA fee, and flood insurance is a separate payment totaling \$1,800 per year.</p> <p><i>Courtesy of Tier 1 Real Estate</i></p>								
<div>   • Sold Date: 6/21/2019, MLS Listing 170160697: 4/26/2019 MLS ID: 170160697 </div>								
9 Fox Run Ln	Residential	3/2	1,406 sq ft	4,356	2005	6/21/2019	\$155,000	\$110
<p>Newer 6 room, 3 bedroom, 1.5 bath Colonial. Large eat-in kitchen w/ new stainless steel appliances. Master bedroom w/ walk-in closet. 1 car garage. Fenced in yard. New carpet throughout. Generous lower level waiting to be finished. This property is eligible under the Freddie Mac First Look Initiative thru 05/16/19. Investor offers would be eligible for review & acceptance on 05/17/19. See agent remarks on offer submission. Property to be sold in as-is condition.</p> <p><i>Courtesy of COLDWELL BANKER CALABRO</i></p>								
<div>   • Sold Date: 6/18/2019, MLS Listing 170145981: 12/3/2018 MLS ID: 170145981 </div>								
40 Den Rd	Residential	4/3	3,470 sq ft	148,975	1982	6/18/2019	\$310,000	\$89
<p>Welcome home to 40 Den Rd. An exceptional value for this privately situated home and premier lot at the end of a cul de sac. The property boasts over 3 private acres, circular driveway, large extended deck with pergola and gazebo, 2 outbuildings, a dream for boat or RV owners with separate parking area wired with electrical connection, perennial gardens. The interior of the home offers an open floor plan, tons of natural light throughout, large 20x15 great room with cathedral ceiling and pellet stove insert. 4 large bedrooms and 2 loft areas perfect for home offices, playrooms, workout areas! In addition to the 3100 sqft of living space there is an additional 364 sqft in the finished lower rec room with dry bar and hobby room. New central air conditioning installed in 2017, new electrical upgrade to 200 amp and house wired for generator in 2017, newer windows, 4 zone heat, highly efficient boiler and water heater. A truly special home in fabulous neighborhood! Photos with furniture have been virtually staged to visualize what each room can look like furnished. See Agent to Agent remarks</p> <p><i>Courtesy of Coldwell Banker Res Brokerage</i></p>								

Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>12 SOLD</div> <div>Sold Date: 4/1/2019, MLS Listing 170163539: 2/14/2019 MLS ID: 170163539</div>								
1 Turkey Holw	Residential	4/2	1,331 sq ft	6,534	2003	4/1/2019	\$188,500	\$142
<p>Charming Cape Cod style home in a desirable New Hartford location! New Hartford truly offers welcoming small town living "for all seasons"! Located in a family friendly neighborhood, close to Nepaug State Forest, People's and American Legion State Parks, and across the street from the Farmington River, this home offers endless opportunities for relaxation and enjoyment. Easy access to Ski Sundown for winter fun! Featuring 4 bedrooms and 2 full bathrooms, there is ample space for living and entertaining. Offering a gorgeous kitchen with lots of natural light, there is plenty of cabinet and counter space and also features a beautiful backsplash! Recently updated throughout the interior, with lovely custom details, this home is move in ready! The separate dining room and roomy living room make it a great space for hosting family and friends! Located in the coveted New Hartford school district, this home has it all. Spacious deck out back allows for outdoor enjoyment any time and the large shed offers additional storage. Easy access to Rte 44 for commuting, and minutes from Canton, Avon, and Simsbury with all the shopping and dining opportunities they offer! This home won't last long! Don't forget to view our 3D walk through!</p> <p>Courtesy of Keller Williams Realty</p>								
<div>13 16 RECENTLY SOLD</div> <div>Sold Date: 6/7/2019, MLS Listing 170113493: 8/7/2018 MLS ID: 170113493</div>								
1071 Litchfield Tpke	Residential	4/2	1,616 sq ft	30,927	1958	6/7/2019	\$97,000	\$60
<p>Ranch style home with attached 2 car garage on level lot. Presently used as 1 family, but easily turned back into a two. Owner had special exception for home commercial kitchen</p> <p>Courtesy of The D'Amore Agency, LLC</p>								
<div>14 16 RECENTLY SOLD</div> <div>Sold Date: 5/29/2019, MLS Listing 170164491: 3/7/2019 MLS ID: 170164491</div>								
38 Cottage St	Residential	3/1	1,386 sq ft	8,276	1848	5/29/2019	\$159,000	\$115
<p>This home has prepared itself for it's new owner! It has maintained all the charm from 1848 making comfortable adjustments to accommodate a much younger family. A few size adjustments have been made throughout the years. It happens to the best of us...we get bigger the older we are! Fun aside, this home conveys 2-3 bedrooms depending on how you would like to use them. The current owner is using one as a walk in closet. The main floor offers a full bath and bedroom in case stairs are challenging to you. The galley kitchen conveys a comfortable work area for all your food prep and a new fridge was just delivered. Its over-sized garage displays a great space behind it for a fun work and play area with two distinct rooms. Then for your additional storage needs there is a huge shed! All this for only....\$155,000!</p> <p>Courtesy of Integrity Real Estate</p>								
<div>15 16 RECENTLY SOLD</div> <div>Sold Date: 5/24/2019, MLS Listing 170177550: 3/27/2019 MLS ID: 170177550</div>								
88 Stedman Rd	Residential	2/2	1,840 sq ft	60,984	1929	5/24/2019	\$160,500	\$87
<p>**Multiple Offers Received. Highest and Best Due by Wednesday 4/10/19 before 11:59PM MST. Buyer's agent to submit H & B through online offer portal in agent comment section. Any offers received past the H & B date and time WILL NOT be considered** Nice New Hartford location on quiet street. Easy access to main roads and amenities. Level lot with a two car garage. Open floor plan that needs your finishing touches. Two full bathrooms, woodstove area, newer roof and windows. This home is ready for you to make it shine.</p> <p>Courtesy of Sullivan Real Estate Inc</p>								
<div>16 16 RECENTLY SOLD</div> <div>Sold Date: 5/23/2019, MLS Listing 170175764: 3/29/2019 MLS ID: 170175764</div>								
367 Town Hill Rd	Residential	4/2	2,496 sq ft	152,460	1929	5/23/2019	\$296,000	\$119
<p>Awesome opportunity to own in the heart of New Hartford with swimming and Fishing nearby at Brodie Park and West Hill Pond. Gambrel Dutch Colonial has spacious rooms, large bedrooms and open floor plan. Large addition put on in 1985, beautiful plantings on 3.5 acres of privacy! 4-5 bedroom, 2 full bath home with Master bedroom suite, central Vacuum, and nicely fireplaced for cozy winter days! Additional wood stove in Library addition. Wood Floors thru-out! Large 1st floor bedroom across from full bath. Views, views, views!!!</p> <p>Courtesy of Hunter Real Estate, LLC</p>								







Recently Sold: 50 (cont.)

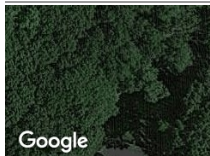
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>17</div> <div>RECENTLY SOLD</div> <div>Sold Date: 5/16/2019, MLS Listing 170070324: 4/22/2018 MLS ID: 170070324</div>								
22 Turnbull Rd	Residential	6/6	5,070 sq ft	1,010,592	1979	5/16/2019	\$444,000	\$88
<p>Drastically reduced !!!!!Truely a One of a kind , achetecurallly designed cedar sided Contempory on 24 +/- acres . Over five thousand square feet of living space . Even has an attached 28 x 28 heated art studio or hobby space plus a 20 x 21 darkroom & office . The Living room has vaulted ceilings , a fireplace and Atrium windows that continue down to a lower level fireplaced rec room . This 10 room home has 6 baths and 6 bedrooms and an attached oversize 3 car garage . The property hasit all , stone walls and forested sanctuary . This is an Artist's dream house !!!! Call to schedule your private tour</p> <p>Courtesy of The D'Amore Agency, LLC</p>								
<div>18</div> <div>SOLD</div> <div>Sold Date: 5/9/2019, MLS Listing 170170915: 3/11/2019 MLS ID: 170170915</div>								
67 Birdsvie Ave	Residential	4/1	1,354 sq ft	26,136	1955	5/9/2019	\$185,000	\$137
<p>Home situated in a private setting on a dead end street. Hardwood floors throughout. Two bedrooms conveniently located on main floor. Breezeway can be enjoyed as a 3 season room. Easy commute to Avon, Hartford or other points east. Priced to sell. Garage under house needs overhead door to be used for garage</p> <p>Courtesy of The Washington Agency</p>								
<div>19</div> <div>SOLD</div> <div>Sold Date: 4/15/2019, MLS Listing 170125636: 9/17/2018 MLS ID: 170125636</div>								
5 Stedman Rd	Residential	2/2	1,403 sq ft	43,560	1948	4/15/2019	\$230,000	\$164
<p>This Delightful Cape is a Country Hideaway yet so close to schools, and major commuter routes. Set back on a gorgeous pastoral setting bordered by newly rebuilt stone walls, this home is overflowing with updates and charming features! Enjoy the 3 season room while overlooking scenic nature! Updated within the last 10-12 years- Hot Water Tank, Resealed Driveway, replaced oil tank & piping, roof installed, exterior stained, water tank, barn painted. 3 Season porch built in 2005. Generator Hookup w/ 16 Circuit Panel, Propane fireplace insert & propane fireplace on the porch. Too many updates to mention (see feature sheet attached to MLS) Property Abuts Nepaug River (no flood insurance required) The location is perfect if you love the outdoors. Hiking, biking, & skiing are mins away. Move in and Enjoy! ** Sale Fell Through** See Agent Remarks for more Info</p> <p>Courtesy of Keller Williams Realty</p>								
<div>20</div> <div>SOLD</div> <div>Sold Date: 5/3/2019, MLS Listing 170121157: 9/2/2018 MLS ID: 170121157</div>								
10 Steele Rd	Residential	4/2	1,732 sq ft	8,712	1850	5/3/2019	\$130,000	\$75
<p>BACK ON MARKET. Buyer couldnât get financing. 4/5 BR, 2 bath Colonial Farmhouse. Entry parlor with HW floors and open floor plan that flows through the arch to the sitting room. Spacious kitchen with seasonal views of Ski Sundown and wood burning stove which heats the entire first floor! Wood deck offers outdoor grilling space for summer parties. This versatile home offers a first floor bedroom possibility. Master bedroom suite is a great place to retreat after a long day. Newly carpeted upstairs bedrooms and one bedroom on the first floor. Enjoy the convenience of having your laundry on the 2nd floor. Farmerâs front porch with swing. Small yard allows for more recreation time, instead of endless hours mowing. Walk to town center for restaurants or shopping. Park only minutes away. Easy commute to surrounding towns. Rights to Standlift Cove and partial deeded ownership of the brook in back of the house come with this gem. Price reflects work needed. Great condo alternative. Why rent when you can own.</p> <p>Courtesy of Central CT Realty Group</p>								
<div>21</div> <div>SOLD</div> <div>Sold Date: 4/26/2019, MLS Listing 170166097: 2/22/2019 MLS ID: 170166097</div>								
98 Steele Rd	Residential	3/3	1,880 sq ft	87,120	1926	4/26/2019	\$235,000	\$125
<p>PRICED LOWER TO SELL QUICKLY! A gorgeous 3 Bedroom, 3 Bathroom Colonial situated on a private 2 acre lot. Lots of beautiful charm and character throughout the home. Spacious Living Room features hardwood flooring and fieldstone fireplace with wood burning stove. Light and bright Kitchen provides ample cabinet and counter space, and breakfast bar area. Fomal Dining Room and Family Room provide additional spaces for gathering and entertaining. First floor laundry and Mud Room. Upstairs the Master Bedroom has plenty of space and features an attached full Bathroom. Two additional Bedrooms with lots of natural light and another full Bathroom. Large 2-car Garage and full attic provides lots of storage space. Expansive deck overlooks the stunning property. Access to Jones Mountain from the backyard, perfect for hiking. Conveniently located nearby the town center with shops and restaurants, Ski Sundown, Satans Kingdom/Farmington River Tubing, and West Hill Lake/Brodie Park</p> <p>Courtesy of Coldwell Banker Res Brokerage</p>								

Recently Sold: 50 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>22 SOLD</div> <div>Sold Date: 4/26/2019, MLS Listing 170163202: 2/11/2019 MLS ID: 170163202</div>								
1133 Litchfield Tpke	Residential	4/3	3,979 sq ft	39,204	1941	4/26/2019	\$217,000	\$55
<p>THIS CUSTOM CONTEMPORARY COLONIAL AWAITS YOU. 4 BEDS AND 3 FULL BATHS. BREATHTAKING HARDWOOD FLOORS AND CATHEDRAL CEILINGS! DOUBLE STAIRCASE. FORMAL DINING ROOM WITH FRENCH DOORS AND WAINSCOTING. REMODELED BATHROOM WITH ALL NEW TILE SURROUND. UPDATED KITCHEN WITH NEW CABINETS AND APPLIANCES. FRESHLY PAINTED! BEAUTIFUL TRIM WORK THROUGHOUT. HUGE MASTER SUITE WITH ATTACHED LAUNDRY ROOM. 2 CAR DETACHED GARAGE. OFFERS RESPONDED TO WITHIN 24-48 HOURS.</p> <p>Courtesy of Weichert Realtors ZubretskyGrp</p>								
<div>23 SOLD</div> <div>Sold Date: 5/2/2019, MLS Listing 170127769: 9/24/2018 MLS ID: 170127769</div>								
51 Reservoir Rd	2 Family Residential	4/2	1,583 sq ft	24,393	1869	5/2/2019	\$170,000	\$107
<p>GREAT STARTER HOME WITH INCOME EARNING RIGHT AWAY. CURRENTLY FULLY RENTED WITH EXCELLENT RENTAL HISTORY. PERFECT PROPERTY FOR INVESTOR OR OWNER OCCUPANT! WONDERFUL SIDE BY SIDE 2 FAMILY IN PRIME LOCATION! CLOSE TO SKI SUNDOWN, SCHOOL, TOWN CENTER AND POPULAR AREA ACTIVITIES! 2 CAR DETACHED GARAGE, HARDWOOD FLOORS, WALK UP ATTIC PROVIDES ADDITIONAL STORAGE. BEAUTIFUL HALF ACRE LOT, WALK TO PARK AND FARMINGTON RIVER. SEPARATE UTILITIES.</p> <p>Courtesy of Keller Williams Realty</p>								
<div>24 SOLD</div> <div>Sold Date: 4/15/2019, MLS Listing 170122244: 9/5/2018 MLS ID: 170122244</div>								
408 Main St	Residential	4/1	1,461 sq ft	8,712	1700	4/15/2019	\$61,500	\$42
<p>Attention remodelers or investors! This gem contains a lot of character with endless potential. Open living/kitchen space with kitchen sliding door onto deck. Vaulted kitchen ceiling with wood beams. Master bedroom on first floor with 3 additional bedrooms upstairs. An upper level room would be great for a home office. Beautiful lead glass window in staircase brings sunlight into open living area. Front of home has a charming bay window. There is a storage area behind kitchen area that could be converted into a large pantry or another family use. One car garage with additional storage area. Set back from the road for privacy. Home is conveniently located between downtown New Hartford, Rt. 44 amenities and nearby to the Farmington River. Property to be sold in AS-IS condition. Public water with septic but property may be eligible for public sewer. Sale contingent upon probate court approval.</p> <p>Courtesy of West Wind Realty, LLC</p>								
<div>25 SOLD</div> <div>Sold Date: 4/11/2019, MLS Listing 170055470: 2/26/2018 MLS ID: 170055470</div>								
115 Tanglewood Rd	Residential	4/3	2,961 sq ft	64,468	1988	4/11/2019	\$290,000	\$98
<p>Reduced... priced to sell! New Hartford - Contemporary Colonial 8 rooms, 4 bedrooms, 3 full baths on 1.48 acres. This home features balcony, deck, in-ground swimming pool, sun room, master bath with spa tub, cathedral ceilings, fireplace, full central air, an out building for storage, 2 car garage, electric dog fence all on a lightly wooded street with private back yard. Easy access to routes 202, 8 and 44, Bradley Airport. Town offers attractions like Ski Sundown, Standiff Cove, Brodie Park and much more.</p> <p>Courtesy of The D'Amore Agency, LLC</p>								
<div>26 SOLD</div> <div>Sold Date: 3/29/2019, MLS Listing L10209412: 4/5/2017 MLS ID: L10209412</div>								
419 E Cotton Hill Rd	Residential	3/1	1,292 sq ft	126,324	1893	3/29/2019	\$215,000	\$166
<p>Rare and Unique Opportunity for Mixed Use Property! Residential Dutch Colonial House and Two Commercial Buildings formerly housing a marine business. 3 BR home on 2.9 Acres sold along with 40x90 steel building and 30x75 masonry building. Buyers to check with town zoning for permitted uses and Subject to Probate and State approval. See also Commercial Listing #L10209431.</p> <p>Courtesy of Sullivan Real Estate Inc</p>								

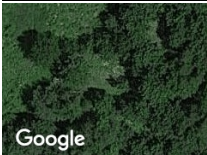

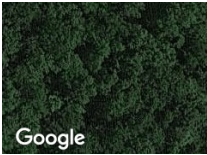



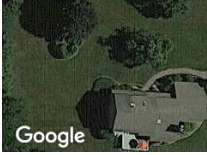

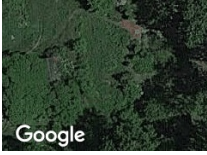



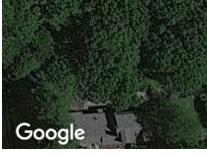





Recently Sold: 50 (cont.)

	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: 3/29/2019, MLS Listing 170164825: 2/17/2019 MLS ID: 170164825								
319 Cotton Hill Rd	Residential	3/3	2,349 sq ft	131,986	1983	3/29/2019	\$295,000	\$126
<p>Welcome home to 319 Cotton Hill Rd, a sun-soaked colonial nestled in a private setting. Step inside through the covered front porch & take in the open floor plan, hardwood floors & natural light. The kitchen has newer appliances & is open to the dining area, which is perfect for cooking & entertaining. The dining area is surrounded by large windows that bring in tons of natural light. Soak in the sun & warmth in the sun room that is attached to the dining area. The sun room overlooks the private yard, 3 season perennial gardens & in-ground pool. A large brick wall in the sun room absorbs heat in the winter sun & distributes the heat w/in the home. In the summer, open the sun room windows to enjoy a breeze. The spacious living room features a cozy fireplace & sliders to the yard. The open floor plan allows you to see the living room from the kitchen. A half bath completes the 1st floor. The roomy master bedroom is bright & sunny & features a full bathroom. The bonus/rec room is currently set up as a bedroom. It could also be used as a family room, office, den, craft room, etc. The laundry area is conveniently located on the 2nd floor. Two more bedrooms, a full bath & hardwood floors complete the 2nd floor. Enjoy summers in the in-ground pool. The yard is lined w/tall pine trees, which provide lots of privacy & a tranquil setting, which makes a great place to relax or entertain. This home also includes a full basement w/loads of storage space & a large, attached, 2 car garage.</p> <p><i>Courtesy of Keller Williams Realty</i></p>								
 SOLD • Sold Date: 3/15/2019, MLS Listing 170130908: 10/3/2018 MLS ID: 170130908								
2 Turkey Holw	Residential	2/2	1,218 sq ft	4,791	2003	3/15/2019	\$157,000	\$129
<p>Well maintained 2 bedroom 1.5 bath home just perfect for starting out or downsizing!!! Wonderful flow from the living room to the kitchen (complete with oak cabinets) leading outside to the upper-level deck overlooking a fully fenced beautifully landscaped level lot. Down the hall from the living area you will find two bedrooms and a full bath. The spacious finished lower level gives plenty of room to spread out and offers a convient access through the sliding door to the backyard and lower level deck. On the lower level you will also find a designated laundry room and an additional half bath. Additional features for this move in ready home include a 1 car garage, vinyl siding, and themopane windows.</p> <p><i>Courtesy of Coldwell Banker Residential Brokerage</i></p>								
 SOLD • Sold Date: 3/21/2019, MLS Listing 170118854: 8/25/2018 MLS ID: 170118854								
4 Woodcock Ln	Residential	4/2	1,592 sq ft	6,534	2002	3/21/2019	\$163,500	\$103
<p>This is a short sale. Very private fenced backyard with deck. Lots of space and potential here in this two story colonial located in the pine meadow subdivision in New Hartford. Some cosmetic work needed.</p> <p><i>Courtesy of Realty Experts LLC</i></p>								
 SOLD • Sold Date: 3/11/2019, MLS Listing 170149114: 12/9/2018 MLS ID: 170149114								
425 Steele Rd	Residential	4/3	1,666 sq ft	87,120	1989	3/11/2019	\$175,000	\$105
<p>Beautiful 4 bedroom 2.1 bath 1666 Squ Ft Colonial,,Built in 1989 and as Private as private comes. Move in condition,,Gleaming hardwood floors,,Fireplace, Stainless steel appliances..full Basement,, Huge Back Deck overlooking you seduced forest and just waiting for the new owner to call this there Dream home.</p> <p><i>Courtesy of Aspen Realty Group</i></p>								
 SOLD • Sold Date: 3/1/2019, MLS Listing 170157158: 1/17/2019 MLS ID: 170157158								
641 Litchfield Tpke	Residential	3/3	2,514 sq ft	368,517	2002	3/1/2019	\$178,000	\$71
<p>This is a very seduced property on a private lot.. 2514 Squ Ft Colonial ,,3 beds 2.1 baths..on 8.46 acres,, large barn and at one time looks to have been a farm and/or nursery of some type. This may just be the dream home you have been looking for</p> <p><i>Courtesy of Aspen Realty Group</i></p>								
 RECENTLY SOLD • Sold Date: 7/17/2019, Public Record MLS ID: -								
119 Arrowhead Dr	Single Family	4/4	2,498 sq ft	82,764	1986	7/17/2019	\$340,000	\$136












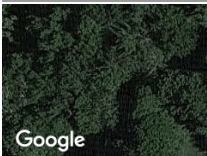







Google

Recently Sold: 50 (cont.)

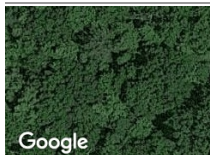
		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 SOLD	* Sold Date: 3/18/2019, Public Record MLS ID: –							
Google	46 Behrens Rd	Residential-Vacant Land	–/–	–	87,120	–	3/18/2019	\$34,900	–
	 SOLD	* Sold Date: 4/17/2019, Public Record MLS ID: –							
Google	122 Carpenter Rd	Residential	4/3	1,876 sq ft	588,060	1974	4/17/2019	\$242,000	\$129
	 RECENTLY SOLD	* Sold Date: 5/30/2019, Public Record MLS ID: –							
Google	32 Cottage St	Single Family	2/2	1,210 sq ft	7,841	1880	5/30/2019	\$160,000	\$132
	 SOLD	* Sold Date: 4/30/2019, Public Record MLS ID: –							
Google	44 Frey Rd	Single Family	3/3	2,995 sq ft	52,708	1984	4/30/2019	\$342,626	\$114
	 RECENTLY SOLD	* Sold Date: 7/8/2019, Public Record MLS ID: –							
Google	93 Highland Ave	Single Family	4/3	3,022 sq ft	103,672	1923	7/8/2019	\$310,000	\$103
	 SOLD	* Sold Date: 2/21/2019, Public Record MLS ID: –							
	39 Knollwood Dr	Duplex	4/5	2,704 sq ft	134,600	1996	2/21/2019	\$342,650	\$127
	 RECENTLY SOLD	* Sold Date: 7/19/2019, Public Record MLS ID: –							
Google	58 Little Brook Rd	Single Family	4/3	1,915 sq ft	30,492	1968	7/19/2019	\$254,900	\$133
	 SOLD	* Sold Date: 3/22/2019, Public Record MLS ID: –							
Google	11 Livery Pool Rd	Single Family	3/2	1,832 sq ft	43,560	1979	3/22/2019	–	–
	 SOLD	* Sold Date: 3/26/2019, Public Record MLS ID: –							
Google	220 Main St, Apt 3K	Condominium Unit (Residential)	2/2	1,136 sq ft	–	1973	3/26/2019	\$104,000	\$92

Recently Sold: 50 (cont.)

		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 OFF MARKET • Foreclosure, Notice of Lis Pendens								
	15 Mary Dr	Single Family	3/3	1,858 sq ft	65,340	1992	4/10/2019	\$291,890	\$157
	 RECENTLY SOLD • Sold Date: 6/3/2019, Public Record								
	29 Niles Rd	Single Family	3/1	1,114 sq ft	5,227	1957	6/3/2019	\$145,000	\$130
	 SOLD • Sold Date: 2/21/2019, Public Record								
	68 Ratlum Rd	Single Family	1/1	320 sq ft	248,292	2003	2/21/2019	\$130,000	\$406
	 RECENTLY SOLD • Sold Date: 5/28/2019, Public Record								
	209 Ratlum Rd	Single Family	3/3	2,752 sq ft	127,631	1850	5/28/2019	\$400,000	\$145
	 SOLD • Sold Date: 3/6/2019, Public Record								
	261 Richards Rd	Single Family	3/3	2,647 sq ft	152,024	1988	3/6/2019	\$320,000	\$121
	 SOLD • Sold Date: 3/29/2019, Public Record								
	19 Ridge View Ter	Single Family	3/2	1,406 sq ft	6,970	2004	3/29/2019	\$205,000	\$146
	 RECENTLY SOLD • Sold Date: 6/26/2019, Public Record								
	522 Steele Rd	Single Family	—/—	—	92,347	—	6/26/2019	\$350,000	—
	 SOLD • Sold Date: 3/29/2019, Public Record								
	535 Town Hill Rd	Single Family	—/—	—	457,380	—	3/29/2019	\$737,000	—
	 RECENTLY SOLD • Sold Date: 7/15/2019, Public Record								
	81 West Rd	Single Family	3/2	1,132 sq ft	47,916	1985	7/15/2019	\$122,500	\$108


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 170220424: 7/27/2019 MLS ID: 170220424</div>								
9 Hilltop Rd	Residential	3/2	1,149 sq ft	5,227	1948	\$139,900	7/31/2019	\$122
<p>Well cared for Seasonal Cottage with optional Deeded Association Rights to LAPOA. Private Beach association. West Hill Lake is truly a special place for those looking for peace and tranquility, clean waters and calm waters to sail/kayak/paddleboard and fish. This Cottage feels more like a home than a Cottage. 3 Bedrooms, Dining area, Living room with Fireplace, Large Kitchen and Sunroom. A special place to make memories for years to come. More than a lake house, a community of friends.</p> <p><i>Listing Courtesy of The D'Amore Agency, LLC</i></p>								
<div>2</div> <div>EXPIRED</div> <div>MLS Listing G10190119: 1/8/2017 MLS ID: G10190119</div>								
2 Evergreen Xing	Residential	4/3	2,300 sq ft	42,253	2017	\$419,900	7/8/2019	\$196
<p>The "Madison" model offers 2300 square feet with a large first floor Master suite and 4 total bedrooms! Open floor plan, two story Great Room, a main level Library and an end load garage tie together nicely for an "at home" feel. Granite, hardwood, upgraded trim and all that you expect from a Lepore and Sons home. We are selling quickly so come see why! Only 3 home sites left. Agent/Owner. Visit our aerial tour!</p> <p><i>Listing Courtesy of West Wind Realty, LLC</i></p>								
<div>3</div> <div>EXPIRED</div> <div>MLS Listing 170103365: 6/30/2018 MLS ID: 170103365</div>								
190 Ramstein Rd	Residential Land	—/—	—	2,613,600	—	\$424,000	6/11/2019	—
<p>This was formerly approved as a subdivision, Woodside Estates, in 2004. Plans called for 15 total lots. Currently being offered as 60 +/- acres of the original 74 acres shown on maps. Owner will split one lot off to family member at time of closing. Great country location but very close to Rt 202 for shopping and commute. This was professionally surveyed, soil testing performed, and other items that were required to receive approval for the original subdivision. Engineering, survey, site topography, are available from the original filing. All must be updated or revised to present requirements for a subdivision. Retesting and re-approval will be required but much of the hard work is done and this presents a wonderful opportunity for a developer to put together a purchase package. It could also present an opportunity for a less ambitious plan if a builder desires. Lets talk and come up with something. The Seller may provide financing to the a Buyer.</p> <p><i>Listing Courtesy of ROI Real Estate LLC</i></p>								





Google



Expired Listings: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.
<div>  EXPIRED </div> <div> <i>MLS Listing 170067695: 4/4/2018</i> <i>MLS ID: 170067695</i> </div>								
76 Cottage St	Residential	4/1	1,518 sq ft	10,018	1850	\$164,900	4/4/2019	\$92
<p>Sweet home has updated kitchen with ss appliances. New steps to second level recently installed!! Main level has updated first floor bath and laundry, enclosed back porch for 3 season enjoyment and large sunken living room with picture window. Enjoy formal dining and quaint front porch in a great convenient location. Walk to the river or downtown. Entertainment, skiing and shopping nearby in picturesque New Hartford! Upstairs newly carpeted and main level has pellet stove and den or possible first floor bedroom. Large open rear yard and over sized garage. Experience real New England charm in this well kept home.</p> <p><i>Listing Courtesy of Northwest CT Realty</i></p>								




New For Lease: 4

	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 • New, Active: 8/9/2019 MLS ID: 170224743								
535 Main St	Multi-Family Rental	2/1	750 sq ft	4,356	1870	8/9/2019	\$1,000	\$1
<p>Nicely updated 1st floor 2 bedroom, 1 bath apartment situated in a well maintained classic building in the center of beautiful downtown New Hartford! This property is conveniently located across from the Farmington River, walking distance to great restaurants and entertainment and just 5 minutes drive to Ski Sundown! New Hartford has some of the top ranked schools in CT. There is a modern kitchen, with a large pantry, a large living room, 2 bedrooms, plus a full bath with tub and shower. Owner/broker. Small pets are negotiable for an additional fee at owner's discretion... WILL NOT LAST!</p> <p><i>Courtesy of Cohen Agency SIM, LLC</i></p>								
 PENDING LEASE • Deposit: 7/7/2019 MLS ID: 170211071								
15 Loomis Hts	Multi-Family Rental	2/1	864 sq ft	30,492	1950	7/7/2019	\$1,100	\$1
<p>Great opportunity to rent a newly renovated apartment towards the center of New Hartford. Loomis Heights is a quiet cul-de-sac street that offers quick and great access to Route 44. Resting on a spacious .70 acre lot this 2 bedroom apartment includes newer plumbing fixtures, recently installed counter tops, and beautiful hardwood floors. Laundry hookups and plenty of storage space are a plus in the roughly 400 sq ft basement. The neighboring apartment is owner occupied and therefore the tenant is not responsible for snow removal or any outdoor grounds maintenance. Schedule a showing today! This is a Agent Owner Listing.</p> <p><i>Listing Courtesy of Carol Cole Real Estate, LLC</i></p>								

New For Lease: 4 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
 3 FOR LEASE * Active: 6/5/2019 MLS ID: 170202777								
584 W Hill Rd	Rental/Lease	3/2	2,328 sq ft	65,340	1975	6/5/2019	\$1,695	\$1
Vacation year round in this spectacular log home adjacent to all the recreation activities at Brodie Park and West Hill Pond! Relax outside on the front porch overlooking the private yard or sit by the fire in the 26x25 Family Room with cathedral ceilings and an abundance of natural afternoon sunlight. With over 2400sqft this spacious home has three bedrooms, an additional office area, a separate sitting room, dining area, spacious eat-in kitchen, and 2 full bathrooms. Laundry is included in the rent along with all exterior maintenance (snow/lawn)! Tenant is responsible for trash and all utilities. The main floor and the second floor are available for private use; however, please note that the basement level is not available for use. Please also note that both garages and the lower level will quietly used by the landlords from July 1-Aug 31st at which time the rent will be reduced by \$300/each month. **Strict no pet and no smoking policy** 1 year lease and security deposit required.								
<i>Courtesy of Welcome Real Estate, LLC</i>								
 4 FOR LEASE * New, Active: 7/19/2019 MLS ID: 170218172								
1300 Litchfield Tpke	Rental/Lease	2/1	792 sq ft	74,487	1936	7/19/2019	\$1,500	\$2
New Hartford Ranch, Cute and Cozy yet plenty of storage! Quiet and Private yard. 2 BR and 1 BA but approx. 20x24 loft above garage available for multi-use including storage. Carport and Shed. First Floor of Garage/Barn Excluded.								
<i>Courtesy of Sullivan Real Estate Inc</i>								




Recently Leased: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
 RECENTLY LEASED • Leased Date: 7/30/2019, MLS Listing 170217819: 7/23/2019 MLS ID: 170217819								
220 Main St, Apt 3A	Condo	2/2	1,136 sq ft	—	1973	7/30/2019	\$1,300	\$1
<p>Come see the view! Coveted end unit condominium now available for lease at River Run in New Hartford. The Main living area has a Galley kitchen and an adjacent half bath as well as an open concept Dining room and Sunken Living Room. Step out on to the deck through the living room sliders and let the day slip away. Sit back and relax, take in the amazing view and sounds of the Farmington River. On the second floor you will find the bedrooms, both with vaulted ceilings the Master with a walk in closet as well a conveniently located laundry closet in the hallway. There is a one car garage at basement level as well as a single assigned parking space. The complex is in a great location, truly a must see. Minutes from shopping, state forests, rails to trails, kayaking, skiing and so much more!</p> <p><i>Courtesy of William Raveis Real Estate</i></p>								
 RECENTLY LEASED • Leased Date: 6/26/2019, MLS Listing 170201029: 6/1/2019 MLS ID: 170201029								
251 Gillette Rd	Rental/Lease	2/2	864 sq ft	47,916	1953	6/26/2019	\$1,300	\$2
<p>Great Landlord looking for great tenant! Move right into this cozy 2 bedroom ranch in the outskirts of New Hartford. 1.5 bath, walkout basement, large deck, spacious yard and plenty of parking. Easy commute to Avon, Canton or Farmington. Tenant to pay for background check. Serious Urgency to be rented. \$200 discount of 1st months rent is lease signed by June 15th, \$100 discount of first months rent is lease is signed by June 24th.</p> <p><i>Courtesy of The Washington Agency</i></p>								
 RECENTLY LEASED • Leased Date: 6/3/2019, MLS Listing 170195493: 5/15/2019 MLS ID: 170195493								
75 Dorothy Dr	Residential Land	—/—	—	6,534	—	6/3/2019	—	—
<p>This property comes with deeded beach rights and is eligible for membership in the LAPOA, giving you rights to use the private beach, attend picnics and events, use the lake front canoe/paddleboard racks, and get on the list for a boat slip. Enjoy lunch at the iconic North End Store and listen to live music every weekend in the summer. If you love fishing, canoeing, paddle boarding, kayaking, and swimming West Hill Lake is the place for you!***This is not an approved building lot. This lot is good for LAPOA membership only***The Seller intends to consider all offers and select the Highest and Best on 6-2-19.</p> <p><i>Courtesy of Turning Point Realty, LLC</i></p>								

Recently Leased: 5 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
<div>4 OFF MARKET</div> <div>Leased Date: 4/8/2019, MLS Listing 170142067: 11/6/2018 MLS ID: 170142067</div>								
251 Richards Rd	Residential Land	-/-	-	1,418,313	-	4/8/2019	-	-
<p>This 32.567 acre parcel consist of 5 separate build able lots, being sold as one. Maps are available. Great location!, New Hartford Address yet close to Torrington shopping and major routes. See agent remarks.</p> <p>Courtesy of Elite Realty</p>								
<div>5 OFF MARKET</div> <div>Leased Date: 3/6/2019, MLS Listing 170167848: 2/27/2019 MLS ID: 170167848</div>								
220 Main St, Apt 7K	Condo	2/2	1,136 sq ft	-	1973	3/6/2019	\$1,400	\$1
<p>Nicely updated 2 bedroom, 1.5 bath townhouse style condo, with HEAT & HOT WATER INCLUDED! The main level features a large living room, with slider access to the patio, a nicely equipped kitchen with appliances, including a dishwasher, microwave, stove and refrigerator, a dining room, plus a half-bathroom. The upstairs has a large master bedroom, complete with a huge walk-in closet, a 2nd bedroom, a full bathroom with a bathtub and shower, plus a laundry room with washer & dryer. This unit has plenty of closet space and lots of storage in the unfinished basement, plus an attached 1 car garage. Conveniently located just minutes to shopping, restaurants, and Ski Sundown ski slopes, plus great for commute to Hartford, Springfield, or Waterbury!</p> <p>Courtesy of Cohen Agency SIM, LLC</p>								

Open Houses: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
 FOR SALE • New, Active: 8/6/2019 MLS ID: 170223739								
363 Bruning Rd	Residential	4/2	1,932 sq ft	87,120	8/6/2019	\$299,000	8/17/2019	2:00PM-4:00PM
<p>Awesome opportunity to own a unique home on 2 acres of secluded property surrounded by woods. Endless possibilities for this split level which offers three floors of spacious living. The first floor includes a large rec room, laundry, office and den with beautiful stone fireplace. The second floor offers a spacious new kitchen with granite counters, matching stainless steel appliances, dining, and living area. Which includes an open layout and impressive wood cathedral ceilings and beams. The third floor features four large bedrooms, walk-in closets, and large full bath. Oversized 3600 sq ft two story barn. The first floor is divided into two areas with concrete floor and both overhead and side door access. The second floor is fully finished with heat. The building was once used as a contractor's office and shop. Perfect for art studio, home office, workshop. Home has been recently updated including a new septic system. Price for quick sale! Don't miss out to call this house your home.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
 FOR SALE • Active: 7/3/2019 MLS ID: 170212772								
310 Niles Rd	Residential	2/1	1,400 sq ft	14,374	7/3/2019	\$199,900	8/17/2019	11:00AM-1:00PM
<p>This FULLY remodeled cape is waiting for you to call it home. Enjoy the quiet setting just steps away from Brodie Park. Inside features spacious bedrooms, modern bathroom, living room, two bonus rooms on the second floor, kitchen with new shaker cabinets, leathered granite counters. Wood floors throughout main floor, all NEW stainless steel appliances, freshly painted and nothing to do but move in. Priced for quick sale.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
 FOR SALE • New, Active: 8/12/2019 MLS ID: 170218553								
19 Church St	Residential	1/1	1,120 sq ft	21,344	8/12/2019	\$195,000	8/18/2019	1:00PM-4:00PM
<p>Tidy ranch set on approximately 1/2 acre nicely landscaped lot, close to 44 in quaint Pine Meadow area of New Hartford. Large eat in kitchen with island, dining/living room, bedroom, bath, small den, breezeway, deck and garage. First floor laundry. Home was updated in 2020-11 with new windows, deck, doors, floors, roof, leaf guard gutters, furnace, bathroom vanity and fixtures, siding & insulation, kitchen sink, new appliances, and kitchen island. All extra wide doors and handicapped access. Being sold fully furnished!</p> <p><i>Listing Courtesy of SellersListingService.com</i></p>								



Open Houses: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Open House Date	Hours
<div>   • New, Active: 7/31/2019 MLS ID: 170221848 </div>								
438 W Hill Rd	Residential	4/3	2,212 sq ft	81,457	7/31/2019	\$319,450	8/18/2019	1:00PM-3:00PM
<p>Welcome Home to your tastefully decorated, Move In Ready extended Cape with open floor plan! This 4+ , 2.5 bath home located in the desirable West Hill Lake area, is just minutes from Brodie Park and one of the most pristine lakes in CT. Look out to the expansive living room w/ fireplace while you cook meals on your beautiful Kitchen Island w/ Jenn Air stove. Enjoy dining at the breakfast bar or in the dining room both overlooking the most serene backyard. Or walk out onto the deck through the sliders, which is perfect for entertaining or just relaxing and observing nature. The Main floor has space that is perfect for guest room. An additional space in the front of the house could be an office, den or a even a fifth bedroom. The Laundry is also located on the main floor. Walk up the beautiful hardwood stairs where you will find a large Master Bedroom with 2 reading nooks, an en suite & a large walk in closet. You will also see 2 very large bedrooms and a full sized bath. Watch TV, play games or nap in the in the tastefully finished basement Den. There is storage galore in the full sized basement which includes a large workbench. There is plenty of parking in the large 2 car garage, and it's great for additional storage. The outer front entry is decorated with fully grown shrubs set behind a beautiful stone wall overlooking an expansive tree lined, very private front yard. This home won't last long. Call for a showing today!</p> <p><i>Listing Courtesy of Turning Point Realty, LLC</i></p>								
<div>   • Active: 6/2/2019 MLS ID: 170201747 </div>								
57 Lair Rd	Residential	3/2	2,184 sq ft	65,340	6/2/2019	\$284,000	8/18/2019	12:00PM-1:30PM
<p>Beautiful Raised Ranch with plenty of curb appeal, updates and room for everyone! Nice and bright rooms that have been freshly painted and new carpet has been installed thru out the home. Home has 3 bedrooms and 2 full baths. Large Eat in Kitchen and attached dining room have tile floors. Living Room has Fireplace and a large picture window. Master bedroom has an en suite bath and has plenty of room for a seating area. An additional bedroom completes the main level. On the lower level you will find the 3rd bedroom along with laundry room and Family Room with wood burning stove for those cold nights. Property has newer furnace, windows and roof. Lot is landscaped and has a deck off the kitchen with sliders, great for entertaining. Hot tub, pool and sheds convey with the property.</p> <p><i>Listing Courtesy of Coldwell Banker Residential Brokerage</i></p>								

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- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
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- **School data and reviews** from Niche.
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