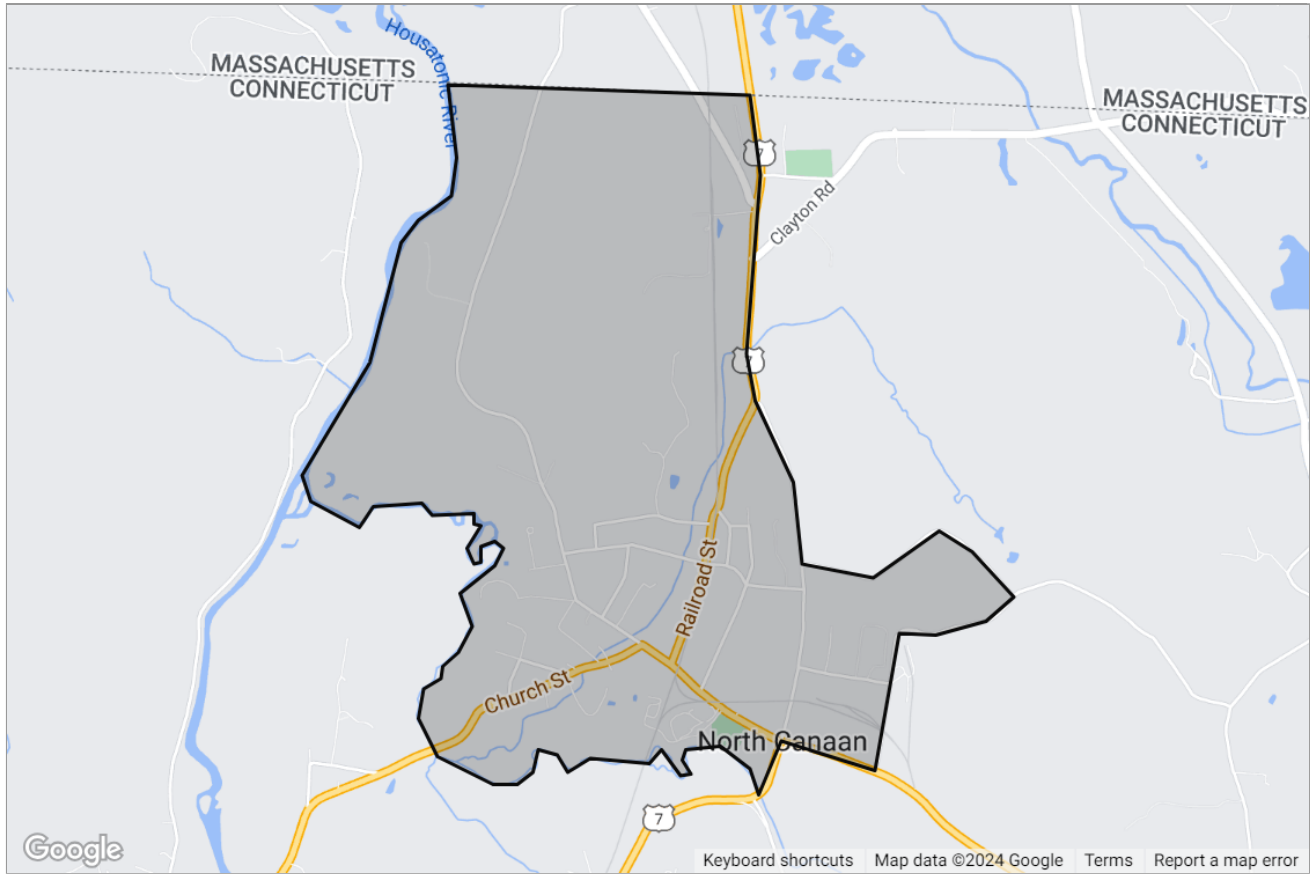


MARKET ACTIVITY REPORT

Canaan, Connecticut



Presented by

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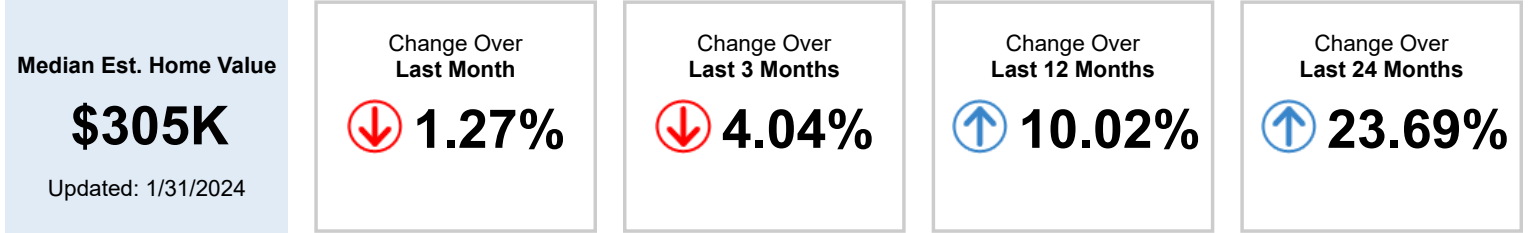
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Canaan, Connecticut

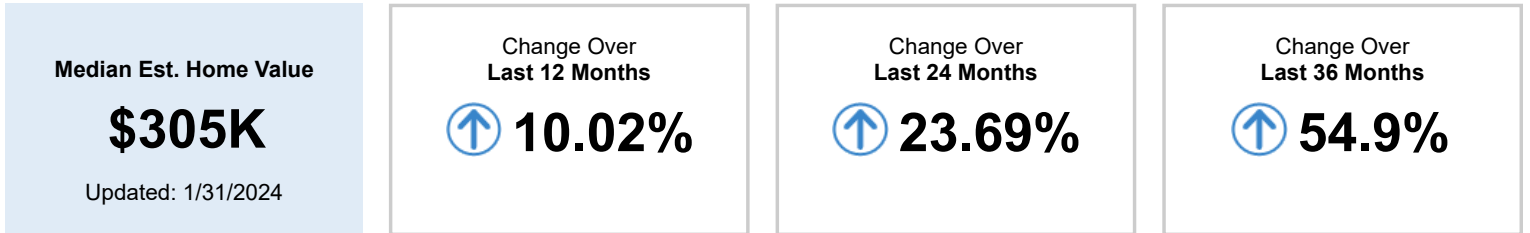
Market Snapshot: Estimated Home Values



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.

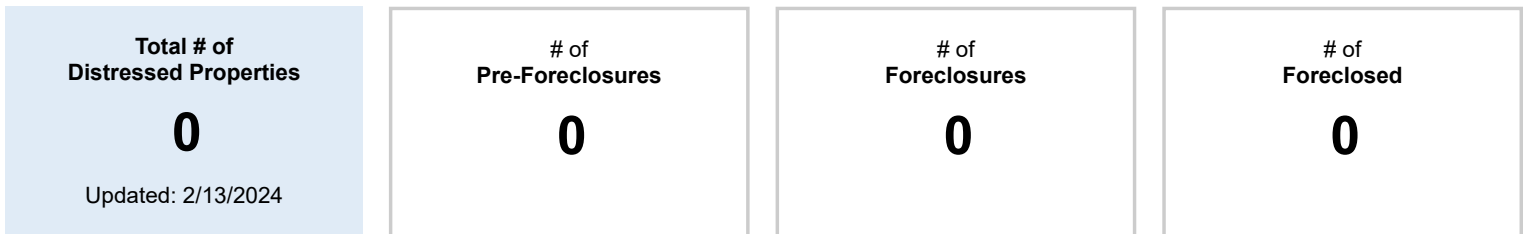
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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

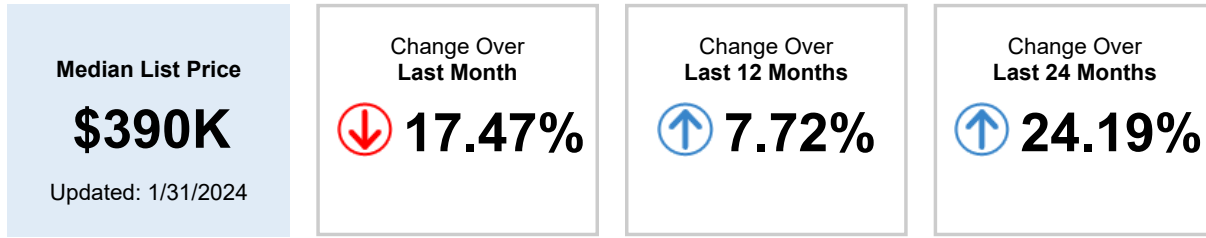


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/13/2024.

Market Snapshot: Sales Price

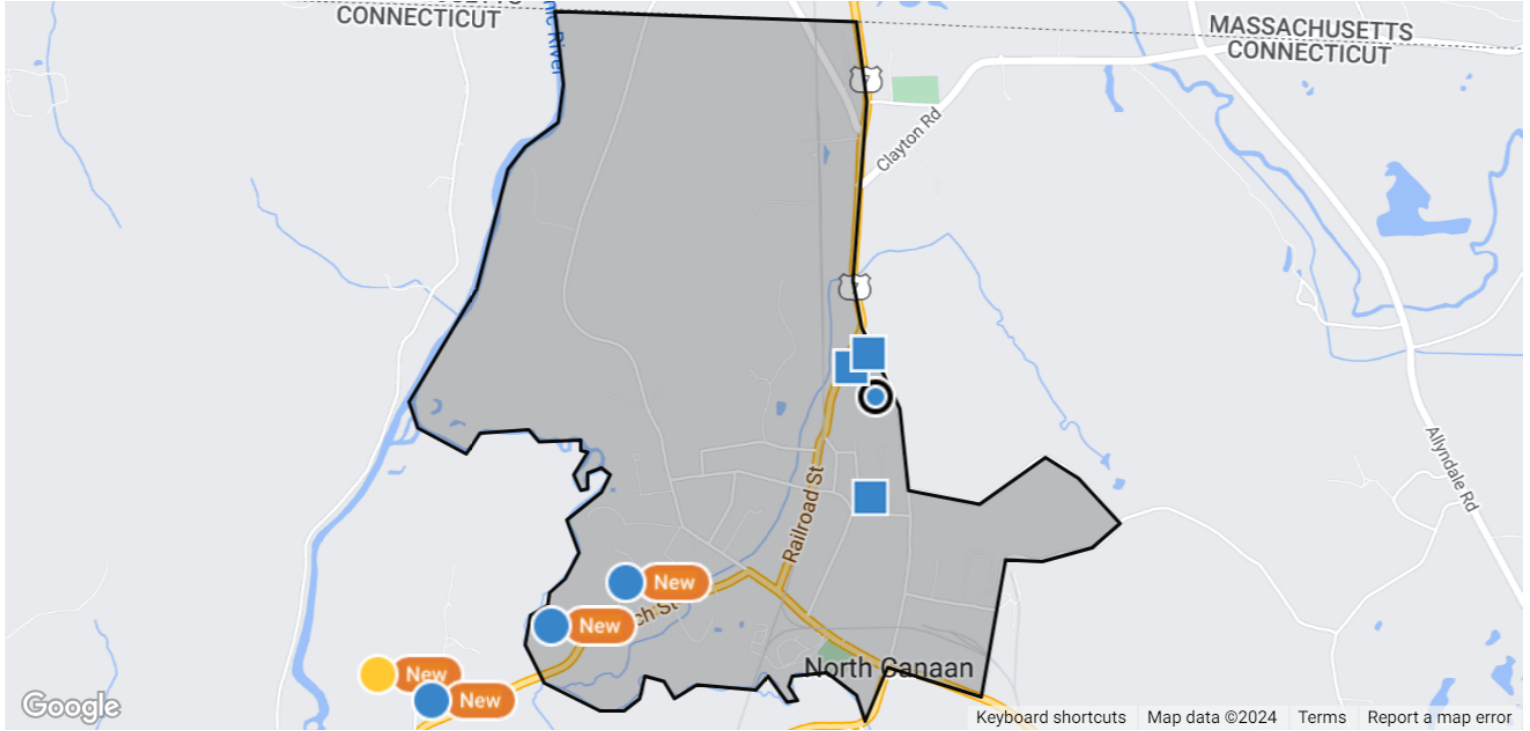
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price



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

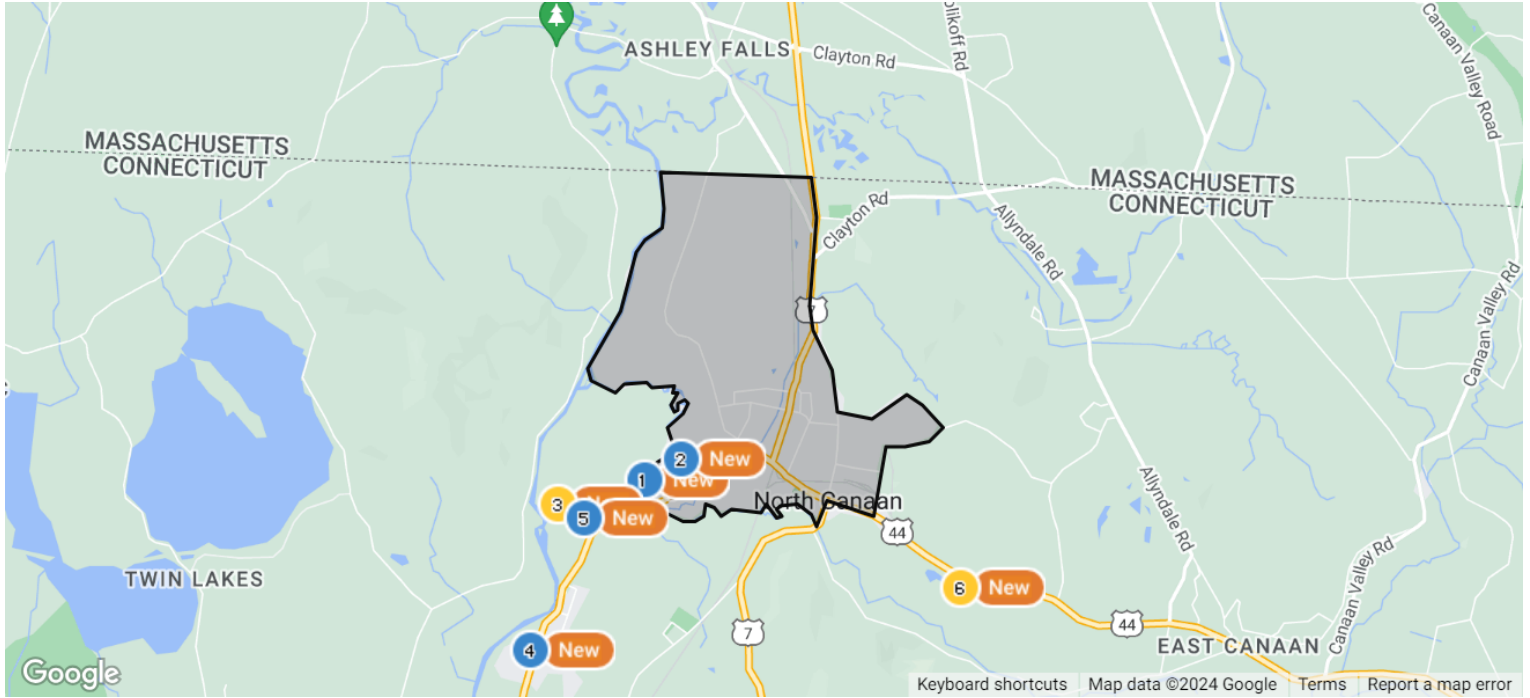
Market Activity Summary Stats





Search Criteria | **Location:** Canaan, 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	○ Pending	■ Closed
Number of Properties	6	2	3
Low Price / Value	\$3,200	\$395,000	\$232,500
Median Price / Value	\$244,000	\$472,500	\$245,000
High Price / Value	\$385,000	\$550,000	\$310,000
Average Price / Sq. Ft.	\$141	\$164	\$153
Median Price / Sq. Ft.	\$164	\$164	\$168
Average Days in RPR	27	118	65
Median Days in RPR	17	118	62
Total Volume	\$1,240,200	\$945,000	\$787,500

Canaan, Connecticut



New Listings: 6

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • New, Active: 2/9/2024 <i>MLS ID: 170623917</i></p> <p>178 Church St</p> <p>In town classic center hall colonial with 4 bedrooms. 1.5 baths, eat-in kitchen with fireplace, dining room with window seat, in-ground pool, stone patio, within walking distance to town and shopping.</p> <p><i>Listing Courtesy of Giumarro Real Estate</i></p>	Single Family	4/2	1,864 sq ft	30,927	1900	2/9/2024	\$320,000	\$172
 <p>2 ● Active • New, Active: 1/24/2024 <i>MLS ID: 170620744</i></p> <p>70 Church St, #A2</p> <p>5 room 3 bedroom condo with full basement town water and sewer located with in walking distance to town and shopping ,</p> <p><i>Listing Courtesy of Giumarro Real Estate</i></p>	Condo/Townhouse/Apt.	3/2	1,080 sq ft	-	1990	1/24/2024	\$168,000	\$156



3 ● **Active** • *New, Active: 1/29/2024* *MLS ID: 170621632*




14 Honey Hill Rd

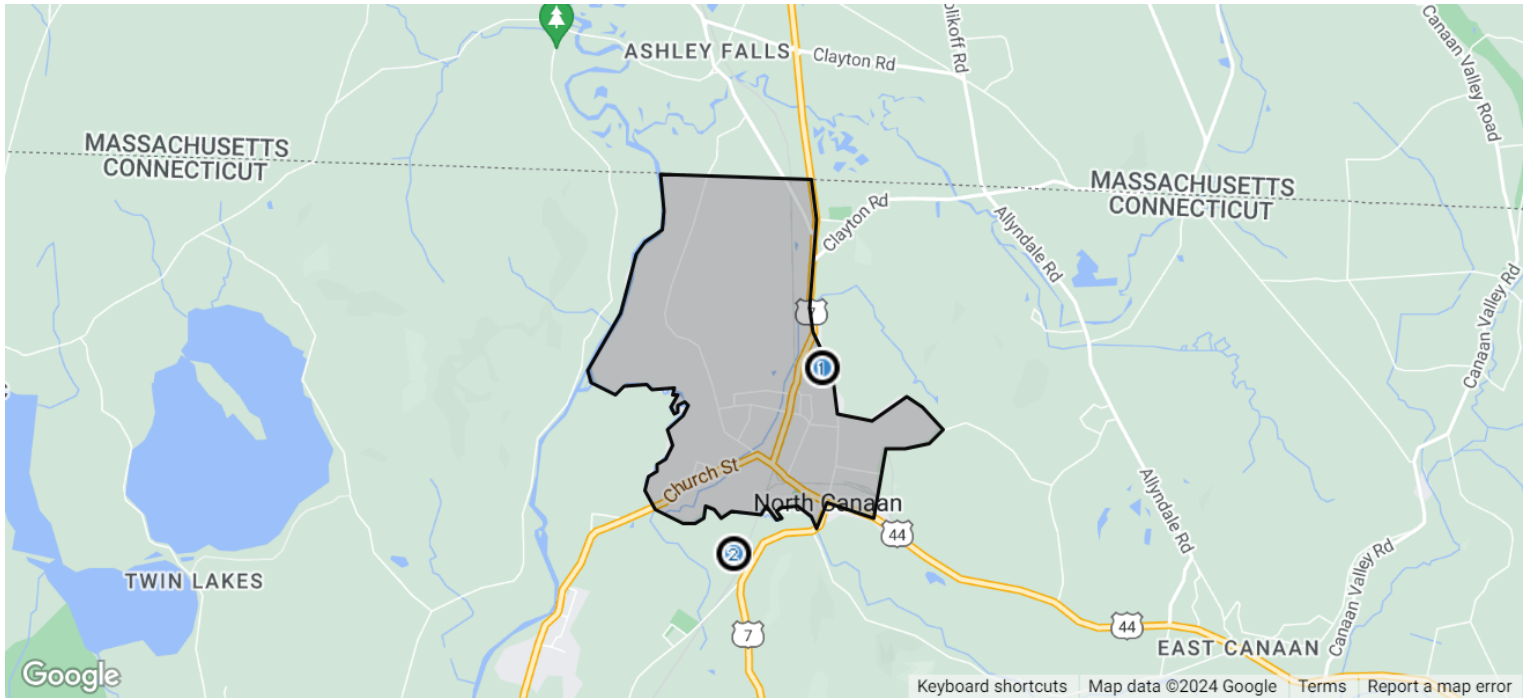
Single Family 5/3 3,008 sq ft 1,061,557 1900 1/29/2024 \$4,000 mo. \$1

This beautifully remodeled home is located in a private setting with a large yard and surrounded by woods. A very spacious kitchen/dining area with island, has plenty of cabinet and counter space with hard wood floors leads out to a deck overlooking a large backyard where nature abounds. Living Room and Family Room both have original wide board wooden floors and decorative fireplaces. There is also an office and 1/2 bath on the first floor. Bright and cheery throughout with new windows. Upstairs you will find a Primary Bedroom Suite - a nice bright bedroom with full bath and attached sitting room (which can also be used as an additional bedroom) with wood stove. There are three additional bedrooms upstairs. One bedroom has an enclosed porch - perfect for relaxing with a good book! There is an additional full bath, laundry room and large cedar closet upstairs. Additional features include central air, full house generator, enclosed porch and a two car garage. Fireplaces on first floor are decorative only. Barn is not included in this rental. All room sizes are approximate.



Courtesy of Raynard & Peirce Realty, LLC

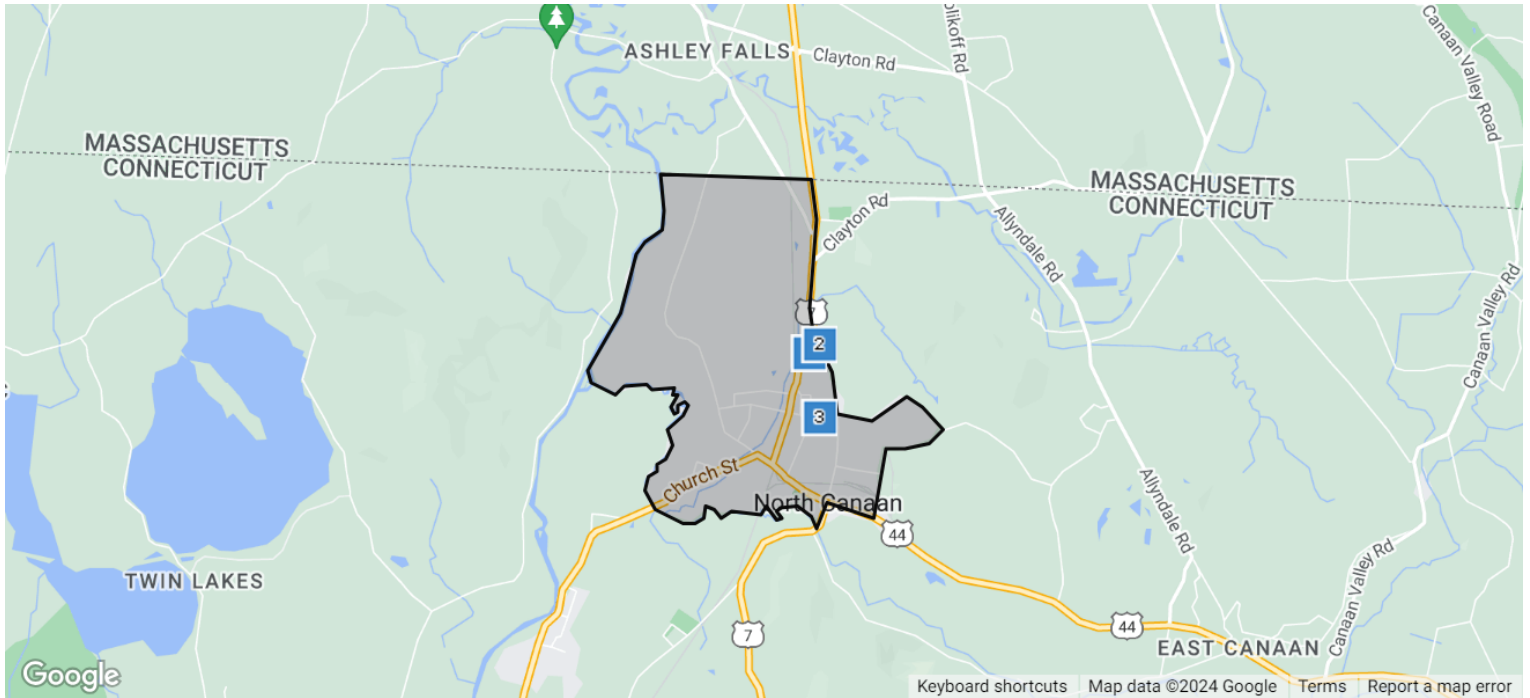
New Listings: 6 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
	4 ● Active	*New, Active: 2/1/2024 MLS ID: 170622284						
4 New High St	Single Family	3/2	1,188 sq ft	13,068	1959	2/1/2024	\$385,000	\$324
<p>This pleasantly remodeled, freshly painted, 3 bed, 2 full bath Ranch offers updated kitchen, baths, floors and new appliances. This charming home sits on a corner level land with spectacular views of the mountain-side behind it. Enjoy the backyard from the patio and make sure of extra storage in the shed. The oversized attached garage offers access to the spacious living room with high ceilings and fireplace. Conveniently located to town with access to local amenities. A MUST see!</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
	5 ● Active	*New, Active: 12/4/2023 MLS ID: 170612808						
254 Salisbury Rd	Single Family	3/3	1,860 sq ft	42,688	1924	12/4/2023	\$360,000	\$194
<p>Lovely North Canaan CT colonial home nestled on about one acre of land. This comfortable home offers 3 bedrooms and 2.5 baths. The main level is comprised of an expansive living room with warming gas fireplace and an adjoining office. From the country kitchen one can enter the formal dining room or carry along down the hall which has a full bath and then leads out to a spacious private deck. There is also a bonus room with a half bath awaiting ideas of the new owners. The upper level has 3 bedrooms and a full bath. The large primary bedroom has access to its own private outdoor balcony. Newer thermopane windows allow great natural light. Enter the full basement, with workshop, through the one car garage and then on to the kitchen. The home comes equipped with a propane fueled full house generator and utility shed. This property is ready for you.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
	6 ● Active	*New, Active: 12/29/2023 MLS ID: 170616494						
122 E Canaan Rd	Single Family	3/3	2,016 sq ft	130,680	1982	12/29/2023	\$3,200 mo.	\$2
<p>East Canaan Annual Rental - Overlooking Canaan Mountain with sweeping southern exposure, this home boasts 1,667 square feet of living space. The Main Floor seamlessly integrates an Office, a full Bath, and a cozy wood-burning fireplace in the Living Room. Enjoy the stunning mountain views from the back Deck accessible from the Living and Dining Rooms, while the sun-filled Kitchen adds a touch of warmth to the space. A Primary Suite with Dressing Room and Full Bath is located upstairs. An additional Bedroom utilizes the Full Bath off the Hall on the Upper Level. A Laundry Room with storage closets completes the upper level. The walk-out lower level expands the living area and opens up to a sprawling lawn with views of the majestic mountain scenery. An attached two-bay garage perfectly complements this well-appointed home. Conveniently located just minutes from the town center and easy access to East Canaan's charming farmland. Experience the perfect blend of comfort and scenic beauty in this idyllic mountain home.</p> <p><i>Courtesy of Elyse Hamey Real Estate</i></p>								





Pending: 2

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p>1 Pending • Under Contract - Continue To Show as of 1/20/2024 <i>MLS ID: 170607847</i></p> <p>301 N Elm St</p> <p>Terrific, large, ranch-style home on an oversized lot of 6.05 acres centrally located in the village of North Canaan. Extremely generous room sizes throughout and very comfortable living on the main level with a wonderful country kitchen, great room with warming fireplace, living room/dining room combination, two spacious bedrooms and a full bath with a separate tub and shower. The laundry is conveniently located off the kitchen. The large lower level is partially finished and currently configured with a bedroom, a full bath and living area, accessible to the upstairs but also with a private entry door from the outside. A separate garage houses a two car bay with lots of extra storage space as well as space to park two additional cars on the lower level. The land may be sub-dividable to provide for one or more additional homesites. It has excellent frontage on North Elm St. which has town sewer already there and town water very close by. This is an excellent opportunity!!!</p> <p><i>Listing Courtesy of Locust Lane Realty LLC</i></p>	Single Family	3/3	2,490 sq ft	263,538	11/4/2023	\$550,000	1/20/2024	\$221
 <p>2 Pending • Under Contract as of 2/2/2024 <i>MLS ID: 170600781</i></p> <p>76 S Canaan Rd</p> <p>Endless possibilities for this renovation project! The main building is a blast from the past with beautiful wide-board floors and historic features. Perfect spot for a home based business, with some rental income already in place via a detached, fully leased barn and car storage in the attached garage. Some large parking areas are also rented. The property abuts a popular golf course, leading to short-term rental possibilities. Turn the space over the office into an apartment and renovate the main building over time. The place needs extensive work, but the bones are solid and some of the finish details are stunning. Note - Security camera surveillance in use on site. Agent will accompany all showings.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/2	3,708 sq ft	762,300	9/29/2023	\$395,000	2/2/2024	\$107



Closed: 3

	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: 12/1/2023, MLS Listing 170596574: 9/6/2023 <i>MLS ID: 170596574</i></p> <p>246 Ashley Falls Rd Single Family 4/2 2,214 sq ft 19,166 1800 12/1/2023 \$232,500 \$105</p> <p>Welcome to 246 Ashley Falls Rd! This Colonial beauty boasts 2214 sq ft of space on a .44-acre lot. With 4 bedrooms, 2 baths, and 7 inviting rooms, it's perfect for comfortable living. Enjoy gatherings in the spacious eat-in kitchen, and take advantage of the detached two-car garage. Your new home awaits!</p> <p><i>Courtesy of Northwest CT Realty</i></p>								
 <p>2 Closed • Sold Date: 11/14/2023, MLS Listing 170600788: 9/28/2023 <i>MLS ID: 170600788</i></p> <p>305 N Elm St Single Family 4/2 1,849 sq ft 27,878 2004 11/14/2023 \$310,000 \$168</p> <p>A gracious, solid built home in the heart of North Canaan that currently has the 2nd floor apartment rented out. Both floors have 2 bedrooms-1 full bath each and there are interior & exterior stairways to 2nd floor. It can be used as a single family home easily once again or continue with a tenant or In law apartment on 2nd floor. Trees & shrubbery make this a somewhat private location with its set back lot and paved driveway, yet it is close to the town's businesses and elementary school in this neighborhood. Come make it your own, this one is a sweet place. All room sizes are approximate.</p> <p><i>Courtesy of Raynard & Peirce Realty,LLC</i></p>								

Closed: 3 (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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3 Closed • Sold Date: 11/21/2023, MLS Listing 170599687: 9/20/2023 *MLS ID: 170599687*

57 Orchard Rd Single Family 3/2 1,320 sq ft 27,878 1802 11/21/2023 \$245,000 \$186

Charming North Canaan, Ct home nestled on a quiet secondary town-maintained road. Privacy is ensured with a long private driveway and .64 sloping acres. This delightful property offers complete privacy and seclusion, while still being conveniently close to town. With three bedrooms and two bathrooms, this house is perfect for the first-time homebuyer, downsizers or cozy country getaway with comfortable living space. The living room provides a cozy atmosphere, ideal for relaxing and quiet enjoyment with access to a covered front porch where you can unwind after a long day and soak in the serene surroundings. The country kitchen is a feature of this home that is in need of updating, but the ample counter space and storage add character and charm to the overall aesthetic. One of the highlights of this home is an enclosed seasonal porch off the kitchen great for spring/summer/ dining. For those who enjoy recreational activities, this house is just minutes away from the town pool, offering endless fun under the sun during the summer months. Nature enthusiasts will appreciate the proximity to Butternut Ski area, Tanglewood, and the numerous hiking and nature trails, providing endless opportunities for skiing, hiking, and enjoying world-class musical performances.

Courtesy of Elyse Harney Real Estate

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.



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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.

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