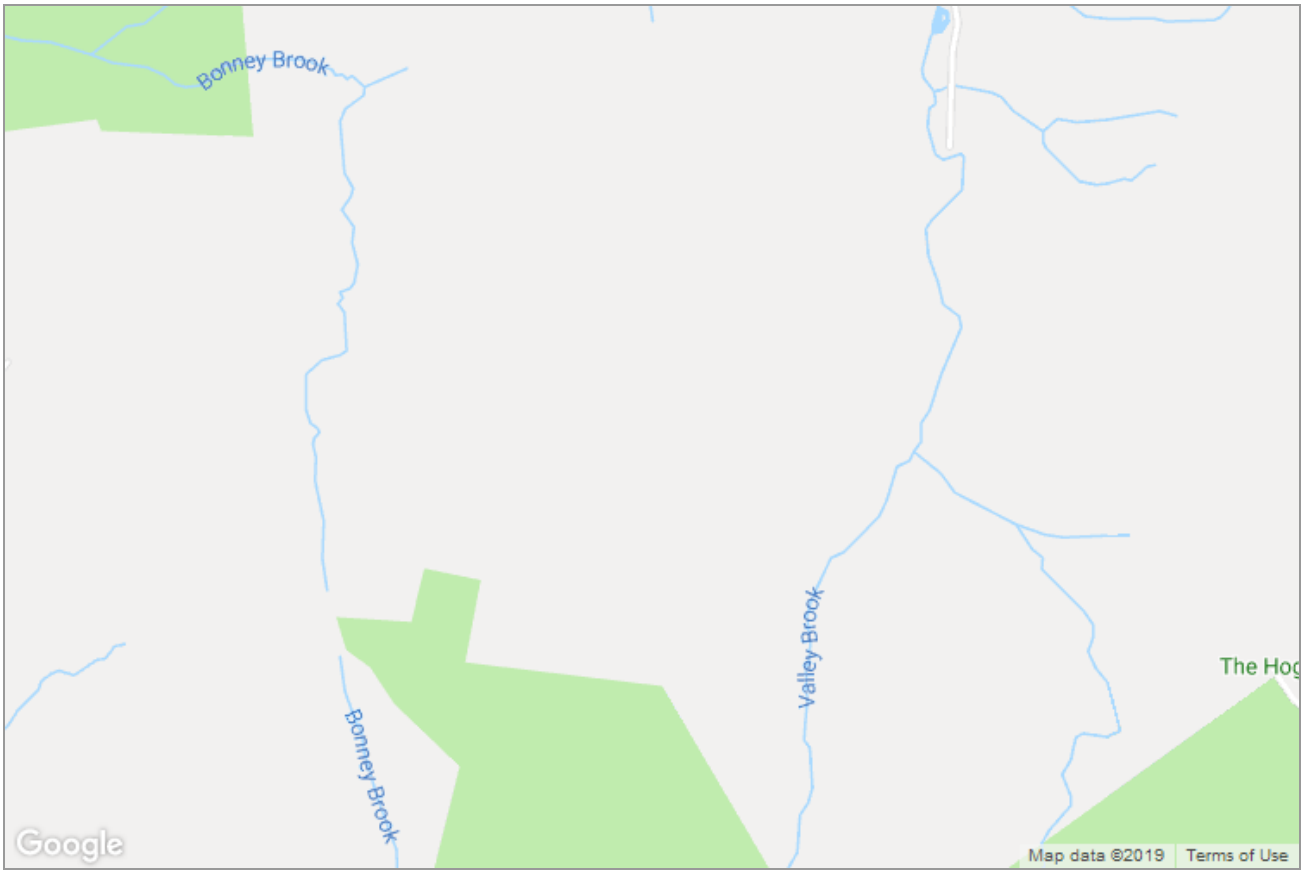
SMART MLS

MARKET ACTIVITY REPORT

# Warren, Connecticut



Presented by
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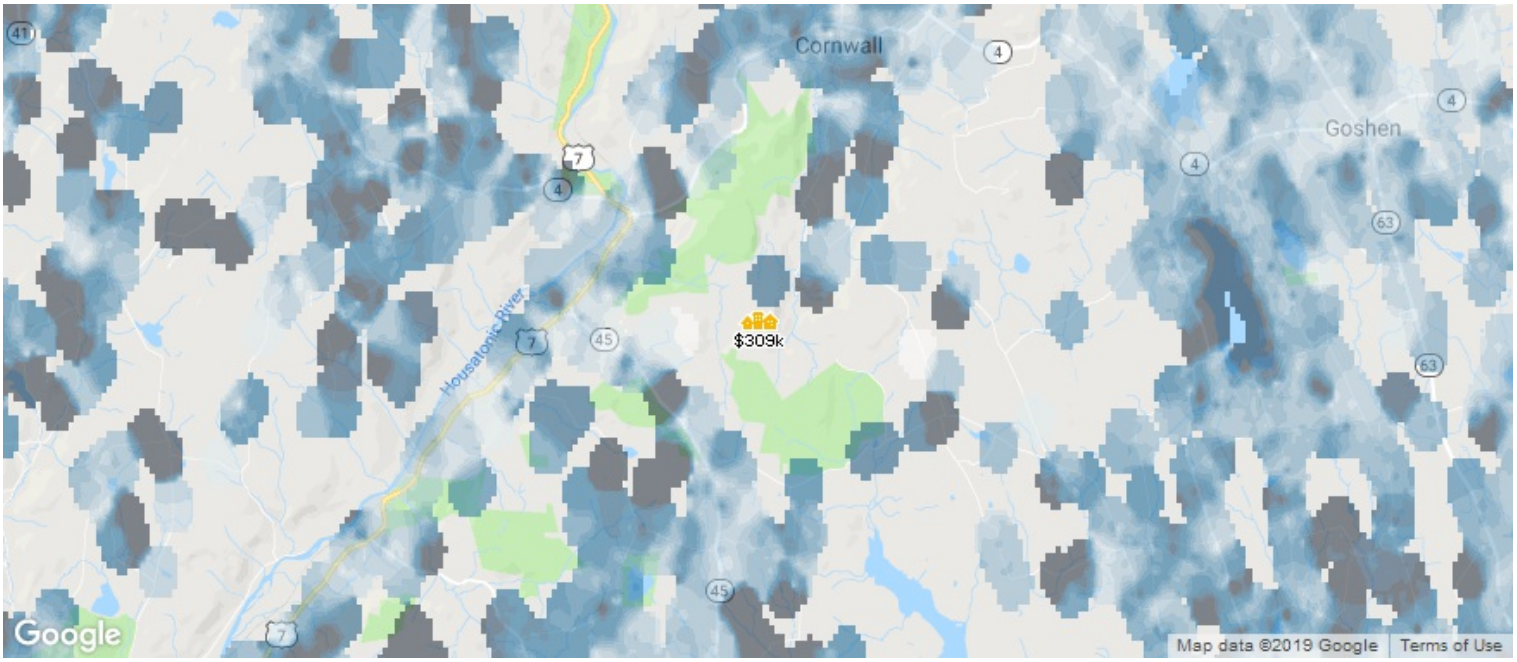
# Warren, Connecticut

## 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 | Change Over Last Month | Change Over Last Quarter | Change Over Last 12 Months |
|---|---|---|---|
| **$309K** | ↑ **1.14%** | ↑ **1.14%** | ↓ **6.05%** |
| Updated: 7/31/2019 | | | |

*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.*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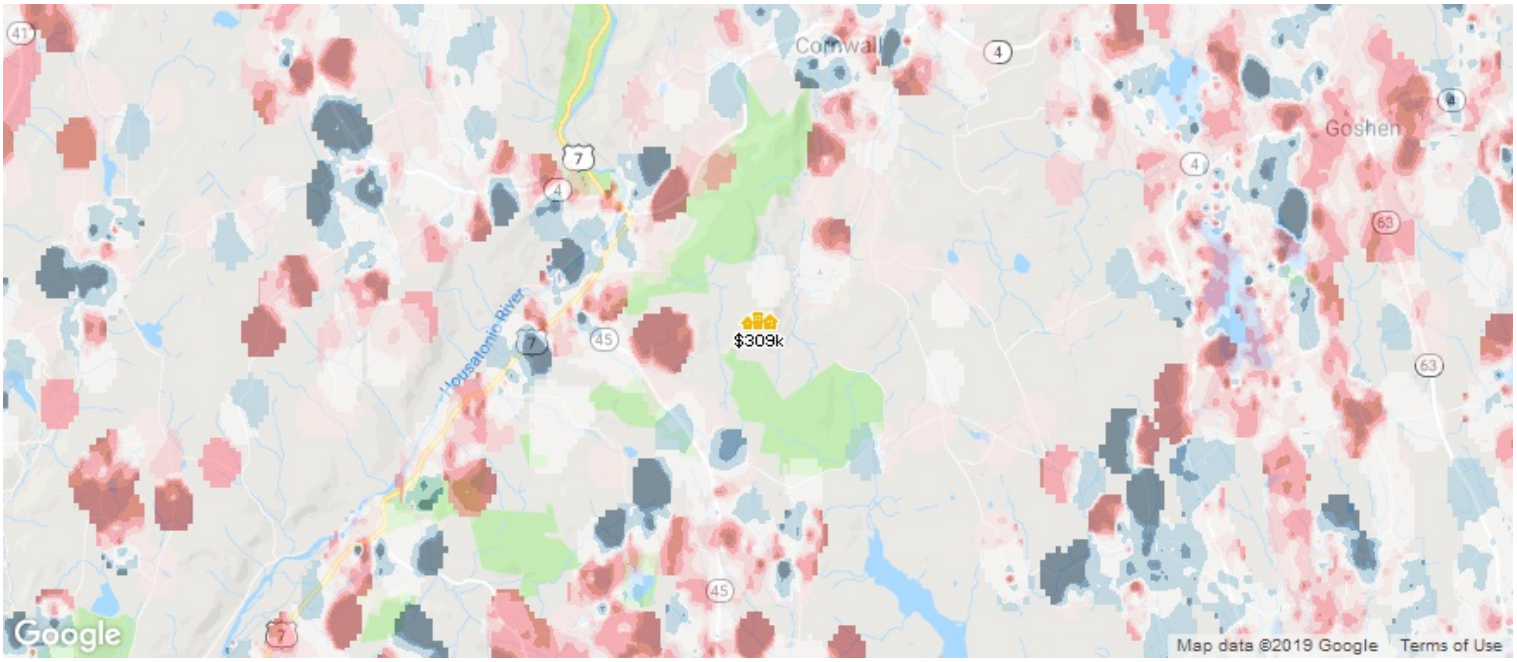
# Warren, Connecticut

## 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 | Change Over Last 12 Months | Change Over Last 36 Months |
|---|---|---|
| **$309K** | **6.05%** | **1.2%** |
| Updated: 7/31/2019 | | |

*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.*



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# Warren, Connecticut

## Market Snapshot: Concentration of Distressed Properties

Low High

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 | # of Pre-Foreclosures | # of Foreclosures | # of Short Sales |
|---|---|---|---|
| **2** | **1** | **1** | **0** |
| Updated: 8/14/2019 | | | |

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


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# Warren, 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.*

# Warren, Connecticut

## Market Snapshot: List Price


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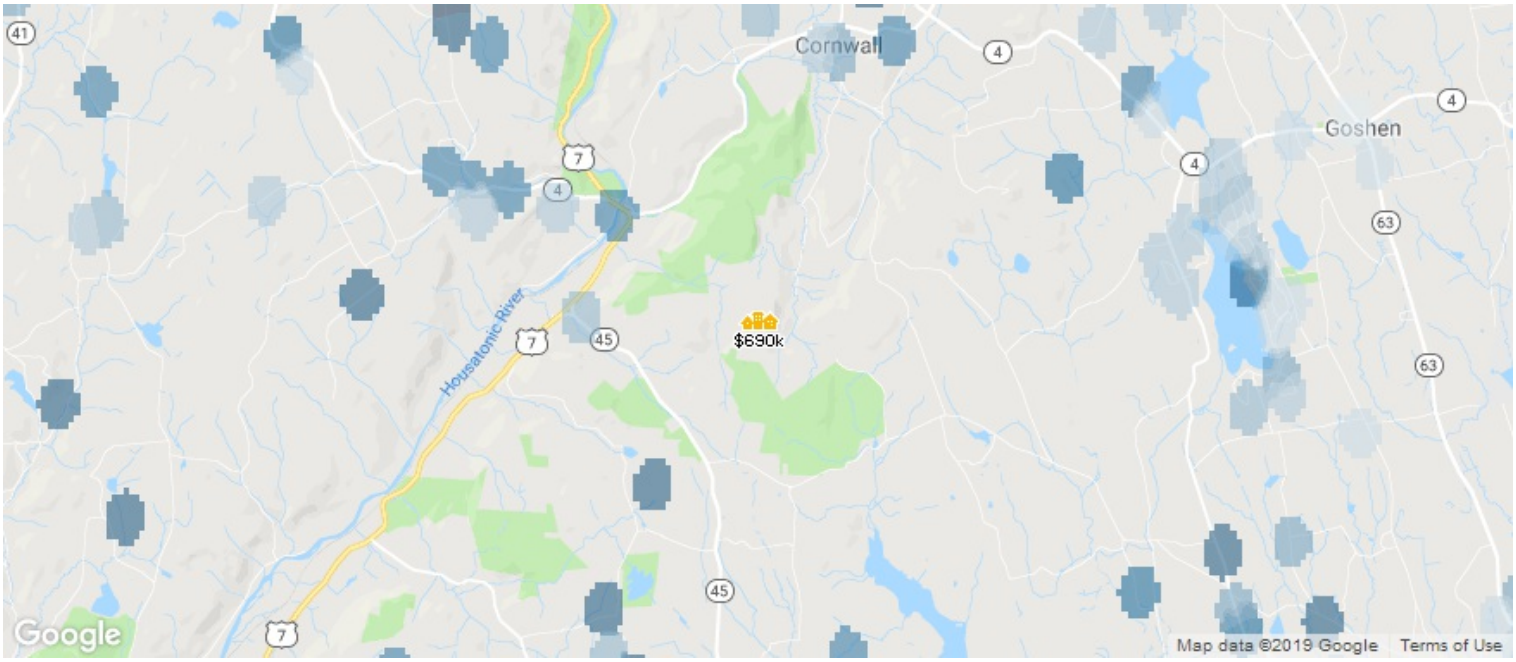

This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

| Median List Price | Change Over Last Month | Change Over Last Quarter | Change Over Last 12 Months | Change Over Last 24 Months |
|---|---|---|---|---|
| **$690K** | ↓ **0.79%** | ↓ **0.79%** | ↑ **104.45%** | ↑ **108.94%** |
| Updated: 6/30/2019 | | | | |

*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.



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# Market Activity Summary Stats

**Search Criteria**

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

| | New Listings | Pending Listings | Price Changes | Distressed Activity | Recently Sold |
|---|---|---|---|---|---|
| **Number of Properties** | 9 | 2 | 12 | 1 | 11 |
| **Low Price / Value** | $380,000 | $216,900 | $49,999 | $281,670 | $133,180 |
| **Median Price / Value** | $825,000 | $225,950 | $882,000 | $281,670 | $320,000 |
| **High Price / Value** | $17,500,000 | $235,000 | $2,595,000 | $281,670 | $2,348,912 |
| **Average Price / Sq. Ft.** | $715 | $153 | $325 | $118 | $207 |
| **Median Price / Sq. Ft.** | $292 | $153 | $311 | $118 | $190 |
| **Average Days in RPR** | 81 | 92 | 293 | – | 48 |
| **Median Days in RPR** | 90 | 92 | 344 | – | 30 |
| **Total Volume** | $23,741,000 | $451,900 | $12,962,899 | $281,670 | $7,406,592 |



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# Market Activity Summary Stats (cont.)

**Search Criteria**

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

| | Expired Listings | New For Lease | Recently Leased |
|---|---|---|---|
| **Number of Properties** | 4 | 2 | 2 |
| **Low Price / Value** | $489,000 | $2,500 | $798,000 |
| **Median Price / Value** | $529,000 | $3,500 | $799,500 |
| **High Price / Value** | $615,000 | $4,500 | $801,000 |
| **Average Price / Sq. Ft.** | $221 | $2 | $265 |
| **Median Price / Sq. Ft.** | $221 | $2 | $265 |
| **Average Days in RPR** | 169 | 78 | 62 |
| **Median Days in RPR** | 171 | 78 | 62 |
| **Total Volume** | $1,633,000 | $7,000 | $1,599,000 |



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# Warren, Connecticut

## New Listings: 9

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|

1 FOR SALE · *Active: 5/6/2019* *MLS ID: 170192078*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **202 Kent Rd** | Residential | 4/3 | 3,962 sq ft | 1,753,290 | 2007 | 5/6/2019 | $825,000 | $208 |

Seclusion and protection! 4000 Sf Colonial set back on a long driveway and perfectly situated on 40 beautiful acres with stone walls and pond, protected from any home or construction. Mason's own home featuring 3 amazing fireplaces and open concept. Small barn and turnout. Custom kitchen features butternut cabinets, granite counters and upgraded stainless appliances. 9 ft ceilings and 2 story foyer. Over sized 2 car garage plumbed for radiant heated floors and unfinished bonus room above offers endless potential. Master suite with huge walk in closet and amazing bathroom. Super efficient home with top of the line Buderus boiler, hydro air and wood furnace (negotiable). Cedar siding and custom stone exterior. Great outdoor entertaining with huge patio and outside fireplace for endless evening fun! Bring your horses or just enjoy the peace and quiet. So much value. Low taxes (38 acres dedicated farm land).

*Listing Courtesy of Coldwell Banker Residential Brokerage*

2 FOR SALE · *Active: 4/4/2019* *MLS ID: 170179879*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **7 N Shore Rd** | Residential | 5/4 | 3,020 sq ft | 178,596 | 1775 | 4/4/2019 | $995,000 | $329 |

c1775 handsome antique colonial situated on coveted North Shore Rd overlooking Lake Waramaug. Formal Living Room with fireplace & French doors to deck. Library with fireplace. Dining Room. Eat-in Kitchen. Beautiful antique hardwood floors throughout. 5 bedrooms, 3 1/2 baths. 4+/- acres with sub-division potential. Barn. Close to Warren Town Beach. Must See.

*Listing Courtesy of KlemmReal Estate Inc*



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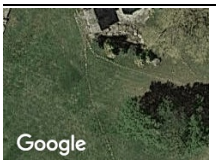
## New Listings: 9 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|




3 FOR SALE · *Active: 5/15/2019* *MLS ID: 170195686*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **100 Curtiss Rd** | Residential | 4/6 | 5,500 sq ft | 1,524,600 | 1930 | 5/15/2019 | $17,500,000 | $3,182 |

Lake Hill Farm is one of New Englandâs most coveted and unique properties overlooking Lake Waramaug with exquisite and majestic views from every room. This 1930âs 5,500 square foot Rambling Country Home is perched on top of 35Â± picturesque rolling acres with landscaped grounds done by a protÃ©gÃ© of Russell Page. The property was completely renovated in 2011 by the current owners. There are two tennis courts, one for winter paddle tennis, a swimming pool, separate gym with Finnish sauna, steam bath, three guest houses, a pool house, a workshop that could be transformed to a caretakerâs house; a childrenâs playhouse, horse barn and riding rings. There is also a helicopter pad, a carport and a two/three-car garage. The property has solar panels. This picture perfect setting is one of the finest in Litchfield County.

*Listing Courtesy of KlemmReal Estate Inc*

4 FOR SALE · *New, Active: 7/29/2019* *MLS ID: 170219791*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **144 Curtiss Rd** | Residential | 3/3 | 2,400 sq ft | 148,104 | 1908 | 7/29/2019 | $1,399,000 | $583 |

Fabulous barn home at the top of the hill very near Lake Waramaug and the Hopkins Inn. Open kitchen layout. Large foyer, 3 bedrooms 2 loft offices, 3 baths, huge stone fireplace, stone terrace with views and heated gunite pool. Estate settings with gardens, mature trees, large lawn, stone walls. There is also a 2-3 bedroom, 1.5 bath guesthouse with separate driveway. Enjoy the Warren town beach on the lake just minutes away!

*Listing Courtesy of WilliamRaveis Real Estate*

5 FOR SALE · *Active: 7/12/2019* *MLS ID: 170215482*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **245 Lake Rd** | Residential | 4/3 | 2,120 sq ft | 340,639 | 1973 | 7/12/2019 | $545,000 | $257 |

Country roads, take me home. Enjoy 7+ acres of park-like property in this beautiful colonial. An expansive yard overlooks a nearly-acre pond just yards away from Sucker Brook which meanders through the back property, With mature trees and fields of green, the property itself is, well, almost heaven. Several outdoor areas expand the enjoyment of the property - a covered patio, a breezeway and a beautiful deck which overlooks the pond and captures amazing sunrises. The home, with 4 generously-sized bedrooms and 2 1/2 baths is spacious and fresh. Gleaming hardwood floors on the first floor add to the spaciousness. A cozy wood stove in the living room beckons you to hunker down and enjoy the beautiful, picturesque New England winters. All of this just moments away from the Warren Town Beach, the crown jewel of.Lake Waramaug. Come see for yourself and let us take you home.

*Listing Courtesy of Coldwell Banker Residential Brokerage*

6 FOR SALE · *Active: 5/21/2019* *MLS ID: 170197728*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **12 Strawberry Ln** | Residential | 3/4 | 3,537 sq ft | 96,703 | 1972 | 5/21/2019 | $549,000 | $155 |

Private and Quiet 3 bedroom/3.5 bath Cape. Wonderful location arms distance from Lake Waramaug & Beach, New Preston and Washington Village. Updated eat-in kitchen with high end appliances. Well proportioned rooms. Fireplace. Hardwood Floors throughout. Large deck overlooks pond. Oversized 2-car garage. Walk-out basement with glass doors and 1/2 bath. 2.22 acres.

*Listing Courtesy of KlemmReal Estate Inc*

7 FOR SALE · *Active: 4/19/2019* *MLS ID: 170186398*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **170 Rabbit Hill Rd** | Residential | 3/3 | 2,396 sq ft | 1,568,160 | 2001 | 4/19/2019 | $699,000 | $292 |

36+/- acre located on the Washington/Warren Town line with long driveway, 3 bedroom house, offering major potential views, and ultra privacy bordering Steep Rock. More land available. Must See.

*Listing Courtesy of KlemmReal Estate Inc*

8 FOR SALE · *Active: 6/7/2019* *MLS ID: 170203902*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Curtiss Rd** | Residential Land | –/– | – | 366,339 | – | 6/7/2019 | $380,000 | – |

Spectacular lot high above Lake Waramaug with views to the lake and great potential pool site. Approved building site. Perc tests done, rough driveway, build site partially cleared. Architectural plans available.

*Listing Courtesy of WilliamRaveis Real Estate*



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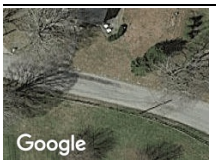
## New Listings: 9 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Listing Price | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|




9 FOR SALE · *Active: 5/16/2019* *MLS ID: 170195952*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Hopkins Rd** | Residential Land | –/– | – | 727,452 | – | 5/16/2019 | $849,000 | – |

16.7 acres above Lake Waramaug, water views, open fields, conservation and brook. Walk to the lake and beach access, build one house our subdivide to two. Lot has been perc tested. Lake views, stone walls and some clearing has been done. This is a very rare piece close to the lake. 90 mins to NYC on a country paved road. Owner/Agent

*Listing Courtesy of KlemmReal Estate Inc*



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## Pending Listings: 2

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
| 1 PENDING · *Show as of 8/11/2019* *MLS ID: 170219020* | | | | | | | | |
| **200 Woodville Rd** | Residential | 2/1 | 1,080 sq ft | 66,646 | 7/23/2019 | $235,000 | 8/11/2019 | $218 |

Impeccable ranch country home on a magical parcel. Set well off the road the house has been lovingly tended by the owner for 12 years. The house is so well maintained that one an enjoy the 17 x 25 back deck or play in the family room on the lower level. The kitchen opens to a dining area which can handle large groups of friends or family. Two bedrooms are well appointed and offer ample closet space. In fact the storage is well apportioned and easy to get to. 1 car attached garage with work bench plus a 1 car barn. Cut granite stone stepping path leads to the house while towering oaks trimmed in pachysandra and hosta, stone walls and lichen covered erratic boulders dot the land. Bountiful rhododendrons and specimen trees make this a garden of Eden. This home is an ideal downsizing home or a first starting out house!

*Listing Courtesy of Bain Real Estate*

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Date | Listing Price | Pending Date | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
| 2 PENDING · *Deposit as of 7/31/2019* *MLS ID: 170169832* | | | | | | | | |
| **4 Partridge Rd** | Residential | 4/4 | 2,479 sq ft | 59,241 | 3/5/2019 | $216,900 | 7/31/2019 | $87 |

Wonderful opportunity to own this spacious Colonial on Partridge Rd. Set back off the road, offering over 2,400 square feet with 4 bedrooms and 2.5 bathrooms. Partially fenced in back yard. Attached garage. Additional shed is great for storage. Enjoy quiet summer nights in the lawn gazebo, that has a hot tub as well. Full basement with back yard walk out. Make sure to schedule your showing today!

*Listing Courtesy of Silver and Oak Realty*



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## Price Changes: 12

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. Listing Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|---|---|---|---|---|---|---|---|---|
| 1 FOR SALE · *Active: 10/24/2017* *MLS ID: 170025664* | | | | | | | | |
| **381 Lake Rd** | Residential | 4/4 | 3,993 sq ft | 10/24/2017 | $3,595,000 | $2,595,000 | 3/7/2019 | -27.82% |

Uber-chic designer country home! Property includes shared westward facing lake frontage with dock on Lake Waramaug, CT's finest lake. 3.6+/- acres with western lake views abutting Steep Rock land trust and direct access to Pinnacle trails and majestic overlook. 4-5 bedroom house with office, playroom, and kitchen with vaulted ceiling. Pool, tennis and basketball, large blue stone terrace. Attached 2 car garage. Just minutes to charming village of New Preston and bike to Warren Town Beach.

*Listing Courtesy of William Raveis Real Estate*

2 FOR SALE · *Active: 5/6/2019* *MLS ID: 170192078*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **202 Kent Rd** | Residential | 4/3 | 3,962 sq ft | 5/6/2019 | $895,000 | $825,000 | 6/26/2019 | -7.82% |

Seclusion and protection! 4000 Sf Colonial set back on a long driveway and perfectly situated on 40 beautiful acres with stone walls and pond, protected from any home or construction. Mason's own home featuring 3 amazing fireplaces and open concept. Small barn and turnout. Custom kitchen features butternut cabinets, granite counters and upgraded stainless appliances. 9 ft ceilings and 2 story foyer. Over sized 2 car garage plumbed for radiant heated floors and unfinished bonus room above offers endless potential. Master suite with huge walk in closet and amazing bathroom. Super efficient home with top of the line Buderus boiler, hydro air and wood furnace (negotiable). Cedar siding and custom stone exterior. Great outdoor entertaining with huge patio and outside fireplace for endless evening fun! Bring your horses or just enjoy the peace and quiet. So much value. Low taxes (38 acres dedicated farm land).

*Listing Courtesy of Coldwell Banker Residential Brokerage*



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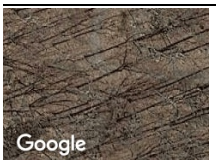
## Price Changes: 12 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. Listing Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|---|---|---|---|---|---|---|---|---|
| **41 Curtiss Rd** | Residential | 5/6 | 6,816 sq ft | 8/15/2018 | $4,000,000 | $2,250,000 | 8/10/2019 | -43.75% |




3 FOR SALE · *Active: 8/15/2018* *MLS ID: 170115987*

Magnificent, newer construction with 180 degree, unparalleled views of Lake Waramaug. Rare & long driveway leads to the house nestled on 16+ acres of complete privacy. Luxury abounds with the best quality of finishes by a notable and high end designer and builder. Open kitchen and living area are crowned by a floor to ceiling stone fireplace and top appliances...all Sub Zero, Miele and Wolf. The 6,816 square foot house is of premium construction and has 5 Bedrooms, 5 and 1/2 luxury baths. The master wing has a gas fireplace, French doors to the deck with view, walk in closet & double sink with rain shower. Perfect for entertaining with a sound system, wrap deck with gas grill, open & large loft, a billiards room with stone fireplace, temperature controlled wine cellar, bar, gym and mudroom. State of the art system of mechanical includes hydro air, security and built in sound and entertainment. Large mudroom. Laundry on two floors and an outdoor fireplace next to the ski rack! Lake Waramaug is considered one of the most prestigious lakes in northwest Connecticut perfect to get away from it all yet close to bucolic towns for shops and dining. Sub-divisible and the owner will self finance. Can come fully furnished. This is lake living at its best!

*Listing Courtesy of KlemmReal Estate Inc*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **53 Curtiss Rd** | Residential | 3/4 | 3,176 sq ft | 8/15/2018 | $2,300,000 | $1,750,000 | 6/25/2019 | -23.91% |

4 FOR SALE · *Active: 8/15/2018* *MLS ID: 170116835*

CA DEL POGGIO, a dramatic and outstanding Modernist house, sits high on a hillside overlooking Lake Waramaug while enjoying complete privacy. A rustic studio with two stone fireplaces and half-bath and a separate garage are situated just downhill. The GLASS BOX residence on 2.6 mostly wooded acres, was a design collaboration between the owner, a noted modern furniture designer, and his son, an architect whose signature curve forms the primary structural design element of the house. A colossal Atrium w/FP and soaring floor-to-ceiling windows w/motorized shades give the illusion of living in the treetops. The first floor Master Bedroom suite opens to a covered wrap-around Deck complete with built-in grill and an expansive area for glorious al fresco dining. A cozy Library occupies the rear corner and doubles as a media room. Two Guest Suites and an inviting Sitting Room on the 2nd floor capture the light coming in through the Atrium below. Built to the highest standards, Ca del Poggio, is a place to relax, entertain, and contemplate the pleasures of living in coveted Litchfield County, where the arts, fine dining, and culture thrive in one of the most gorgeous parts of the country.

*Listing Courtesy of KlemmReal Estate Inc*

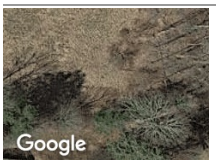
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **4 Partridge Rd** | Residential | 4/4 | 2,479 sq ft | 3/5/2019 | $270,900 | $216,900 | 7/19/2019 | -19.93% |

5 PENDING · *Deposit as of 7/31/2019* *MLS ID: 170169832*

Wonderful opportunity to own this spacious Colonial on Partridge Rd. Set back off the road, offering over 2,400 square feet with 4 bedrooms and 2.5 bathrooms. Partially fenced in back yard. Attached garage. Additional shed is great for storage. Enjoy quiet summer nights in the lawn gazebo, that has a hot tub as well. Full basement with back yard walk out. Make sure to schedule your showing today!

*Listing Courtesy of Silver and Oak Realty*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **7 N Shore Rd** | Residential | 5/4 | 3,020 sq ft | 4/4/2019 | $1,300,000 | $995,000 | 6/20/2019 | -23.46% |




6 FOR SALE · *Active: 4/4/2019* *MLS ID: 170179879*

c1775 handsome antique colonial situated on coveted North Shore Rd overlooking Lake Waramaug. Formal Living Room with fireplace & French doors to deck. Library with fireplace. Dining Room. Eat-in Kitchen. Beautiful antique hardwood floors throughout. 5 bedrooms, 3 1/2 baths. 4+/- acres with sub-division potential. Barn. Close to Warren Town Beach. Must See.

*Listing Courtesy of KlemmReal Estate Inc*



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## Price Changes: 12 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Orig. Listing Date | Orig. Price | New Price | Date of Chg. | % Chg. |
|---|---|---|---|---|---|---|---|---|
| 7 FOR SALE · Active: 8/12/2018 MLS ID: 170114707 | | | | | | | | |
| **187 Kent Rd** | Residential | 6/5 | 4,193 sq ft | 8/12/2018 | $975,000 | $939,000 | 7/19/2019 | -3.69% |

ENDLESS POSSIBILITIES ON THIS VERY PRIVATE AND VERSATILE COUNTRY COMPOUND WITH ONE ACRE POND. INTRIGUING & DYNAMIC MULTI-PURPOSE LITCHFIELD COUNTY ENCLAVE OFFERS A RELAXING AND SERENE ENVIRONMENT SITUATED ON 49 ACRES. ATTRACTIVE AND WELL MAINTAINED 11 ROOM, 6 BEDROOM, 5 BATH "MAIN RESIDENCE". THE COUNTRY GRANITE KITCHEN BOASTING A FIREPLACE & BEE-HIVE OVEN WILL INSPIRE ONES CULINARY TALENTS. SECOND FLOOR INCLUDES "EN SUITE" OR "AU PAIR" QUARTERS VIA ITS OWN PRIVATE STAIRWAY. FOR THE YOUNGER KIDS OR TEENAGERS THE 800 +/- SQUARE FOOT THIRD FLOOR STUDIO LOFT AFFORDS GREAT PPRIVACY! THERE ARE TWO OTHER OUTBUILDINGS OVERLOOKING THE POND. A 36' X 36' GARAGE WITH AN ATTACHED LEGAL (TENANT-OCCUPIED) 2-BEDROOM APARTMENT; AND A "ROCK SOLID" 6,000 +/- SQ. FT. SINGLE STORY BUILDING OFFERS UNLIMITED POTENTIAL. THERE IS ALSO A PADDOCK WITH RUN-IN SHED. SIMPLY PUT.....HOBBYIST! - CAR COLLECTORS! - ARTISTS! - OR HOME/BUSINESS ENTREPRENEUR! ESCAPE THE ORDINARY AND INDULGE YOURSELF USING YOUR CREATIVE & IMAGINATIVE IDEAS! THIS IS A "GEM" OF A PROPERTY!! AN ADDED BONUS ARE TRANSFERABLE APPROVALS FOR A BED & BREAKFAST.

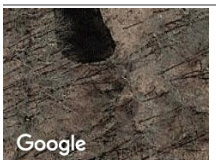
*Listing Courtesy of Cohen Agency*

8 FOR SALE · Active: 8/4/2018 MLS ID: 170111063

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **95 Curtiss Rd** | Residential | 3/5 | 4,753 sq ft | 8/4/2018 | $2,495,000 | $1,995,000 | 5/21/2019 | -20.04% |

Once-in-a-lifetime opportunity to own very rare 27+/- acre estate high above Lake Waramaug with unobstructed 180-degree, mesmerizing views overlooking the lake & beyond. Long driveway leads to historical New Preston pink granite stone cottage with four en suite bedrooms. Stunning open meadows. Woods. Dead end road. Ultra private. Estate area. Easement. Must See.

*Listing Courtesy of KlemmReal Estate Inc*

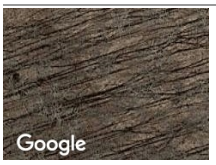



9 FOR SALE · Active: 5/21/2019 MLS ID: 170197728

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **12 Strawberry Ln** | Residential | 3/4 | 3,537 sq ft | 5/21/2019 | $595,000 | $549,000 | 7/3/2019 | -7.73% |

Private and Quiet 3 bedroom/3.5 bath Cape. Wonderful location arms distance from Lake Waramaug & Beach, New Preston and Washington Village. Updated eat-in kitchen with high end appliances. Well proportioned rooms. Fireplace. Hardwood Floors throughout. Large deck overlooks pond. Oversized 2-car garage. Walk-out basement with glass doors and 1/2 bath. 2.22 acres.

*Listing Courtesy of KlemmReal Estate Inc*




10 FOR SALE · Active: 4/19/2019 MLS ID: 170186398

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **170 Rabbit Hill Rd** | Residential | 3/3 | 2,396 sq ft | 4/19/2019 | $749,000 | $699,000 | 7/10/2019 | -6.68% |

36+/- acre located on the Washington/Warren Town line with long driveway, 3 bedroom house, offering major potential views, and ultra privacy bordering Steep Rock. More land available. Must See.

*Listing Courtesy of KlemmReal Estate Inc*

11 FOR SALE · Active: 4/29/2018 MLS ID: 170077724

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **11 Fox Fire Hill Rd** | Residential Land | –/– | – | 4/29/2018 | $79,900 | $49,999 | 2/21/2019 | -37.42% |

Warren Ct. This improved Building Lot offers 2 acres & 208 feet of road frontage. There is preliminary approvals from Torrington Area Health District to move forward on sitework for septic installation and engineering plans are recorded. The well has been drilled and in place, the driveway is rough in, the building site has been cleared. Very close to Lake Waramaug & Mohawk Mountain Ski Resort, just minutes from Litchfield, New Preston, Bantam for Dining and shopping. Electric, Cable, and phone are available at street.

*Listing Courtesy of TODD M CARUSILLO REAL ESTATE, LLC*

12 FOR SALE · Active: 9/24/2018 MLS ID: 170128035

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **56 Anita Way** | Residential Land | –/– | – | 9/24/2018 | $105,000 | $99,000 | 4/4/2019 | -5.71% |

Motivated Seller, make an offer! Seller can also provide financing to Buyer(s) with suitable / good credit and with agreeable terms. This Lot was previously approved to build on. Some time has passed, testing may need to be redone.

*Listing Courtesy of WilliamRaveis Real Estate*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## Distressed Activity: 1

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Listing Price | Listing Date | Distressed Date | Status |
|---|---|---|---|---|---|---|---|---|
| OFF MARKET · *Preforeclosure, Notice of Lis Pendens* *MLS ID: –* | | | | | | | | |
| **112 Kent Rd** – | Single Family | 3/3 | 2,387 sq ft | 389,862 | – | – | 3/11/2019 | Preforeclosure |



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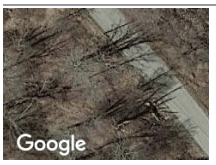
## Recently Sold: 11

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Sale Date | Sale Price | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
| 1 RECENTLY SOLD · *Sold Date: 7/12/2019, MLS Listing 170205838: 6/12/2019* *MLS ID: 170205838* | | | | | | | | |
| **10 Partridge Rd** | Residential | 3/3 | 2,237 sq ft | 124,146 | 2002 | 7/12/2019 | $335,000 | $150 |

Beautiful newer Colonial home in Move in condition Top to Bottom. Tremendous location, situated on 2.85 acers,,,2237 Squ Ft Colonial, 3 beds, 2.1 baths, 3 car garage,, basement is 1341 and furnishable for add squ ft.. oil heat and a large deck overlooking a nice big level backyard, Best priced location in warren

*Courtesy of Aspen Realty Group*




2 RECENTLY SOLD · *Sold Date: 6/28/2019, MLS Listing 170185286: 4/18/2019* *MLS ID: 170185286*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **64 Hopkins Rd** | Residential | 3/4 | 5,100 sq ft | 95,832 | 2018 | 6/28/2019 | $1,575,000 | $309 |

2019 NEW CONSTRUCTION ABOVE LAKE WARAMAUG! 5100 sq foot Shingle Style sitting at the edge of the vineyard. Walk to your beach rights and the Hopkins Inn and Vineyard. 3 Bedrooms with large bonus room, 4 full baths, living room, dining room, family room with oversized gas fireplace. Bonus room perfect for an in home office or additional bedroom. 3 car heated garage. Walk out finished lower level perfect for large recreation room or in law, porcelain tile with radiant heated floors, lower level full bath with oversized shower. Custom kitchen with Subzero appliances, 2 sinks, Waterstone faucets, Wolfe cooktop and double ovens, double dishwashers , drawer microwave and Wolfe Ventilation at hood. Whole house central vacuum system. Wide plank white oak flooring, imported porcelain tile, marble and quartz countertops. Custom Marvin windows and doors. Cathedral master with ensuite bath. This high performance home with hydro air heating, cooling, fresh air exchange, professional Aeroseal package and whole house generator gives you an efficient and healthy home from the start. Approved future barn location. Enjoy your heated gunite pool with ledge lounge and 2 oversized bluestone patios. This home includes a custom interior design partial package including all new high end furnishings and accents shown. This is a turn key custom home available for immediate occupancy. OWNER / AGENT

*Courtesy of Klemm Real Estate Inc*



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## Recently Sold: 11 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Sale Date | Sale Price | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|

3 SOLD · *Sold Date: 4/29/2019, MLS Listing 170168191: 3/1/2019* *MLS ID: 170168191*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **105 Town Hill Rd** | Residential | 3/2 | 1,952 sq ft | 97,574 | 2007 | 4/29/2019 | $320,000 | $164 |

Itâs all about the location! This stylish home is nicely situated in a desirable country setting in small-town America near Lake Waramaug, the Warren town beach and other recreational opportunities. Cut your own Christmas tree at nearby Angevine Farm. The bright and airy interior features plenty of windows to let light in. Open floor plan with vaulted ceilings in the kitchen and living room provides feeling of spaciousness. Kitchen with center island, granite counters and stainless steel appliances makes entertaining a breeze. Living room offers cozy propane fireplace. Wide board wood floors are found throughout the entire home. MBR has full bath and walk-in closet. Sliders lead to deck overlooking rear yard. Large lower level area makes a perfect game room or in-home office. Open rear yard has above ground pool, several raised flower beds and a handy garden shed. Job relocation forces owners to leave their dream home after less than a year. All home, well and septic inspections passed with flying colors just a year ago.

*Courtesy of Murphy E J Realty*

4 SOLD · *Sold Date: 4/29/2019, MLS Listing 170158841: 1/24/2019* *MLS ID: 170158841*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **230 Woodville Rd** | Residential | 3/3 | 1,552 sq ft | 229,125 | 2002 | 4/29/2019 | $192,500 | $124 |

Ranch style home with tons of potential now available in Warren, CT! Make sure to stop by this Ranch, which offers over 1,500 square feet of interior living space featuring 3 bedrooms and 2 bathrooms. Over-sized garage with high ceilings, mechanics dream workshop! Schedule a showing today and get your offers in as soon as possible!

*Courtesy of Silver and Oak Realty*

5 SOLD · *Sold Date: 4/11/2019, MLS Listing 170155913: 1/14/2019* *MLS ID: 170155913*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **8 Birch Dr** | Residential | 3/2 | 1,323 sq ft | 87,120 | 1976 | 4/11/2019 | $285,000 | $215 |

Turn Key, 3 Beds Spilt Level Home on Two acres in Warren CT. Large Master bedroom has its own bathroom, the full bath in the hallway has a whirlpool tub, wood floors in living and dining room, dining room has sliding doors to the back deck, the living room has a large bay window and floor to ceiling stone fireplace. The finished lower level is above ground with large windows, family room with wood burning stove, an additional bedroom, laundry room and two doors leading out to the level yard with privacy. There is a one car attached garage. Warren has two Town Parks. The sandy beach on Lake Waramaug with a playground and the other park named Fiddlers Pond, is located on Brick School Road. Fiddlers pond is the host for the Warren Festival which includes tractor pulls, axe throwing, fresh apple pies, open pit roast beef and more. 8 Birch Drive has nearby: hiking trails, fishing, rafting, restaurants, galleries. book stores, boutiques, good school systems, etc...Low Taxes and Free garbage pick up. 24 Hours notice is needed for showings.

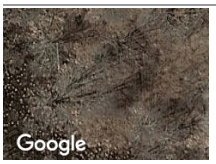
*Courtesy of BRealEstate.net*

6 SOLD · *Sold Date: 3/18/2019, MLS Listing 170124669: 9/14/2018* *MLS ID: 170124669*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **15 Melius Rd** | Residential | 4/3 | 3,941 sq ft | 160,300 | 1759 | 3/18/2019 | $1,175,000 | $298 |

Pristine c.1759 Colonial Sunny and beautiful 18th century antique colonial on quiet Melius Road. Exposed antique beams. Antique hardwood floors. 4-bedrooms, 3 bathrooms, country kitchen, living room, dining room, library, sun room, and outdoor kitchen with fieldstone fireplace. Professionally landscaped grounds with mature plantings and perennial gardens. Stone walls. Scott Pool with cabana/screened porch and limestone terrace. Detached barn with gym/office and 3 garage bays. Private. Must see.

*Courtesy of KlemmReal Estate Inc*




7 RECENTLY SOLD · *Sold Date: 6/4/2019, Public Record* *MLS ID: –*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **48 Cornwall Rd** | Single Family | 3/3 | 1,352 sq ft | 245,243 | 1971 | 6/4/2019 | $292,000 | $216 |

–

8 OFF MARKET · *Foreclosure, Notice of Lis Pendens* *MLS ID: –*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **54 Jack Corner Rd** | Single Family | 3/2 | 1,124 sq ft | 41,382 | 1950 | 3/29/2019 | $133,180 | $118 |

–



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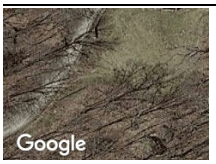
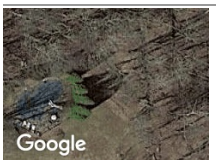
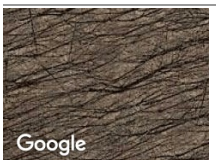
## Recently Sold: 11 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Sale Date | Sale Price | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
|  9 SOLD · *Sold Date: 3/6/2019, Public Record* *MLS ID: –* | | | | | | | | |
| **35 Mountain Lake Rd** – | Single Family | 2/2 | 1,526 sq ft | 83,200 | 1985 | 3/6/2019 | $500,000 | $328 |
|  10 RECENTLY SOLD · *Sold Date: 7/16/2019, Public Record* *MLS ID: –* | | | | | | | | |
| **31 Sackett Hill Rd** – | Single Family | 4/3 | 1,748 sq ft | 175,547 | 1978 | 7/16/2019 | $250,000 | $143 |
|  11 RECENTLY SOLD · *Sold Date: 7/22/2019, Public Record* *MLS ID: –* | | | | | | | | |
| **120 Tanner Hill Rd** – | Single Family | –/– | – | 1,089,000 | – | 7/22/2019 | $2,348,912 | – |



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## Expired Listings: 4

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Price | Expired Date | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
| 1 RECENTLY EXPIRED · *MLS Listing 170155310: 1/12/2019* *MLS ID: 170155310* | | | | | | | | |
| **26 Rabbit Hill Rd** | Residential | 3/4 | 2,415 sq ft | 135,820 | 1988 | $615,000 | 7/31/2019 | $255 |

Country farmhouse atop gently sloping hill over looking farmland. The 3.1 acre parcel has stone wall hedges & lovely specimen plantings of conifers & rhododendron. Tight grained wood floors in amber patina through out the house. 23x14 living room has 2" crown molding, high ceilings & a fireplace with raised panels, soapstone hearth & dental molding. Top grade appliances Sub Zero & Kitchen Aide plus gas stove, double oven & granite counters. Fits a 10 person farm table too! Book cased study, has whimsical palladium and oval windows Built-ins & exposed wood beams. Huge hand cut native stone walls and terrace lead to a spacious south eastern front porch offering both shelter and sunrise warmth. It's a delightful vantage point from which to enjoy one's morning coffee.

*Listing Courtesy of Bain Real Estate*

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Price | Expired Date | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
| 2 RECENTLY EXPIRED · *MLS Listing 170162918: 2/23/2019* *MLS ID: 170162918* | | | | | | | | |
| **14 Strawberry Rdg** | Rental/Lease | 5/6 | 5,453 sq ft | 87,120 | 1973 | $30,000 | 7/31/2019 | – |

AVAILABLE JULY 8 - 31, 2019 @ $30,000. Enjoy 3.5 weeks in pure luxury at the 50 yard line of Lake Waramaug, the most prestigious lake in CT. Walk down to the town beach. Enjoy views of the lake and abutting Hopkins Vineyards. New construction with every possible amenity. Heated pool with cabana. 5 bedrooms. Large screened porch and multiple decks for enjoying the outdoors. Open floor plan with gorgeous gourmet kitchen. Also avail for $10,000 per week.

*Listing Courtesy of William Raveis Real Estate*



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## Expired Listings: 4 (cont.)

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Price | Expired Date | Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
| 3 EXPIRED · *MLS Listing 170142832: 11/9/2018* *MLS ID: 170142832* | | | | | | | | |
| **39 Brick School Rd** | Residential Land | –/– | – | 753,152 | – | $529,000 | 5/11/2019 | – |

up for sale is the beautiful piece of property known as 'the horse pasture'. For the last 18 years the owners summered their horses on this idyllic plot of land. Cool summer breezes and a view can be seen from one corner of the property. It is two approved building lots being sold as one parcel waiting for the next generation of horse enthusiasts or family compound. The entire property is fenced with three gates for access. One driveway is in. A lovely setting with over 700' of road frontage the sits directly infront of another parcel of 100 acres , also on the market. 1/3 of the property is open. A small pond infront with a babbling brook in the back where the remainder of property is wooded and rises to a small slope. Wildlife and star gazing on one of the most desirable streets in warren. Property currently in agriculture with ever so low taxes. sellers require 30 day to find alternate property.

*Listing Courtesy of Candlewood Realty*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 4 EXPIRED · *MLS Listing 170137397: 10/18/2018* *MLS ID: 170137397* | | | | | | | | |
| **73 Carter Rd** | Residential | 3/2 | 2,600 sq ft | 332,798 | 1969 | $489,000 | 2/28/2019 | $188 |

Find peace, relaxation, and inspiration at this private Warren retreat. Enjoy beautiful sunsets and seasonal views from this sun-filled 3-4 bedroom home which has been beautifully maintained by the current owners. Pine floors, wood stove, and built-in bookcases add to the charm. Updates include: NEW wood stove, NEW well pump, NEW Thermopane windows, newer appliances, newer roof, and newer water heater. But as pleasing as the house is, you will want to spend time outside! Perennial gardens, rock outcroppings, a cherry tree, blueberry, raspberry, and currant bushes, and a private hiking or horseback riding trail create a park-like atmosphere. The 3-stall barn houses a heated and insulated 2-car garage, currently set up as a music performance space, and workshop, as well as loft space for storage, expansion, or hay. This versatile space is perfect not only for horses and other livestock, but for car enthusiasts, artists, woodcraftsmen, and the like. Under 2 hours to midtown Manhattan, less than 1 hour to the Berkshires, less than 10 minutes to Kent's galleries and restaurants. 5 minutes to Lake Waramaug State Park and Warren Town Beach. 5 minutes to New Preston Village. Warren offers many community activities and opportunities for involvement, centered on the town park and pavilion, home of a Summer music series and Fall Festival. The included 2.14-acre lot offers future potential building opportunity, split-off, or guaranteed privacy. Wonderful opportunity for country living!

*Listing Courtesy of William Raveis Real Estate*



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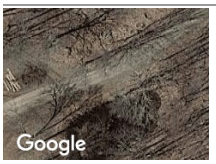
## New For Lease: 2

| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Listing Date | Lease Price | Lease Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|
| 1 FOR LEASE · *Active: 6/18/2019* *MLS ID: 170207769* | | | | | | | | |
| **184 N Shore Rd** | Rental/Lease | 3/2 | 1,400 sq ft | 114,562 | 1907 | 6/18/2019 | $2,500 | $2 |

LITCHFIELD COUNTY–QUAINT 3 BEDROOM "LAKE WARAMAUG" FARMHOUSE FOR RENT– $2500 PER MONTH/YEARLY LEASE. TENANT PAYS UTILITIES. ASK ME ABOUT A SEASONAL RENT.

*Courtesy of Coldwell Banker Residential Brokerage*




2 FOR LEASE · *Active: 5/7/2019* *MLS ID: 170192296*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **8 Chester Rd** | Rental/Lease | 4/3 | 2,964 sq ft | 390,297 | 1970 | 5/7/2019 | $4,500 | $2 |

August $17,500 or Academic $4500. Summer in nature overlooking the 10 acre pond. Long driveway to complete privacy. New Gunite pool. New expansive & gourmet kitchen leading to large screen porch. View and nature abound. Minutes to Warren town center, Kent or Cornwall Bridge.

*Courtesy of KlemmReal Estate Inc*



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## Recently Leased: 2

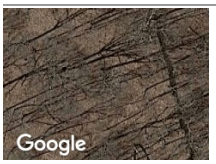
| | Prop Type | Bed /Ba | Living Area (sq ft) | Lot Size (sq ft) | Year Built | Leased Date | Leased Price | Leased Price per sq. ft. |
|---|---|---|---|---|---|---|---|---|

1 OFF MARKET • *Leased Date: 5/8/2019, MLS Listing 170156693: 1/17/2019* *MLS ID: 170156693*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **38 Strawberry Rdg** | Rental/Lease | 5/3 | 3,428 sq ft | 101,494 | 1972 | 5/8/2019 | $14,000 | $4 |

Strawberry Ridge Chalet is nestled between two pristine vineyards overlooking Lake Waramaug. Complete privacy down a long driveway past the pond is the 4 to 5 bedroom home. The newly renovated home has a top of the line eat in kitchen with seating area and stone fireplace. Living room/dining has vaulted beamed ceilings, sliders out to the orchard, vineyard and walking bridge over the stream. Office/5th bedroom and full bath complete the 1st floor. The uptairs features master suite and 3 additional bedrooms. Two rooms double as an in-law/guest apartment with full kitchen. Pool, hottub and abundant patio and outdoor space is perfect for entertaining. A perfect rental year round or summer. A quick trip to the lake and dining. $14,000 per month in summer. $4500 school season.

*Courtesy of KlemmReal Estate Inc*




2 OFF MARKET • *Leased Date: 3/20/2019, MLS Listing 170167067: 3/8/2019* *MLS ID: 170167067*

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **54 Chester Rd** | Rental/Lease | 2/3 | 2,688 sq ft | 2,336,558 | 2000 | 3/20/2019 | $3,500 | $1 |

open plan 2-3 Bedroom with exceptional western views. relax in ultimate peaceful privacy while taking in sunset. back room converts to open screened in porch for summer living. flexible rental terms available. furnished.

*Courtesy of KlemmReal Estate Inc*



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- 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.

RPR® REALTORS PROPERTY RESOURCE

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

## 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

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