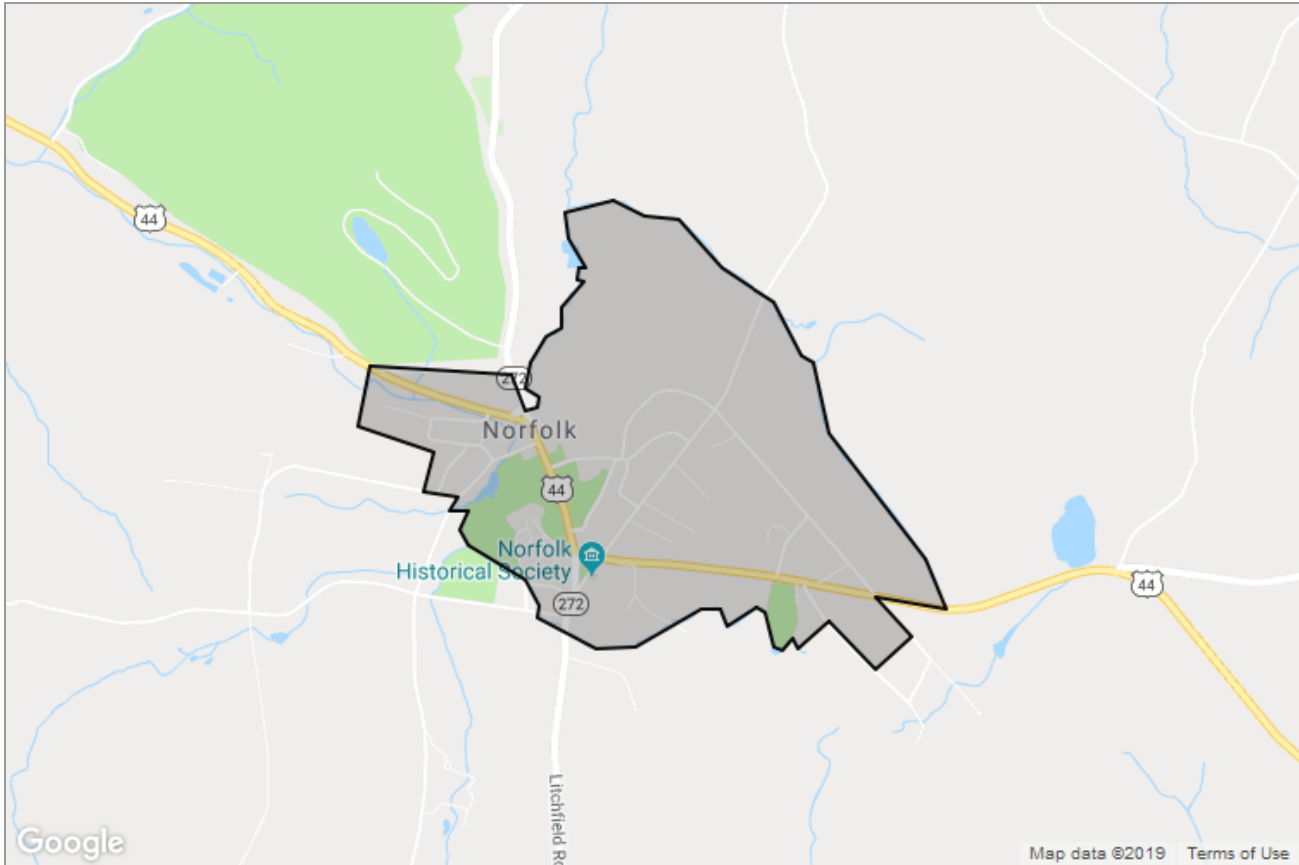


MARKET ACTIVITY REPORT

## Norfolk, Connecticut



Presented by  
**Steve Schappert** | REALTOR® | GRI  
Connecticut Real Estate License: REB.0791416



Work: (203) 994-3950 | Mobile: (203) 994-3950

Main: [Broker@ctreb.com](mailto:Broker@ctreb.com)

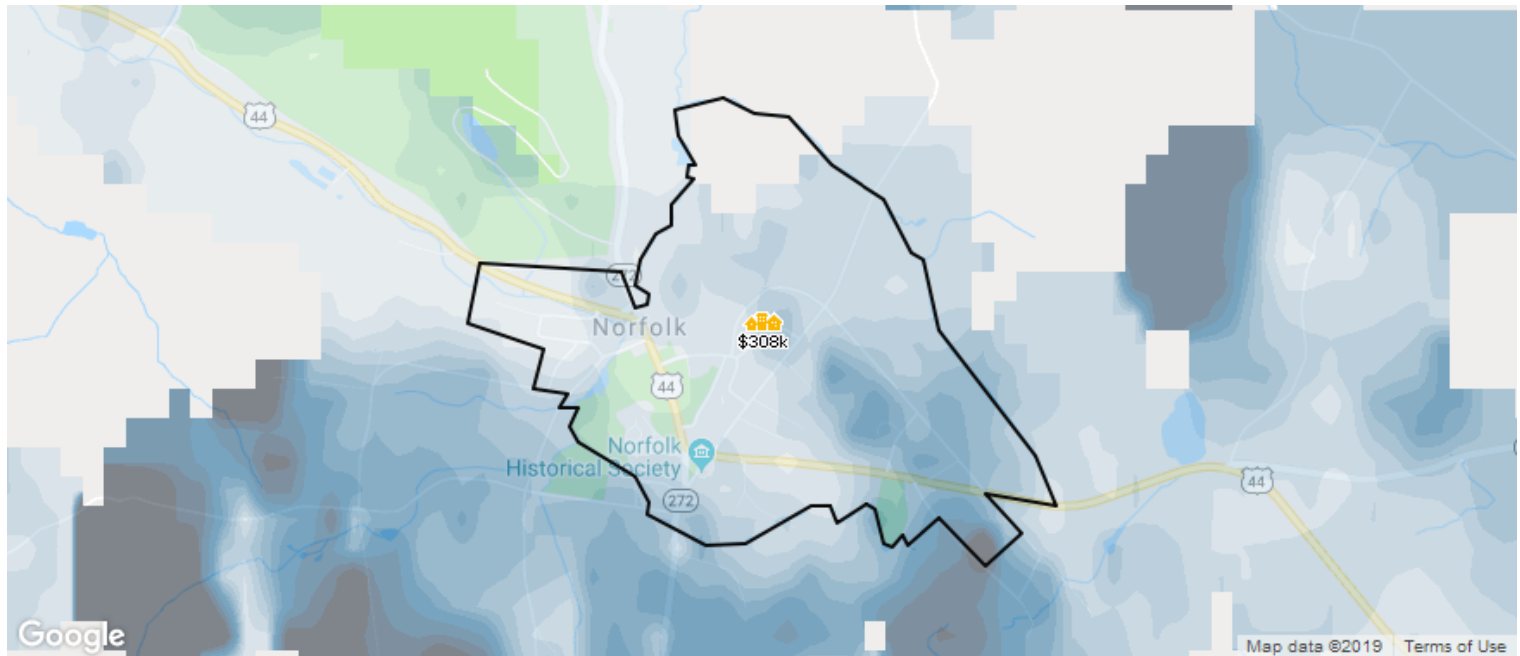
Office: <http://ConnecticutRealEstate.online>

### Connecticut Real Estate

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

# Norfolk, 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

**\$308K**

Updated: 7/31/2019

Change Over  
Last Month

↑ **2.12%**

Change Over  
Last Quarter

↑ **2.12%**

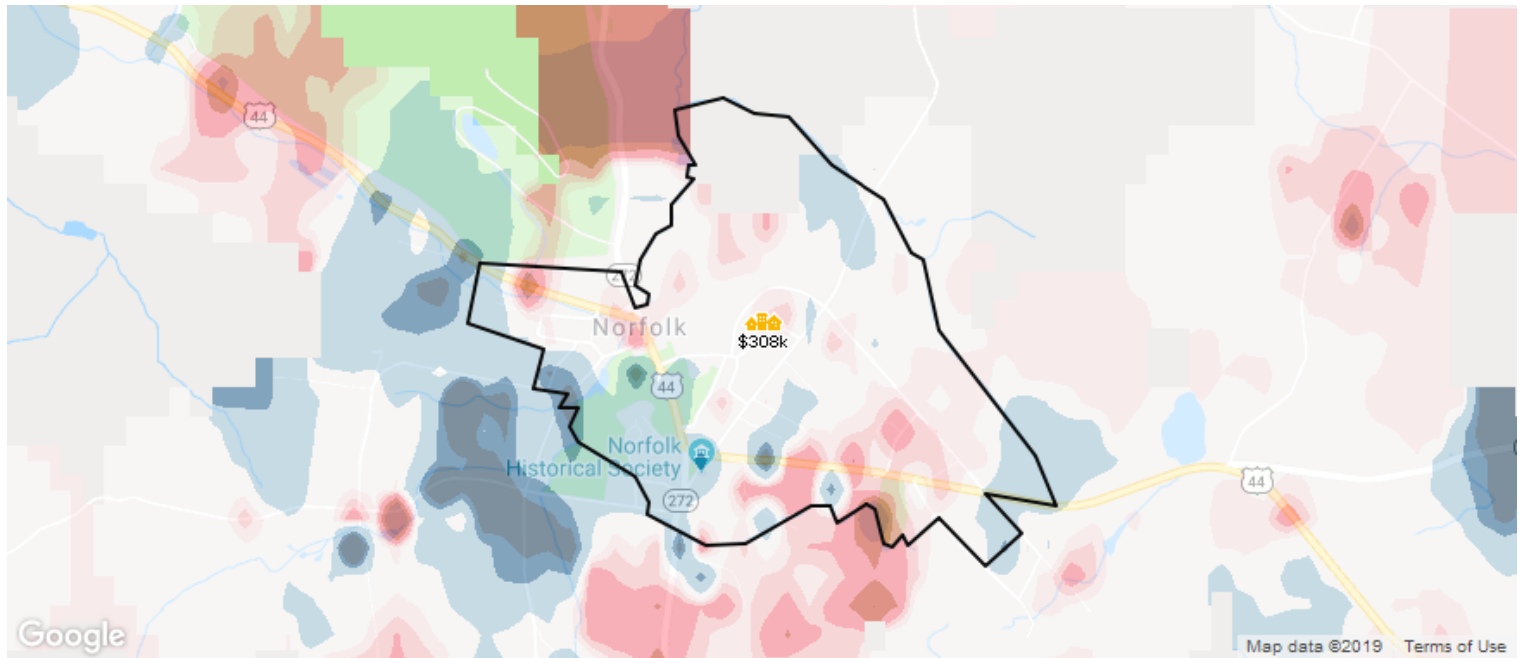
Change Over  
Last 12 Months

↑ **2.83%**

*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.*

# Norfolk, 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

**\$308K**

Updated: 7/31/2019

Change Over  
Last 12 Months

↑ **2.83%**

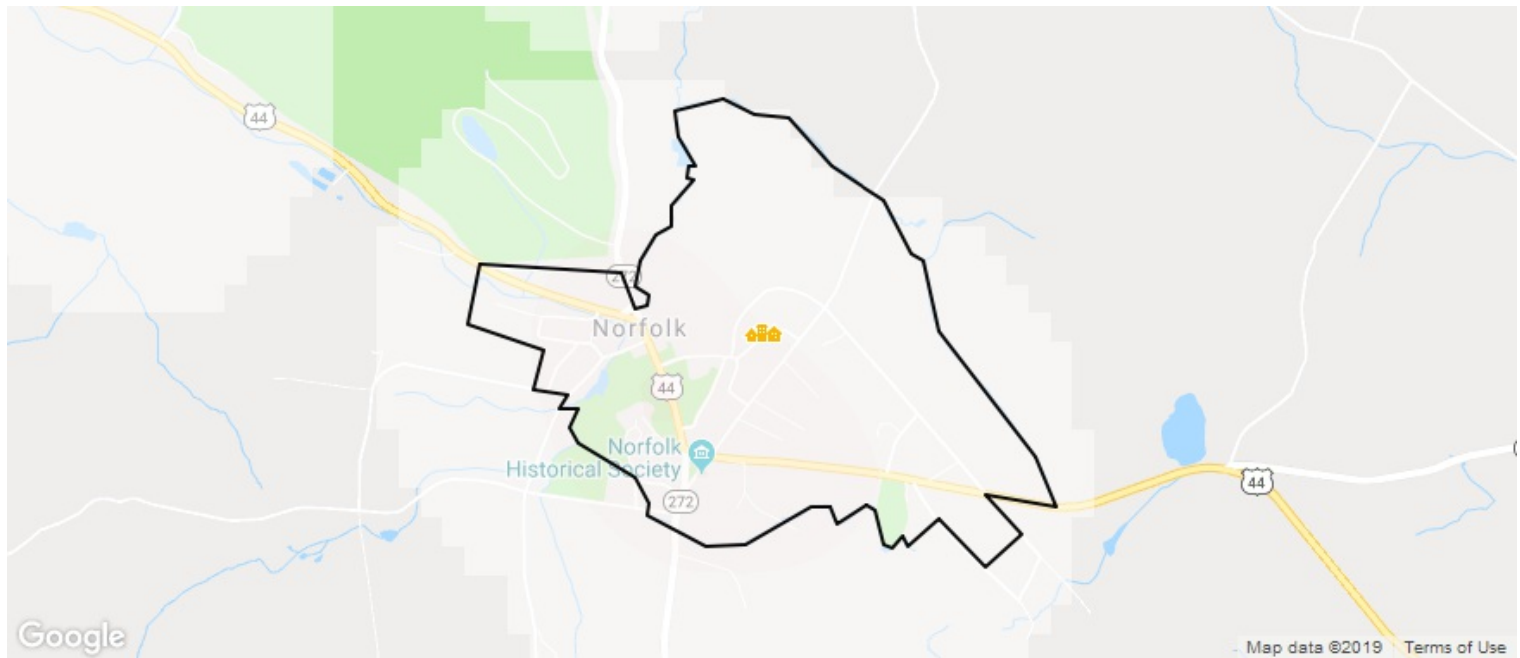
Change Over  
Last 36 Months

↑ **21.69%**

*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.*

# Norfolk, 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

**4**

Updated: 8/14/2019

# of  
Pre-Foreclosures

**2**

# of  
Foreclosures

**2**

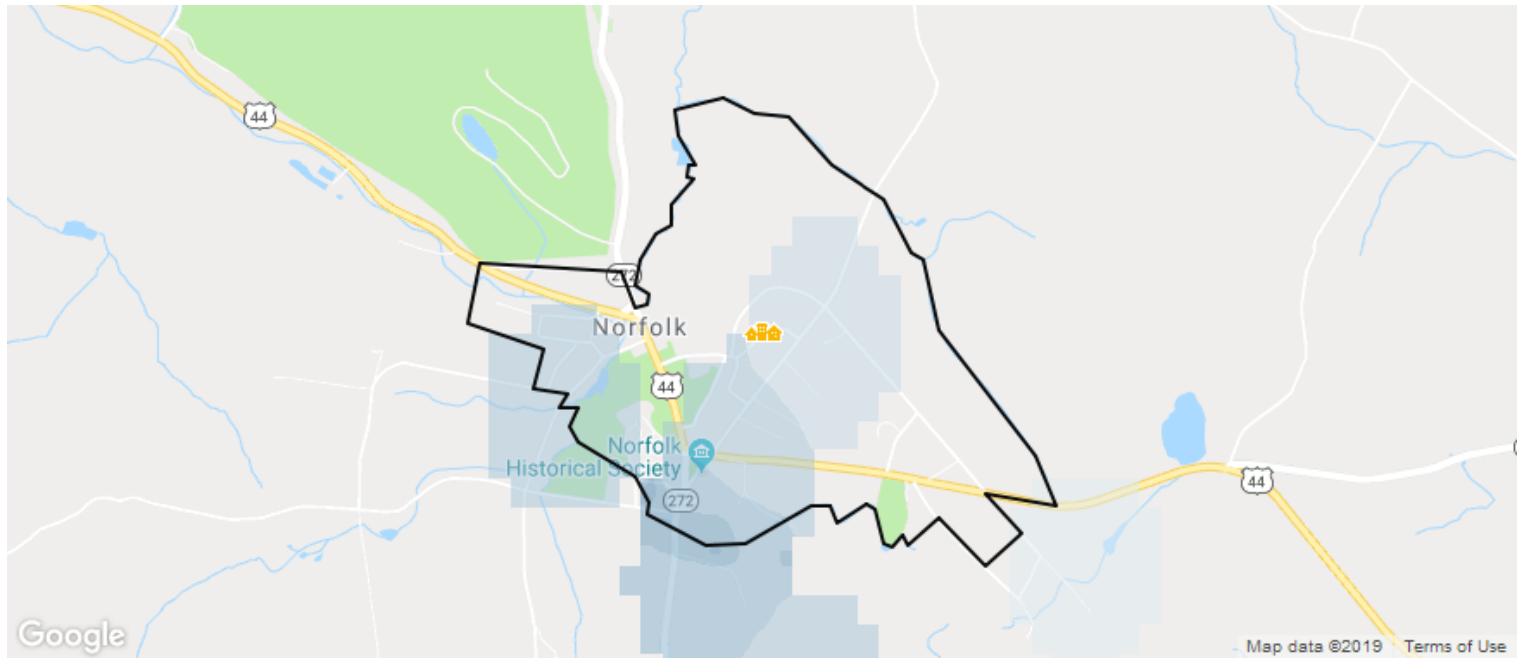
# of  
Short Sales

**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.

# Norfolk, Connecticut

## Market Snapshot: Sales Price

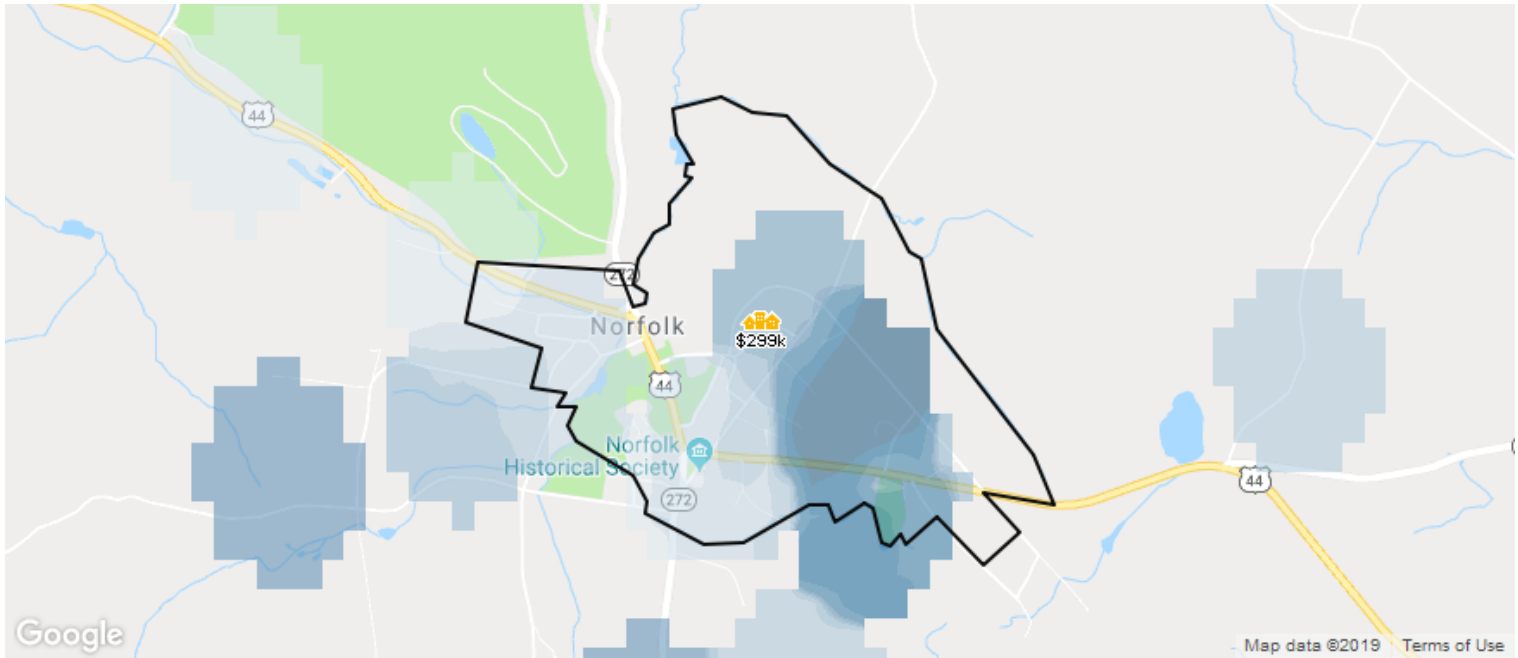


This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

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

# Norfolk, 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

**\$299K**

Updated: 6/30/2019

Change Over  
Last Month

↓ **5.08%**

Change Over  
Last Quarter

↑ **19.65%**

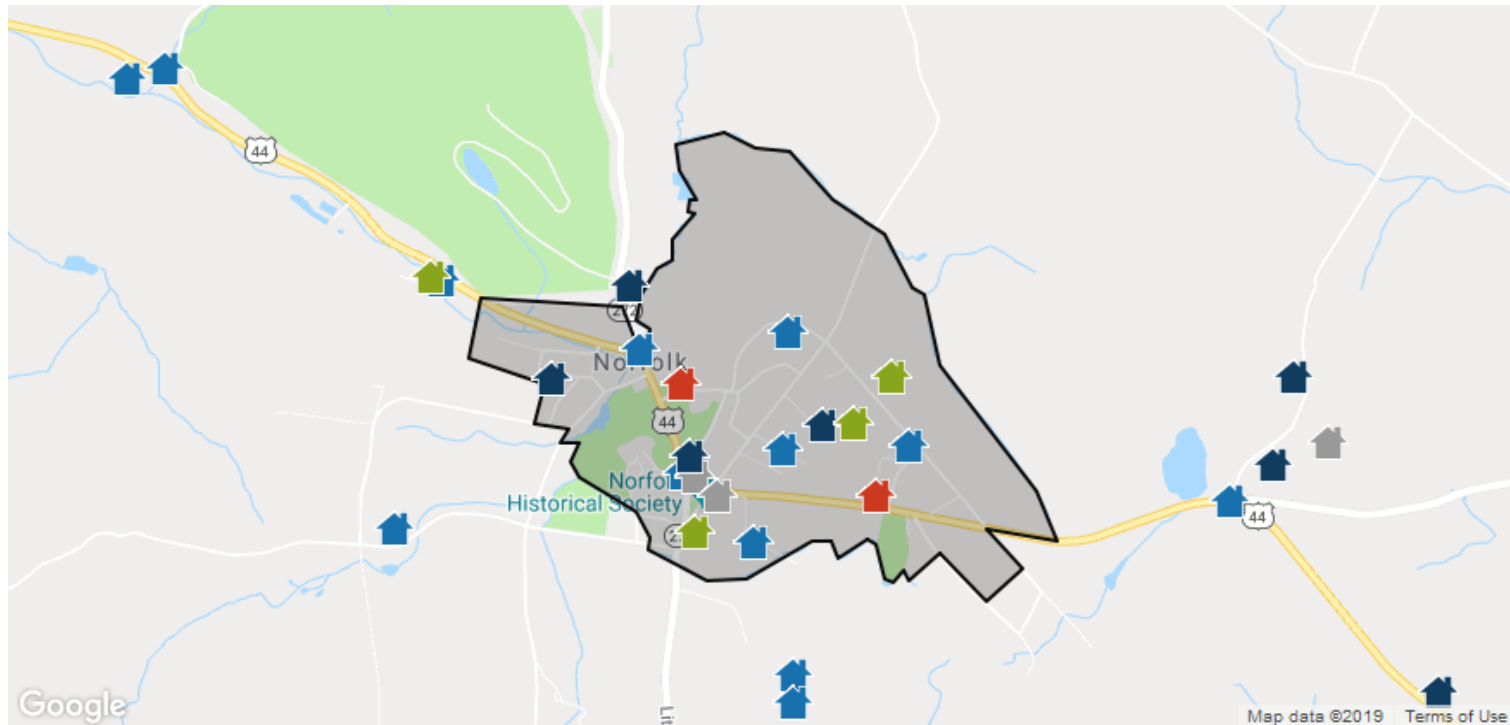
Change Over  
Last 24 Months

↓ **24.3%**






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.

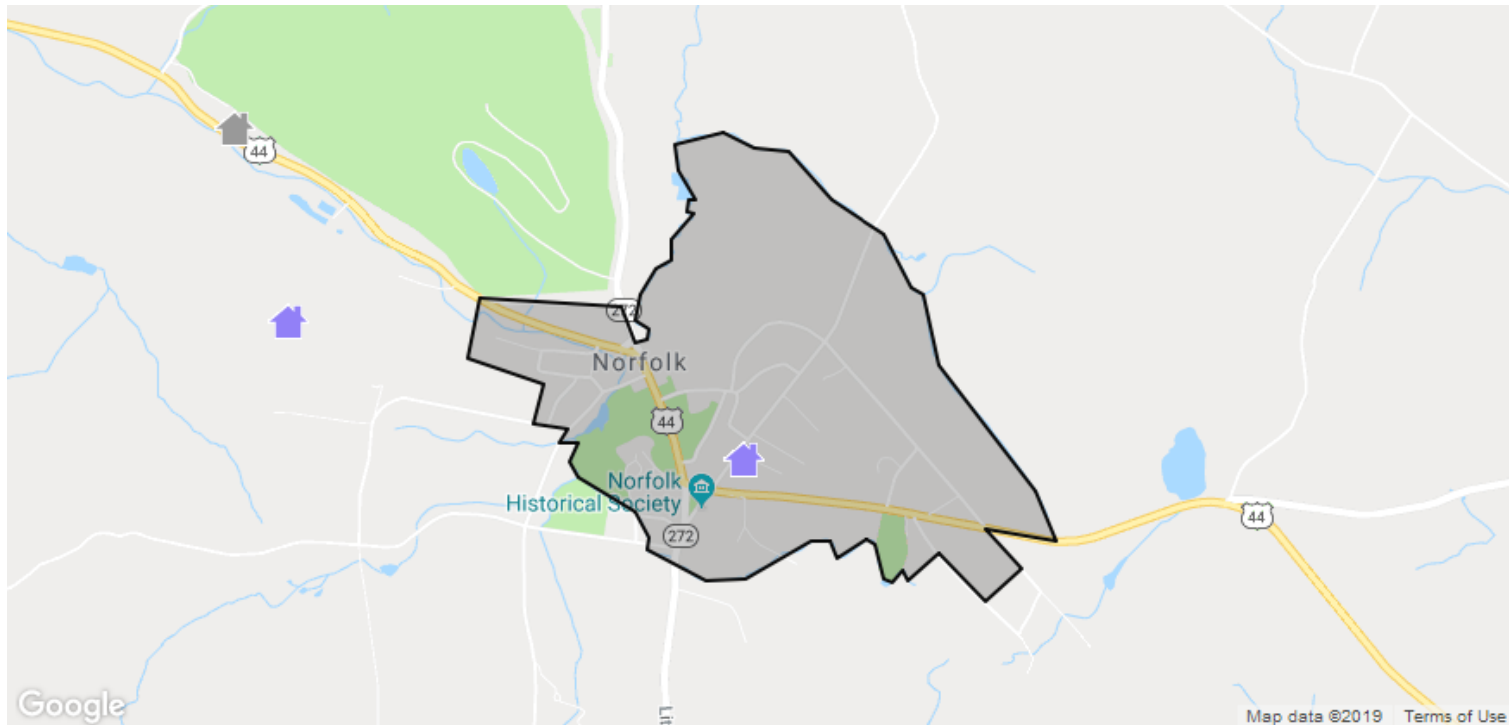
### Market Activity Summary Stats



**Search Criteria** | **Location:** Norfolk, 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
<b>Number of Properties</b>	18	8	18	3	13
<b>Low Price / Value</b>	\$30,000	\$150,000	\$69,900	\$69,900	—
<b>Median Price / Value</b>	\$279,900	\$295,900	\$212,500	\$279,900	\$109,944
<b>High Price / Value</b>	\$3,698,000	\$1,250,000	\$3,999,000	\$300,000	\$1,325,000
<b>Average Price / Sq. Ft.</b>	\$153	\$135	\$149	\$92	\$129
<b>Median Price / Sq. Ft.</b>	\$153	\$124	\$107	\$49	\$31
<b>Average Days in RPR</b>	80	250	454	76	122
<b>Median Days in RPR</b>	74	98	332	61	—
<b>Total Volume</b>	\$9,580,700	\$3,463,300	\$8,483,599	\$649,800	\$4,286,944

### Market Activity Summary Stats (cont.)



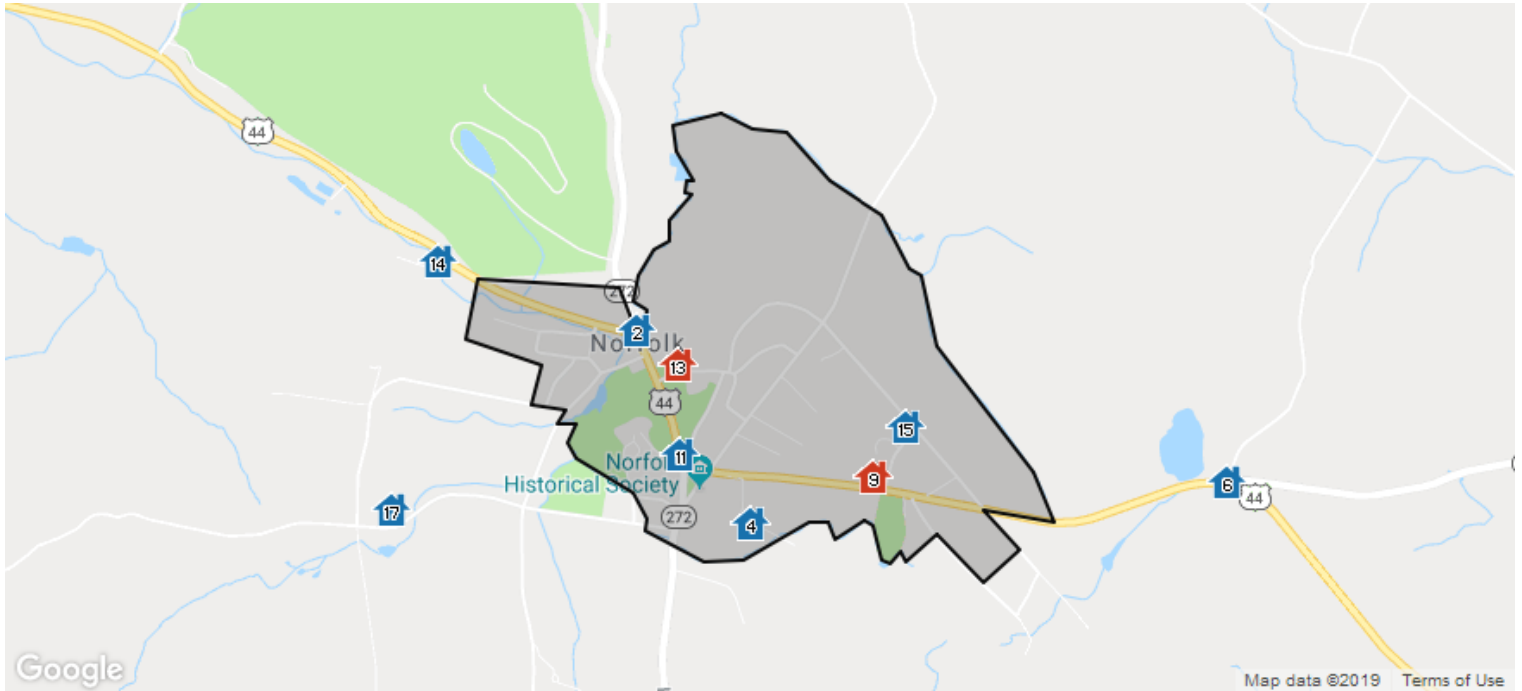
**Search Criteria** | **Location:** Norfolk, Connecticut; **Date:** Changes in the Last 6 Months; **Change Types:** New Listings, Pending, Price Change, New Distressed, Recently Sold, Expired, New For Lease, Recently Leased, Open House; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, 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

<b>Number of Properties</b>	3	2
<b>Low Price / Value</b>	\$137,500	\$825
<b>Median Price / Value</b>	\$249,900	\$15,413
<b>High Price / Value</b>	\$299,000	\$30,000
<b>Average Price / Sq. Ft.</b>	\$192	\$3
<b>Median Price / Sq. Ft.</b>	\$192	\$3
<b>Average Days in RPR</b>	374	65
<b>Median Days in RPR</b>	212	65
<b>Total Volume</b>	\$686,400	\$30,825
















# Norfolk, Connecticut















## New Listings: 18

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>1 FOR SALE</div> <div>Active: 4/15/2019 MLS ID: 170175905</div>								
83 Elmore Rd	Residential	5/5	3,103 sq ft	98,010	2003	4/15/2019	\$475,000	\$153
<p>"SWEET CAPE COD" SPACIOUS home with open concept living, up to 6 bedrooms, 3.1 baths, large office/in-law app/recreation room possible with separate entrance. Open space for games, pond, quiet country road with privacy. Stunning new slate and granite master bath. Fireplace and deck. Minutes to shopping, antiques, dining, entertainment, recreation and 5-star historic library.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>2 FOR SALE</div> <div>Active: 4/1/2019 MLS ID: 170169719</div>								
A North St	Residential Land	—/—	—	24,393	—	4/1/2019	\$50,000	—
<p>A rare in town lot, town water and sewer available, 3 blocks from fine dining, entertainment, recreation, antiques. This type of lot has not been available for years in Norfolk. Deed restrictions apply. Adjacent to Haystack Mountain. A right of first refusal exists and the buyer is responsible to verify any and all building information with the town of Norfolk</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>3 FOR SALE</div> <div>Active: 4/1/2019 MLS ID: 170169712</div>								
B North St	Residential Land	—/—	—	10,890	—	4/1/2019	\$30,000	—
<p>A rare opportunity not seen in years in Norfolk, adjacent to Haystack Mountain. Public water and sewer are available. Deed restrictions apply. 3 blocks to fine dining, shops, trails, and historic sites. A right of first refusal exists and the buyer is responsible to verify any and all building information with the town of Norfolk</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								




### New Listings: 18 (cont.)

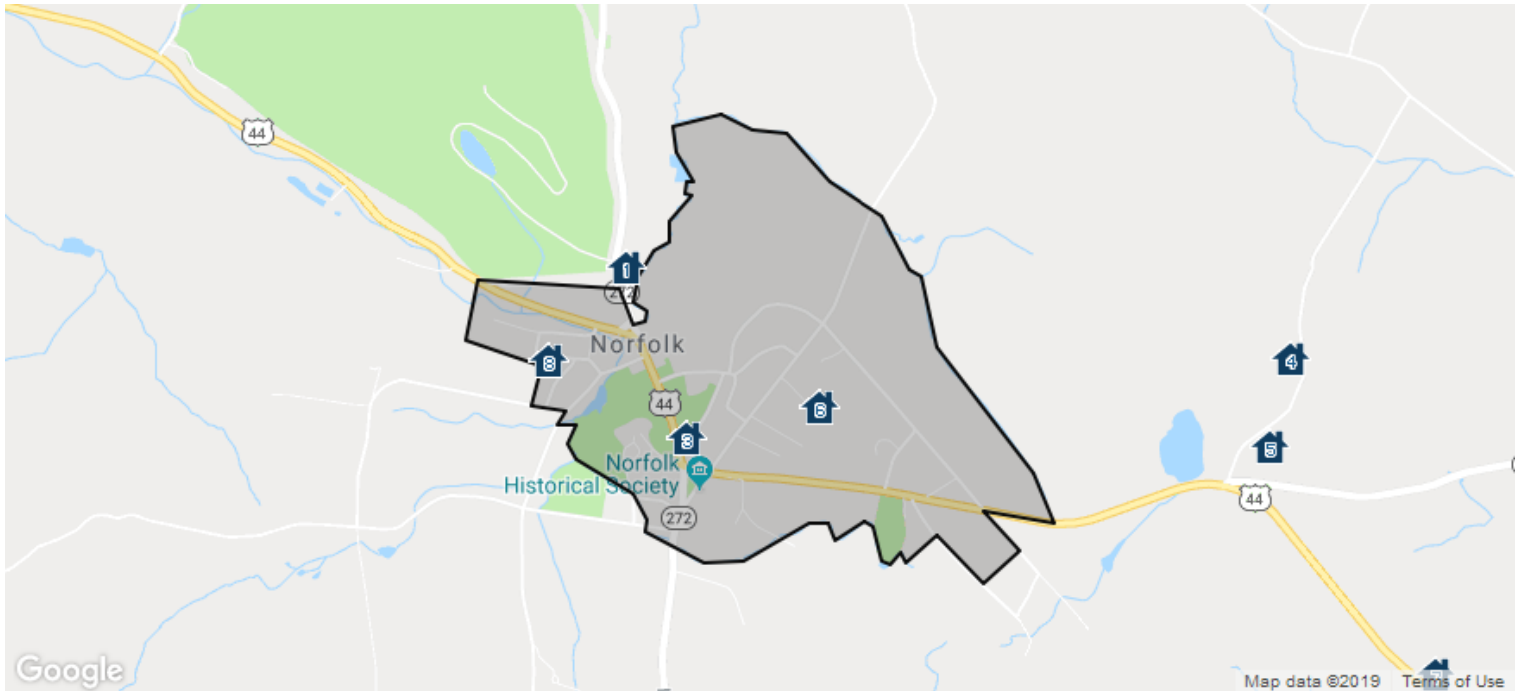
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
<div>             • New, Active: 7/28/2019    MLS ID: 170220679         </div>								
<b>8 Grant Street Ext</b>	2 Family Residential	6/4	3,088 sq ft	21,780	1930	7/28/2019	\$279,900	\$91
Lovely large 2-Family in very nice shape. New roof, newer siding and windows. Great private location but within walking distance of the Library, Pub, Post Office and Infinity Music Hall. The tenant pays \$900.00 per month. Tenant is on a month to month. Ideal for a part time resident with someone to keep an eye on your property. Perfect for a family as well as each side has 3 bedrooms. Covered back porches and a wonderful wrap around deck. Nice wood floors. Detached 2 car garage. plenty of off street parking with the circular driveway. Separate furnaces, and electrical. Come take a look today, endless possibilities <i>Listing Courtesy of Mary Stevens Realty</i>								
<div>             • Active: 4/15/2019    MLS ID: 170178855         </div>								
<b>649 Litchfield Rd</b>	Residential Land	—/—	—	458,686	—	4/15/2019	\$167,500	—
"TURTLE ROCK" Rare Norfolk land opportunity. Open fields, stream, hills, rustic forest and historic building for a variety of uses. Affords privacy, yet the building is on Route 272 for visibility. Perfect for hiking, building country getaway or year round living. Located south of the historic Village of Norfolk CT. <i>Listing Courtesy of Elyse Harney Real Estate</i>								
<div>             • Active: 6/29/2019    MLS ID: 170209591         </div>								
<b>Loon Meadow Dr</b>	Residential Land	—/—	—	1,176,120	—	6/29/2019	\$129,000	—
 27 Acres with frontage on both Loon Meadow Drive and Doolittle Drive. Abundant wildlife, wetlands and privacy. See attached survey. THERE ARE NO BUILDINGS ON THIS PROPERTY <i>Listing Courtesy of Elyse Harney Real Estate</i>								
<div>             • Active: 5/20/2019    MLS ID: 170194969         </div>								
<b>776 Winchester Rd</b>	Residential	3/4	3,084 sq ft	458,251	1816	5/20/2019	\$785,000	\$255
HISTORIC RIGGS HILL FARM: circa 1816 Filled with period detail, offering over 3000 sq. ft. 3 plus bedrooms, 3 1/2 baths, 3 fireplaces, stunning kitchen, enclosed porch, 3 barns, guest apartment, open pastures framed by lush trees and plantings sited on 10.52 acres offering the ideal country retreat. Perfect for horses, artist studio, car enthusiast and collectors located on a peaceful country road known as "Norfolk's Golden Mile". <i>Listing Courtesy of Elyse Harney Real Estate</i>								
<div>             • Active: 7/11/2019    MLS ID: 170209284         </div>								
<b>1 Parker Hill Rd</b>	Residential	3/2	1,494 sq ft	87,120	1948	7/11/2019	\$233,500	\$156
THE COTTAGE IN THE GLEN is sited on a level and sloping hillside with lush grounds, lawn, and forest. The open light-filled cottage is magical, sitting above the road and filled with charm and livable space, and is perfect for a family and guests. There are 3 bedrooms and 2 full baths. A sweet kitchen off the open dining room which leads to a deck and level lawn bordered by forest. The master suite is unto itself on the second floor with a full bath, walk-in closet and seating or office area. The oversized garage is ideal for a wide variety of uses. This unique and private property is perfect for a weekend or year-round living in Norfolk Ct. which offers Yale summer music and art schools, fine dining, shopping, a historic village with stunning examples of historic architecture and 1000's of acres of protected land. <i>Listing Courtesy of Elyse Harney Real Estate</i>								
<div>             • Foreclosure, Active: 6/14/2019    MLS ID: 170206541         </div>								
<b>105 Greenwoods Rd E</b>	Residential	8/6	5,742 sq ft	52,272	1795	6/14/2019	\$279,900	\$49
Located just outside of historic downtown Norfolk entertainment and dining district. Formerly the Greenwoods gate Bed and Breakfast. Built in 1795 this center hall colonial brings you back to yesteryear with some modern updates throughout. <i>Listing Courtesy of Vylla Homes Real Estate</i>								

### New Listings: 18 (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           * Active: 7/8/2019 MLS ID: 170214196         </div>								
<b>Doolittle Dr</b>	Residential Land	—/—	—	15,246	—	7/8/2019	\$600,000	—
Remarks to follow when public <i>Listing Courtesy of Elyse Harney Real Estate</i>								
<div>   FOR SALE           * New, Active: 7/23/2019 MLS ID: 170221071         </div>								
<b>Greenwoods Rd W</b>	Residential Land	—/—	—	805,860	—	7/23/2019	\$49,000	—
Wooded acreage for recreation or a home tucked into a private hillside site. Just under 500' of road frontage. <i>Listing Courtesy of Elyse Harney Real Estate</i>								
<div>   FOR SALE           * New, Active: 7/23/2019 MLS ID: 170219813         </div>								
<b>115 Parker Hill Rd</b>	Residential	5/4	2,665 sq ft	2,613,600	1830	7/23/2019	\$750,000	\$281
Cobble Hill Farm. Set on a gentle hillside with a long southwesterly view, this lovely, well preserved circa 1830 Colonial farmhouse on 100 plus acres (in 4 separate parcels) has been owned and tended by the same owners for 54 years. The original keeping room is now the living room and in an early addition are a large family/dining room with working cook stove, a sweet kitchen with fireplace and breakfast area, and a small bedroom/office plus full bath. There are 2 bedrooms on the first floor including a new master bedroom suite and there are 3 bedrooms and a full bath on the second floor. The windows are older with wavy glass, the floors are mostly original and in excellent condition. Many systems have been updated. The site is tranquil and romantic with grand maples, a heavenly meadow, a pond and a view. <i>Listing Courtesy of Betsy Little Real Estate LLC</i>								
<div>   FOR SALE           * Preforeclosure, Notice of Lis Pendens, Active: 3/1/2019 MLS ID: 170168971         </div>								
<b>13 Shepard Rd</b>	Residential	3/1	1,866 sq ft	10,018	1900	3/1/2019	\$69,900	\$37
The property occupies a large in-town lot in the center of Norfolk's Village District, directly overlooking the new Norfolk Meadow Boardwalk. It is within walking distance to the Yale Summer School of Music / Norfolk Chamber Music Festival campus and an easy stroll to Infinity Music Hall. Owner will consider partial financing for qualified buyers. Seller has completed some of the work for you: the nine window domer, cathedral ceiling, the 8x24 poured concrete pad, and the framed sunroom. *Kitchen disassembled & available with sale *disclaimer-currently there is not a working bathroom on the property, MLS does not allow for '0' in the criteria <i>Listing Courtesy of Realty Experts LLC</i>								
<div>   FOR SALE           * Active: 7/10/2019 MLS ID: 170214610         </div>								
<b>10 River Pl</b>	Residential	4/2	1,537 sq ft	12,196	1850	7/10/2019	\$69,000	\$45
In town farmhouse on the Blackberry River! Needs some TLC but can be a charmer! Being sold in as is condition. <i>Listing Courtesy of The D'Amore Agency, LLC</i>								
<div>   FOR SALE           * Active: 6/20/2019 MLS ID: 170208617         </div>								
<b>72 Laurel Way</b>	Residential	4/3	2,320 sq ft	22,215	1880	6/20/2019	\$495,000	\$213
A chic blend of Colonial and Contemporary design. This 1880 Colonial was redone from top to bottom in 1990 and written up in Architectural Digest at the time. Native cherry floors, hand-carved heavy weight doors, bowed-glass windows, duplex master suite with sunset deck, marble baths, library/den with fireplace, chef's kitchen, sunny breakfast room, wrap-around and screened porches, private garden, 2-car garage with garden level pergola on top. A quiet spot within walking distance to the village. <i>Listing Courtesy of Betsy Little Real Estate LLC</i>								

### New Listings: 18 (cont.)










	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
 * Active: 5/16/2019 MLS ID: 170195933								
<b>144 Litchfield Rd</b>	Residential	4/4	3,726 sq ft	172,062	1812	5/16/2019	\$525,000	\$141
Historic 1812 side-hall Colonial on 3.95 open acres with lovely old stone terracing, fieldstone walls, a pool and westerly views. 3,726 square feet, greeting parlor with fireplace, large living room with original â€œkeeping roomâ€ fireplace, renovated kitchen, 4 plus bedrooms, 4 full baths, excellent office, sweet au-pair/guest suite and up to date systems. Once known as â€œThe Porchesâ€ which are now enclosed and have windows on three sides, the house is light-filled, cozy in the wintertime and breezy in the summertime.								
Listing Courtesy of Betsy Little Real Estate LLC								
 * Active: 5/1/2019 MLS ID: 170192476								
<b>176 Mountain Rd</b>	Residential	4/4	3,464 sq ft	236,966	1780	5/1/2019	\$895,000	\$258
THE CURTISS FARM - A piece of Norfolk history, beautifully sited and well loved, on 5.4 rolling acres that includes a deep pond with a dock suitable for swimming. This classic Center Chimney Colonial was painstakingly restored through the late 1990's, and cared for and improved by the current owners. Four Rumford fireplaces, original paneling and wainscoting, built in cupboards, tamarack flooring, a lovely new screened porch overlooking the pond, updated heating system, new bathrooms - there is so much here. The grounds feature gardens, fruit trees and beautiful shrubbery, the three level barn has a yoga studio, the house includes a large workshop, a walkout basement, and a walk up attic with a skylight that would be an ideal studio. Please see the brochure page in Attached Documents for a detailed room and property description. This is a home with a story to tell - consider adding your chapter to its rich history.								
Listing Courtesy of Elyse Harney Real Estate								
 * Active: 3/11/2019 MLS ID: 170170881								
<b>Bald Mtn</b>	Residential Land	—	—	29,288,437	—	3/11/2019	\$3,698,000	—
672+ Acres on Bald Mountain - Two potential building lots and distant mountain views accentuate this sprawling 672+ acres of land stretching from Canaan Valley to Norfolk, CT. Privacy, serenity, and potential â€œa rare opportunity to create your ideal country retreat with the ultimate privacy. Nearby attractions include Norfolk, CT, Infinity Hall & Bistro, swimming at Tobey Pond, Great Mountain Forest, Umpachene Falls, Stockbridge Store, Yale School of Arts & Music, Berkshire Country Store, Ski Butternut, Catamount Ski Area & Aerial Park, Salisbury School, Berkshire School								
Listing Courtesy of Elyse Harney Real Estate								





### Pending Listings: 8

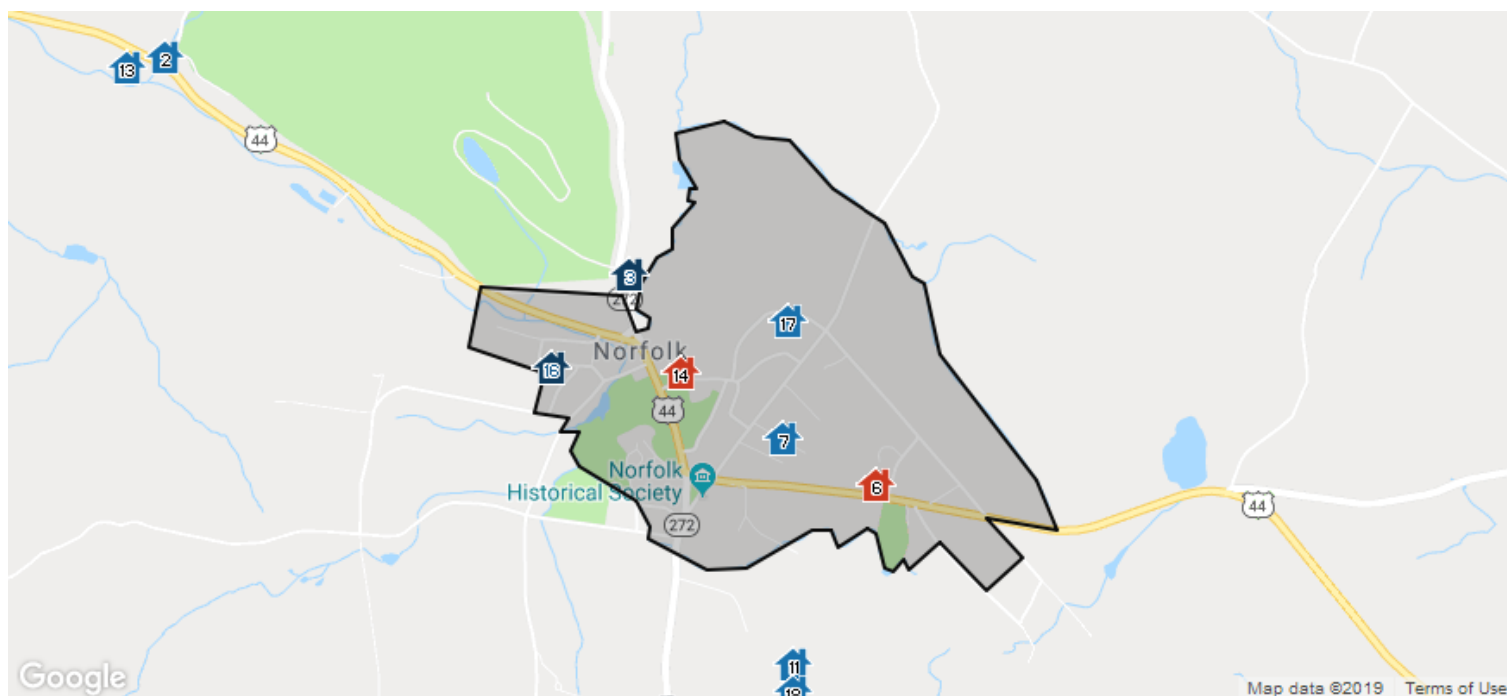
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<b>PENDING</b> • Show as of 7/23/2019 MLS ID: 170183787								
<b>38 North St</b>	Residential	3/2	1,660 sq ft	21,780	6/9/2019	\$199,000	7/23/2019	\$120
<p>"HAYSTACK COTTAGE" Charming Dutch Colonial cottage directly across from Haystack Mountain State Park with its famous stone tower, on .50 acre at the edge of Norfolk's historical village with Infinity Hall, fine Restaurants, shopping, Yale Summer Music School and thousands of acres of protected land. Hiking, biking, swimming, and skiing are also all close by. The home offers 1660 sq. ft., three bedrooms, and 1 1/2 baths and all floors of original pine have been recently refinished. The kitchen offers multiple high-end upgrades. The home has new Anderson windows throughout and new entrance doors. There is a soapstone wood burning stove in the living room for cozy evenings in the country. The lush grounds offer mature plantings and protected water and forest views overlooking Barbour Woods. Come home to "Haystack Cottage" and the epitome of country living.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<b>PENDING</b> • Deposit as of 8/7/2019 MLS ID: 170221054								
<b>1226 Litchfield Rd</b>	Residential	4/4	1,964 sq ft	121,968	7/30/2019	\$266,800	8/7/2019	\$136
<p>Built in 1969, this charming ranch style single family residence features four bedrooms and two baths with a two car detached garage and front covered patio. Living room with brick fireplace. Kitchen with white cabinets and plenty of counter space. Dining room combo alongside living room. Hardwood flooring throughout. Finished basement. There are employment centers, recreational facilities, churches, schools, shopping centers and traffic corridors all within reasonable proximity.</p> <p><i>Listing Courtesy of Realhome Service &amp; Solutions</i></p>								

### Pending Listings: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
<div>   </div> * Deposit as of 8/10/2019    MLS ID: L10140634								
<b>3 Station Pl</b>	Residential	—/—	12,290 sq ft	9,147	7/11/2016	\$1,250,000	8/10/2019	\$102
<p>Royal Arcanum Building. A rare opportunity to own one of Norfolk's grand landmark buildings. Designed by world renowned architect Alfredo Taylor, built in 1899 in the heart of the village, now a certified historic structure. The brick and stone building is rich in history and well purposed in the present. With three stories and over 13,000 sq ft of effective area it has been home to such entities as the local fire department, post office, probate courts, VFW, local drug store and meeting place for the Masons. It is currently fully occupied and utilized. The first floor has a thriving 70+ seating restaurant with additional patio seating, prep areas and large walk in cooler. Three additional businesses round out the first floor. The second floor consists of 5 residential apartments, and the third floor is comprised of 3 large office spaces that could easily be separated further. Ample parking available with eight private spaces and numerous on street sites. The building has undergone many renovations and improvements while keeping the original architecture. These include renovations in the apartments, updates in plumbing, heat, and electrical services, installation of a sprinkler system, new copper on the slate roof, and a new oak staircase on the first floor to name a few. Truly a turnkey ready to go opportunity. Also being sold as multi family see MLS# 110153309 Financials upon request</p> <p><i>Listing Courtesy of Klenm Real Estate Inc</i></p>								
<div>   </div> * Deposit as of 8/2/2019    MLS ID: 170185110								
<b>77 Loon Meadow Dr</b>	Residential	3/3	2,328 sq ft	161,172	5/1/2019	\$372,500	8/2/2019	\$160
<p>"HIGHWOOD HOUSE" An English/Dutch Country house sits on just under 4 acres in an open space surrounded by a magical forest. This spacious post and beam style home offers two massive stone fireplaces, massive beams and cross beams in expansive rooms. The living, dining, and kitchen present an open living concept with historic embellishments all opening to a beautiful deck overlooking the grounds. The master bedroom suite is oversized with unbelievable stone fireplace. Two guest bedrooms afford privacy in their own wing. There is an office library and sunroom off the kitchen. The full walkout basement offers room for expansion as does the oversized garage with storage above. There is room for gardens, animals, and guests as well as complete privacy, all within the boundaries of Historic Norfolk</p> <p><i>Listing Courtesy of Elyse Hamey Real Estate</i></p>								
<div>   </div> * Deposit as of 8/1/2019    MLS ID: 170195971								
<b>26 Loon Meadow Dr</b>	Residential	4/4	2,776 sq ft	117,612	5/15/2019	\$325,000	8/1/2019	\$117
<p>Solidly built in 1966 (with a 1981 first floor master bedroom addition) and consistently maintained over the years, this 2,750 square foot house sits on 2.7 country acres in a quiet yet very convenient location. Hardwood floors throughout, nice high ceilings, tiled baths, large living room open to the dining room which is just off the kitchen, family room with fireplace off of which is a screened porch. The master bedroom suite has a walk in closet and a spacious full bath with walk in shower. There are 3 bedrooms, 2 full baths and a walk in closet (or little office) on the second floor - one of these was the original master bedroom with its own bath. There is an attached 2-car garage and lots of space for a workshop in the full basement. Handsome old stone wall out front, lightly wooded grounds, peaceful spot.</p> <p><i>Listing Courtesy of Betsy Little Real Estate LLC</i></p>								
<div>   </div> * Deposit as of 7/17/2019    MLS ID: 170184679								
<b>31 Pettibone Ln</b>	Residential	4/3	2,650 sq ft	250,470	4/15/2019	\$675,000	7/17/2019	\$255
<p>1920 Carriage House with original stable building and chauffeur's summer workshop building. Open plan living/dining/kitchen. 3-4 bedrooms, 3 full baths, 1 fireplace. New master suite on the ground floor. Screened porch, open private yard. Thoughtfully and very thoroughly renovated.</p> <p><i>Listing Courtesy of Betsy Little Real Estate LLC</i></p>								
<div>   </div> * Deposit as of 7/15/2019    MLS ID: 170201726								
<b>453 Greenwoods Rd E</b>	Residential	4/3	2,416 sq ft	87,120	6/1/2019	\$150,000	7/15/2019	\$62
<p>1800's 2,400 square foot four bedroom Colonial on approximately 2 acres. Wrap around covered porch and fireplaced living room. Shared well is across the street, and there are three propane warm air furnaces. Seller says there was a back up of the septic about 3 years ago, it was pumped and no problem since then. See Disclosures</p> <p><i>Listing Courtesy of The D'Amore Agency, LLC</i></p>								

### Pending Listings: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
  * Show as of 7/7/2019 MLS ID: 170104109								
<b>23 Valley View Rd</b>	Residential	3/2	1,764 sq ft	15,681	7/9/2018	\$225,000	7/7/2019	\$128
<p>Circa 1900 2-story house tucked away on a little Norfolk side street with remarkable views of the Taconic mountain range to the west and of Haystack to the north. Large family kitchen, 3 bedrooms, one and a half baths, full basement, barn with 2 garage bays and a workshop area. Many renovations to both the interior and the exterior of the building. The house sits on .36 acres, but included in the price is an additional .36 acre grandfathered building lot and the taxes on this lot are \$791. This lot could be merged with the house lot which would lower the taxes. The house is clean and tidy and ready to go.</p> <p><i>Listing Courtesy of Betsy Little Real Estate LLC</i></p>								









### Price Changes: 18






	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div> <b>FOR SALE</b> </div> <div>             Active: 4/15/2019    MLS ID: 170175905           </div>								
<b>83 Elmore Rd</b>	Residential	5/5	3,103 sq ft	4/15/2019	\$549,000	\$475,000	8/14/2019	-13.48%
<p>"SWEET CAPE COD" SPACIOUS home with open concept living, up to 6 bedrooms, 3.1 baths, large office/in-law app/recreation room possible with separate entrance. Open space for games, pond, quiet country road with privacy. Stunning new slate and granite master bath. Fireplace and deck. Minutes to shopping, antiques, dining, entertainment, recreation and 5-star historic library.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div> <b>FOR SALE</b> </div> <div>             Active: 5/5/2016    MLS ID: L10132647           </div>								
<b>Ashpohtag Rd</b>	Residential Land	—/—	—	5/5/2016	\$155,000	\$129,000	4/24/2019	-16.77%
<p>ASHLAND 9.87 Lush open and forested acres sited on a no/low traffic road not far from the historic village of Norfolk. Several choices for building a weekend getaway cottage or year round home.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div> <b>PENDING</b> </div> <div>             Show as of 7/23/2019    MLS ID: 170183787           </div>								
<b>38 North St</b>	Residential	3/2	1,660 sq ft	6/9/2019	\$249,000	\$199,000	7/17/2019	-20.08%
<p>"HAYSTACK COTTAGE" Charming Dutch Colonial cottage directly across from Haystack Mountain State Park with its famous stone tower, on .50 acre at the edge of Norfolk's historical village with Infinity Hall, fine Restaurants, shopping, Yale Summer Music School and thousands of acres of protected land. Hiking, biking, swimming, and skiing are also all close by. The home offers 1660 sq. ft., three bedrooms, and 1 1/2 baths and all floors of original pine have been recently refinished. The kitchen offers multiple high-end upgrades. The home has new Anderson windows throughout and new entrance doors. There is a soapstone wood burning stove in the living room for cozy evenings in the country. The lush grounds offer mature plantings and protected water and forest views overlooking Barbour Woods. Come home to "Haystack Cottage" and the epitome of country living.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								







### Price Changes: 18 (cont.)

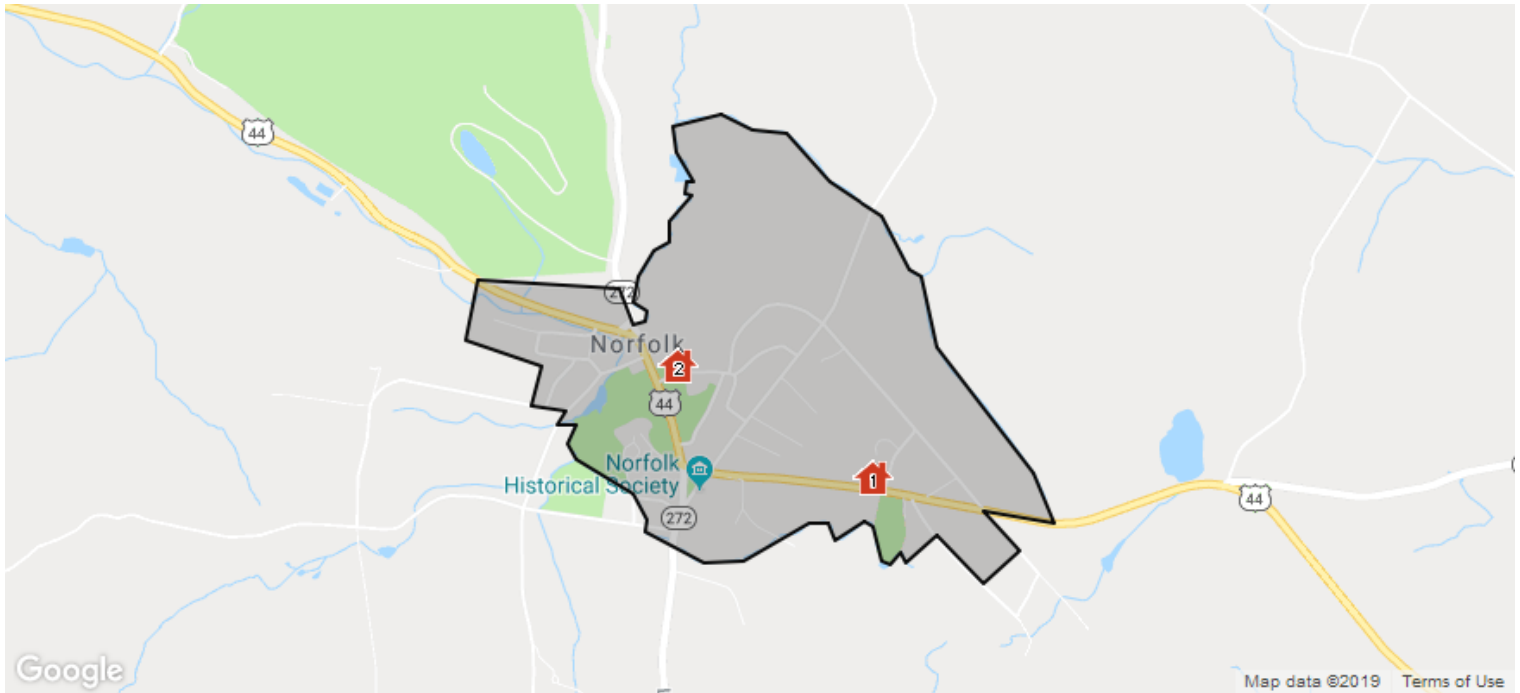
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 4/16/2018</i> <i>MLS ID: 170071828</i> </div>								
<b>580 North St</b>	Residential	2/2	1,531 sq ft	4/16/2018	\$245,000	\$129,000	5/15/2019	-47.35%
<p>"CRANBERRY COTTAGE" circa 1859 Historic home set in the gently rolling countryside of North Norfolk on 2.13 lush acres. The property offers a historic barn/garage and is close to abundant recreational activities. There are 2 plus bedrooms, 2 full baths, 2 fireplaces, 2 covered porches, period detail and opportunity for abundant individual enhancements and refurbishing. The village of Norfolk is blessed with historic buildings of notable significance including the library, Battell Chapel with Louis Comfort Tiffany's rare stained glass windows, Stamford White's Fountain on The Green, fine dining, swimming at Tobey Pond, cross-country skiing, fishing, miles of hiking trails and wildlife. Sale is subject to "BANK APPROVAL" Possible short sale.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 5/20/2019</i> <i>MLS ID: 170194969</i> </div>								
<b>776 Winchester Rd</b>	Residential	3/4	3,084 sq ft	5/20/2019	\$795,000	\$785,000	8/12/2019	-1.26%
<p>HISTORIC RIGGS HILL FARM: circa 1816 Filled with period detail, offering over 3000 sq. ft. 3 plus bedrooms, 3 1/2 baths, 3 fireplaces, stunning kitchen, enclosed porch, 3 barns, guest apartment, open pastures framed by lush trees and plantings sited on 10.52 acres offering the ideal country retreat. Perfect for horses, artist studio, car enthusiast and collectors located on a peaceful country road known as "Norfolk's Golden Mile".</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Foreclosure, Active: 6/14/2019</i> <i>MLS ID: 170206541</i> </div>								
<b>105 Greenwoods Rd E</b>	Residential	8/6	5,742 sq ft	6/14/2019	\$329,900	\$279,900	8/11/2019	-15.16%
<p>Located just outside of historic downtown Norfolk entertainment and dining district. Formerly the Greenwoods gate Bed and Breakfast. Built in 1795 this center hall colonial brings you back to yesteryear with some modern updates throughout.</p> <p><i>Listing Courtesy of Vylla Homes Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 10/12/2018</i> <i>MLS ID: 170128261</i> </div>								
<b>Terrace Vw</b>	Residential Land	—/—	—	10/12/2018	\$89,900	\$79,900	4/9/2019	-11.12%
<p>Located in the Historic section of Norfolk, this 2.13 acres property consists of 2 lots with the possibility of subdividing into 3 lots. With a little more than 2 acres you can build your home and have an abundance of privacy. Great location. Within walking distance to the green and all the Village of Norfolk has to offer - shops, restaurants, entertainment and so much more.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 3/3/2018</i> <i>MLS ID: 170058754</i> </div>								
<b>Winchester Rd</b>	Residential Land	—/—	—	3/3/2018	\$129,000	\$99,000	8/8/2019	-23.26%
<p>Perfect land for your dream house! - Please see Septic Map &amp; Perk Test documents with listing. 3.2 acre field and woods with pond and stone walls. 250 feet of stone wall lined footage on Winchester Road just east of School House Road in south Norfolk. Beautiful stone walls line the road. Two long stone walls line an old lane into the property. Peaceful pond in the center of the lot between the open field and secluded private woods.</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 11/13/2018</i> <i>MLS ID: 170144096</i> </div>								
<b>203 Litchfield Rd</b>	Residential	3/3	2,862 sq ft	11/13/2018	\$225,000	\$199,999	7/25/2019	-11.11%
<p>PRIVATE, PRIVATE PRIVATE!!!! Secluded &amp; private best describes this charming 3 bedroom 3 bath home with 3 fireplaces, hardwood floors throughout situated on 4.27 acres on a private dirt road. As - Is condition. 2nd floor master bedroom suite with a jetted tub, separate shower, spacious walk in closet, built in bed frame, bookshelves, night tables, an abundance of natural light which makes you feel like you are in your own tree house with a window seat to enjoy a nap or read a good book! Master bedroom needs flooring, kitchen needs updating &amp; one of the 1st floor bathrooms is gutted just waiting for your own personal choices. Close to the Historic Norfolk green, library, Infinity Hall &amp; The Yale Summer School of Music &amp; Art. The Town of Norfolk is A Northwest Corner Gem!</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								

### Price Changes: 18 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 10/31/2014</i> <i>MLS ID: L152330</i> </div>								
<b>419 Bald Mountain Rd</b>	Residential	9/7	7,100 sq ft	10/31/2014	\$12,500,000	\$3,999,000	7/31/2019	-68.01%
<p>Yale farm some of New England's most astounding views, pasture, woods, ponds, brooks, and privacy. Colonial revival house in need of restoration, charming cabin, extensive barn, plus... The land has several subdivided parcels, each with stunning views. There are so many attributes and features they must be seen. Buildings are in "as/is" condition main house may have mold. Value is in the land.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 10/15/2017</i> <i>MLS ID: 170003567</i> </div>								
<b>Route 183</b>	Residential Land	—/—	—	10/15/2017	\$110,000	\$75,000	3/4/2019	-31.82%
<p>Wonderful 15-acre parcel located in North Norfolk next to Colebrook Ct. next to protected land trust property, with 400' road frontage. Offers babbling brook, abundant wildlife, deer, wild turkey, a variety of birds and more. Ideal location for a country retreat, year round home or use as recreational land. Just over 2 hours from New York or Boston. The perfect spot to enjoy now and in the future.</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 1/10/2019</i> <i>MLS ID: 170156030</i> </div>								
<b>119 Winchester Rd</b>	Residential	3/2	1,932 sq ft	1/10/2019	\$395,000	\$385,000	6/8/2019	-2.53%
<p>There is so much to enjoy here! A unique home in a one of a kind location with total privacy and timeless views across the Litchfield Hills. The parcel borders Norfolk Land Trust property that features miles of trails for hiking and skiing. With open lawn, fruit trees, garden areas, and an abundance of birds and wildlife, the huge wraparound deck and two stories of windows in the Great Room truly provide nature at your doorstep. Solar panels and a combination Newmac wood/oil furnace are modern energy saving features. Skylights, a cathedral ceiling, a loft space with wonderful views, and an easy to finish walkout basement are just a few of the features in this thoughtfully restored home. The Master Bedroom suite is spacious and comfortable with walk in closets, and a tiled bath with a Kohler jet tub and separate shower. The oversized Garage has 12' ceilings and a propane heating unit, and the upper level has two attractively finished rooms that make ideal office and studio space. You are minutes from Dennis Hill and Haystack Parks, the village of Norfolk with it's wonderful library, the Yale Summer Music Festival, and the Infinity Theater, and Winchester Lake. Come see this ultimate country retreat for yourself!</p> <p><i>Listing Courtesy of Elyse Harney Real Estate</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Active: 8/21/2018</i> <i>MLS ID: 170117644</i> </div>								
<b>385 Greenwoods Rd W</b>	Quadruplex	8/4	4,770 sq ft	8/21/2018	\$190,000	\$89,900	7/17/2019	-52.68%
<p>This is a Fannie Mae property. Unique opportunity with 3 properties located on 4 acres. The possibilities are numerous with 2 single family &amp; 1 2 family residence. Great investment opportunity or live in one unit and rent the other 3. Located on 4 picturesque acres. The main home has 2 fireplaces, huge family room and heated enclosed porch. The 2nd home is a side by side 2 family with both units having a fireplace. The third property is a cute 1 bedroom ranch.</p> <p><i>Listing Courtesy of Coldwell Banker Res Brokerage</i></p>								
<div>  <b>FOR SALE</b> </div> <div> <i>* Preforeclosure, Notice of Lis Pendens, Active: 3/1/2019</i> <i>MLS ID: 170168971</i> </div>								
<b>13 Shepard Rd</b>	Residential	3/1	1,866 sq ft	3/1/2019	\$95,000	\$69,900	7/16/2019	-26.42%
<p>The property occupies a large in-town lot in the center of Norfolk's Village District, directly overlooking the new Norfolk Meadow Boardwalk. It is within walking distance to the Yale Summer School of Music / Norfolk Chamber Music Festival campus and an easy stroll to Infinity Music Hall. Owner will consider partial financing for qualified buyers. Seller has completed some of the work for you: the nine window domer, cathedral ceiling, the 8x24 poured concrete pad, and the framed sunroom. *Kitchen disassembled &amp; available with sale</p> <p>*disclaimer-currently there is not a working bathroom on the property, MLS does not allow for '0' in the criteria</p> <p><i>Listing Courtesy of Realty Experts LLC</i></p>								





### Price Changes: 18 (cont.)

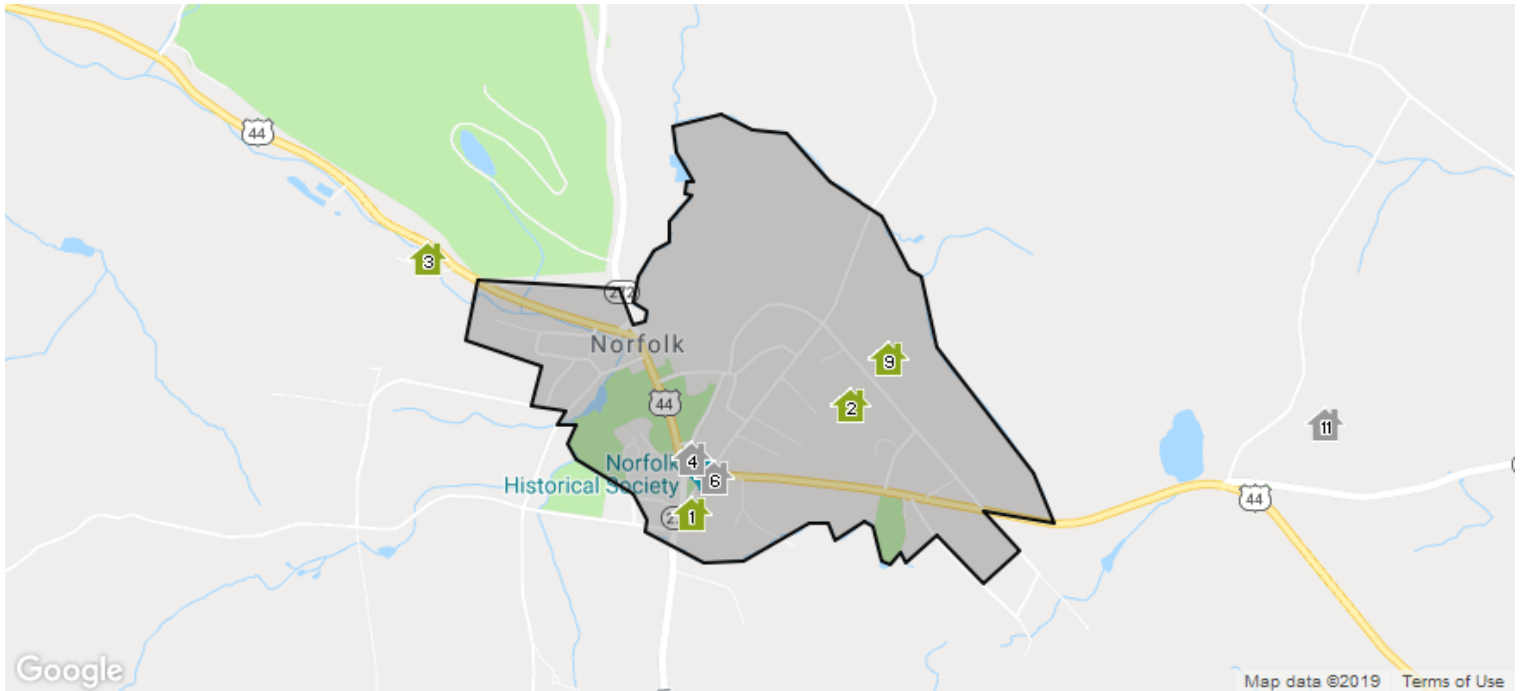
	Prop Type	Bed /Ba	Living Area (sq ft)	Orig. Listing Date	Orig. Price	New Price	Date of Chg.	% Chg.
<div>  <span>Active: 1/1/2019</span> <span>MLS ID: 170151885</span> </div>								
<b>171 Grantville Rd</b>	Residential	3/3	2,068 sq ft	1/1/2019	\$545,000	\$469,000	5/23/2019	-13.94%
<p>Three Bedroom, 2 bath Cape including 2 woodstoves, a three season porch and Garage Apartment with full bath. 13.85 acres on a quiet country road in Norfolk, CT. Acreage is surrounded by conservation land with 100's of acres of hiking snowshoeing, cross country skiing canoeing and just enjoying nature. Barn with workshop and woodstove, loft and lean-to next to open meadow, with fenced paddock and two run-ins and garden. Property is close to skiing at Butternut in Great Barrington, MA and Sundown in New Hartford, CT along with fishing Sandybrook in Colebrook and the renowned Farmington River in Riverton, Barkhamsted and New Hartford, CT... it is also close to world class musical venues such as Tanglewood in Stockbridge, MA, Infinity Music Hall and Yale Chamber Music in Norfolk as well as Music Mountain in Falls Village, CT. There is also boating on Highland Lake in Winchester, CT; Twin Lakes in Salisbury, CT or Lake Wobenscopomuc in Lakeville, CT.</p> <p><i>Listing Courtesy of Elyse Hamey Real Estate</i></p>								
<div>  <span>Show as of 7/7/2019</span> <span>MLS ID: 170104109</span> </div>								
<b>23 Valley View Rd</b>	Residential	3/2	1,764 sq ft	7/9/2018	\$298,000	\$225,000	6/28/2019	-24.5%
<p>Circa 1900 2-story house tucked away on a little Norfolk side street with remarkable views of the Taconic mountain range to the west and of Haystack to the north. Large family kitchen, 3 bedrooms, one and a half baths, full basement, barn with 2 garage bays and a workshop area. Many renovations to both the interior and the exterior of the building. The house sits on .36 acres, but included in the price is an additional .36 acre grandfathered building lot and the taxes on this lot are \$791. This lot could be merged with the house lot which would lower the taxes. The house is clean and tidy and ready to go.</p> <p><i>Listing Courtesy of Betsy Little Real Estate LLC</i></p>								
<div>  <span>Active: 5/4/2018</span> <span>MLS ID: 170080698</span> </div>								
<b>100 Shepard Rd</b>	Residential	6/6	5,023 sq ft	5/4/2018	\$530,000	\$475,000	5/29/2019	-10.38%
<p>Once known as "Eagle Crest", this grand circa 1900 Victorian with little carriage house on 1.57 acres sits near the village and across from Barbour Woodland trust and trails. Over 5000 square feet with a formal entry hall; living room den and dining room all with fireplaces; kitchen/family room; butler's pantry/bar; 6 plus bedrooms; 5 1/2 baths; 5 fireplaces in total; hardwood floors; wrap around porches and a stone terrace. A house for entertaining.</p> <p><i>Listing Courtesy of Betsy Little Real Estate LLC</i></p>								
<div>  <span>Active: 6/14/2017</span> <span>MLS ID: L10229850</span> </div>								
<b>54 Greenwoods Rd</b>	Residential	10/8	3,507 sq ft	6/14/2017	\$390,000	\$320,000	5/19/2019	-17.95%
<p>Angel Hill - 1880 Lovely Victorian Home walking distance to town. Pool with beautiful stone walls tucked behind the house on private back lawn. Two story guest or in law cottage with 2 Bedrooms, 2 &amp; 1/2 Baths. Four car garage with upstairs storage space. Full indoor basketball court at rear of property.</p> <p><i>Listing Courtesy of Best &amp; Cavallaro</i></p>								



### Distressed Activity: 3

Distressed Activity: 3









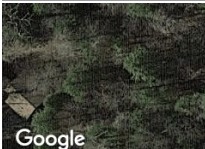





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Price	Listing Date	Distressed Date	Status
 <b>FOR SALE</b>	• Foreclosure, Active: 6/14/2019 <b>MLS ID: 170206541</b>							
<b>105 Greenwoods Rd E</b>	Residential	8/6	5,742 sq ft	52,272	\$279,900	6/14/2019	6/14/2019	Foreclosure
Located just outside of historic downtown Norfolk entertainment and dining district. Formerly the Greenwoods gate Bed and Breakfast. Built in 1795 this center hall colonial brings you back to yesteryear with some modern updates throughout. <i>Listing Courtesy of Vylla Homes Real Estate</i>								
 <b>FOR SALE</b>	• Preforeclosure, Notice of Lis Pendens, Active: 3/1/2019 <b>MLS ID: 170168971</b>							
<b>13 Shepard Rd</b>	Residential	3/1	1,866 sq ft	10,018	\$69,900	3/1/2019	6/12/2019	Preforeclosure
The property occupies a large in-town lot in the center of Norfolk's Village District, directly overlooking the new Norfolk Meadow Boardwalk. It is within walking distance to the Yale Summer School of Music / Norfolk Chamber Music Festival campus and an easy stroll to Infinity Music Hall. Owner will consider partial financing for qualified buyers. Seller has completed some of the work for you: the nine window dormer, cathedral ceiling, the 8x24 poured concrete pad, and the framed sunroom. *Kitchen disassembled & available with sale *disclaimer-currently there is not a working bathroom on the property, MLS does not allow for '0' in the criteria <i>Listing Courtesy of Realty Experts LLC</i>								
 <b>OFF MARKET</b>	• Preforeclosure, Notice of Lis Pendens <b>MLS ID: -</b>							
<b>257 Bruey Rd</b>	Single Family	3/2	1,574 sq ft	129,809	-	-	6/12/2019	Preforeclosure
 Google								



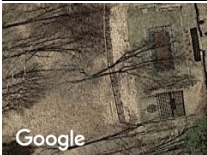



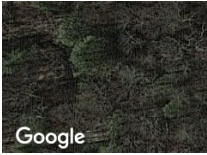

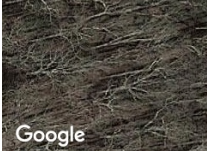

### Recently Sold: 13

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div> <b>RECENTLY SOLD</b> </div> • Sold Date: 7/19/2019, MLS Listing 170204249: 6/7/2019 MLS ID: 170204249								
<b>21 Village Grn</b>	Residential	9/4	4,891 sq ft	26,136	1795	7/19/2019	\$125,600	\$26
Litchfield County. Victorian style property. AKA "Crissey Place". Sits on Norfolk's Historic Green. *Registered as a Historic Home. 14 Rooms-9 Bedrooms-4 Bathrooms. 4891 sq. ft. *Foyer Entrance-Dining Room-Living Room with Fireplace-Hugh Kitchen-Utility room-Laundry Area all on Main Level-Master Bedroom and 4 Bedrooms, Upper Level- 4 Additional Bedrooms above the Upper Level. *Close to Village amenities, Infinity Hall, Yale School of Art and Music Satellite Campus, Fine Dining, Shops and More. EZ to Show. <i>Courtesy of Reo Real Estate Connection</i>								
<div> <b>RECENTLY SOLD</b> </div> • Sold Date: 7/18/2019, MLS Listing 170183035: 4/18/2019 MLS ID: 170183035								
<b>42 Laurel Way</b>	Residential	7/6	6,617 sq ft	196,020	1904	7/18/2019	\$1,325,000	\$200
"THE BREEZES" circa 1904, designed by Palmer and Hombostel is sited on 4.5 private acres of lush manicured grounds and gardens designed by Barry Webber. The unparalleled grounds afford space for large gatherings, intimate "Tete a Tetes" and a future pool and tennis courts. This spacious home presents with just under 7,000 square feet, with 15 rooms, 7 bedrooms and 6 and 1/2 baths. There are 5 fireplaces in rooms with 9-foot ceilings that offer open flowing movement for entertaining and are filled with period architectural detail, parquet floors and fine lighting. Virtually every room has views looking out over the lush private grounds. The kitchen will meet the requirements of any fine chef and is completely refined with upgrades. The conservatory offers quadruple aspect lighting and is an ideal retreat in all four seasons. There is a library, tap room, adjunct dining or breakfast room, rooms for office, study, nursery, and playroom. The glass-covered veranda is accessed from the dining room and conservatory, and is unparalleled, offering outdoor entertaining in 3 seasons. The Breezes is reminiscent of an English country house. There are 3 floors of living space, a large wine cellar, state of the art mechanicals and attention to every detail. Life at The Breezes is like ensconcing oneself in a film. <i>Courtesy of Elyse Harney Real Estate</i>								

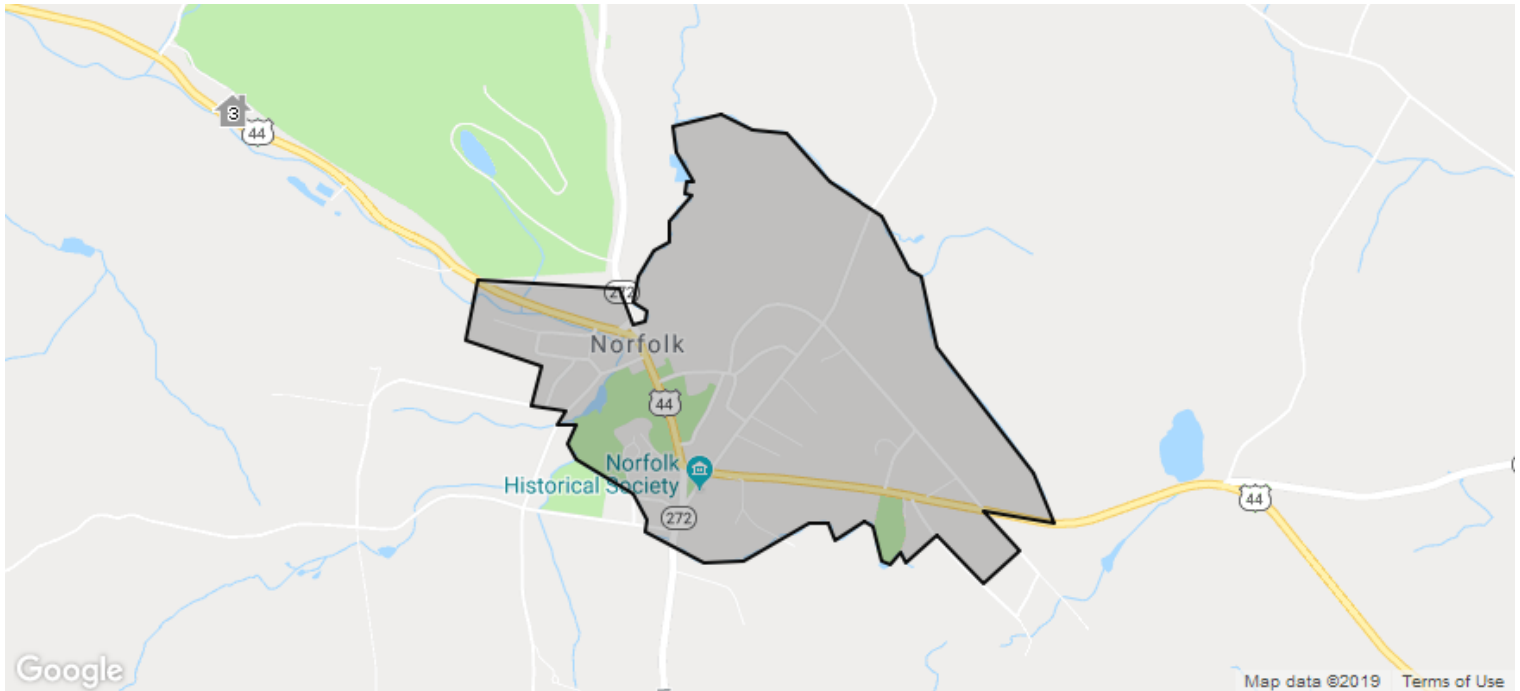
### Recently Sold: 13 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
<div>   <b>RECENTLY SOLD</b> </div> • Sold Date: 6/20/2019, MLS Listing 170156549: 1/17/2019 <b>MLS ID: 170156549</b>								
<b>14 River Pl</b>	Residential	3/3	1,536 sq ft	13,068	1900	6/20/2019	\$46,900	\$31
Perfect for experienced buyers, this home features a total of 3 beds, 2 full bathrooms and over 1,500 sqft of living space, not to forget the deck for your entertainment and convenient location which make this home unique to the Norfolk area. This is not a drive by, schedule a showing today. Bank wants this gone multiple offers expected put your best foot forward. <i>Courtesy of Innovative Properties</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 4/15/2019, MLS Listing L10150859: 7/9/2016 <b>MLS ID: L10150859</b>								
<b>3 Greenwoods Rd E, #3A</b>	Condominium	1/1	972 sq ft	—	1794	4/15/2019	\$109,944	\$113
Historic Condo in the heart of Norfolk's historic district. Directly across from the Town Green, "The Chapel on the Green" with Louis Comfort Tiffany's masterpieces, Yale Summer Art and Music School - satellite campus, the famous White House, Norfolk's 5-star library with unparalleled architecture, two doors from fine dining, Infinity Hall, and shops. Not far from Tobey Pond (lake) for swimming and miles of trails in protected land. Perfect for a weekend retreat or year round living. 1 bedroom, 1 bath, spacious eat-in kitchen, large living room with built-ins and decorative fireplace and flawless stone walled English Garden for private evening gatherings or afternoon teas. <i>Courtesy of Elyse Harney Real Estate</i>								
<div>  <b>SOLD</b> </div> • Sold Date: 4/15/2019, MLS Listing 170098183: 6/27/2018 <b>MLS ID: 170098183</b>								
<b>176 Litchfield Rd</b>	Residential	4/2	1,746 sq ft	65,340	1958	4/15/2019	\$239,500	\$137
"CHICORA WOODS" Located just south of the Historic Norfolk Village on 1.5 lush acres with a variety of trees and specimen plantings. The home offers the possibility of two living levels, each with their own attached garage. The main level features a large living room with stunning fireplace all open to spacious eat-in kitchen with center island. Both living areas offer hints of Mission style details. There are three bedrooms and one full bath, with laundry on this level as well as a large enclosed porch overlooking the rear grounds. The lower walkout level offers a full bath, living area, and sleeping room as well as a garage. The front of the property boasts a diminutive reflecting pool with fountain. A great deal is offered in this delightful property so close to entertainment, dining, shopping, post office and bank. <i>Courtesy of Elyse Harney Real Estate</i>								
	<div>  <b>SOLD</b> </div> • Sold Date: 2/15/2019, Public Record <b>MLS ID: —</b>							
	<b>16 Greenwoods Rd E</b>	Single Family	3/2	2,562 sq ft	6,970	1814	2/15/2019	—
	<div>  <b>SOLD</b> </div> • Sold Date: 2/20/2019, Public Record <b>MLS ID: —</b>							
	<b>3533 Hall Meadow Rd</b>	Single Family	3/3	1,236 sq ft	121,968	1986	2/20/2019	—
	<div>   <b>RECENTLY SOLD</b> </div> • Sold Date: 7/18/2019, Public Record <b>MLS ID: —</b>							
	<b>24 Inner Rd</b>	Single Family	3/2	1,296 sq ft	64,904	1955	7/18/2019	\$950,000
	<div>   <b>RECENTLY SOLD</b> </div> • Sold Date: 6/20/2019, Public Record <b>MLS ID: —</b>							
	<b>37 Laurel Way</b>	Single Family	3/2	2,056 sq ft	61,855	1950	6/20/2019	—

### Recently Sold: 13 (cont.)


		Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
	 <b>RECENTLY SOLD</b> • Sold Date: 5/23/2019, Public Record MLS ID: –	Single Family	7/6	6,996 sq ft	446,490	1903	5/23/2019	\$1,125,000	\$161
	165 Litchfield Rd								
	 <b>SOLD</b> • Sold Date: 5/6/2019, Public Record MLS ID: –	Single Family	3/2	1,360 sq ft	344,124	1960	5/6/2019	\$25,000	\$18
	54 Loon Meadow Dr								
	 <b>RECENTLY SOLD</b> • Sold Date: 6/13/2019, Public Record MLS ID: –	Residential-Vacant Land	–/–	–	125,017	–	6/13/2019	\$40,000	–
	S Sandisfield Rd								
	 <b>RECENTLY SOLD</b> • Sold Date: 5/21/2019, Public Record MLS ID: –	Residential-Vacant Land	–/–	–	78,408	–	5/21/2019	\$300,000	–
	144 Tower Hill Rd								





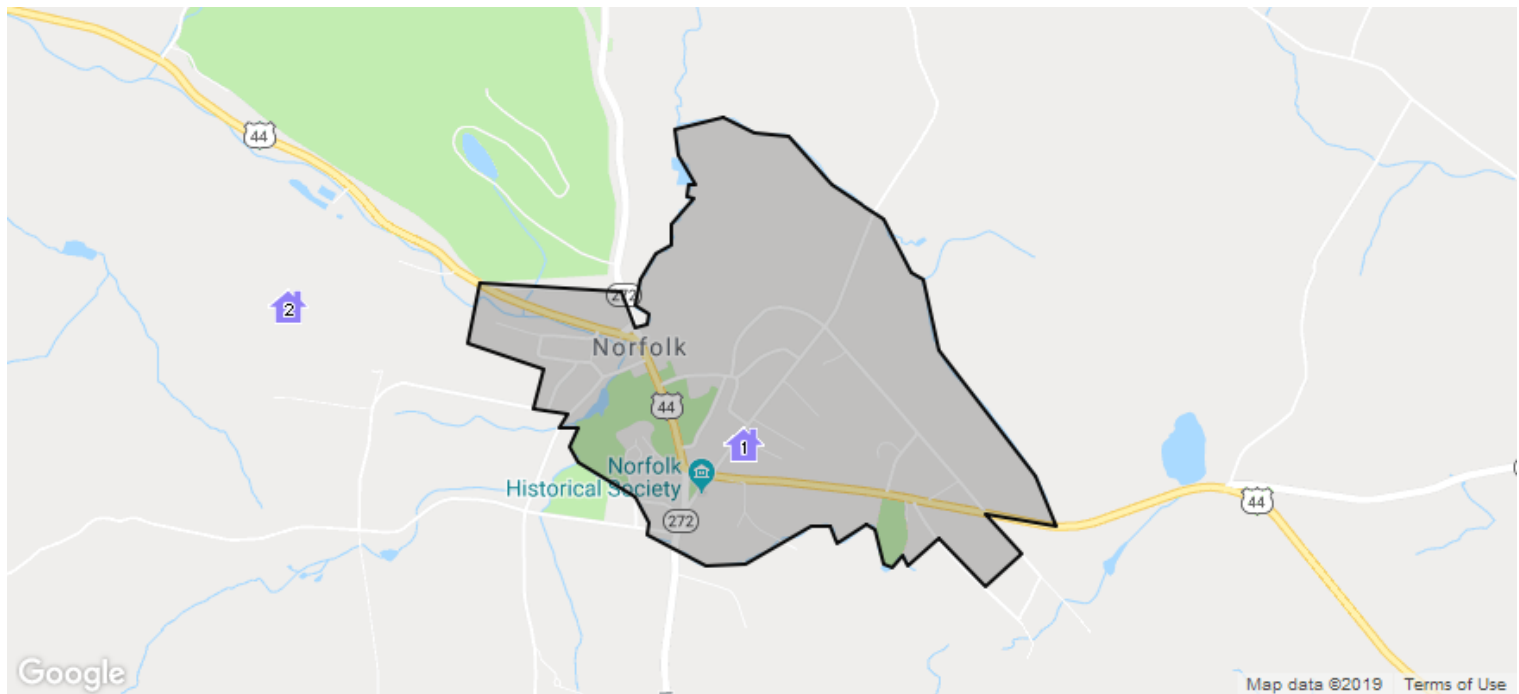
### Expired Listings: 3

Expired Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
<div><div>1</div><div>EXPIRED</div><div>• MLS Listing L10236725: 7/12/2017    MLS ID: L10236725</div></div>	Winchester Rd	Residential Land	—/—	—	4,051,080	—	\$299,000	7/10/2019	—
<p>93 acres in rural Norfolk. Quiet, natural area with other protected lands all around. There is a conservation easement on 89 of the acres with 4 acres set aside for a maximum of two lots. Potential easterly and westerly views, a pretty woodland stream runs through the land and there is a nice sugarbush. Good house site and a great spot for an off the grid retreat. All of the land is under PA490 Forestland for tax purposes and has been for something like 20 years. Owner says bring offers and owner financing may be an option.</p> <p><i>Listing Courtesy of Betsy Little Real Estate LLC</i></p>									
<div><div>2</div><div>EXPIRED</div><div>• MLS Listing 170139511: 10/25/2018    MLS ID: 170139511</div></div>	879 Litchfield Rd	Residential	2/2	973 sq ft	217,800	1973	\$249,900	5/25/2019	\$257
<p>Fine country living! Great location in Litchfield hills. Farm/Ranch set on 5 private acres, includes gorgeous field, barn, and numerous out buildings. Very cool 1 bedroom guest cottage. Additional expansion space in basement, wood stove is already there. Hot tub, pool setup also included. Generator ready.</p> <p><i>Listing Courtesy of Mary Stevens Realty</i></p>									
<div><div>3</div><div>EXPIRED</div><div>• MLS Listing 170123851: 9/11/2018    MLS ID: 170123851</div></div>	324 Greenwoods Rd W	Residential	3/2	1,078 sq ft	32,670	1800	\$137,500	3/11/2019	\$128
	<p>Well cared for cape. large kitchen with vintage gas/wood/coal range. Living room with woodstove in fireplace with stainless steel sleeve/flue. Detached one car garage with outbuildings. paved circular driveway. Newer roof, newer well pump and water storage tank. Firewood will be left for new owner to use. Attached woodshed/workshop. Many fenced in areas including invisible dog fence.</p> <p><i>Listing Courtesy of Raynard &amp; Peirce Realty, LLC</i></p>								







### New For Lease: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Lease Price	Lease Price per sq. ft.
<div> <b>FOR LEASE</b> </div> • Active: 7/5/2019 MLS ID: 170213238								
<b>22 Maple Ave</b>	Multi-Family Rental	2/1	900 sq ft	18,295	1802	7/5/2019	\$825	\$1
<p>THE PETTIBONE HOUSE: Famous historic home now 3 townhouses. Rear 2 bedroom unit, very private. Open kitchen, living and heated sunroom on the first floor. Steep stairs to the second floor where there are 2 bedrooms and a full bath. Large private shared yard, nice kitchen, refrigerator, electric range, washer, and dryer included. 2 blocks from dining, Infinity Hall, Yale music. Owner/Agent. Employment verification, tenant provide a credit report. NO PETS/NO SMOKING anywhere on the property. Tenant pays electric and electric heat, cable, snow removal, garbage, and water. First months rent and 2 months security, unless 62 years old or older, then 1 months security. Tenant to provide liability insurance prior to occupancy. One block to the town center with shopping, dining, entertainment.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								
<div> <b>FOR LEASE</b> </div> • Active: 5/16/2019 MLS ID: 170195974								
<b>98 Sunset Ridge Rd</b>	Rental/Lease	6/7	5,615 sq ft	3,637,260	1913	5/16/2019	\$30,000	\$5
<p>Available: (June 15 - Sept. 3, 2019 \$30,000) OR (June 15-30, 2019 \$5,000) - (July 2019 \$15,000) - (August 2019 \$15,000) -</p> <p>Memories in the making! Immerse yourself in the relaxation of Litchfield County this summer by exploring the lakes, mountains, and the quintessential village of Norfolk, CT! - This prominent 6-Bedroom home with heated in-ground Pool and Squash/Rec Barn offers a private oasis for gatherings and is ideally sited in the heart of the village. Beautifully landscaped grounds and multiple outdoor areas complement the home's mosaic of interior entertaining and more serene spaces. A light-filled eat-in Kitchen, with counter-height fireplace and antique island, epitomizes the charming flair that carries throughout the home - all surrounded by majestic views of the countryside. Positioned between Great Mountain Forest and Tobey Pond Beach on one side and the quintessential village of Norfolk on the other, enjoy all of the amenities of the Southern Berkshire Region. Berkshire Country Store, Wood-creek, Great Mountain Forest, Yale Summer School of Arts &amp; Music, Infinity Music Hall, Norfolk Farmers Market, Umpachene Falls, and Southfield Store.</p> <p><i>Courtesy of Elyse Harney Real Estate</i></p>								

## About RPR (Realtors Property Resource)

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



## About RPR's Data

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

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



## Update Frequency

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

## Learn more

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