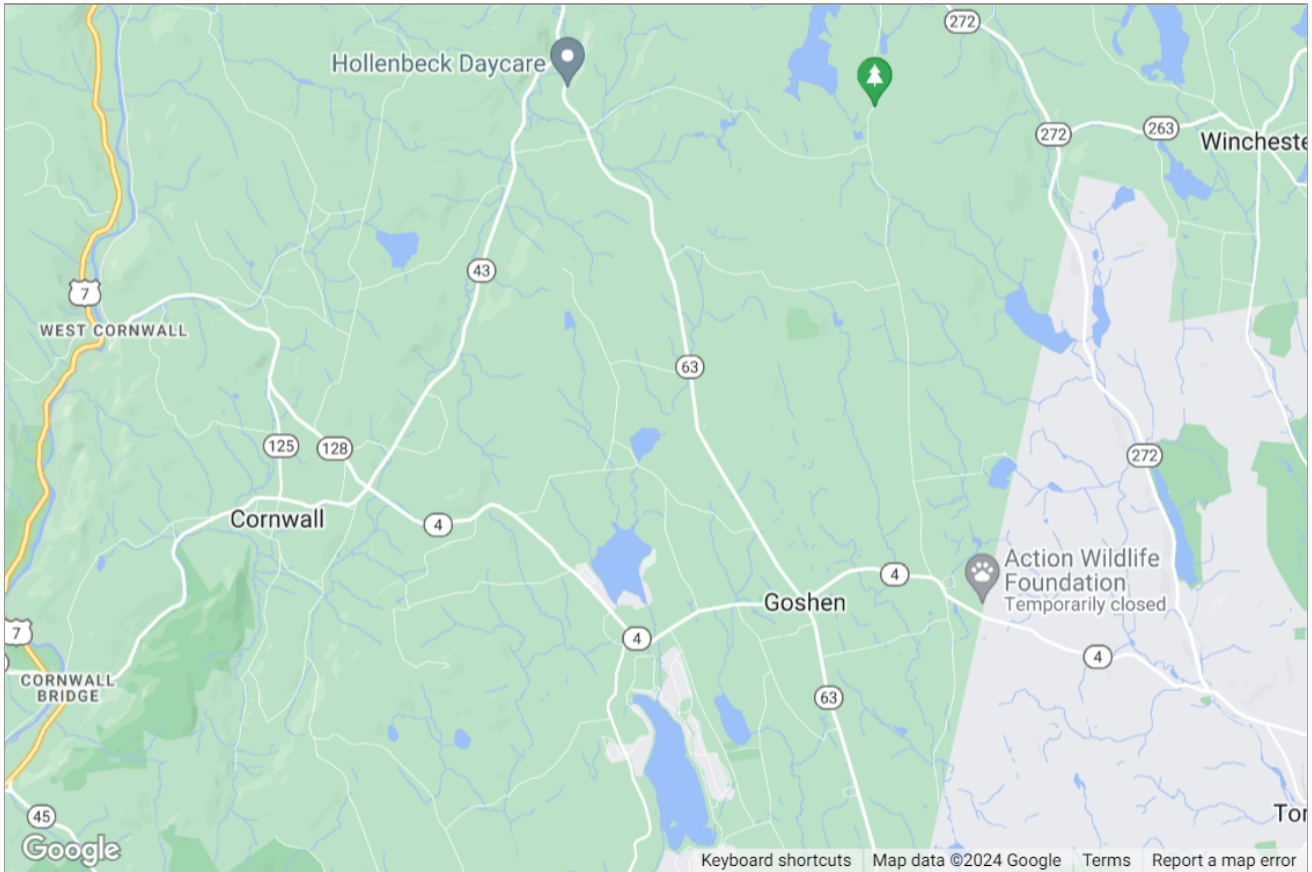


MARKET ACTIVITY REPORT

## Goshen, 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

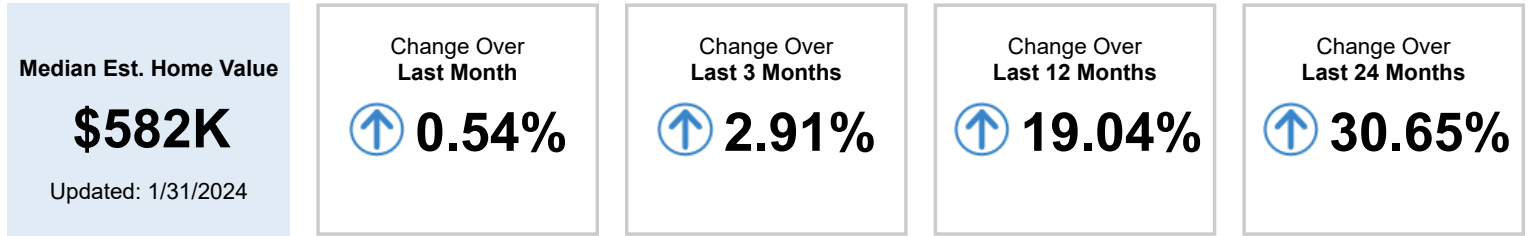
Main: [Broker@ctreb.com](mailto:Broker@ctreb.com)  
Office: <http://ConnecticutRealEstate.online>

### Connecticut Real Estate

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

## Goshen, Connecticut

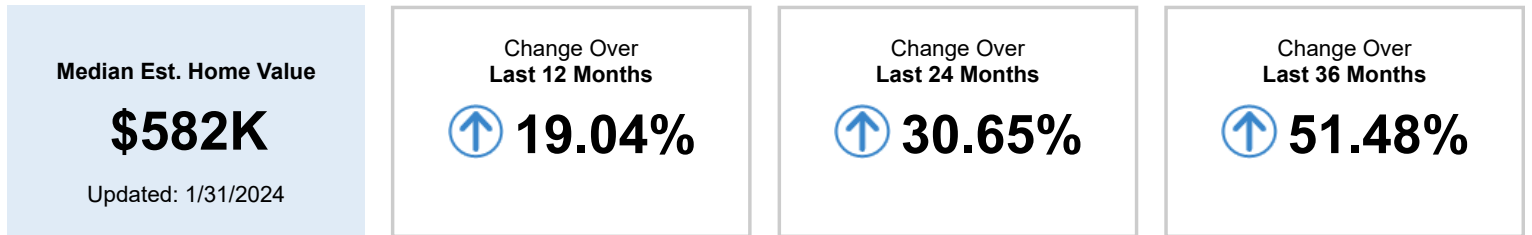
### Market Snapshot: Estimated Home Values



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

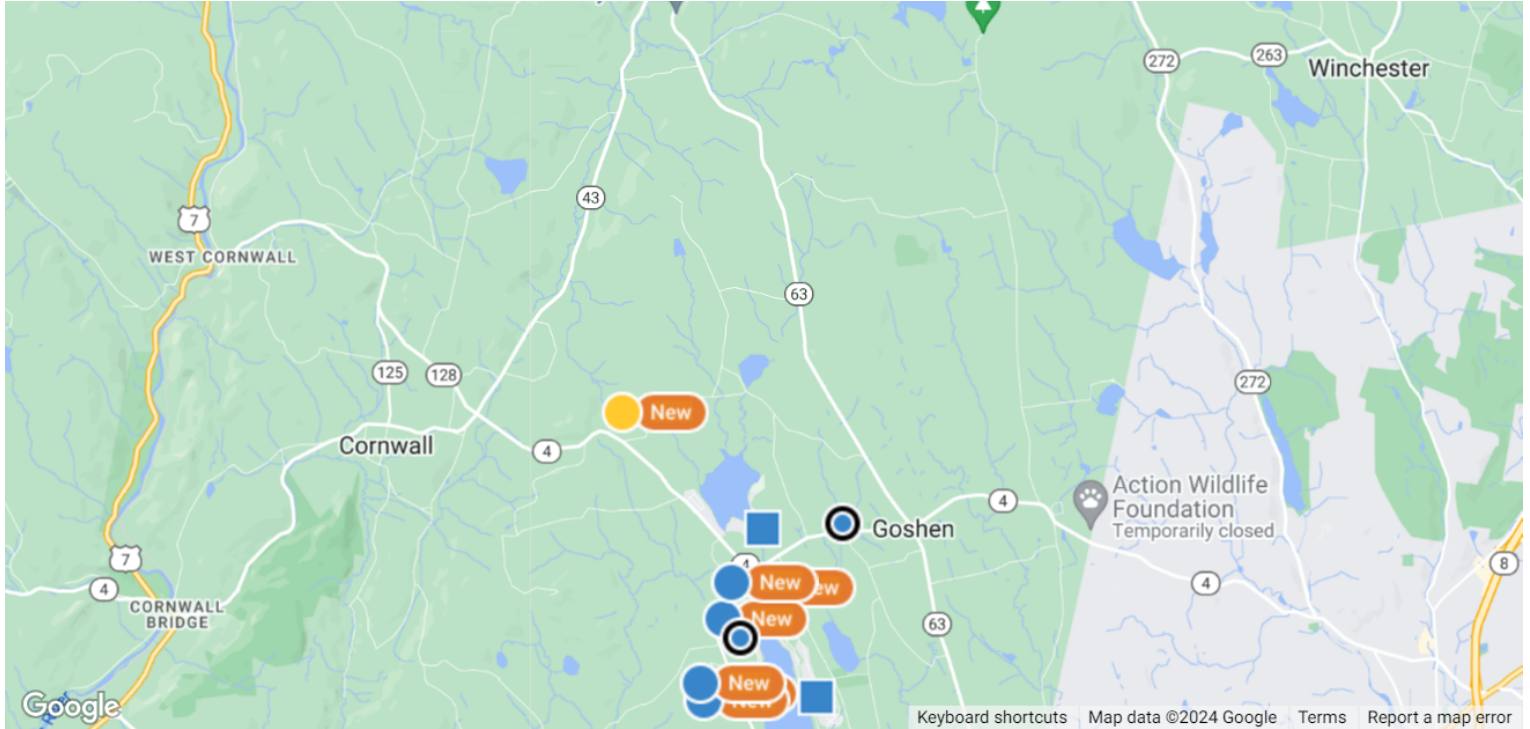
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price




<p>Median List Price</p> <p><b>\$850K</b></p> <p>Updated: 1/31/2024</p>	<p>Change Over Last Month</p> <p> <b>5.03%</b></p>	<p>Change Over Last 3 Months</p> <p> <b>25.34%</b></p>	<p>Change Over Last 12 Months</p> <p> <b>8.63%</b></p>	<p>Change Over Last 24 Months</p> <p> <b>13.33%</b></p>
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

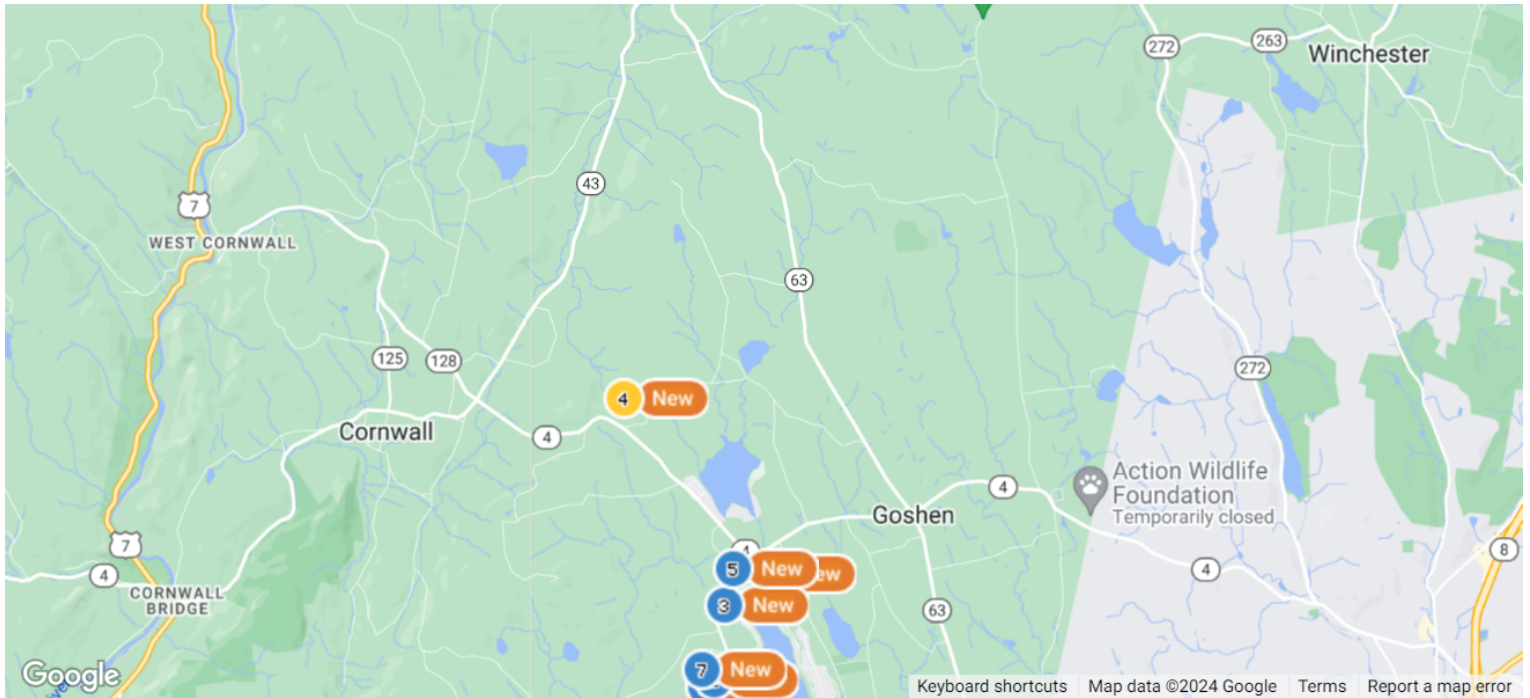
# Market Activity Summary Stats



**Search Criteria** | **Location:** Goshen, 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
<b>Number of Properties</b>	8	3	6
<b>Low Price / Value</b>	\$2,500	\$695,000	\$174,000
<b>Median Price / Value</b>	\$587,000	\$895,000	\$532,500
<b>High Price / Value</b>	\$1,450,000	\$1,020,000	\$2,195,000
<b>Average Price / Sq. Ft.</b>	\$302	\$226	\$227
<b>Median Price / Sq. Ft.</b>	\$306	\$232	\$252
<b>Average Days in RPR</b>	41	117	70
<b>Median Days in RPR</b>	48	154	35
<b>Total Volume</b>	\$5,361,500	\$2,610,000	\$4,732,500

# Goshen, Connecticut



## New Listings: 8

	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: 11/21/2023* *MLS ID: 170611530*  
**12 Birchwood Ln**      Single Family      3/4      3,292 sq ft      150,717      1994      11/21/2023      \$599,000      \$182

You won't be disappointed when you view this secluded ranch on a town-maintained cul-de-sac. It features generously-sized rooms and an open concept floorplan with the possibility of an in-law apartment in one wing. The living room features an impressive stone fireplace, soaring ceilings, skylights, and views of the private rear yard. The kitchen boasts ample cabinets and both a breakfast bar and a spacious dining area. The primary bedroom has its own own bath as well as his and her enormous walk-in closets. Mechanical features include 3 heat zones, central air conditioning, a generator, and a central vacuum system. All of this very fairly priced at \$599,000.

*Listing Courtesy of E.J. Murphy Realty*







**2** ● **Active** • *New, Active: 2/8/2024* *MLS ID: 170621550*  
**342 W Hyerdale Dr**      Single Family      3/3      2,224 sq ft      37,897      1976      2/8/2024      \$565,000      \$254



Highly sought after second tier home at Woodridge Lake. Come view this three-to-four-bedroom home, with an updated Kitchen, hardwood floors, propane fireplace and spectacular seasonal views to the lake! This very private location near the end of a cul-de-sac is within walking distance to East Shore Beach. The flexible floor plan and spacious back yard would allow much flexibility as either a full-time residence or second home. Woodridge Lake is a private community in Goshen set on a 385 acre lake with amenities for everyone. Just two short hours from New York City, it offers social and recreational activities including yoga, tennis, pickleball, family concerts, themed social and holiday events. Woodridge Lake property owners enjoy a private lake, clubhouse, marina, tennis & pickleball courts, fitness center, pool and four beaches. Located less than 10 minutes from the historic village of Litchfield, the welcoming community of Goshen is home to the annual Goshen Agricultural Fair. It's close to Mohawk Mountain for hiking and skiing, the Appalachian Trail, Kent Falls and many cultural attractions including the Litchfield Jazz Festival, White Memorial Foundation nature preserve, and the American Mural Project in Litchfield County.

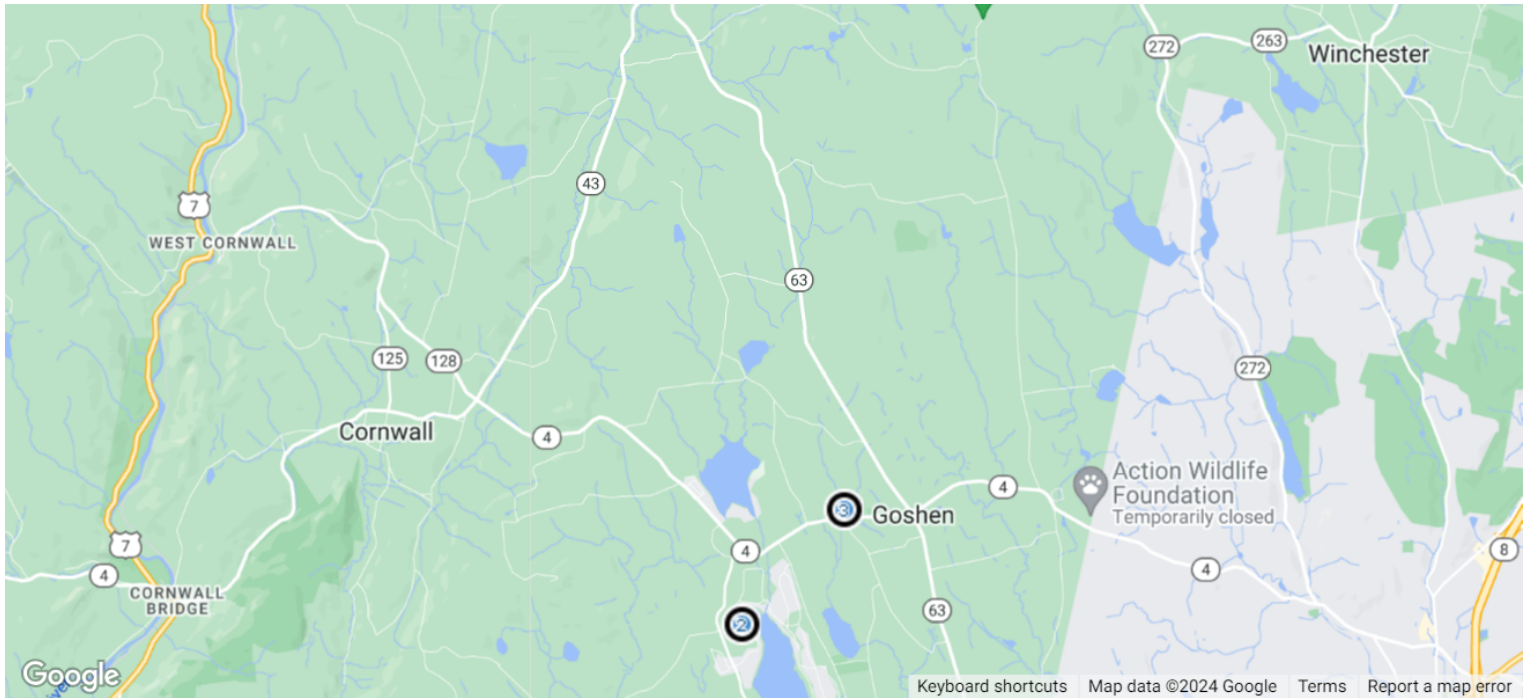
*Listing Courtesy of E.J. Murphy Realty*

## New Listings: 8 (cont.)



	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>3 ● Active</b> • New, Active: 2/2/2024 <i>MLS ID: 170622375</i></p> <p><b>101 W Hyerdale Dr</b></p> <p>COVETED DIRECT WATERFRONT, Everything you need is here on pristine 385 acre Woodridge Lake. Share nature's attributes at their best with all of the avian visitors. Soak up the awe of brilliant sunsets and moonbeams mirrored across to the far shores. This lovely and uniquely designed contemporary, with high end craftsmanship and free flow sunbathed rooms is perfect for entertaining family and friends. The family room opens to wrap around decking, patio and screened in sunroom. New roof and skylights, new HVAC, new on demand HW heater, new gas cooktop stove, 170 ft of waterfront with dock, just some of the perks. 4 Bedrooms, 3.5 baths including primary bedroom en-suite and a loft/office providing ample space for some quietude. Near by golf courses, a few miles to hospital, shopping, theater, farmers markets, centrally located in the Litchfield Hills, 45 minutes to the Berkshires MA and Hudson Valley NY, 2 hrs to NYC, 1-2 hrs to Bradley International &amp; NY Airports respectively.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	4/4	2,567 sq ft	35,283	1990	2/2/2024	\$1,450,000	\$565
 <p><b>4 ● Active</b> • New, Active: 1/10/2024 <i>MLS ID: 170618284</i></p> <p><b>100 Bartholomew Hill Rd</b></p> <p>Lovely 3 bedroom 2 bathroom ranch in rural Goshen. Fabulous country views off of large back deck. Huge yard with tons of wild life. House has large basement partially finished.</p> <p><i>Courtesy of E.J. Murphy Realty</i></p>	Single Family	3/2	1,144 sq ft	87,120	1986	1/10/2024	\$2,500 mo.	\$2
 <p><b>5 ● Active</b> • New, Active: 12/10/2023 <i>MLS ID: 170614284</i></p> <p><b>68 Bentley Cir</b></p> <p>Nestled within the prestigious Woodridge Lake community, this stunning three-bedroom residence offers an unparalleled living experience. Embrace the tranquility of cascading waterfall views that greet you from the comfort of your open floor plan home. Spacious and inviting, the three bedrooms provide ample space for relaxation and privacy, each designed with comfort in mind. The seamless flow between the living, dining, and kitchen areas creates an inviting space, perfect for entertaining. Access to amenities including swimming, boating, tennis courts, and more, ensuring a lifestyle of leisure and luxury. Whether it's unwinding in the serenity of your own home or exploring the abundance of community amenities, this property offers an unmatched lifestyle.</p> <p><i>Listing Courtesy of The Bella Group, LLC</i></p>	Single Family	3/3	2,840 sq ft	63,162	1996	12/10/2023	\$575,000	\$202
 <p><b>6 ● Active</b> • New, Active: 12/12/2023 <i>MLS ID: 170614743</i></p> <p><b>338 Milton Rd</b></p> <p>Absolutely ADORABLE 3 bedroom, 2.5 bath Gambrel Colonial on a flat lot in a rural setting in an area of fine homes. This home has been renovated with excellent taste and quality materials. Do not under estimate the appeal of this lovely, completely flat and usable lot with room to expand, for a pool, kids to play etc. A flat lot is hard to find in âThe Litchfield Hills.â The eat in kitchen has granite countertops, a 5 burner gas stove and lovely, custom made cabinets. There is room for a breakfast table or seating area across from the fireplace. There has been great attention payed to detail! The kitchen, dining room and living room have hardwood floors as well as the upstairs bedrooms. Off the dining room is a large deck for your barbecue. The living room has a 2nd fireplace. The primary bedroom suite is on the main level with a tiled bath and dual sink vanity. The upstairs bedrooms share a hall bath that they share, also with a double sink vanity. The home also has a walk up attic for storage as well as a full basement which is unfinished. It is a 15 minute ride to Litchfield Green, Bantam or Cornwall which has Mohawk Mountain Ski Area. Also located close to the towns of Washington, New Preston, Warren and Kent. The area has great restaurants, shops, art galleries and lots of outdoor activities.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	3/3	1,934 sq ft	80,150	1976	12/12/2023	\$850,000	\$440

## New Listings: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>7</b> ● <b>Active</b> • <i>New, Active: 2/5/2024</i> <i>MLS ID: 170621026</i></p> <p><b>67 Weldon Ct</b></p> <p>Single Family    3/2    1,040 sq ft    50,094    1975    2/5/2024    \$425,000    \$409</p> <p>Welcome to a unique opportunity to transform this 1975 gem into your dream home! Nestled in a sought-after neighborhood at Woodridge Lake, this property exudes character and boasts a prime location. Original architectural details showcase the timeless charm of the era. Spacious living areas provide a canvas for your creative vision. Large windows flood the home with natural light, creating a warm and inviting atmosphere. While this 3 bed 2 full bath residence awaits your personal touches, envision the possibilities for modern updates and customization. Consider updating the kitchen and bathrooms, refreshing the flooring, and modernizing fixtures to enhance the overall appeal. The potential is immense, and with a little TLC, this home can truly shine. Woodridge Lake is a private 385 acre Lake community with ultra amenities. A beautiful 12,500 sq ft clubhouse with gym, sandy beaches marina, tennis courts, jr. olympic size pool, and many activities for resident's throughout the year! Close to Mohawk Ski Mountain, quaint Goshen center, Litchfield Green and a short drive north to the Berkshires! Whether you live here full time, part time, or weekends, Woodridge Lake has what you want! Don't miss the chance to turn this diamond in the rough into your dream lake home!</p> <p><i>Listing Courtesy of W. Raveis Lifestyles Realty</i></p>								
 <p><b>8</b> ● <b>Active</b> • <i>New, Active: 12/7/2023</i> <i>MLS ID: 170614063</i></p> <p><b>45 Dresden Cir</b></p> <p>Single Family    4/3    2,496 sq ft    47,480    2023    12/7/2023    \$895,000    \$359</p> <p>Introducing this newly constructed modern farmhouse, currently fully completed within the Woodridge Lake community! This home blends contemporary and traditional aesthetics into a classic, timeless design that emphasizes open living, natural light, and connected spaces. The ground level features a kitchen with a masterful blend of function and style, making it the ideal setting for hosting memorable events. The open-plan design connects the space to the dining area and a grand double-height living room, allowing you to effortlessly transition between cooking and entertaining. Indulge in ultimate luxury and comfort in the second-floor primary suite. Wake up to the soft flow of morning light streaming into your bedroom, refresh in the spa-like ensuite bathroom, and effortlessly choose your attire from the walk-in closet. Three other bedrooms are located on this level along with a sizeable laundry room. This desirable house is tucked on a private site within a short walk to the clubhouse, which offers beach access, a pool, gym, tennis, and a host of other amenities! Current taxes is based on the lot and not the completed house.</p> <p><i>Listing Courtesy of VORO CT LLC</i></p>								



Pending: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 <p><b>1 Pending</b> • Under Contract - Continue To Show as of 1/19/2024 <i>MLS ID: 170616357</i></p> <p><b>531 E Hyerdale Dr</b></p> <p>Single Family    4/4    2,878 sq ft    46,173    1/1/2024    \$695,000    1/19/2024    \$241</p> <p>This Woodridge Lake Custom Cape with welcoming front porch offers great spaces with a large primary bedroom suite, walk in closet, and laundry all on the main floor. This home includes a separate in law/family member suite with multiple access doors. The main floor kitchen features a professional gas chefs oven and cook top. Guest bedrooms on the upper floor with a loft landing area. Lower level basement area has plenty of space for shop and recreation areas. High ceilings, lovely finish features. Professionally landscaped garden and back patio area, plus rear deck with a view to the woodlands. Low-maintenance home inside and out. Quick walk to beach, tennis, clubhouse, fitness center, pool, summer concerts, boat launch. Fishing, swimming, boating... plus multiple local hiking trails. Minutes to Mohawk Ski Area, championship golf course, the Litchfield Green, restaurants, art galleries, antique shops. A special offering - in mint condition.</p> <p><i>Listing Courtesy of William Pitt Sotheby's Int'l</i></p>								
 <p><b>2 Pending</b> • Under Contract as of 1/24/2024 <i>MLS ID: 170595690</i></p> <p><b>192 W Hyerdale Dr</b></p> <p>Single Family    5/5    4,398 sq ft    41,817    9/11/2023    \$895,000    1/24/2024    \$204</p> <p>MOVE RIGHT IN to this Second Tier Woodridge Lake home built by well-respected Assenza Builders. Enjoy multiple areas of entertaining space as well as several rooms with sleeping accommodations. The home was completed in 2005 with every detail carefully articulated and has been impeccably maintained. The finest quality was utilized in all of the finishes from hardwood floors, granite counters, wainscoting &amp; stone fireplace. The home boasts five bedrooms, including two ensuite bedrooms and two "school from home" nooks. The expansive deck, along with two screened-in porches allow for an abundance of outdoor living space. See MLS # 170597392 for home being sold with adjacent building lot. Woodridge Lake is a private community in Goshen set on a 385-acre lake with amenities for everyone. Just two short hours from New York City, it offers social and recreational activities including yoga, tennis, pickleball, family concerts, themed social and holiday events. Woodridge Lake property owners enjoy a private lake, clubhouse, marina, sports courts, fitness center, pool and four beaches. Located less than 10 minutes from the historic village of Litchfield, the welcoming community of Goshen is home to the annual Goshen Agricultural Fair. It's close to Mohawk Mountain for hiking and skiing, the Appalachian Trail, Kent Falls and many cultural attractions including the Litchfield Jazz Festival, White Memorial, and the American Mural Project in Litchfield County.</p> <p><i>Listing Courtesy of E.J. Murphy Realty</i></p>								



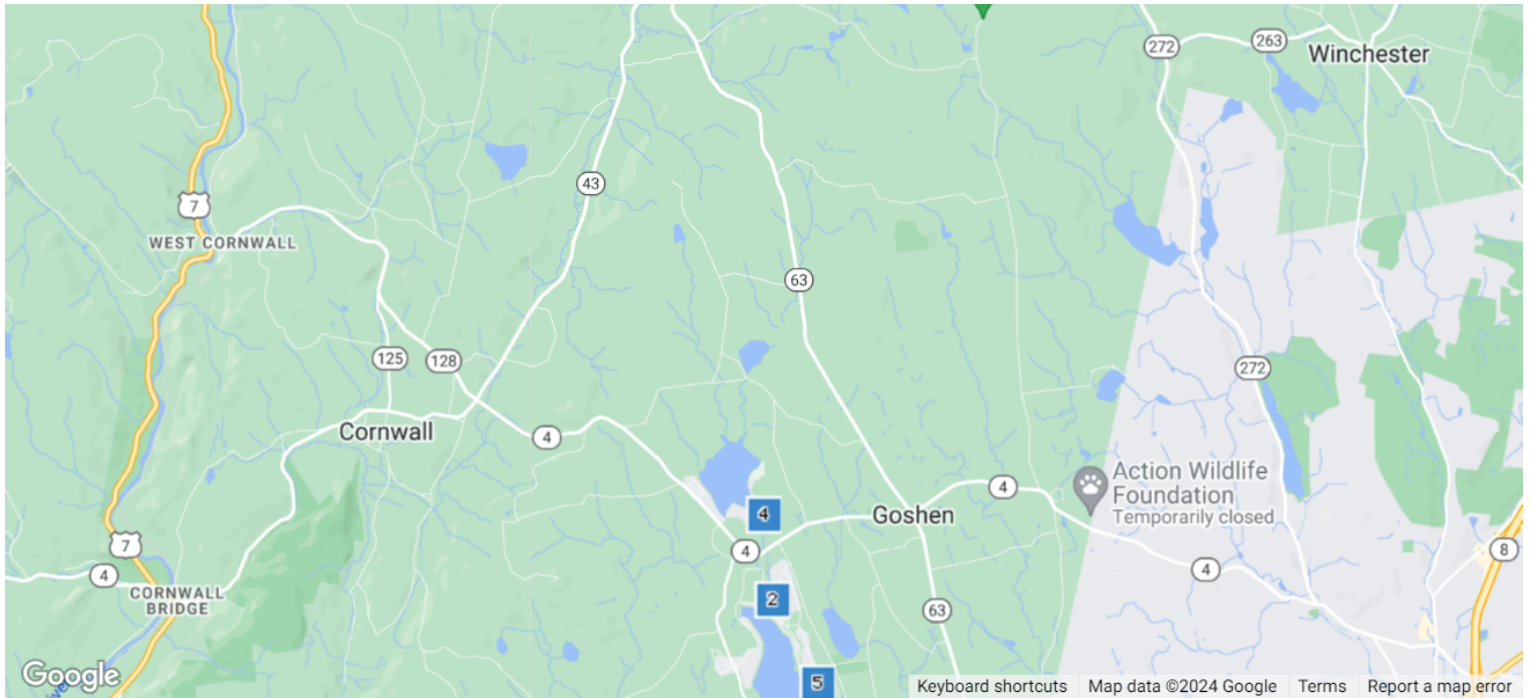
Pending: 3 (cont.)





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
3 <span style="color: blue;">🕒</span> Pending <small>*Under Contract as of 1/24/2024</small> <small>MLS ID: 170597392</small>								
<b>192-83 Hyerdale Dr</b>	Single Family	5/5	4,398 sq ft	78,843	9/11/2023	\$1,020,000	1/24/2024	\$232

MOVE RIGHT IN to this Second Tier Woodridge Lake home, which includes Adjacent Buildable Lot, built by well-respected Assenza Builders. Enjoy multiple areas of entertaining space & several rooms with sleeping accommodations. The home was completed in 2005 with every detail carefully articulated & has been impeccably maintained. The finest quality was utilized in all of the finishes from hardwood floors, granite counters, wainscoting & stone fireplace. The home boasts 5 bedrooms, including two ensuite bedrooms & two "school from home" nooks. The expansive deck, along with two screened-in porches allow for an abundance of outdoor living space. See MLS 170595690 for home being sold without adjacent building lot. Woodridge Lake is a private community in Goshen set on a 385-acre lake with amenities for everyone. Just two short hours from New York City, it offers social and recreational activities including yoga, tennis, pickleball, family concerts, themed social and holiday events. Woodridge Lake property owners enjoy a private lake, clubhouse, marina, sports courts, fitness center, pool and four beaches. Located less than 10 minutes from the historic village of Litchfield, the welcoming community of Goshen is home to the annual Goshen Agricultural Fair. It's close to Mohawk Mountain for hiking and skiing, the Appalachian Trail, Kent Falls and many cultural attractions including the Litchfield Jazz Festival, White Memorial, and the American Mural Project in Litchfield County.




*Listing Courtesy of E.J. Murphy Realty*



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 <b>Closed</b> • Sold Date: 12/20/2023, Public Record <i>MLS ID: -</i>  <b>531 E Hyerdale Dr</b>                      -</p>	Single Family	4/4	2,228 sq ft	46,174	2010	12/20/2023	\$174,000	\$309
 <p>2 <b>Closed</b> • Sold Date: 2/5/2024, MLS Listing 170597810: 9/12/2023 <i>MLS ID: 170597810</i>  <b>9 Canterbury Ct</b></p> <p>Resort Living at it's finest! Riverfront farmhouse at Woodridge Lake offers the finest in country living. Over 200' direct frontage on Marshepaug River, as well as a quick walk to sandy Sunset Beach across the road. Main level spacious and sun-filled living areas, and extensive outdoor living with grand screened porch, open decks, lower level patio with firepit. Five generous bedrooms - including primary suite with fireplace and tiled bath with walk-in shower. In mint and meticulous condition with hardwood floors throughout, incredible stone paver driveway and specimen plantings, whole house generator, stone walls, and full walk-out lower level ready for completion (or just excellent storage!) A truly magical setting on quiet cul de sac includes all Woodridge Lake amenities - Clubhouse with fitness center, tennis, pool, boating, pickle ball, basketball, and 4 sandy beaches. This is exceptional resort style living year 'round.</p> <p><i>Courtesy of William Pitt Sotheby's Int'l</i></p>	Single Family	5/4	3,292 sq ft	54,014	2007	2/5/2024	\$925,000	\$281

### 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.
	3 <span style="color: blue;">■</span> Closed							
<p>*Sold Date: 1/25/2024, MLS Listing 170617692: 1/9/2024 MLS ID: 170617692</p>								
<b>4 Paxton Ct</b>	Single Family	5/3	2,303 sq ft	39,639	1987	1/25/2024	\$515,000	\$224
<p>Life is always better at the Lake! Enjoy year round fun at this 5 bedroom 3 full bath home just one street over from beautiful Woodridge Lake! This lovely home features an open floor plan with a fireplace in the living room and lots of windows to enjoy the seasons! The main floor hosts 2 guest bedrooms as well as a gorgeous remodeled full bath and convenient laundry. Upper level hosts the Primary bedroom, 2 more guest rooms and another full remodeled bath. The spacious lower level family room is perfect for entertaining with easy access to garage and outside. There is also an additional play room/study with plenty of storage as well as another full bath! The expansive deck can be accessed from the main floor where you'll find your own hot tub to enjoy, or relax in the dining area just off the cozy screened in area. Woodridge Lake is a private 385 acre lake community with ultra amenities. Beautiful 12,500 sq ft clubhouse with gym, sandy beaches, marina, tennis courts, jr. olympic size pool and many activities for residents throughout the year! Close to Mohawk Ski Mountain, quaint Goshen center, Litchfield Green and a short drive north to the Berkshires! Whether you live here full time, part time weekends, or want to use for investment, Woodridge Lake has what you want!</p> <p style="text-align: center;"><i>Courtesy of W. Raveis Lifestyles Realty</i></p>								
	4 <span style="color: blue;">■</span> Closed							
<p>*Sold Date: 12/20/2023, MLS Listing 170607193: 10/28/2023 MLS ID: 170607193</p>								
<b>314 Sharon Tpk</b>	Single Family	3/3	1,536 sq ft	219,542	2001	12/20/2023	\$550,000	\$358
<p>Looking for the perfect weekend getaway or seasonal retreat? Set on 5+ acres, at the end of a quiet, meandering road, you'll find this super, uber-chic log cabin with many details to spare. The original log cabin burnt down in the early 2000's and was completely rebuilt from the logs in over the last 4 years. The first floor is an open floor plan with maple wood flooring and radiant heat. Open kitchen with island, dining area, living room with stone fireplace and a new gas insert and a powder room. Step outside for a dinner or drink on the porch with seasonal views of Tyler Lake. The upper level has oak floors and 3 bedrooms. The Primary Suite has radiant heat in the bathroom, and 2 more bedrooms and full bath. The laundry closet is on this level with stackable washer/dryer. and linen closet. No detail was spared. The whole house is air-conditioned with a mini-split and heat pump system. Minutes from Tyler Lake Public Boat Launch. Conveniently located, less than 30 minute radius to Litchfield, Kent, Warren, Washington. Minutes to Mohawk Mountain for skiing. Enjoy marshmallows over the firepit, have a cup of coffee on the porch, enjoy the property at first light or take a stroll down the wooded path to the southeast corner of Tyler Lake. Exterior lighting. This is a rare opportunity. 2 hrs. to NYC, 45 minutes to Metro North. Come see this gem before its gone!!</p> <p style="text-align: center;"><i>Courtesy of William Pitt Sotheby's Int'l</i></p>								
	5 <span style="color: blue;">■</span> Closed							
<p>*Sold Date: 11/28/2023, Public Record MLS ID: -</p>								
<b>136 Wellsford Dr</b>	Single Family	4/3	2,688 sq ft	35,719	1983	11/28/2023	\$373,500	\$200
<p>-</p>								

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.
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6 ■ **Closed** • Sold Date: 12/8/2023, MLS Listing 170571478: 5/20/2023 MLS ID: 170571478

**42 Ives Rd**      Single Family      5/7      7,750 sq ft      1,108,166      2007      12/8/2023      \$2,195,000      \$283

A unique Gentleman's Estate in the heart of Litchfield County and a short jaunt from NYC. Opportunities as a private lake getaway, family compound, future residential development and much more. Formerly an award-winning vineyard closed in 2022, this offering comprises 3 separately deeded, adjacent, buildable parcels: 22.1 acres, 2.5 acres, .93 acre Woodridge Lake lot opposite the club house grants membership to the private resort community. The massive modern colonial manor house is approximately 5,000SF finished / 5,000 unfinished, brimming with inspiration. The 1st floor contains the primary suite, private patio, walk-ins & spa bath with soaking tub and views of the lake, soaring 18' ceilings, herringbone hardwood, stone fireplace & 4 gas fireplaces. A flowing open layout connects the great room to the formal dining room & massive kitchen. 3 sets of French doors lead to 2 blue stone patios featuring dramatic views. A parlor & large private office rounds out the floor. The 2nd floor contains the guest rooms, access to the walk-up attic & enormous game room. Additionally, an oversized 3-car garage offers generous storage, the 2,700SF unfinished basement w/French doors opens to ground level. Geothermal heating & cooling. 17KW Generator. Adjacent to the home is a detached 5,000 sf barn w/4 bays, a workshop and massive unfinished upper level for unlimited uses. Separate 2,800SF building with potential to be a guest house, a care takers house or subdivided from the property.

*Courtesy of Klemm Real Estate Inc*

## 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>

