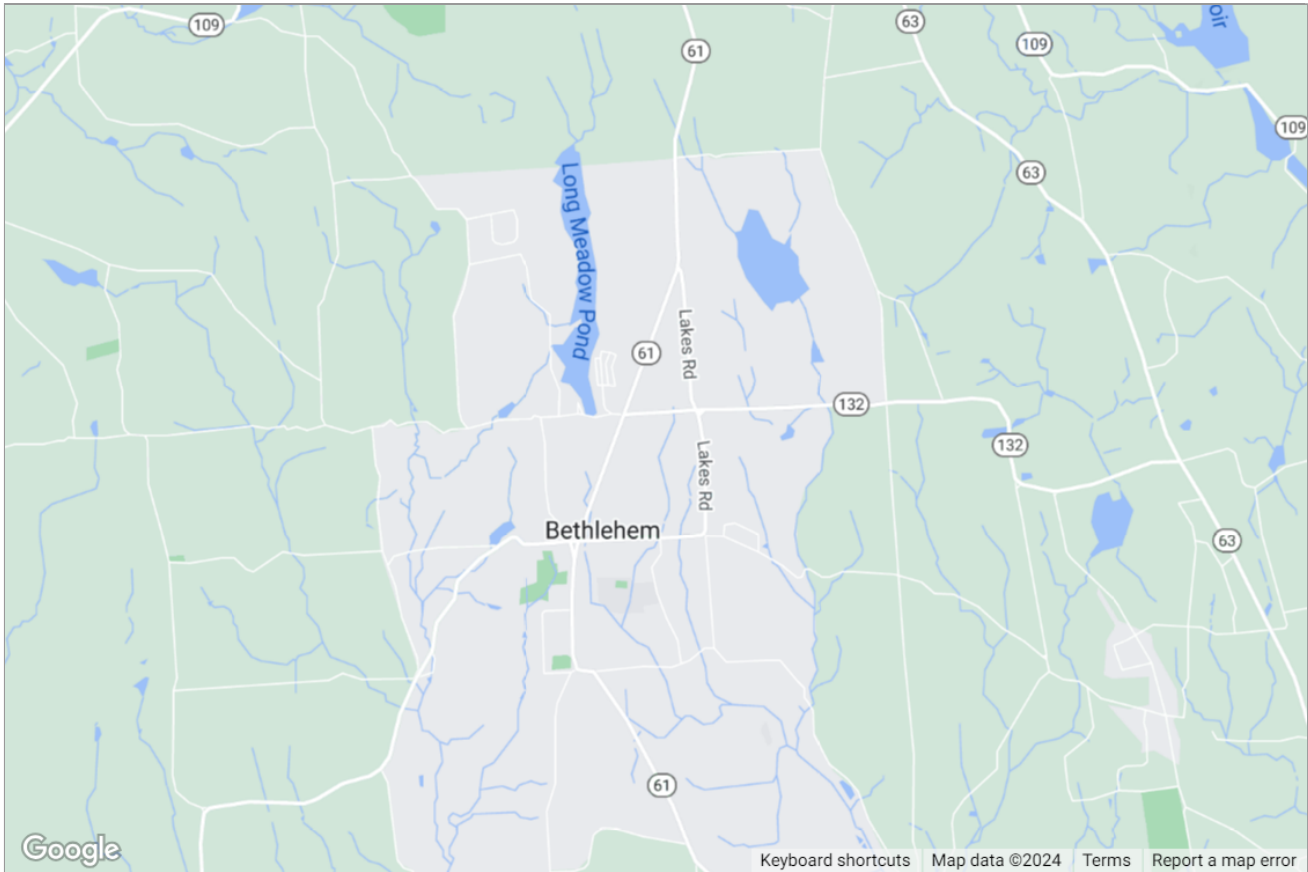


MARKET ACTIVITY REPORT

Bethlehem, Connecticut



Presented by

Steve Schappert | **The Connecticut Real Estate Broker**

GRI, SRS

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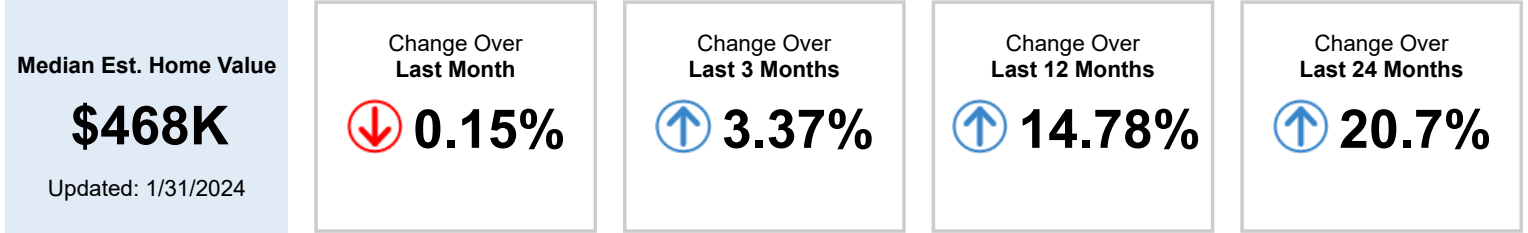
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Bethlehem, Connecticut

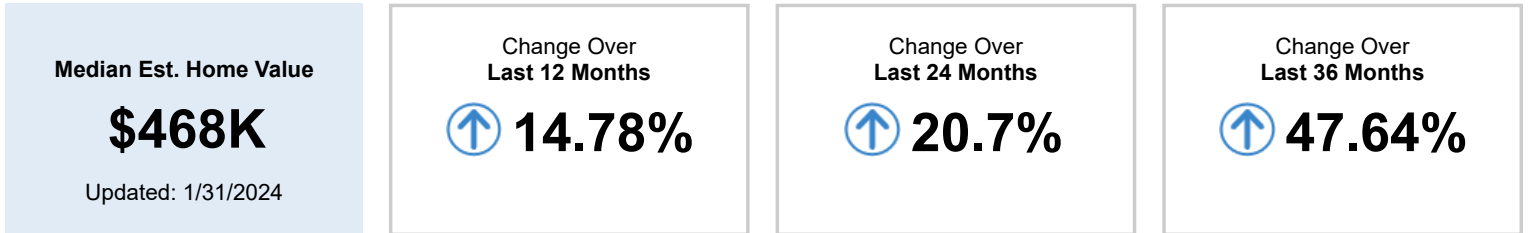
Market Snapshot: Estimated Home Values



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



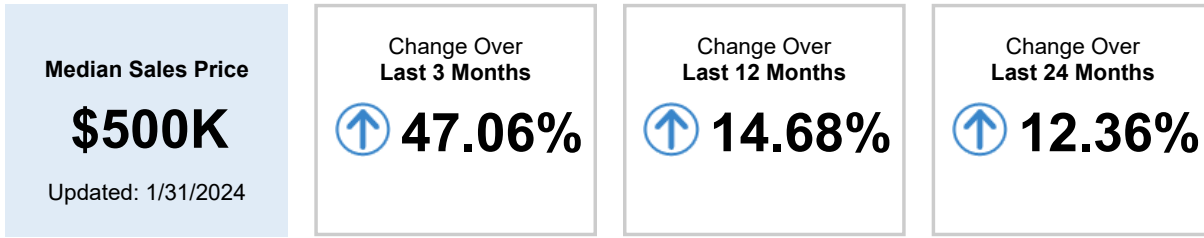
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Market Snapshot: Concentration of Distressed Properties



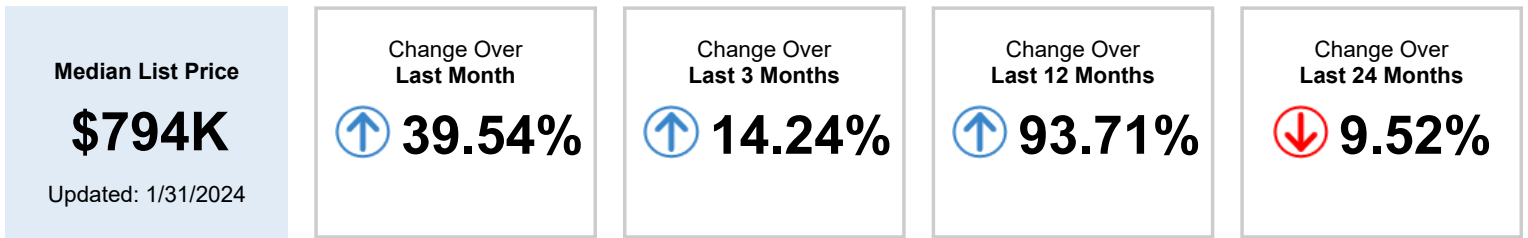
About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price



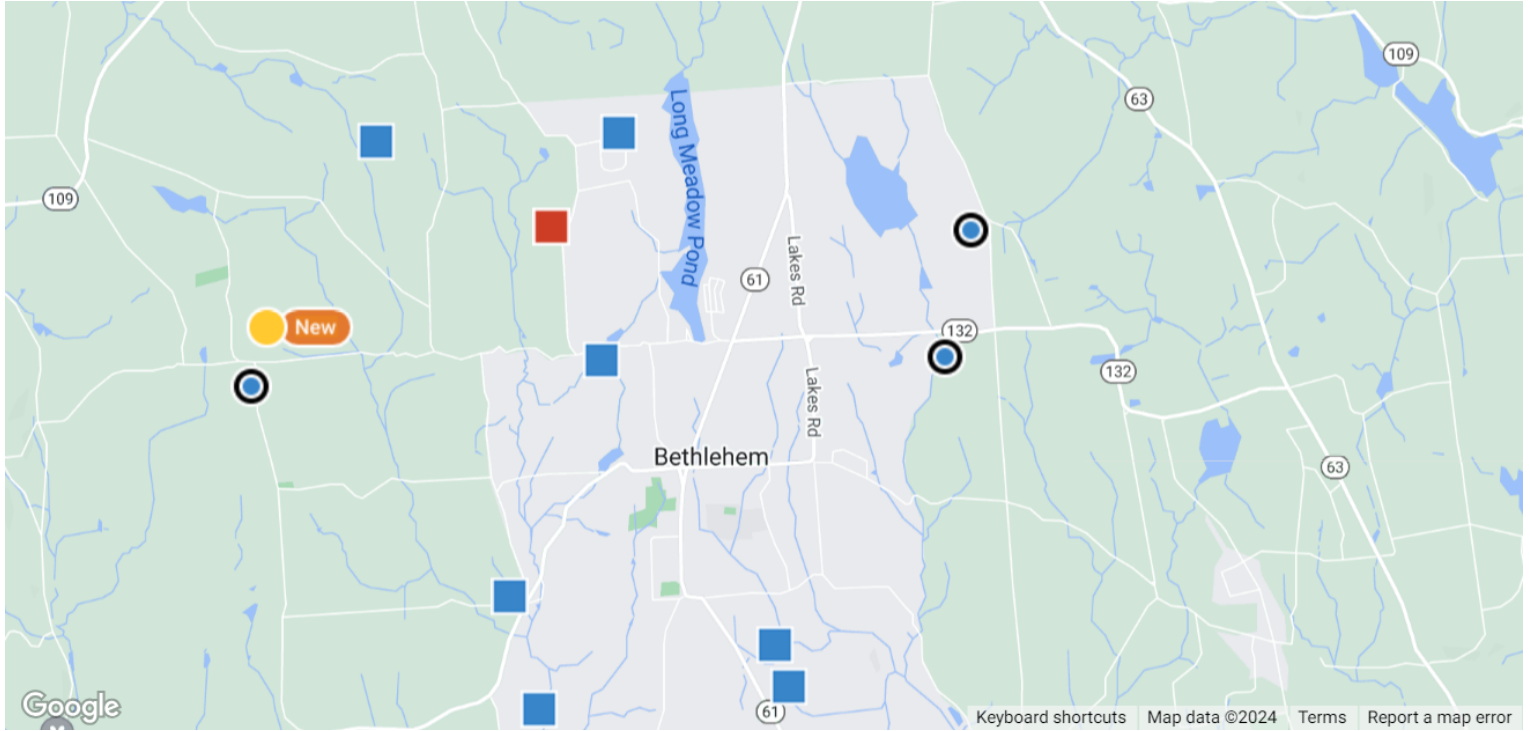
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price







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

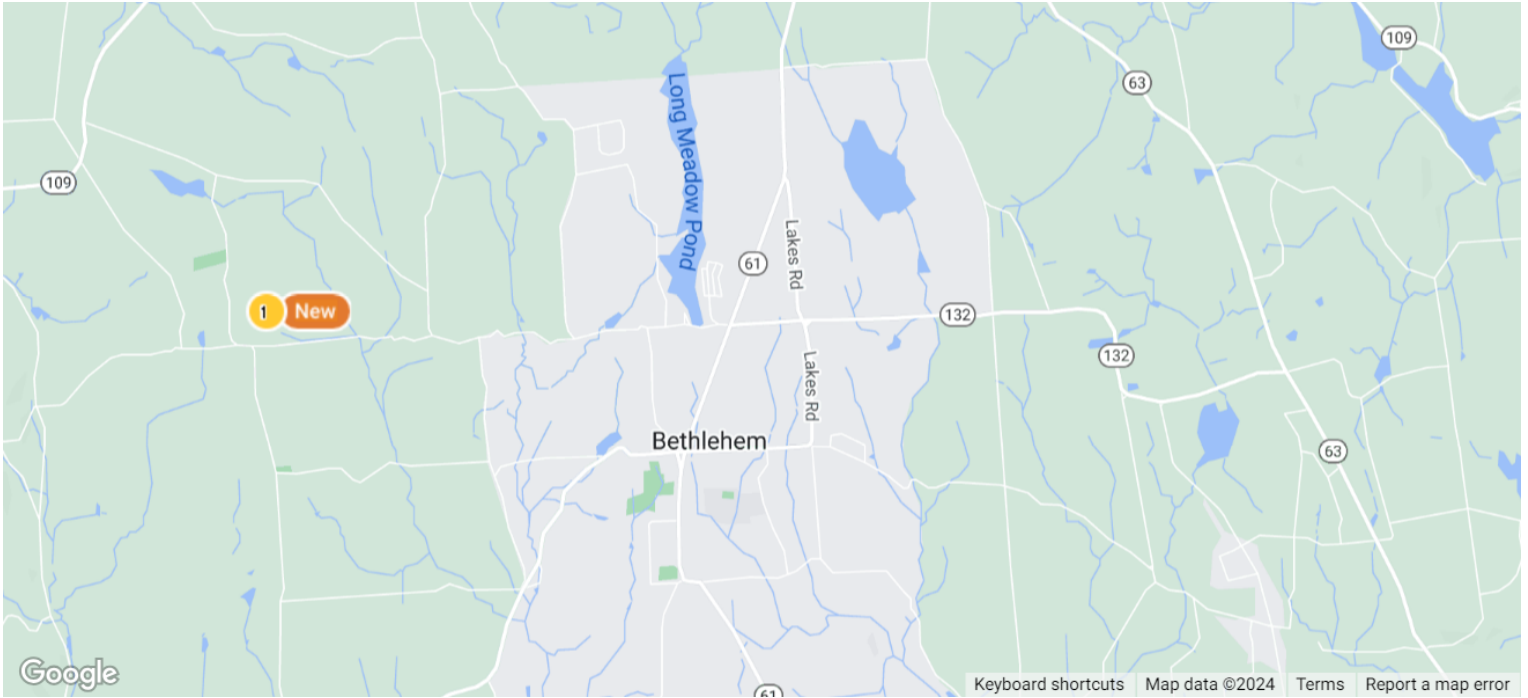
Market Activity Summary Stats



Search Criteria | **Location:** Bethlehem, Connecticut; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed	 Distressed
Number of Properties	1	5	9	1
Low Price / Value	\$4,000	\$459,900	\$381,500	\$698,000
Median Price / Value	\$4,000	\$484,900	\$514,000	\$698,000
High Price / Value	\$4,000	\$839,000	\$999,900	\$698,000
Average Price / Sq. Ft.	\$2	\$233	\$228	\$267
Median Price / Sq. Ft.	\$2	\$244	\$223	\$267
Average Days in RPR	6	67	90	–
Median Days in RPR	6	51	79	–
Total Volume	\$4,000	\$2,832,700	\$4,915,300	\$698,000

Bethlehem, Connecticut



New Listings: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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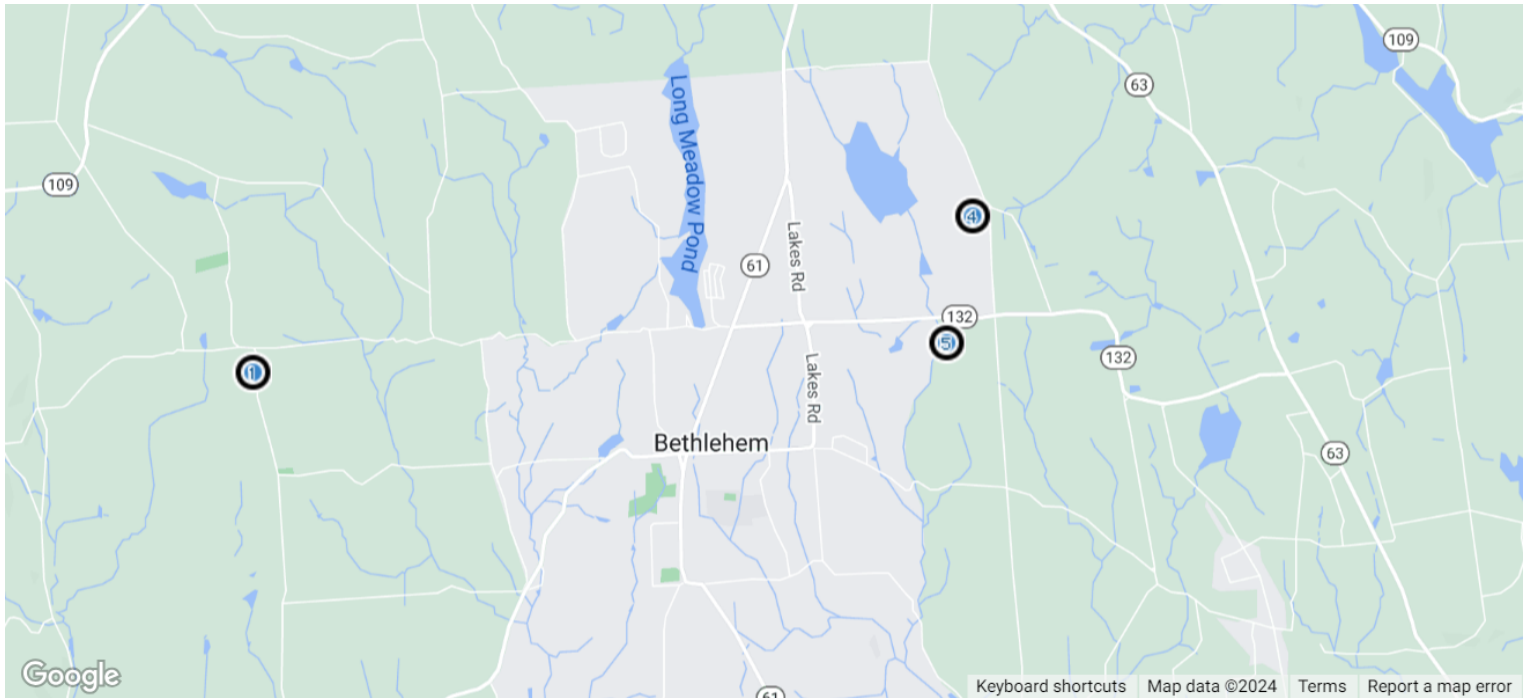


1 ● **Active** • *New, Active: 2/6/2024* *MLS ID: 170623188*

156 Still Hill Rd Single Family 3/3 2,537 sq ft 263,102 1989 2/6/2024 \$4,000 mo. \$2

This unique equestrian property was built as a barn for horses and hounds by John LeMay, former master of the Litchfield County Hunt. LeMay, who was also a master carpenter, later converted the main floor to a two bedroom residence with an open floor plan kitchen/dining and living areas. Designed with cozy comfort in mind, each spacious room features large windows, and ample closet space. The three season porch which overlooks the horse turnout offers frequent glimpses of deer and other wildlife; including rabbits, bobcats and wild turkeys. . The lower level includes a small rental/mother-in-law apartment as well as a âbarnâ area with three 3-4 stalls, and room for tack and feed storage. Because the town of Bethlehem permits a broad range of uses on residential property, this home and surrounding six acres offers many possibilities for the businessman, small farmer, artist/hobbyist or tradesman. Current owners, a writer/artist and equestrian, found its quiet, secluded location surrounded on three sides by hundreds of protected wooded acres, the perfect environment for both caring for animals, and creating works of art. Located in the increasingly desirable NW corner of Bethlehem, the house is minutes from the quintessential New England towns of Washington and Litchfield, where Steep Rock Park and The White Memorial Foundation offer some of the most beautiful multi-use trails in CT, as well as opportunities for canoeing/kayaking.

Courtesy of SH Properties



Pending: 5

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** *Under Contract as of 1/30/2024 *MLS ID: 170612162*

399 Carmel Hill Rd N Single Family 3/3 1,884 sq ft 65,340 11/27/2023 \$459,900 1/30/2024 \$244

This custom-built, one-owner, 3-bedroom Gambrel Colonial sits on a level 1.5 acre lot, with fabulous stonewalls, & is located on one of the nicest roads in town. The home offers two brick propane fireplaces, all new windows, a newer roof, central vac & a generator hookup with portable generator included. The main floor has hardwood in the living room, dining room & family room. The back to front living room comes with a wall-mounted TV. The kitchen has granite counters, solid wood cabinetry, tile floor & all appliances that will be staying. Step into the inviting family room with floor to ceiling brick fireplace & beams. The primary bedroom has three large closets & a full bath with shower. The other two bedrooms on the 2nd floor have plenty of closet space. Above the two-car garage is an unheated bonus room which would be perfect for an in-home office or craft room. Sit out on the back deck with pergola to enjoy your morning coffee or your evening libation. The park-like backyard has beautiful trees & plantings & includes a very well-made wooden shed with electricity. You'll find many niceties including electric roof & gutter deicers, wooden storage shelving & an attic fan. (A new boiler and hot water heater will be installed in December). There is an additional piece of land and the buyer of the house will have the right of first refusal. Subject to release of Probate Liens. *****SELLER REQUESTS HIGHEST AND BEST BY MONDAY, DECEMBER 4 AT NOON*****

Listing Courtesy of William Raveis Real Estate

Pending: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>2 Pending • Under Contract - Continue To Show as of 1/11/2024 <i>MLS ID: 170616909</i></p> <p>165 Crane Hollow Rd</p> <p>Single Family 3/3 2,200 sq ft 108,900 12/26/2023 \$459,900 1/11/2024 \$209</p> <p>Discover your retreat at 165 Crane Hollow Rd, Bethlehem, CT: a stunning, updated & modern log cabin nestled on 2.5 acres of lush land. This 2000 sf home has been fully refurbished offering a perfect blend of rustic elegance and modern convenience. Step inside where natural light streams through large, updated windows, highlighting the rich wooden interior. The kitchen boasts an open layout with modern appliances and ample space, ideal for culinary creations. We finish the main floor with a cozy living room with brand new mini-split, a stylish half bath and an entry room that could be used as an office or large mudroom. With 3 bedrooms upstairs and a full bath, and an additional 800 sf of fully renovated space with a walk-out slider in the basement, this home has something for everybody. The seller is calling for highest and best offers by Tuesday 1/9/24 at 6:00 PM. Outside, the expansive 2.5 acres provide a natural playground for all ages. Whether it's gardening, outdoor games, or finishing off the mini log cabin into a workshop or cute guest cottage, the land offers endless possibilities for relaxation and recreation. The cabin's classic log exterior, view of the pond below, and serene surroundings make it a picturesque escape from the hustle and bustle of daily life. The area boasts world class hiking, outdoor recreation, antiquing or going for drives taking in the bucolic landscapes. Embrace the charm of log cabin living with this unique Bethlehem property.</p> <p><i>Listing Courtesy of ROVI Homes</i></p>								
 <p>3 Pending • Under Contract - Continue To Show as of 12/9/2023 <i>MLS ID: 170604477</i></p> <p>88 Deerwood Dr</p> <p>Single Family 3/3 2,414 sq ft 114,127 10/17/2023 \$589,000 12/9/2023 \$244</p> <p>Turnkey Bethlehem Colonial! Get the best of both worlds with this meticulously maintained home in a beautiful Bethlehem country setting along with a convenient commuter location. Located in a cul-de-sac neighborhood, this 3 bedroom - 2 1/2 bath home has been impeccably maintained; you would only need to move in. The eat-in kitchen boasts stainless and granite, all hardwood floors on the main level along with custom raised panel wainscoting and crown moulding throughout. French doors also open from the kitchen into a three season sunroom which leads to a Trex deck. The main level includes formal living room, dining room and comfortable family room with a bay window and stone gas fireplace. The front breezeway includes a half bath along with a pantry closet. This home is wired for a whole house generator, has a security system and almost all windows are newer replacements. The Trex patio leads to an in-ground pool with stamped concrete decking. This is a rare find in Bethlehem!</p> <p><i>Listing Courtesy of Drakeley Real Estate, Inc.</i></p>								
 <p>4 Pending • Under Contract - Continue To Show as of 2/4/2024 <i>MLS ID: 170614843</i></p> <p>101 Hard Hill Rd N</p> <p>Single Family 4/4 4,612 sq ft 124,581 1/1/2024 \$839,000 2/4/2024 \$182</p> <p>Welcome to 101 Hard Hill Road North in bucolic Bethlehem. This stately Colonial has an incredible amount of space to offer with over 4,600 sq. ft. of finished living space and a FIVE CAR GARAGE! With an east facing front, your mornings start with the most beautiful sunrise. The day finishes with a west facing sunset off the back paver patio. On the main level of this home, you will find an updated all white eat-in kitchen with subway tile backsplash in addition to a formal dining room, large living room with cathedral ceilings and floor to ceiling stone fireplace. The first floor also has one bedroom and newly updated full bathroom that can easily be converted to a first floor primary. Upstairs you will find an enormous primary suite with large walk in closet and four piece primary bath. Across the hallway you will find two well appointed bedrooms and a newly updated guest bathroom. In addition, a finished basement with full bathroom provides great additional living space and/or in-law potential. This home also features a two car attached garage with enough ceiling height for vehicle lifts as well as a detached three car garage that is over 1,000 sq. ft. This home has a new well pump, roof and new garage door openers on the 2 car garage, as well as a slew of other recent upgrades. Schedule your tour today! One or more owners CT Real Estate Licensee. Agent/Owner.</p> <p><i>Listing Courtesy of Regency Real Estate, LLC</i></p>								

Pending: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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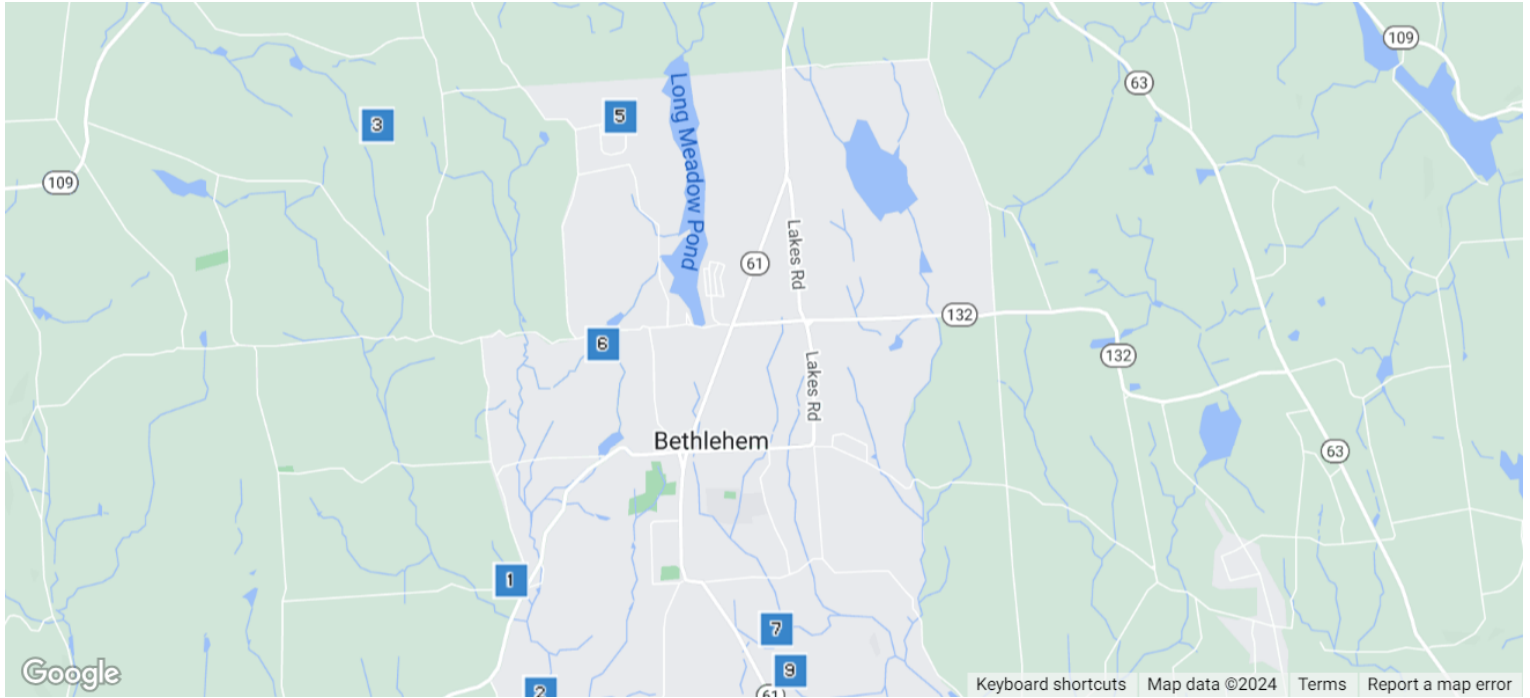


5 **🕒 Pending** • *Under Contract as of 2/3/2024* *MLS ID: 170615537*



34 Woodland Rd Single Family 3/3 1,708 sq ft 116,740 12/23/2023 \$484,900 2/3/2024 \$284

Newly revamped cape is nestled on serene Woodland Road, offering ample space for growth and accommodating horses. Experience the ease of a completely updated home featuring brand-new mechanicals, a modern kitchen, refreshed flooring, renovated baths, and recently redone roofing and siding. Simply move in and relish in the comforts of this residence, featuring a main-level bedroom and bath, a spacious family room boasting a vaulted ceiling, a charming living area with refinished hardwood floors, and a fireplace, along with two additional bedrooms on the second floor. Embrace the outdoors with an inviting open front porch, a ground-level back deck, a sprawling yard, and a fenced paddock tailored for animals.




Listing Courtesy of Drakeley Real Estate, Inc.



Closed: 9

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 1 Closed • Sold Date: 1/25/2024, MLS Listing 170614665: 12/13/2023 <i>MLS ID: 170614665</i> 10 Arch Bridge Rd	Single Family	3/3	1,888 sq ft	84,506	1980	1/25/2024	\$500,000	\$265
<p>Welcome to 10 Arch Bridge Road in bucolic Bethlehem! This three bedroom, two and a half bath ranch style home has been updated inside and out! Situated on almost 2 acres, this property has so many wonderful new features. The outside of the home has been freshly painted with new outdoor lighting and river rock garden bed. In addition, the property has been cleared to showcase a beautiful leveled backyard as well as a new crushed stone parking pad to welcome your guests through your brand new front door. Inside you will find a brand new kitchen, all new bathrooms, new lighting, new windows in the kitchen and living area as well as a new hot water heater and washer/dryer. Don't miss this! Schedule your tour to see this beautifully updated home today! Agent/Owner related.</p> <p><i>Courtesy of Regency Real Estate, LLC</i></p>								
 2 Closed • Sold Date: 1/10/2024, MLS Listing 170606216: 10/23/2023 <i>MLS ID: 170606216</i> 108 Arrowhead Ln	Single Family	4/3	2,353 sq ft	194,277	1984	1/10/2024	\$585,000	\$249
<p>What a beautiful setting! Nestled at the end of a cul de sac on 4.46 scenic acres you can open the windows and listen to the sound of the river! Enjoy skating or fishing on your pond. Room to build a barn and bring your horse. Post and beam home with lots of light. Renovated kitchen features 6 burner range top, wall ovens, island, farmer sink and tasteful quartz counters. Main floor primary bedroom suite offers private bath, walk in closet and gas fireplace. Open concept living room, dining and kitchen and solarium. Family room on main level plus a finished media room in basement. An in law or auxiliary apartment over the garage has a separate entrance and separate laundry room. Solar panels are owned, not leased. So much to offer! The perfect home for weekenders or to enjoy staycation all year round.</p> <p><i>Courtesy of BHGRE Bannon & Hebert</i></p>								

Closed: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>3 Closed *Sold Date: 11/14/2023, MLS Listing 170583047: 7/11/2023 <i>MLS ID: 170583047</i></p> <p>87 Auncient Oak Rd</p> <p>A private oasis awaits in Litchfield county. Located in Bethlehem CT on a cul de sac, with easy access to NYC. Enjoy an expansive circular driveway with white limestone adorning either side of the inviting entry consisting of granite stairs. Marble pillars welcome all visitors at the entrance of the driveway. This home is one of a kind on a double lot of close to 7 acres of serenity. Mature English gardens with cork, dogwood, blueberry, redwood, and countless rose bushes. Two large wildflower beds welcome bees, butterflies, and hummingbirds. Walk out any of the 4 French doors to the expansive mahogany deck and see only the beautiful back yard. You will have complete privacy. Walk over a solar lit bridge with 2 koi ponds on either side to a gunite pool trimmed in slate with a large stone deck, that was recently re-leveled with polymeric sand for many years of durability, diving board, and multiple seating areas. The pool area is flanked with wild morning glories and Tiger Lillys that give bursts of color while relaxing or swimming. Four garages, a 2 bay and an extra long 2 bay allow for numerous spaces and can fit larger recreational vehicles or watercraft. Above the extra long is a full length high ceiling storage room. A breezeway with Doric styled columns and fan is a great place to enjoy the evening under cover.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>	Single Family	4/4	4,525 sq ft	263,102	1992	11/14/2023	\$999,900	\$221
 <p>4 Closed *Sold Date: 11/17/2023, MLS Listing 170597239: 9/11/2023 <i>MLS ID: 170597239</i></p> <p>33 Deerwood Dr</p> <p>Multiple offers High best by Sunday at 5. Wait one second, this beautiful contemporary home will be available in Bethlehem soon! Boasting over 1800+ sqft of space with 3 Bedrooms, and 2.5 bathrooms all sitting on over 2 acres of land. Stay tuned for the full photo package, and more!</p> <p><i>Courtesy of Executive Real Estate Inc.</i></p>	Single Family	3/3	1,848 sq ft	91,911	1986	11/17/2023	\$450,000	\$244
 <p>5 Closed *Sold Date: 1/25/2024, MLS Listing 170601764: 10/3/2023 <i>MLS ID: 170601764</i></p> <p>53 Long Meadow Rd</p> <p>If you love the quiet outdoor life, this is it! Start your day with coffee on the covered mahogany front porch, move to the expansive back deck for lunch and then down to the patio complete with stone grill surround and firepit for dinner! Anywhere you choose to sit, hear only the birds singing. The living room focal points are the brick FP and the large picture window. The hardwood flooring wraps into the dining room with four windows and a door to the back deck. The kitchen has newer stainless-steel appliances, and a breakfast bar. All bedrooms have hardwood flooring, primary has a full bath. Full hall bath has tiled shower with glass doors. Head down to the lower level and let the party begin! Make a cocktail in the wet bar and head out the french door to the stamped concrete patio, toast marshmallows in the fire pit or grill something up on the built-in grill. Laundry room with half bath on this level. Use the wood stove to save on these high oil costs. Like to tinker on cars in the winter? Separate zoned heat in garage (current owner has not used in a long time). Large expansive lawn for yard games or pets. March Farms is right down the street for pick your own fun, summer evening concerts and a super store with fresh vegetables, local wares and homemade baked goods. Long Meadow Pond is a great place to cool off in the summer or ice skate/fish in the winter. Sleepy little town, close to fantastic restaurants, Bantam cinema & nature preserves.</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>	Single Family	3/3	2,244 sq ft	70,567	1979	1/25/2024	\$381,500	\$170
 <p>6 Closed *Sold Date: 1/10/2024, MLS Listing 170609303: 11/8/2023 <i>MLS ID: 170609303</i></p> <p>199 Munger Ln</p> <p>SPRAWLING split level nestled on a flat private 5 acre lot! Over 3100 sq feet of living space on 3 levels. Bring the extended family! Updated eat-in kitchen & heated breezeway with sliders on either side. Generous sized bedrooms on the upper level. Possible in-law style apartment on the lower level for guests or teen. Large rear patio overlooks the level yard complete with a wired gazebo for enclosed outdoor entertaining. There is also a large storage shed in the side yard (small shed is not staying). This homestead neighbors March Farm & their Tot Lot playground. Opportunity to live in this charming country town that is home to the annual Bethlehem Fair.</p> <p><i>Courtesy of Gina Jacobs Real Estate</i></p>	Single Family	3/2	3,122 sq ft	217,800	1961	1/10/2024	\$560,000	\$179

Closed: 9 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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7 ■ **Closed** • Sold Date: 11/15/2023, MLS Listing 170598534: 9/17/2023 *MLS ID: 170598534*

40 Sunset Rd Single Family 3/3 2,449 sq ft 153,331 1989 11/15/2023 \$524,900 \$214

If you are looking for the ultimate in country living on a gorgeous private lot but want easy access to local amenities, this home is perfect for you. This spectacular Cape has been lovingly cared for by the current owner. The home boasts an open floor plan with well laid out living, dining, and kitchen space with convenient access to the rear oversized deck through the dining room French doors. Off the main living area you will be overwhelmed by the amazing and grand Great Room with a gas fireplace. A set of sliders off the Great Room leads you to a peaceful rear patio with plenty of room for all. The main living room offers a cozy wood burning fireplace and the kitchen features wood floors, granite counters and breakfast bar, and stainless steel appliances. The primary bedroom suite is conveniently located on the main floor and features double closets, washer and dryer area, and a lovely primary bath. Upstairs are two large bedrooms with their own full bath. One of the bedrooms has a walk-in closet that is oversized for all your wardrobe needs. If you need some additional space you'll find it in the walk out basement area that has countless possibilities. The lot is grand and will most certainly blow you away. If you've always wanted to reside in the special Town of Bethlehem this is the time to make that dream come true!

Courtesy of BHGRE Bannon & Hebert



8 ■ **Closed** • Sold Date: 11/15/2023, MLS Listing 170591573: 8/17/2023 *MLS ID: 170591573*

64 Weekepeemee Rd Single Family 3/2 1,813 sq ft 130,680 1972 11/15/2023 \$514,000 \$284

Little Town of Bethlehem. Secluded 3 BR 2 Bath Cape with horse barn and greenhouse! Many upgrades over the years, most recently newer kitchen w huge island and Bosh appliances. Kitchen is open to dining area and side covered porch (ready for windows and/or screens). Front to back living room with fireplace -woodstove insert and built-in. Hardwood flooring on main level. Primary suite and two additional bedrooms on second level share rustic wood trimmed bath. Large, solid, Post and Beam barn used to house two horses, plus tack, storage and loft. Posts still in place for fencing. Elec underground to barn. Beautiful koi pond and rushing waterfall meet you at the drive (fish included)! Small green house/ garden shed and chicken coop. Smaller outbuildings need finishing, framing is there. This home was painstakingly upgraded over the years with Marvin windows on second level, new roof (3+ years) siding, brand new furnace, first level wood flooring, interior doors and trim replaced. Peach, pear and apple trees, beautiful perennials and stone walls. Total privacy. Driveway is contracted to be paved, just waiting on weather cooperation! Enjoy small town living with town beach, Long Meadow Pond, March Farms, nearby farm stands, vineyards, and great restaurants.

Courtesy of Drakeley Real Estate, Inc.

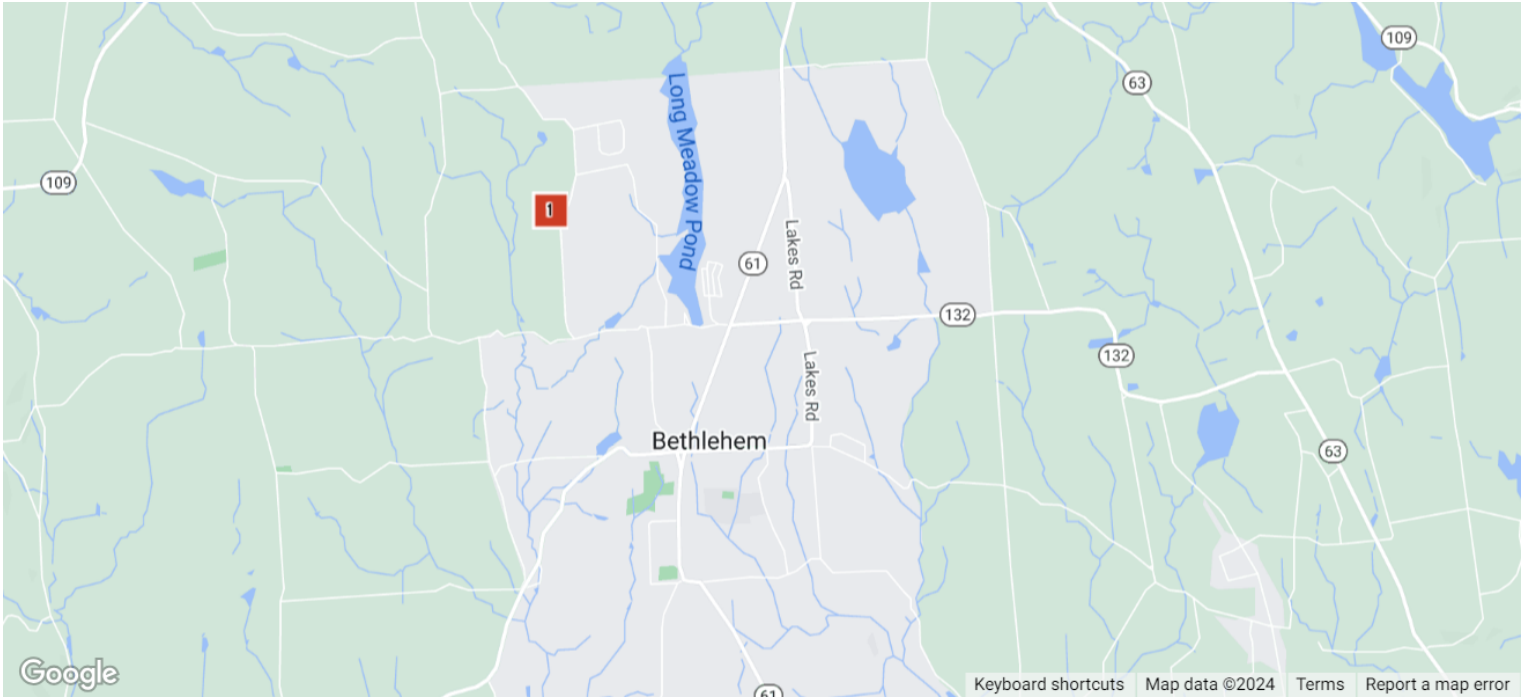


9 ■ **Closed** • Sold Date: 1/17/2024, MLS Listing 170588561: 7/31/2023 *MLS ID: 170588561*


311 Main St S Single Family 6/2 1,794 sq ft 158,122 1981 1/17/2024 \$400,000 \$223

Come to the Litchfield Hills! Less than 2 hours from New York City! 2 homes on 3.6 acres off Main Street in Bethlehem. Both houses are raised ranches with 2 + bedrooms, 1 bath, large Living room and Eat in kitchens, large baths with washer dryer hookups, Lower levels both have Family room and an office/bedroom in addition to large unfinished space. Easy electric baseboard heat with pellet stoves and woodburning fireplaces. Hardwood floors and 200 amp electric. Screened in porches and both on private, level, beautiful property. Close to everything but remote. 40 minutes to Danbury, CT, 45 minutes to Hartford, CT. Just a few minutes to Watertown, Southbury and Woodbury! 2 nice restaurants, true value hardware store and all town conveniences are very close by in Bethlehem. This property has the potential for a few different uses, income property (live in one, rent the other), Family compound or vacation property. Use your imagination and/or move right in. Being sold as is-tenants in 311 are month to month and will convey with the property (unless negotiated). Commune with nature and come visit this unique, tranquil property! Also on as a muti family-listing#170584856

Courtesy of Cannon Real Estate



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
	1 ■ Off Market * <i>Notice of Foreclosure Sale</i>							
	347 Munger Ln	Single Family	3/3	2,611 sq ft	655,578	–	12/10/2023	Notice of Foreclosure Sale –

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.
- **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: <https://blog.narrpr.com>

