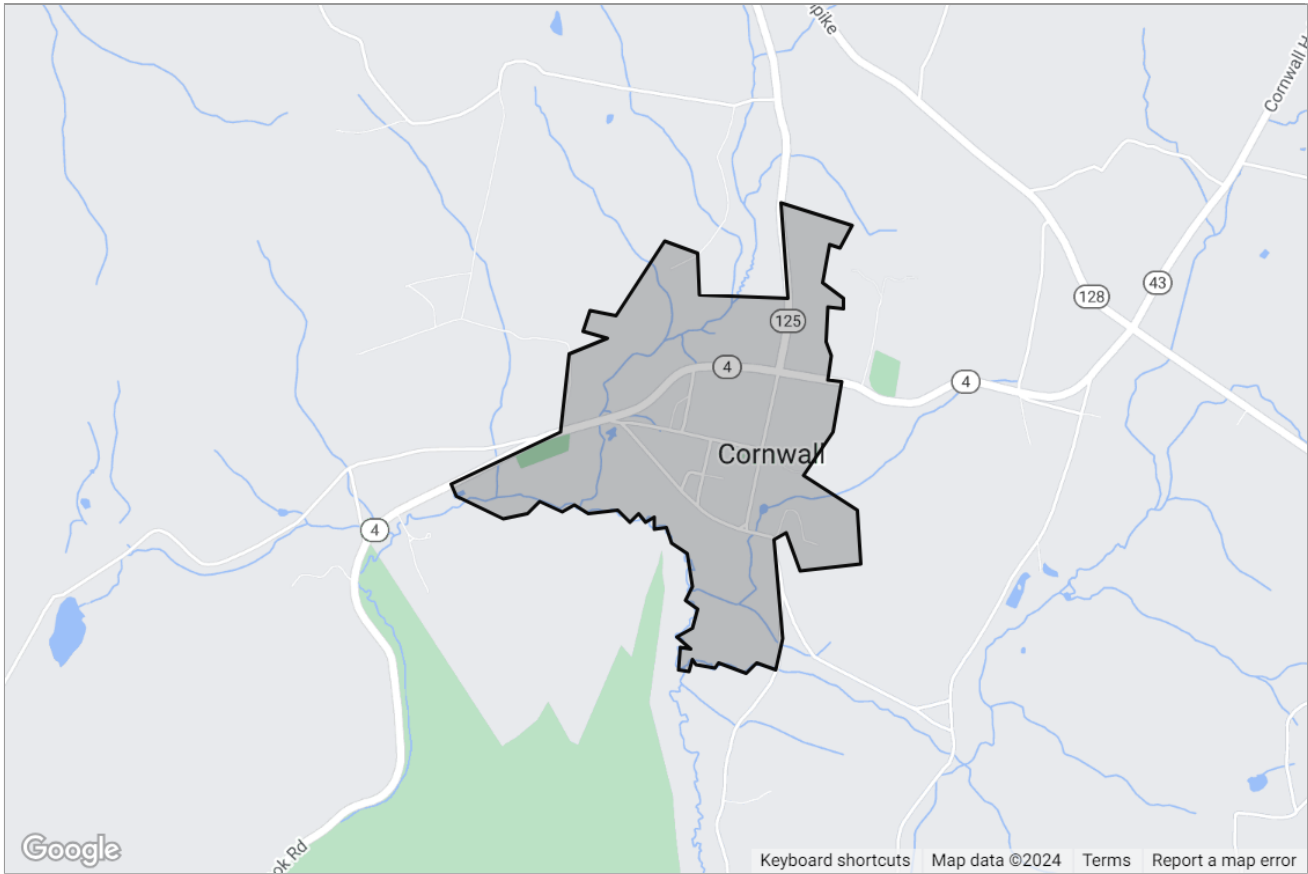


MARKET ACTIVITY REPORT

## Cornwall, Connecticut



Presented by

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GRI, SRS

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### Connecticut Real Estate

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

# Cornwall, Connecticut

## Market Snapshot: Estimated Home Values

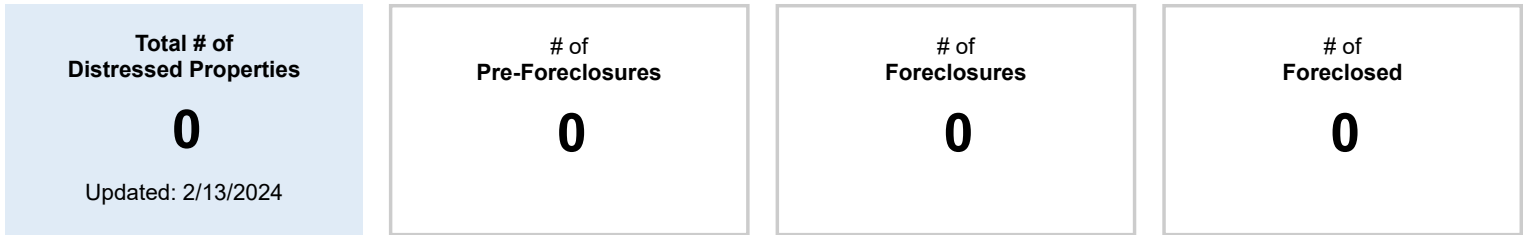
*Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.*

*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.*

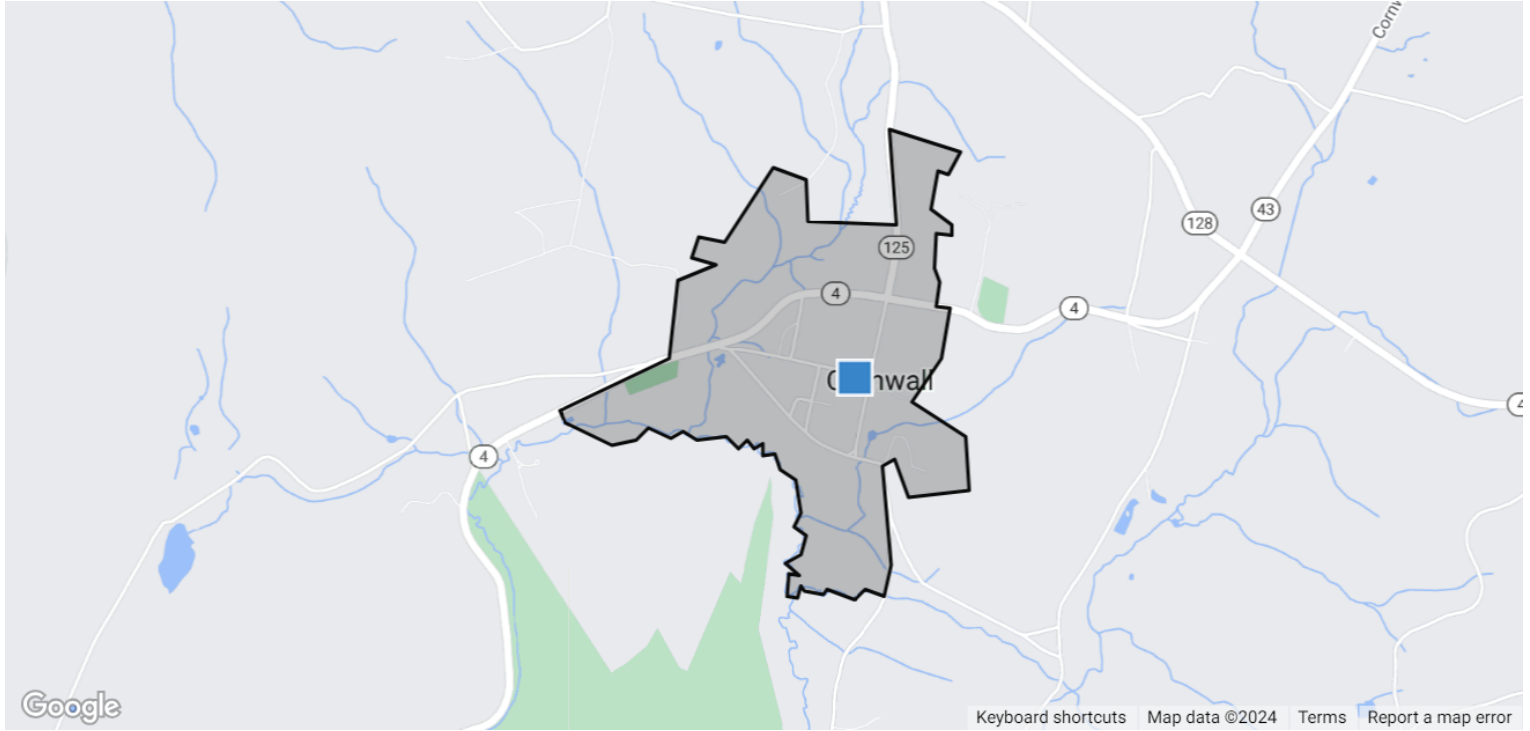
## Market Snapshot: Sales Price

*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.*

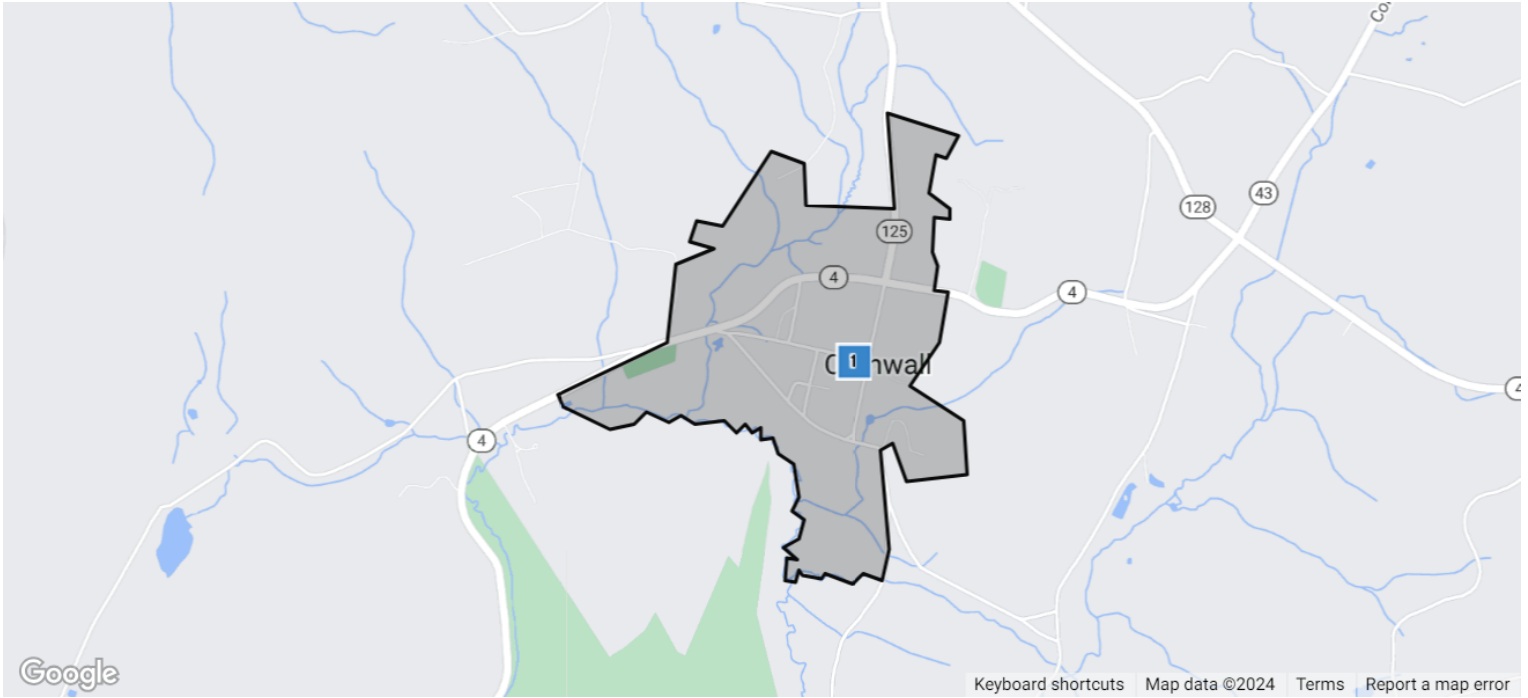
# Market Activity Summary Stats



**Search Criteria** | **Location:** Cornwall, 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

	<span style="color: blue;">■</span> Closed
Number of Properties	1
Low Price / Value	\$12,000,000
Median Price / Value	\$12,000,000
High Price / Value	\$12,000,000
Average Price / Sq. Ft.	\$667
Median Price / Sq. Ft.	\$667
Average Days in RPR	1,105
Median Days in RPR	1,105
Total Volume	\$12,000,000

# Cornwall, Connecticut



Closed: 1

	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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1	<b>Closed</b>	• Sold Date: 1/25/2024, MLS Listing 170366275: 1/15/2021 MLS ID: 170366275						
<b>400 5 1/2 Mile Rd</b>	Single Family	10/15	18,000 sq ft	19,410,989	1992	1/25/2024	\$12,000,000	\$667

This extraordinary estate with a beautiful Georgian Federal-style home was designed by the American architect Allan Greenberg for world-renowned tennis legend Ivan Lendl. Ride through the gates passing horse paddocks, a barn, and up a long and meandering driveway to the impeccable stone house. Enter the first floor passing a grand staircase to a light-bathed main floor with virtually every room boasting French doors to beautiful gardens and patios. A wood-paneled library, spacious living room, formal dining room, and family room, all with fireplaces and wide plank oak floors, as well as a trophy room/office and an eat-in chef's kitchen with state-of-the-art appliances and butler's pantry complete the 1st level. The primary bedroom suite with 2 oversized walk-through closets, a sitting room, and a luxurious oversized bathroom accompanies an office with a paladin window, a children's library, and 3 additional ensuite bedrooms on the 2nd floor. The third floor has 5 en-suite bedrooms. Additional indoor amenities include an indoor pool adjoining two locker rooms, a sauna, a workout room, and a full-sized gymnasium. Outside there is a heated gunite pool with a cabana, tennis court, and play court. The attached 3 bay garage is complemented by a 3 bay detached garage with office space on the second floor. All of this, overlooking the Connecticut foothills.

*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.



## 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>

