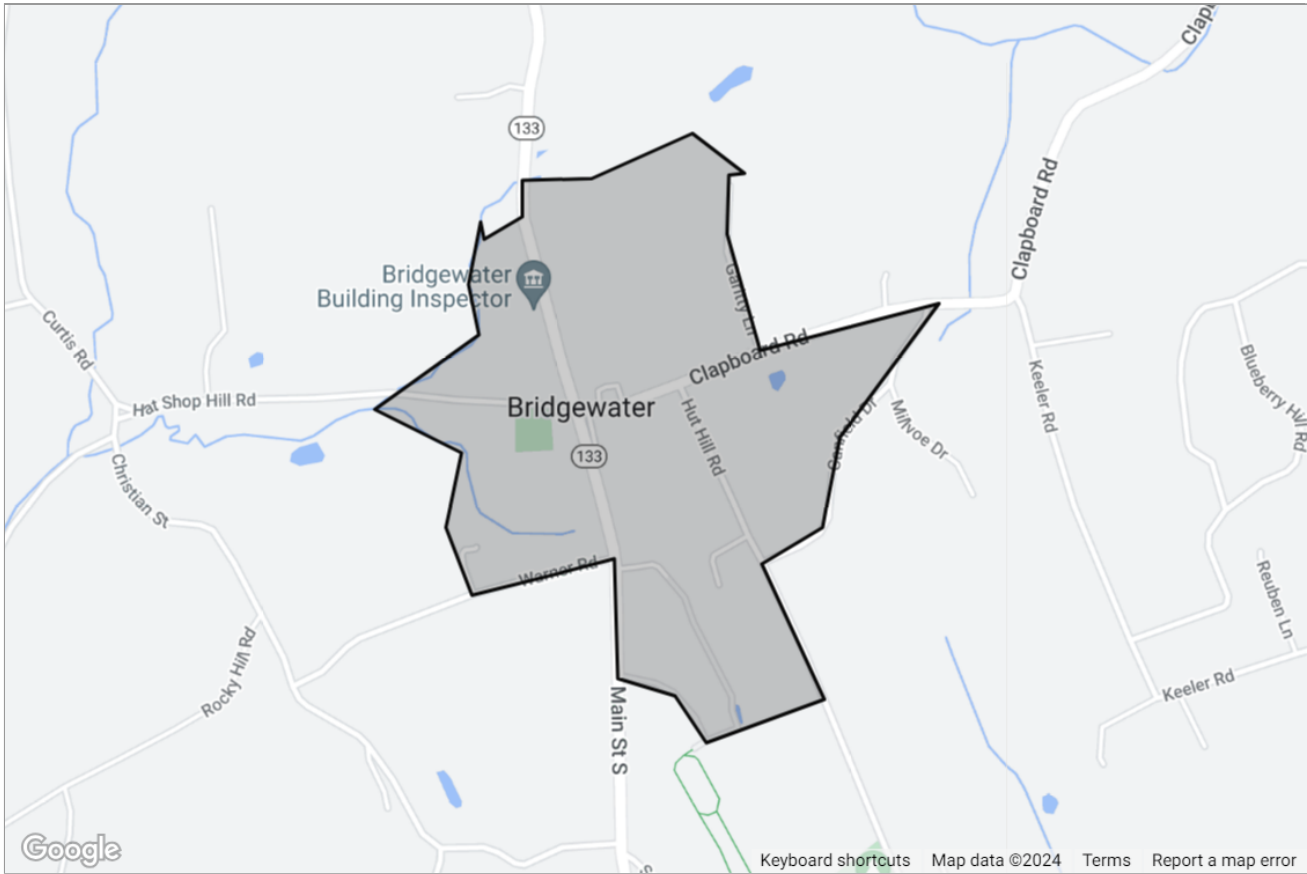


MARKET ACTIVITY REPORT

Bridgewater, Connecticut



Presented by

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

GRI, SRS

Connecticut Real Estate License: REB.0791416



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

Main: Broker@ctreb.com



Office: <http://ConnecticutRealEstate.online>

Connecticut Real Estate

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

Bridgewater, Connecticut

Market Snapshot: Estimated Home Values

<p>Median Est. Home Value</p> <p>\$635K</p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> 0.83%</p>	<p>Change Over Last 3 Months</p> <p> 1.36%</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.*

Market Snapshot: 12-Month Change in Estimated Value

<p>Median Est. Home Value</p> <p>\$635K</p> <p>Updated: 1/31/2024</p>

*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

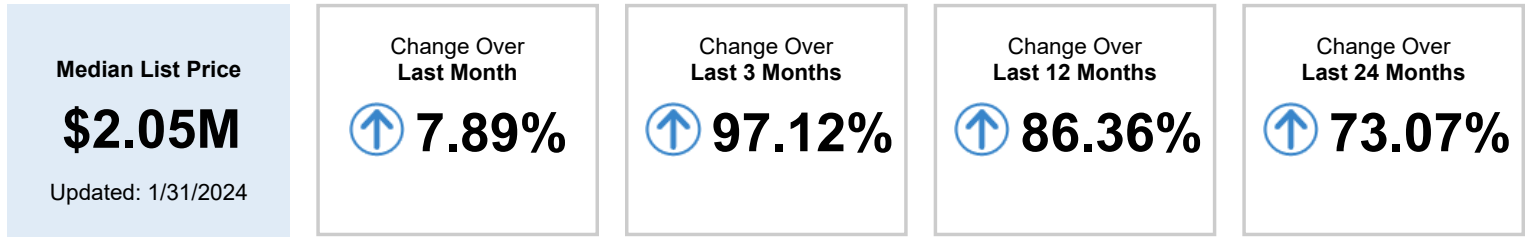
<p>Total # of Distressed Properties</p> <p>0</p> <p>Updated: 2/12/2024</p>	<p># of Pre-Foreclosures</p> <p>0</p>	<p># of Foreclosures</p> <p>0</p>	<p># of Foreclosed</p> <p>0</p>
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*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.*

Market Snapshot: Sales Price

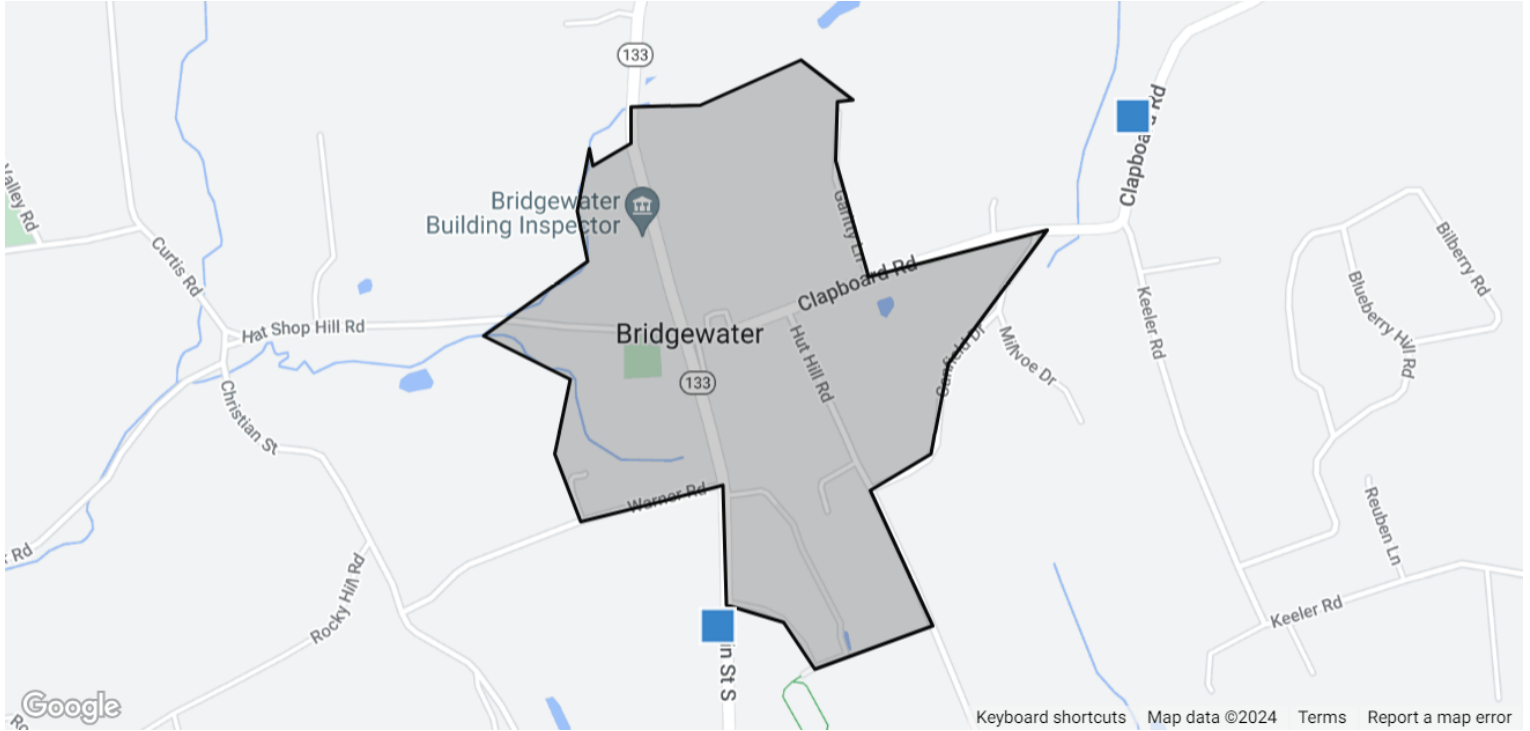
*About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.*

Market Snapshot: List Price



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

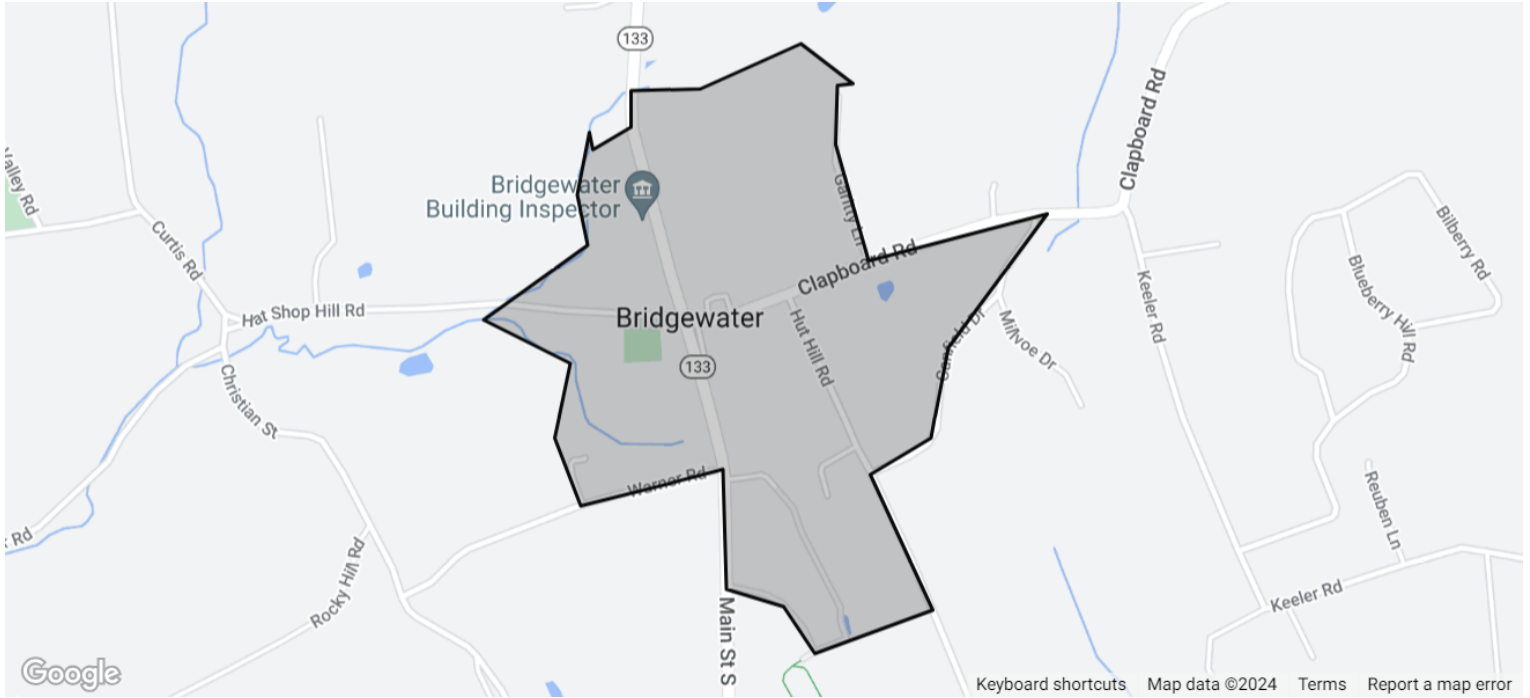
Market Activity Summary Stats



Search Criteria | **Location:** Bridgewater, 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 New Listings	 Closed
Number of Properties	1	6
Low Price / Value	\$895,000	\$495,000
Median Price / Value	\$895,000	\$820,750
High Price / Value	\$895,000	\$950,000
Average Price / Sq. Ft.	\$698	\$208
Median Price / Sq. Ft.	\$698	\$210
Average Days in RPR	6	83
Median Days in RPR	6	64
Total Volume	\$895,000	\$4,626,500

Bridgewater, Connecticut



New Listings: 1

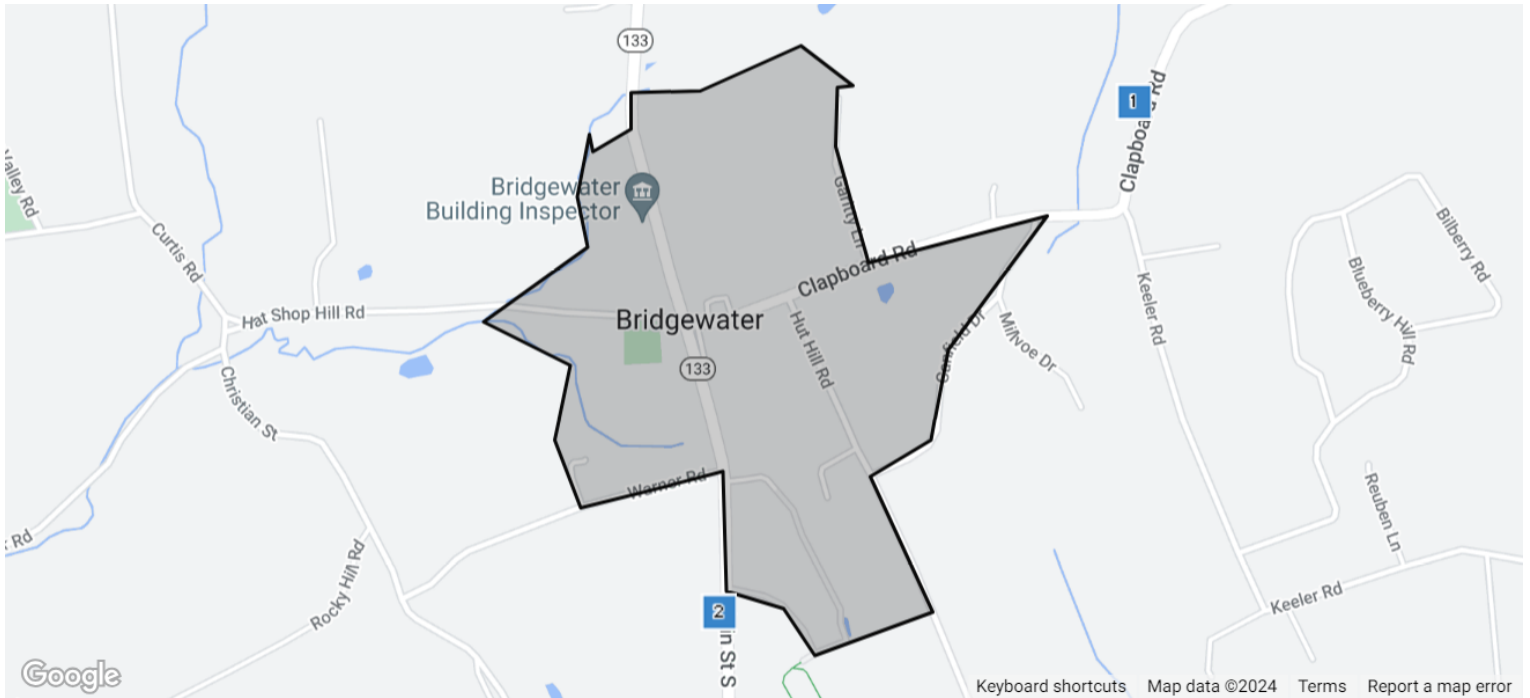
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active** • New, Active: 2/6/2024 MLS ID: 170623154
15 Lake Lillinonah Rd N Single Family 3/2 1,282 sq ft 260,488 1894 2/6/2024 \$895,000 \$698

Enchanting River District Schoolhouse with a shoreline along Lake Lillinonah, stream, and pool nestled on 5.98 acres has been lovingly cared for and enjoyed by the same family for 57 years. This is the most unique opportunity in all of Litchfield County! The town sited the one-room schoolhouse in 1894 where the children of Bridgewater were educated and communed with nature for nearly 40 years. Breathtaking setting- babbling stone-lined stream with picturesque bridge, gorgeous mature gardens. Meander to the gunite pool, privately positioned in the back, with a view of the lake. Property is 5.98 acres in 3 parcels. .36 acre is direct frontage on Lake Lillinonah. Dock with permit from NorthLight. House on 1.44 acres with 4.18 adjoining acres, in separate parcel is beyond the pool and has frontage on Henry Sanford Road. House: 3BR 2 baths has wood floors and cedar closets. Large main-level barrel ceiling family room with central fireplace. A retro-style kitchen with wood cabinetry has a corner banquette, a view of outdoors, screened-in dining porch. New roof 2021. 1 car garage. The taxes reflect the three parcels contained in this offering.




Listing Courtesy of William Raveis Real Estate



Closed: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 12/13/2023, MLS Listing 170604957: 10/19/2023 <i>MLS ID: 170604957</i></p> <p>146 Clapboard Rd</p> <p>Unique opportunity in Bridgewater: this sprawling ranch on a park-like setting offers 3 bedrooms, a living room with stone fireplace including heatilator and built-ins, a family room, office and eat-in kitchen with laundry and oil heat. Bonus: A legal 1 bedroom apartment. Bonus, Bonus: 600 sqft heated space for home business. Bonus, Bonus, Bonus: heated 4 car garage with a drive over vehicle maintenance pit, air compressor and more in "As Is" condition.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>	Single Family	4/2	2,968 sq ft	59,677	1957	12/13/2023	\$495,000	\$167
 <p>2 Closed • Sold Date: 11/14/2023, MLS Listing 170577086: 7/28/2023 <i>MLS ID: 170577086</i></p> <p>119 Main St S</p> <p>Experience the enchanting allure of history with this extraordinary 1848 residence set upon 4.24 acres of serene tranquility. Presenting a unique and rare opportunity, this immaculate gem boasts 3 bedrooms and 3 meticulously appointed bathrooms, seamlessly harmonizing modern amenities with the timeless elegance of yesteryears. Indulge in the awe-inspiring western vistas that grace the thoughtfully cleared back yard, creating an idyllic setting for treasured moments with cherished ones. A home imbued with character, it offers the potential for even greater radiance with a touch of tender care. Don't miss this once-in-a-lifetime chance to embrace the allure of a bygone era. Take the leap and make this exceptional historical residence yours, a testament to your appreciation for timeless elegance and the captivating appeal of the past.</p> <p><i>Courtesy of Around Town Real Estate LLC</i></p>	Single Family	3/3	2,142 sq ft	184,694	1848	11/14/2023	\$590,000	\$275
 <p>3 Closed • Sold Date: 1/17/2024, Public Record <i>MLS ID: -</i></p> <p>5 Round Hill Rd</p>	Single Family	4/6	4,323 sq ft	130,680	1989	1/17/2024	\$950,000	\$307

Closed: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>4 Closed • Sold Date: 1/10/2024, MLS Listing 170609123: 11/7/2023 <i>MLS ID: 170609123</i></p> <p>110 Stuart Rd E</p> <p>Single Family 4/3 3,698 sq ft 289,238 1998 1/10/2024 \$804,000 \$217</p> <p>Welcome home! This private 4-bedroom, 3-bath custom built home offers the perfect blend of tranquility and convenience - on 6.5 acres! With tall ceilings and light-filled rooms, it exudes a spacious and inviting ambiance. The open concept kitchen features gorgeous granite countertops, sleek stainless steel appliances, and stunning cabinetry, which flows perfectly into an eat-in area and family room w. fireplace - perfect for entertaining. You will also find a formal dining room, full bath, and living room w. fireplace on the main floor - spaces galore! Gleaming hardwood floors throughout. Upstairs, the primary suite boasts a large walk-in closet and a luxurious bath. Down the hall, you'll find two additional bedrooms, a full bath, and a 4th bedroom that doubles as a bonus room, adding versatility to the layout. The expansive fully-finished walkout basement provides endless possibilities - currently being used as a home office. The property abuts protected land on two sides! The backyard offers plenty of lawn to enjoy, all in a serene, wooded setting. Sip your coffee and watch the birds on the peaceful front porch or barbecue on the spacious back deck. This home also features a generous 3 car attached garage. Several mechanical updates in recent years. Located in the highly sought-after town of Bridgewater, on a picturesque, quiet road, but close to Route 133 offering a world of convenience to nearby amenities and only 90 minutes to NYC.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>								
 <p>5 Closed • Sold Date: 11/15/2023, MLS Listing 170564036: 4/21/2023 <i>MLS ID: 170564036</i></p> <p>275 Wewaka Brook Rd</p> <p>Single Family 3/4 4,153 sq ft 196,020 1890 11/15/2023 \$837,500 \$202</p> <p>Stunning, stately colonial home on 4+ acres in Southern Bridgewater. One of a kind property featuring an inviting circular driveway, exceptional stone work, mature plantings, and oversized three-car garage. Mahogany front door, high-tray ceiling foyer, custom moldings, and open-concept feel as your view spans through the formal dining room and into the sunken family room with exposed beams, stone fireplace, and wide board floors. Wraparound Azek and cable-wire deck of the family room provides outdoor entertaining space, seasonal brook views, and yard access. Chef's kitchen offers custom tile backsplash, granite countertops, high-end appliances (Miele, Viking, Gaggenau, Dacor) and breakfast nook with access to private stone patio. Show-stopping great room with cathedral ceilings and Brazilian cherry wood floors fit for hosting, classic powder room, and formal sitting area/office space complete the main level. Upper level features private, primary suite with skylights, dual closets, dressing area, fireplace, and full bath, a guest en suite bedroom with walk-in closet and second guest bedroom with private balcony, and additional light and bright full bath. Other amenities include newer four bedroom septic system and deck, and whole house generator. A fabulous location within minutes to the town center, the Lake Lillinonah boat launch, private schools, fabulous restaurants, all that Litchfield and neighboring Fairfield counties have to offer, and less than 90 mins from Manhattan!</p> <p><i>Courtesy of Drakeley Real Estate, Inc.</i></p>								
 <p>6 Closed • Sold Date: 1/12/2024, MLS Listing 170607625: 11/10/2023 <i>MLS ID: 170607625</i></p> <p>5 Round HI</p> <p>Single Family 4/6 5,762 sq ft 130,680 1989 1/12/2024 \$950,000 \$165</p> <p>Your dream come true! This magnificently maintained 3 acre estate will definitely impress and provide the lifestyle you've been looking for! Fully updated and move-in ready with high-end finishes, top-end appliances, gorgeous granite, a brilliant sunroom, Trex deck with power Sunsetter awning, a spectacular heated gunite pool and an abundance of windows and skylights that make this home bright and welcoming. It features 4 over-sized bedrooms, 6 bathrooms, two fireplaces, fully refinished hardwood and tile throughout, central air, central vacuum, and more! Fantastic billiard room on main level. Two spacious offices are perfect for work-from-home. An expansive, finished walk-out basement features a full bath, workshop, fitness area, and in-law apartment possibilities. Whole-house generator installed. Three car garage with extended ceiling height. Private cul-de-sac location. Gorgeous freshly painted exterior. Located in Region 12 with outstanding schools!</p> <p><i>Courtesy of Coldwell Banker Realty</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.
- **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>

