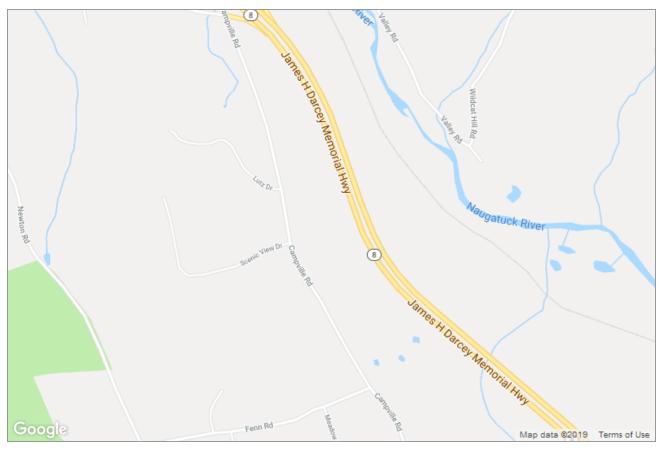
SM/RTMLs

MARKET ACTIVITY REPORT

Northfield, 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

Office: http://ConnecticutRealEstate.online

Connecticut Real Estate

157 East Main Street 2nd Fl. Thomaston, CT

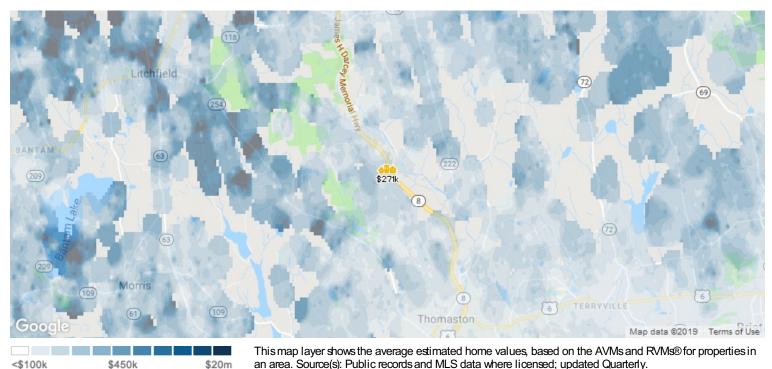
06787

Litchfield, CT 06759





Market Snapshot: Estimated Home Values



Median Est. Home Value

\$450k

<\$100k

\$271K

Updated: 7/31/2019

Change Over Last Month

\$20m



Change Over Last Quarter



Change Over Last 12 Months



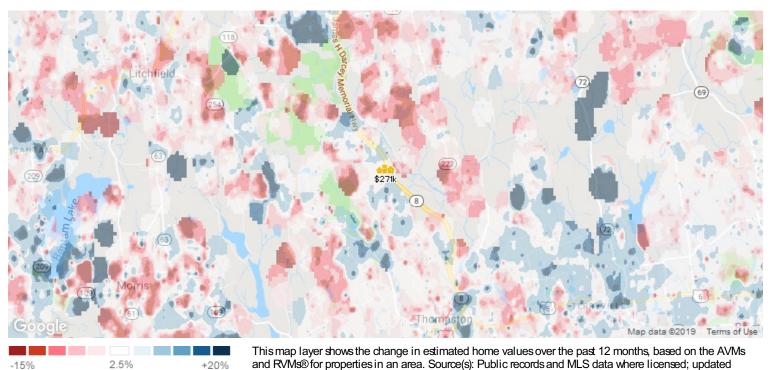
Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

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





Market Snapshot: 12-Month Change in Estimated Value



Median Est. Home Value

\$271K

Updated: 7/31/2019

Change Over Last 12 Months

Quarterly.



Change Over Last 36 Months

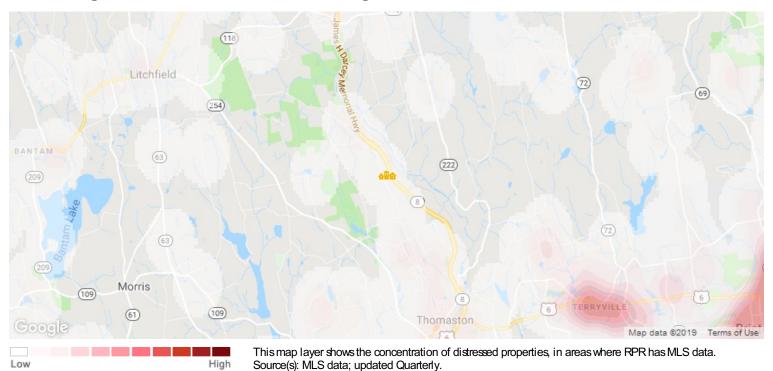


About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.





Market Snapshot: Concentration of Distressed Properties



Total # of Distressed Properties

2

Updated: 8/14/2019

of Pre-Foreclosures

1

of Foreclosures

1

of Short Sales

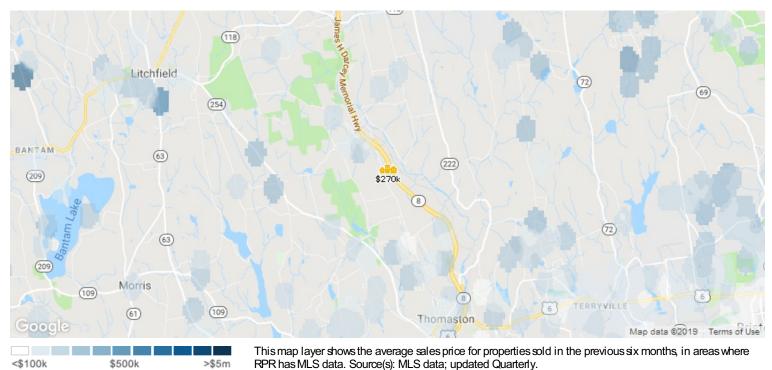
N

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





Market Snapshot: Sales Price



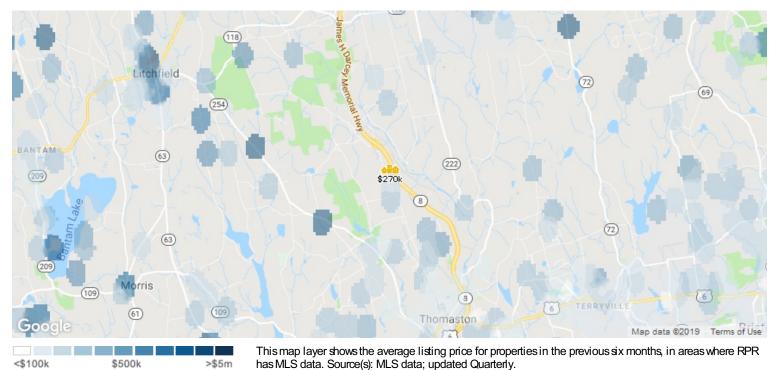
\$270KUpdated: 6/30/2019

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





Market Snapshot: List Price



Median List Price \$270K Updated: 6/30/2019 Change Over Last Month 1.1%

Change Over Last Quarter 1.1%

Change Over Last 12 Months

Change Over Last 24 Months 115.92%

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





Market Activity Summary Stats

Search Criteria

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

	New Listings	Pending Listings	Price Changes	Recently Sold	Expired Listings
Number of Properties	5	4	5	7	1
Low Price / Value	\$119,900	\$214,900	\$112,000	\$7,420	\$325,000
Median Price / Value	\$264,900	\$246,200	\$284,900	\$270,100	\$325,000
High Price / Value	\$299,900	\$384,900	\$384,900	\$449,900	\$325,000
Average Price / Sq. Ft.	\$123	\$152	\$129	\$161	\$484
Median Price / Sq. Ft.	\$132	\$155	\$117	\$166	\$484
Average Days in RPR	66	82	120	101	366
Median Days in RPR	56	80	84	86	366
Total Volume	\$1,199,500	\$1,092,200	\$1,346,600	\$1,832,420	\$325,000



Market Activity Summary Stats (cont.)

Search Criteria

Location: Northfield, 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

	Recently Leased	Open Houses
Number of Properties	1	1
Low Price / Value	\$37,870	\$299,900
Median Price / Value	\$37,870	\$299,900
High Price / Value	\$37,870	\$299,900
Average Price / Sq. Ft.	\$25	\$72
Median Price / Sq. Ft.	\$25	\$72
Average Days in RPR	7	46
Median Days in RPR	7	46
Total Volume	\$37,870	\$299,900





New Listings: 5	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
1 TE FOR SALE * Active: 6/29/2	019 MLS ID: 1	70202378	8					



Residential 3/3 4,168 sq 65.340 1950 6/29/2019 \$299.900 \$72 264 Campville Rd

Looking for the perfect in-law? This lovely home is a rare find. Ranch style, one level living, in law/accessory apartment has separate private entrance, one bedroom, large bath, kitchen and living room. Main house has 3 generously sized bedrooms, updated kitchen with granite, tile backsplash and tile flooring. Updated bath. New flooring. Newer windows and doors have a lifetime warranty and transfers to the new homeowner. Large basement with endless possibilities. Pellet stove. Young roof. Solar Panel. Hot water on demand. Situated on one and a half acres. 4 apple trees, 2 pear trees, 1 Peach tree, 1 Nectarine and blueberry bushes. This is not a drive by. This home has So much to offer!

Listing Courtesy of Dave Jones Realty, LLC



2 Is FOR SALE - Active: 5/22/2019 MLS ID: 170198434

1970 115 Campville Rd Residential 2,340 sq 73,180 5/22/2019 \$264,900

Spacious 4 bedroom, 2.5 bath oversized raised ranch, situated on a private & picturesque 1.68 acre lot adomed with mature trees, beautiful flowers and vegetation in the Litchfield Hills This beautiful home offers TONS of living space and a wonderful fenced in private yard, complete with an in ground swimming pool that's great for rest, relaxation and outdoor entertaining. The main level features a large living room with a cozy wood burning fireplace and a picture window that brings in lots of natural light, a formal dining room with slider access to the roomy deck overlooking the tranquil yard, an attractive remodeled kitchen with Corian counters & stainless steel appliances, a master bedroom suite with a shower stall, plus 2 other bedrooms and a full bathroom with tub & shower. The lower level has a HUGE family room, plus a 4th bedroom and laundry room. The expansive 2 car garage includes a functional workshop. This home is conveniently located just 5 minutes to Rt. 8, 10 minutes to the Litchfield Green with all the great restaurants, shopping and entertainment, and under 2 hours to NYC!

Listing Courtesy of Cohen Agency SiM, LLC





\$156



Living Lot **Price** Prop Bed Area Size Year Listing Listing per New Listings: 5 (cont.) Type /Ba (sq ft) (sqft) **Built** Date Price sq. ft.



- Active: 6/24/2019 MLS ID: 170204591

1,517 sq 212 50.094 1860 6/24/2019 \$229,900 \$152 Residential 19 Newton Rd ft

Charming 19th Century Cape featuring Newly Remodeled Kitchen, 2 Updated Baths, Pergo Flooring throughout the Main Level, New Roof, New Pellet Stove located in the Living Room, New Shed and New Treks Decking. 2 Bedrooms are located on the Main Level along with the Laundry Room. Potential for a 3rd Bedroom or Additional Storage on the Upper Level. Over 1 Acre Level Lot with Views of Northfield Pond across the street.

Listing Courtesy of Showcase Realty, Inc.



- Active: 6/19/2019 MLS ID: 170208159 4 S FOR SALE 1,828 sq 60.984 1974 6/19/2019 \$284.900 96 Campville Rd Residential 3/2

Absolutely beautiful and mint condition Raised Ranch on a stunning lot. A short drive to rte 8 and I84. This home offers a Burnham furnace, Levolor blinds, new metal roof, new asphalt driveway and new high quality thermo pane windows throughout. This special home also features two fireplaces (one propane and one with wood pellet insert), wood flooring, eat in kitchen, a super comfy family room in lower level with the second fireplace, 1.1 baths, 3 bdrms and more. Enjoy the Summer months on the multi level Treks deck that leads to the pristine pool and take in the beautiful scenery with a lot surrounded by trees and accented with beautiful gardens and front stone wall. This home is move in ready make an appointment to view today!

ft

Listing Courtesy of William Raveis Real Estate



 Active: 5/14/2019 MLS ID: 170195254 5 TS FOR SALE

44 Penfield Dr Residential Land _/_ 182,952 5/14/2019 \$119,900

This is the last lot available in this 6 lot sub-division. This lot is at the end of the cul-de-sac and shares a paved driveway with one other house. All large (2,400 sq. ft. or larger) houses in the development. The property has underground services to the lot and the leach fields have been installed. All that is required is to locate the house install septic tank and build your dream home. Legal description, sewage disposal system, and survey are attached. Lot is 4.2 acres. Septic system is installed for 4 bedroom home. See attachments.

Listing Courtesy of Graham Real Estate







			Living	Lot				Price
Pending Listings: 4	Prop	Bed	Area	Size	Listing	Listing	Pending	per
	Type	/Ba	(sq ft)	(sq ft)	Date	Price	Date	sq. ft.



MLS ID: 170170895 PENDING Deposit as of 8/14/2019 25 Old Smith Rd Residential 4/4 3,297 sq 80,150 3/8/2019 \$384,900 8/14/2019 \$117 ft

Located at the Gateway to the Litchfield Hills, This Stunning Home Awaits! Loving Maintained by Original Owners and Offered at an Amazing Price, You Can't Go Wrong! Enjoy All That This 3297 SF Colonial Offers and Still Have Time to Relax and Enjoy the Heated In-Ground Pool and Acreage Just as Warm Weather Arrives! Space For Everyone To Be Comfortable, You Wont Be Disappointed! Gather in the Fabulous Sun Filled Recreation Rm Featuring Vaulted Ceiling, SSnd, Recessed Lights and Tile Fir-All Overlooking the In-Ground Heated Pool (extended seasonal usage) Fiber Optic Lights and SSnd. Expansive EIK with Granite Counter Tops, SS Appliances, W. Pantry, Tile Back Splash, HW Floor Offers Perfect Backdrop for Meal Prep or Hosting LRG Gatherings. Move the Festivities to the Oversized FrmI DR or Relax in the LVrm w/Stone FP and Raised Hearth and You WIII Discover, No Matter Where You Are In This House There is Comfort and Room for Everyone! Plus Game Room, Study and 1st FIr Lndry. 2nd FIr. 4Bdrms Including Master BD Suite Complete with HW Firs, Custom Blt W Closet and MSTR BA with Duel Sinks, Additional Details Inc:Incredible 32x30 - 2 Car Garage w/16 Foot Ceilings (1door is 12'x12') Perfect for Car Enthusiast! Large Barn Offering Equestrian Potential. Generic Generator, C/Air, C/Vac. Brazilian HW Firs. Newer Furnace, Well Pump. 2 Maintenance Free Decks. WO LL Features Full BA Facilities, Making it the Perfect Spot for Home Gym or In-Law Set-up. Old Smith Rd to be paved by town 2019.

Listing Courtesy of Stone Crest Realty LLC



 Show as of 8/12/2019 MLS ID: 170219561 2 S PENDING

33,976 8/5/2019 332 Marsh Rd Residential 1,252 sq \$224,900 8/12/2019 \$180

ONE OWNER HOME showcases a well loved and cared home right in Northfield of Litchfield! This Ranch style home features 3 bedrooms, 1 ½ bathrooms and perfectly sized at 1,252 square feet not including the lower level which offers potential for you to create your dream finished level. This space is heated by a wood stove and offers access to the garage and a utility/laundry room. One level living hosts an updated kitchen with newer tile floors, formal dining room ready to host any gathering large or small, spacious living room crowned with a fireplace offers room for everyone, sizable bedrooms ready to be designed for its new resident, updated full bath, half bath and gleaming hardwoods run throughout. Front deck welcomes your guests in while the back deck over looks your private .78 Acres. Backyard is lined by a babbling brook offering a serene setting visually in the Winter, peaceful sounds during full foliage seasons and quiet in the Summer. Brook runs into Naugatuck River - Create your ideal outdoor living setting and enjoy! This home offers great hidden value updates which adds additional peace of mind â" NEWNEWER Windows-Roof-Water Softener-Full bath remodel! **Pictures donât reflect the NEW STAINLESS APPLIANCES & HALF BATH RENOVATION coming soon!!! Come see for yourself how great this home really is!

Listing Courtesy of Keller Williams Realty







Living Lot **Price** Listing Prop Bed Area Size Listing Pending per Pending Listings: 4 (cont.) Type /Ba (sq ft) (sqft) Date Price Date sq. ft.



8 E PENDING Deposit as of 7/18/2019 MLS ID: 170191701

5/6/2019 3/1 1,196 sq 37,461 \$214,900 7/18/2019 \$180 Residential 17 Kennedy Dr ft

Well maintained ranch on dead end street. Enjoy the large yard from the deck under the awning to keep you comfy. Outbuilding to store yard equipment. This home comes w/a bright LR and wonderful stone fireplace. Kitchen has granite topped island, nice cabinet space and double wall ovens for you. DR is an extension of the kitchen with sliders to the deck Remember the awning? Enjoy the deck in almost any weather. Stayin in? the C/Air will keep you cool too! MB and 2nd BR are nicely sized. For the handy DIY-er there is a workshop area in the basement. The house also has the benefit of being set up for a generator. The home has been modified with handicap features including a ramp access in the garage, raised toilet seat w/ grab bars. The shower has grab bars and a low threshold for easy entry. What are you waiting for? Schedule your showing today!

Listing Courtesy of Integrity Real Estate



* Show as of 7/12/2019 MLS ID: 170206859

37 Main St 2,042 sq 20,037 6/15/2019 \$267,500 7/12/2019 \$131 Residential 3/3 ft

Spacious and open, on a quiet road and located in the much sought-after Litchfield school district, this move-in-ready home on a comer lot is bordered by State land and located minutes from the Litchfield Town Center and convenient to major highways. It boasts 3 Bedrooms and 2.5 Baths along with a number of modern features. Upstairs, an open floor plan connects the kitchen, dining, and living rooms, with an oversized bay window and skylights that let in plenty of natural light. The kitchen features expansive counter space and tons of storage under vaulted ceilings, along with an island that serves as additional seating. Sliders off the dining room lead to a spectacular two-level deck with plenty of space for outdoor relaxation. Three spacious bedrooms include a master with a walk-in closet and attached master bath. Downstairs, you'll find a large Bonus Room, recently updated, with room for a gym and home theater, including in-wall wiring for surround sound. Other modern features include central air conditioning (new unit installed Spring 2019), a sealed and fully insulated attic, tilt-in windows, smart thermostat, smart dimmer switches in the Master Bedroom and Bonus Room, and a home generator hook-up, along with a two-car garage that provides plenty of additional storage.

Listing Courtesy of Pavlik Real Estate LLC







			Living	Orig.			Date	
Price Changes: 5	Prop	Bed	Area	Listing	Orig.	New	of	%
	Type	/Ba	(sq ft)	Date	Price	Price	Chg.	Chg.



PENDING

MLS ID: 170170895 Deposit as of 8/14/2019

25 Old Smith Rd

Residential

4/4 3,297 sq

3/8/2019

\$399,900

\$384,900

5/21/2019

-3.75%

Located at the Gateway to the Litchfield Hills, This Stunning Home Awaits! Loving Maintained by Original Owners and Offered at an Amazing Price, You Can't Go Wrong! Enjoy All That This 3297 SF Colonial Offers and Still Have Time to Relax and Enjoy the Heated In-Ground Pool and Acreage Just as Warm Weather Arrives! Space For Everyone To Be Comfortable, You Wont Be Disappointed! Gather in the Fabulous Sun Filled Recreation Rm Featuring Vaulted Ceiling, SSnd, Recessed Lights and Tile Fir-All Overlooking the In-Ground Heated Pool (extended seasonal usage) Fiber Optic Lights and SSnd. Expansive EIK with Granite Counter Tops, SS Appliances, W. Pantry, Tile Back Splash, HW Floor Offers Perfect Backdrop for Meal Prep or Hosting LRG Gatherings. Move the Festivities to the Oversized FrmI DR or Relax in the LVrm w/Stone FP and Raised Hearth and You WIII Discover, No Matter Where You Are In This House There is Comfort and Room for Everyone! Plus Game Room, Study and 1st FIr Lndry. 2nd FIr. 4Bdrms Including Master BD Suite Complete with HW Firs, Custom Blt W Closet and MSTR BA with Duel Sinks, Additional Details Inc:Incredible 32x30 - 2 Car Garage w/16 Foot Ceilings (1door is 12'x12') Perfect for Car Enthusiast! Large Barn Offering Equestrian Potential. Generic Generator, C/Air, C/Vac. Brazilian HW Firs. Newer Furnace, Well Pump. 2 Maintenance Free Decks. WO LL Features Full BA Facilities, Making it the Perfect Spot for Home Gym or In-Law Set-up. Old Smith Rd to be paved by town 2019.

ft

Listing Courtesy of Stone Crest Realty LLC



2 IS FOR SALE

Active: 6/29/2019 MLS ID: 170202378

264 Campville Rd

Residential

4,168 sq 6/29/2019

\$307,000

\$299.900

7/24/2019

-2.31%

Looking for the perfect in-law? This lovely home is a rare find. Ranch style, one level living, in law/accessory apartment has separate private entrance, one bedroom, large bath, kitchen and living room. Main house has 3 generously sized bedrooms, updated kitchen with granite, tile backsplash and tile flooring. Updated bath. New flooring. Newer windows and doors have a lifetime warranty and transfers to the new homeowner. Large basement with endless possibilities. Pellet stove. Young roof. Solar Panel. Hot water on demand. Situated on one and a half acres. 4 apple trees, 2 pear trees, 1 Peach tree, 1 Nectarine and blueberry bushes. This is not a drive by. This home has So much to offer!

Listing Courtesy of Dave Jones Realty, LLC





8/5/2019

-8.62%



115 Campville Rd

Residential

Orig. Living Date Orig. Prop Bed Area Listing New of % Price Changes: 5 (cont.) Price Type /Ba (sqft) Date Price Chg. Chg.



- Active: 5/22/2019 MLS ID: 170198434 S FOR SALE

4/3

2,340 sq

Spacious 4 bedroom, 2.5 bath oversized raised ranch, situated on a private & picturesque 1.68 acre lot adomed with mature trees, beautiful flowers and vegetation in the Litchfield Hills! This beautiful home offers TONS of living space and a wonderful fenced in private yard, complete with an in ground swimming pool that's great for rest, relaxation and outdoor entertaining. The main level

5/22/2019

\$289,900

\$264,900

features a large living room with a cozy wood burning fireplace and a picture window that brings in lots of natural light, a formal dining room with slider access to the roomy deck overlooking the tranquil yard, an attractive remodeled kitchen with Corian counters & stainless steel appliances, a master bedroom suite with a shower stall, plus 2 other bedrooms and a full bathroom with tub & shower. The lower level has a HUGE family room, plus a 4th bedroom and laundry room. The expansive 2 car garage includes a functional workshop. This home is conveniently located just 5 minutes to Rt. 8, 10 minutes to the Litchfield Green with all the great restaurants, shopping and entertainment, and under 2 hours to NYC!

Listing Courtesy of Cohen Agency SiM, LLC



- Active: 12/1/2018 MLS ID: 170147286 4 IS FOR SALE

632 Mason Hill Rd Residential 1/1 600 sq ft 12/1/2018 \$125,000 \$112,000 6/26/2019 -10.4%

Litchfield County, Town of Northfield, Great Ranch in Country Location! Remodeled Kitchen with deep stainless steel sink, black granite counters and gorgeous tile! The yard has beautiful plantings & flowers all on 1/4 Acre. Tons of loft storage over an additional room which is currently used as a Utility Room. Baseboard Heat will be installed for year-round use in this Bonus Room/Utility Or can be 2nd bedroom, or an Office or can be a huge Walkin pantry! This home has an over-sized One-car garage. Great financing available with little or no down payment available. Walking distance to Pond with waterfall for fishing and hiking. Great & Affordable Home in a Country setting!

Listing Courtesy of Kathy Logan Real Estate



- Active: 6/19/2019 MLS ID: 170208159 5 IS FOR SALE

Residential 3/2 1,828 sq 6/19/2019 \$289,900 \$284,900 7/28/2019 -1.72% 96 Campville Rd Absolutely beautiful and mint condition Raised Ranch on a stunning lot. A short drive to rte 8 and I84. This home offers a Burnham

furnace, Levolor blinds, new metal roof, new asphalt driveway and new high quality thermo pane windows throughout. This special home also features two fireplaces (one propane and one with wood pellet insert), wood flooring, eat in kitchen, a super comfy family room in lower level with the second fireplace, 1.1 baths, 3 bdrms and more. Enjoy the Summer months on the multi level Treks deck that leads to the pristine pool and take in the beautiful scenery with a lot surrounded by trees and accented with beautiful gardens and front stone wall. This home is move in ready make an appointment to view today!

Listing Courtesy of William Raveis Real Estate





			Living	Lot				Price
Recently Sold: 7	Prop	Bed	Area	Size	Year	Sale	Sale	per
	Type	/Ba	(sq ft)	(sq ft)	Built	Date	Price	sq. ft.



** Sold Date: 7/24/2019, MLS Listing 170144081: 11/21/2018 MLS ID: 170144081

704 Northfield Rd Residential 3/3 1,912 sq 94,089 1989 7/24/2019 \$260,000 \$136

Beautifully designed colonial/cape with wrap around porch is the very definition of home. Set up and off the road, you will enjoy the privacy this home has to offer. This 3-bedroom home includes the master bedroom suite, and 2.5 baths. The kitchen is the center piece of the first floor with ample counter space, it will make holiday get togethers memorable. For everyday use, the eat-in kitchen is a great convince, for more formal affairs or entertaining, the formal dining room will impress. During the cooler months, enjoy the coziness of the two-side fieldstone fire place from the breakfast area or living room. During the warmer months, let the stress of day fade away as you relax on the wrap around porch, or invite friends over for a BBQ. On the very hot days of summer, come on in and cool off with central air conditioning. The home features a new roof and windows, and a walk up attic.

Courtesy of Century 21 AllPoints Realty



2 To recently sold - Sold Date: 6/27/2019, MLS Listing 170191057: 5/6/2019 MLS ID: 170191057

20 School House Rd Residential 4/3 2,566 sq 137,214 1979 6/27/2019 \$449,900 \$175

Contemporary ranch offers a showplace you'll be proud to own!! Very private on a (3.15) acre secluded wooded lot. The home is in pristine condition and has everything for entertaining family and friends! Enjoy the inground pool surrounded by multi level decks, beautiful gardens, an outside bar and outside fire pit. Outside lighting around the bar and pole lights around the pool are perfect for evening entertaining. No need to worry if the weather does not cooperate. There is a large screened in covered porch going into the fully finished walk out lower level which includes a (40x12) family room, (17x14) bar area, a TV room and a full bath. There is also an office in the lower level. On the main level you have 2,566 sq.ft. of living pleasure with 4 bedrooms, 2 full baths, formal living room with stone fireplace, dining area, den and beautifully remodeled custom kitchen with newer appliances. The master bedroom suite has a walkin closet, loft area and huge master bath with walk in shower and double sinks. The laundry is located in the main bath which has a walkin shower and soaking tub. There is a patio with fish pond and another deck off the kitchen. The roof on the house is 4 years old and the roof on the 2 car detached garage with loft storage area was replaced in 2019. One bay of the garage is currently being used as additional space to the workshop area but the framing is still in place to put back a garage door. Additional features are cair and whole house generator

Courtesy of Northwest CT Realty





\$166

\$127

\$213



Living Lot **Price** Prop Bed Area Size Year Sale Sale per Recently Sold: 7 (cont.) Type /Ba (sqft) (sqft) Built Date **Price** sq. ft.



MLS ID: 170145795 * Sold Date: 6/28/2019, MLS Listing 170145795: 11/25/2018

3/2 1,600 sq84,070 1980 6/28/2019 \$265,000 Residential 170 Campville Rd

ft

Well cared for and maintained home with easy access to Rt. 8. Raised Ranch constructed in 1980, 3BR, 2 baths, HW flooring and finished lower level with walkout door and access to 2-car garage. Propane warm air heat, CA, generator, above-ground pool and playscape.

Courtesy of Gooseboro Realty



MLS ID: 170164604 14 TE RECENTLY SOLD • Sold Date: 6/7/2019, MLS Listing 170164604: 2/15/2019

Residential 3/3 2,126 sq 1980 6/7/2019 \$270,100 85 Camphill Rd 148, 104

ft

Lots of possibilities to make this unique contemporary your own. Located at the top of Camp Hill Road in Northfield, this 2200 square foot home provides a living room with stone fireplace & cathedral ceiling, a warm sunroom, and a main level master bedroom. The second floor offers a cozy loft overlooking below and two-second floor bedrooms. A full walkout lower level includes a small workroom and other expansion possibilities. All located on a gorgeous 3.4 acre open meadow lot with distant views of the hillside and a 1000 square foot barn. A perfect set up for those with horses or a car enthusiast with parking for six vehicles.

Courtesy of Drakeley Real Estate, Inc.



 Sold Date: 5/15/2019, MLS Listing 170165016: 2/18/2019 MLS ID: 170165016

1,360 sq 1995 5/15/2019 \$290,000 65 Hopkins Rd Residential 2/1 120,225

Situated on 2.76 Acres, This Property Comes with a 1800 SF 3 Car Garage/Workshop. AND a Private Picture Perfect Single Story Ranch Style Home! Garage Complete with Tall Ceilings, Insulated, Water and Septic Piping In Place for Future Bath, Kitchenette, etc. Plus Its Own Sub Panel. Great Structure for Business Owner, Car Restorer, etc. The Private Home Offers an Open Floor Plan with Ample Entertaining Space. Remodeled Kitchen with Granite Counters and Slider to Large Rear Deck This Property abuts land that is part of the Litchfield Land Trust. The lower lever is partially finished with hot tub that stays, electric has generator hookup. 2.76 acres level with lots of privacy.

ft

Courtesy of Stone Crest Realty LLC



6 To recently sold Sold Date: 5/16/2019, Public Record MLS ID: -

65 Hopkins Rd Single Family 960 sq ft 120,225 1995 5/16/2019 \$290,000 \$302



* Sold Date: 2/27/2019, Public Record MLS ID: -

3/-1,216 sq 17,424 1910 2/27/2019 \$7,420 \$6 677 Northfield Rd **Duplex** ft





Expired Listin	ngs: 1	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Price	Expired Date	Price per sq. ft.	
	EXPIRED	• MLS Listing 170085834: 5/30	/2018	MLS ID: 17	70085834					
La Asia	59 Fenn Rd	Residential	1/1	672 sq ft	307,098	2014	\$325,000	5/31/2019	\$484	



Unique opportunity to live on your property while you build your new home. Stylish studio apartment above the garage, constructed in 2014, has an open floor plan, vaulted ceiling, hardwood floors, wood-burning stove, laundry room. Lots of post-construction potential uses ... accessory apartment, home office, game room, artist or crafter's studio, meditation suite ... use your imagination! Well and septic systrem are in place.

Listing Courtesy of Marrin Santore Realty LLC



Recently Leas	sed: 1	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Leased Date	Leased Price	Leased Price per sq. ft.
A	1 OFF MARKET · Leased D	Date: 5/4/2019, MLS	Listing	170188743	3: 4/27/2019	MLS ID: 1	70188743		
	164 Campville Rd	Residential Land	3/1	1,533 sq ft	50,529	1973	5/4/2019	-	_
	Previously a 1500sqft Raised Ranch Drive by today and view the possibili		Full Ba	th and a 2 (Car attached	garage. Pi	rivate Well ar	nd Septic on	property.

Courtesy of Statewide Premier Prop. LLC



			Living	Lot			Open	
Open Houses: 1	Prop Type	Bed /Ba	Area (sq ft)	Size (sq ft)	Listing Date	Listing Price	House Date	Hours



1 TS FOR SALE * Active: 6/29/2019 MLS ID: 170202378

264 Campville Rd Residential 3/3 4,168 sq 65,340 6/29/2019 \$299,900 8/18/2019 12:00PMft 2:00PM

Looking for the perfect in-law? This lovely home is a rare find. Ranch style, one level living, in law/accessory apartment has separate private entrance, one bedroom, large bath, kitchen and living room. Main house has 3 generously sized bedrooms, updated kitchen with granite, tile backsplash and tile flooring. Updated bath. New flooring. Newer windows and doors have a lifetime warranty and transfers to the new homeowner. Large basement with endless possibilities. Pellet stove. Young roof. Solar Panel. Hot water on demand. Situated on one and a half acres. 4 apple trees, 2 pear trees, 1 Peach tree, 1 Nectarine and blueberry bushes. This is not a drive by. This home has So much to offer!

Listing Courtesy of Dave Jones Realty, LLC



About RPR (Realtors Property Resource)

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



About RPR's Data

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

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

Update Frequency

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

Learn more

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







