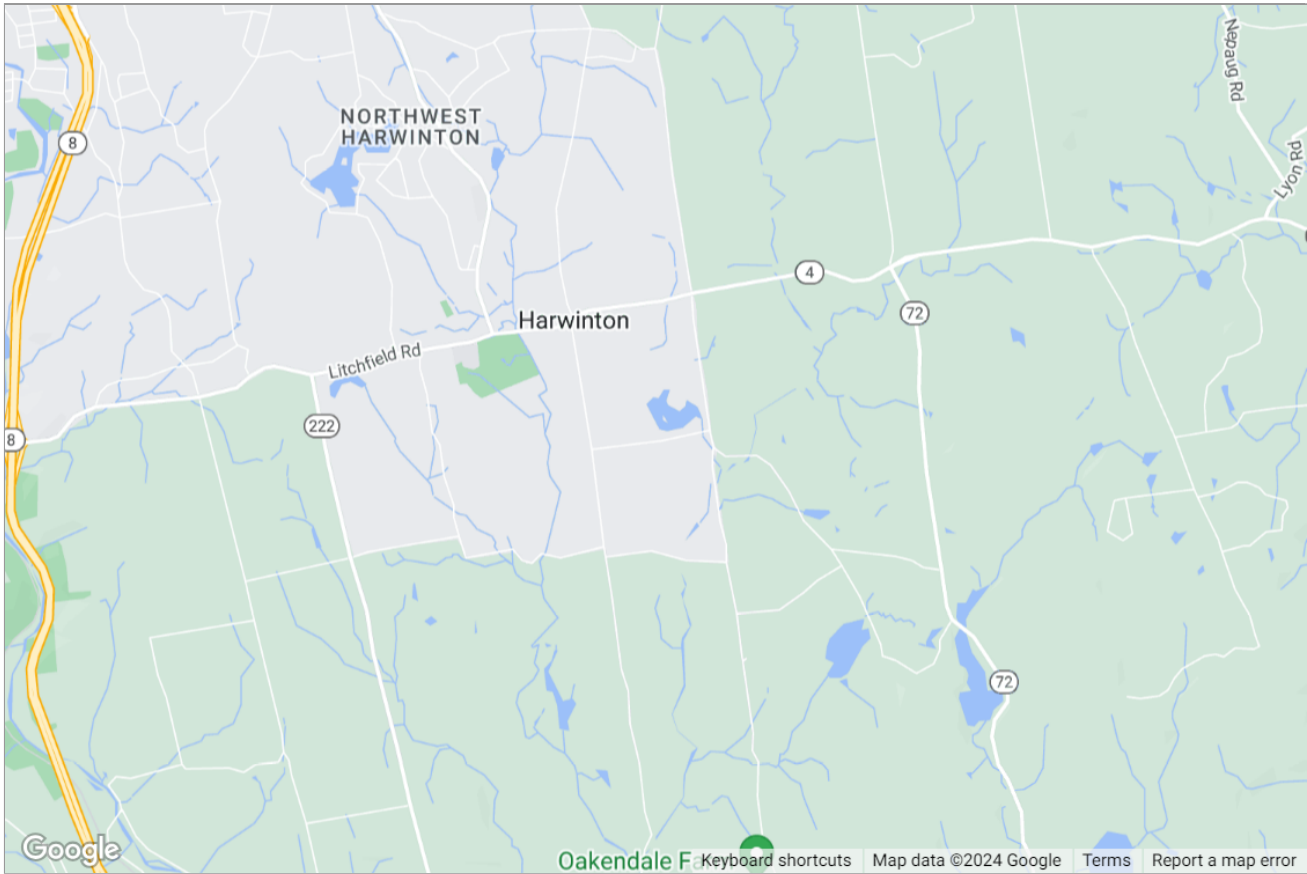


MARKET ACTIVITY REPORT

Harwinton, Connecticut



Presented by

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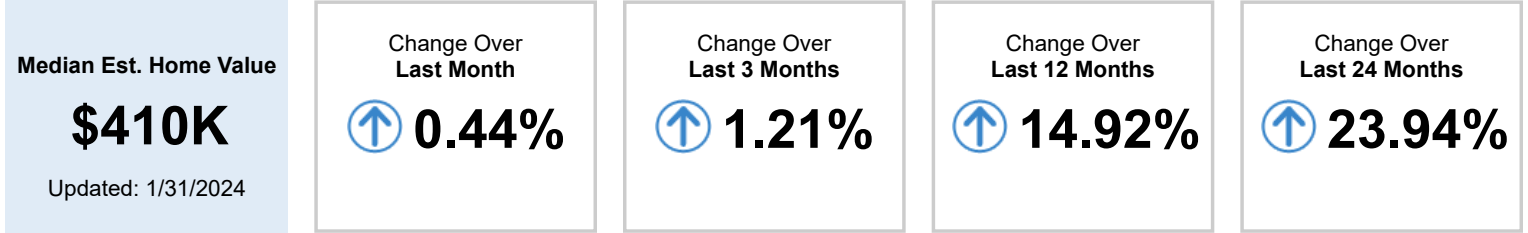
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Harwinton, Connecticut

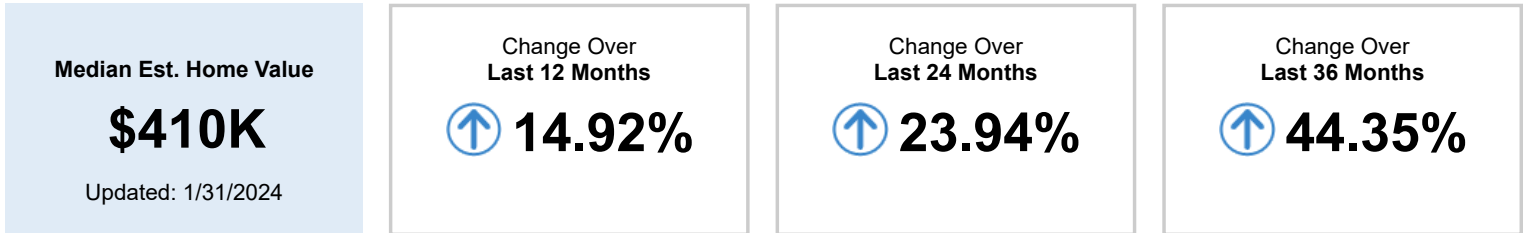
Market Snapshot: Estimated Home Values



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.

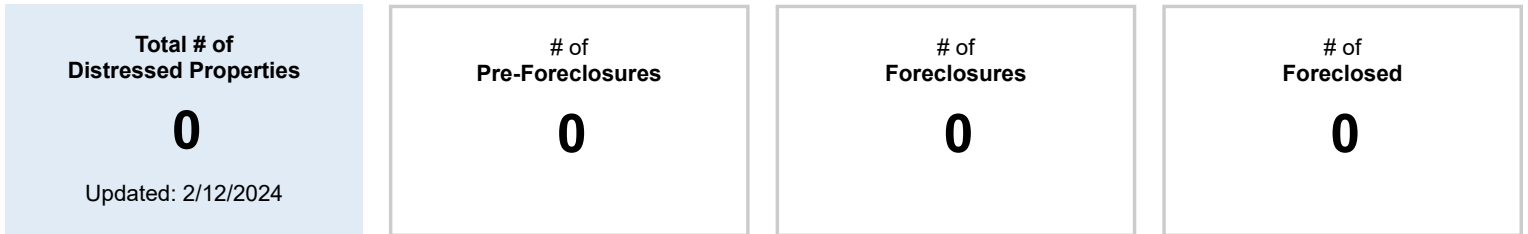
About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

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

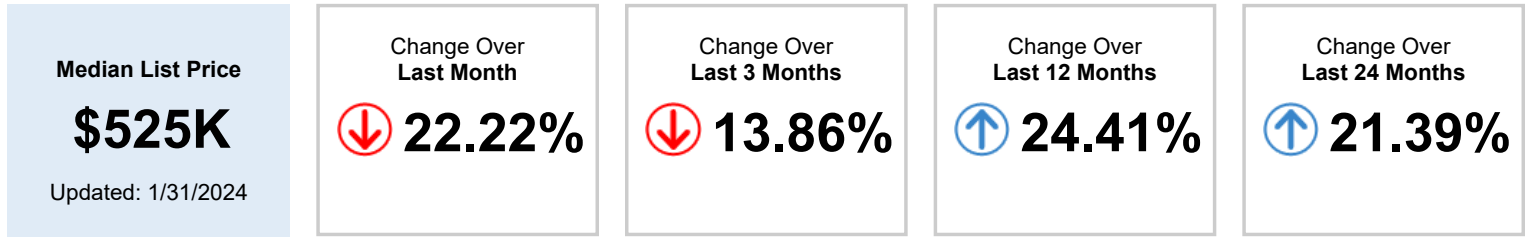


About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/12/2024.

Market Snapshot: Sales Price

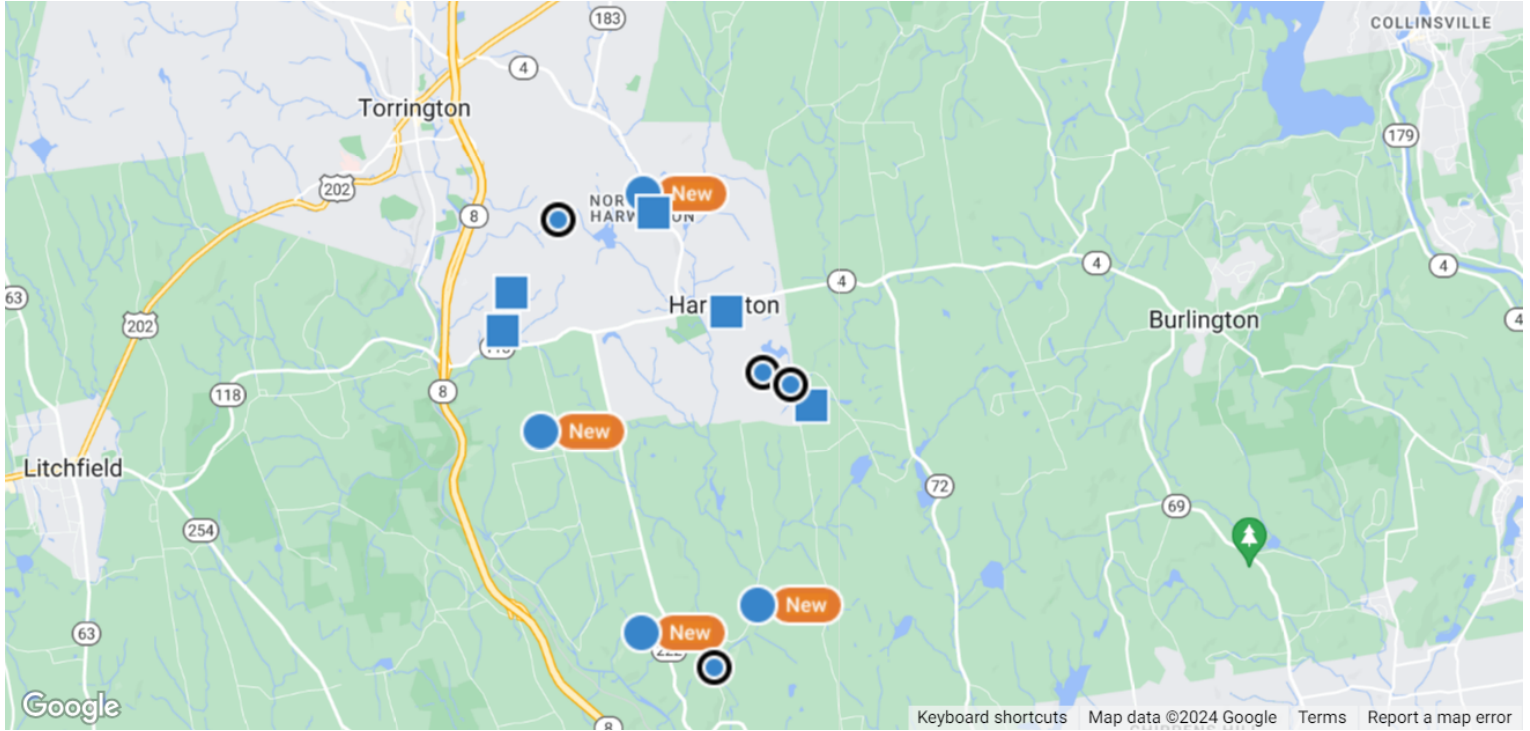
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price






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

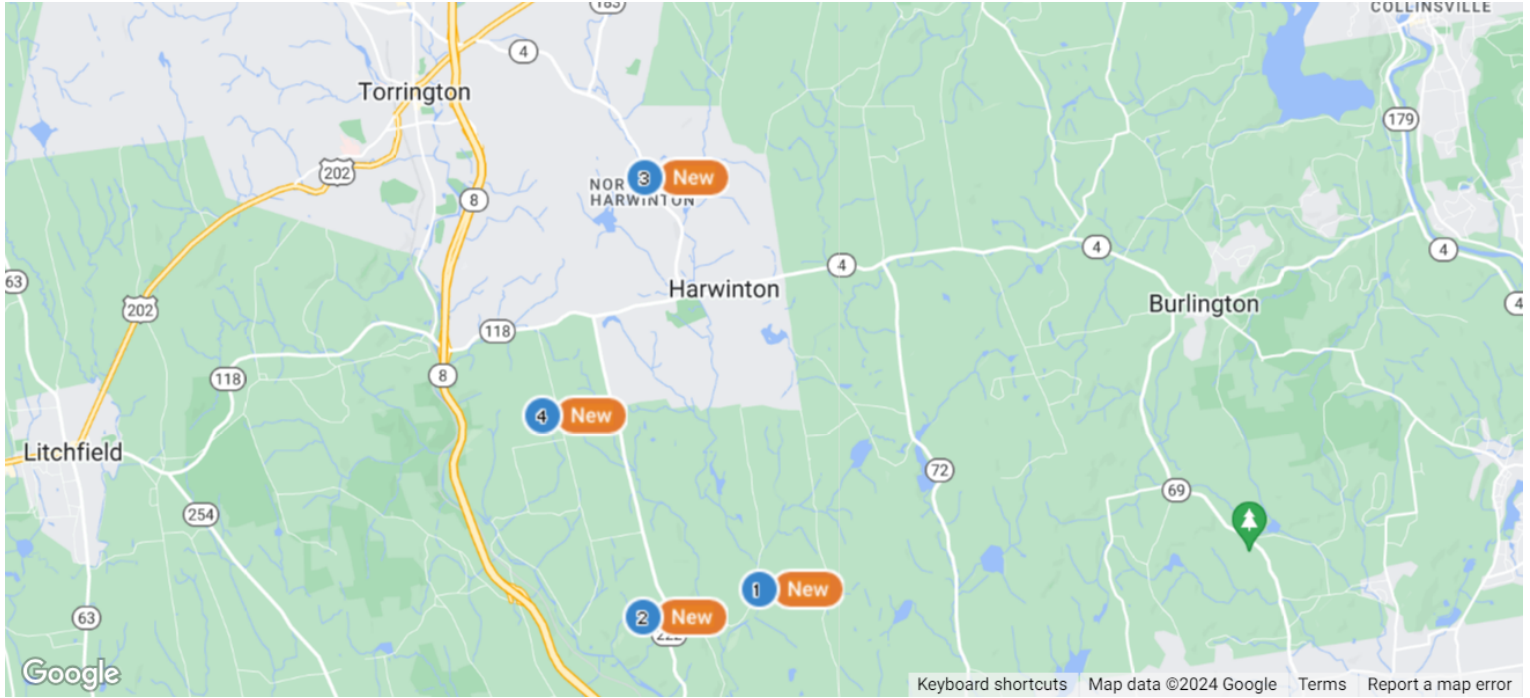
Market Activity Summary Stats



Search Criteria | **Location:** Harwinton, 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
Number of Properties	4	4	5
Low Price / Value	\$359,995	\$385,000	\$305,000
Median Price / Value	\$487,000	\$444,900	\$380,000
High Price / Value	\$939,850	\$650,000	\$575,000
Average Price / Sq. Ft.	\$235	\$207	\$213
Median Price / Sq. Ft.	\$215	\$181	\$218
Average Days in RPR	27	72	62
Median Days in RPR	24	57	59
Total Volume	\$2,273,845	\$1,924,800	\$2,040,000

Harwinton, Connecticut



New Listings: 4

	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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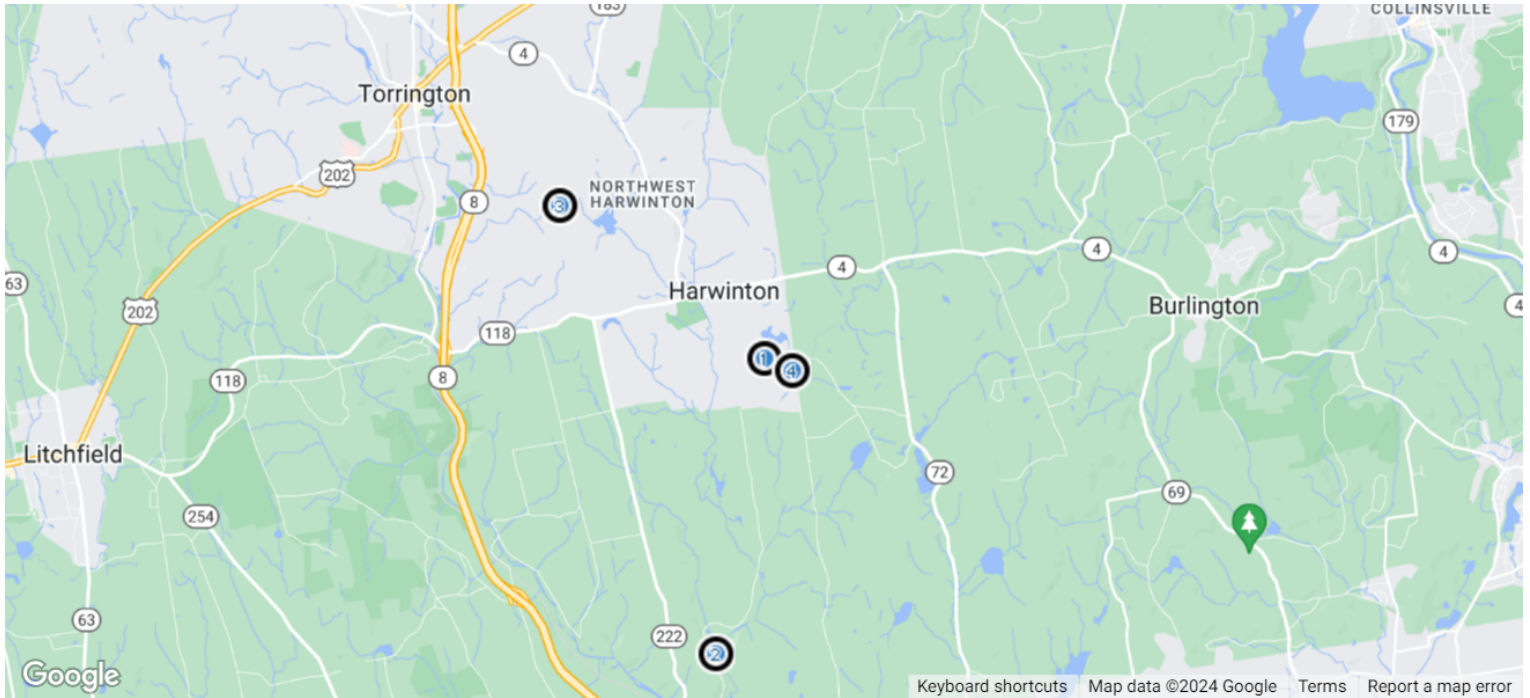
1 ● Active	• New, Active: 2/9/2024	MLS ID: 170623706						
42 Fox Hunt Way	Single Family	4/3	2,900 sq ft	200,811	2024	2/9/2024	\$939,850	\$324

Imagine your forever home in this private country setting at the end of a cul-de-sac. 4.61 acres of privacy, tucked into 27+ acres of Roroback State protected forest. If you're looking for privacy and elevated high quality design, then 42 Fox Hunt Way is ideal! This to-be-built package includes 4 bedrooms, 2.5 baths, a 3 car garage offering 2900 square feet and additional 1700 square feet of unfinished basement space, with the modern designs you crave. Expansive two story living area with soaring ceilings, exposes beams and large windows will flood your space with natural light. Retreat in the luxurious primary suite, offering spa-like amenities on the primary level. Customize your new construction home to suite and add or change design plans to fit your ideal lifestyle. Option to buy the land alone for \$150,000 in MLS 170621926 or combine with another building package to create your ideal forever home. If you're looking for a tranquil setting, within minutes of golf courses, shopping, and restaurants then schedule a showing today!



Listing Courtesy of Berkshire Hathaway NE Prop.

New Listings: 4 (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>2 ● Active • <i>New, Active: 12/15/2023</i> <i>MLS ID: 170615212</i> 686 Hill Rd</p> <p>Beautifully handcrafted with love and soul! This is one of the most well-built homes you will ever see! Post and beam construction 2-3 story home is more than half finished. Home is designed for open concept, has stunning field stone fireplace as it's focal point and passive solar design. 3 bedrooms and 2 baths on second level and loft space on 3rd level. Primary bedroom features separate cedar closet. Perfectly set on a little knoll on this 17+ acre site with sunrise views. Septic has been installed, but not connected to house yet. The pilons are poured for front porch and the foundation is in place for the 2-car garage. Barn and gardens are not far from the pond which one can catch a fish or just jump in and cool off in summer and ice skate in winter. Established organic gardens, plus asparagus, grape vines, blueberries and fruit trees. 40' x 50' 2 story gambrel barn with electric, hot and cold water, wood stove for heat, concrete floor. and greenhouse. Several stalls in barn for horses or other animals and has a very cool chicken coop as well. Abundant field stone walls on the property. Public golf course a short distance away. Possible subdivide - 964.5' frontage. Come make this gem your own today! REFRAIN from walking on property without a confirmed appointment! No showings after 3:30pm. Property being sold as is. Ask about a 5% down new construction financing. Estimated cost to complete is \$250,000-\$300,000 for total package of \$757,000-\$825,000.</p> <p><i>Listing Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/3	2,246 sq ft	764,913	1988	12/15/2023	\$525,000	\$234
 <p>3 ● Active • <i>New, Active: 1/15/2024</i> <i>MLS ID: 170618563</i> 33 Beechwood Dr</p> <p>Country Living! Spacious wooded yard to enjoy all nature has to offer. This 3 bedroom home has many features, open kitchen and dining area, living room with wood burning fireplace, greenhouse, chicken coop, large out building great space for entertaining, and attached workshop, hot tub, trex deck and fire pit. KOA pond is started, needs some finishing touches to complete. This property could be your little slice of heaven. Live in the country but close to everyday living needs.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>	Single Family	3/2	1,843 sq ft	41,817	1968	1/15/2024	\$359,995	\$195
 <p>4 ● Active • <i>New, Active: 1/24/2024</i> <i>MLS ID: 170620411</i> 202 Delay Rd</p> <p>Move right in!!! Beautifully remodeled 4 bedroom colonial features many upgrades! Mudroom leads to huge formal living room, formal dining room next to brand new kitchen with white cabinets, granite counters, stainless electric range, refrigerator, dishwasher, microwave and wine cooler, new full bath with walk in shower and new vanity, also new half bath with new vanity and 2 bedrooms on the first floor, Two spacious bedrooms with a Jack and Jill bath with new double sink vanity, fiberglass tub/show combination and new floor on the second floor. All new life proof, waterproof, luxury vinyl flooring throughout the house, thermopane windows, 200 amp service, Peerless boiler with domestic hot water, Watch the deer roam through the large open yard with lightly wooded acreage behind totaling 4.6 ac. Located near Route 8 providing easy access to shopping and work.</p> <p><i>Listing Courtesy of SH Properties</i></p>	Single Family	4/3	2,400 sq ft	196,891	1964	1/24/2024	\$449,000	\$187



Pending: 4

	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 2/7/2024 <small>MLS ID: 170600667</small></p> <p>12 Hither Ln</p> <p>Single Family 4/3 3,480 sq ft 107,593 9/27/2023 \$650,000 2/7/2024 \$187</p> <p>Custom built Colonial, 3480 SF, 2.47 acres on a 7 house cul de sac. 4 bdrms, primary suite & laundry on main level. 2.5 baths, 2 home offices and bonus room. Welcoming front porch, full basement & attached 3 car garage. New roof in 2020, new AC in 2021, new hot water tank in 2023, electric fence, walk in closets. Level lot with room for a pool. A must see!</p> <p><i>Listing Courtesy of Showcase Realty, Inc.</i></p>								
 <p>2 Pending • Under Contract - Continue To Show as of 2/9/2024 <small>MLS ID: 170617720</small></p> <p>880 South Rd</p> <p>Single Family 3/2 1,224 sq ft 415,126 1/8/2024 \$385,000 2/9/2024 \$315</p> <p>Calling all nature lovers! Looking for a special piece of privacy, a place where you can be self-sufficient? This 9.53 acres in Litchfield County could answer all your needs! Acres of naturally preserved land that backs up to Roraback State Forest and has its own pond and 24/7 stream. 2 stall horse paddock, out building and a future chicken coop. Whether you enjoy riding your horses, raising chickens, planting gardens, fishing, bird watching or just relaxing in the solitude this is the place for you. There are also trails for hiking and cross country skiing right outside your door. The 5 room Cape offers 3 bedrooms, and 1 & 1/2 baths. Primary bedroom is on the first floor. Full basement with dog grooming area for you dog lovers. Patio with Pergola on the front of the house and a deck that spans the back of the house with great views were you can listen to the sounds of the stream anytime of day or night. New septic, new oil tank and hvac, roof 10 yrs. young, and new fencing around property. Convenient location for driving to New York or picking up the Metro. Close to Route 8 for convenient shopping or commuting.</p> <p><i>Listing Courtesy of The Washington Agency</i></p>								

Pending: 4 (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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3 Pending *Under Contract as of 1/22/2024 MLS ID: 170611621

38 Westleigh Dr Single Family 5/3 2,446 sq ft 48,787 11/29/2023 \$429,900 1/22/2024 \$176

Located on a cul de sac, this unique raised ranch with 5 bedrooms, 2.5 baths set on 1.12 acres will surprise you when you come in. Entertain and unwind in the updated open 17x17 Country Kitchen which features a large breakfast bar; white cabinets with many special details; quartz counters with tile backsplash; Farm Sink and Dacor stainless appliances. Bathrooms have been updated and solar panels are fully paid for to help reduce the cost of your electricity. Adjacent to the kitchen is the family room with a gas fireplace to warm you on cold nights or just gaze out the large picture window and daydream. This homes fenced in backyard provides the perfect place for summer gatherings or soaking in the hot tub after a long day. Later on you can enjoy a game of pool in the lower level which features a custom made bar and then you can retire upstairs to enjoy a gourmet meal that you prepared in your beautiful kitchen. This quiet picturesque setting is conveniently located close to shopping and all major highways. Close to everything, but far from ordinary. Stop by and see for yourself.

Listing Courtesy of ERA Hart Sargis-Breen

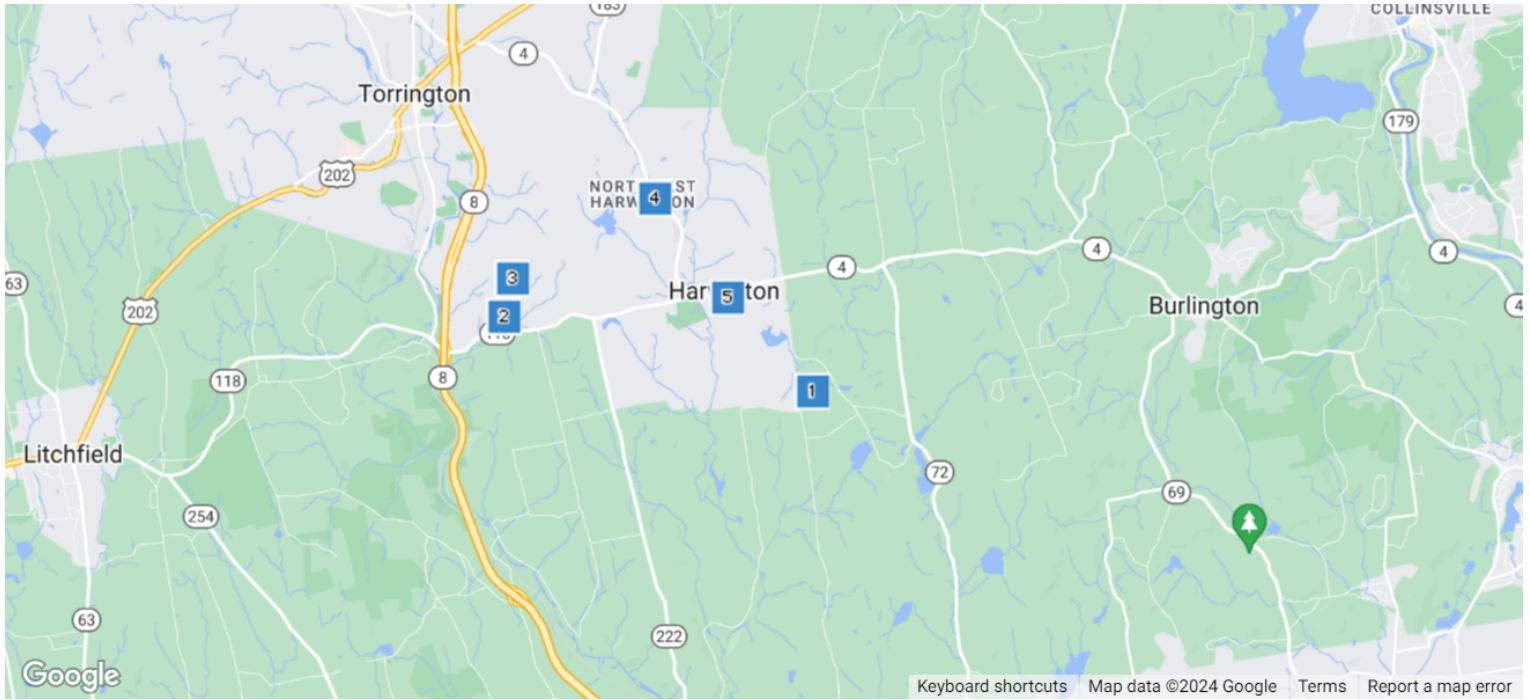


4 Pending *Under Contract - Continue To Show as of 1/29/2024 MLS ID: 170617279

25 Plymouth Rd Single Family 5/3 3,068 sq ft 89,298 1/5/2024 \$459,900 1/29/2024 \$150

Welcome home to 25 Plymouth Road. This charming Cape Style home boasts 5 bedrooms and 2.5 bathrooms. Freshly refinished hardwood floors gleam throughout the residence, and are complemented by a fresh coat of paint. You will fall in love with the cathedral ceilings of the spacious 600 square foot living room, which also features an oversized and beautifully crafted stone fireplace. The large kitchen flows seamlessly into the family room, creating a harmonious space for relaxation and entertainment. Take care of your laundry with ease in the main level laundry room. Do you work from home? This property caters to your professional needs with two dedicated in-home office spaces. Alternatively, you could convert them back to a garage if needed. This home sits on over two acres of property with a lovely and secluded yard. The large driveway and one car garage make parking multiple vehicles, no problem! Don't miss out on the chance to make this house your home. Schedule your showing today!

Listing Courtesy of Carl Guild & Associates



Closed: 5

	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	Closed	*Sold Date: 12/14/2023, MLS Listing 170601967: 10/4/2023 <i>MLS ID: 170601967</i>							
25 Coventry Ln		Single Family	3/4	2,387 sq ft	106,722	1974	12/14/2023	\$575,000	\$241

Welcome to 25 Coventry Lane! This lovely home is a nature lovers dream. A custom built 1800's reproduction, from the salvaged wide plank flooring, to the unique door latches and welcoming fireplaces yet has all of the comforts of the modern day. You will enjoy the efficient and updated kitchen with a spacious dining room where you can entertain family and friends. In the living room you will want to cozy up with a book and appreciate the fireplace with its handsome paneled wall surround. Soak in the sun in the beautiful sunroom overlooking the backyard gardens and bluestone patio and you'll be quite entertained by the birdwatching! Upstairs is the large primary bedroom with hardwoods, fireplace, large walk-in custom closet and private bath. There are 2 more bedrooms, one with a private bath and one that shares a hall bath. You'll want to find every opportunity to relax in the cathedral ceilinged 3 season porch as you will delight in the natural surroundings, plentiful gardens, stone walls and bluestone patio. And at the end of the day you can gaze up at the stars in your private hot tub. This home has it all including a whole house generator. The owners have meticulously maintained this wonderful home, don't miss out on this very special property.

Courtesy of William Pitt Sotheby's Int'l

Closed: 5 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>2 Closed • Sold Date: 12/4/2023, MLS Listing 170602541: 10/6/2023 <i>MLS ID: 170602541</i></p> <p>118 Orchard Hill Rd</p> <p>Welcome to 118 Orchard Hill Road! This 1,740 sf, 3 bed, 2 bath ranch style home was remodeled top to bottom in 2020-2021. Located on a quiet street, yet close to shopping and major roadways, making it the perfect location. As you walk in the front door, you'll first notice the warm and welcoming generous sized living room with fireplace, a great place to relax and cozy up with a fire on our cool New England nights. The eat-in kitchen includes plenty of newer cabinetry, granite countertops, tile backsplash, high-end appliances and a coffee bar, with access to the deck, where you can enjoy grilling and entertaining guests, or just sit and overlook the beautiful landscape. Three spacious bedrooms and a full bath completes the main level. Hardwood floors and new energy efficient windows throughout. Additional value added with the finished lower level, including a kitchenette area and another full bath, a second fireplace, as well as a storage room that can also be used as a wine cellar. One car attached garage with plenty of off street parking. A new septic system was installed in 2020 with dual tanks. The electrical and heating system was also updated in 2020. Also there's plenty of outdoor space with a 2.15 acre lot that includes outbuildings, a barn with a feed shed and fencing, ready for you to add your animals! Schedule your private showing today!</p> <p><i>Courtesy of Marrin Santore Realty LLC</i></p>	Single Family	3/2	1,740 sq ft	93,654	1958	12/4/2023	\$380,000	\$218
 <p>3 Closed • Sold Date: 11/29/2023, MLS Listing 170598865: 9/21/2023 <i>MLS ID: 170598865</i></p> <p>131 Scoville Hill Rd</p> <p>Welcome to your dream home in beautiful Harwinton, Connecticut! This meticulously maintained and thoughtfully upgraded 3-bedroom, 2-full bathroom residence offers the perfect blend of modern convenience and comfortable living in a picturesque setting. As you step inside, you'll be greeted by the warmth and charm of this lovely home. The newly remodeled kitchen and living area create a welcoming atmosphere, perfect for both everyday living and entertaining. The kitchen boasts modern appliances, ample counter space, and stylish cabinetry, making meal preparation a joy. The central air conditioning ensures comfort year-round, keeping you cool during the warmer months. This home features three generously sized bedrooms, each providing a cozy retreat at the end of the day. The two full bathrooms offer convenience and functionality, featuring updated fixtures and finishes. Step outside onto the deck, where you'll find an inviting space to relax and enjoy the serenity of your backyard. The partial pergola provides shade and character to this outdoor oasis, making it an ideal spot for morning coffee, al fresco dining, or simply unwinding while taking in the scenic views. With a spacious 2-car garage, you'll have plenty of room for parking and storage. The full walk-out basement offers endless possibilities. It's an ideal space for a home gym, workshop, or additional living area. Plus, it provides easy access to the backyard, making outdoor activities and gardening a breeze.</p> <p><i>Courtesy of Berkshire Hathaway NE Prop.</i></p>	Single Family	3/2	1,248 sq ft	82,764	1963	11/29/2023	\$370,000	\$296
 <p>4 Closed • Sold Date: 12/15/2023, MLS Listing 170605507: 10/20/2023 <i>MLS ID: 170605507</i></p> <p>30 Spring Hill Rd</p> <p>Manicured with love inside and out! 30 Spring Hill Road is a traditional New England Cape that offers a living room with fireplace, dining room, remodeled kitchen with quartz counters and island with electricity, light and bright sunroom, primary bedroom, and updated full bath on the main level. Two nice-sized bedrooms, an updated full bath, and a walk-in storage closet with access to additional storage in the attic eave on the second level. The finished lower level has a carpeted family room, a 9X10 laundry room with walk-out access to a crushed stone patio area and the backyard, and an 8X10 stone floored mudroom with lots of closet storage and access to a 1-car garage. Beautiful perennial gardens wrap around the house. All sits on 1.27 acres of yard. Lake rights to Lake Harwinton are transferrable with the sale. Close to shopping and highway. HIGHEST & BEST DUE BY 12 noon on Tuesday 10/24/23!</p> <p><i>Courtesy of Showcase Realty, Inc.</i></p>	Single Family	3/2	2,208 sq ft	55,321	1971	12/15/2023	\$410,000	\$186

Closed: 5 (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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5 Closed • Sold Date: 11/21/2023, MLS Listing 170601251: 9/29/2023 *MLS ID: 170601251*

20 South Rd Single Family 4/2 2,470 sq ft 67,518 1790 11/21/2023 \$305,000 \$123

Circa 1790! One of the oldest homes in town & listed on the National Historic Registry is the Timothy Clark House / Harwinton Congregational Church Parsonage. This beauty is up for sale!! Located on Historic South Road, sitting gracefully behind the quarried stone wall, this charming antique boasts 4 bedrooms, formal dining room, large living room, separate breakfast nook, big kitchen and office with built ins, fp (chimney is capped) with its own entrance. 2 staircases one off the kitchen and the other in the main foyer. Wide board floors in all rooms but kitchen & baths. Walk up attic could be additional living space. 2 car detached garage, all situated on 1.55 acres. Add your personal touches and turn this into a glorious home again! Don't miss out on your opportunity to own a piece of HISTORY!

Courtesy of Century 21 Bay-Mar Realty

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>

