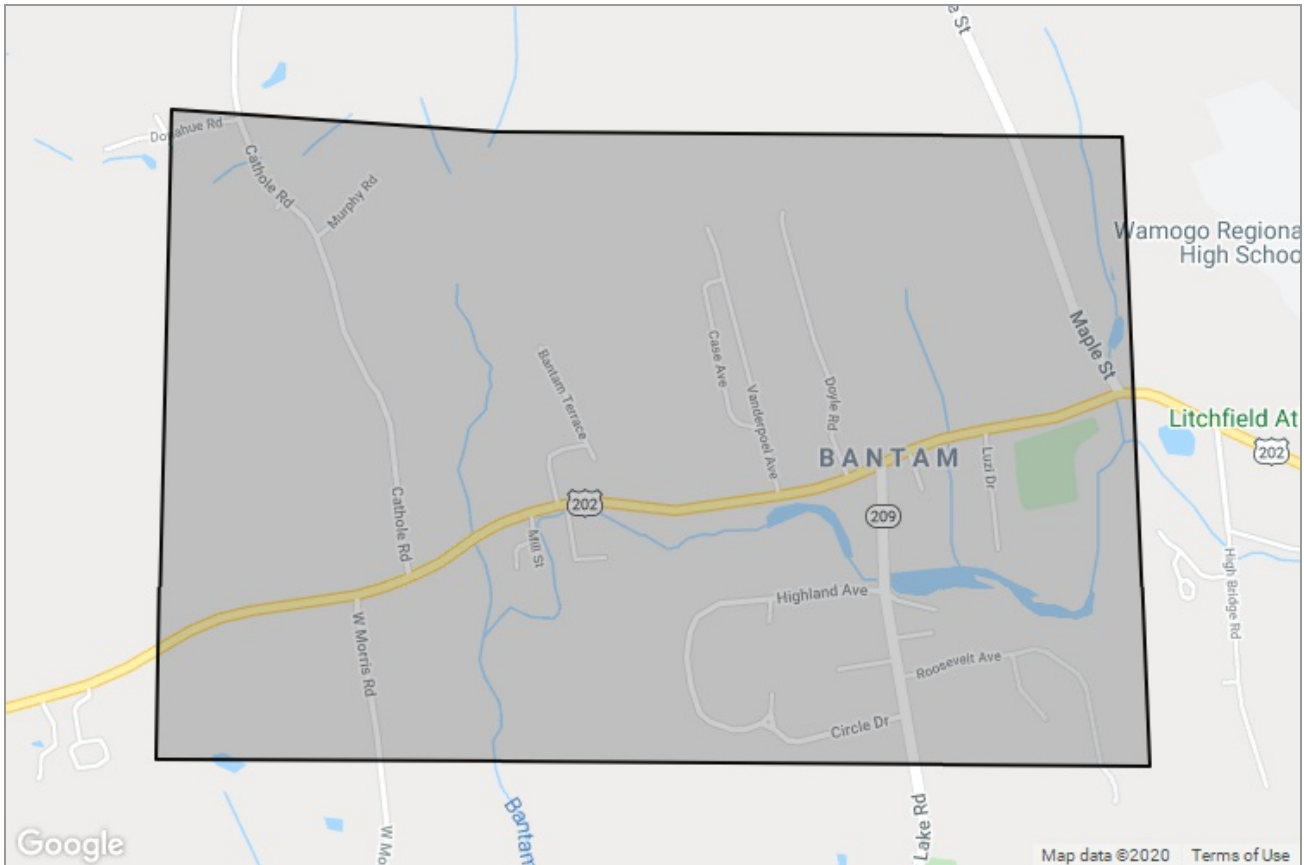


SMART M L S

MARKET ACTIVITY REPORT

Bantam, Connecticut



Presented by
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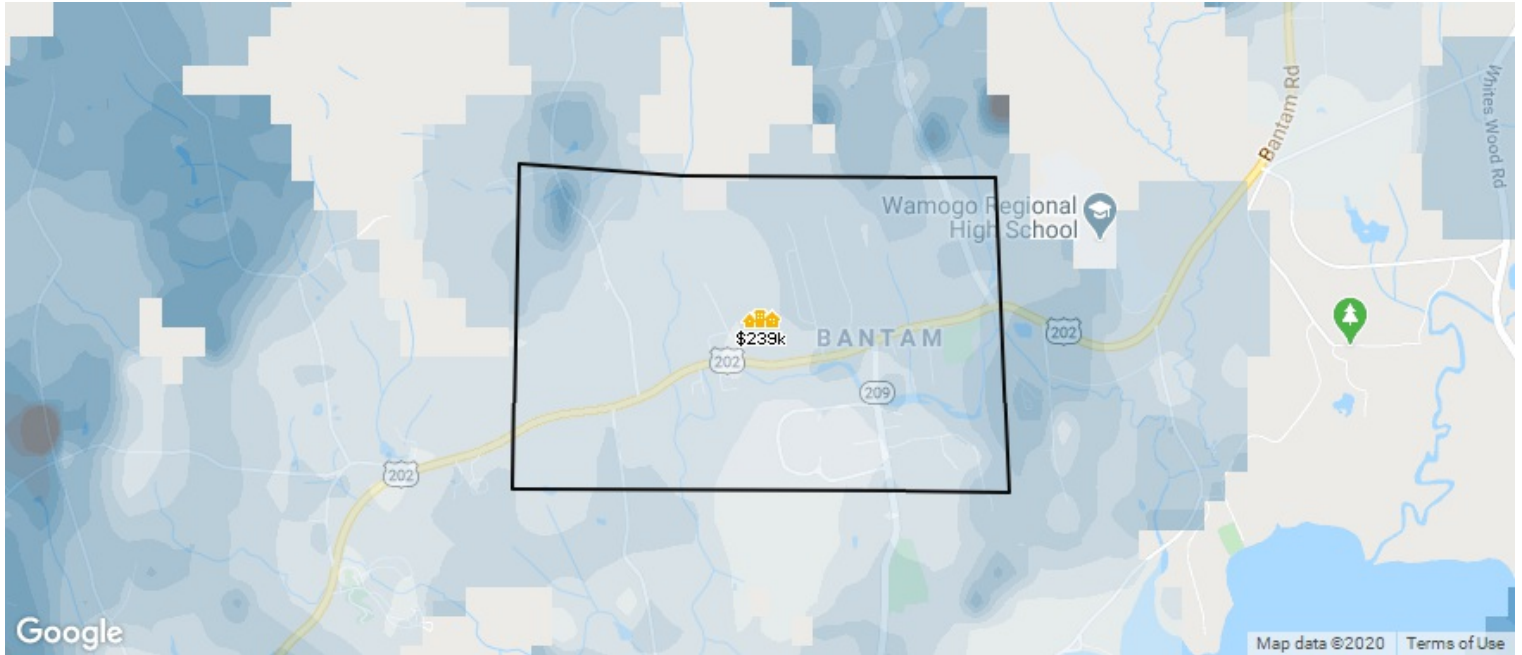
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Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Bantam, Connecticut

Market Snapshot: Estimated Home Values



Legend: < \$100k, \$450k, \$20m

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.

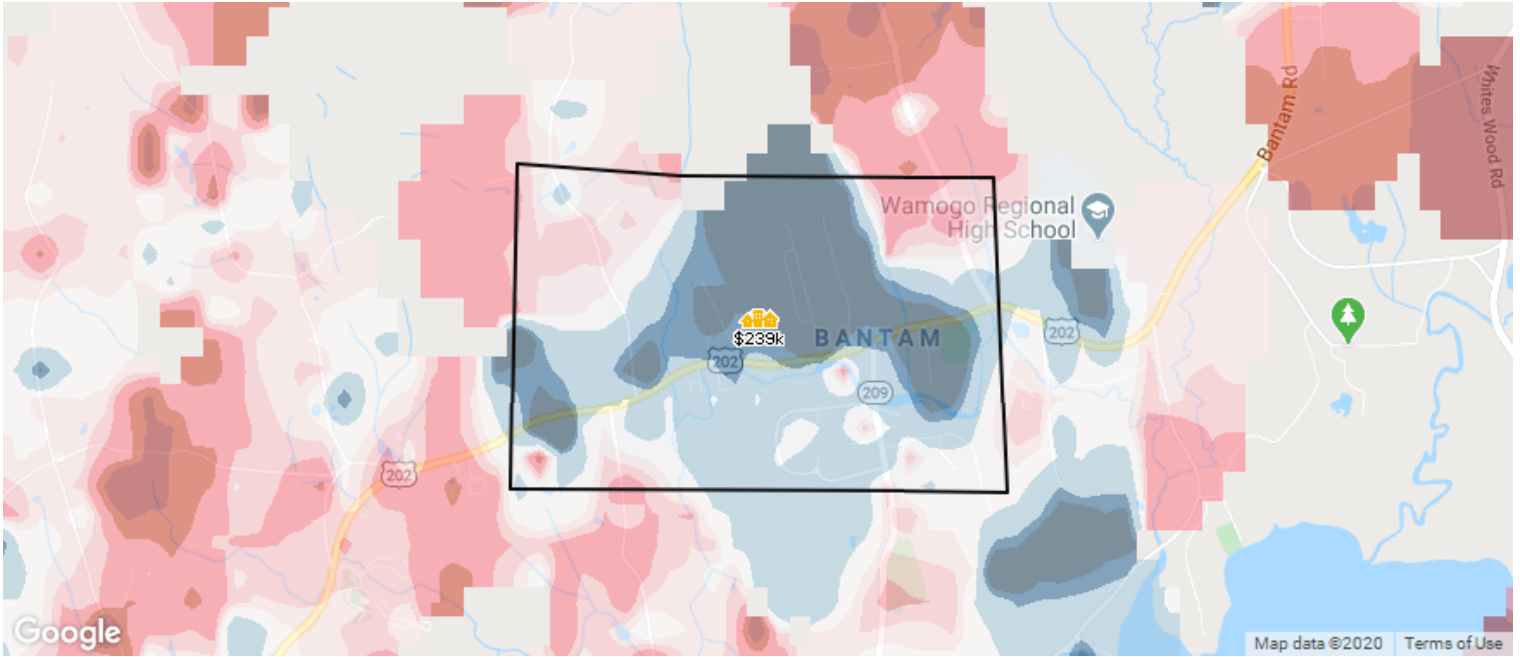
<p>Median Est. Home Value</p> <p>\$239K</p> <p>Updated: 3/31/2020</p>	<p>Change Over Last Month</p> <p>↑ 0.03%</p>	<p>Change Over Last Quarter</p> <p>↓ 1.21%</p>	<p>Change Over Last 12 Months</p> <p>↓ 9.37%</p>	<p>Change Over Last 24 Months</p> <p>↓ 3.8%</p>
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Because 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.*

Bantam, Connecticut

Market Snapshot: 12-Month Change in Estimated Value



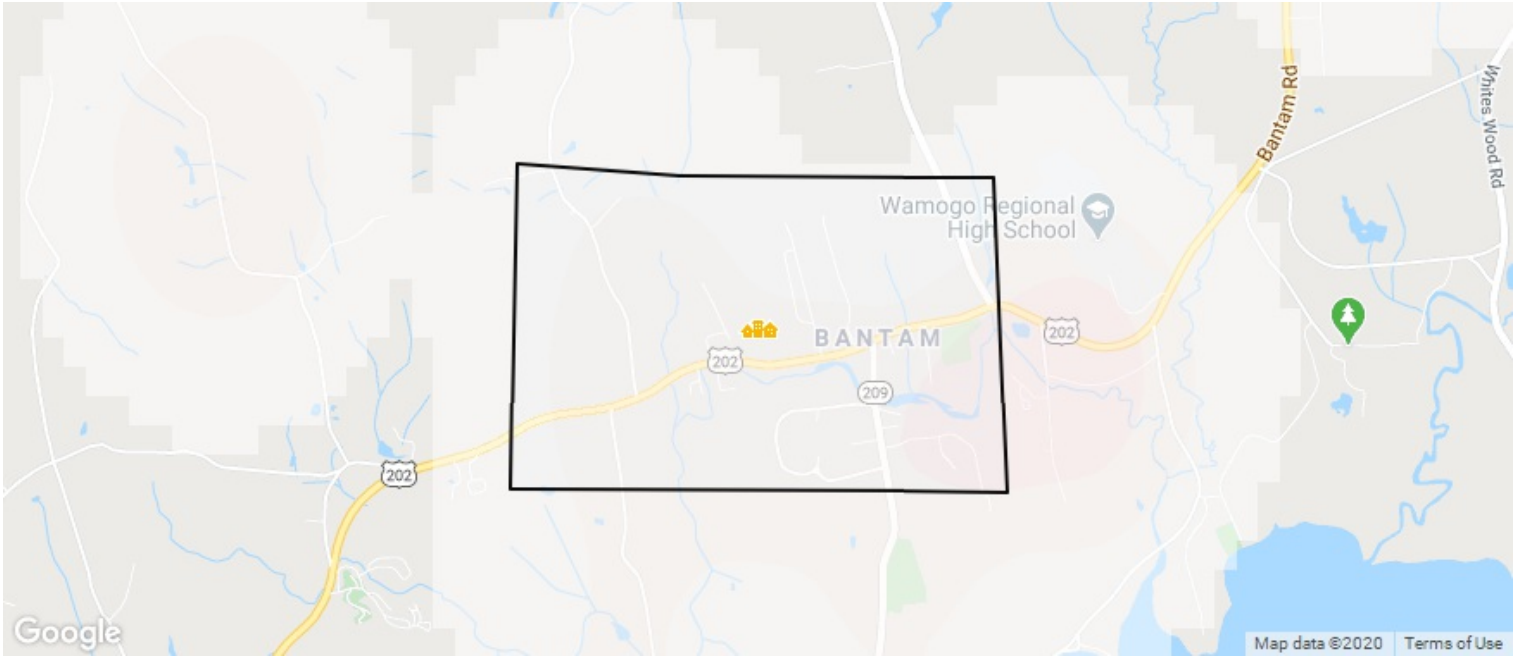
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed; updated Quarterly.

<p>Median Est. Home Value</p> <p>\$239K</p> <p>Updated: 3/31/2020</p>	<p>Change Over Last 12 Months</p> <p>↓ 9.37%</p>	<p>Change Over Last 24 Months</p> <p>↓ 3.8%</p>	<p>Change Over Last 36 Months</p> <p>↑ 5.23%</p>
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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.

Bantam, 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

1

Updated: 4/20/2020

of Pre-Foreclosures

1

of Foreclosures

0

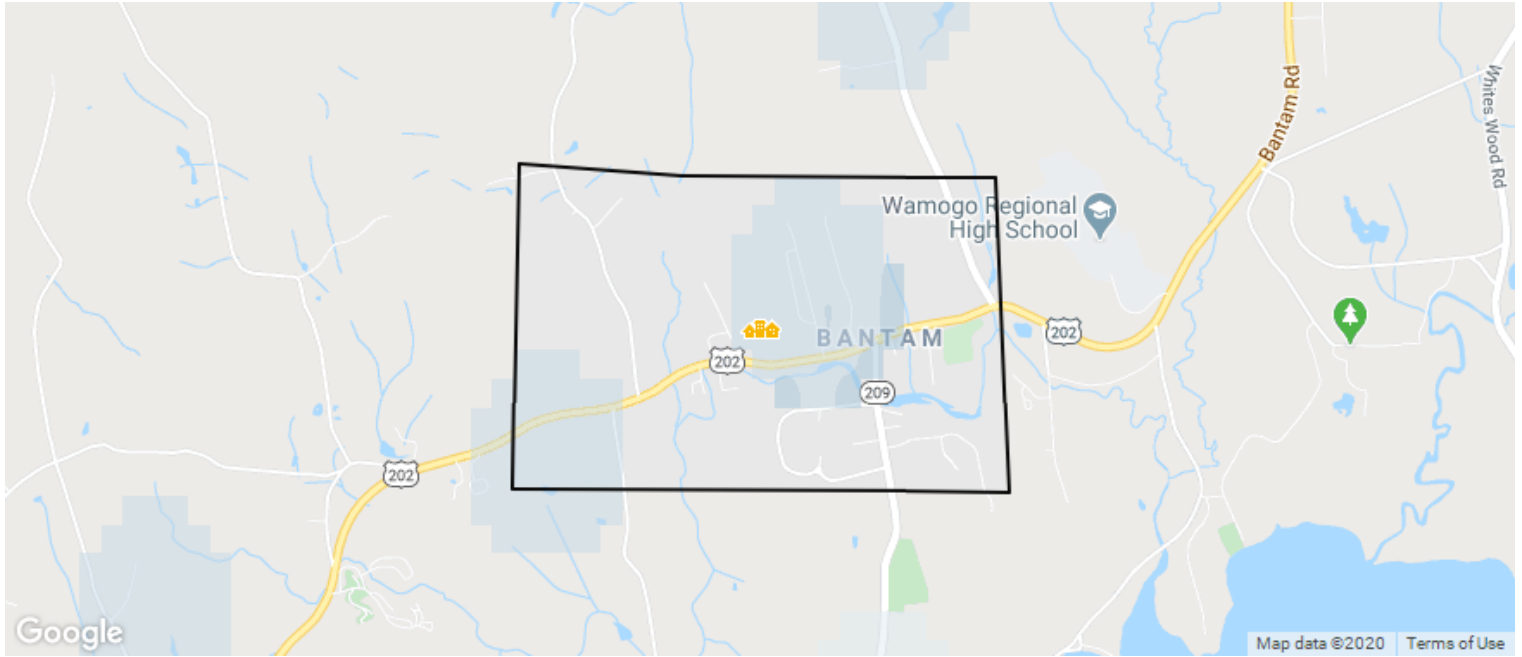
of Short Sales

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/20/2020.

Bantam, Connecticut

Market Snapshot: Sales Price

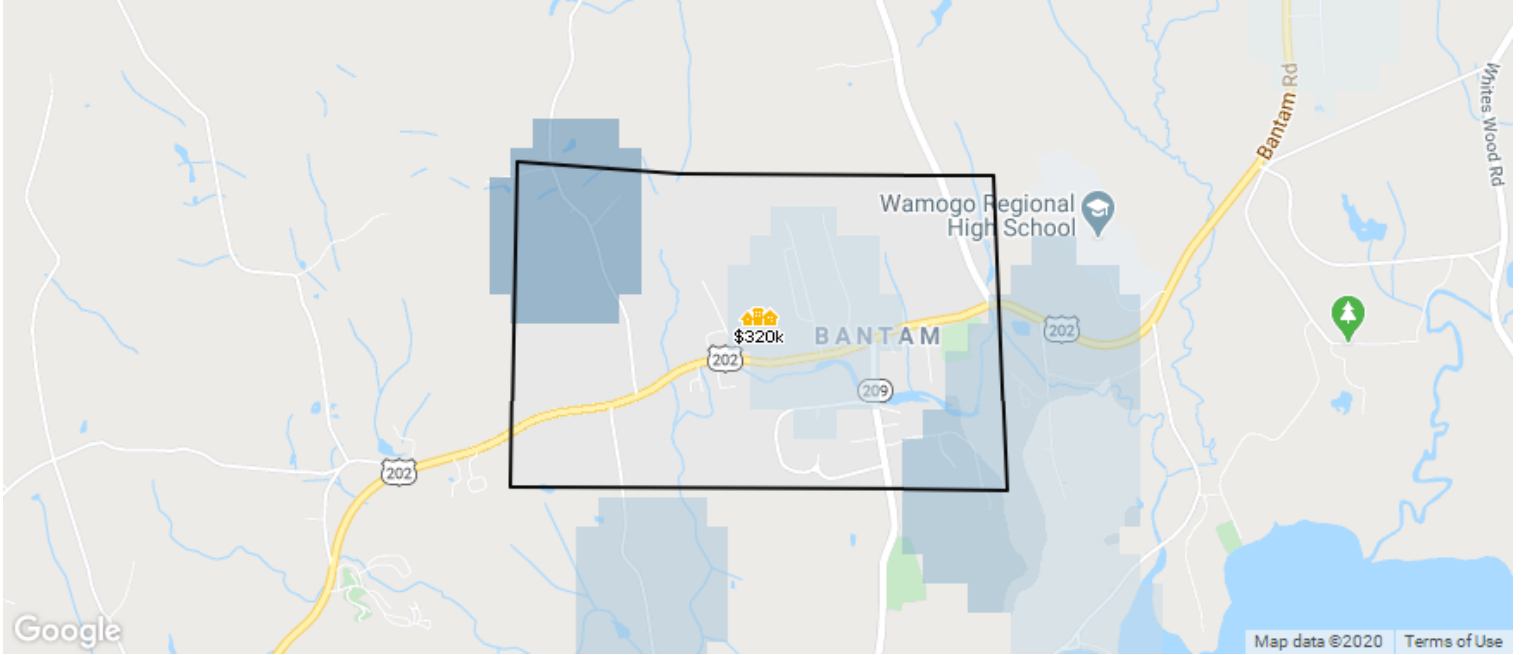


This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.

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

Bantam, Connecticut

Market Snapshot: List Price

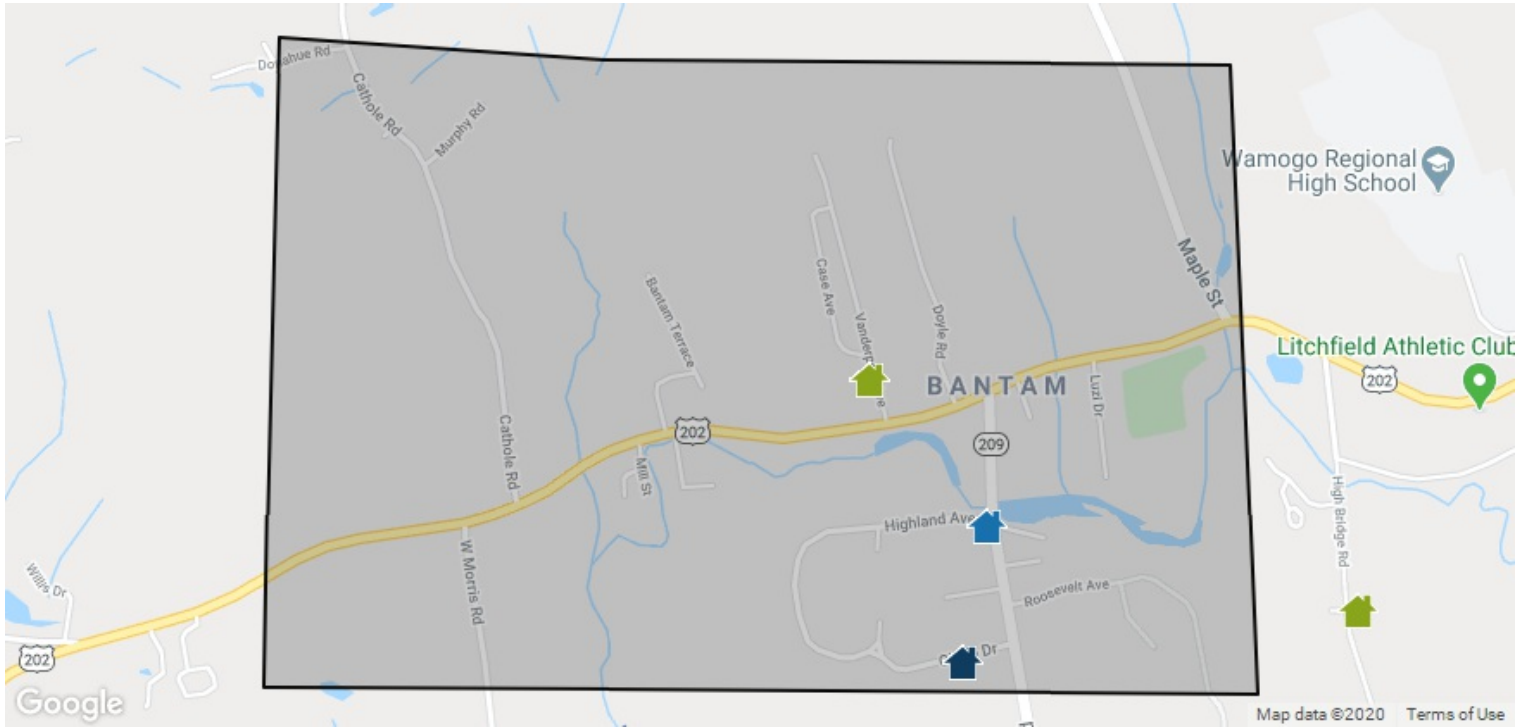


This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data; updated Quarterly.




<p>Median List Price</p> <p>\$320K</p> <p>Updated: 3/31/2020</p>	<p>Change Over Last Month</p> <p>↑ 4.22%</p>	<p>Change Over Last Quarter</p> <p>↓ 20.5%</p>	<p>Change Over Last 12 Months</p> <p>↑ 8.44%</p>	<p>Change Over Last 24 Months</p> <p>↓ 20.02%</p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

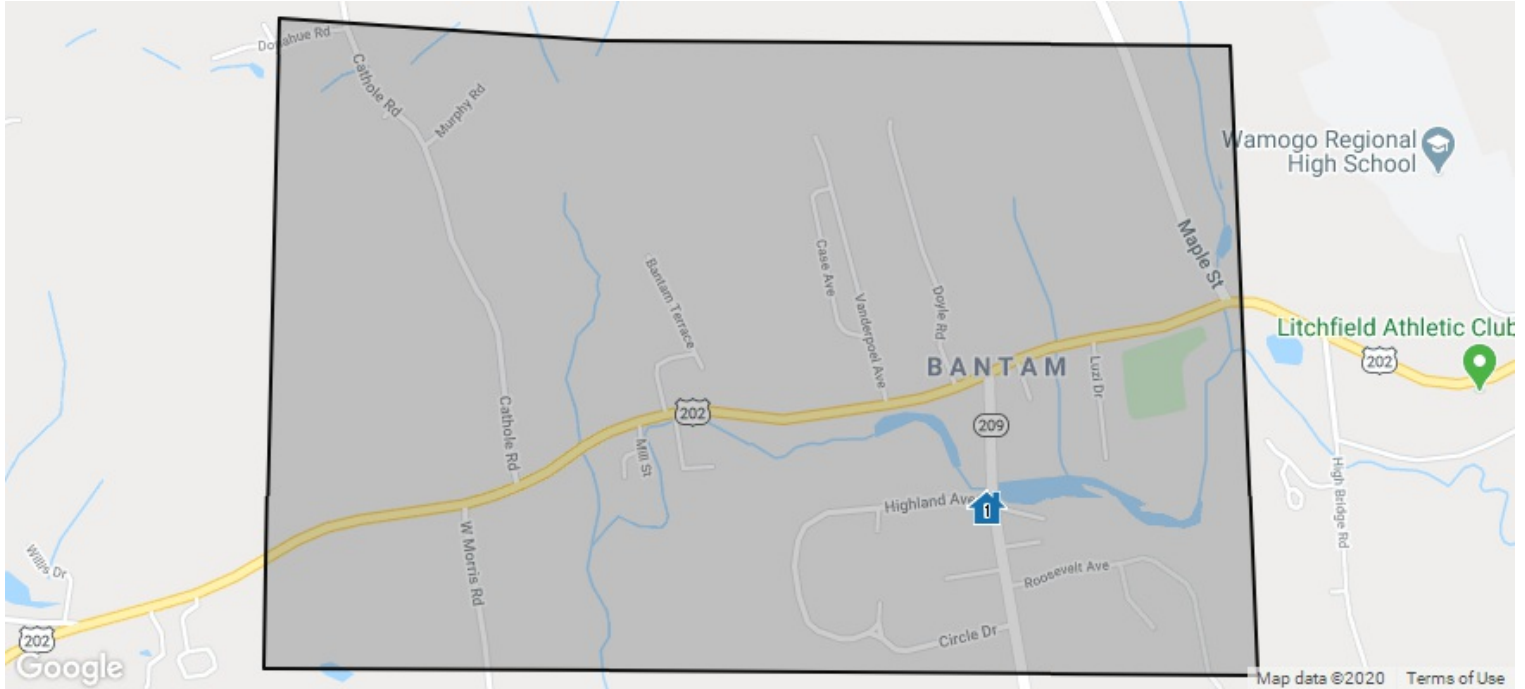
Market Activity Summary Stats






Search Criteria | **Location:** Bantam, Connecticut; **Date:** Changes in the Last 3 Months; **Change Types:** New Listings, Pending, New Distressed, Recently Sold; **Property Types:** Single Family Residence, Condo/Townhouse/Apt, Coop; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Status:** 10; **Sort Order:** Recently updated

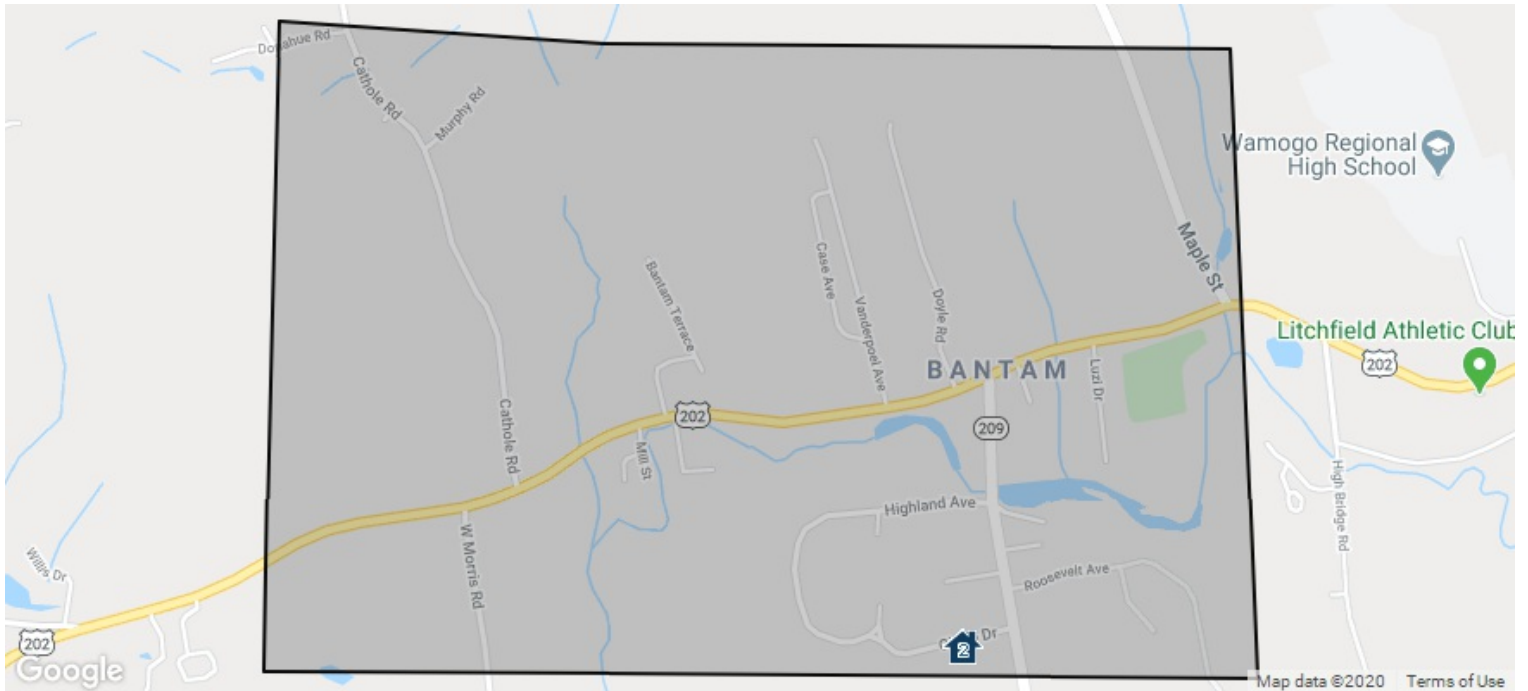
	 New Listings	 Pending Listings	 Recently Sold
Number of Properties	1	3	2
Low Price / Value	\$209,900	\$270,000	\$285,000
Median Price / Value	\$209,900	\$899,000	\$288,450
High Price / Value	\$209,900	\$1,050,000	\$291,900
Average Price / Sq. Ft.	\$199	\$216	\$239
Median Price / Sq. Ft.	\$199	\$230	\$239
Average Days in RPR	69	160	196
Median Days in RPR	69	77	196
Total Volume	\$209,900	\$2,219,000	\$576,900

Bantam, Connecticut





New Listings: 1



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Listing Date	Listing Price	Price per sq. ft.
  Active: 2/11/2020 MLS ID: 170270780  47 Highland Ave	Residential	3/2	1,056 sq ft	39,204	1998	2/11/2020	\$209,900	\$199
Updated, adorable Ranch home on quiet road in Bantam on almost 1 acre of land. Walk to movie theater, Arethusa Dairy ice cream shop, sandwich shop, one of the many restaurants or Bantam Market. Bantam Lake is just down the street. Electric dog fence. Wide plank pine wood floors throughout the house. 2 fulls bathrooms with tile floor. Master bedroom fits a king-sized bed, master bath is updated. 2 additional bedrooms. Living room has lots of windows to let in the sunshine! Large, updated kitchen with plenty of cabinets and lots of counters for meal preps. Dining area with sliding door to large deck overlooking large private yard. Dry basement with wood burning stove waiting to be finished into your family room. Come enjoy one-floor living! Easy access to area amenities and commuter routes. <i>Listing Courtesy of Marrin Santore Realty LLC</i>								

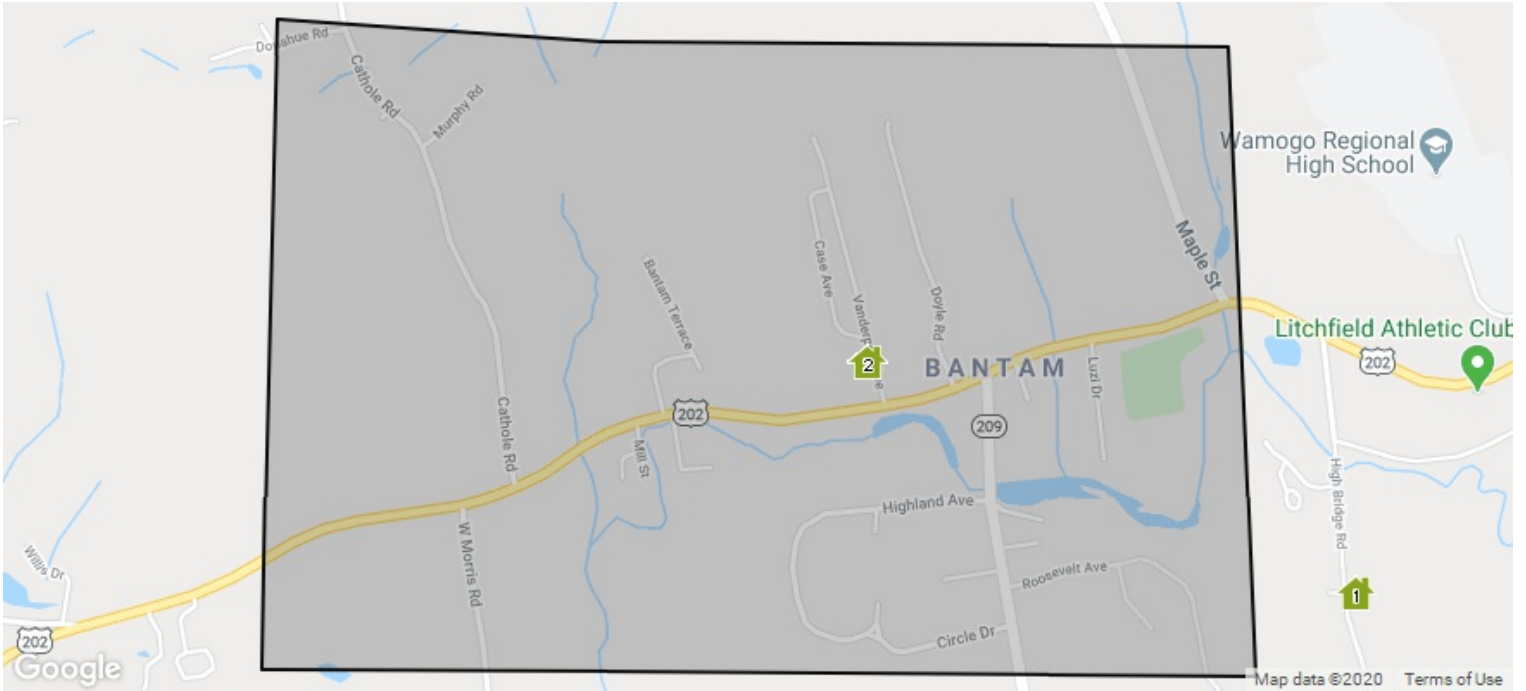


Pending Listings: 3


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
 <p>1 PENDING • Deposit as of 4/19/2020 MLS ID: 170194281</p> <p>272 Old Mount Tom Rd</p> <p>This newly-built modern farmhouse by Whitehall Construction takes full advantage of the fantastic views of the area and combines relaxed style with cutting-edge amenities. Located on a town-maintained road dotted by apple orchards, small horse and organic farms, white fencing, and stone walls, this area known as Shepaug Crossing- is one of the most beautiful settings in all of Litchfield County. The exterior of this home is inspired by traditional New England design. The roof is a combination of fiberglass shingles and standing-seam metal while the siding features cedar clapboards and vertical tongue and groove boards. A full-width, old-fashioned front porch takes advantage of views to the historic apple orchards in the front of the house as well as throughout Shepaug Crossing. The inside of this farmhouse has a thoroughly modern twist. The first-floor interior has nearly 10' tall ceilings and extra large windows and doors to take full advantage of the southern exposure that ensures sunlight streaming in all day. The kitchen, dining area, and family room are all located in one large open-connected space with a walk-in pantry and large mudroom with bench and powder room nearby. The ultra-modern kitchen is a cook's delight. This home has served as the model for new construction to be built at Shepaug Crossing. Please see the virtual drone video tour of Shepaug Crossing for more information about this special setting.</p> <p><i>Listing Courtesy of Fieldhouse Country Properties, LLC</i></p>	Residential	4/4	3,500 sq ft	200,376	5/15/2019	\$899,000	4/19/2020	\$257
 <p>2 PENDING • Deposit as of 4/17/2020 MLS ID: 170273045</p> <p>35 Circle Dr</p> <p>Located in the peaceful and tiny Borough of Bantam in Litchfield Connecticut, this priced to sell home sits on a picturesque 1.69 acres. Lined with maple trees, the incredibly private backyard is both large and intimate. It features a fully fenced deer proof garden with mature blueberry and raspberry bushes, a large storage shed, a blue stone patio and fire pit. The home itself has many updates including a fresh paint, random width hardwood flooring and ceramic tile throughout. An open concept kitchen and dining area highlight the first floor living space and provide ample storage for dry goods and sundry items. A full bath, den and spacious living room round out the first floor. With 3 bedrooms and a full bathroom, there's enough room for the entire family upstairs. Each room is sizable and has views of the backyard. The highlight is the enormous master bedroom. Listed at 437sqft, it feels even larger. Exposed beams and soft lighting also help to add character and warmth to the space. Take a short walk down sidewalk-lined streets to the center of Bantam where highly acclaimed restaurants, an independent movie theater and a local market await. Make the most of all 4 seasons while hiking, cross country skiing and snowshoeing on the more than 40 miles of trails on White Memorial's 4000 acre nature preserve. Swim and picnic at one of two public beaches, water ski, fish and launch your boat, kayak or canoe at the public boat launch (1 mile) on nearby Bantam Lake. A must see!</p> <p><i>Listing Courtesy of West View Properties, LLC</i></p>	Residential	4/2	1,661 sq ft	73,616	2/17/2020	\$270,000	4/17/2020	\$163

Pending Listings: 3 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Listing Date	Listing Price	Pending Date	Price per sq. ft.
								
 PENDING • Deposit as of 2/10/2020 <i>MLS ID: 170267539</i>								
256 Old Mount Tom Rd	Residential	5/4	4,575 sq ft	209,088	2/3/2020	\$1,050,000	2/10/2020	\$230
<p>New farmhouse that just got underway in the gorgeous setting of Old Mount Tom Road and it's historic orchards, with lots of glass to take in the distant views of the hills surrounding the area. A classically designed New England Farmhouse with an open interior with tall ceilings throughout. Familyroom with with soaring cathedral ceilings, 2 story windows and a majestic fireplace wall. Large eat in kitchen with tons of custom cabinetry, fantastic appliance package and walk in pantry. Mudroom area with full bath, built in bench, walk in coat closet and entry from garage as well as backyard. A gracious dining room and private study/office round out the first floor. The second floor features 5 large bedrooms and 3 full bathrooms. The Master suite is a great space, removed from the other upstairs bedrooms with absolutely fantastic views of the hills towards Washington and Warren. With construction just underway, obviously still plenty of time to customize.</p> <p style="text-align: right;"><i>Listing Courtesy of Fieldhouse Country Properties, LLC</i></p>								



Recently Sold: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Sale Date	Sale Price	Price per sq. ft.
 <p>1 RECENTLY SOLD • Sold Date: 4/17/2020, MLS Listing 170244137: 10/13/2019 <i>MLS ID: 170244137</i></p> <p>49 High Bridge Rd</p> <p>Residential 3/2 2,142 sq ft 43,560 1954 4/17/2020 \$291,900 \$136</p> <p>Exceptional 3 bedroom 2 bath Cape Cod on almost an acre of property directly adjacent to White Memorial Preserve on dead end street. Brand new granite counters with stainless steel appliances and tons of cabinet space in the kitchen. Lots of hardwood floors and open eat in bar space overlooking the living room and wood stove. New carpet upstairs for the bedroom and den. Bathroom on each level with bedrooms big enough to have master bedroom upstairs or downstairs. Buderus hot water and heating systems and new well pump. Nice flat yard with mature plantings and quintessential New England white picket fence. Large shed to fit all of your equipment. Close to all the shops and restaurants Bantam has to offer!</p> <p><i>Courtesy of Sheaffer & amp; Company Real Estate LLC</i></p>								
 <p>2 RECENTLY SOLD • Sold Date: 2/15/2020, MLS Listing 170219147: 7/26/2019 <i>MLS ID: 170219147</i></p> <p>23 Case Ave</p> <p>Residential 3/3 832 sq ft 31,363 2016 2/15/2020 \$285,000 \$343</p> <p>One level living at its finest! This newer build three bedroom, three bathroom ranch with a craftsman flare, is located walking distance to the famous Arethusa al Tavolo, Bantam Market, Bantam Bread, and more. This home features hardwood floors, open concept living, vaulted ceilings and California closets for storage. A finished basement has the potential for a fourth bedroom or in-law suite. Large sliding doors lead out to a beautiful stone patio overlooking the professionally landscaped backyard with distant views! Nothing to do but move right in!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</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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